1. SIGNS 4/15/2025

    Documents:

    5 BAYBERRY_WALL SIGN REVISION_YALE APPLIANCE.PDF
    SIGN 10-12 DAVKIM LN_ WALL SIGN REVISION.PDF
    4 INDIA ST_PROJECTING SIGN_ATLANTIC NANTUCKET.PDF
    16.5 FEDERAL ST_TEMPORARY SIGN.PDF
    21 AMELIA DR_WALL SIGN.PDF
    19 AMELIA_A SAFE PLACE_WALL SIGN 1.PDF
    19 AMELIA_A SAFE PLACE_WALL SIGN 2.PDF
    SIGN 10 STRAIGHT WHARF-COMPRESSED.PDF

2. NEW BUSINESS 2/4/2025

    Documents:

    3 MILES CT SOLAR.PDF

3. NEW BUSINESS 03/4/2025

    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

4. 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
    8 COPPER LN DEMO DECK NEW PATIO UPDATED 3.10.25.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
    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

5. 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

6. 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 COMPLETE.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

7. NEW BUSINESS 4/15/2025

    Documents:

    121 WAUWINET RD ROOF WALK.PDF
    5 SEA FOX CIRCLE FENCE- UPDATED 04.09.2025.PDF
    16 KING ST GARAGE.PDF
    5 COSKATA COURSE WY NEW DWELLING.PDF
    73 SPARKS AVE ROOFTOP SOLAR.PDF
    35 VESPER LANE MAIN HOUSE DEMO.PDF
    35 VESPER LANE GARAGE DEMO.PDF
    10 LONG POND DR GARAGE.PDF
    4R JEFFERSON AV GARAGE DOOR REV 10045.PDF
    6 BOULEVARDE GATE.PDF
    40 GOLDFINCH RD - COLOR CHANCHE.PDF
    55 WAUWINET RD ROOF COTTAGE ONE.PDF
    55 WAUWINET RD ROOF COTTAGE TWO.PDF

80 CLIFF RD DECK.PDF
10 SMOOTH HUMMOCKS WAY RELOCATE ON LOT.PDF
125 SOMERSET RD BARN MOVE.PDF
124 WAUWINET RD REV 11913 ALTERATION.PDF
20 FEDERAL ST ALTERATIONS.PDF
17 ATLANTIC AVE DRIVEWAY.PDF
31 SHIMMO FENCE APPLICATION COMPRESSED.PDF
52 PLEASANT WINDOW REPLACEMENT.PDF
21 BREWSTER RD HDC SPORT COURT 4.3.2025.PDF
38 LOVERS LN REV 11702.PDF
38 LOVERS LN CABANA.PDF
10 STRAIGHT WHARF HDC ADDITION 1 OF 2.PDF
10 STRAIGHT WHARF HDC ADDITION 2 OF 2.PDF
2 MARY ANN DR HARDSCAPE.PDF
21 BREWSTER RD HDC SPORT COURT 4.3.2025.PDF
15 PARKER LN HDC POOL APP 4.3.2025.PDF
5 SUN ISLAND BLDG B SUN ISLAND STORAGE BUILDING RE SIDEWALL WITH METAL.PDF
5 SUN ISLAND BLDG C SUN ISLAND STORAGE BUILDING RE SIDEWALL WITH METAL.PDF
5 SUN ISLAND BLDG D SUN ISLAND STORAGE BUILDING RE SIDEWALL WITH METAL.PDF
5 SUN ISLAND BLDG A SUN ISLAND STORAGE BUILDING RE SIDEWALL WITH METAL.PDF
14 NONANTUM POOL AND HARDSCAPE.PDF
29 YORK ST- WINDOW SASH RESTORATION-FEE WAIVER.PDF
9 OLD WESTMOOR FARM RD GUEST HOUSE - COMPLETE.PDF
9 OLD WESTMOOR FARM RD GARAGE - COMPLETE.PDF
9 OLD WESTMOOR FARM PLUNGE POOL.PDF
75R HOOPER FARM RD NEW DWELLING.PDF
63 HULBERT AVE DRIVEWAY.PDF
36 BASSETT HARDSCAPE.PDF
8 EAGLES WY - SOLAR REDUCED SET.PDF
111B OLD SOUTH RD - SOLAR REDUCED SET.PDF
2 OLD TOM NEVERS RD - SOLAR REDUCED SET.PDF
14 DUKES RD HARDSCAPE.PDF
25 HUSSEY ST NEW DWELLING.PDF
11 OAK HOLLOW LN SECONDARY DWELLING.PDF
19 AUSTINE LOCKE - REMOVE HALF WALLRAILING CHANGE.PDF
183 POLPIS MH- FENESTRATION CHANGES WINDOW DOOR REPLACEMENT.PDF
183 POLPIS SHED- MODIFY EXISTING SHED .PDF
44 ESSEX RD REV 12296- ROOF COLOR CHG.PDF
1 N SWIFT ROCK REV MAIN DWELLING.PDF
37 CLIFF RD PARTIAL DEMO ALTERATIONS.PDF
38 CHUCK HOLLOW FENCE.PDF
22 HONEYSUCKLE DR HDC NEW HOUSE 4.6.2025.PDF
18-26 SPARKS AVE HDC HARDSCAPE 4.5.2025.PDF
5 MEADER ST HDC SECONDARY DWELLING 4.4.2025.PDF
7 BREWSTER RD HDC REV TO MAIN HOUSE.PDF
14 HARBOR VIEW HDC WINDOWS 4.4.2025.PDF
6 ORANGE - WINDOW SPEC CONFIRMATION.PDF
6 ORANGE ST - HARDSCAPE FENCE.PDF
40 WASHAMAN AVE HARDSCAPE.PDF
4 FIELD AVE HARDSCAPE.PDF
2 BITTERSWEET LN NEW DWELLING.PDF
2 BITTERSWEET LN SHED.PDF
2 BITTERSWEET LN NEW POOL.PDF
4 BITTERSWEET - NEW DWELLING HDC SUBMISSION.PDF

4 BITTERSWEET - NEW SHED - HDC SUBMISSION.PDF
4 BITTERSWEET - POOL HARDSCAPE - HDC SUBMISSION.PDF

Certificate No. HDC2025-03-12294 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

REVISION

RECEIVED APR 03 2025 BY

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

TAX MAP #: 55 PARCEL #: 75

Street & Number of Proposed Sign: 5 BAYBERRY CT

Owner of Building: MARINE LUMBER OPERATORING

Mailing Address: 134 ORANGE ST NANTUCKET

Telephone: 228 0900 Email: WALTSPOKONSKI @ MARINETABLE

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

_____
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: SHN

Mailing Address: 45 OLD SOUTH RD NANTUCKET

Telephone: _____ Email: _____

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

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

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

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

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

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

G. WORDING ON SIGN
YALE APPLIANCE

H. SIZE OF SIGN 48" x 6"

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
ABOVE MAIN ENTRANCE

K. TYPE OF SUPPORT BRACKETS
N/A

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

Date: 4/1/25 Signature of Applicant [signature] Signed under penalties of perjury


YALE APPLIANCE
5
HEMI 5.7L


YALE APPLIANCE
49"

Patriot Blue

2064-20

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

LRV ⓘ

8.24

Certificate No. HDC2025-03-17294 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for
CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a
SIGN

RECEIVED MAR 24 2025

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

TAX MAP #: 55 PARCEL #: 75
Street & Number of Proposed Sign: 5 Bayberry Ct
Owner of Building: MARINE LUMBER OPERATOR, INC.
Mailing Address: 134 ORANGE STREET NANTUCKET, MA 02554
Telephone: 508.228.0980 Email: WALTSPOKOWSKI@MARINEHOME
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

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

Agent/Owner of Business
Name: SHN
Mailing Address: 450 Old South Road Nantucket, MA
Telephone: _____ Email: _____

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

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

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

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

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

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

G. WORDING ON SIGN
Yale Appliance

H. SIZE OF SIGN 45" x 18"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
above main entrance

K. TYPE OF SUPPORT BRACKETS
N/A

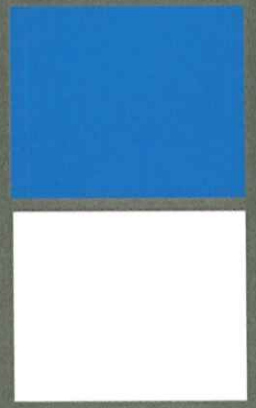
L. TYPE OF LIGHTING AND LOCATION (if any)
N/A

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

PREVIOUS SUBMISSION


PREVIOUS SUBMISSION
YALE
APPLIANCE
5
36"

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





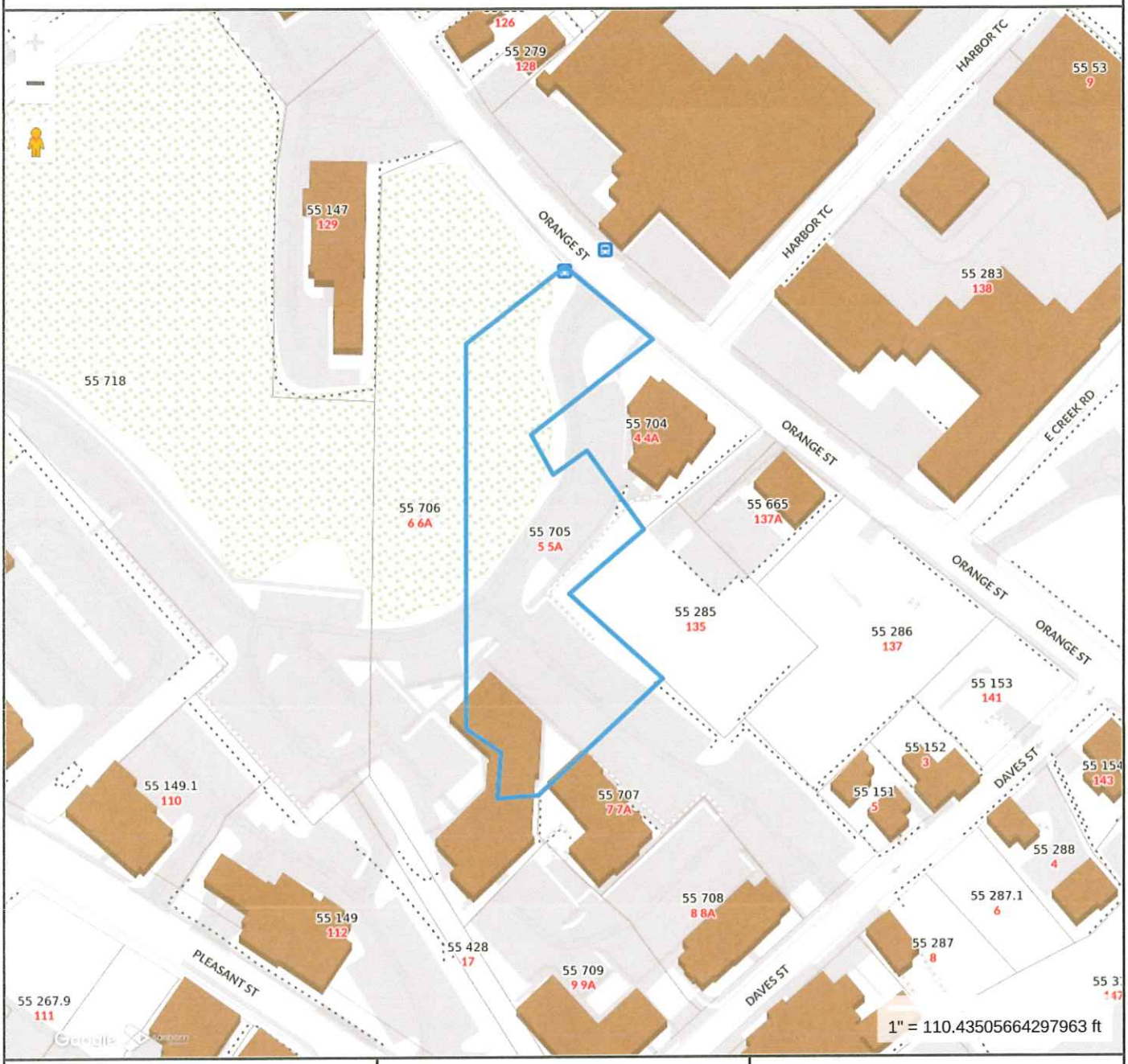
Patriot Blue

2064-20

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

LRV ⓘ

8.24



Property Information

Property ID	114570
Location	5 5A BAYBERRY CT
Owner	

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
MAR 24 2025
By


PRIVATE
CUSTOMERS &
RESIDENTS
ONLY
PARKING

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



Side Entry, "pilots lounge"
second view




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

Rear Entry,
Green door
36"W for scale


5
HEMI 5.7L

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

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: April 3, 2025

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

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

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

_____
Signature of Owner of Record

Agent/Owner of Business
Name: Emeritus
Mailing Address: 8 Williams Lane
Nantucket, MA 02554
Telephone: 508.325.4995 (on island) _____ (off island)

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

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

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

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

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

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

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

G. WORDING ON SIGN
SmaprtStop Self Storage

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

I. SHAPE OF SIGN
Rectangle with Rounded Edges

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

K. TYPE OF SUPPORT BRACKETS

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: April 3, 2025 Signature of Applicant _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR DXD SS Fund II Nantucket Propco LLC

STREET ADDRESS 10-12 Davkim Lane

MAP/PARCEL 68 / 61

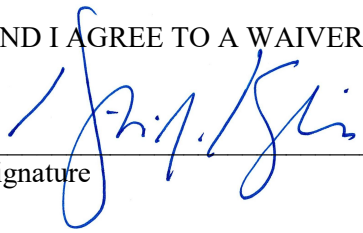
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 3, 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

April 3, 2025

Date

emeritus

Authorization Letter

Nantucket Historic District Commission

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

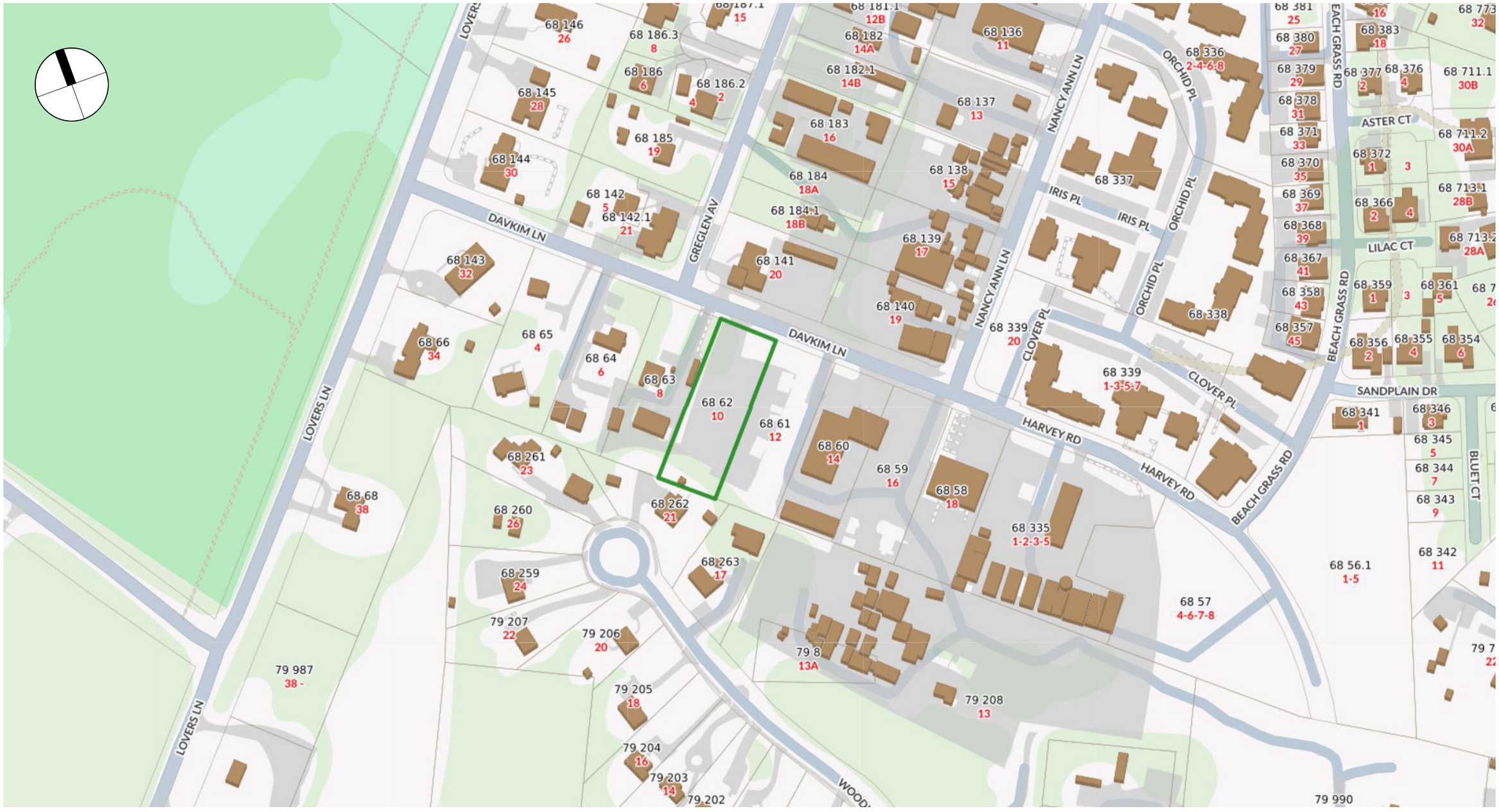
I Scott Hughes, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

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

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



DXD SS Fund II Nantucket Propco LLC

10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

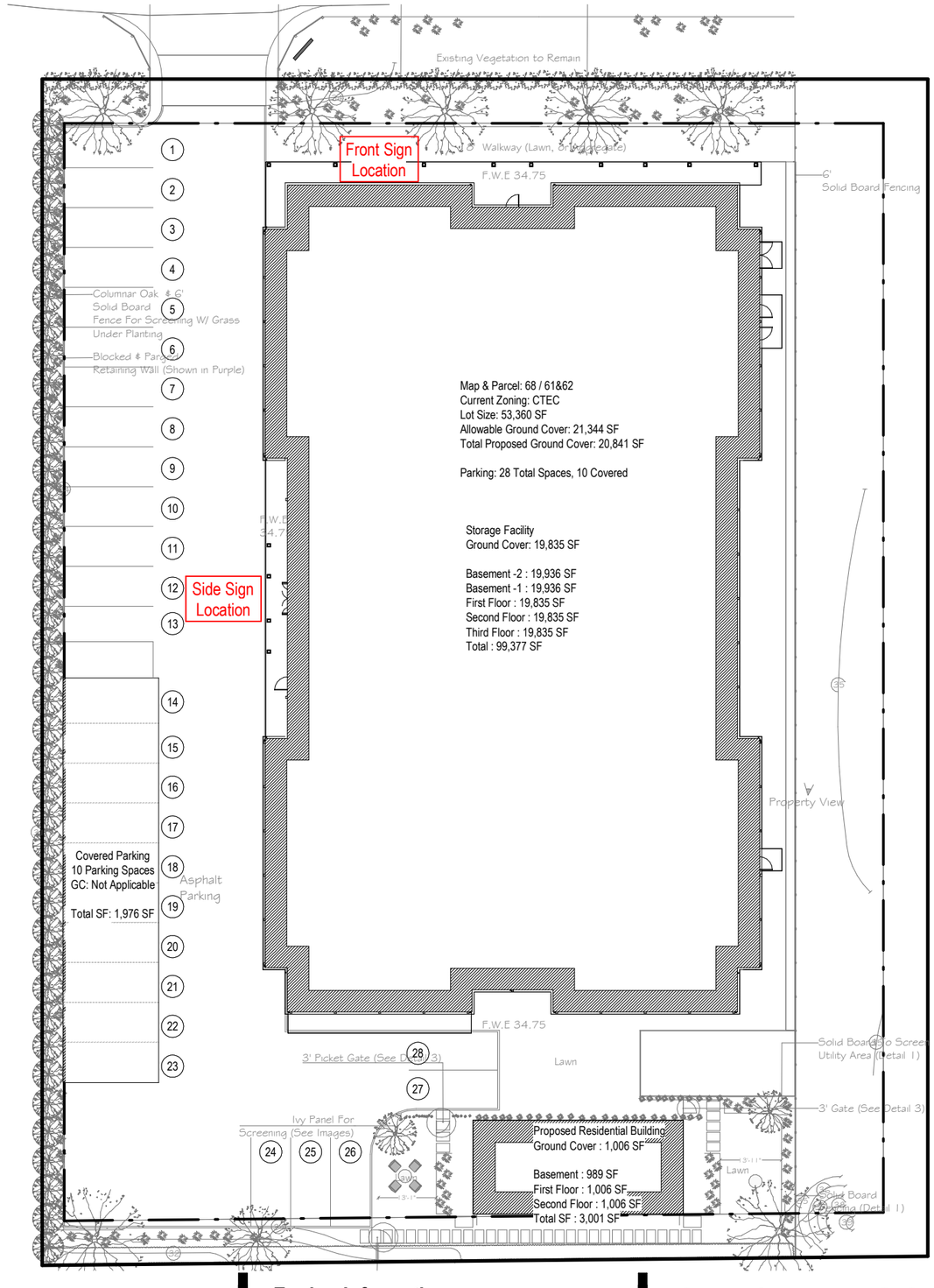
Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Locus Map - HDC Sign Submission

04.03.25

emeritus

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



DXD SS Fund II Nantucket Propco LLC

10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

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

Site Plan - HDC Sign Submission

1" = 30'-0"

04.03.25

emeritus

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



North Elevation



West Elevation

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

Zoning Information

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

Elevations - HDC Sign Submission
1/16" = 1'-0"
04.03.25

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

FRONT SIGN



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

Zoning Information

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

Wall Sign Detail - HDC Submission
1" = 1'-0"
04.03.25

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

SIDE SIGN



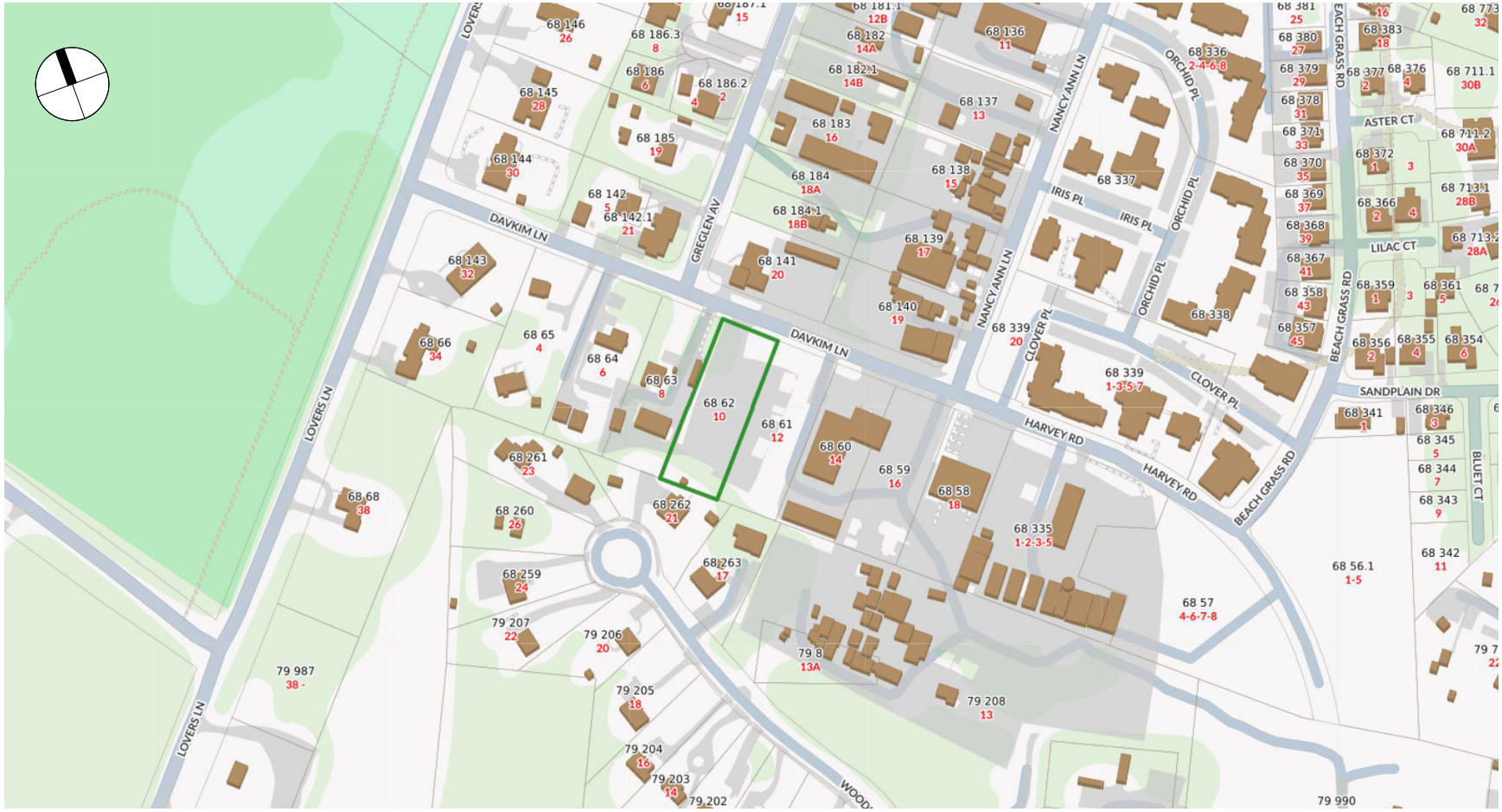
DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

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

Wall Sign Detail - HDC Submission
1" = 1'-0"
04.03.25

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



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

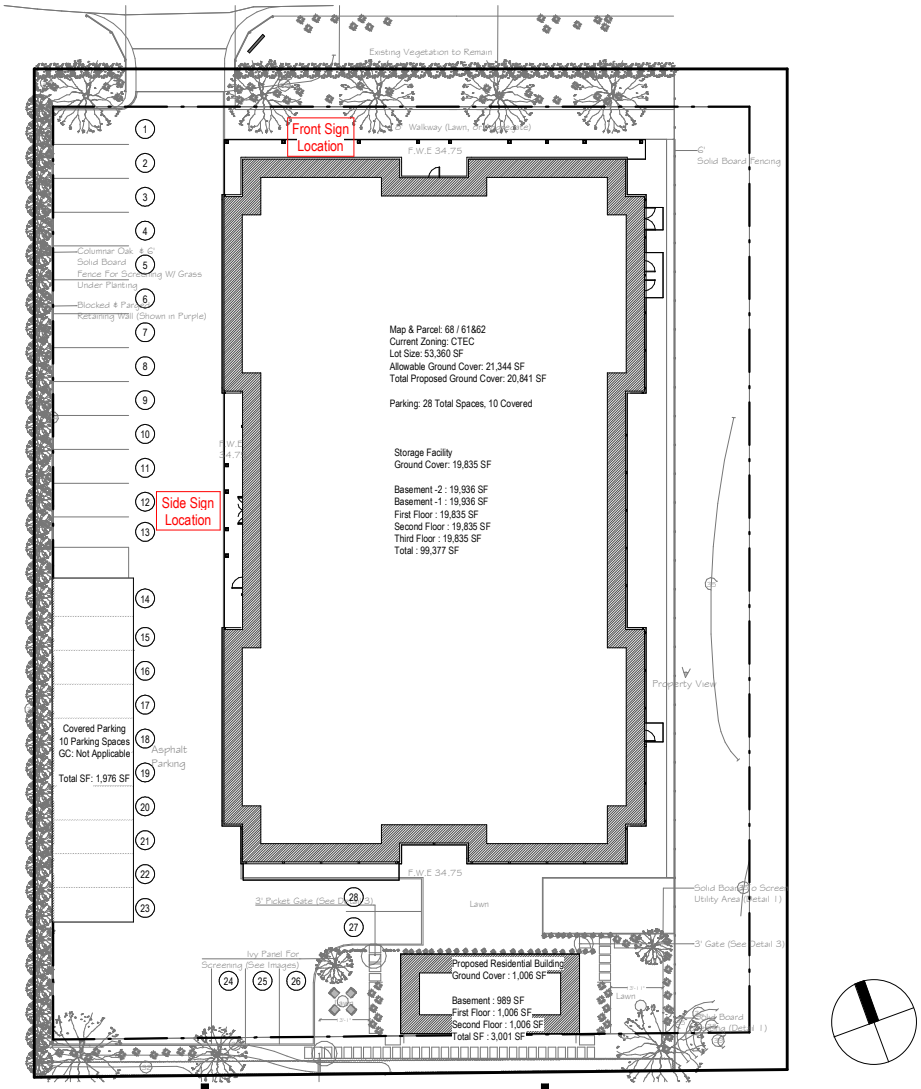
Zoning Information

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

Locus Map - HDC Sign Submission

04.03.25

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



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

Zoning Information

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

Site Plan - HDC Sign Submission

1" = 30'-0"

04.03.25

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



North Elevation



West Elevation

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

Zoning Information

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

Elevations - HDC Sign Submission
1/16" = 1'-0"
04.03.25

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

FRONT SIGN



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

Zoning Information

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

Wall Sign Detail - HDC Submission
1" = 1'-0"
04.03.25

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

SIDE SIGN



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

Zoning Information

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

Wall Sign Detail - HDC Submission
1" = 1'-0"
04.03.25

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

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 167
Street & Number of Proposed Sign: 4 India St.
Owner of Building: Paul B. Waine
Mailing Address: P.O Box 236
Nantucket MA 02554
Telephone 239-272-3314 Email: waine@34145@gmail

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

Signature of Owner of Record

Agent/Owner of Business

Name: Colleen Wurts
Mailing Address: 4 India St.
Nantucket MA 02554
Telephone: 267-481-2533 Email: colleenduw@mindspring.com

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering Gold Leaf
2. Ground Black
3. Edgebanding Gold
4. Moulding _____

G. WORDING ON SIGN
ATLANTIC
NANTUCKET

H. SIZE OF SIGN 30 x 22

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING Over Door

K. TYPE OF SUPPORT BRACKETS Chain

L. TYPE OF LIGHTING AND LOCATION (if any) Both sides / Already these no changes!

Date: 3/31/2025 Signature of Applicant Colleen Wurts Signed under penalties of perjury

Pearl Street Realty LLc
4 India St. PO Box 236
Nantucket Ma. 02554

March 31. 2025

To The Nantucket HDC:

Please consider this letter as my approval for the sign application of Colleen Darby Wurts owner of Nantucket Atlantic. Colleen is the first-floor tenant of my building at 4 India Steet.

If there are any questions, please feel free to call me at 239-394-0940.

Regards,

Paul B Waine Manager

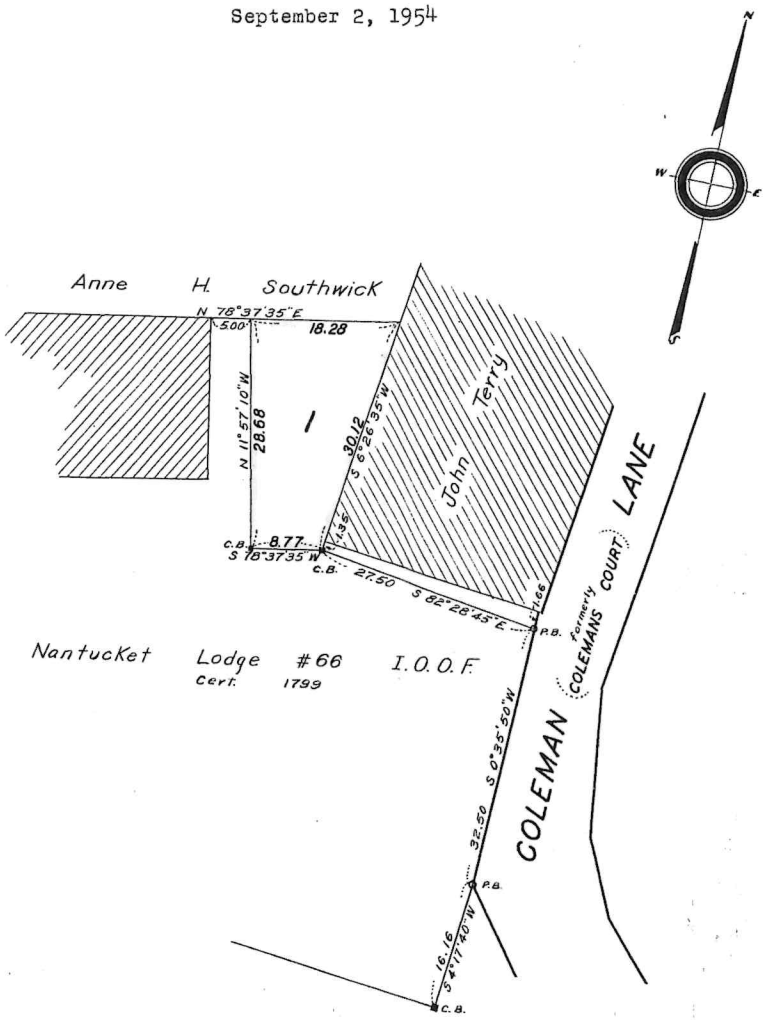
LCE S-3. 4m-11-54-913602

14210B

SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Engineer

September 2, 1954



Subdivision of part of Land
Shown on Plan 14210A
Filed with Cert. of Title No. 1799
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as lot 1 *By the Court.*

D.B. SEPT. 30, 1954

Recorder.

Copy of part of plan filed in LAND REGISTRATION OFFICE SEPT. 30, 1954

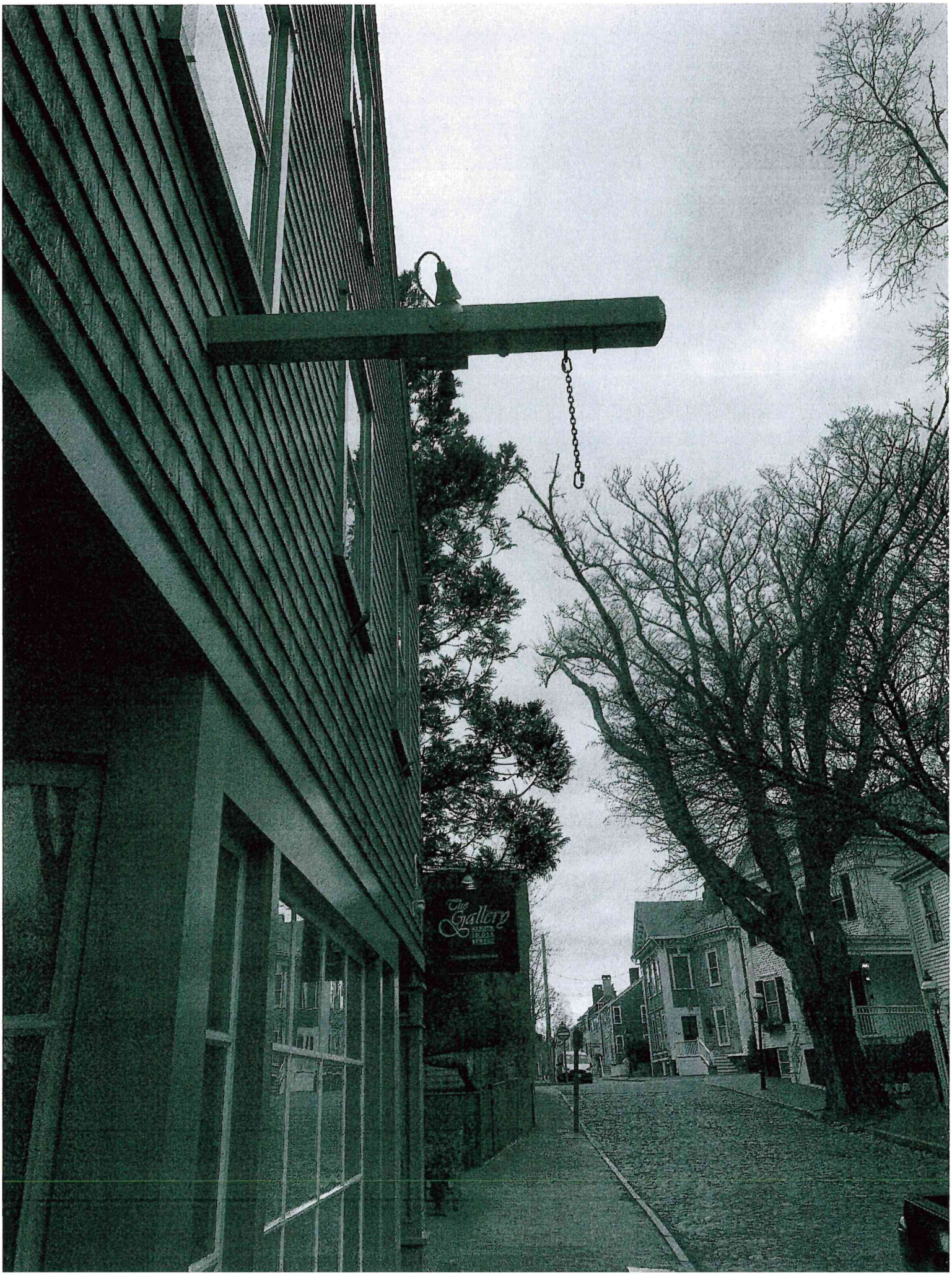
Scale of this plan 15 feet to an inch
C.M. Anderson, Engineer for Court

This plan filed with Certificate No. 3698

Nantucket Registry District
JUL 15 1955

RECEIVED FOR REGISTRATION
3 O'CLOCK 45 m P M

This plan filed with Certificate No. 3698
Attest Josiah L. Burnett
Assistant Recorder


The Gallery


Massachusetts
2PJB22


ATLANTIC
NANTUCKET

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 70
Street & Number of Proposed Sign: 16.5 Federal St
Owner of Building: 29 Center Street LLC
Mailing Address: 867 Boylston St. 4th Floor
Boston, MA 02116
Telephone: _____ (on island) _____ (off island)

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

*See attached letter
Signature of Owner of Record

Agent/Owner of Business
Name: Moria Flynn Riordan / M. Flynn
Mailing Address: 46 Waltham St. #104
Boston, MA 02118
Telephone: 207-266-858 (on island) _____ (off island)

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

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

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

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

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

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

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

G. WORDING ON SIGN
Summer House Pop up - OPEN

H. SIZE OF SIGN
30" x 15"

I. SHAPE OF SIGN
Oval (in temporary planter)

J. LOCATION OF SIGN ON BUILDING
16.5 Federal Street
(end of walkway at federal suite)

K. TYPE OF SUPPORT BRACKETS
Planter

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

Date: 3/18/2025 Signature of Applicant _____ Signed under penalties of perjury

FARAWAY

NANTUCKET

M. Flynn Jewelery Signage

To whom it may concern:

We are granting permission to M. Flynn Jewelery to have a sign on 16.5 Federal Street while they are renting the Federal Suite space at our hotel for a small business retail pop up during the dates of Tuesday, July 22nd to Sunday July 27th, 2025. For further questions please feel free to contact us directly.

Sincerely,

Megan Yaps

Megan Yaps
Director of Sales & Events
Faraway Hotel
Nantucket, MA 860.680.7775 megan@farawayhotels.com

Audit trail

Details

FILE NAME	M.Flynn Signage Letter - 2/17/25, 9:09 AM
STATUS	Signed
STATUS TIMESTAMP	2025/02/17 14:09:52 UTC

Activity

SENT	megan@farawayhotels.com **sent** a signature request to: • Megan Yaps (megan@farawayhotels.com)	2025/02/17 14:09:18 UTC
SIGNED	**Signed** by Megan Yaps (megan@farawayhotels.com)	2025/02/17 14:09:52 UTC
COMPLETED	This document has been signed by all signers and is **complete**	2025/02/17 14:09:52 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.



Google Directions Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	16- FEDERAL ST
ID	42.3.1 70

Ownership

Name	29 CENTER STREET LLC
Address	867 BOYLSTON ST 4TH FL, BOSTON, MA 02116

Valuation




M.FLYNN
MARIA AARON
Summer House
Pop Up

30 X 15 Double Sided Planter Sign, Wooded / Blue and White




Chestnut St
Assemble
Children's clothing store
Ventuno
Temporarily clos
18b
A Salty Soul
Clothing store
4
Federal St
Oak St
Atlantic Nantucket
Clothing store
31
SIGNAGE LOCATION
FEDERAL SUITE
BANK OF AMERICA
MARKETPLACE
14R
Centre St
The Pearl
Asian Fusion
Faraway Nantucket
Craftmasters of Nantucket
Leather goods store
Eye Of The Needle
Clothing store
Sister Ship
Mediterranean
14
5
The Proprietors
Bar & Table
American
Company of
the Cauldron
American
India St
Trails
Dedicated lanes
Bicycle-friendly roads
Dirt/unpaved trails
Manor House Inn
Lynda Willauer Antiques
Map data ©2024 Google
United States

Certificate No. HDC2025-04-12339 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED
APR 03 2025
By _____

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

TAX MAP #: 67 PARCEL #: 427
Street & Number of Proposed Sign: 21 Amelia DR
Owner of Building: 21 Amelia Drive llc
Mailing Address: 21 Amelia DR

Telephone: 5083320841 Email: _____

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: Nayara Cristina Quirino-Boyer
Mailing Address: 21 Amelia DR - Nantucket MA 02554
Telephone: 5083320841 Email: NAYARA.C.BOYER.21@gmail.com

FOR OFFICE USE ONLY CASH

Date application received: 04/03/25 Fee Paid: $ 50.00
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

B. MATERIAL
(1) Wood (not plywood)
2. Other (specify) ThermoWood 4x12

C. EDGING DETAILS
1. Edgebanding
2. Moulding Nayara Cristina Quirino Boyer
3. Beveled
4. Other (specify)

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

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

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

G. WORDING ON SIGN
Nayara Boyer
AESTHETICS & BODY ADVANCED

H. SIZE OF SIGN 19 1/2 x 16 3/4

I. SHAPE OF SIGN
Square

J. LOCATION OF SIGN ON BUILDING
Main Entrance of the Building

K. TYPE OF SUPPORT BRACKETS
WALL

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

Date: 04/03/2025 Signature of Applicant Nayara Cristina Quirino Boyer Signed under penalties of perjury

RECEIVED
APR 03 2025
By



Property Information

Property ID	5781
Location	21 AMELIA DR
Owner	21 AMELIA DRIVE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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


Nail Designer
Nayara Bayer
AESTHETICS & BODY ADVANCED

Gold - 201 - Semi GLOSS
40293 Deep

RECEIVED
APR 03 2025
By

Blue 02002X-006

RECEIVED
APR 03 2025

RECEIVED
APR 03 2025
By

Nayara Bayer

AESTHETICS & BODY ADVANCED


RECEIVED
APR 03 2025
BY
21
Nail Designer


Nagua Baja
21

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 67 PARCEL #: 429
Street & Number of Proposed Sign: 19 Amelia Drive
Owner of Building: A SAFE PLACE INC
Mailing Address: 5B Windy Way Nantucket MA 02554
Telephone: 228-0561 Email: jennifer@asafeplace.org

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

Jane Loose President
Signature of Owner of Record

Agent/Owner of Business

Name: _____
Mailing Address: _____
Telephone: _____ Email: _____

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering (2) Black (1) Aqua white
2. Ground _____
3. Edgebanding gold leaf
4. Moulding _____

G. WORDING ON SIGN
A SAFE PLACE

H. SIZE OF SIGN 20"W x 18"H

I. SHAPE OF SIGN
Square

J. LOCATION OF SIGN ON BUILDING
to right of door under existing light

K. TYPE OF SUPPORT BRACKETS
screwed to building

L. TYPE OF LIGHTING AND LOCATION (if any)
door has lanterns either side existing

Date: 4/3/25 Signature of Applicant Jane Loose President Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:

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

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

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: Jane Loos President Date: 4/3/25

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 Jane Loose

AS AGENT FOR A Safe Place

STREET ADDRESS 19 Amelia Drive

MAP/PARCEL 67/429

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/4/25

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.

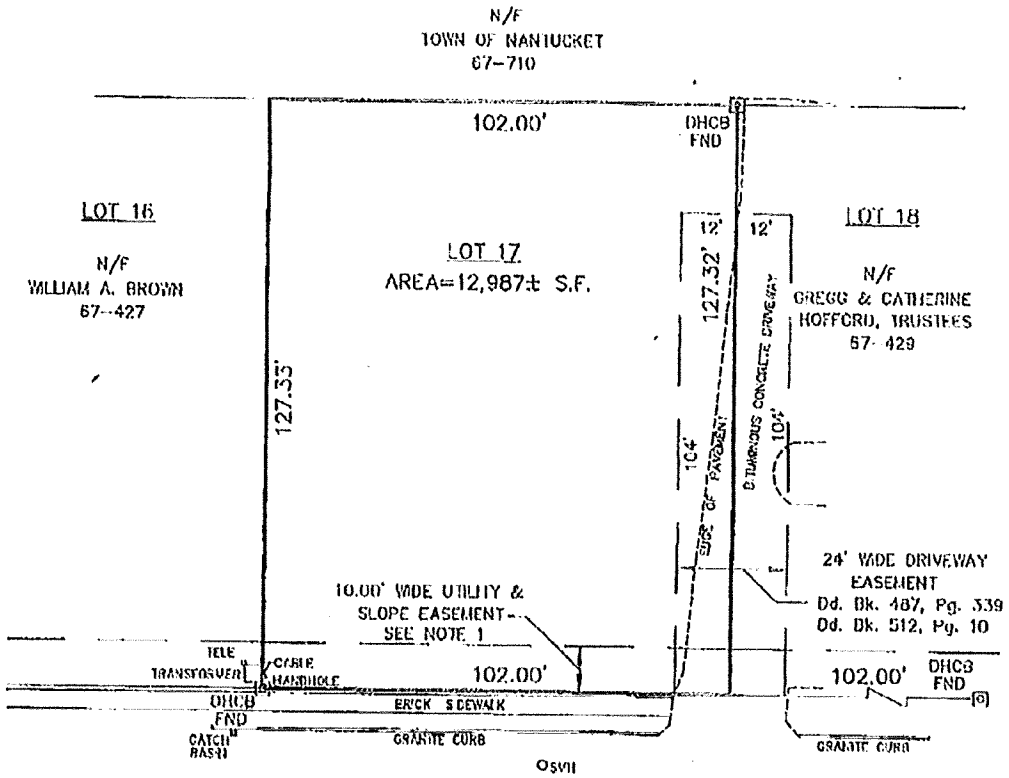
Jane Loose President — 4/3/25

Signature — Date

MERIDIAN: PLAN FILE NO. 30-D

NOTES:

1. LOT IS SUBJECT TO FOLLOWING EASEMENTS; NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, Dd. Bk. 479, Pg. 279.
NANTUCKET CABLEVISION CORPORATION, Dd. Bk. 479, Pg. 285.
WANNACOMET WATER COMPANY, Dd. Bk. 479, Pg. 291.
NANTUCKET ELECTRIC COMPANY, Dd. Bk. 479, Pg. 297.
2. SEE COVENANT Dd. Bk. 285, PG. 105
3. SEE FORM J RELEASE Dd. Bk. 487, Pg. 337
4. SEE AMELIA DRIVE DECLARATION Dd. Bk. 480, Pg. 208
5. SNOW COVER EXITS ON SITE AT TIME OF SURVEY.



AMELIA DRIVE
(PRIVATE 40' WIDE)

PROPERTY REZONED FROM RC-2, 2009 ATM
CURRENT ZONING: CN/PWR
MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 0% (VACANT LOT)
COMMERCIAL USE OPEN SPACE REQUIRED: 20%

PAUL J. SANTOS No. 36124 PROFESSIONAL LAND SURVEYOR
3/4/15

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 IS LOCATED WITHIN THE A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0089G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.: 359/71 & 390/131

MORTGAGE INSPECTION PLAN
#19 AMELIA DRIVE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 3/4/15

DEED REFERENCE: Dd. Bk. 888, Pg. 138
PLAN REFERENCE: PLAN FILE NO. 30-D

ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 428
PREPARED FOR:
JOSEPH W. MANNING

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

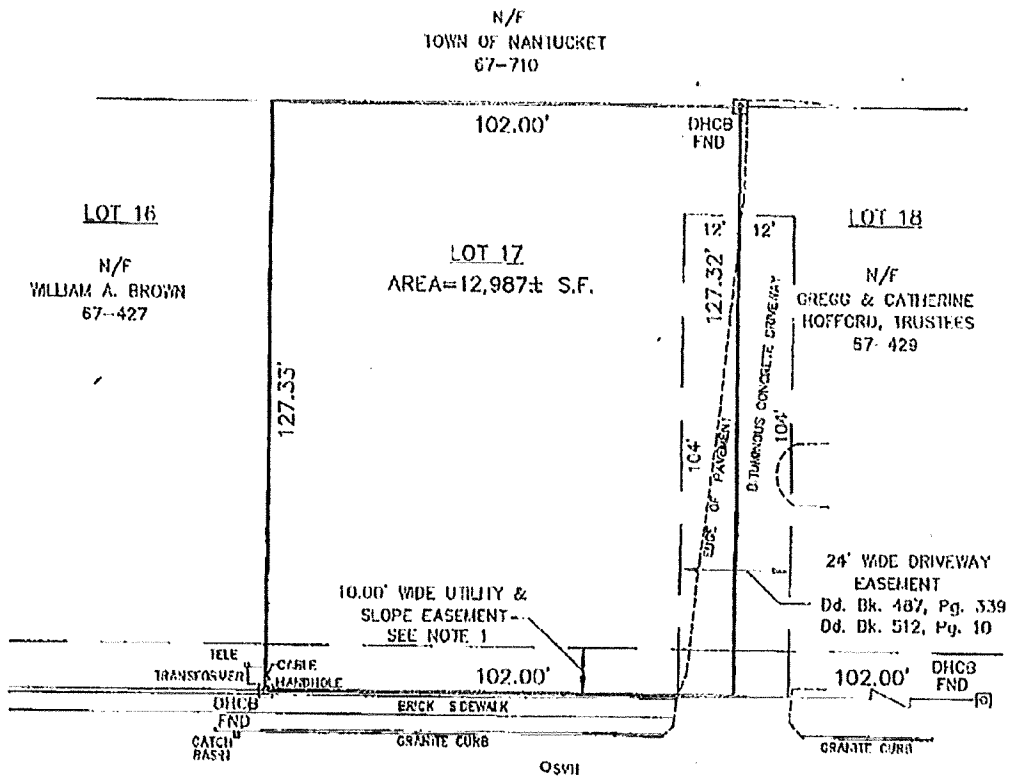
N-10595

MJOBS 9632-10389\10000\10500\10595\10595AUTOCAD\N10595MPP.dwg, Layout1

MERIDIAN: PLAN FILE NO. 30-D

NOTES:

1. LOT IS SUBJECT TO FOLLOWING EASEMENTS;
NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, Dd. Bk. 479, Pg. 279.
NANTUCKET CABLEVISION CORPORATION, Dd. Bk. 479, Pg. 285.
WANNACOMET WATER COMPANY, Dd. Bk. 479, Pg. 291.
NANTUCKET ELECTRIC COMPANY, Dd. Bk. 479, Pg. 297.
2. SEE COVENANT Dd. Bk. 285, PG. 105
3. SEE FORM J RELEASE Dd. Bk. 487, Pg. 337
4. SEE AMELIA DRIVE DECLARATION Dd. Bk. 480, Pg. 208
5. SNOW COVER EXITS ON SITE AT TIME OF SURVEY.



AMELIA DRIVE
(PRIVATE 40' WIDE)

PROPERTY REZONED FROM RC-2, 2009 ATM
CURRENT ZONING: CN/PWR
MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 0% (VACANT LOT)
COMMERCIAL USE OPEN SPACE REQUIRED: 20%

PAUL J. SANTOS No. 36124 PROFESSIONAL LAND SURVEYOR

3/4/15

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 IS LOCATED WITHIN THE A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0089G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.: 359/71 & 390/131

MORTGAGE INSPECTION PLAN
#19 AMELIA DRIVE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 3/4/15

DEED REFERENCE: Dd. Bk. 888, Pg. 138
PLAN REFERENCE: PLAN FILE NO. 30-D

ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 428
PREPARED FOR:
JOSEPH W. MANNING

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10595

MJOBS 9632-10989\10000's\10500's\10595\AUTOCAD\N10595MPP.dwg, Layout1

Town and County of Nantucket, MA

Property

Zoom To | Share | Print | 19 Ame

19 AMELIA DR



Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	19 AMELIA DR
ID	67 428

Ownership

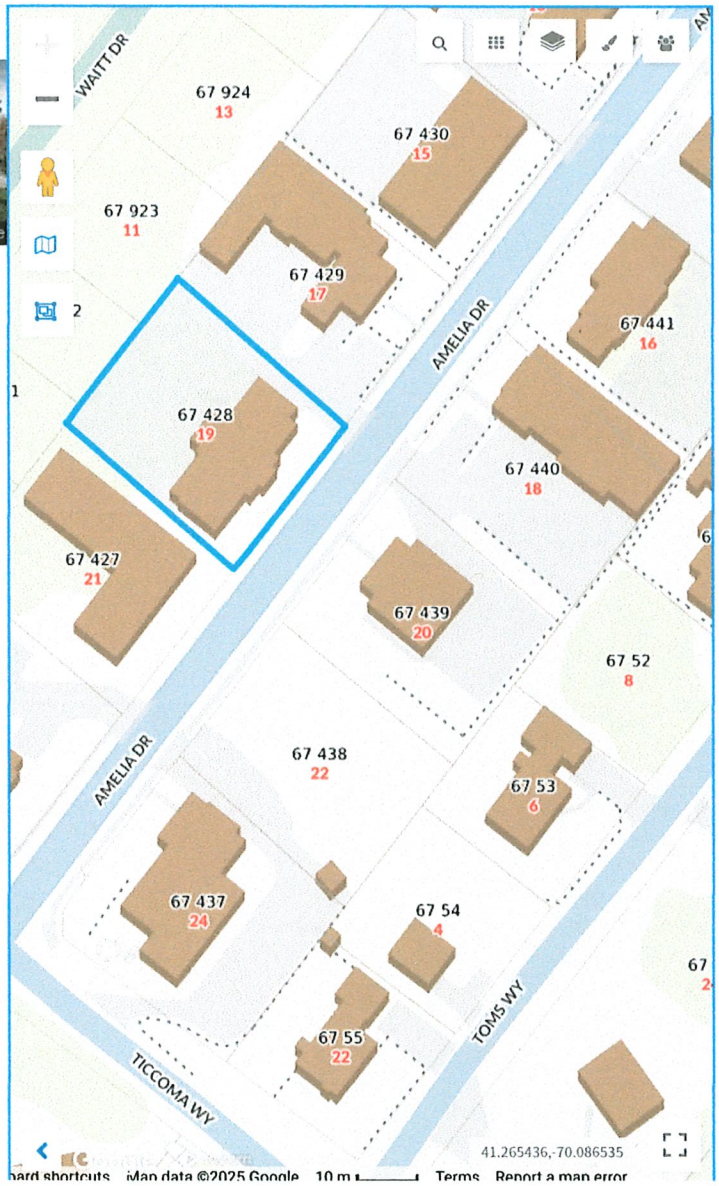
Name	A SAFE PLACE INC
Address	5B WINDY WAY, NANTUCKET, MA 02554

Valuation

Total	$2,989,700
Land	$1,126,700
Last Sale	$5,650,000 on 2024-11-18
Book/Page	1994/277

Land

Area	0.29 AC
Zone	CN



Search

Advanced Search

Download Results | More

Showing 1-1 results. Scroll to see more.

19 AMELIA DR
67 428
A SAFE PLACE INC

Town and County of Nantucket, MA

Property

Zoom To | Share | Print | 19 Ame

19 AMELIA DR



Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	19 AMELIA DR
ID	67 428

Ownership

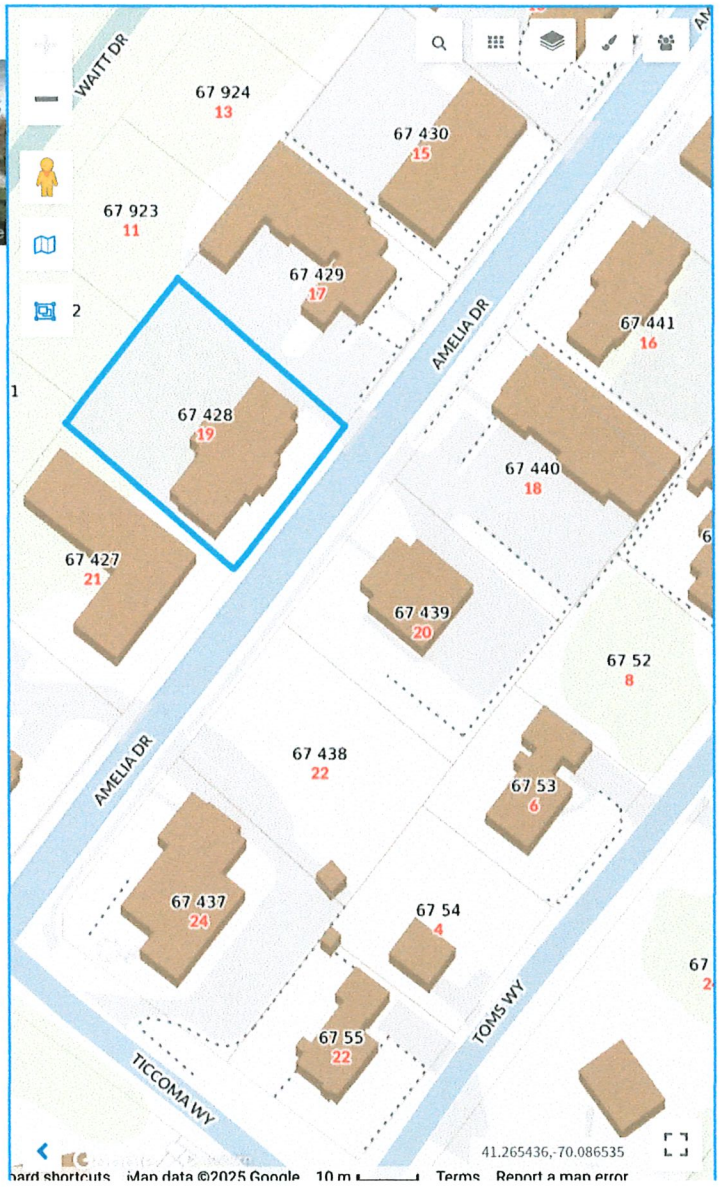
Name	A SAFE PLACE INC
Address	5B WINDY WAY, NANTUCKET, MA 02554

Valuation

Total	$2,989,700
Land	$1,126,700
Last Sale	$5,650,000 on 2024-11-18
Book/Page	1994/277

Land

Area	0.29 AC
Zone	CN



Search

Advanced Search

Download Results | More

Showing 1-1 results. Scroll to see more.

19 AMELIA DR
67 428
A SAFE PLACE INC



Manufacture (1) S/F Wood Sign

- **20**"Wx18"H square w/notched ends
- Copy is **carved andpainted**
- Sign Panel has Beveled Border.

Current picture of porch



Building Photo

Colors:

Sign Background: Painted **WHITE**

Beveled Border: **23 Kt gold leaf**

2 words **carved** BLACK LETTERING ENAMEL

1 word **carved AQUA** LETTERING ENAMEL

PETTY FOLK ART & CARVING



Manufacture (1) S/F Wood Sign

- **20**"Wx18"H square w/notched ends
- Copy is **carved andpainted**
- Sign Panel has Beveled Border.

Current picture of porch



Building Photo

Colors:

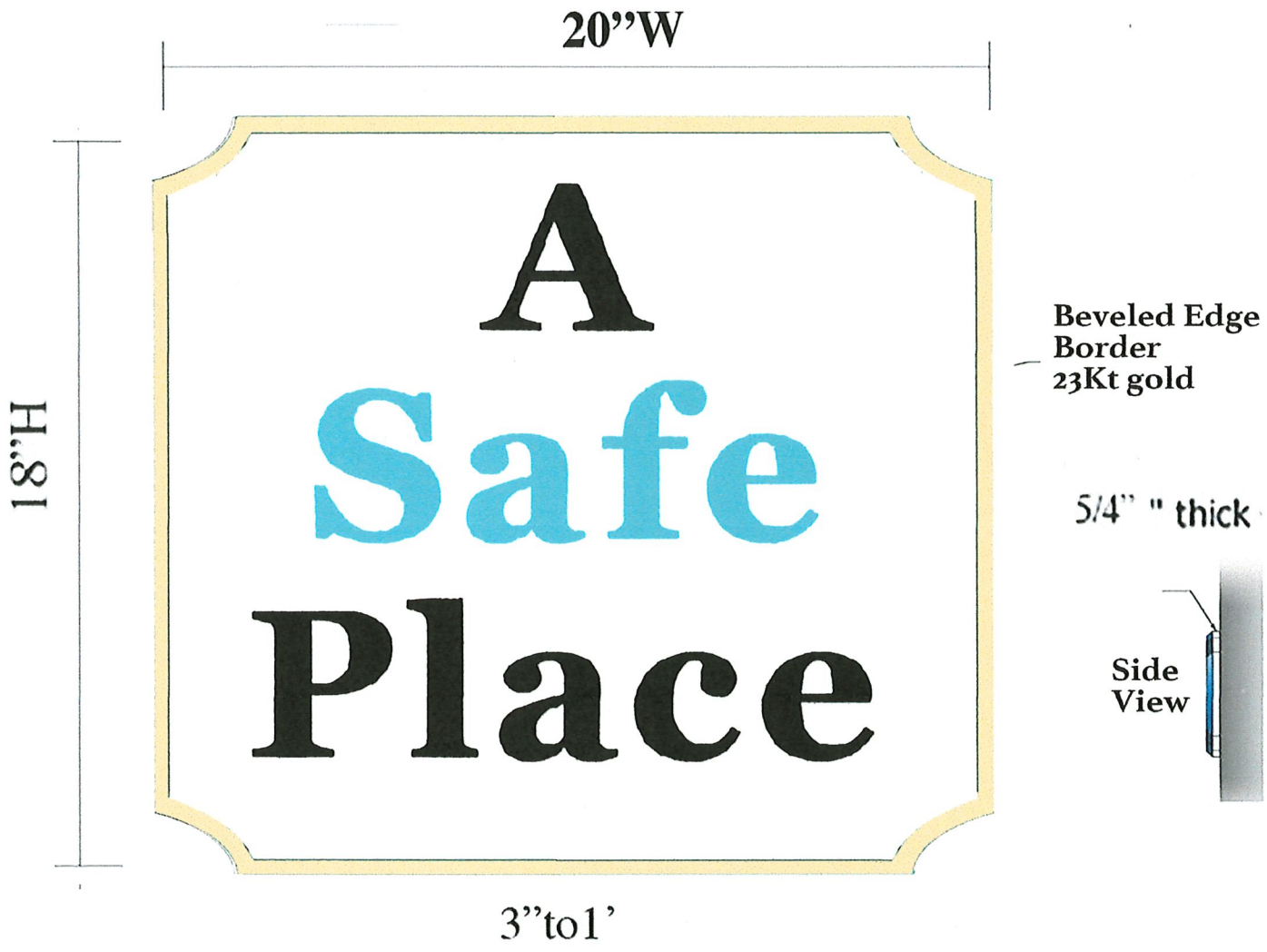
Sign Background: Painted **WHITE**

Beveled Border: **23 Kt gold leaf**

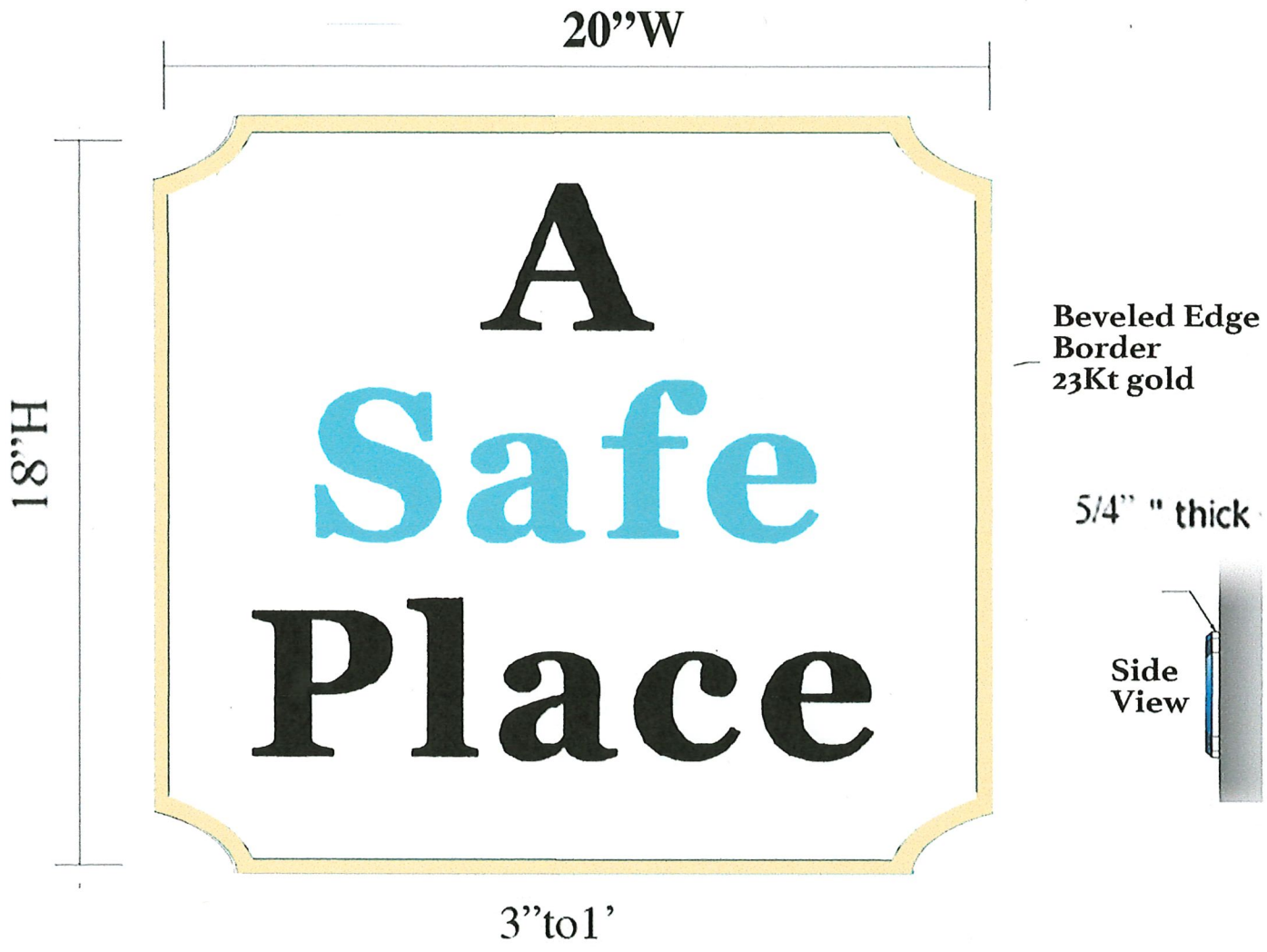
2 words **carved** BLACK LETTERING ENAMEL

1 word **carved AQUA** LETTERING ENAMEL

PETTY FOLK ART & CARVING



PETTY FOLK ART & CARVING



PETTY FOLK ART & CARVING

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 67 PARCEL #: 429
Street & Number of Proposed Sign: 19 Amelia Drive
Owner of Building: A SAFE PLACE INC
Mailing Address: 5B Windy Way
Nantucket MA 02554
Telephone: 228-056 Email: jennifer@asafeplacenantucket.org

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

Jane Loose President
Signature of Owner of Record

Agent/Owner of Business

Name: _____
Mailing Address: _____
_____
Telephone: _____ Email: _____

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering (2) Black (1) Aqua
2. Ground WHITE
3. Edgebanding GOLD LEAF
4. Moulding _____

G. WORDING ON SIGN
A SAFE PLACE

H. SIZE OF SIGN
4.5"H x 40"L

I. SHAPE OF SIGN
Rectangle / Quarterboard

J. LOCATION OF SIGN ON BUILDING
Above Side Entrance

K. TYPE OF SUPPORT BRACKETS
Screwed to building

L. TYPE OF LIGHTING AND LOCATION (if any)
Porch Ceiling Lights
Sign above door

Date: 4/3/25 Signature of Applicant Jane Loose President Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: Jane Loose President Date: 4/3/25

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 Jane Loose

AS AGENT FOR A Safe Place

STREET ADDRESS 19 Amelia Drive

MAP/PARCEL 67/429

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/4/25

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.

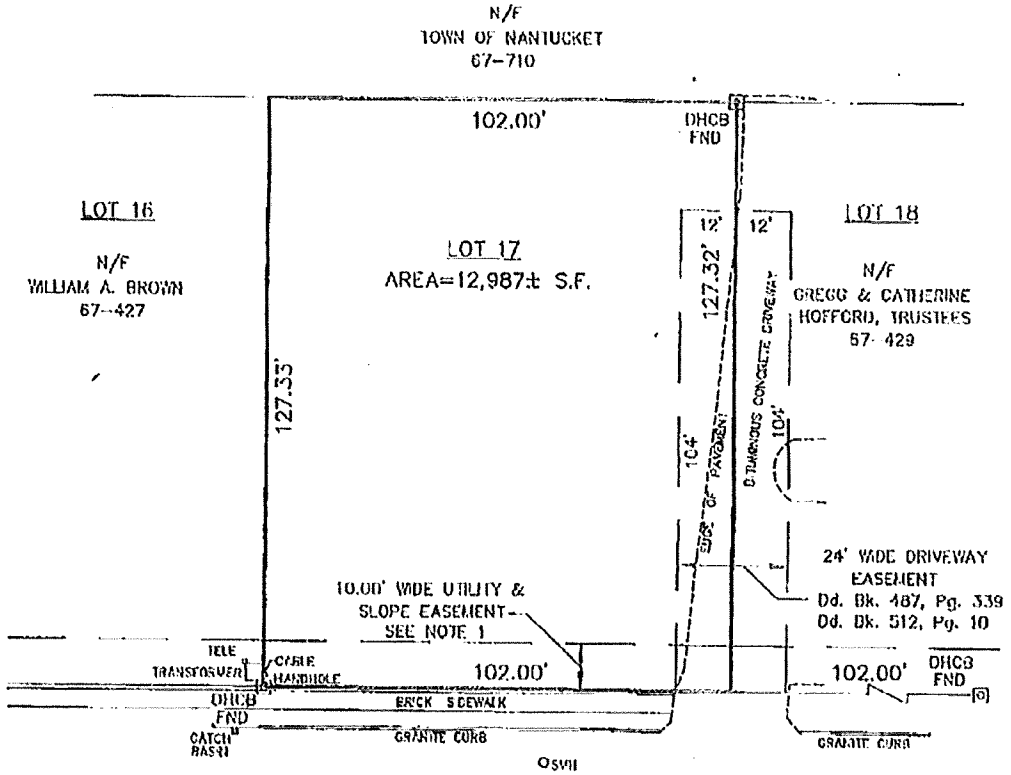
Jane Loose President — 4/3/25

Signature — Date

MERIDIAN: PLAN FILE NO. 30-D

NOTES:

1. LOT IS SUBJECT TO FOLLOWING EASEMENTS;
NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, Dd. Bk. 479, Pg. 279.
NANTUCKET CABLEVISION CORPORATION, Dd. Bk. 479, Pg. 285.
WANNACOMET WATER COMPANY, Dd. Bk. 479, Pg. 291.
NANTUCKET ELECTRIC COMPANY, Dd. Bk. 479, Pg. 297.
2. SEE COVENANT Dd. Bk. 285, PG. 103
3. SEE FORM J RELEASE Dd. Bk. 487, Pg. 337
4. SEE AMELIA DRIVE DECLARATION Dd. Bk. 480, Pg. 208
5. SNOW COVER EXITS ON SITE AT TIME OF SURVEY.



PROPERTY REZONED FROM RC-2, 2009 ATM
CURRENT ZONING: CN/PWR
MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 0% (VACANT LOT)
COMMERCIAL USE OPEN SPACE REQUIRED: 20%

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR

3/4/15

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 IS LOCATED WITHIN THE A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0089G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.: 359/71 & 390/131

MORTGAGE INSPECTION PLAN
#19 AMELIA DRIVE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 3/4/15

DEED REFERENCE: Dd. Bk. 888, Pg. 138
PLAN REFERENCE: PLAN FILE NO. 30-D

ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 428
PREPARED FOR:
JOSEPH W. MANNING

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

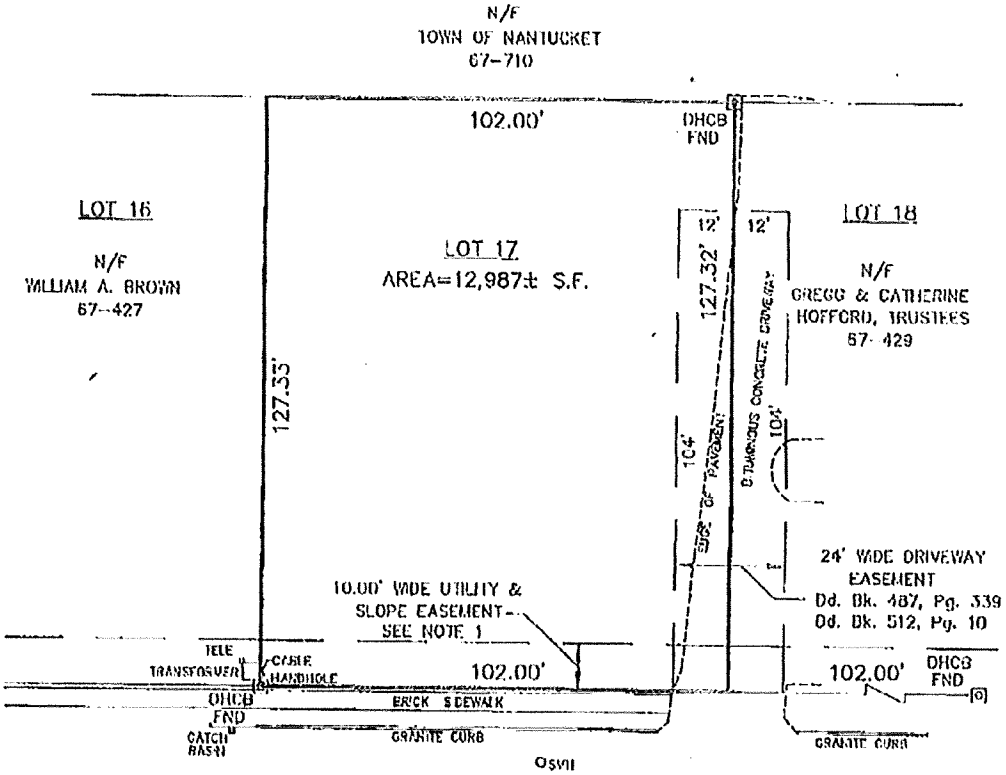
N-10595

M:\JOBS 9632-10999\10595\SURVEY\10595SURVEY.dwg, 3/4/2015 9:32:10 AM, Layout1

MERIDIAN: PLAN FILE NO. 30-D

NOTES:

1. LOT IS SUBJECT TO FOLLOWING EASEMENTS;
NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, Dd. Bk. 479, Pg. 279.
NANTUCKET CABLEVISION CORPORATION, Dd. Bk. 479, Pg. 285.
WANNACOMET WATER COMPANY, Dd. Bk. 479, Pg. 291.
NANTUCKET ELECTRIC COMPANY, Dd. Bk. 479, Pg. 297.
2. SEE COVENANT Dd. Bk. 285, PG. 105
3. SEE FORM J RELEASE Dd. Bk. 487, Pg. 337
4. SEE AMELIA DRIVE DECLARATION Dd. Bk. 480, Pg. 208
5. SNOW COVER EXITS ON SITE AT TIME OF SURVEY.



AMELIA DRIVE
(PRIVATE 40' WIDE)

PROPERTY REZONED FROM RC-2, 2009 ATM
CURRENT ZONING: CN/PWR
MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 0% (VACANT LOT)
COMMERCIAL USE OPEN SPACE REQUIRED: 20%

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 IS LOCATED WITHIN THE A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0089G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.: 359/71 & 390/131

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SAITOS
No. 36124
REGISTERED PROFESSIONAL LAND SURVEYOR
3/4/15

MORTGAGE INSPECTION PLAN
#19 AMELIA DRIVE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 3/4/15

DEED REFERENCE: Dd. Bk. 888, Pg. 138
PLAN REFERENCE: PLAN FILE NO. 30-D

ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 428
PREPARED FOR:
JOSEPH W. MANNING

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10595

H:\JOBS 9632-10999\10000s\10590\S\10590PSX10595AUTOCADM13S95aPP.dwg, -Layout1

Town and County of Nantucket, MA

Property

Zoom To | Share | Print | 19 Ame

19 AMELIA DR



Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	19 AMELIA DR
ID	67 428

Ownership

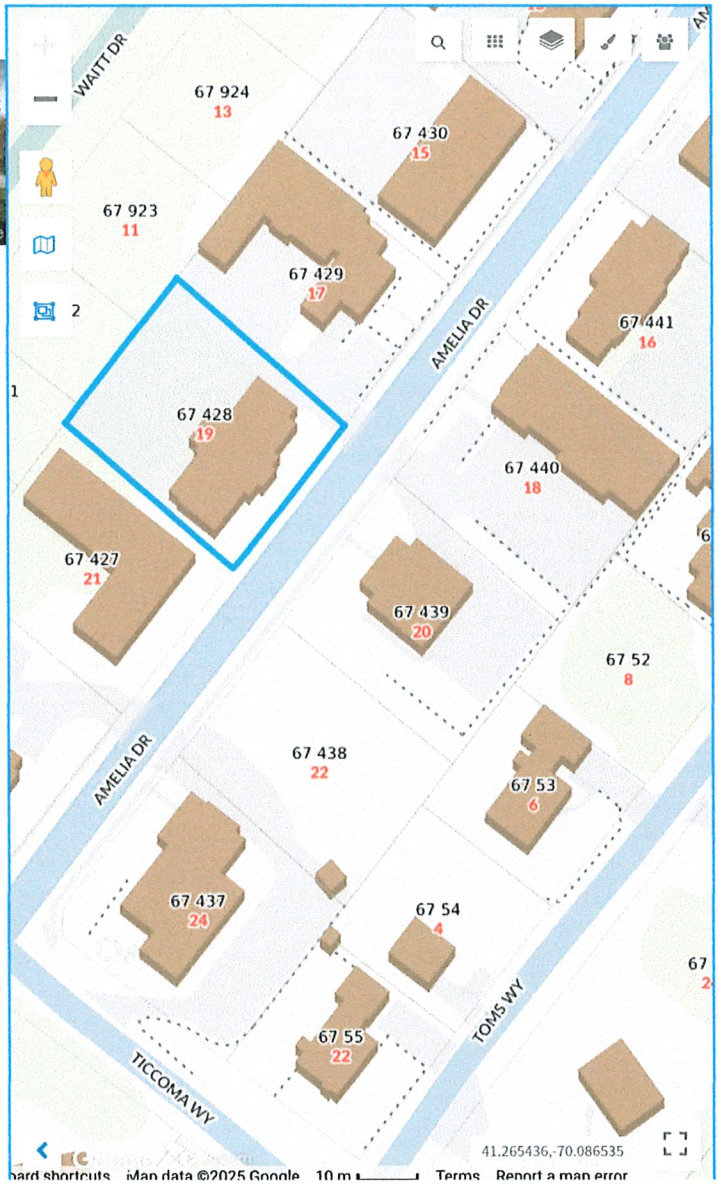
Name	A SAFE PLACE INC
Address	5B WINDY WAY, NANTUCKET, MA 02554

Valuation

Total	$2,989,700
Land	$1,126,700
Last Sale	$5,650,000 on 2024-11-18
Book/Page	1994/277

Land

Area	0.29 AC
Zone	CN



Search

Advanced Search

Download Results | More

Showing 1-1 results. Scroll to see more.

19 AMELIA DR
67 428
A SAFE PLACE INC

Town and County of Nantucket, MA

Property

Zoom To | Share | Print | 19 Ame

19 AMELIA DR



Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	19 AMELIA DR
ID	67 428

Ownership

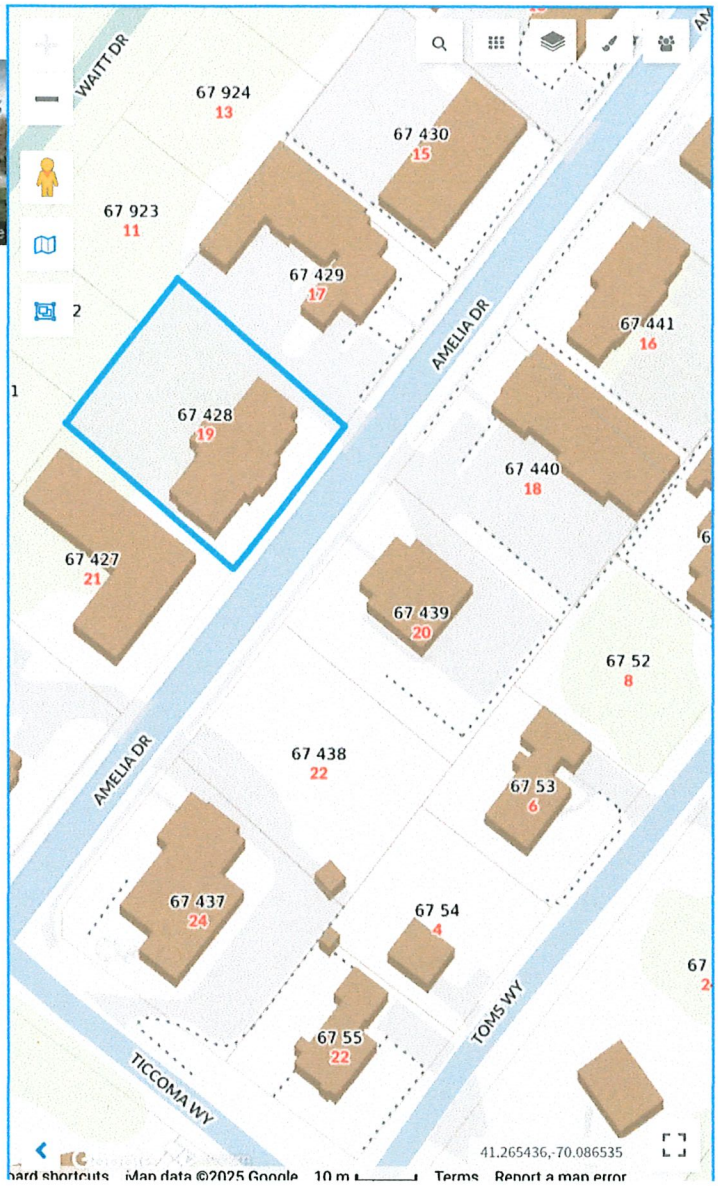
Name	A SAFE PLACE INC
Address	5B WINDY WAY, NANTUCKET, MA 02554

Valuation

Total	$2,989,700
Land	$1,126,700
Last Sale	$5,650,000 on 2024-11-18
Book/Page	1994/277

Land

Area	0.29 AC
Zone	CN



Search

Advanced Search

Download Results | More

Showing 1-1 results. Scroll to see more.

19 AMELIA DR
67 428
A SAFE PLACE INC

Manufacture (1) S/F Wood Sign

- 4.5"H x 40"L notched ends
- Copy is **carved andpainted**
- Sign Panel has Beveled Border.



Building Photo



from parking lot side

Colors:

Sign Background: Painted White

Beveled Border: **23 Kt gold leaf**

2 words **carved** BLACK LETTERING ENAMEL

1 word **carved AQUA** LETTERING ENAMEL

Manufacture (1) S/F Wood Sign

- 4.5"H x 40"L notched ends
- Copy is **carved andpainted**
- Sign Panel has Beveled Border.



Building Photo



from parking lot side

Colors:

Sign Background: Painted White

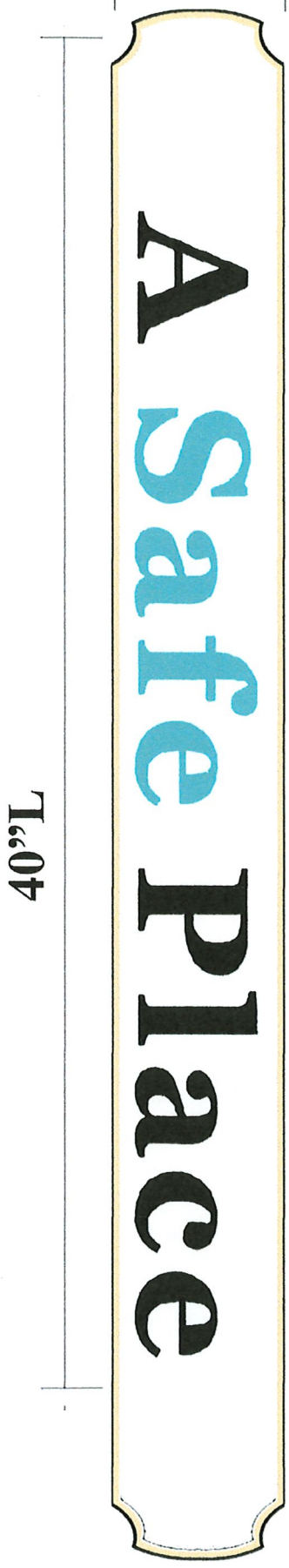
Beveled Border: **23 Kt gold leaf**

2 words **carved** BLACK LETTERING ENAMEL

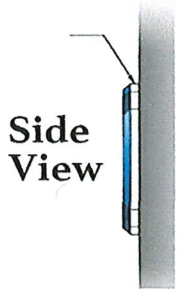
1 word **carved AQUA** LETTERING ENAMEL

4.5”H

Beveled Edge
Border
23Kt gold



40”L



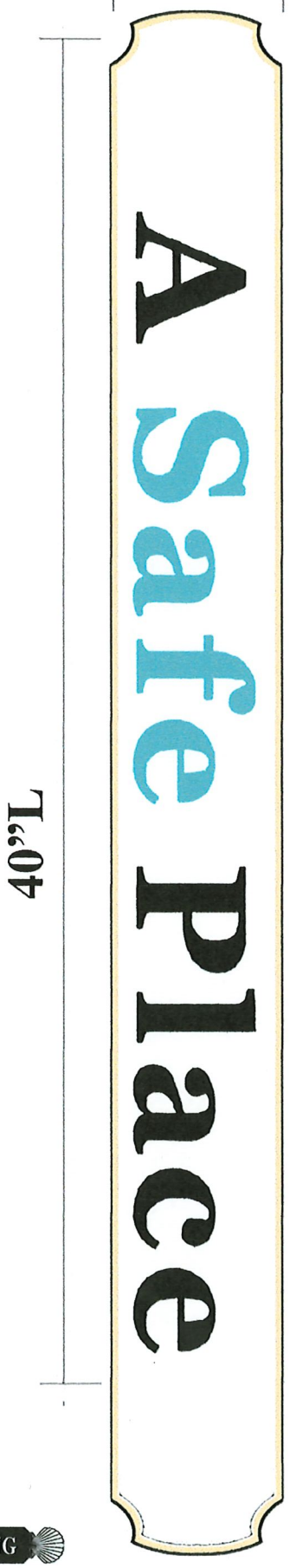
Side
View

3/4”

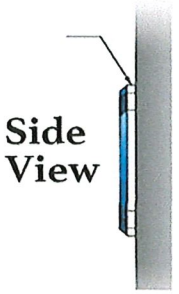
3”to1’

4.5”H

Beveled Edge
Border
23Kt gold



40”L



Side
View

3/4”

3”to1’

PETTY FOLK ART & CARVING

10 STRAIGHT WHARF.

Historic District Commission
SIGN CHECKLIST

RECEIVED
APR 03 2025
By

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist **MUST** be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.
The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

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

Certificate No. HDC2025-04-12340

APR 0 3 2025

Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 137

Street & Number of Proposed Sign: 10 STRAIGHT WHARF

Owner of Building: TEN STRAIGHT WHARF LLC

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Telephone: 5083253119 Email: DEBWASILE@COMCAST.NET

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

Signature of Owner of Record

Agent/Owner of Business

Name: STRUCTURES UNLIMITED

Mailing Address: 17 NANCY ANN LANE
NANTUCKET, MA

Telephone: 228-0689 Email: STRUCTURESUNLTD@gmail.com

FOR OFFICE USE ONLY 10398

Date application received: 04/03/25 Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

F. COLOR(S)
1. Lettering BLACK
2. Ground WHITE
3. Edgebanding GOLD
4. Moulding _____

G. WORDING ON SIGN
JACK
and
charlie's

H. SIZE OF SIGN
2' H X 4'-6" L

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
EXISTING BRACKETS

K. TYPE OF SUPPORT BRACKETS
EXISTING BRACKETS

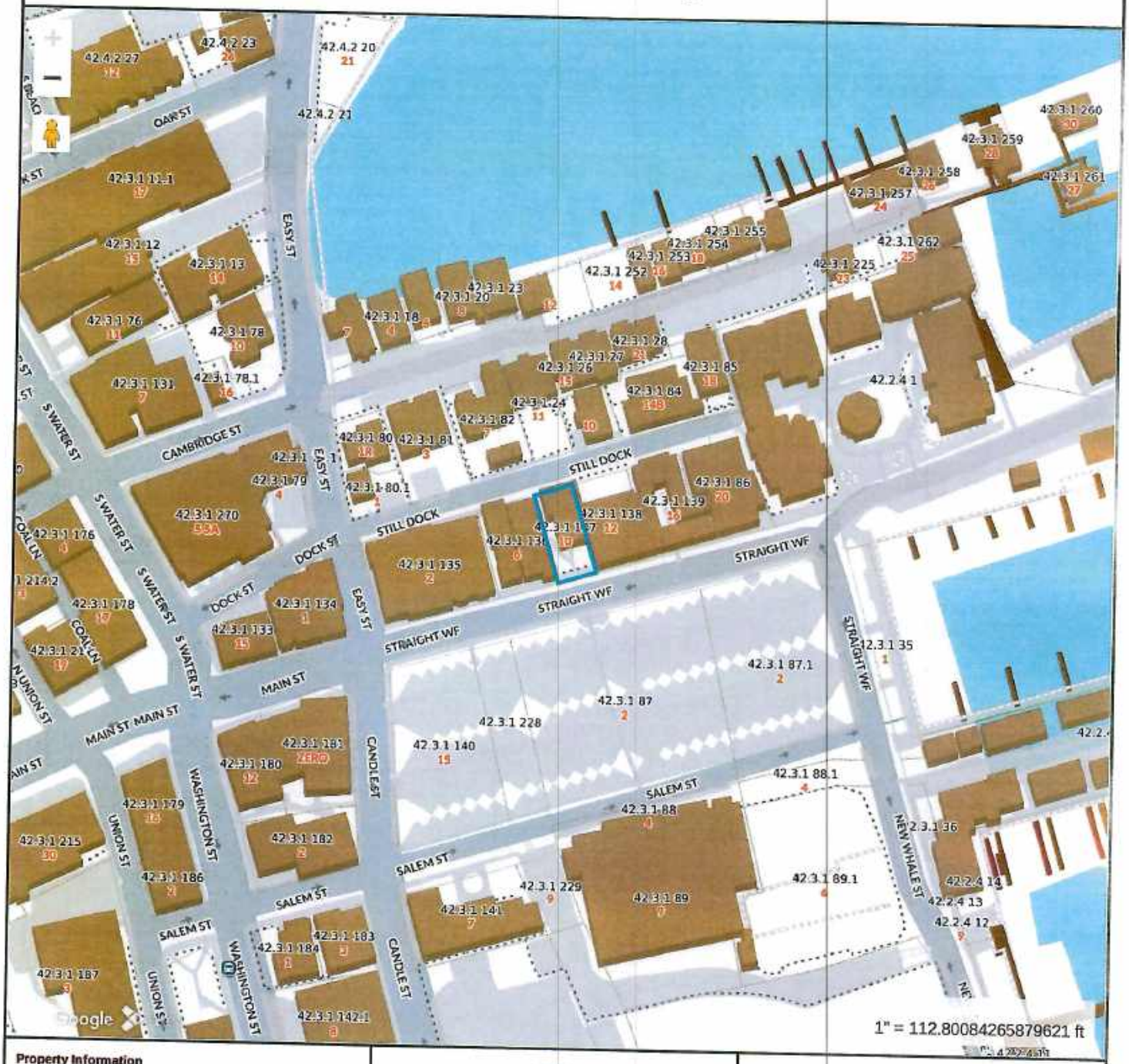
L. TYPE OF LIGHTING AND LOCATION (if any)

Date: Ap 2, 2025 Signature of Applicant _____ Signed under penalties of pe

Town and County of Nantucket, MA

April 2, 2025

10 Straight Wharf Sign



Property Information

Property ID	9594
Location	10 STRAIGHT WF
Owner	TEN STRAIGHT WHARF LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

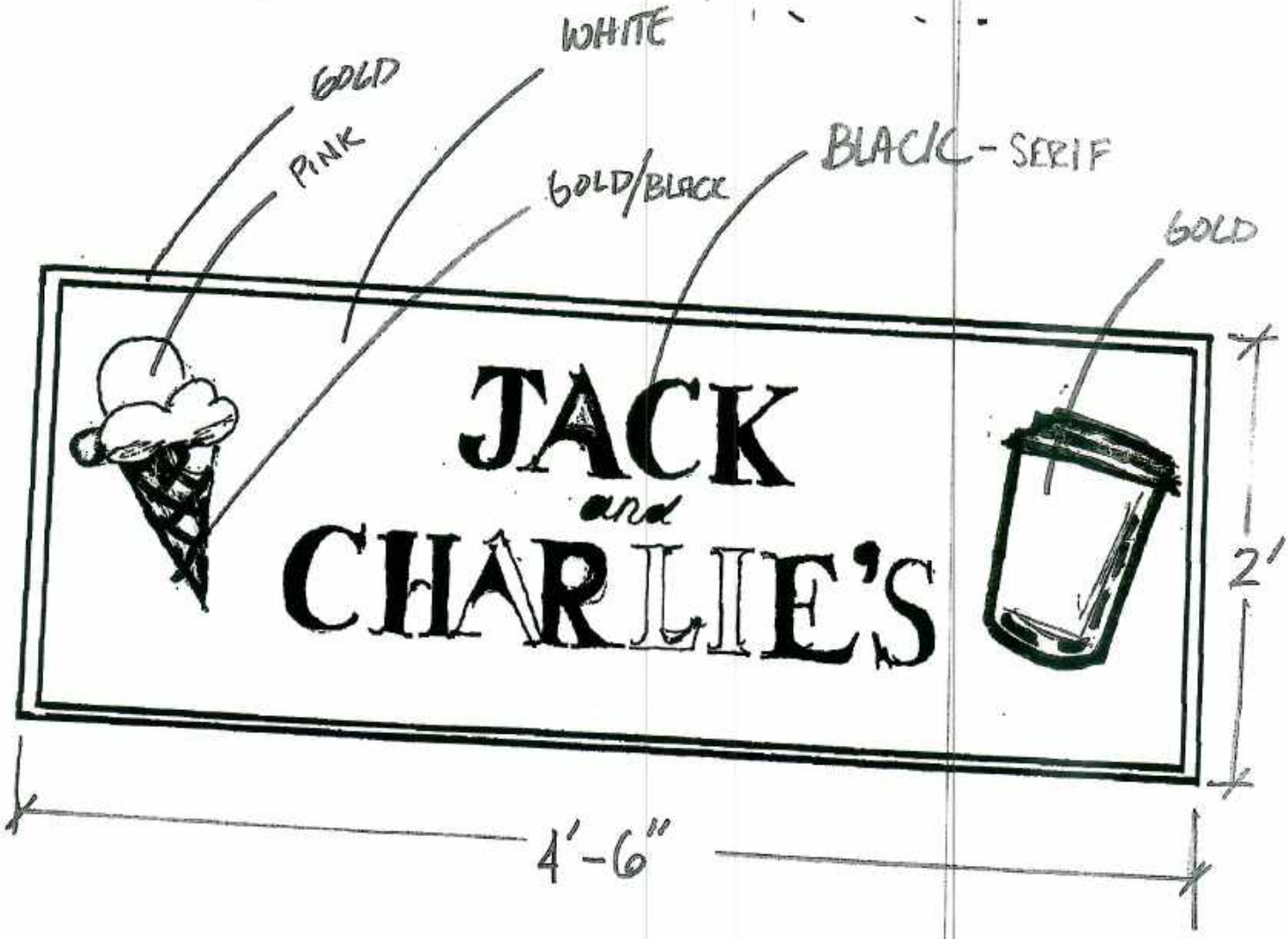
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

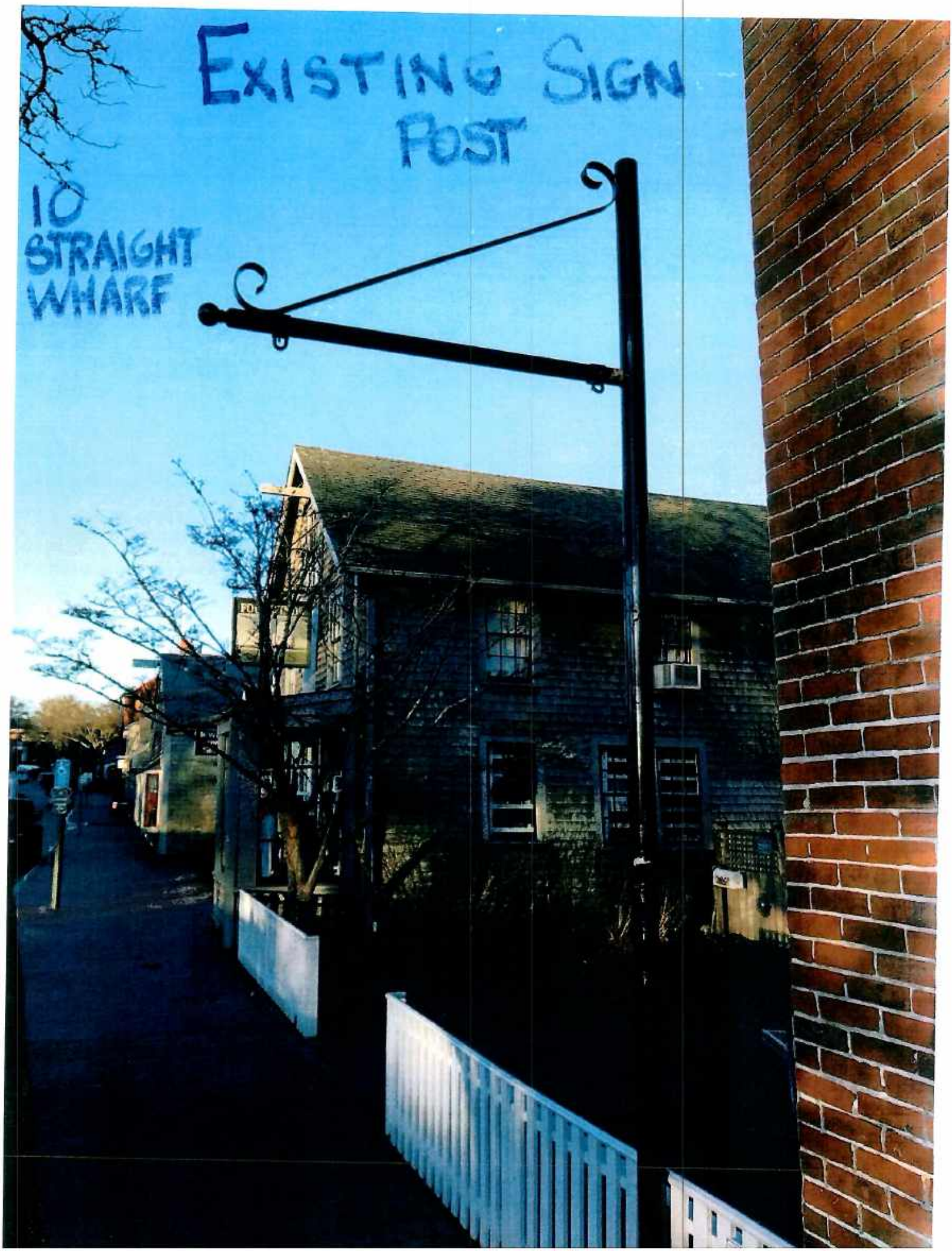
RECEIVED
APR 08 2025
By

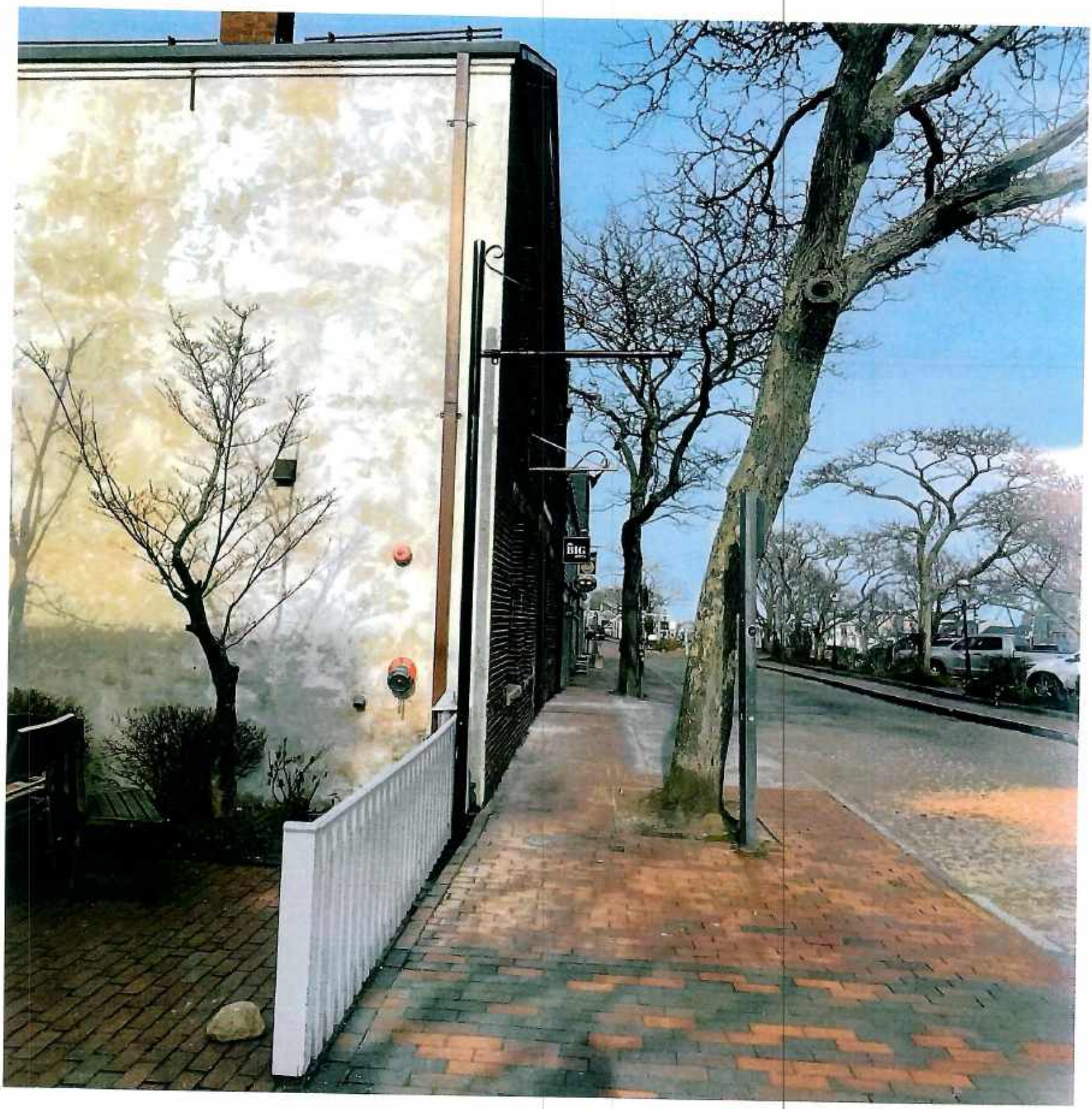
PAINT

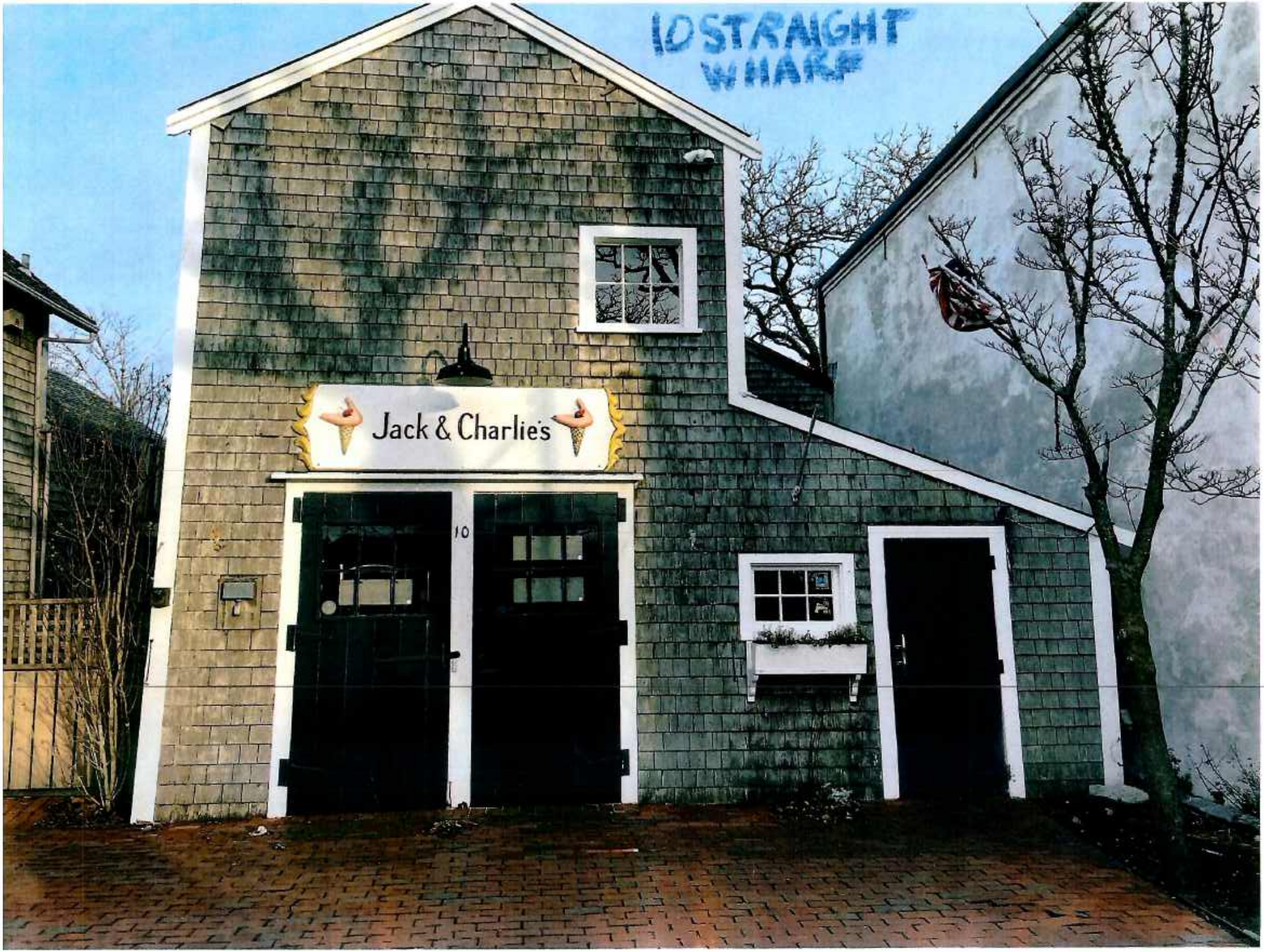


PROJECTING SIGN
DOUBLE SIDED
CARVED & PAINTED

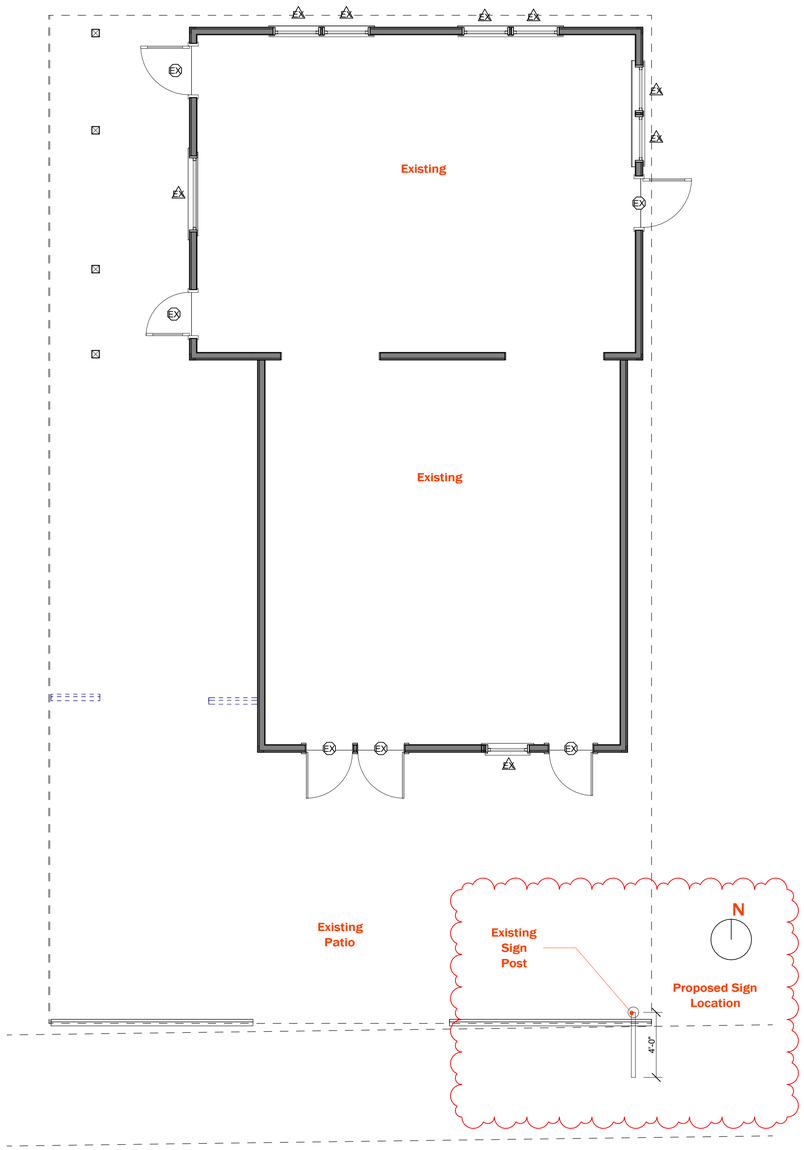
10 STRAIGHT LINES


EXISTING SIGN POST
10 STRAIGHT WHARF



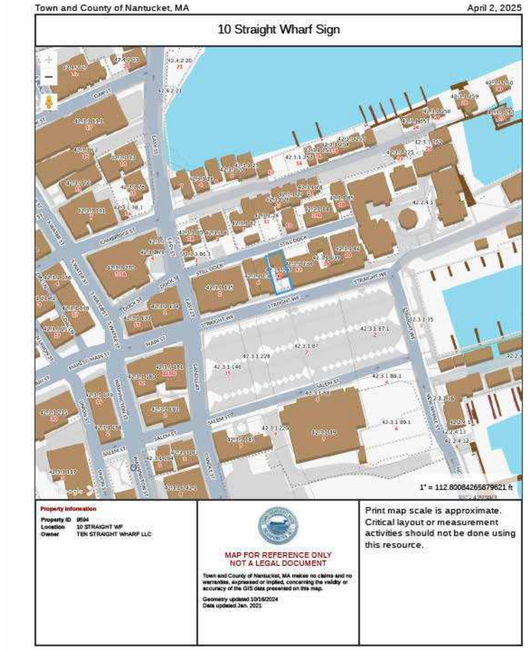

10 STRAIGHT WHARF
Jack & Charlie's
10

Still Dock



Straight Wharf

Site Plan - EXISTING
1/4" = 1'-0"



Locus Map for New Sign

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1379 SF (63.3%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT

Structures Unlimited

Nantucket, MA ©2023

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJEC T NO	2410052
REVISION	DATE
1	Date 1

NOTES:

SIGN SUBMISSION

Siteplan and Locas Map

A.100

DRAWN BY: PFQ


THOMAS
MACY
GALLERY

ann
BIG
gallery

THOMAS
MACY
GALLERY


THE COURTYARD
SUMMER SHADES
16
Closed


FOUR WINDS
GIFTS
JEWEL
IN THE
SEA
NANTUCKET


JEWEL
IN THE
SEA


vineyard vines
by Murray's of Nantucket
EAST ST

vineyard vines

by Murray's of Nantucket


vineyard vines
by Murray's of Nantucket
vineyard vines
NO PARKING EITHER SIDE


NANTUCKET BOOKWORKS
OPEN
25

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand)

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Georgi Dimov

AS AGENT FOR ACK Beach LLC

STREET ADDRESS 3 Miles court

MAP/PARCEL 68 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/23/25

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

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

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

Signature

1/23/25
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 187.1

Street & Number of Proposed Work: 3 Miles court

Owner of record: HCK Beach LLC

Mailing Address: 3 Miles court

Contact Phone #: 5083326188 E-mail: gorro@islandbuilding.net

AGENT INFORMATION (if applicable)

Name: George DiNoV

Mailing Address: 3 Miles court, Nantucket MA

Contact Phone #: 508 332 6188 E-mail: gorro@islandbuilding.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☐ Other BIPV building integrated photovoltaics install (roof)

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2019

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other 24 PV panels to be installed (Black on dual black asphalt shingle)

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 12/23/20 Signature of owner of record _____ Signed under penalties of perjury

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

ASSESSOR'S #: 68_187_2

GENERAL NOTES

1.1.1 PROJECT NOTES:

1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.1.5 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.6 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.7 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.2.1 SCOPE OF WORK:

1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 WORK INCLUDES:

1.3.2 PV ROOF ATTACHMENTS - RESCOM RAPIDRAIL

1.3.3 PV RACKING SYSTEM INSTALLATION - RESCOM RAPIDRAIL

1.3.4 PV MODULE AND INVERTER INSTALLATION - TRINA SOLAR TSM-430NE09RC.05 / GROWATT MIN 8200TL-XH-US

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

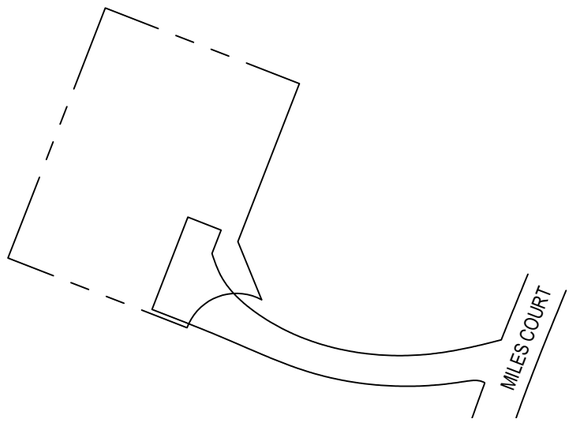
SCOPE OF WORK

SYSTEM SIZE:	STC: 29 X 430W = 12.470KW PTC: 29 X 409.36W = 11.871KW (29) TRINA SOLAR TSM-430NE09RC.05 (1) GROWATT MIN 8200TL-XH-US
ATTACHMENT TYPE:	RESCOM RAPIDRAIL
MSP UPGRADE:	NO



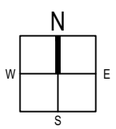
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001.00	COVER PAGE
G-001.00	NOTES
A-101.00	SITE PLAN
A-102.00	ELECTRICAL PLAN
A-103.00	SOLAR ATTACHMENT PLAN
E-601.00	LINE DIAGRAM
E-602.00	DESIGN TABLES
E-603.00	PLACARDS
S-501.00	ASSEMBLY DETAILS
R-001.00	RESOURCE DOCUMENT
R-002.00	RESOURCE DOCUMENT
R-003.00	RESOURCE DOCUMENT
R-004.00	RESOURCE DOCUMENT
R-005.00	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER

NAME:	GEORGI DIMOV
PHONE:	
E-MAIL:	

PROJECT MANAGER

NAME:	GEORGI DIMOV
PHONE:	5083326188

CONTRACTOR

NAME:	OWNER BUILDER
PHONE:	

AUTHORITIES HAVING JURISDICTION

BUILDING:	NANTUCKET HDC AND BUILDING DEPARTMENT
ZONING:	NANTUCKET HDC AND BUILDING DEPARTMENT
UTILITY:	NATIONAL GRID

DESIGN SPECIFICATIONS

OCCUPANCY:	II
CONSTRUCTION:	SINGLE-FAMILY
ZONING:	RESIDENTIAL
GROUND SNOW LOAD:	25 PSF
WIND EXPOSURE:	B
WIND SPEED:	137 MPH

APPLICABLE CODES & STANDARDS

BUILDING:	MA BUILDING CODE, 9TH EDITION, AS AMENDED (780 CMR), MA RESIDENTIAL CODE, 9TH EDITION, AS AMENDED (780 CMR)
ELECTRICAL:	NEC 2023
FIRE:	MA COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00)

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

APN: 68_187_2

ENGINEER OF RECORD

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

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 SITE NOTES:

2.1.2 A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

2.1.3 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

2.1.4 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

2.1.5 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

2.1.6 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

2.2.1 EQUIPMENT LOCATIONS

2.2.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.

2.2.3 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLE 310.15 (B)(1).

2.2.4 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

2.2.5 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

2.2.6 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.2.7 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

2.3.1 STRUCTURAL NOTES:

2.3.2 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.

2.3.3 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.

2.3.4 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

2.3.5 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

2.3.6 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

2.4.1 GROUNDING NOTES:

2.4.2 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.

2.4.3 PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND, IN ACCORDANCE WITH 250.134 OR 250.136(A). ONLY THE DC CONDUCTORS ARE UNGROUNDED.

2.4.4 PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

2.4.5 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

2.4.6 EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.4.7 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.

2.4.8 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

2.4.9 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.

2.4.10 DC PV ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.41(B)(1) THROUGH (3) TO REDUCE FIRE HAZARDS

2.5.1 INTERCONNECTION NOTES:

2.5.2 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12]

2.5.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(3)(2)].

2.5.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(3)(3).

2.5.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(1) AND (2)

2.5.6 SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.11 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

2.5.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (E)].

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

2.6.2 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

2.6.3 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.

2.6.4 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.

2.6.5 ISOLATING DEVICES OR EQUIPMENT DISCONNECTING MEANS SHALL BE INSTALLED IN CIRCUITS CONNECTED TO EQUIPMENT AT A LOCATION WITHIN THE EQUIPMENT, OR WITHIN SIGHT AND WITHIN 10 FT. OF THE EQUIPMENT. AN EQUIPMENT DISCONNECTING MEANS SHALL BE PERMITTED TO BE REMOTE FROM THE EQUIPMENT WHERE THE EQUIPMENT DISCONNECTING MEANS CAN BE REMOTELY OPERATED FROM WITHIN 10 FT. OF THE EQUIPMENT, ACCORDING TO NEC 690.15 (A).

2.6.6 PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D)

2.6.7 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

2.6.8 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21. (SEE EXCEPTION IN NEC 690.9)

2.6.9 IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

2.7.1 WIRING & CONDUIT NOTES:

2.7.2 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

2.7.3 ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

2.7.4 EXPOSED PV SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.31 (C)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE ON PV ARRAYS, ACCORDING TO NEC 690.31 (A).

2.7.5 PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(5)].

2.7.6 MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY.

2.7.7 ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE

PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION

NEUTRAL- WHITE OR GRAY

* IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

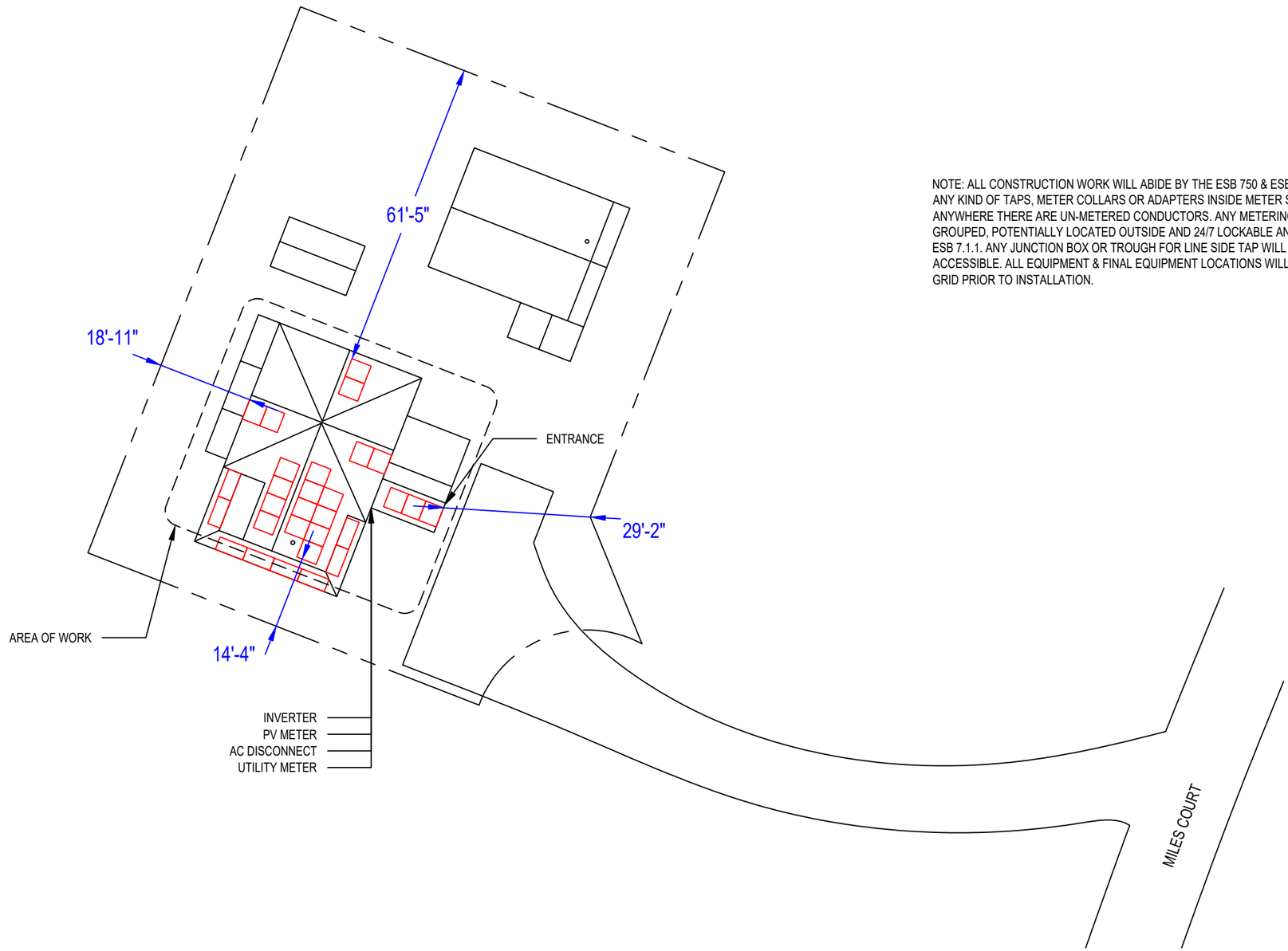
REVISIONS

G-001.00

GENERAL NOTES

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

—— – – – —— PROPERTY LINE



NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

SITE PLAN

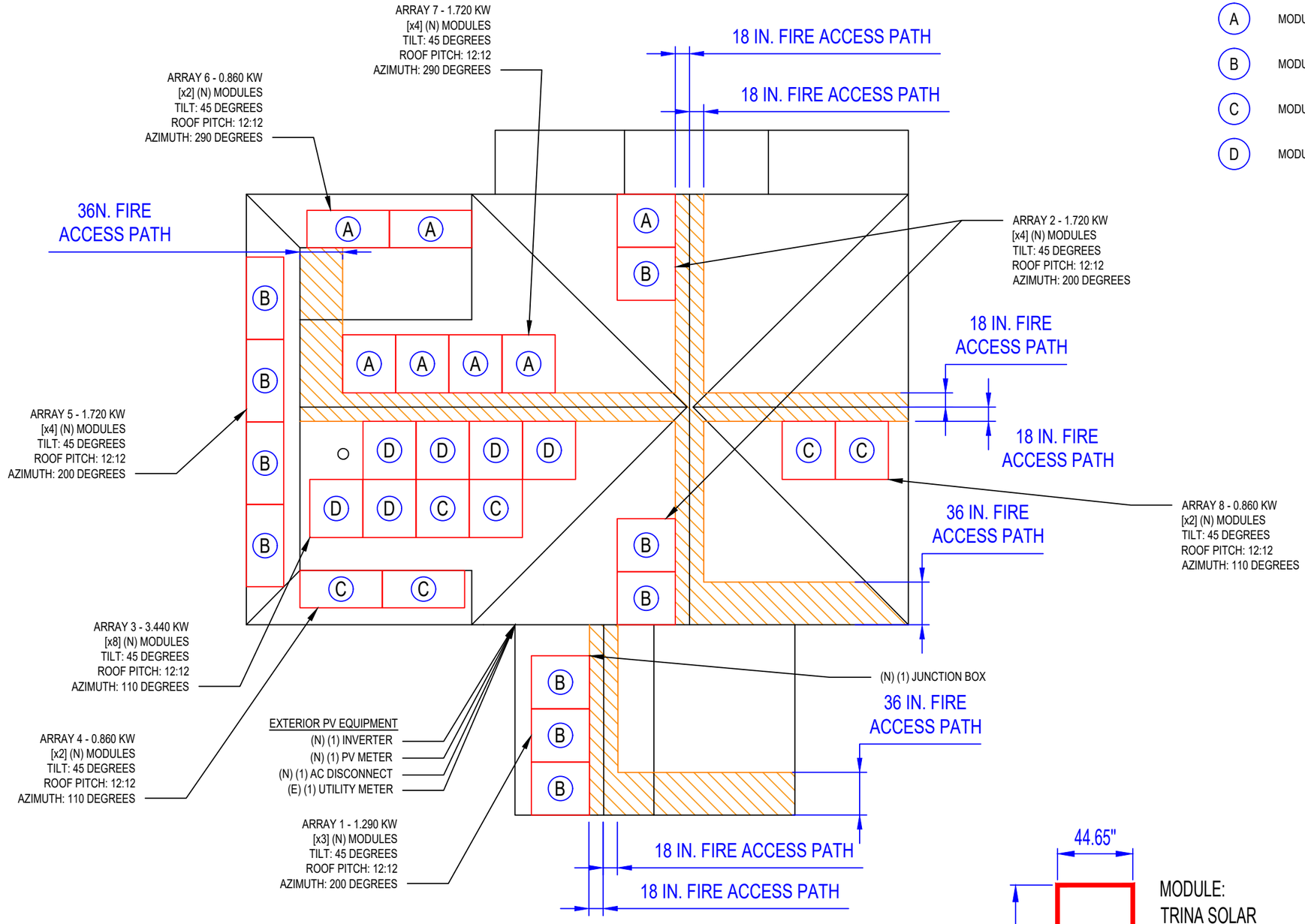
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

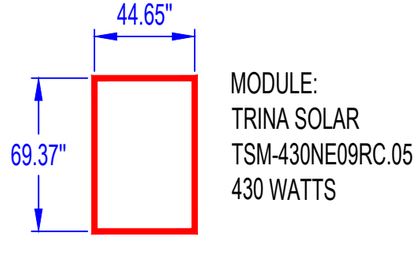
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



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

GENERAL NOTES

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

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ELECTRICAL PLAN

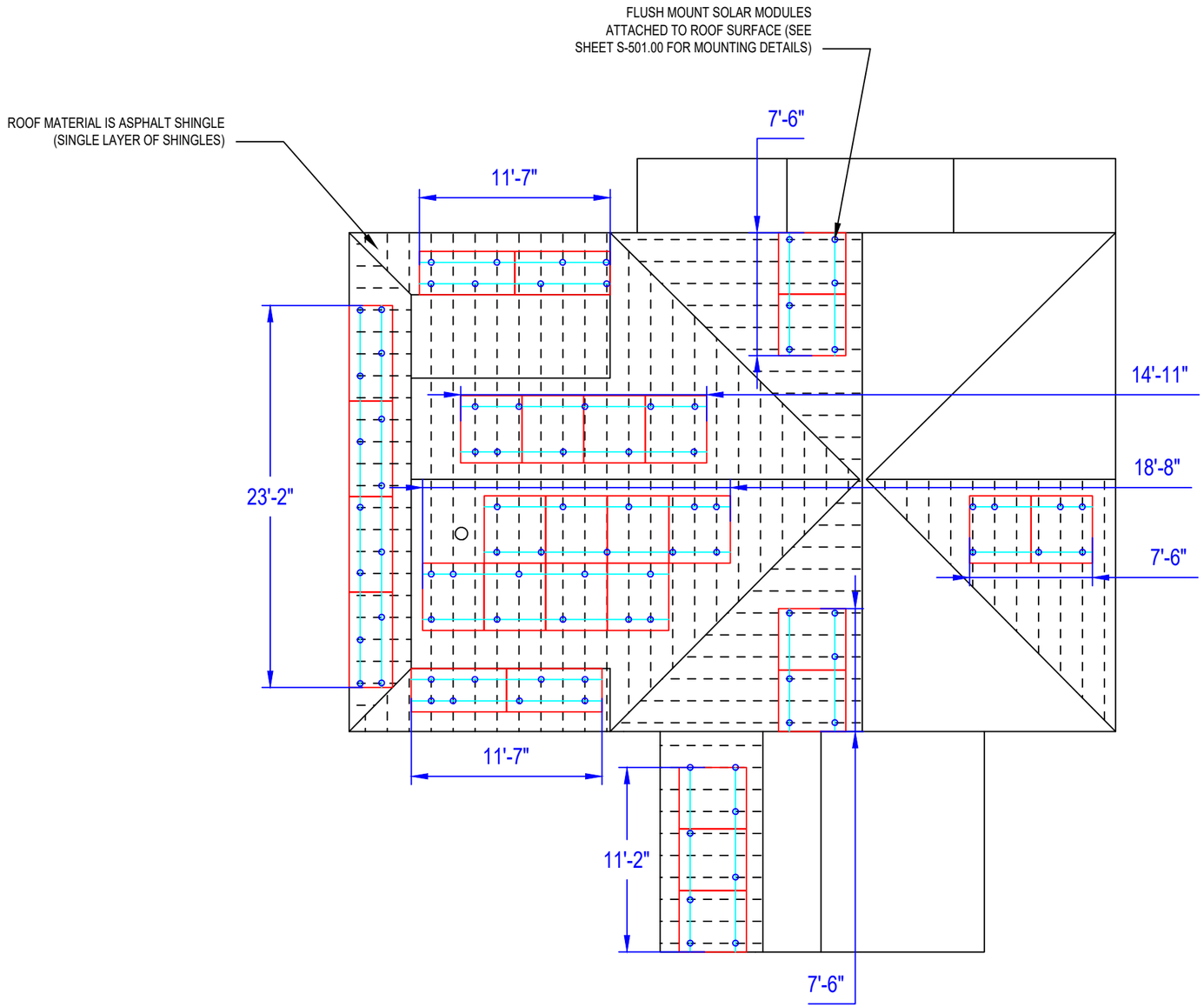
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

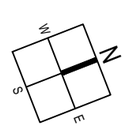
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

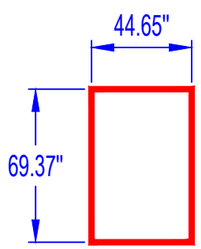
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





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

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-103.00

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL
1	4	10 AWG PV WIRE, COPPER	FREE AIR	2	N/A	6 AWG BARE, COPPER	1 (27 °C)	1	13.13A	16.41A	55A	55A	75°C	50A
2	1	10 AWG THWN-2, COPPER	0.75" DIA PVC-40	8	N/A	10 AWG THWN-2, COPPER	1 (27 °C)	0.7	13.13A	16.41A	40A	28A	75°C	35A
3	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	N/A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A
4	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	N/A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A
5	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	45A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A

A MODULE STRINGING

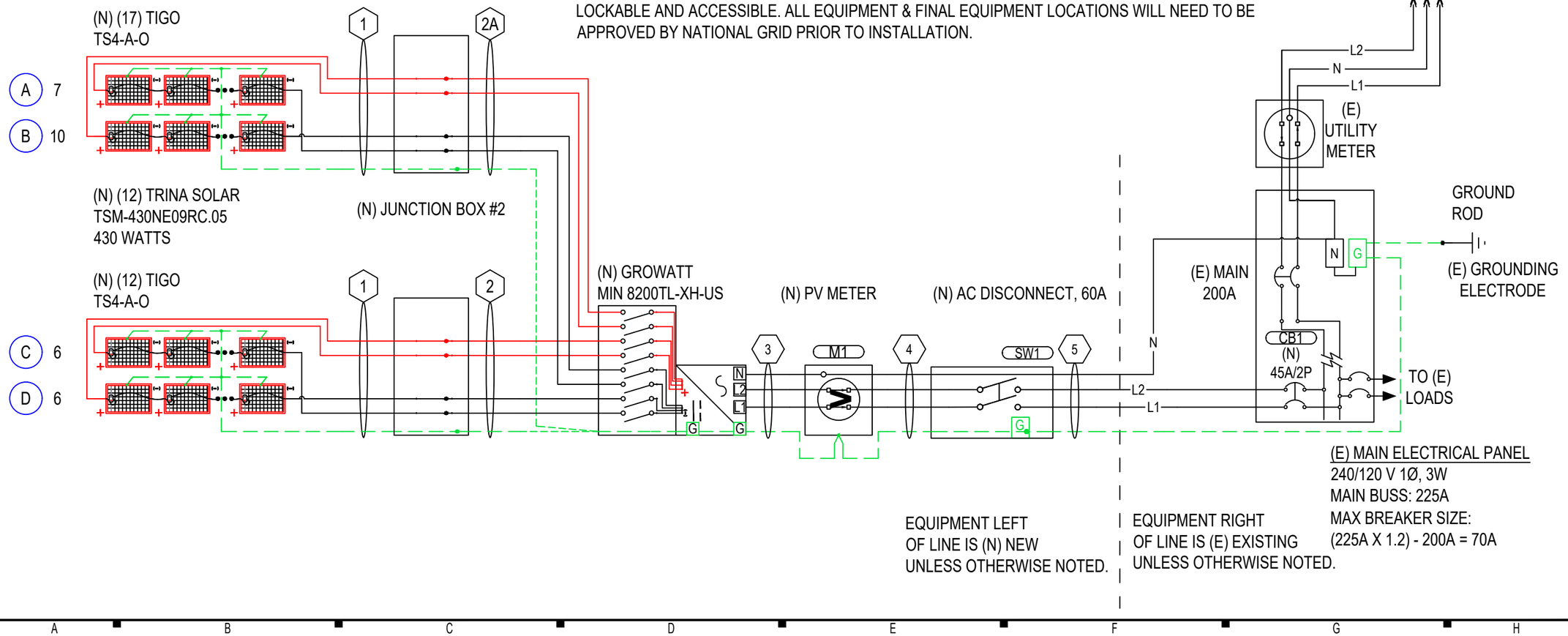
B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN DISCONNECT PER NEC 690.12
SYSTEM COMPLIANT WITH NEC 690.13

NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.



CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

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

MODULES

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

INVERTERS

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

DISCONNECTS

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

OCPDS

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

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

BILL OF MATERIALS

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

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

DESIGN TABLES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-602.00

LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2023 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 608.12, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]
1.6 ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER RESISTANT/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN PER NEC 110.21(B)

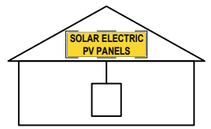
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 1
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (2" X 4").
[NEC 690.13].

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 2
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE (2" X 4").
[NEC 705.12(B)(3)(2)].

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY

LABEL 3
AT RAPID SHUTDOWN SYSTEM (3 3/4" X 5 1/4"). [NEC 690.56(C)(1)(A)].

PHOTOVOLTAIC POWER SOURCE

LABEL 4
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS (5 3/4" X 1 1/8").
[NEC 690.31(G)]

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 5
AT RAPID SHUTDOWN DISCONNECT SWITCH (5 1/4" X 2").
[NEC 690.56(C)(3)].

⚠ CAUTION
MULTIPLE SOURCES OF POWER

LABEL 6
AT UTILITY METER (5 3/4" X 1 1/8")
[NEC 690.56(B)]

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 7
AT POINT OF INTERCONNECTION (2 3/4" X 1 5/8").
[NEC 705.12(B)(3)]

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

LABEL 8
AT POINT OF INTERCONNECTION (2" X 1").
[NEC 705.12(B)(3)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED SOUTH SIDE OF THE HOUSE

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]

WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.
PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]

PHOTOVOLTAIC SOLAR AC DISCONNECT

LABEL 9
AT EACH AC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

PHOTOVOLTAIC SOLAR DC DISCONNECT

LABEL 10
AT EACH DC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE
MAXIMUM VOLTAGE 569 VDC
MAX CIRCUIT CURRENT 10.5 AMPS

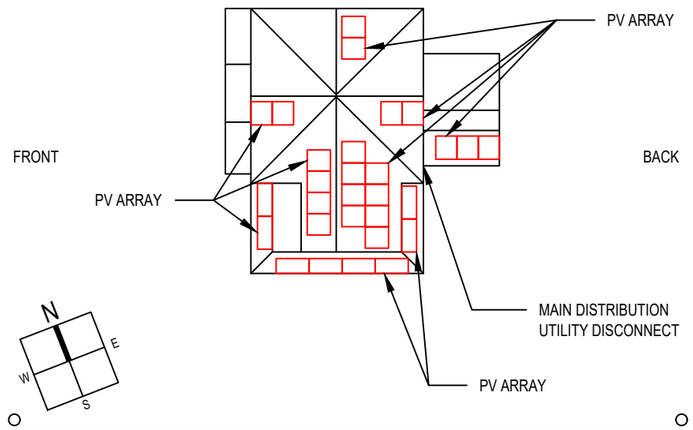
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

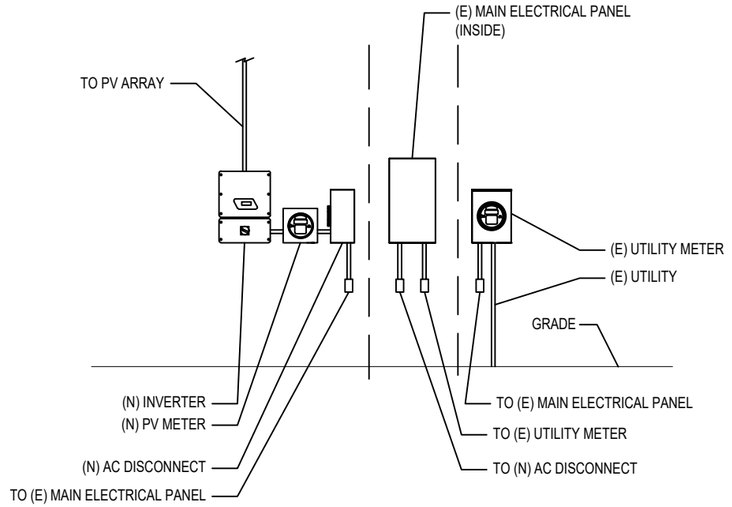
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL 11
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS (4" X 2").
[NEC 690.54]

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554
LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

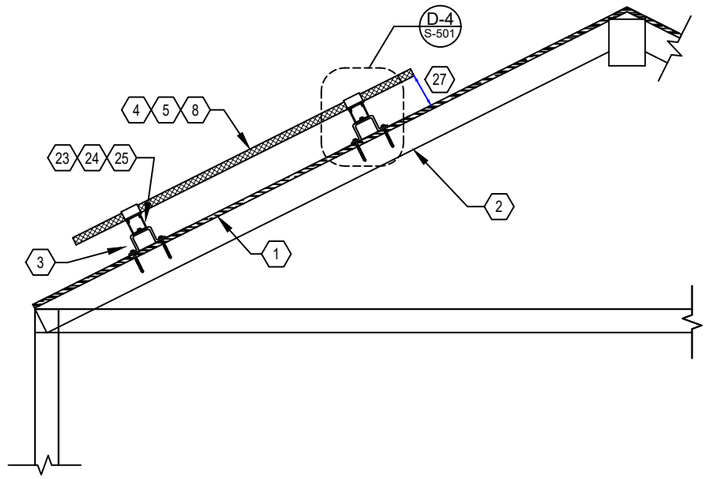
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

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

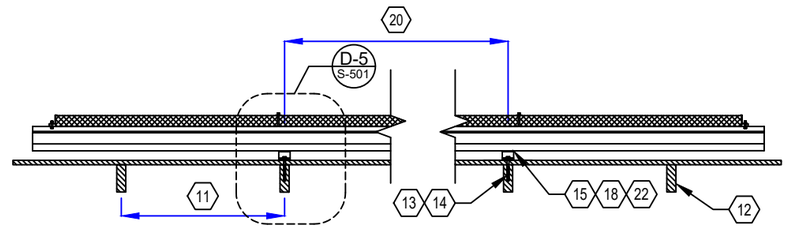
REVISIONS

E-603.00



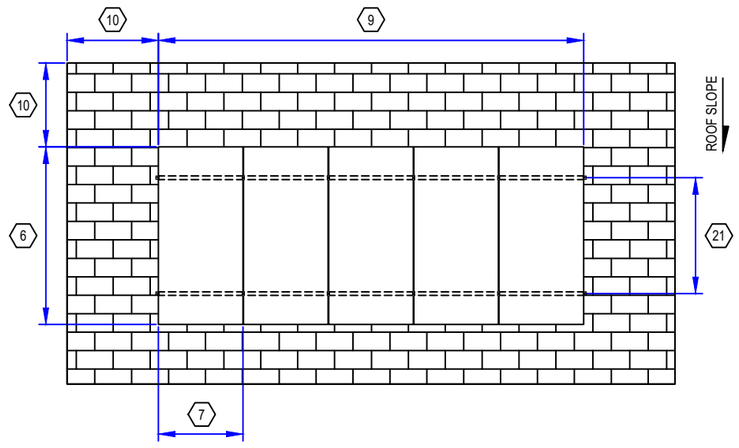
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



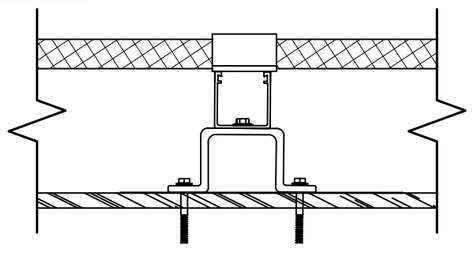
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



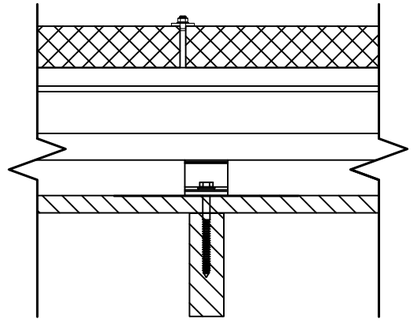
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

GENERAL NOTES

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

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: SINGLE SPAN RAFTER
3. ATTACHMENT TYPE: RESCOM RAPIDRAIL
4. MODULE MANUFACTURER: TRINA SOLAR
5. MODULE MODEL: TSM-430NE09RC.05
6. MODULE LENGTH: 69.37"
7. MODULE WIDTH: 44.65"
8. MODULE WEIGHT: 47 LBS.
9. SEE SHEET A-103 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 18" FROM RIDGE, 36" FROM EDGE
11. RAFTER SPACING: 16 IN. O.C.
12. RAFTER SIZE: 2X10 IN. NOMINAL
13. LAG BOLT DIAMETER: 5/16 IN.
14. LAG BOLT EMBEDMENT: 2-1/2 IN.
15. TOTAL # OF ATTACHMENTS: 87.
16. TOTAL AREA: 623.78 SQ. FT.
17. TOTAL WEIGHT: 1463.39 LBS.
18. WEIGHT PER ATTACHMENT: 16.82 LBS.
19. DISTRIBUTED LOAD: 2.35 PSF
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: IN ACCORDANCE WITH MODULE MANUFACTURER'S INSTRUCTIONS.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): RESCOM
24. RAIL MODEL (OR EQUIVALENT): RAPIDRAIL
25. RAIL WEIGHT: 0.44 PLF
26. MAX. RAFTER SPAN: 10 FT..
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

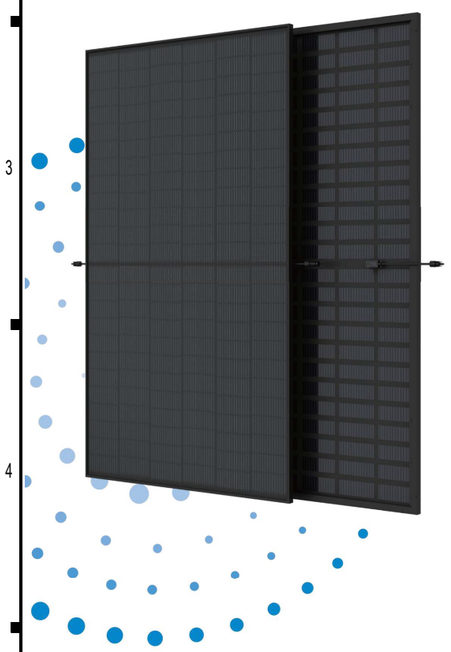
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

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

High Reliability

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

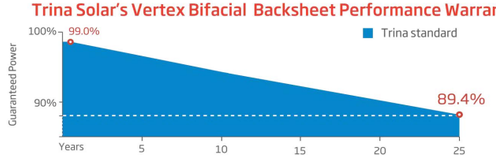
Ultra-low Degradation, longer warranty, higher output

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

Universal solution for residential and C&I rooftops

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

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



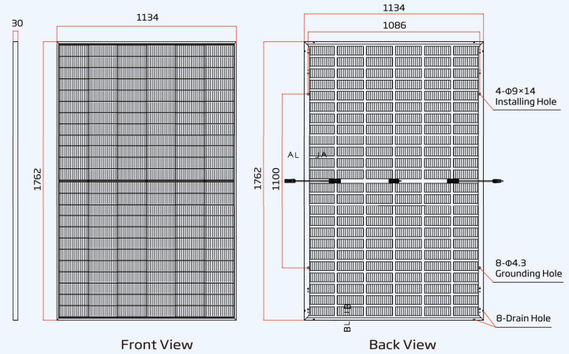
Comprehensive Products and System Certificates

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

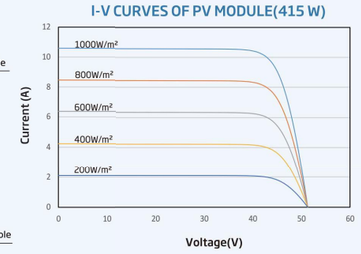
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

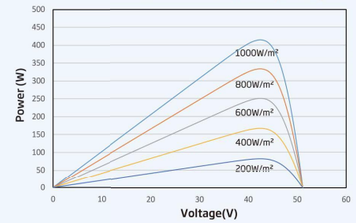
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

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

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

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

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

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

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

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

MECHANICAL DATA

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

TEMPERATURE RATINGS

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

MAXIMUM RATINGS

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

WARRANTY

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

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

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

Trinasolar

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

© 2023 Trina Solar Co.,Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.

Version number: TSM_NA_EN_2023_A

www.trinasolar.com

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-001.00

MIN 8200~11400TL-XH-US

- Battery Ready for DC Coupled and AC Coupled systems
- With backup power and dark start operations
- Support RSD and AFCI
- Support multiple energy management modes: Self-consumption, Zero Export,TOU and Off-grid
- Comply with UL1741SA/SB, CA Rule 21 & HECO



POWER-ING TOMO-RROW

GROWATT

https://us.growatt.com

Datasheet	MIN 8200TL-XH-US	MIN 9000TL-XH-US	MIN 10000TL-XH-US	MIN 11400TL-XH-US
Input Data (PV)				
Max. Recommended PV Power(STC)	16400W	18000W	20000W	22800W
DC/AC Ratio	2			
Max. DC System Voltage	600V			
Startup Voltage	80V			
Full load Voltage Range	160~500V	180~500V	200~500V	220~500V
Nominal Voltage	360V			
Operating Voltage Range	Growatt Battery:50~550V/LG Battery:50~450V			
No. of MPP Trackers	4			
No. of PV Strings per MPP Trackers	2			
Max. Input Current per MPP Trackers	13.5A			
Max. Short-circuit current per MPP trackers	16.9A			
Input/Output Data (DC)				
Battery Voltage Range	Growatt APX Battery: 380V~550V/ Growatt ARO Battery :360V~550V/LG Battery:360V~450V			
Nominal DC Voltage	400V			
I/O DC Current	23.6A	25.8A	28.6A	32.5A*
I/O DC Power	8500W	9300W	10300W	11700W*
Battery Technology	LFP			
Battery Capacity per Module	APX 5kWh / ARO 3.3kWh / LG 10kWh, 16kWh / LG enblock S10: 10.6kWh / LG enblock S14: 14.1kWh / LG enblock S17 17.7kWh			
Scalability	APX 5.0~30.0kWh / ARO 6.6~39.6kWh / LG Prime 10H 10~20kWh 16H 16~32kWh / LG enblock S10: 10.6~21.2kWh S14: 14.1~28.2kWh S17: 17.7~35.4kWh			
Compatible Batterys	Growatt APX HV Battery / Growatt ARO HV Battery / LG 10H Prime / LG 16H Prime / LG enblock S10 / LG enblock S14 / LG enblock S17			
Output Data (AC)				
AC Nominal Power@240V AC	8200W	9000W	10000W	11400W
AC Nominal Power@208V AC	7100VA	7800VA	8660VA	9880W
Max. AC Apparent Power	8200VA	9000VA	10000VA	11400VA
Nominal AC Voltage	208V/240V			
AC Voltage Range @208V AC @240V AC	183V~229V/211V~264V			
AC Grid Frequency	50/60Hz			
AC Grid Frequency Range	45~65Hz			
Max. Output Current	35A	38A	42A	48A
Max. Output Overcurrent Protection	63A			
Power Factor(@Nominal Power)	>0.99			
Adjustable Power Factor	0.8 leading~0.8 lagging			
THDi	<3%			
AC Grid Connection Type	L1/L2/N/PE			
Output Data (Backup)				
AC Nominal Power	8200W	9000W	10000W	11400W*
Max. AC Power Output	12900VA	14200VA	15800VA	18000VA
Nominal AC Voltage	240V			
Max. Output Current	54A	59A	66A	75A
THD	2% linear load, 5% non-linear load			
AC Port-V2 inverter	2AC Ports, 1 for ON Grid, 1 for Backup(EPS) compatible with ATS-US for Partial Home Backup			
AC Port-V3 Inverter	1AC Port for 1 ON Grid compatible with SYN200-US for Whole Home Backup			
Efficiency				
Max. Efficiency	98.3%	98.3%	98.3%	98.5%
CEC Efficiency@208V AC	97.5%	97.5%	97.5%	97.5%
CEC Efficiency@240V AC	97.5%	97.5%	97.5%	98.0%
Protection Devices				
DC Reverse-polarity Protection	Yes			
DC Switch	Yes			
DC Surge Protection	Type II			
Insulation Resistance Monitoring	Yes			
AC Surge Protection	Type III			
AC short-circuit Protection	Yes			
Ground Fault Monitoring	Yes			
Grid Monitoring	Yes			
Anti-islanding Protection	Yes			
Residual-current Monitoring Unit	Yes			
AFCI Protection	Yes			
General Data				
Dimensions (W / H / D)	15.8/25.2/7.4inch(400/638/187mm)			
Weight	45.2 lbs/20.5kg			
Operating Temperature Range	-13°F~+140°F (-25 °C ~ +60 °C)de-rating above 113°F			
Altitude	9843ft (3000m)			
Internal Consumption at Night	<1W (for PV inverter)/ <5W (for storage inverter)			
Cooling	Natural Convection			
Electronics Protection Degree	NEMA4X (IP65)			
Relative Humidity	0~95%			
Interfaces				
RS485	Yes			
WIFI/4G Communication	Optional			
Warranty: 10 Years	Yes(optional for extended 15 and 20 years werranty)			
Revenue Grade Meter	ANSI C12.20 (meet 0.5% accuracy)			
Conforms to UL STD1741,1741SA,1741SB,1699B,IEEE STD.1547,1547.1,HECO SRD-IEEE-1547.1, Certified to CSA STD C22.2 NO.107.1, UL9540, FCC Part15 Class B				

* 32.5A can only be achieved with APX / LG battery.
* 11700W can only be achieved with APX / LG battery.
* 11400W when using APX / ARO battery, 11400W off-grid output requires both PV and battery supply, and ARO it self has a rated off-grid power of 10kW.
* Support up to 5.5HP motor load
* The above parameters are established in accordance with APX, LG battery
* Due to the characteristics of the LG enblock S10 / LG enblock S14 / LG enblock S17, when the PV is disconnected the inverter of BESS system will disconnect the grid and restart
* Optional built-in AP transmitter-PLC is Sunspec RSD certified

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-002.00

Tigo® Flex MLPE



TS4-A-O

Module-level PV Optimizer

The TS4-A-O (Optimization) is the advanced add-on optimization solution that brings smart module functionality to standard PV modules for higher reliability. Improve energy efficiency by upgrading underperforming PV systems or adding smart features to new installations.

The TS4-A-O complies with NEC 2017 and 2020 690.12 Rapid Shutdown specifications when installed on each module and accompanied by the Tigo Access Point (TAP) and the Cloud Connect Advanced (CCA). *Module-level DC production data, as well as data from other* Modbus connected devices, can be analyzed via Tigo's Energy Intelligence Software when connected to the cloud.

The TS4-A-O with UHD-Core technology and expanded specifications supports PV modules up to 700W, and 15A.

Included Features

Module-level **optimization** for increased energy yield and greater design flexibility

Manual or automatic module-level **shutdown.** Complies with NEC 2017 and 2020.

Module-level **monitoring** for energy production tracking and system management

Easy Installation

Snap to standard module frame or remove clips for rack mounting

Smart Commissioning

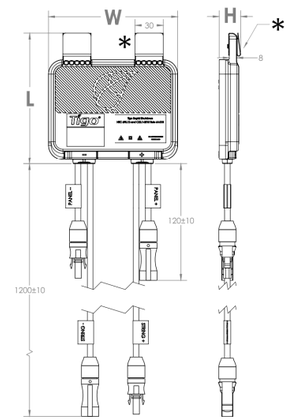
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

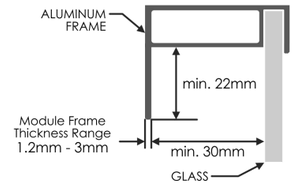
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. Current (Imax)	15A
Maximum Short Circuit Current (Isc)	20A
Maximum Power	700W
Cable Length (in/out)	0.12/1.2m (standard), 0.62/1.2m (optional)
Connectors	MC4 (standard), EVO2 (optional)
Communication Type	Wireless
Recommended Fuse Rating	30A
Rapid Shutdown Time Limit	30 secs or less**
Conductor AWG Range	10-12 AWG
PVRSE Controlled Conductors	≤30 Vdc, ≤240VA, ≤8A**

TAP required for module-level shutdown and CCA required for monitoring with TS4-A-O.
*$V_{MOD\ MAX}$ of the connected panel = TS4-A-O $V_{DCU\ MAX}$
**Limits are based on NEC 690.12 rapid shutdown requirements.



*Clips can be removed for rack mounting

Module frame specifications for mounting TS4-A



ORDERING INFORMATION

461-00252-32	TS4-A-O, 15A, 700W, 1500VUL/1000V IEC, 1.2M Cable, MC4
461-00252-62	TS4-A-O, 15A, 700W, 1500VUL/1000V IEC, 0.62/1.2M Cable, MC4
461-00261-62	TS4-A-O, 15A, 700W, 1500VUL/IEC, 0.62/1.2M Cable, EVO2
461-00261-32	TS4-A-O, 15A, 700W, 1500VUL/IEC, 1.2M Cable, EVO2
462-00252-32	TS4-A-O, 15A, 700W, 1000VIEC, 0.12/1.2M Cable, MC4
462-00252-62	TS4-A-O, 15A, 700W, 1000VIEC, 0.62/1.2M Cable, MC4
462-00261-32	TS4-A-O, 15A, 700W, 1500VIEC, 0.12/1.2M Cable, EVO2
462-00261-62	TS4-A-O, 15A, 700W, 1500VIEC, 0.62/1.2m Cable, EVO2

For sales info:
sales@tigoenergy.com

For product info:
Visit tigoenergy.com/products

For technical info:
Visit support.tigoenergy.com

For additional info and product selection assistance, use Tigo's online design tool at tigoenergy.com/design

Tigo®

Downloads

PV 2.0

Tigo Energy, Inc. | www.tigoenergy.com | sales@tigoenergy.com

9/2/22

PSD-00015-00 REV 1.1

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

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

REVISIONS

R-003.00



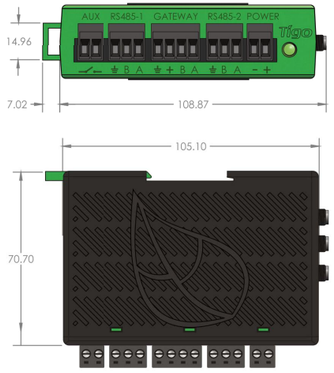
Cloud Connect Advanced (CCA) and Accessories Kit

Data logger/gateway, Tigo Access Point (TAP), power supply, and outdoor enclosure options

The Cloud Connect Advanced (CCA) is a compact, powerful data logging and communications gateway that powers the monitoring and safety capabilities of Tigo TS4 module level power electronics (MLPE). CCA Kit options provide all the components needed for communicating between inverters, TAPs, TS4s, and the Tigo Energy Intelligence platform.

CCA

- Enables module-level monitoring through the Tigo cloud platform
- Connects to wired and wireless networks
- Includes a multifunction LED status indicator
- Configured and commissioned with the Tigo Energy Intelligence (EI) app
- Monitors 3rd-party devices via Modbus



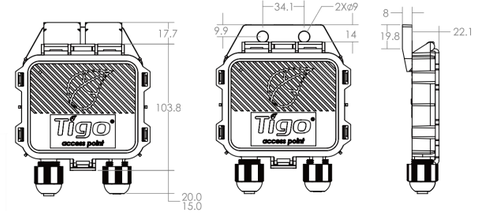
TAP

- Collects data from up to 300 TS4s
- Wireless mesh communication
- Scalable architecture
- Mounts easily on module frames without tools



Power Supplies/Outdoor Enclosure

- Outlet and DIN rail power-supply options
- Compact, DIN rail design
- IP67, NMA 4 rated enclosure



tigoenergy.com

©20240626 Tigo Energy, Inc. 002-00140-00 Rev. 1.3

Specifications

CCA

Input voltage	2 TAPs or fewer: 12-24V_{DC} ±2% 3 TAPs or more: 24V_{DC} ±2%
Input current	1 A
Power consumption (up to 7 TAPs)	3 – 10 W
Dimensions (W/D/H)	31 x 115.5 x 71.5 mm (1.2 x 4.5 x 2.8 in)
Weight	126 g (0.28 lbs)
Operating temperature range	-20 – 85°C (-4 – 185°F)
Maximum altitude	3000 m (9840 ft)
Cooling	Natural convection

TAP

Operating temperature range	-20 – 85°C (-4 – 185°F)
Environmental rating	IP68/NEMA 4X

Power Supplies/Outdoor Enclosure

Operating temperature range	-20 – 70°C (-4 – 185°F)
Input voltage	50/60Hz, 100 – 240 V_{AC}
Power consumption (up to 7 TAPs)	3 – 15 W
Dimensions (W/D/H)	203 x 115 x 278.4 mm (8 x 4.5 x 11 in)
Weight (w/CCA and power supply)	1.1 kg (2.4 lbs)
Environmental rating	IP67/NEMA 4X
Cooling	Natural convection

Includes DIN rail mountable bracket*

Ordering Information

344-00000-52	CCA Kit with TAP, DIN rail power supply*
348-00000-52	CCA Kit with TAP, DIN rail power supply, outdoor enclosure*
346-00000-00	CCA standalone

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

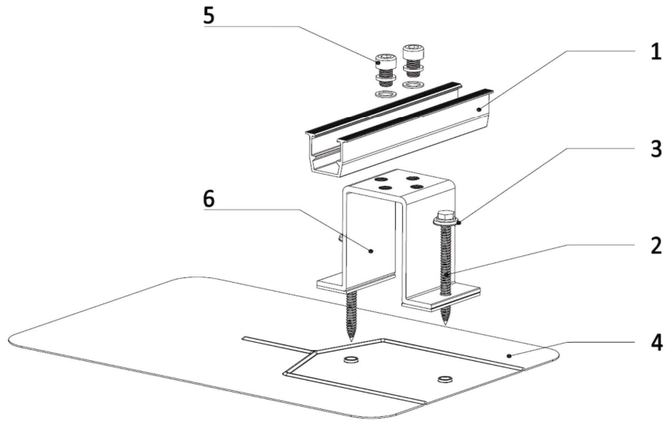
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

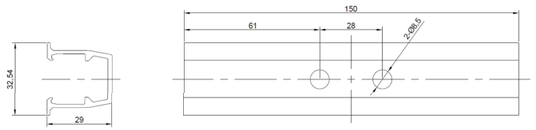
REVISIONS

R-004.00



ITEM NO.	DESCRIPTION
1	RAPID RAIL
2	SELF TAPPING SCREW
3	WASHER, EPDM BACKED
4	FLASHING
5	ASSY, BOLT
6	BASE, EPDM ATTACHED

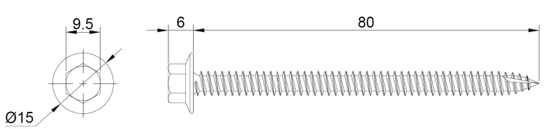
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

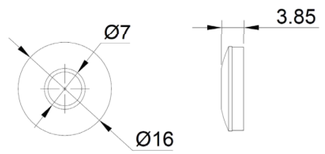
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



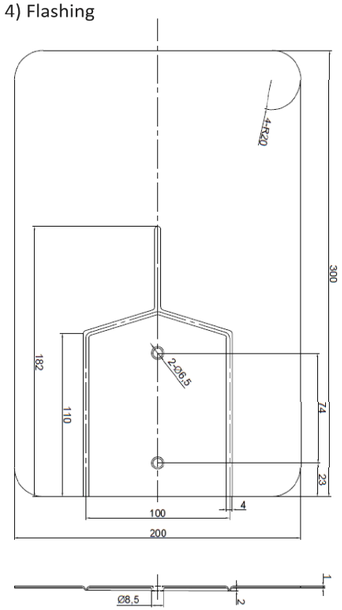
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



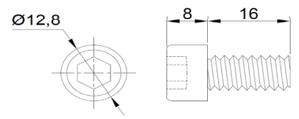
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



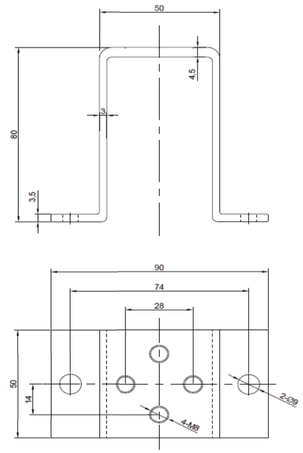
Property	Value
Material	Aluminum
Finish	Mill

5) Assy. bolt



Property	Value
Material	SUS304
Finish	Mill

6) Base



Property	Value
Material	Aluminum
Finish	Anodization, AA10

Pullout force	1360N
Compression load	1370N
Shear force	1360N

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

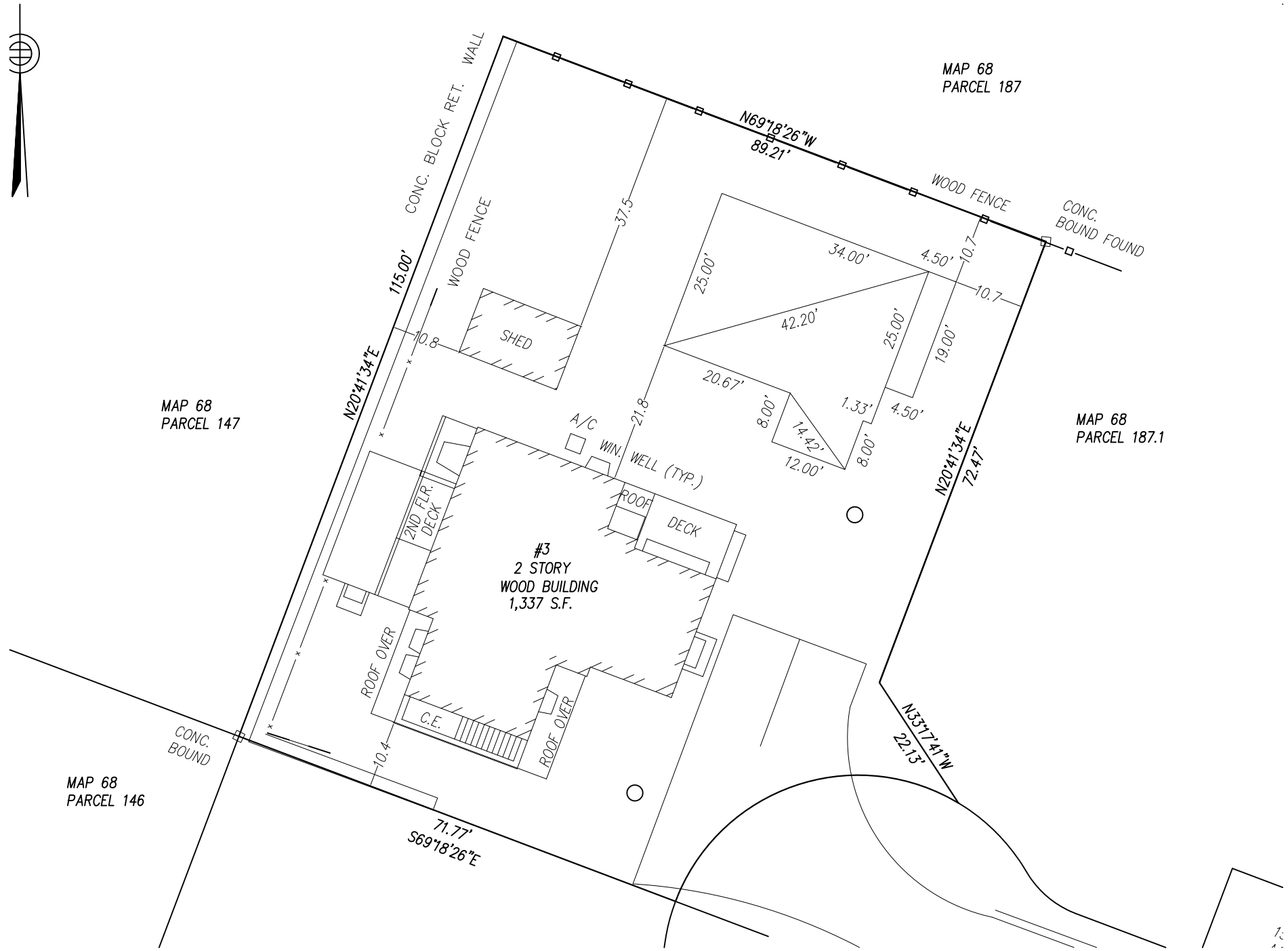
DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
68 149
20
68 189
11A
68 179
8A
68 188
11B
68 179.1
8B
68 148
22
68 188.1
13A
68 180
10A
68 180.1
10B
68 147
24
68 187
13B
68 187.2
3
68 181
12A
68 187.1
15
68 181.1
12B
68 146
26
68 186.3
8
68 182
14A
68 182.1
14B
68 186
6
68 186.2
2
68 186.1
4
68 145
28
68 183
16
68 185
19
68 144
30
Keyboard shortcuts
Map data ©2024 Google
10 m
Terms
Report a map error


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












15
15



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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

ESTILL
ROSE WALK
RANGER RD

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

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

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

X 3. **Application Fee**: See back of application for fee schedule or call the office. 50—

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 28

Street & Number of Proposed Work: 17 RANGER RD

Owner of record: SCOTT / TRISHA ESTILLE

Mailing Address: 34 SHEFFIELD WAY
GREENICH, CT 06831

Contact Phone #: 917-912-8593 E-mail: TRISHAESTILLE@MAC.COM

AGENT INFORMATION (if applicable)

Name: R NEWMAN SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: / Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' Sq. footage 2nd floor: / Size: _____ ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: 1/2

Difference between existing grade and proposed finish grade: North NONE South – East – West –

Height of ridge above final finish grade: North 28' 6 South 24 6 East 24 6 West 24 6

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer / Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): /

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front NA - EXIST. Rear _____ Side _____

Garage Door(s): Type – Material –

Hardscape materials: Driveways STONE Walkways STONE Walls –

* Note: Complete door and window schedules are required.

COLORS

Sidewall W. CEDAR NTW Clapboard (if applicable) – Roof EXISTING

Trim W.R. CEDAR NTW Sash EXIST. Doors "

Deck N/A HOG. NTW Foundation CONCRETE / EX Fence – Shutters –

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

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

Date 2.10.25 Signature of owner of record [signature] Signed under penalties of perjury

r.c.newman@comcast.net

From: Trisha Estill <trishacestill@mac.com>
Sent: Saturday, February 1, 2025 3:30 PM
To: r.c.newman@comcast.net
Cc: Scott Estill
Subject: Re: Ranger Rd

Robert Newman is authorized to sign HDC applications as agent for Trisha and Scott Estill/17Ranger Road LLC.

Thank you.

On Jan 31, 2025, at 1:57 PM, r.c.newman@comcast.net wrote:

Trish confirmed its on westerly elevation. I think that's fine.
Can you send me a quick note sometime acknowledging that I can sign HDC apps as your agent please.
Thanks

From: Scott Estill <scott.estill@lancor.com>
Sent: Friday, January 31, 2025 11:54 AM
To: r.c.newman@comcast.net; 'Trisha Estill' <trishacestill@mac.com>
Subject: RE: Ranger Rd

Other suggestion?

Scott Estill

Managing Partner - Lancor

w: lancor.com
e: scott.estill@lancor.com
p: 212 710 2926 m: 917 742 9473

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Trisha & Scott Estille

STREET ADDRESS 17 Ranger Rd

MAP/PARCEL 39/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2.16.25

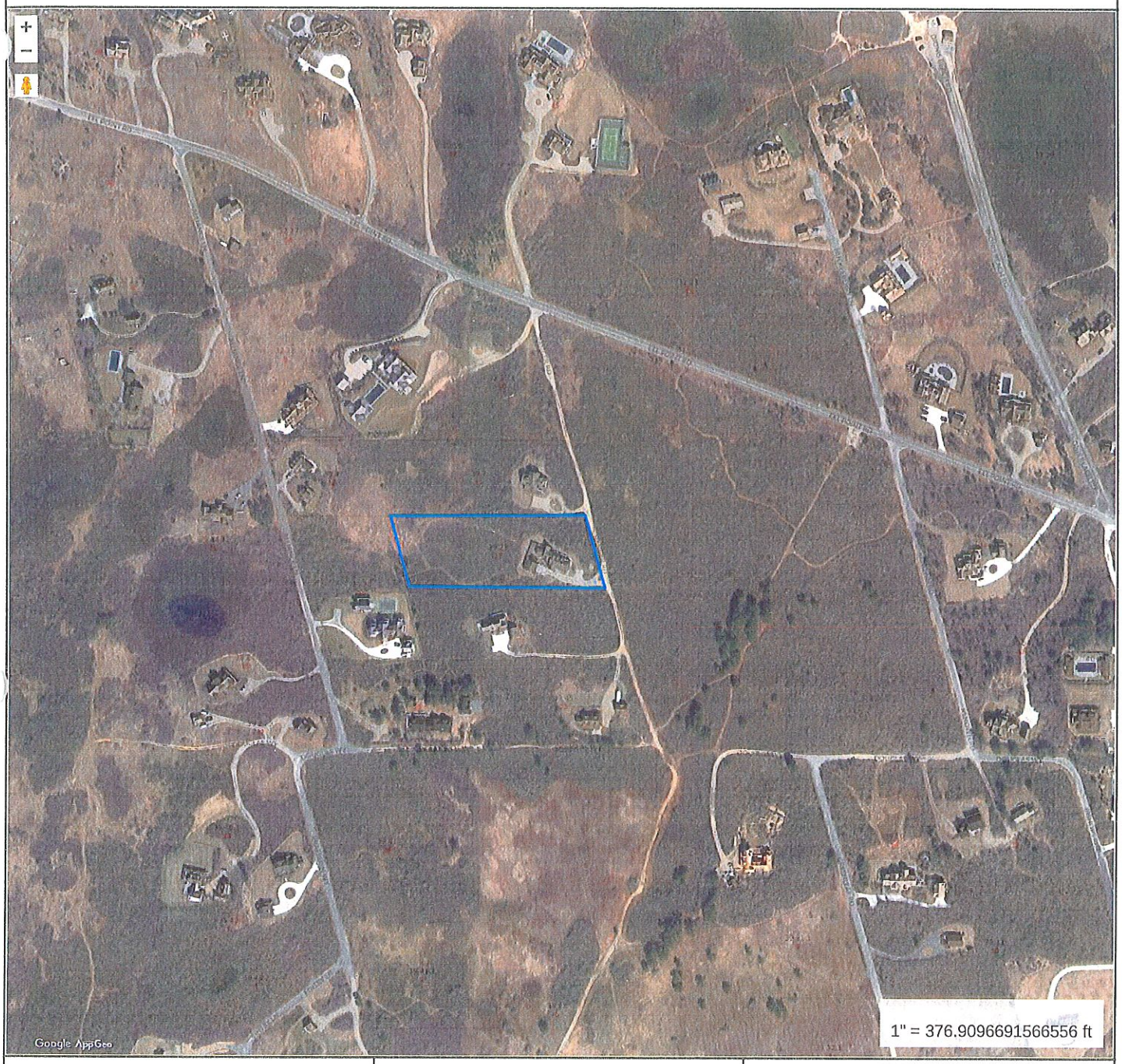
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 2/16/25

Date



Property Information

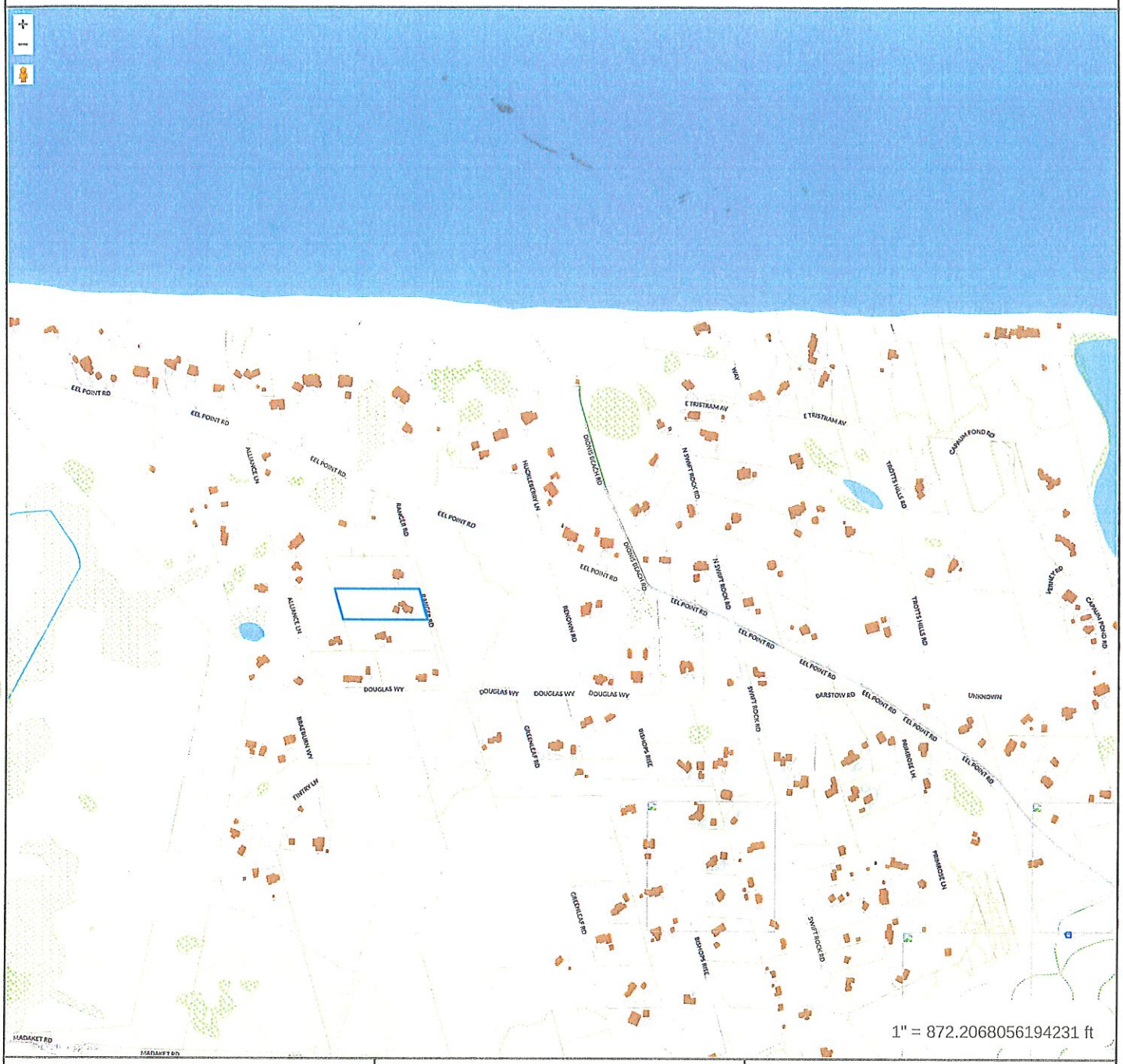
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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



Property Information

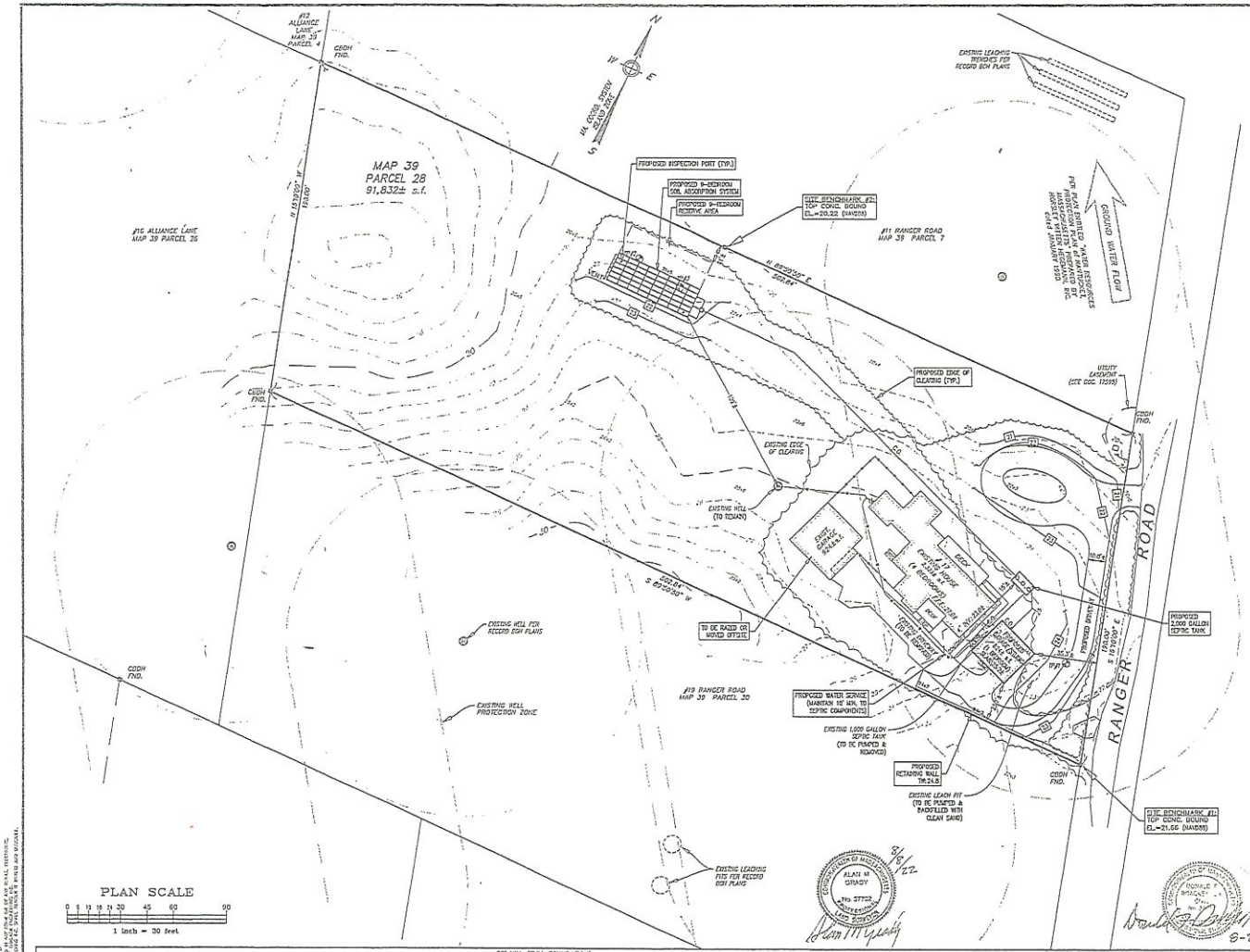
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

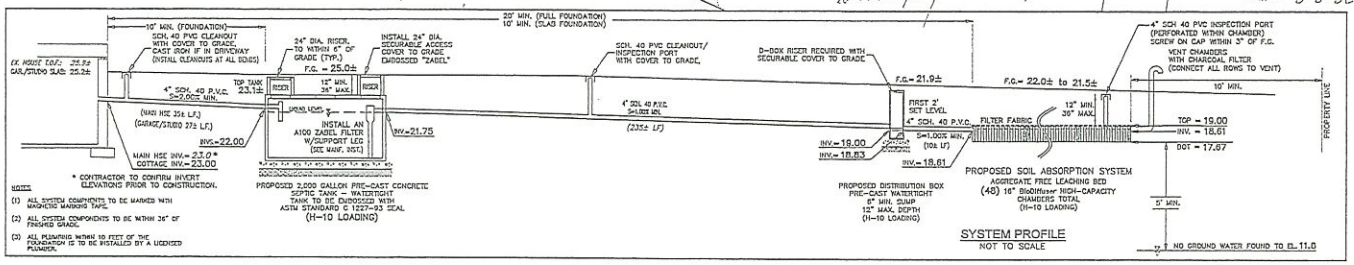
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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

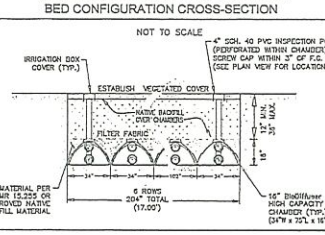




SYSTEM PROFILE
NOT TO SCALE

16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



DESIGN CALCULATIONS

SOIL TEXTURAL CLASS:	CLASS 1
PERC. RATE:	≤2 MINUTES/INCH
NO. OF BEDROOMS:	9
DESIGN FLOW REQUIRED:	900 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

EX. HOUSE: 4 BDRMS
PR. DW./STUDIO: 1 BDRM
TOTAL = 5 BDRMS

LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(48 UNITS)(6.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 950 GPD (REQUIRED)

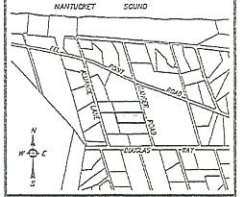
SOIL LOGS

TP NO. 1 GRD. EL. 23.5 GW. EL. NONE to 13.5		TP NO. 2 GRD. EL. 21.6 GW. EL. NONE to 11.6		TP NO. 3 GRD. EL. 21.9 GW. EL. NONE to 11.8	
0"	O/A/E LOAMY SAND 10YR 3/2	0"	O/A/E LOAMY SAND 10YR 3/2	0"	O/A/E LOAMY SAND 10YR 3/2
8"	B LOAMY SAND 10YR 5/8	10"	B LOAMY SAND 10YR 5/8	14"	B LOAMY SAND 10YR 5/8
29"	C1 MEDIUM SAND 2.5Y 6/8	29"	C1 MEDIUM SAND 2.5Y 6/8	30"	C1 MEDIUM SAND 2.5Y 6/8
120"	NO REDOX NO WEEPING	120"	NO REDOX NO WEEPING	120"	NO REDOX NO WEEPING

DATE PERFORMED: MAY 21, 2020
SOIL EVALUATOR: DONALD F. BRACKEN JR.
WITNESSED BY: ART CROWLEY – AGENT
PERC. RATE: ≤2 MINUTES/INCH
SOIL CLASS: CLASS 1
MAX. GROUND WATER ELEV.: NONE TO 11.6
METHOD OF DETERMINATION: NO GROUNDWATER FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

Locus Map

Scale: 1" = 1000'



GENERAL NOTES

1. BENCHMARK: #1 ELEVATION = 21.66 (NAVD88) TOP CONCRETE BOUND
   #2 ELEVATION = 20.22 (NAVD28) TOP CONCRETE BOUND
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: 17 RANGER ROAD LLC
   34 SHEFFIELD WAY
   GREENWICH, CT 06831
9. DEED REFERENCE: Cert: #28304
10. PLAN REFERENCE: L.C. Plan 15209-C (LOTS 40 & 48)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. ENTIRE LOCUS DOES FALL WITHIN A NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES, BUT NOT AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-C dated 06/09/2014.
17. LOT CREATED IN JULY of 1970.

ZONE: LUC–2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	91,832± s.f.	91,832± s.f.
FRONTAGE:	150'	190.00'	190.00'
FRONT YARD:	25'	61.7'±	25.3'±
SIDE/REAR YARD:	15'	35.2'±	23.7'±
GROUND COVER:	4% (MAX) (3,673± s.f.)	3.5% (3,218± s.f.)	3.2% (2,947± s.f.)

Prepared By:

BRACKEN ENGINEERING INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2262
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
17 RANGER ROAD LLC
#17 RANGER ROAD
MAP 39 PARCEL 28

No.	Date	Revision Description	By
1	08/05/22	RELOCATE & ENLARGE SYSTEM	ERC

Date: JUNE 4, 2020 | Drawn: RAW/ERC | Checked: DFB/ANG | Sheet: 1 of 1

COPYRIGHT (C) BY BRACKEN ENGINEERING INC. ALL RIGHTS RESERVED.
THESE PLANS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF BRACKEN ENGINEERING INC.

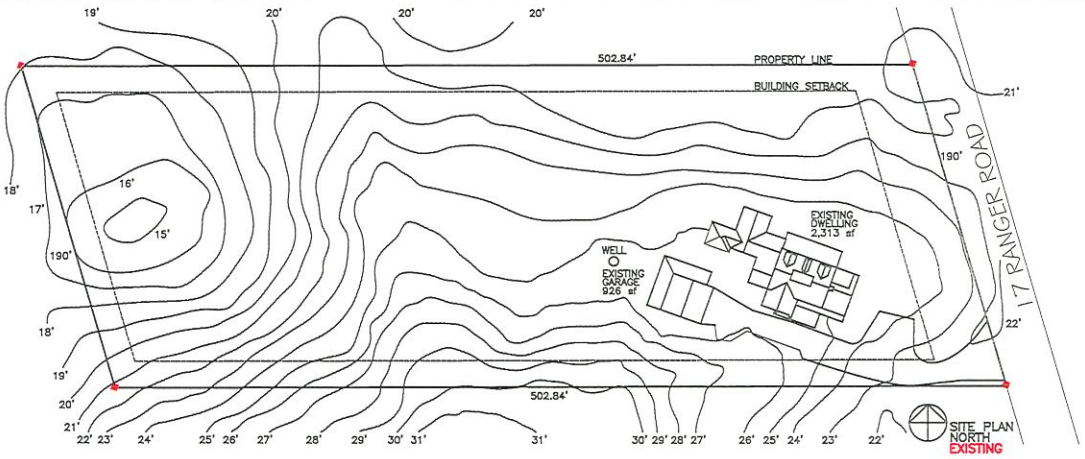
S:\Autocad Drawings\Horizontal\Ranger Road\17 Ranger Road\17 Ranger Road - SSD.dwg 2022.dwg

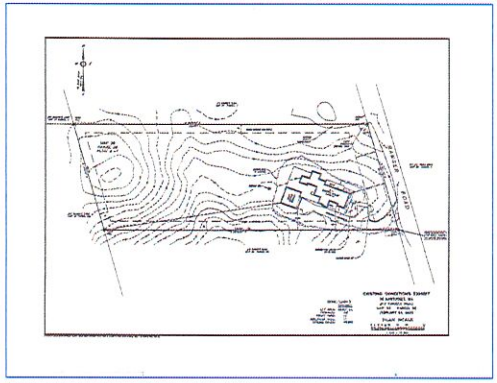
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS: PROPOSED
NORTH, SOUTH, EAST & WEST

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

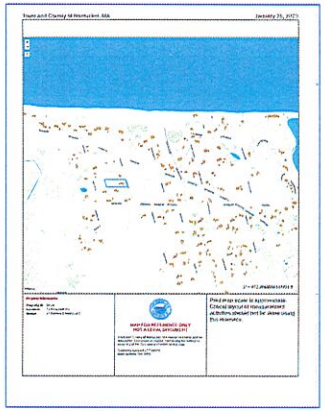




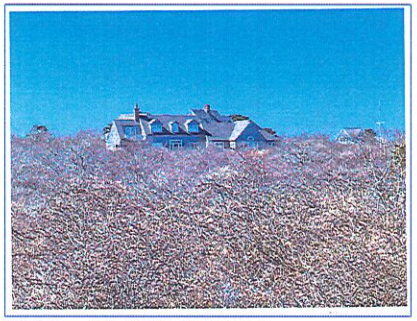
17 RANGER ROAD SURVEY



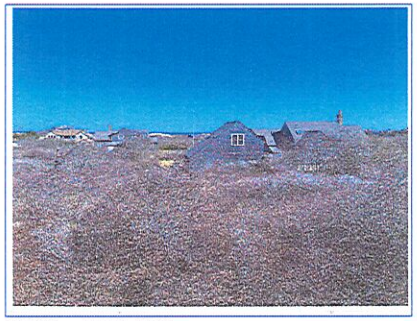
17 RANGER ROAD



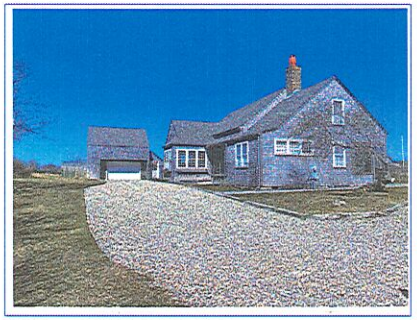
17 RANGER ROAD



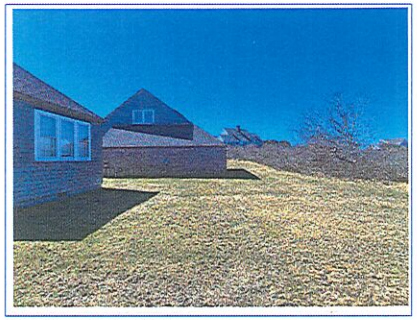
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

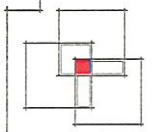


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO.

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"

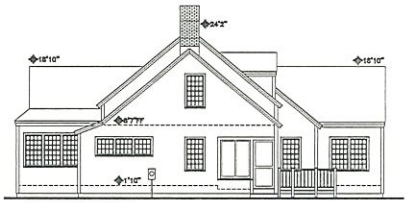
1R



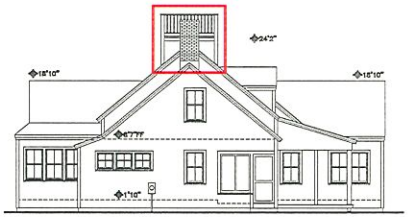
NORTH ELEVATION
EXISTING



NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



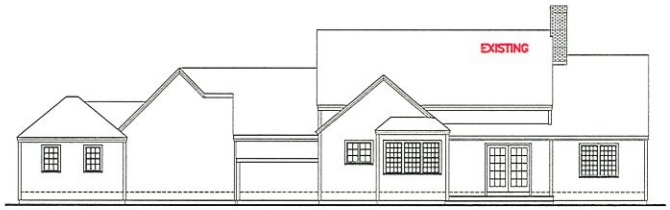
EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

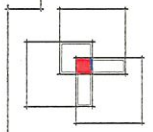


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

ROOF-WALK

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
EXISTING &
PROPOSED

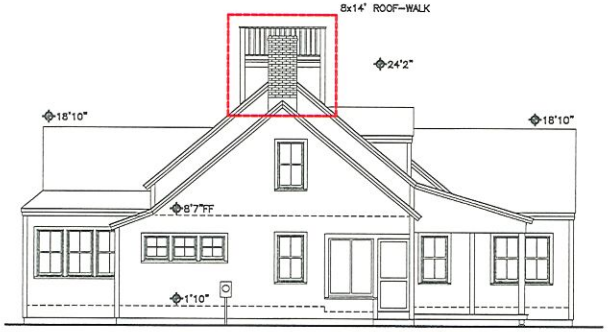
DATE
02-07-2025

SCALE
1/8 "=1'0"

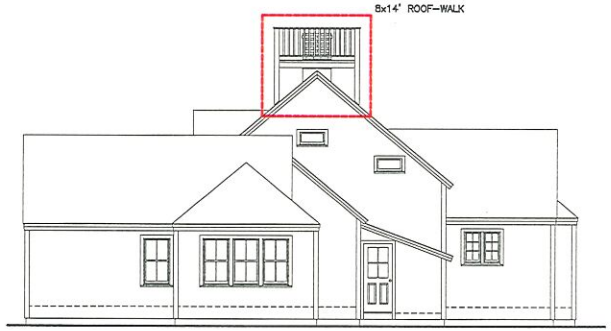
2R



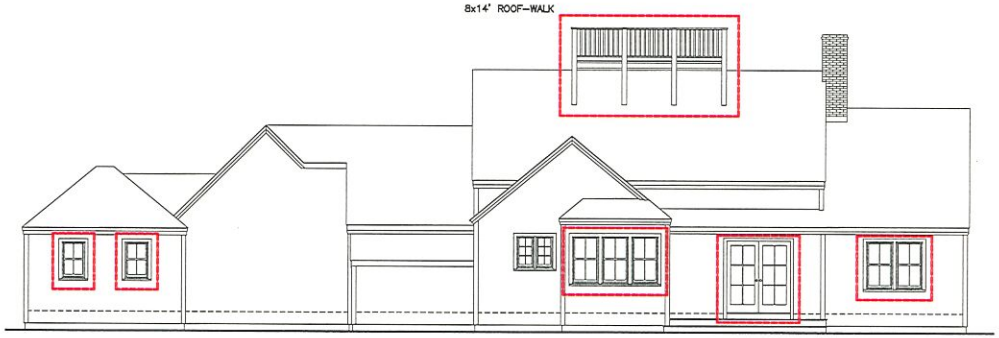
NORTH ELEVATION
PROPOSED



EAST ELEVATION
PROPOSED



WEST ELEVATION
PROPOSED



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO

NOTES
HDC
CERT. NO. ----------

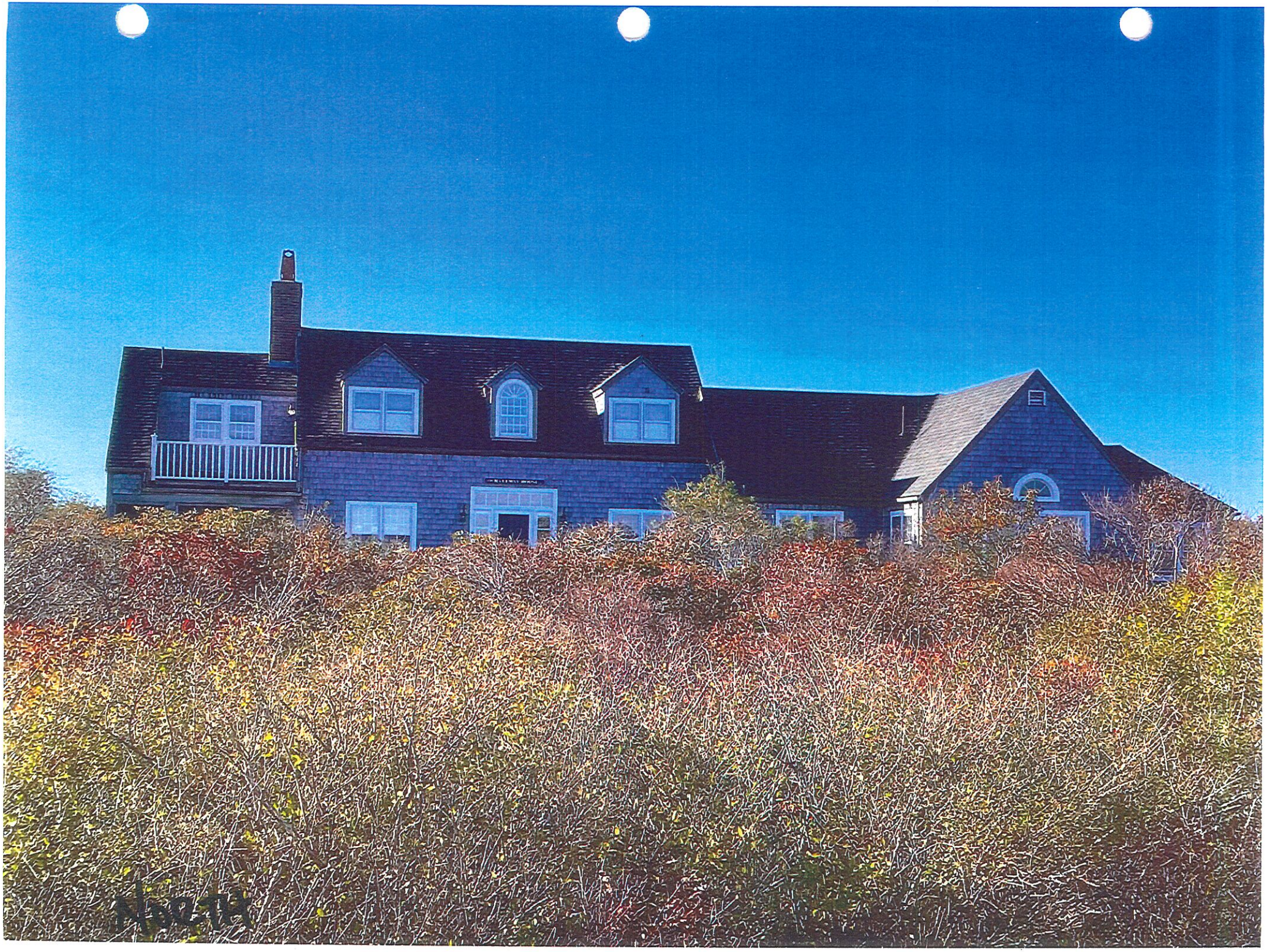
COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST

DATE
02-07-2025

SCALE
1/4"=1'0"

3R




EAST


SOUTH | EAST


SOUTH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587
THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

ESTILL RANGER RD B&W REV.

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

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

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

____ 3. **Application Fee**: See back of application for fee schedule or call the office. 50

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

r.c.newman@comcast.net

From: Trisha Estill <trishacestill@mac.com>
Sent: Saturday, February 1, 2025 3:30 PM
To: r.c.newman@comcast.net
Cc: Scott Estill
Subject: Re: Ranger Rd

Robert Newman is authorized to sign HDC applications as agent for Trisha and Scott Estill/17Ranger Road LLC.

Thank you.

On Jan 31, 2025, at 1:57 PM, r.c.newman@comcast.net wrote:

Trish confirmed its on westerly elevation. I think that's fine.
Can you send me a quick note sometime acknowledging that I can sign HDC apps as your agent please.
Thanks

From: Scott Estill <scott.estill@lancor.com>
Sent: Friday, January 31, 2025 11:54 AM
To: r.c.newman@comcast.net; 'Trisha Estill' <trishacestill@mac.com>
Subject: RE: Ranger Rd

Other suggestion?

Scott Estill
Managing Partner - Lancor
w: lancor.com
e: scott.estill@lancor.com
p: 212 710 2926 m: 917 742 9473

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Scott & Trisha Estill

STREET ADDRESS 17 Ranger Rd

MAP/PARCEL 39/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

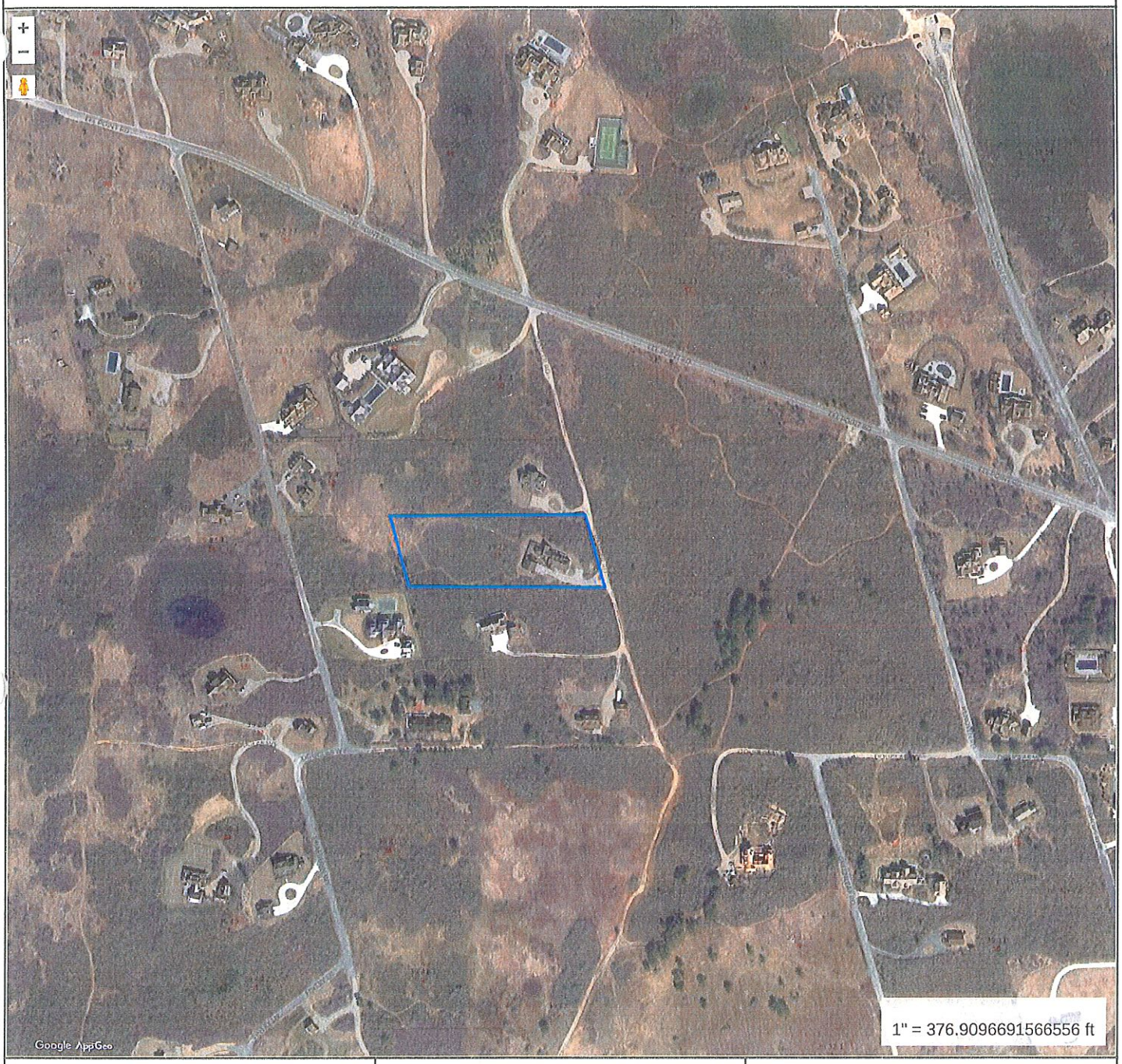
2-10-25

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

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

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

Signature 2-10-25 Date



Property Information

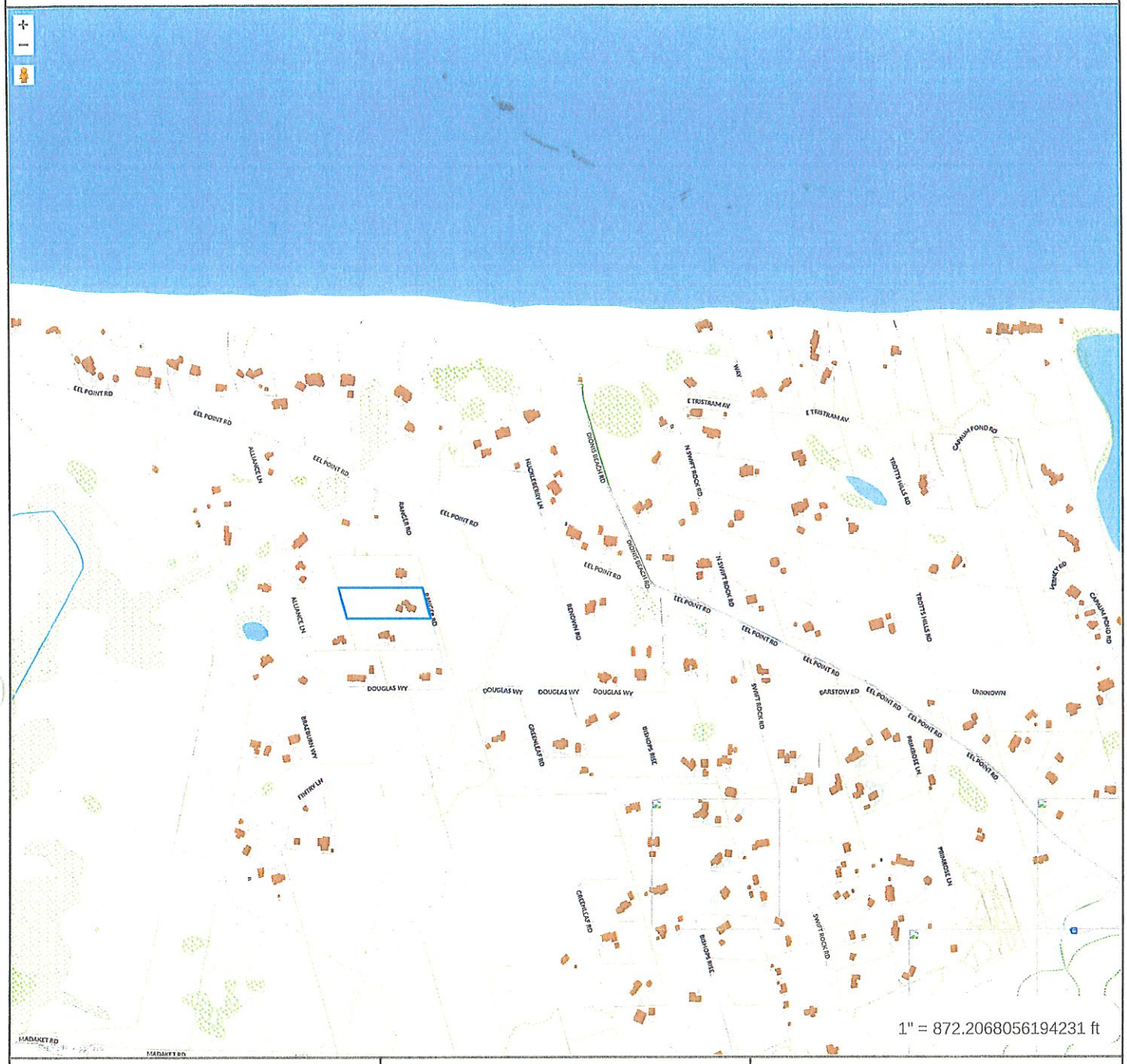
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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



Property Information

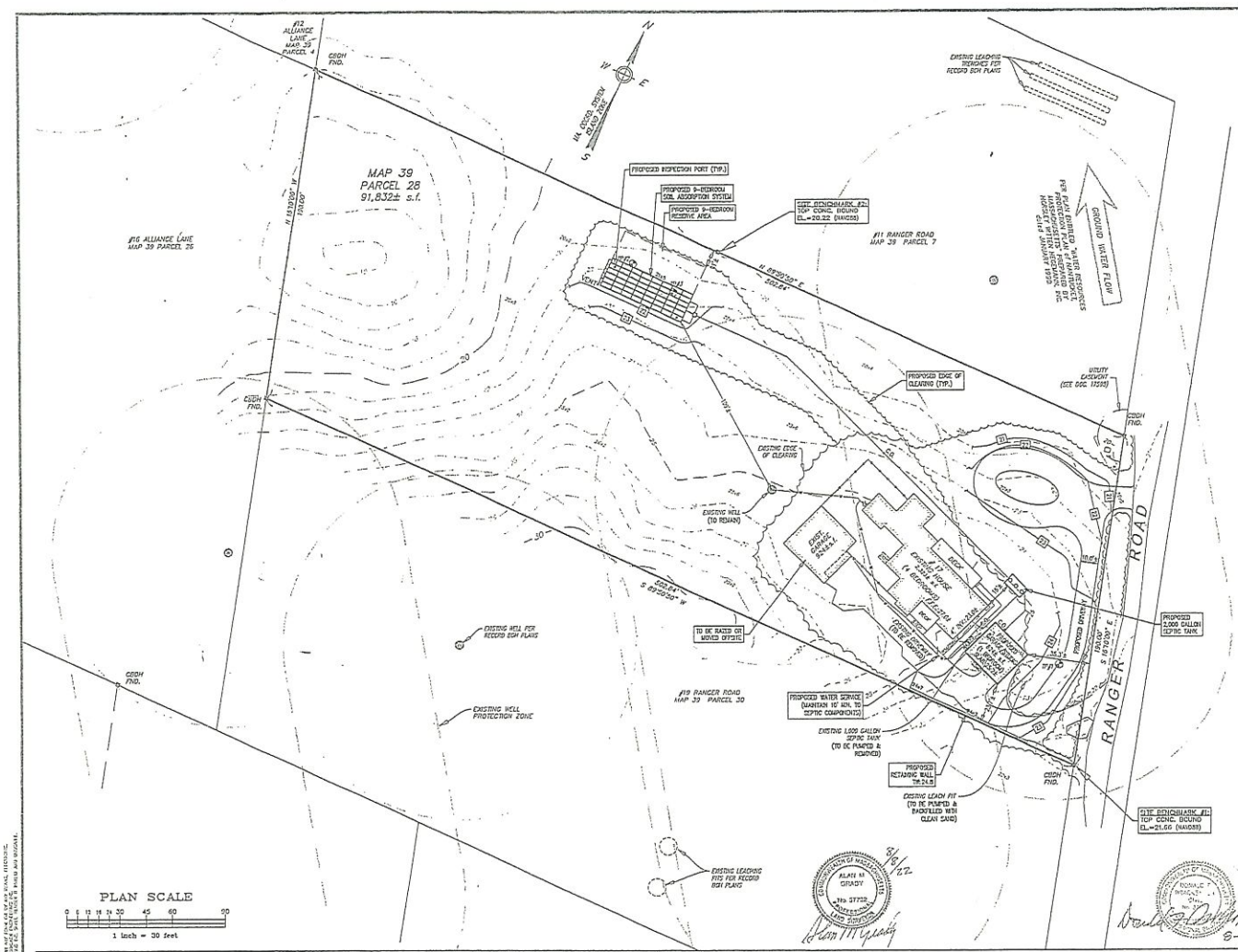
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

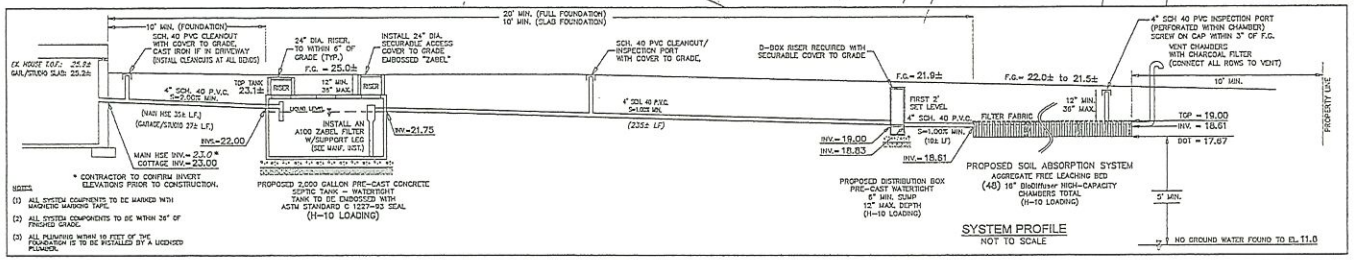
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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





DESIGN CALCULATIONS

SOIL TEXTURAL CLASS:	CLASS I
PERC. RATE:	<2 MINUTES/INCH
NO. OF BEDROOMS:	9 (EX. HOUSE: 4 EXISTING; PR. DWL/STUDIO: 1 EXIST., 4 PROPOSED; TOTAL: 9 BEDRMS)
DESIGN FLOW REQUIRED:	990 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(45 UNITS)(5.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 990 GPD (REQUIRED)

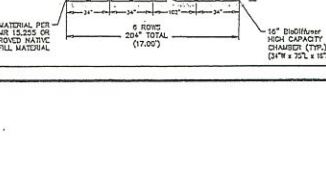
SOIL LOGS

TP NO. 1 GRD. EL. 23.5 GW. EL. NONE to 13.5		TP NO. 2 GRD. EL. 21.6 GW. EL. NONE to 11.6		TP NO. 3 GRD. EL. 21.8 GW. EL. NONE to 11.8	
0"		0"		0"	
	O/A/C LOAMY SAND 10YR 3/2		O/A/C LOAMY SAND 10YR 3/2		O/A/C LOAMY SAND 10YR 3/2
8"	22.5	10"	20.8	14"	20.6
	B LOAMY SAND 10YR 5/8		B LOAMY SAND 10YR 5/8		B LOAMY SAND 10YR 5/8
29"	21.1	29"	19.2	30"	19.3
	C1 MEDIUM SAND 2.5Y 6/8		C1 MEDIUM SAND 2.5Y 6/8		C1 MEDIUM SAND 2.5Y 6/8
120"	13.5	120"	11.6	120"	11.8
NO REDOX NO MOTTLING		NO REDOX NO MOTTLING		NO REDOX NO MOTTLING	

DATE PERFORMED: MAY 21, 2020
SOIL EVALUATOR: DONALD F. BRACKEN JR.
WITNESSED BY: ART CROWLEY — APEX
PERC. RATE: <2 MINUTES/INCH
SOIL CLASS: CLASS I
MAX. GROUND WATER ELEV.: NONE TO 11.6
METHOD OF DETERMINATION: NO GROUNDWATER FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

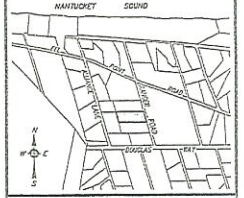
16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



Locus Map

Scale: 1" = 1000'



GENERAL NOTES

1. BENCHMARK: #1 ELEVATION = 21.66 (NAVD88) TOP CONCRETE BOUND
   #2 ELEVATION = 20.22 (NAVD88) TOP CONCRETE BOUND
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: 17 RANGER ROAD LLC
   34 SHEFFIELD WAY
   GREENWICH, CT 06831
9. DEED REFERENCE: Cert: #28364
10. PLAN REFERENCE: L.C. Plan 15209-C (LOTS 42 & 43)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. ENTIRE LOCUS DOES FALL WITHIN A NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES, BUT NOT AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-C dated 06/03/2014.
17. LOT CREATED IN JULY of 1970.

ZONE: LUG-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	91,832± s.f.	91,832± s.f.
FRONTAGE:	150'	190.00'	190.00'
FRONT YARD:	35'	61.7'±	35.3'±
SIDE/REAR YARD:	15'	35.2'±	23.7'±
GROUND COVER:	40% (MAX)	3.5% (3,247± s.f.)	3.2% (2,947± s.f.)

Prepared By:

BRACKEN ENGINEERING INC
43 HERRING POND ROAD
WIANNO, MA 02532
(tel) 508.420.0070
(fax) 508.833.3282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.228.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
17 RANGER ROAD LLC
#17 RANGER ROAD
MAP 39 PARCEL 28

No.	Date	Revision Description	By
1	08/09/22	RELOCATE & ENLARGE SYSTEM	DTC

Date: JUNE 4, 2020 | Drawn: RWM/DTC | Checked: DFB/AWG | Sheet: 1 of 1

COPYRIGHT (C) BY BRACKEN ENGINEERING INC. ALL RIGHTS RESERVED. THESE PLANS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF BRACKEN ENGINEERING INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRACKEN ENGINEERING INC. ANY UNAUTHORIZED USE SHALL VOID THE LICENSE HEREIN AND SHALL BE A VIOLATION OF THE LICENSE AGREEMENT AND COPYRIGHT LAWS.

S:\Active Projects\Nantucket\Ranger Road\17 Ranger Road - Sub site 2022.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 28

Street & Number of Proposed Work: 37 RANGER RD.

Owner of record: SCOTT & TRISHA ESTILL

Mailing Address: 34 SHEFFIELD WAY
GREENWICH, CT 06831

Contact Phone #: 917-932-0593 E-mail: TRISHAESTILL@MAC.COM

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SCT

Mailing Address: PO BOX 213
NANTUCKET, MA 02554

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other WINDOW CHANGES / DOOR CHANGES

Size of Structure or Addition: Length: 68 Sq. Footage 1st floor: _____ Decks/Patio: Size: NC ☐ 1st floor ☐ 2nd floor

Width: 51 Sq. footage 2nd floor: _____ Size: " ☐ 1st floor ☐ 2nd floor

EXISTING Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 24 6 South 24 6 East 24 6 West 24 6

Additional Remarks

Historic Name:

Original Date: 1900 +/-

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): EX.

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☒ TDL ☐ SDL Front 6 LIGHT, FRENCH Rear 6 LIGHT GRIDDING Side 6 LIGHT GLASS DOOR

Garage Door(s): Type EX Material _____

Hardscape materials: Driveways STONE Walkways STONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall LT. CEDAR NEW Clapboard (if applicable) — Roof WEATHERED WOOD SHAKE

Trim WHITE Sash WHITE Doors WHITE

Deck MAHOG. NEW Foundation CONCRETE Fence — Shutters —

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

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

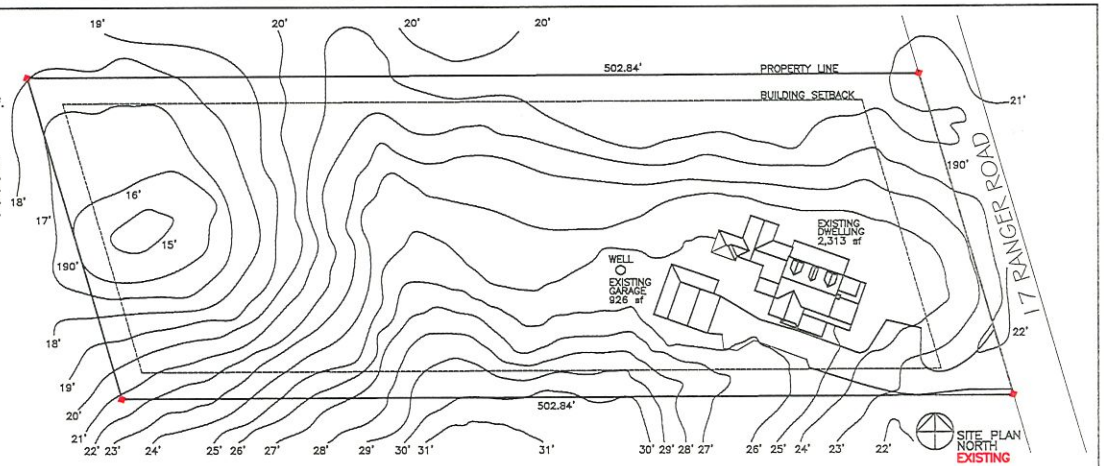
Date 2.10.25 Signature of owner of record _____ SCOTT ESTILL Signed under penalties of perjury

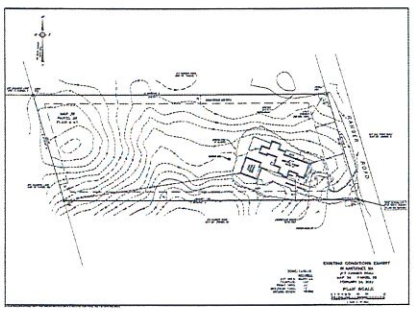
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS:
SOUTH & WEST PROPOSED
D & W SCHEDULES

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

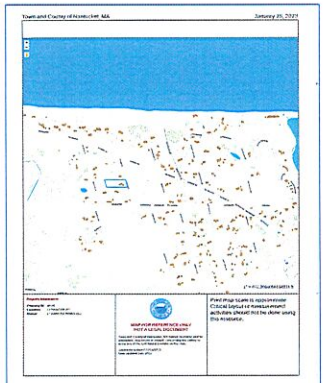




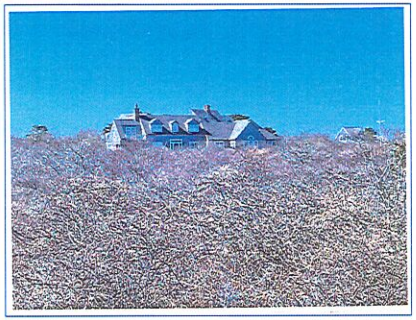
17 RANGER ROAD SURVEY



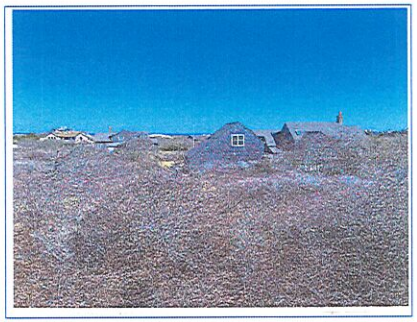
17 RANGER ROAD



17 RANGER ROAD



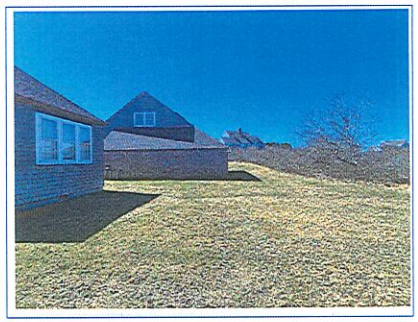
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

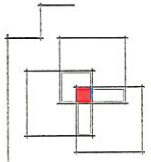


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



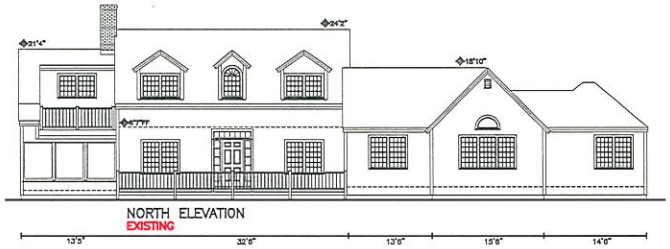
PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
JOB NO

DOOR & WINDOW REVISIONS

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

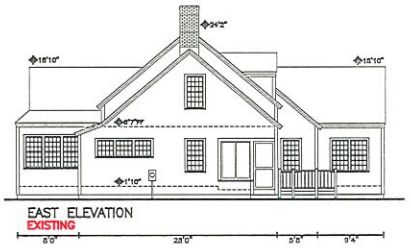
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"
1



NORTH ELEVATION
EXISTING



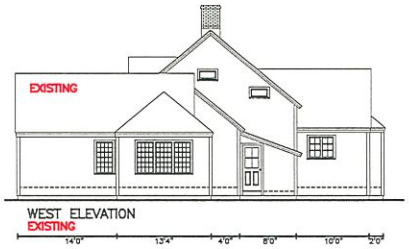
NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



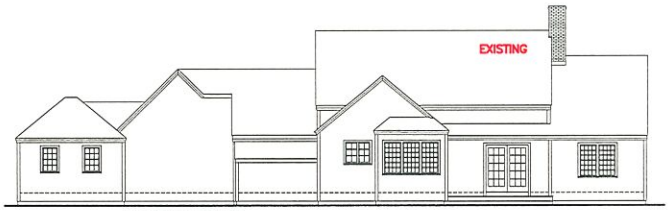
EAST ELEVATION
PROPOSED



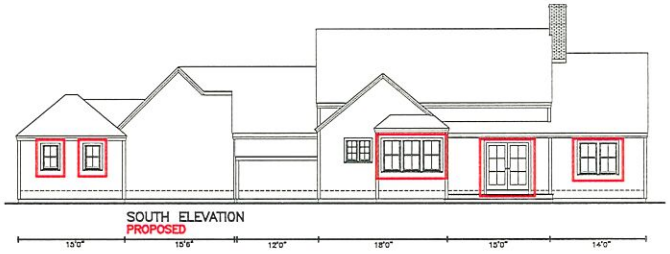
WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

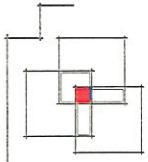


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

DOOR & WINDOW REVISIONS

JOB NO

NOTES
HDC CERT. NO. ----------

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS: EXISTING & PROPOSED

DATE
02-07-2025

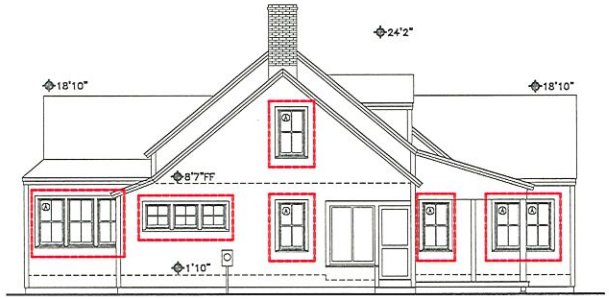
SCALE
1/8 "=1'0"

2



NORTH ELEVATION
PROPOSED

13'5" | 32'6" | 13'6" | 15'6" | 14'6"



EAST ELEVATION
PROPOSED

8'0" | 28'0" | 10'0" | 4'6"



WEST ELEVATION
PROPOSED

14'0" | 13'4" | 4'0" | 8'0" | 10'0" | 2'0"



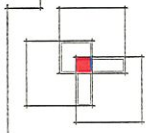
SOUTH ELEVATION
PROPOSED

15'0" | 15'6" | 12'0" | 18'0" | 15'0" | 14'0"

DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	ANDERSEN	GLIDING PATIO, 15 LIGHT		6'0"x6'8"		
②	ANDERSEN	GLIDING PATIO, 15 LIGHT		6'0"x6'8"		
CONFIRM ALL TO CONSTRUCTION						

WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	1/1,TW/DH	400	TW2610		
Ⓑ	ANDERSEN	1/1,TW/DH	400	TW2642		
Ⓒ	ANDERSEN	1/1,TW/DH	400	TW2632		
Ⓓ	ANDERSEN	4 LIGHT, FIXED	400			
Ⓔ	ANDERSEN	1/1,TW/DH	400			
CONFIRM ALL SIZES PRIOR TO CONSTRUCTION						

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02581
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

JOB NO.
WINDOW & DOOR REVISIONS

NOTES
HDC CERT. NO. ---------

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS: NORTH, SOUTH, EAST & WEST
D.&W. SCHEDULES

DATE
02-07-2025

SCALE
1/4"=1'0"

3


NORTH


EAST


SOUTH | EAST


SOUTH

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 Pleasant ST

Owner of record: DM&Lena Sansone

Mailing Address: 144 Green Avenue
Madison NJ 07940

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024 11 1486

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

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 96 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Plus Prev App Width: 6 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: unknown

Original Date: ± 1923 - 1935

Original Builder: unknown

REVISIONS* (describe)

1. East Elevation Remove sunken patio, fenestration
2. South Elevation extend Addition/mass to Rear
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED no changes to prev app unless noted

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles painted TMF @ Rear ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No changes unless noted

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2-24-25 Signature of owner of record Signed under penalties of perjury

CERTIFICATE NO: _____ Previous Approval DATE ISSUED: 11/4/25

HDC 2024-11-11486 staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 Pleasant ST

Owner of record: Thomas A Lenn Sansone

Mailing Address: 35 Pleasant ST

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228.7820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: 11/4/24 Fee Paid: $ 525 1/21

Must be acted on by: 1/3/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DORMERS MIC 6" FROM RIDGE / WINDOWS @ FRONT ELEVATION - W. GABLE SIDE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 430SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 200 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North No Change South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: Unknown

Original Date: 1923 - 1935

Original Builder: Unknown

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

REVISIONS* (describe)

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

Shingle Story Addition to Side of Ell
New Basement & Egress
New Dormers

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-26" ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass _____/12 _____ Secondary Mass 3/12 Dormer 6/12 Other _____

Roofing material: ☒ Asphalt ☐ 3-Tab ☒ Architectural

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Brosco or Boston Sash

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW + White (TM) Clapboard (if applicable) _____ Roof Gray - See Drawings

Trim White (TM) Sash White Doors White

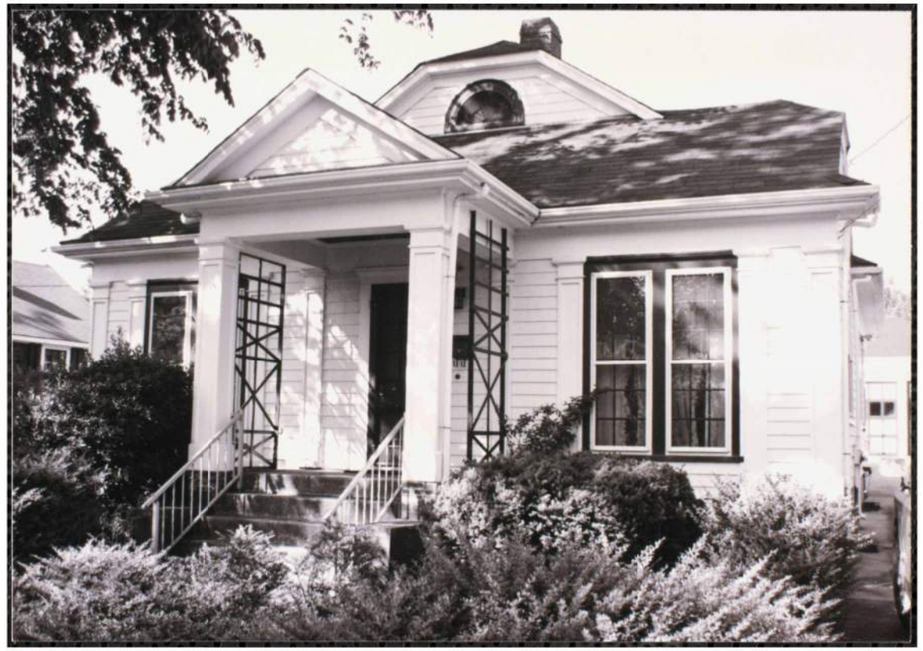
Deck NTW Foundation Gray Fence White Shutters _____

Railing

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

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

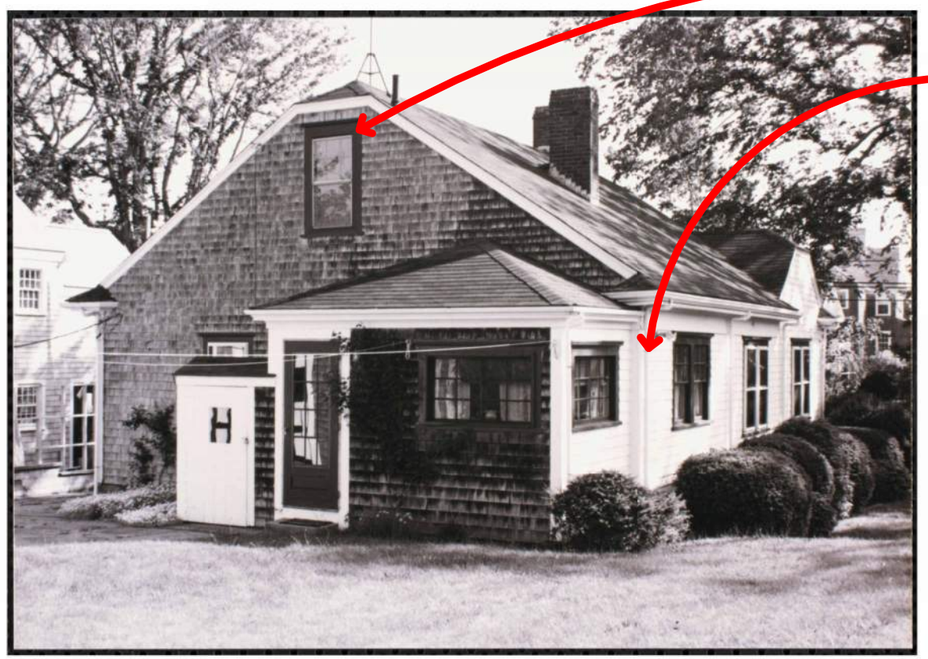
Date 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

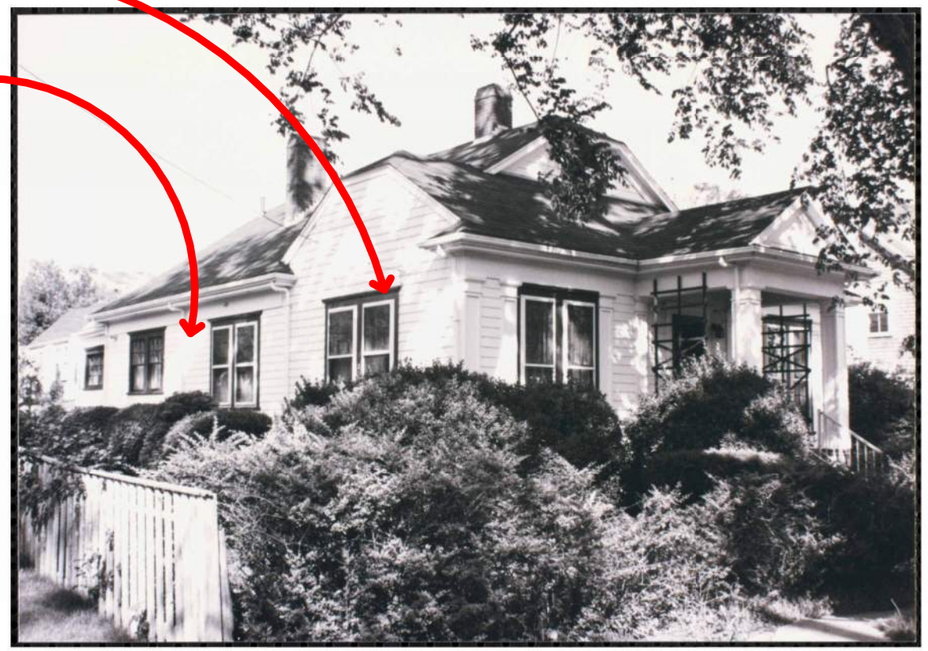




Darker trim color

More painted shingles





1992

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCa

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/4/2024 9:56:36 AM

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/4/2024 10:06:36 AM



1920's

Sansone

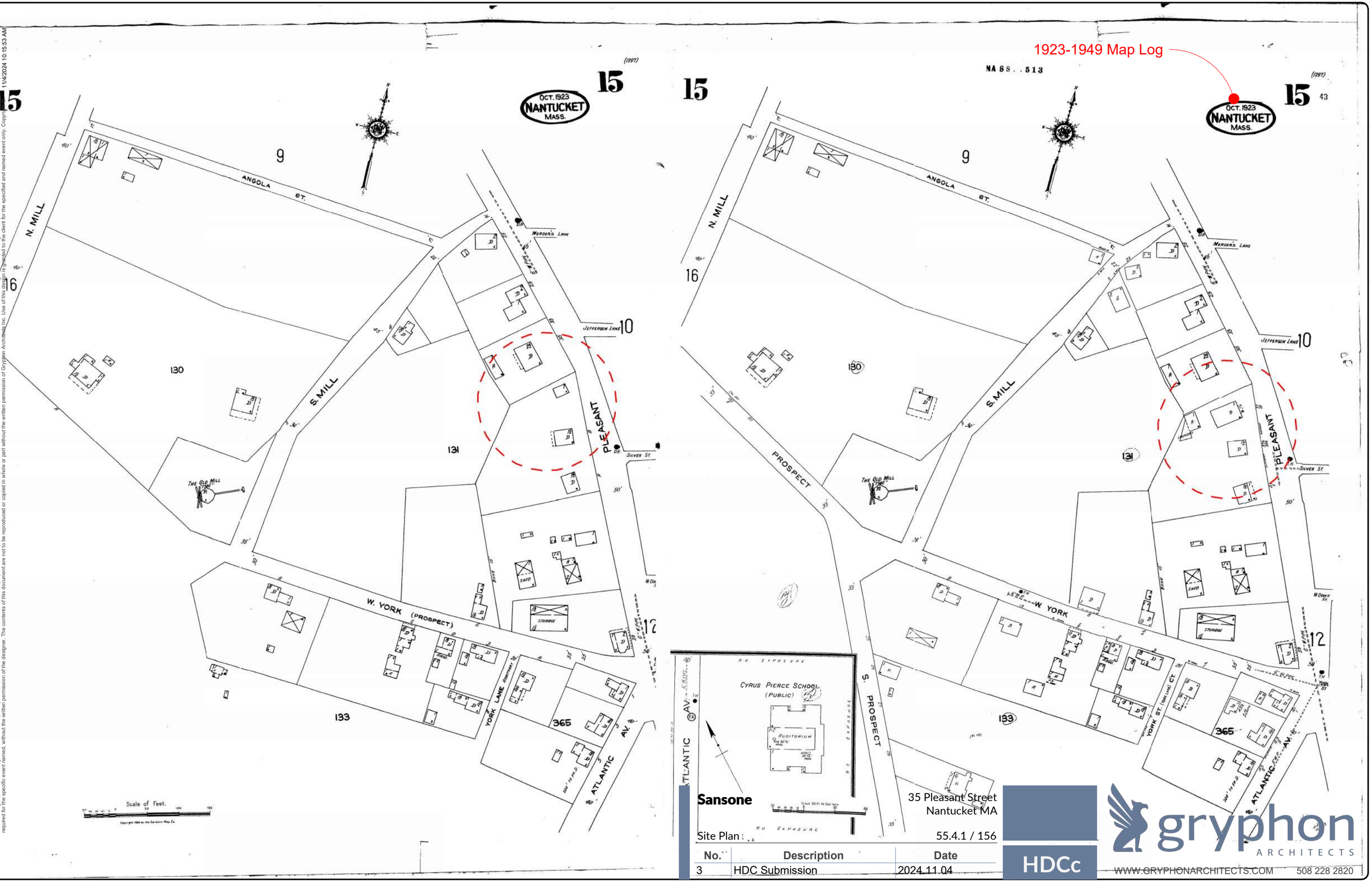
35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820



This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright 11/4/2024 10:15:53 AM

Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

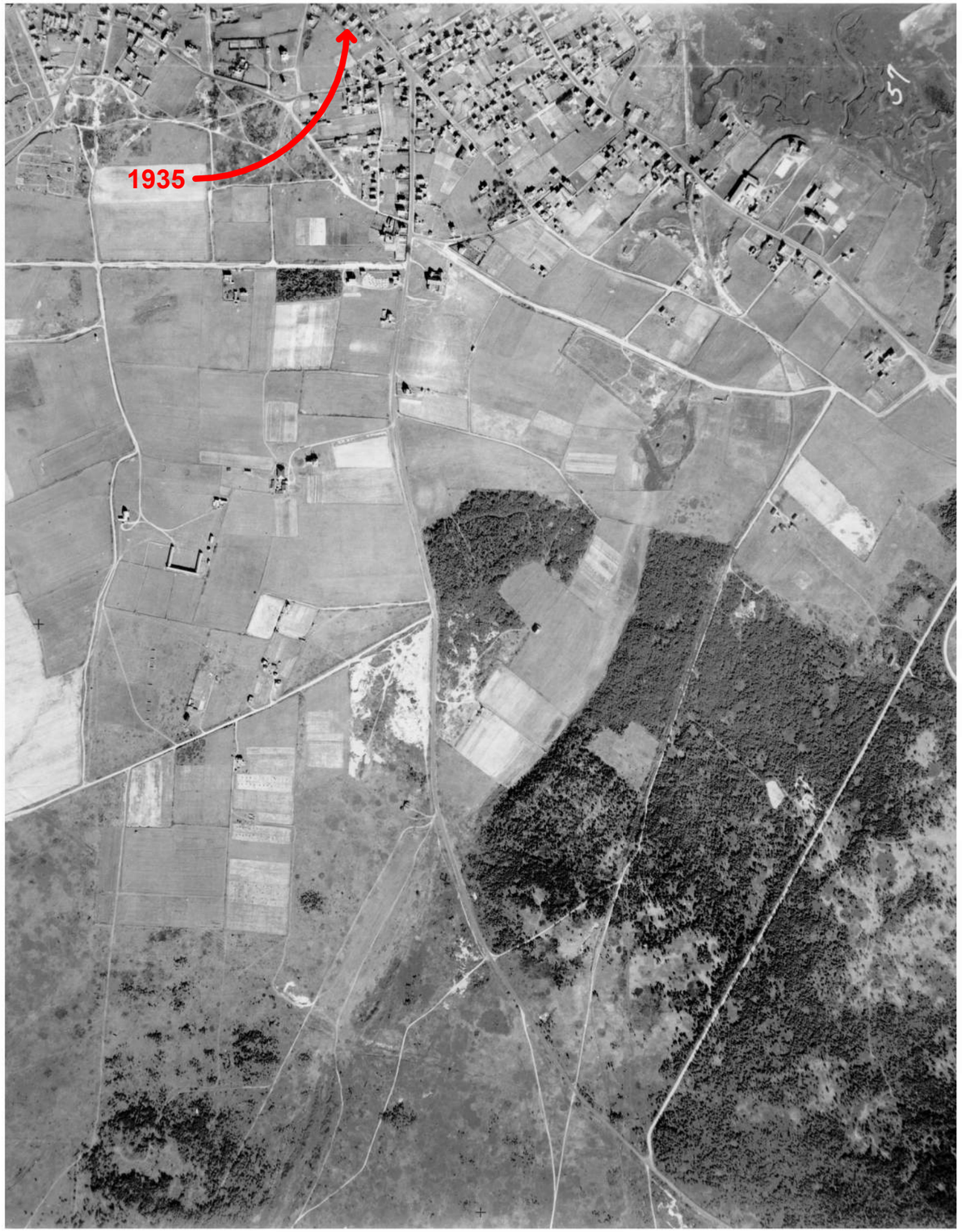
No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/4/2024 10:21:48 AM





Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-26-17
MAP/PARCEL#: 55 41-156

Recorded By: AEG Date: 12/13 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 Pleasant St. 2. BUILDING NAME:

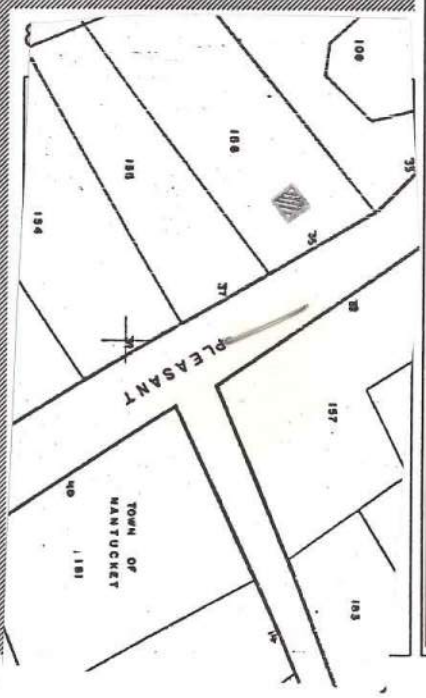
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Pease, Mae F.

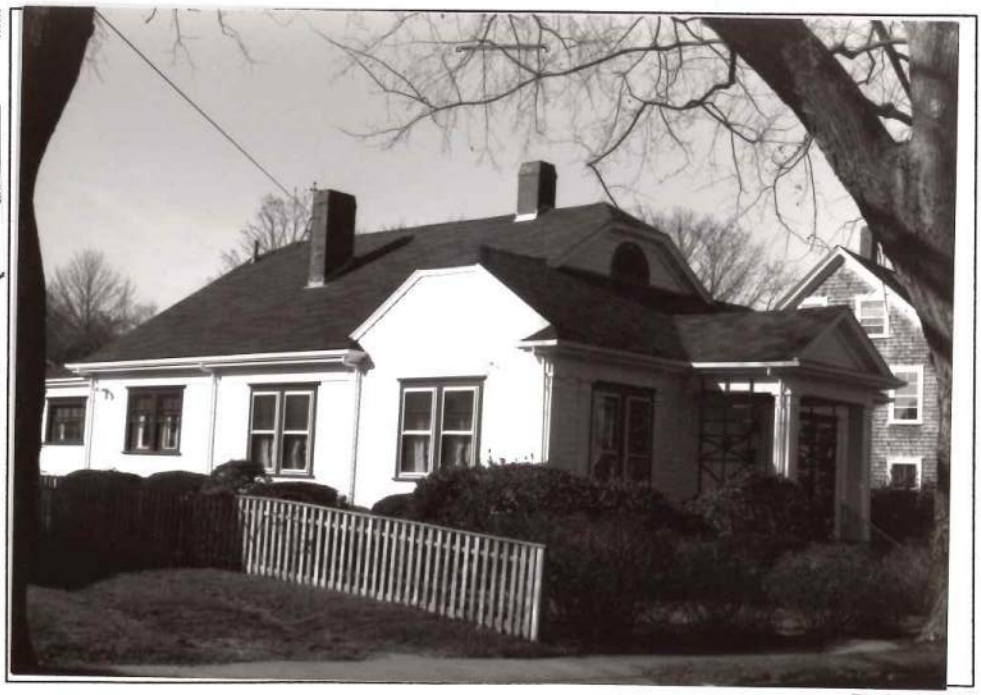
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

7. ACCESSIBILITY TO PUBLIC:

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





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ✓ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
✓ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
✓ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
✓ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
clip corner w/ kick at eaves
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
✓ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ✓ a. gable ○ b. hip ○ c. shed ○ d. other: _____
clipped corner

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ✓ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

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

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ✓ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: cap, colonnaded portico

26. NUMBER OF BAYS: ○ a. three ✓ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ✓ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: cap w/ pilasters = architrave

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
✓ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: fan in dormer

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ✓ g. pilasters
✓ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
✓ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
✓ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

_____

_____

_____

38. SOURCES:

○ a. Registry of Deeds: _____
○ b. Assessor's Records: _____
○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
○ e. Sanborn Maps, date: _____
○ f. NHA photos: _____
○ g. HABS research: _____
○ h. NHA plaque records: _____
○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 27A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

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

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

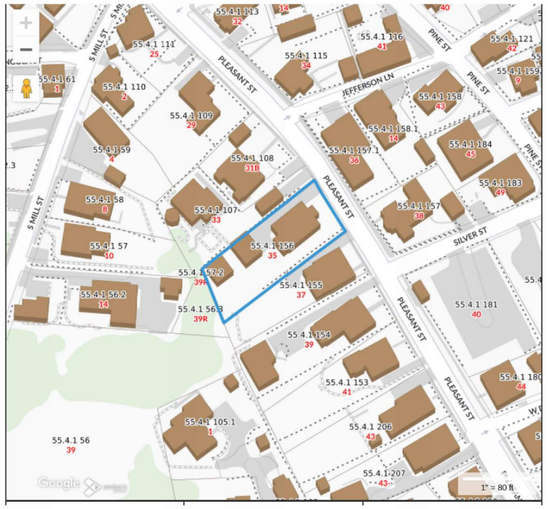
See form(s): _____

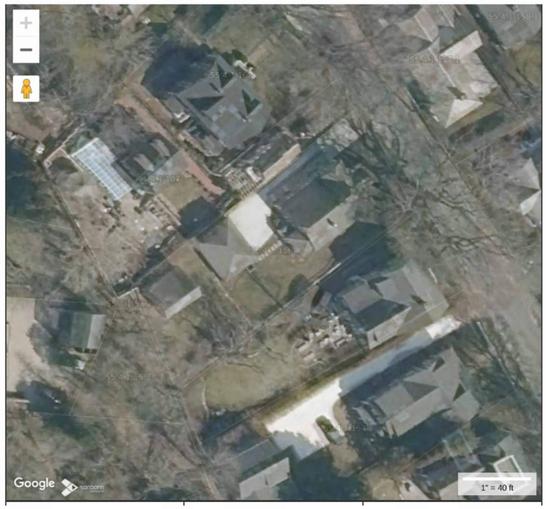
○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

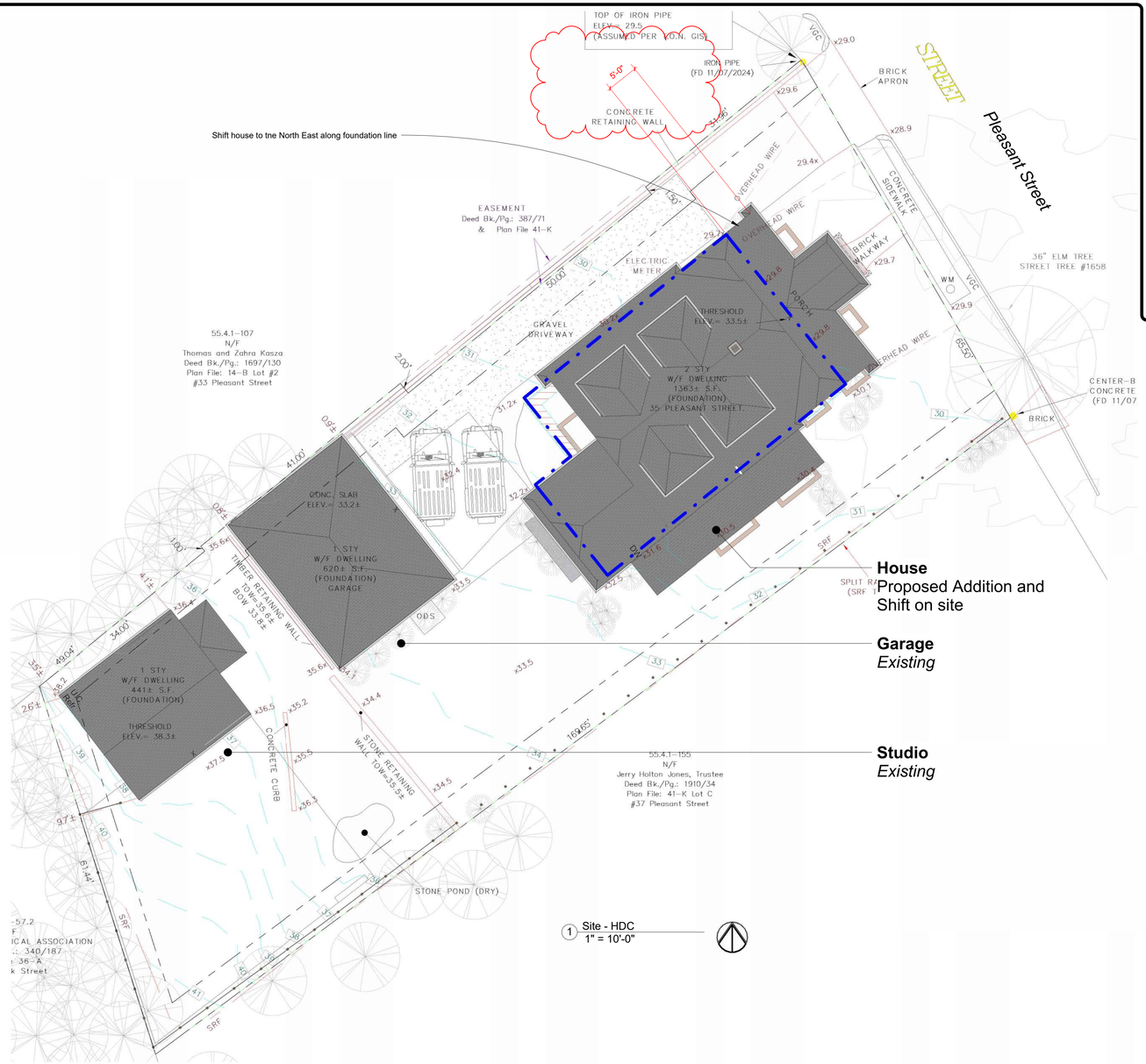
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

_____







1 Site - HDC
1" = 10'-0"









HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event of use. Any and all re-use per part of this design is governed by the agreement and is not to be used by any recipient not bound by such agreement. Do not scale drawings. Contractor to verify all dimensions on site before commencing work. Any discrepancies must be reported immediately. Drawings are not to be used for construction purposes unless issued as such. Copyright of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 2025 2025.01.08 8:38:34 PM

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Site Plan

Main House Version 2

#	Description	Date
3	HDC Submission	2024.11.04
5	HDC Submission	2024.12.30
6	HDC Staff	2025.01.08
10	HDC Submission	2025.02.24

Site

HDC2.0

Existing



3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"

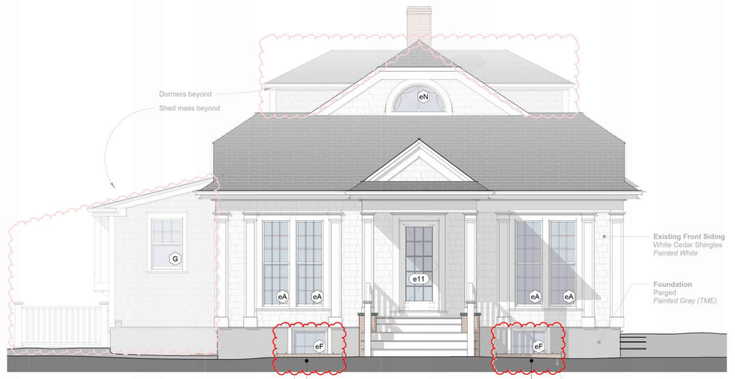


1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Previously Approved



4 **Southeast - Side Yard - HDC**
3/16" = 1'-0"

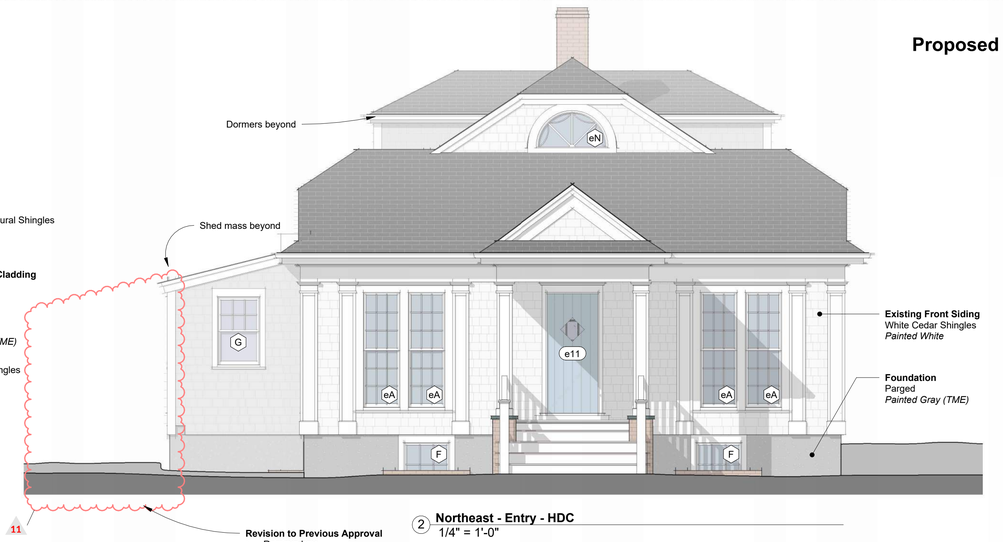


2 **Northeast - Entry - HDC**
3/16" = 1'-0"

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 2024/2025 8:46:13 AM

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Elevations

HDC2.1

Existing

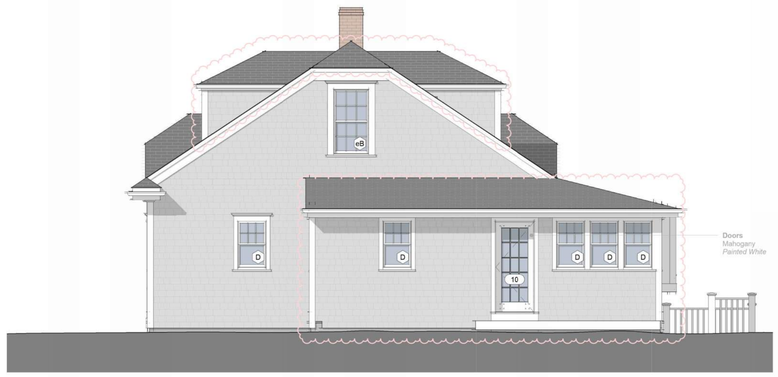


1 **Southwest - Rear - Existing**
1/4" = 1'-0"



3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Previously Approved

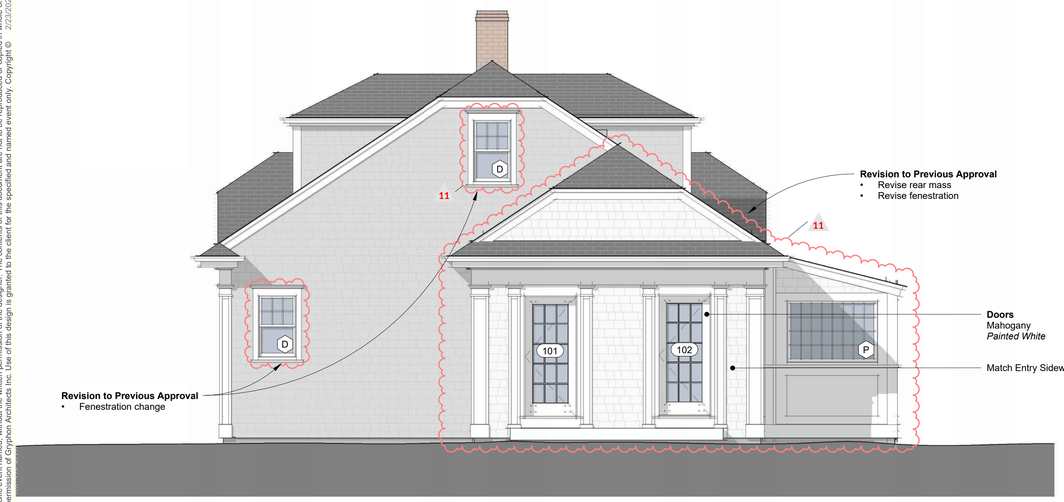


2 **Southwest - Rear - HDC**
3/16" = 1'-0"



4 **Northwest - Driveway - HDC**
3/16" = 1'-0"

Proposed



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



4 **Northwest - Driveway - HDC**
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 2/23/2025 5:09:29 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Elevations

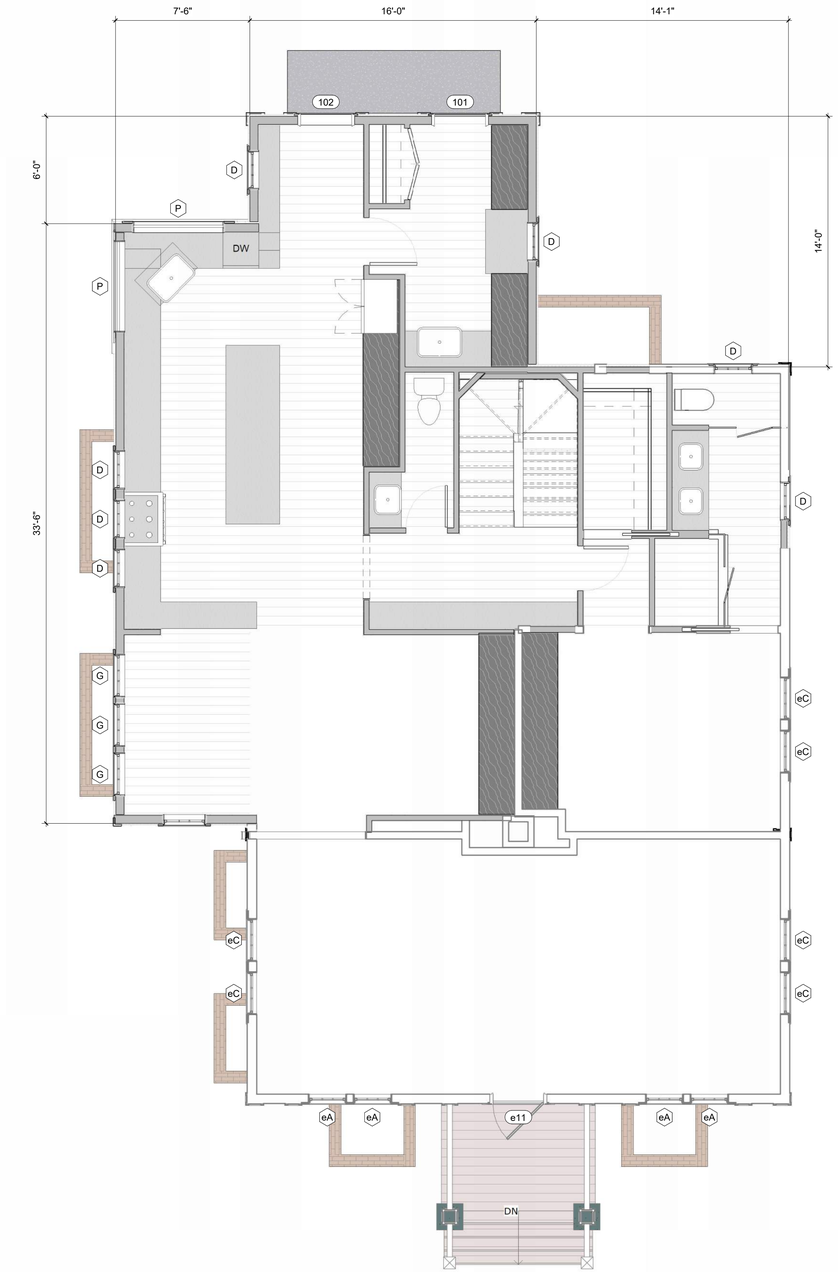
HDC2.2

Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
101	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted White
102	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted White

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 0 New	C	Brosco	6/1 DH - SSB	8x13 New	2'-6"	5'-1"	New Construction	
Floor 0 New	F	Brosco	6/9 DH - SSB	9x13 - 6/9	2'-9"	6'-2"	New Construction	
Floor 0 New	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
TO Footing	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
TO Slab	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
Floor 1	D	Brosco	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	
Floor 1	G	Brosco	DH 6/1 SSB	8x10 New	2'-6"	4'-1"	New Construction	
Floor 1	P	Brosco	Fixed 32 Lite - SSB	7x9	5'-2 3/8"	3'-9"	New Construction	
Floor 2	D	Brosco	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	



2 Floor 1 HDC
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 2/23/2025 5:03:46 PM

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

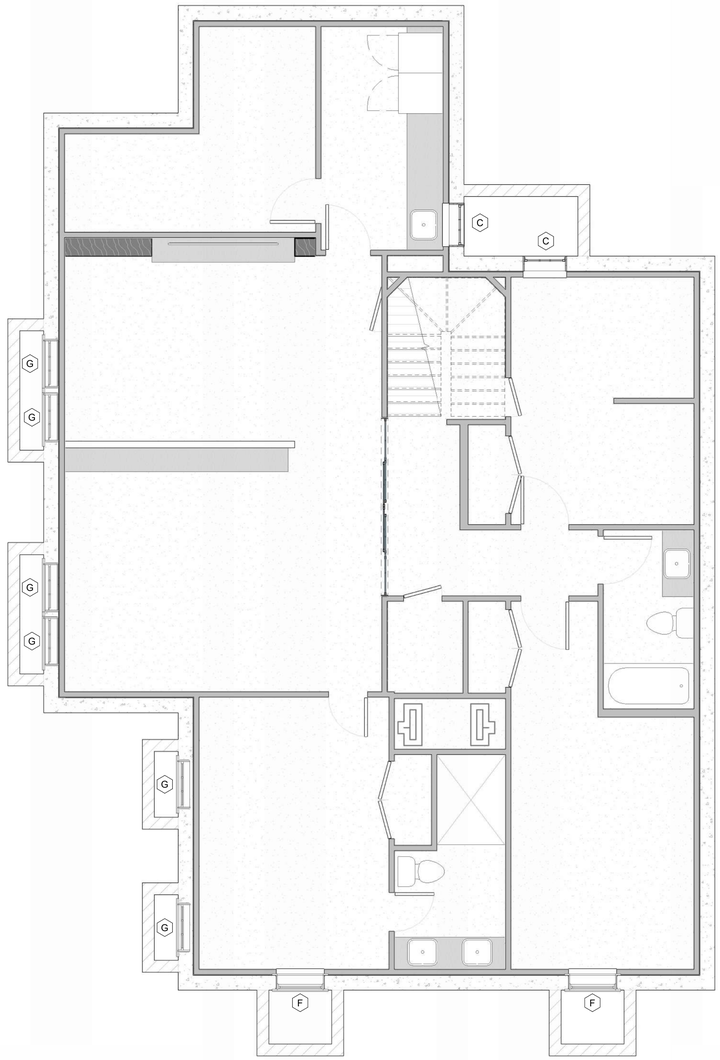
Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

Structure
Main House

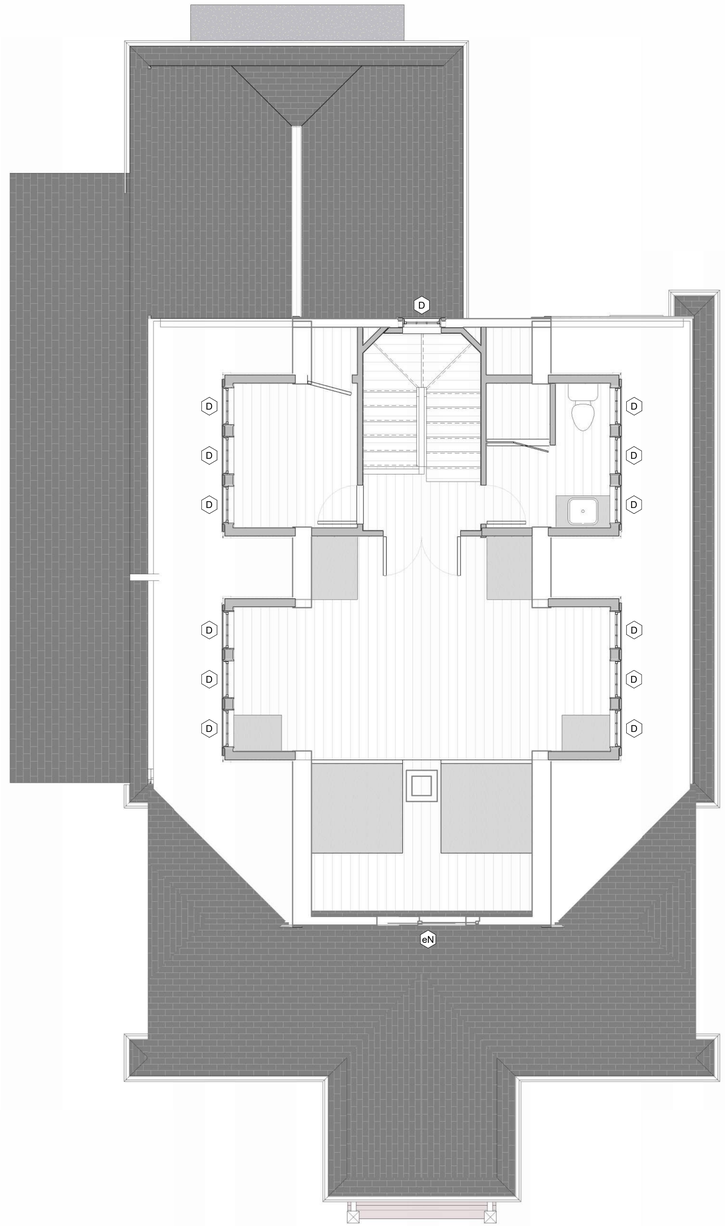
#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Plans

HDC2.3



1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Plans

HDC2.4

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 2/23/2025 5:10:53 PM

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Cl

Owner of record: Never Blue LLC

Mailing Address: 50 Legare Street

Charleston, SC

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

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 30'-0" Sq. Footage 1st floor: 780 Decks/Patio: Size: 8'-0" x 38'-0" ☐ 1st floor ☑ 2nd floor
Width: 26'-0" Sq. footage 2nd floor: 350 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: Built in 1981

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

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

FEBRUARY 19, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.19 11:06:39 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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

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

Manhasset, NY 11020

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 02584 0056 03 Postmark Here 02/21/2025

Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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

9589 0710 5270 0681 6383 60

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

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

Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

Sent To: 109 TOM NEVERS LLC PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
City, State, ZIP+4®: NANTUCKET MA 02584

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

9589 0710 5270 0681 6383 22

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

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

Boston, MA 02196

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 03 Postmark Here 02/21/2025

Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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

9589 0710 5270 0681 6384 07

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

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

Nantucket, MA 02554

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

NANTUCKET POST OFFICE 2025 0056 03 Postmark Here

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

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

9589 0710 5270 0681 6383 53

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

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

Stuart, FL 34997

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

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

9589 0710 5270 0681 6383 84

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

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

Avon, CT 06001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

POST OFFICE 2025 0056 03 Postmark Here 02/21/2025

Sent To: KRUSE DOUGLAS J + AMY M
Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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

9589 0710 5270 0681 6383 77

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

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

Cheyenne, WY 82001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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

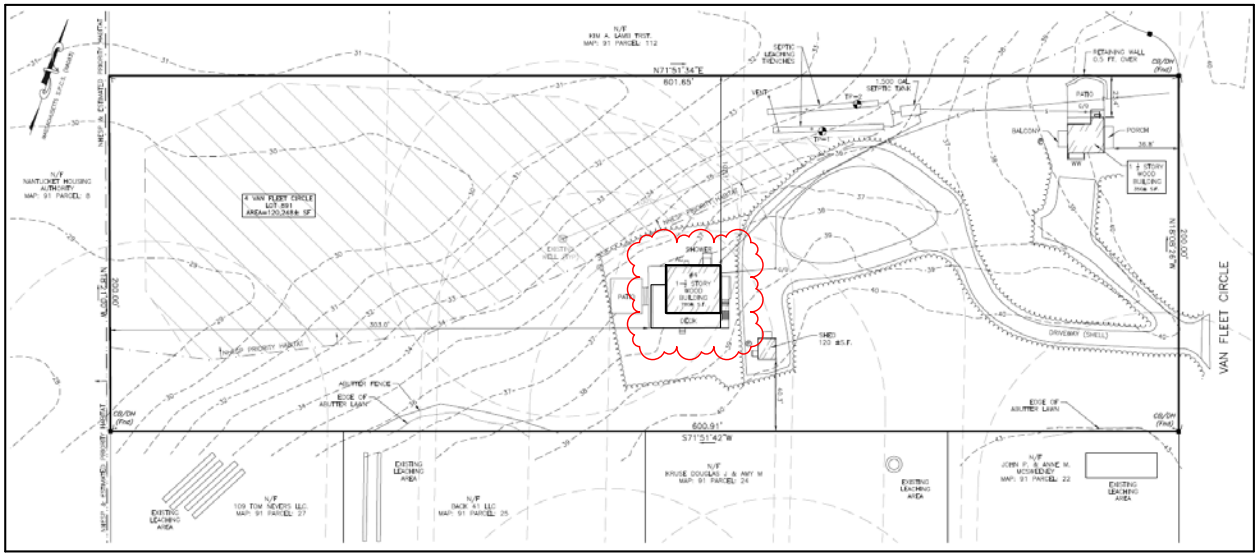
NEVER BLUE LLC

Demo/Move Existing House

4 Van Fleet Cl, Nantucket, MA



Locus Plan











CHIP WEBSTER ARCHITECTURE

11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC

4 Van Fleet

Demo

HDC House Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC

2/23/2025 12:41:59 PM

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

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Cl

Owner of record: Never Blue LLC

Mailing Address: 50 Legare Street

Charleston, SC

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

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 350 Decks/Patio: Size: 5'-0" x 12'-0" ☐ 1st floor ☑ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: 350 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: Built in 2020

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

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

FEBRUARY 19, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.19 11:06:39 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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

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

Manhasset, NY 11020

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 02584 0056 03 Postmark Here 02/21/2025

Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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

9589 0710 5270 0681 6383 60

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

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

Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

Sent To: 109 TOM NEVERS LLC PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
City, State, ZIP+4®: NANTUCKET MA 02584

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

9589 0710 5270 0681 6383 22

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

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

Boston, MA 02196

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 03 Postmark Here 02/21/2025

Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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

9589 0710 5270 0681 6384 07

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

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

Nantucket, MA 02554

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

NANTUCKET POST OFFICE 2025 0056 03 Postmark Here

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

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

9589 0710 5270 0681 6383 53

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

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

Stuart, FL 34997

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

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

9589 0710 5270 0681 6383 84

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

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

Avon, CT 06001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

POST OFFICE 2025 0056 03 Postmark Here 02/21/2025

Sent To: KRUSE DOUGLAS J + AMY M
Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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

9589 0710 5270 0681 6383 77

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

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

Cheyenne, WY 82001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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

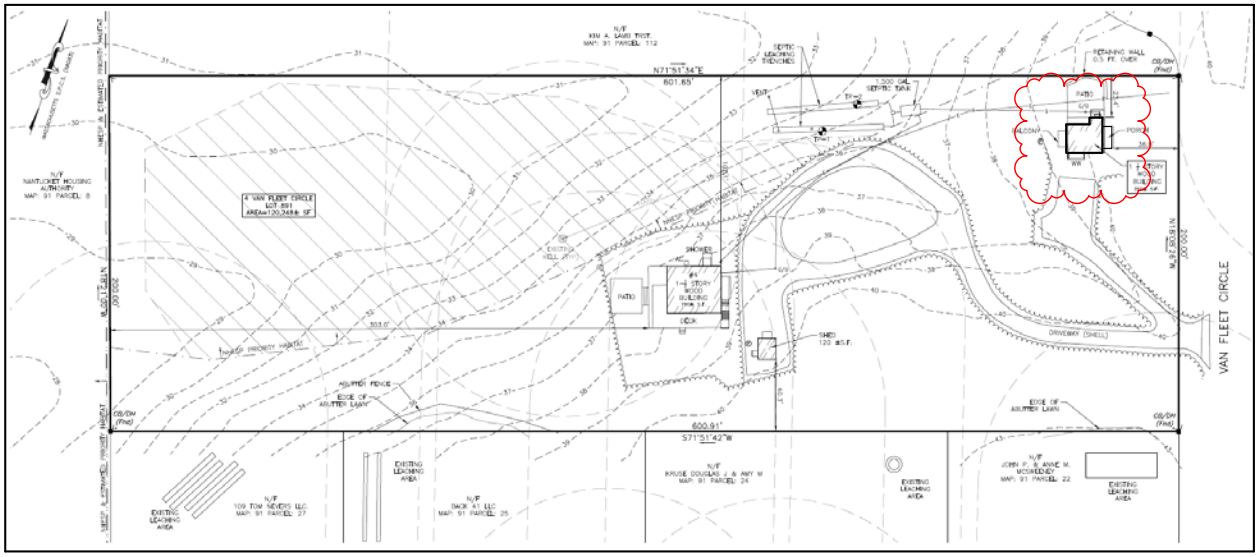
NEVER BLUE LLC

Demo/Move Existing Studio

4 Van Fleet Cl, Nantucket, MA



Locus Plan











CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Demo
HDC1 Studio Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC1

2/23/2025 12:41:10 PM

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

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of all Applications:

1. Completed Application Form (description of all work must be indicated on application form)
2. Property Owner's Signature (current owner's signature required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

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

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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

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

Manhasset, NY 11020

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$ $0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 02584 0056 03 Postmark Here 02/21/2025

Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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

9589 0710 5270 0681 6383 60

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

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

Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

Sent To: 109 TOM NEVERS LLC PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
City, State, ZIP+4®: NANTUCKET MA 02584

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

9589 0710 5270 0681 6383 22

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

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

Boston, MA 02196

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 03 Postmark Here 02/21/2025

Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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

9589 0710 5270 0681 6384 07

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

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

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $4.00
☐ Adult Signature Restricted Delivery	$
Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

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

9589 0710 5270 0681 6383 53

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

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

Stuart, FL 34997

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 02 Postmark Here 02/21/2025 02584 9998

Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

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

9589 0710 5270 0681 6383 84

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

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

Avon, CT 06001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

POST OFFICE 2025 0056 03 Postmark Here 02/21/2025

Sent To: KRUSE DOUGLAS J + AMY M
Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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

9589 0710 5270 0681 6383 77

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

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

Cheyenne, WY 82001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 03 Postmark Here 02/21/2025 02584 9998

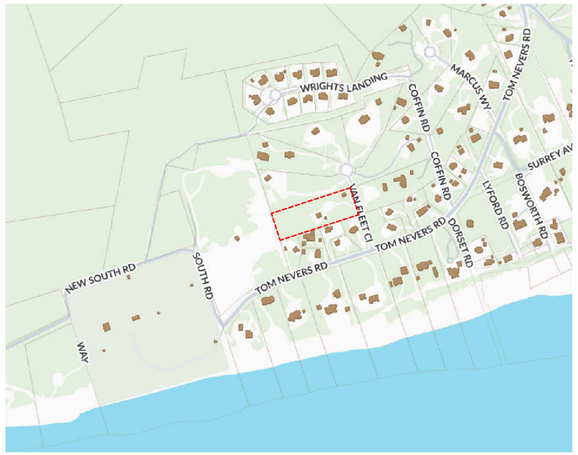
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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

NEVER BLUE LLC

Main House

4 Van Fleet Cl, Nantucket, MA



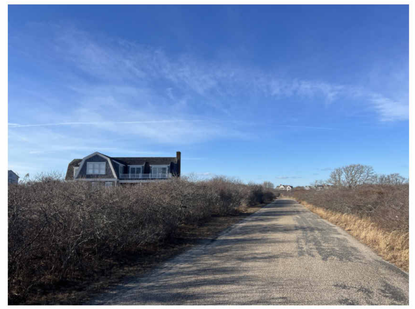
Ground Coverage Summary

Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF
Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF

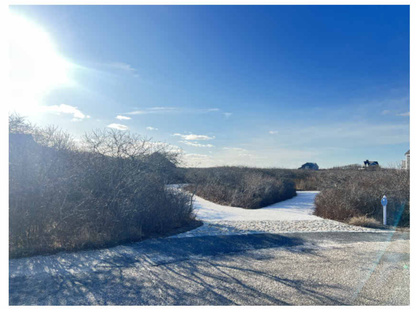




1. Turn on Van Fleet



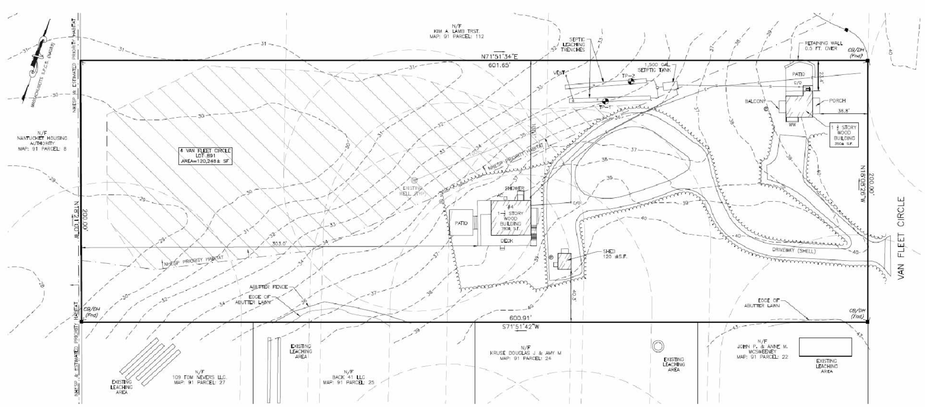
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

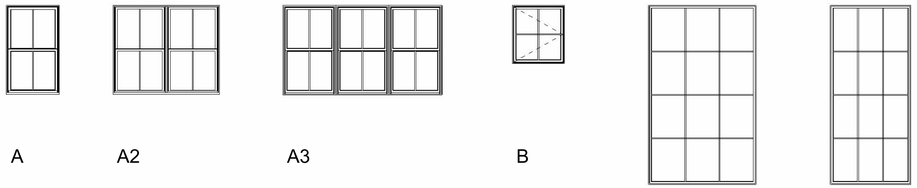
Never Blue LLC
4 Van Fleet
Main House
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

2/23/2025 12:47:15 PM

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



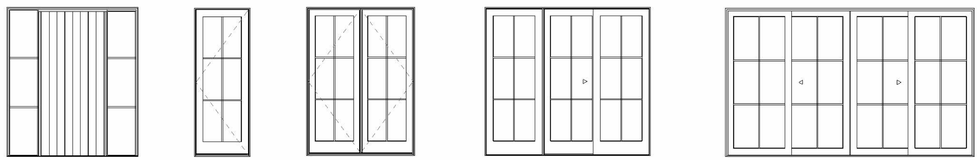
A A2 A3 B C D

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

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"		
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"		
A3	Marvin Windows and Doors	ELDH3660	8'-11 3/4"	5'-0 3/8"		
B	Marvin Windows and Doors	ELCANF	2'-11 3/8"	3'-3 1/4"		
C	Marvin Windows and Doors	UDGRECT	6'-1"	10'-0 1/2"		
D	Marvin Windows and Doors	UDGRECT	4'-7"	10'-0 1/2"		

Base Window Specifications

Interior Finish: Primed
Hardware: Contemporary, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



7684 3084 6084 9084 1484

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
01	Custom	Custom		8'-0"		
02	Marvin Windows and Doors	UOFD6084	6'-1 5/8"	8'-4"		
03	Marvin Windows and Doors	UOFD6084	6'-1 5/8"	8'-4"		
04	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	14'-0"	8'-3 1/2"		
05	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	14'-0"	8'-3 1/2"		
06	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
07	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
08	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
09	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
10	Marvin Windows and Doors	UMSDSTK30080_OXXXX-XXXXO	14'-0"	8'-4"		
11	Marvin Windows and Doors	USFD9084	9'-3 3/4"	8'-4"		
12	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
13	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
14	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
15	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		

Base Door Specifications

Interior Finish: Primed
Hardware: Contemporary Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

HDC

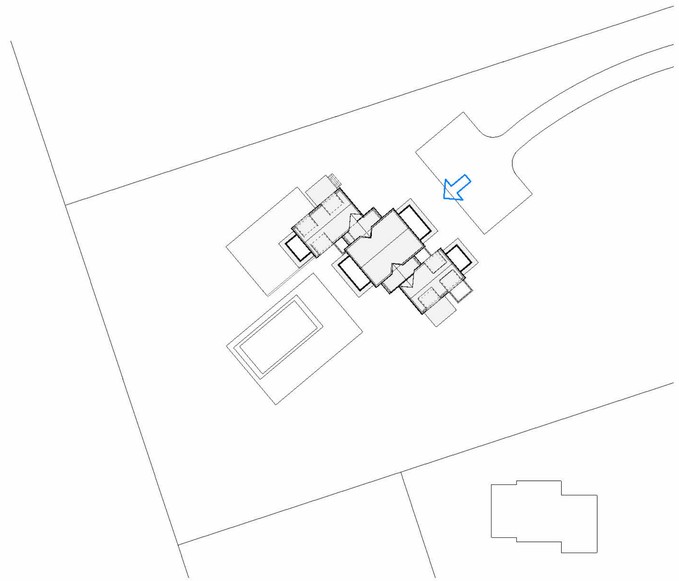
Never Blue LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

2/23/2025 12:47:17 PM

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



Current Submission



1 East - HDC
1/4" = 1'-0"

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

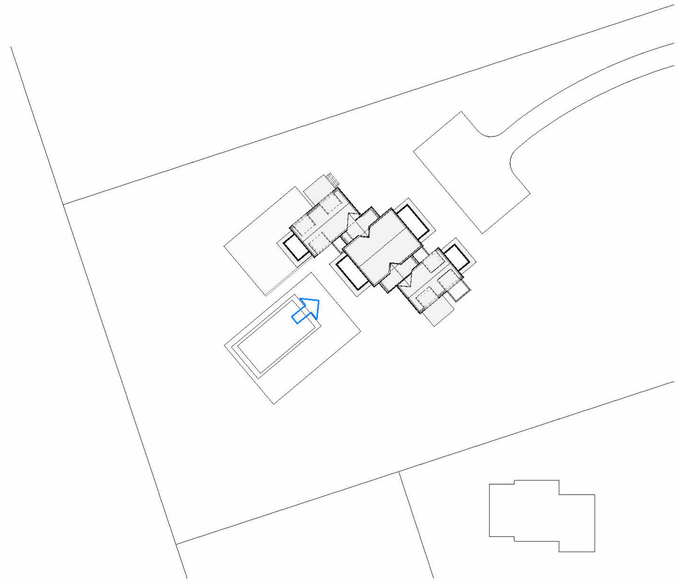
Never Blue LLC
4 Van Fleet
Main House
HDC3 East

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

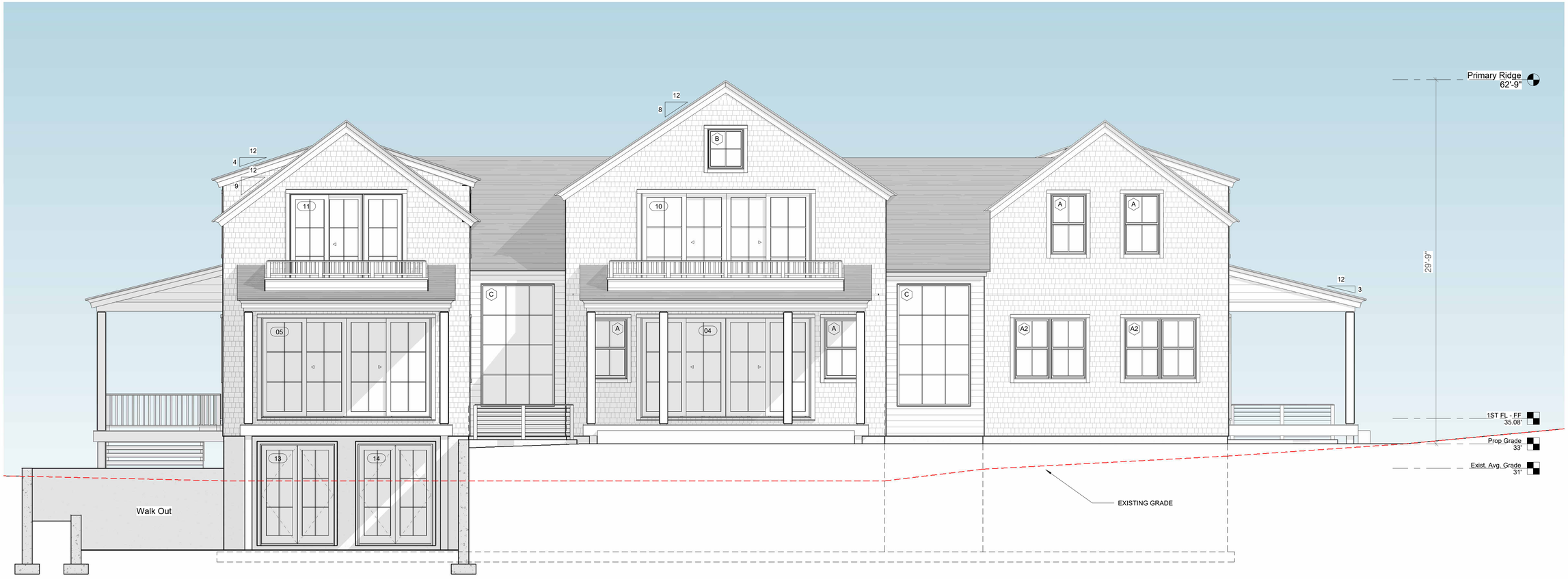
HDC3

2/23/2025 12:47:19 PM

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



Current Submission



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

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

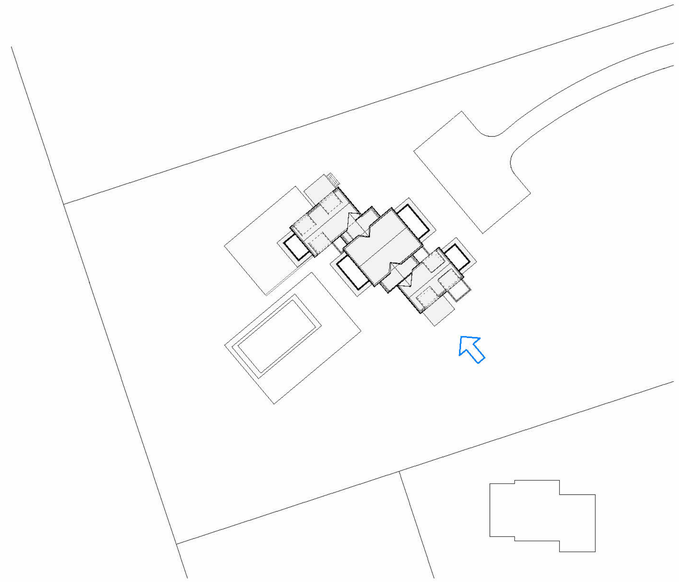
Never Blue LLC
4 Van Fleet
Main House
HDC4 West

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

2/23/2025 12:47:21 PM

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



Current Submission



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

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

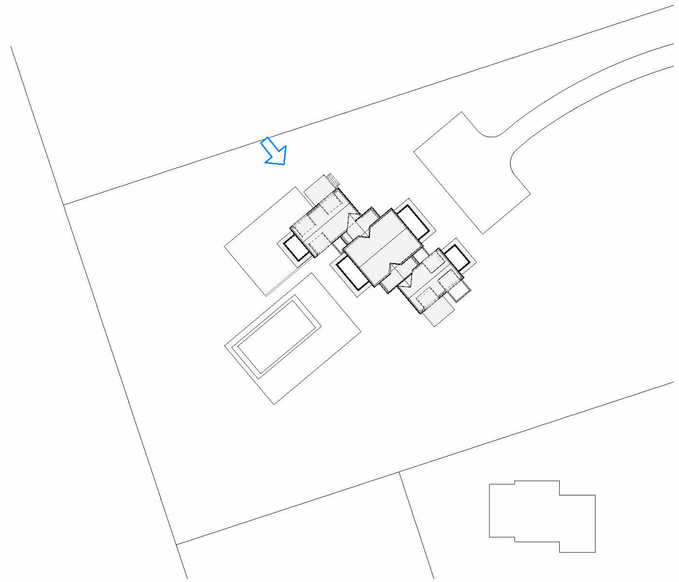
Never Blue LLC
4 Van Fleet
Main House
HDC5 South

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

2/23/2025 12:47:24 PM

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



Current Submission



1 North - HDC
1/4" = 1'-0"

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC7 North

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

2/23/2025 12:47:26 PM

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



1 HDC - First Floor
1/4" = 1'-0"

2/23/2025 12:47:29 PM

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC8 Floor 1

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC8

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



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC9 Floor 2

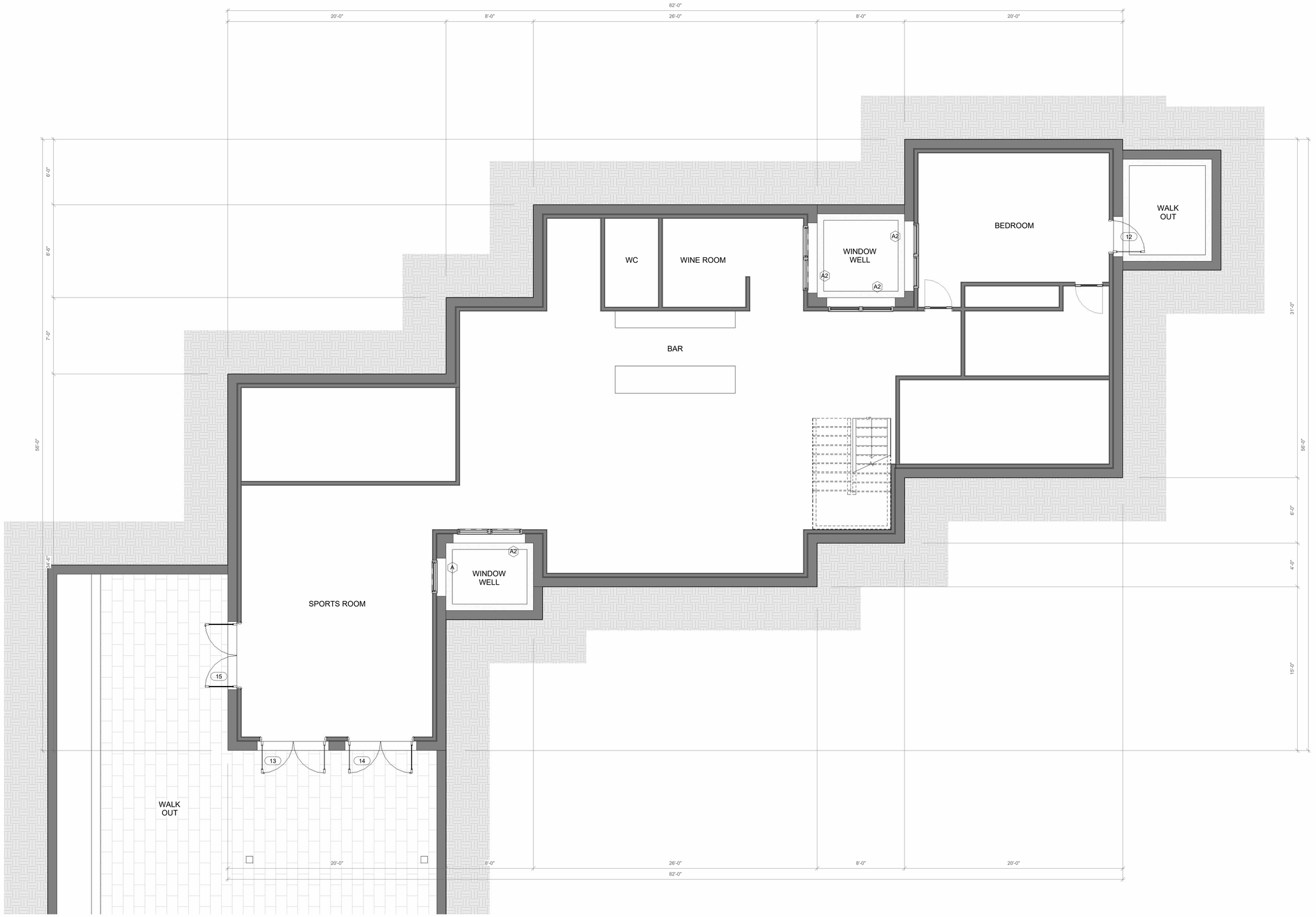
#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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

HDC9

2/23/2025 12:47:31 PM

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



1 HDC - Basement
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC10 Basement

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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

HDC10

2/23/2025 12:47:33 PM

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

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of all Applications:

1. Completed Application Form (description of all work must be indicated on application form)
2. Property Owner's Signature (current owner's signature required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

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

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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

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

Manhasset, NY 11020

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$ $0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 02584 0056 03 Postmark Here 02/21/2025

Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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

9589 0710 5270 0681 6383 60

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

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

Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

Sent To: 109 TOM NEVERS LLC PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
City, State, ZIP+4®: NANTUCKET MA 02584

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

9589 0710 5270 0681 6383 22

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

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

Boston, MA 02196

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 03 Postmark Here 02/21/2025

Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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

9589 0710 5270 0681 6384 07

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

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

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $4.00
☐ Adult Signature Restricted Delivery	$
Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

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

9589 0710 5270 0681 6383 53

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

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

Stuart, FL 34997

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 02 Postmark Here 02/21/2025 02584 9998

Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

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

9589 0710 5270 0681 6383 84

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

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

Avon, CT 06001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

POST OFFICE 2025 0056 03 Postmark Here 02/21/2025

Sent To: KRUSE DOUGLAS J + AMY M
Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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

9589 0710 5270 0681 6383 77

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

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

Cheyenne, WY 82001

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 03 Postmark Here 02/21/2025 02584 9998

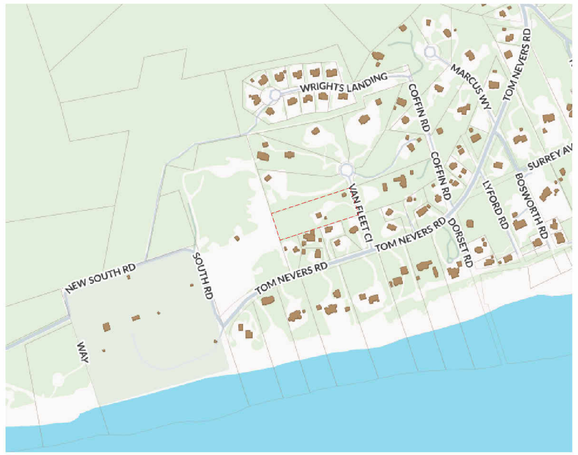
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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

NEVER BLUE LLC

Guest House

4 Van Fleet Cl, Nantucket, MA



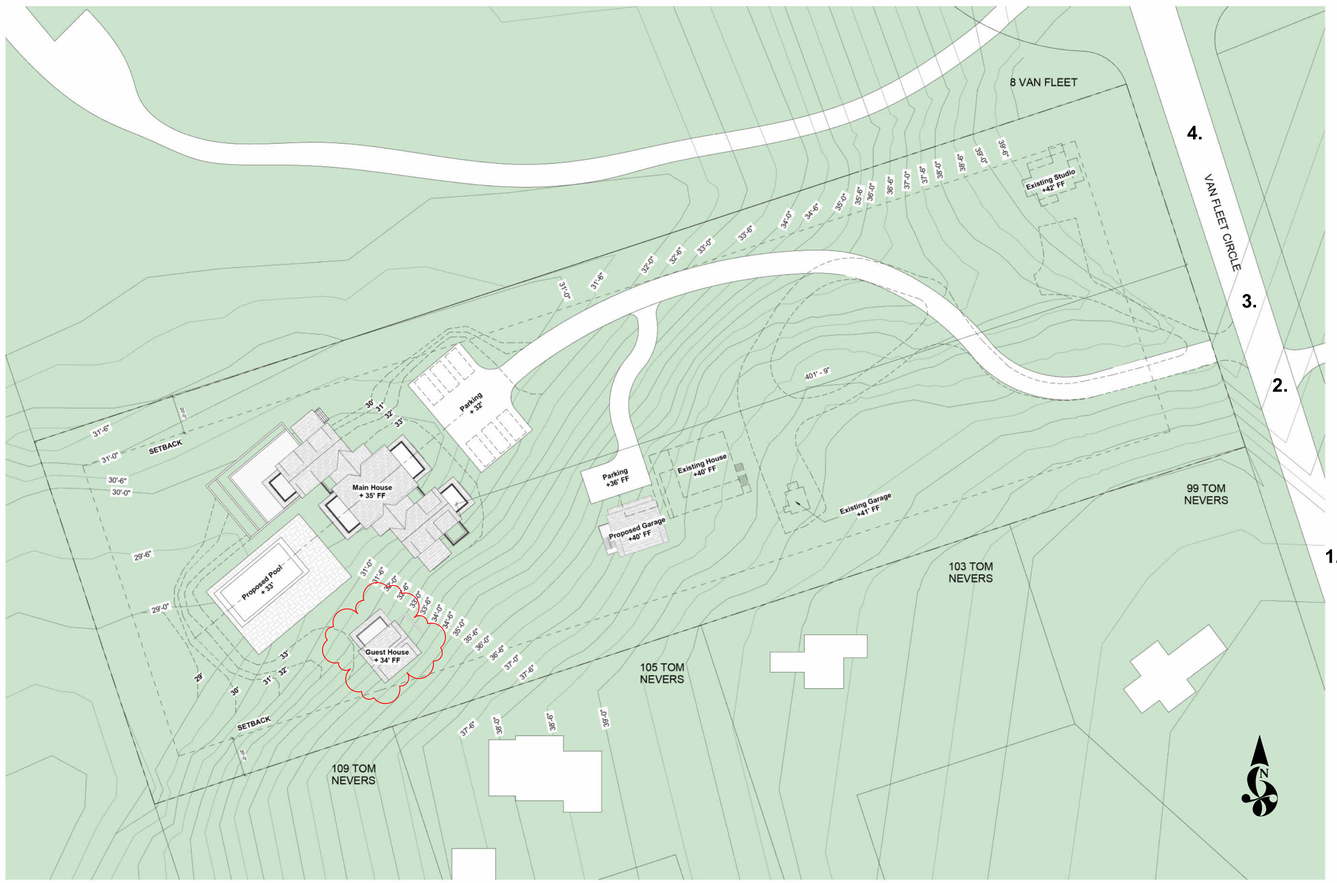
Ground Coverage Summary

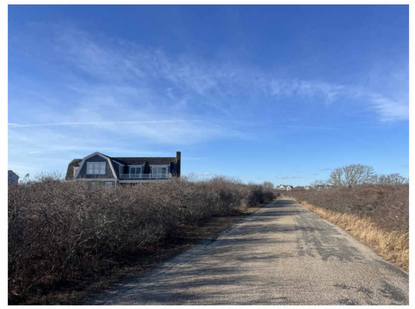
Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF

Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF





1. Turn on Van Fleet



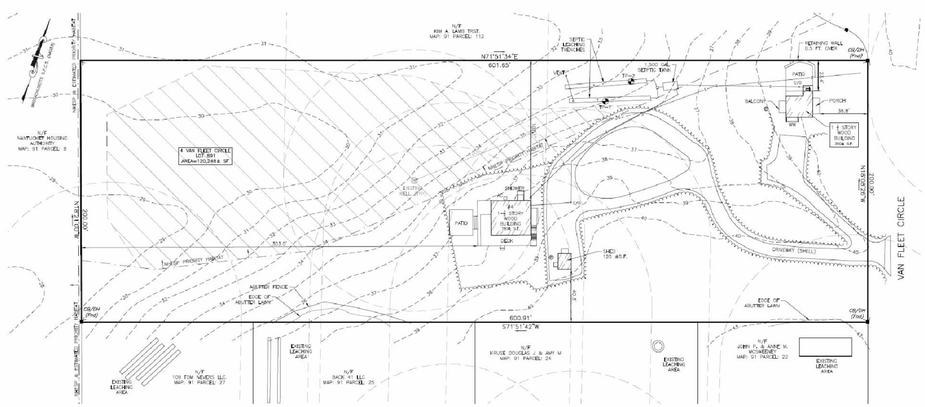
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission
23	2022.12.20	Shell Package

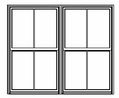
HDC1

2/23/2025 12:46:59 PM

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



A



A2

Window Legend

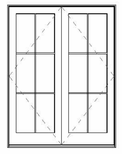
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	Black	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"		

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

12080



6084

Exterior Door Legend - HDC

1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"		Exterior	
02	Marvin Windows and Doors	CUOFD6084	6'-1 5/8"	8'-6 1/2"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD6084	6'-1 5/8"	8'-6 1/2"		Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

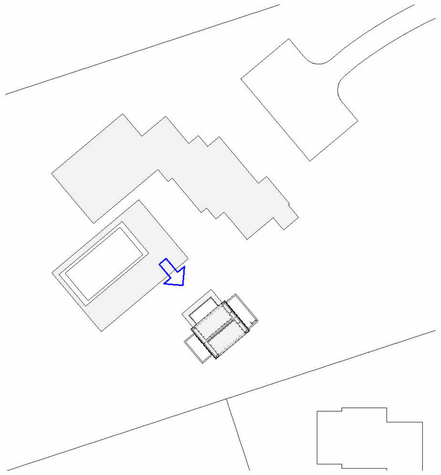
NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

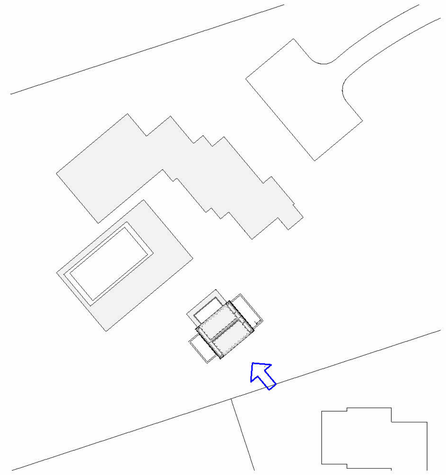
HDC2

2/23/2025 12:47:01 PM

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



Site Plan

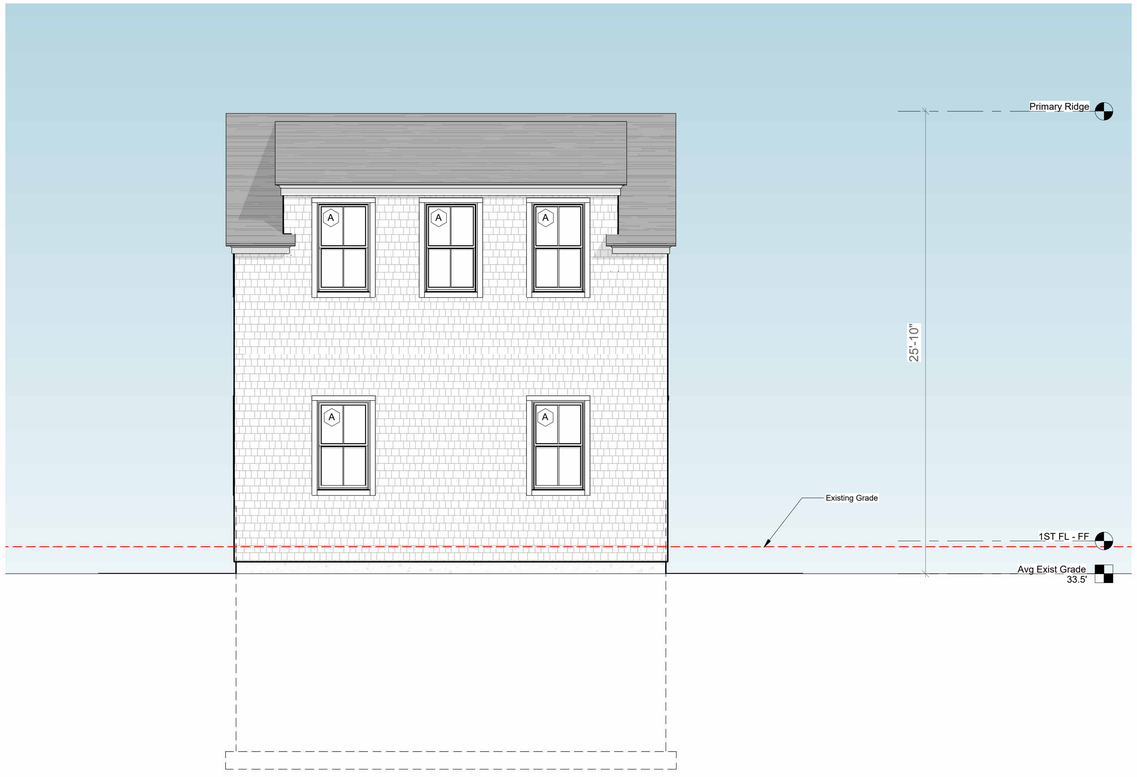


Site Plan

Current Submission



Current Submission



1 North - HDC
1/4" = 1'-0"

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

2 South - HDC
1/4" = 1'-0"

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

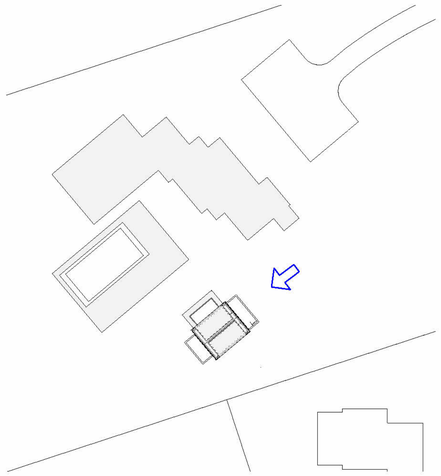
HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC3 Elevations

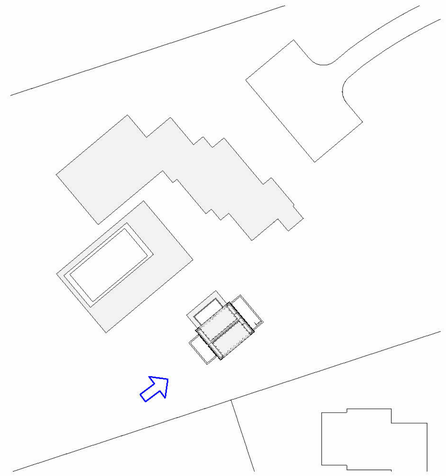
#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:03 PM

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

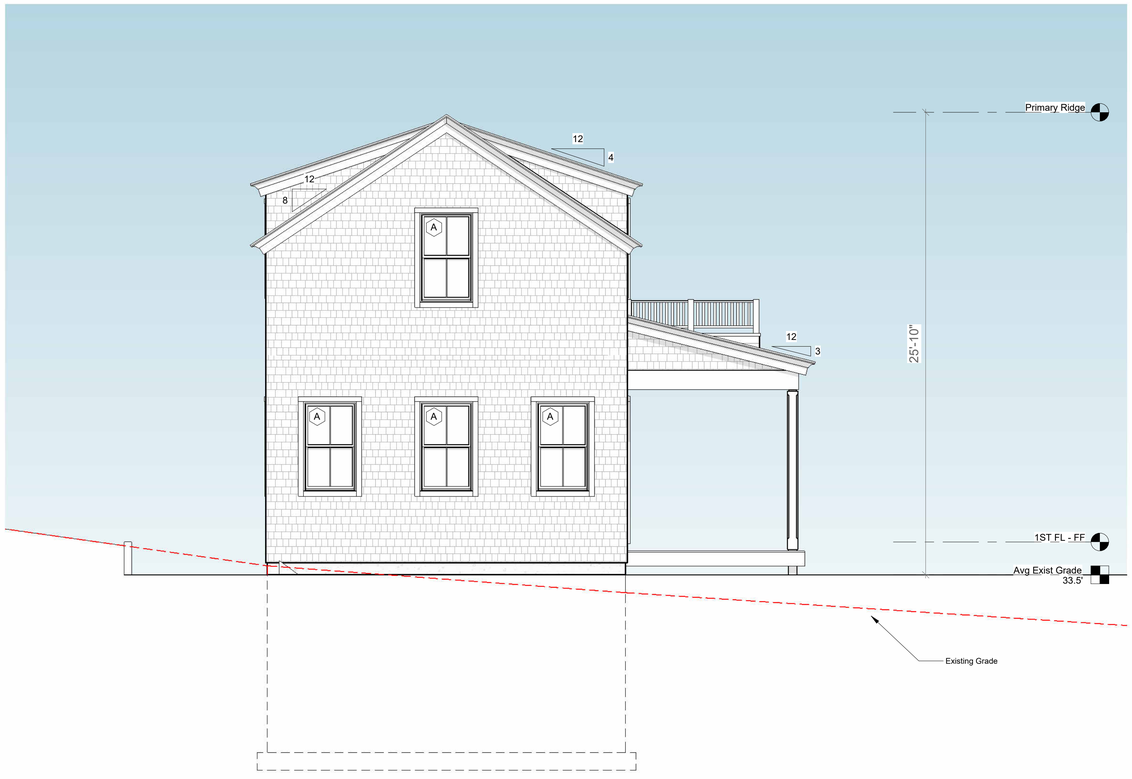


Site Plan

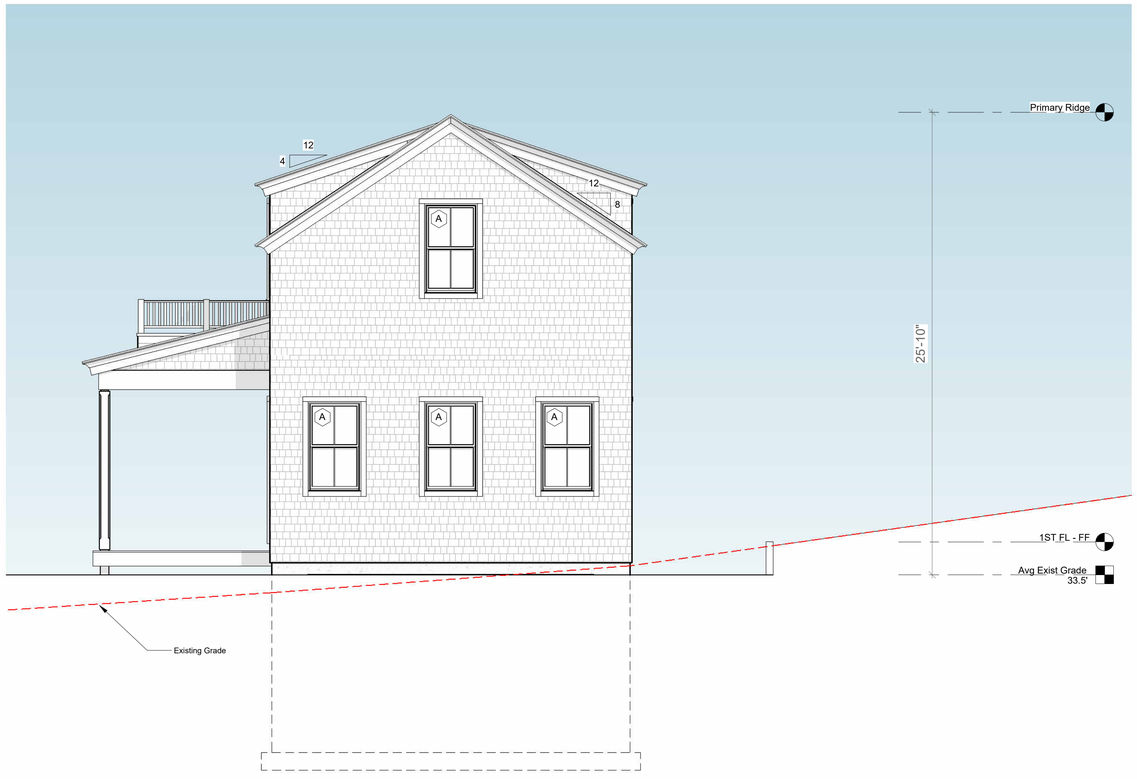


Site Plan

Current Submission



Current Submission



1 East - HDC
1/4" = 1'-0"

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

2 West - HDC
1/4" = 1'-0"

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

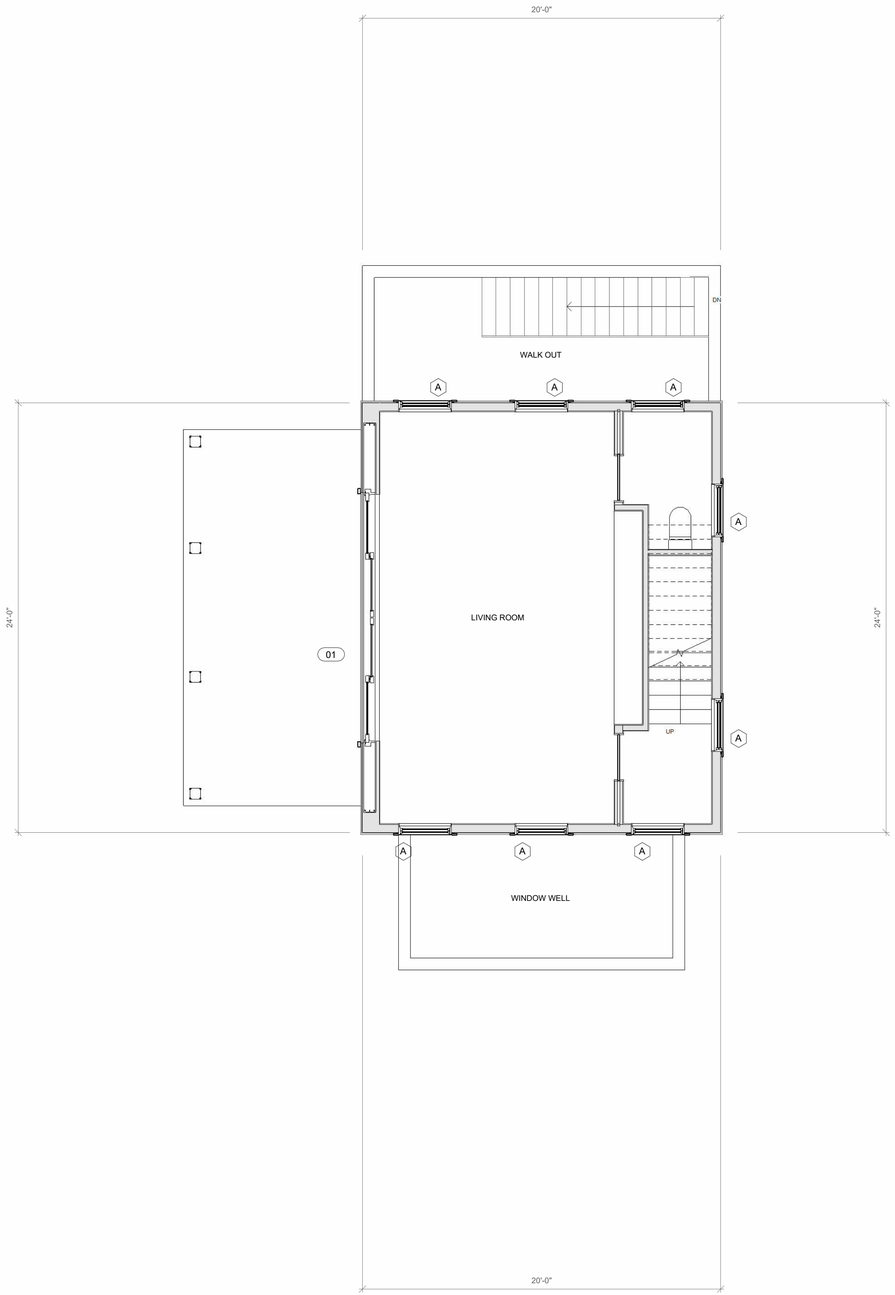
2/23/2025 12:47:05 PM

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



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

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



2 HDC - First Floor
1/4" = 1'-0"

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

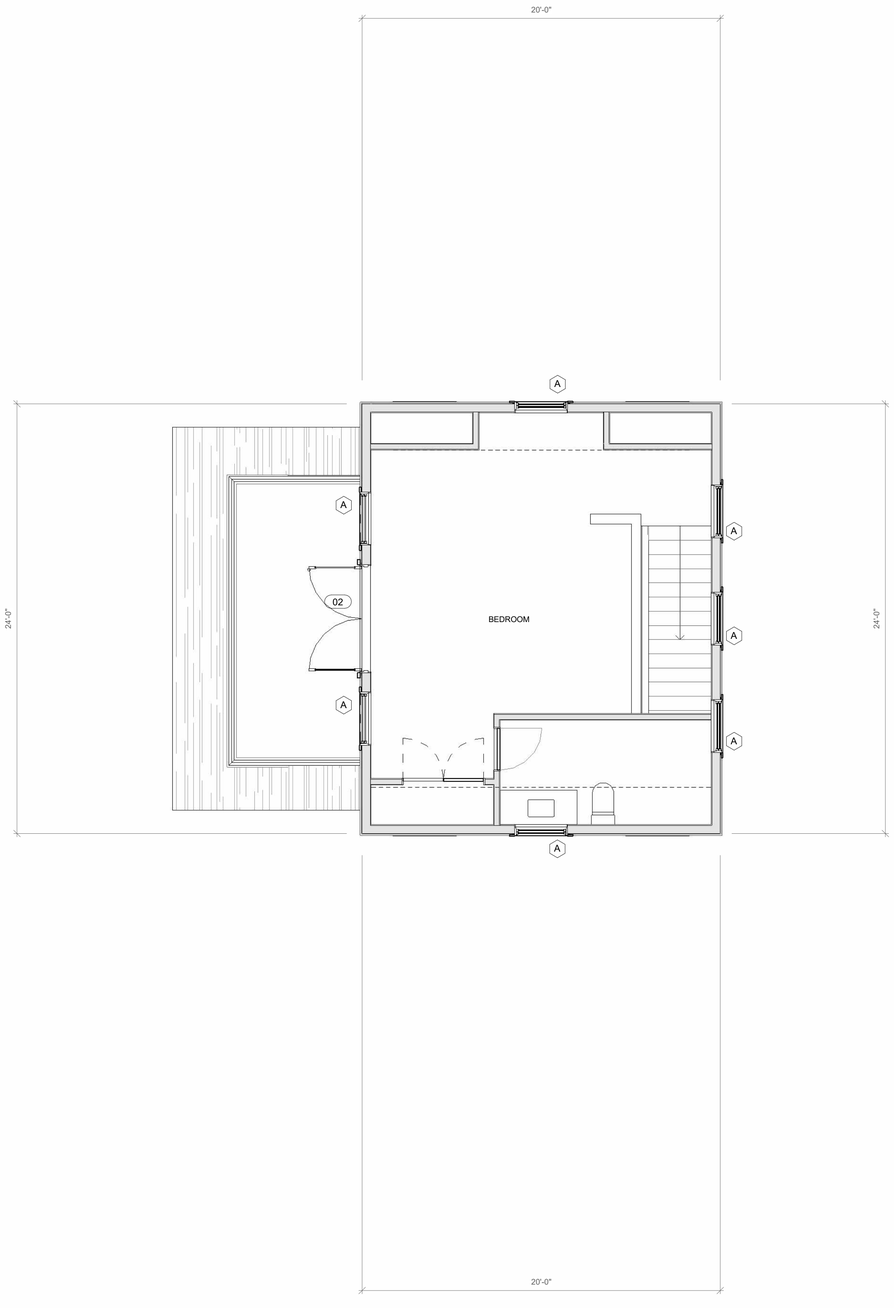
NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:06 PM

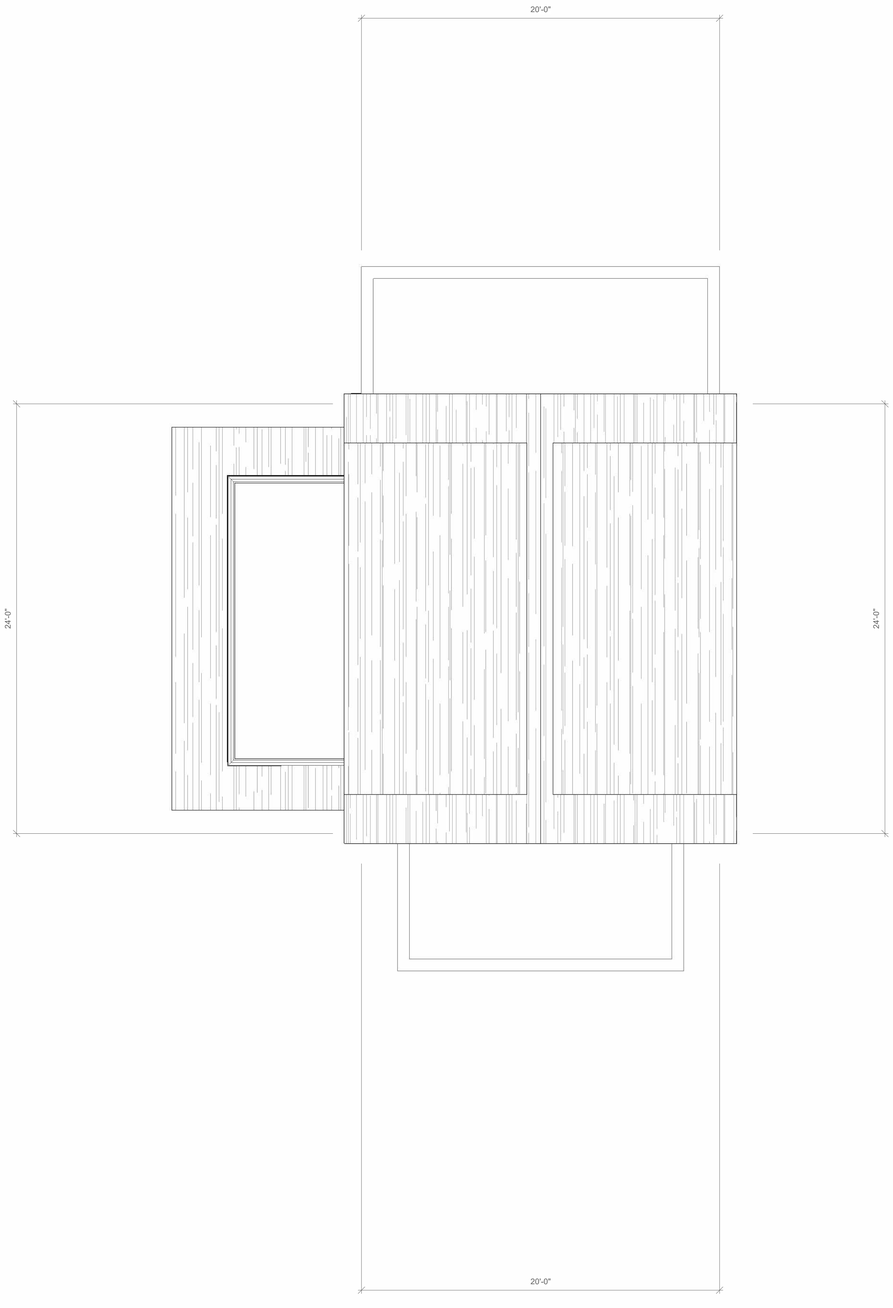
HDC5

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



1 HDC - Second Floor
1/4" = 1'-0"

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



2 HDC - Roof Plan
1/4" = 1'-0"

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:07 PM

HDC6

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 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

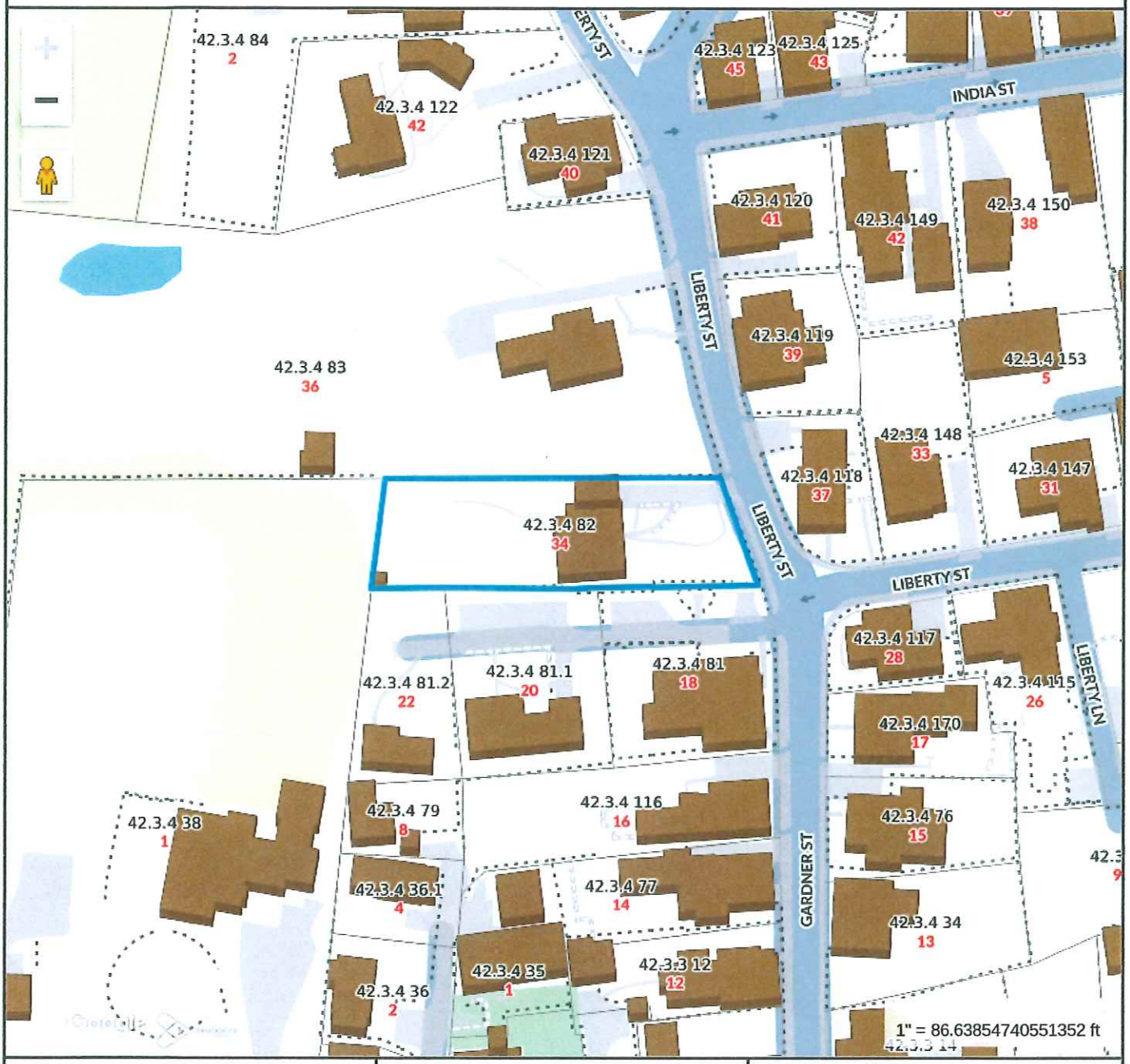
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

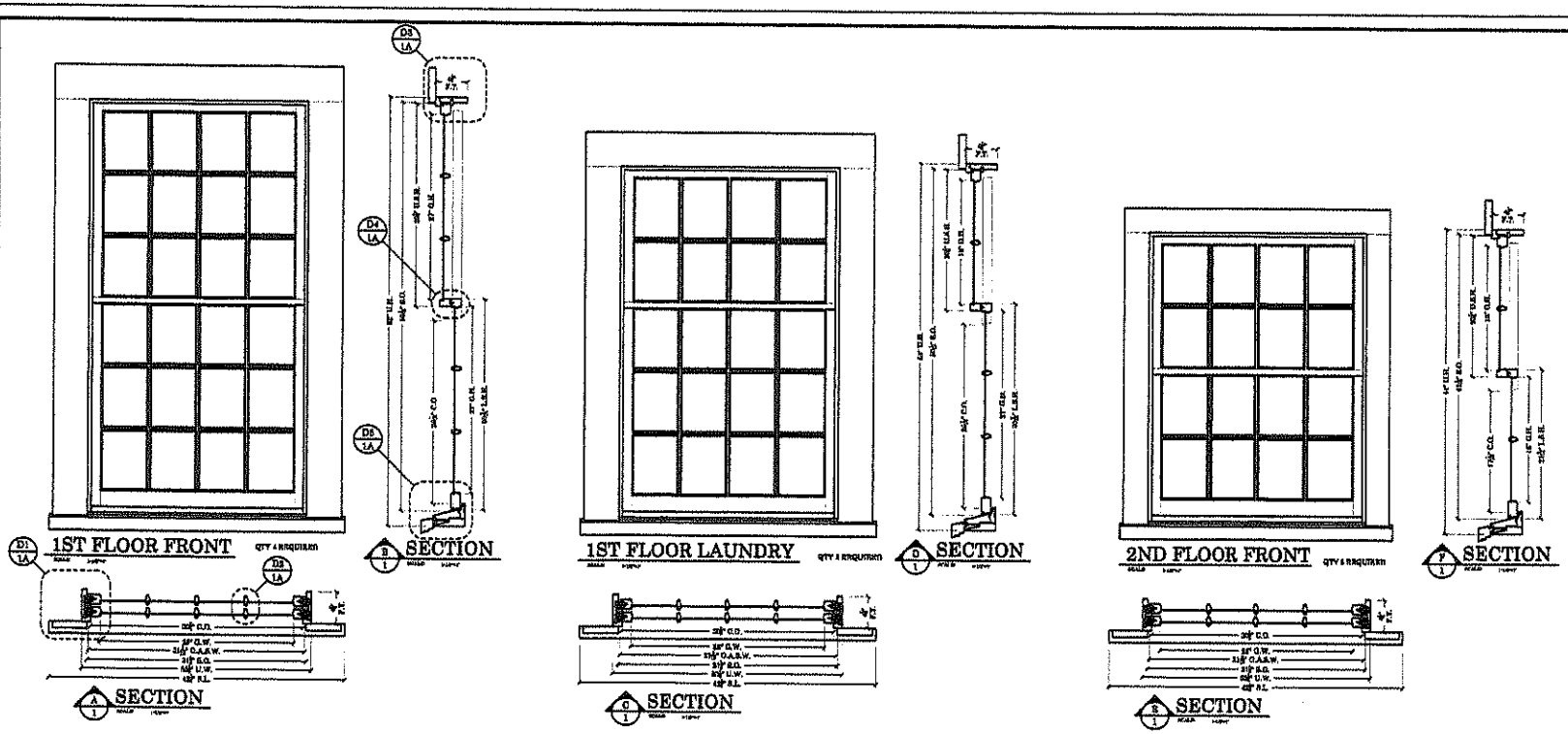
Geometry updated 10/16/2024
Data updated Jan. 2021

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

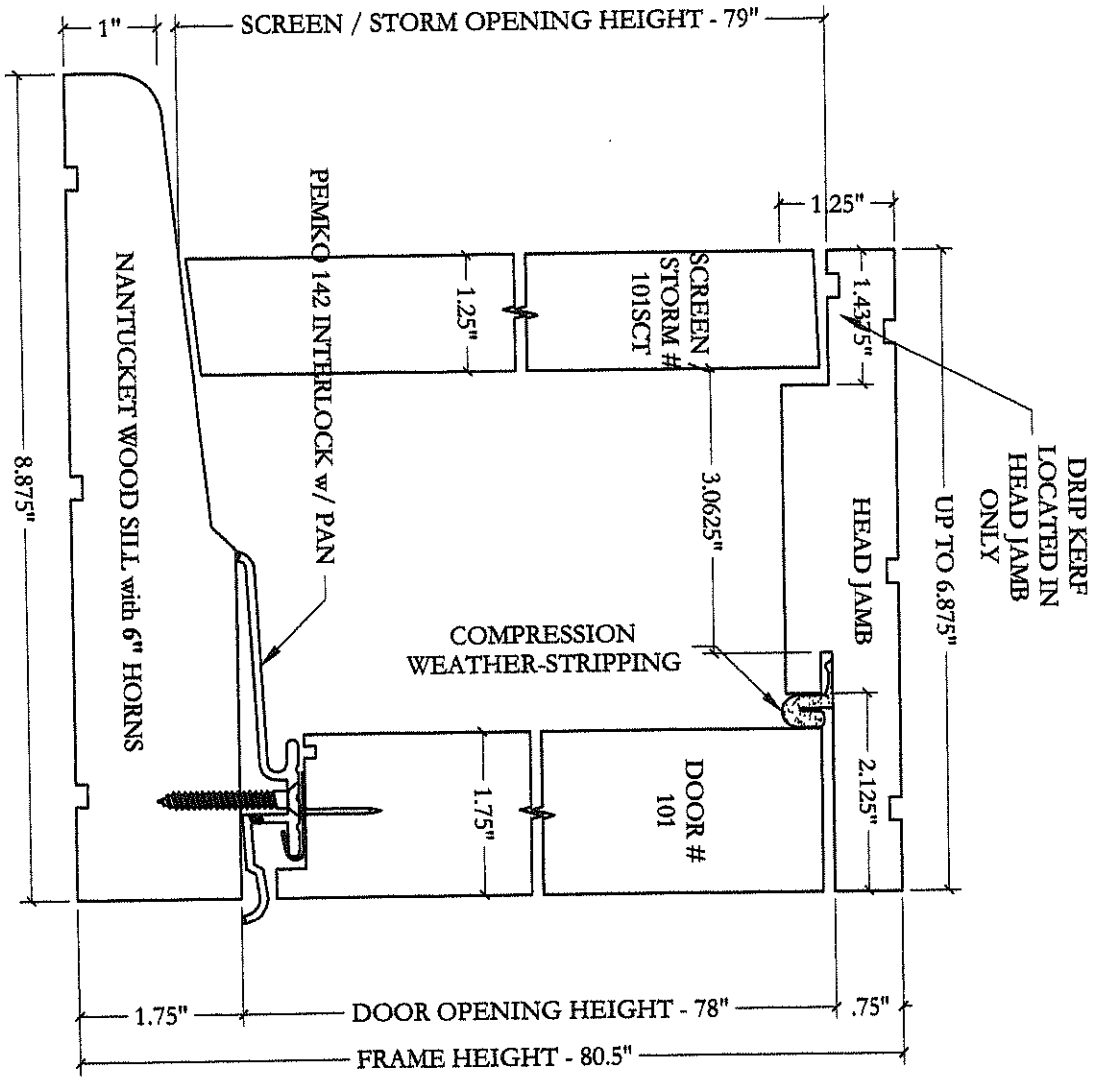
2/25/2025

1

NOTED

1 OF 2

EXTERIOR



Scale: HALF

INTERIOR

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS RESERVED

Last Revision Date: X/X/XX

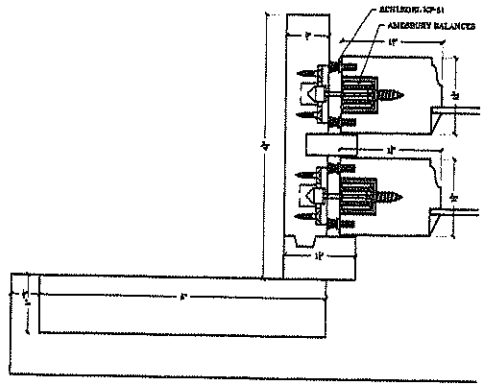
Customer: Shepley Wood Products
Job: 899COD
Approved: _____
Date: _____

Proposal No: 1028073

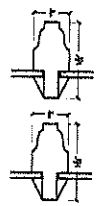
Drafter: Imahni Sinclair

Date: 2/21/25

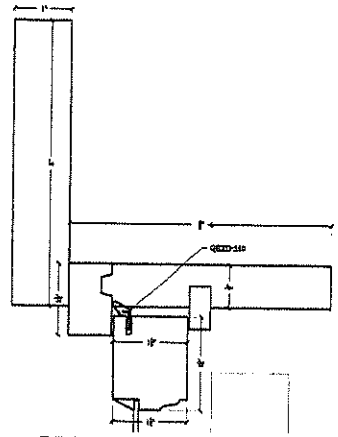
Page No: H1



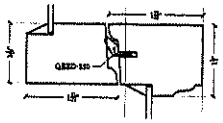
D1 1A DETAIL



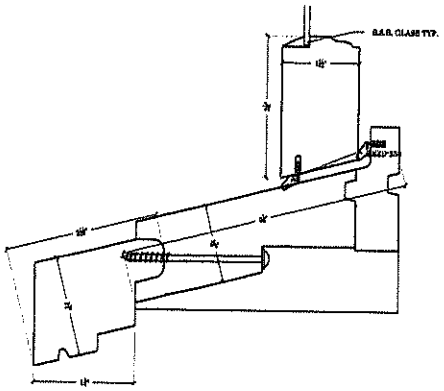
D2 1A DETAIL



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

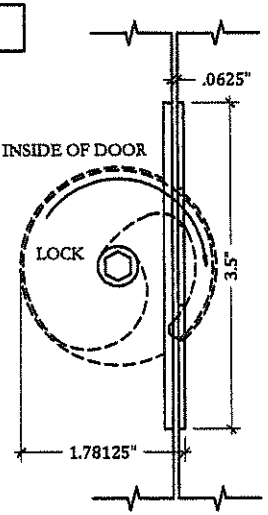
2/25/2025

1A

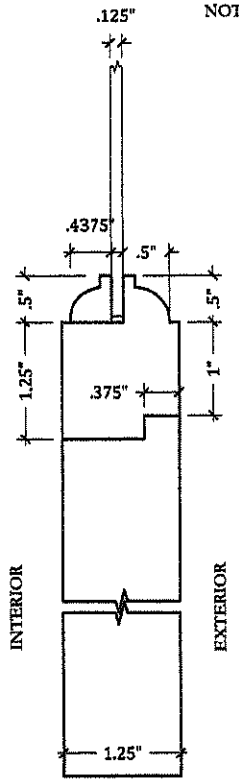
NOTED

1 OF 2

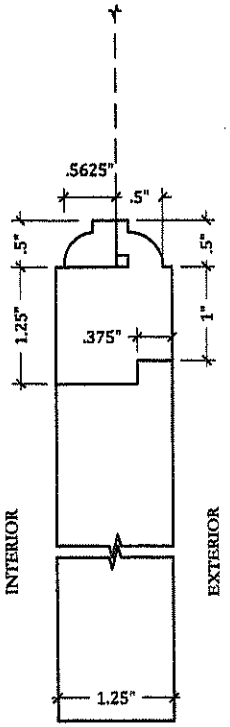
Scale: HALF



DETAIL: GIRO HARDWARE
NOTE: MOUNTED INSIDE OF DOOR



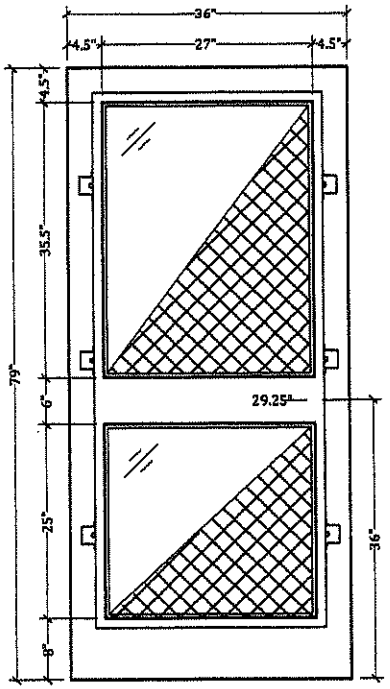
DETAIL: STILE @ STORM INSERT
PROFILE (S-OV-112)
STOPPED IN WITH SCREEN/STORM STOP
.125" **CLEAR** SAFETY GLASS

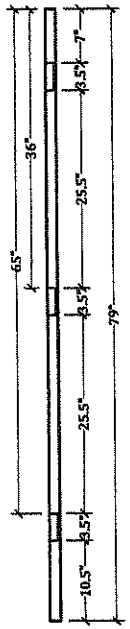


DETAIL: STILE @ SCREEN INSERT
PROFILE (S-OV-112)
STOPPED IN WITH SCREEN/STORM STOP
CHARCOAL FIBERGLASS SCREEN

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

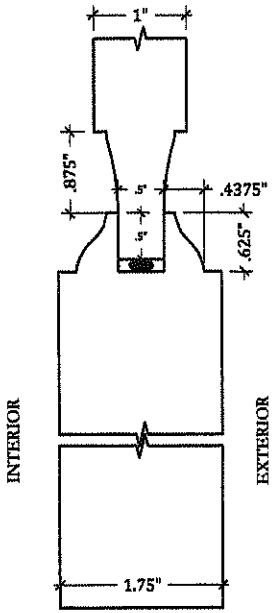
COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS RESERVED

Last Revision Date: X/X/XX

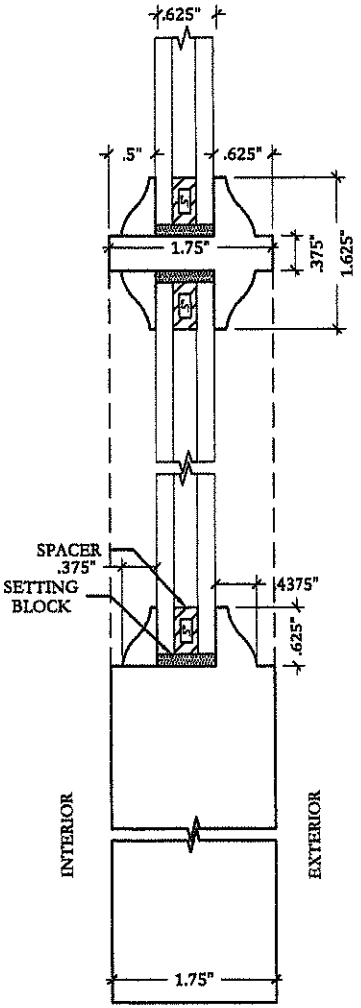
Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

Scale: HALF



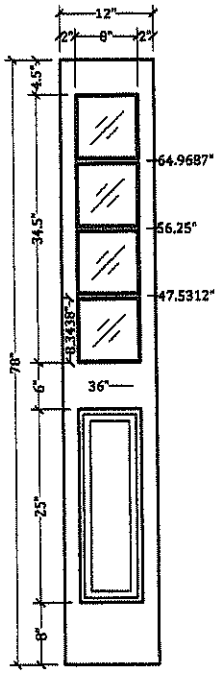
DETAIL: STILE @ PANEL
PROFILE (S-OG-121)
RAISED PANEL (P-DH-106)



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

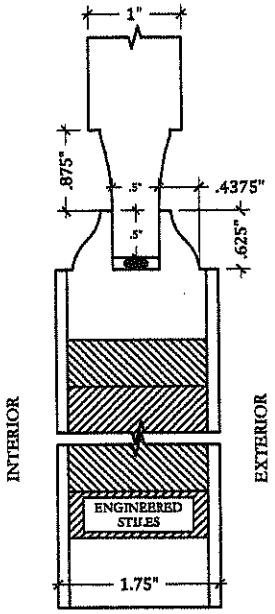
COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS RESERVED

Last Revision Date: X/X/XX

Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

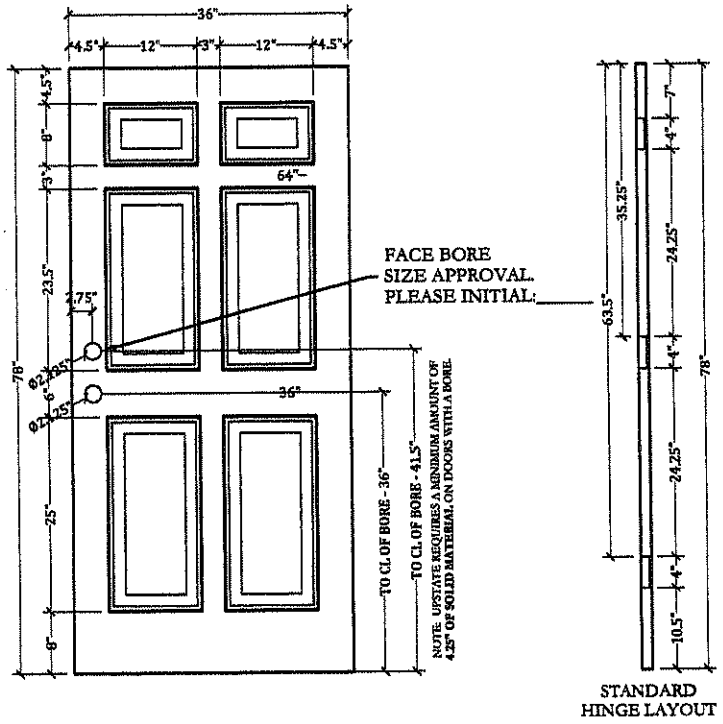
Scale: HALF



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

COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS RESERVED

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

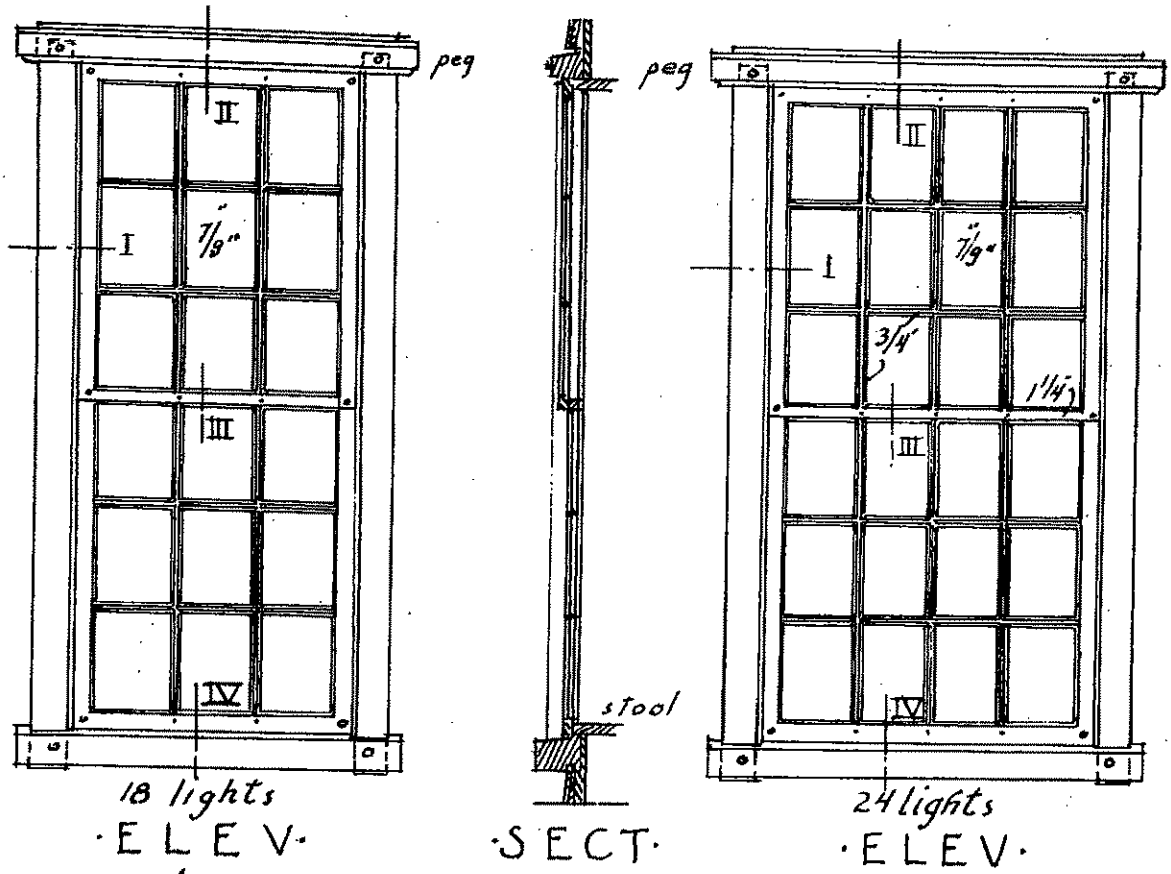
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the 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:

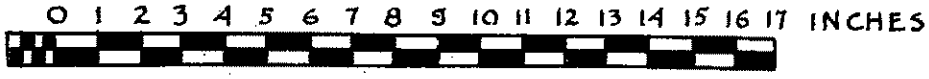
- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are 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.



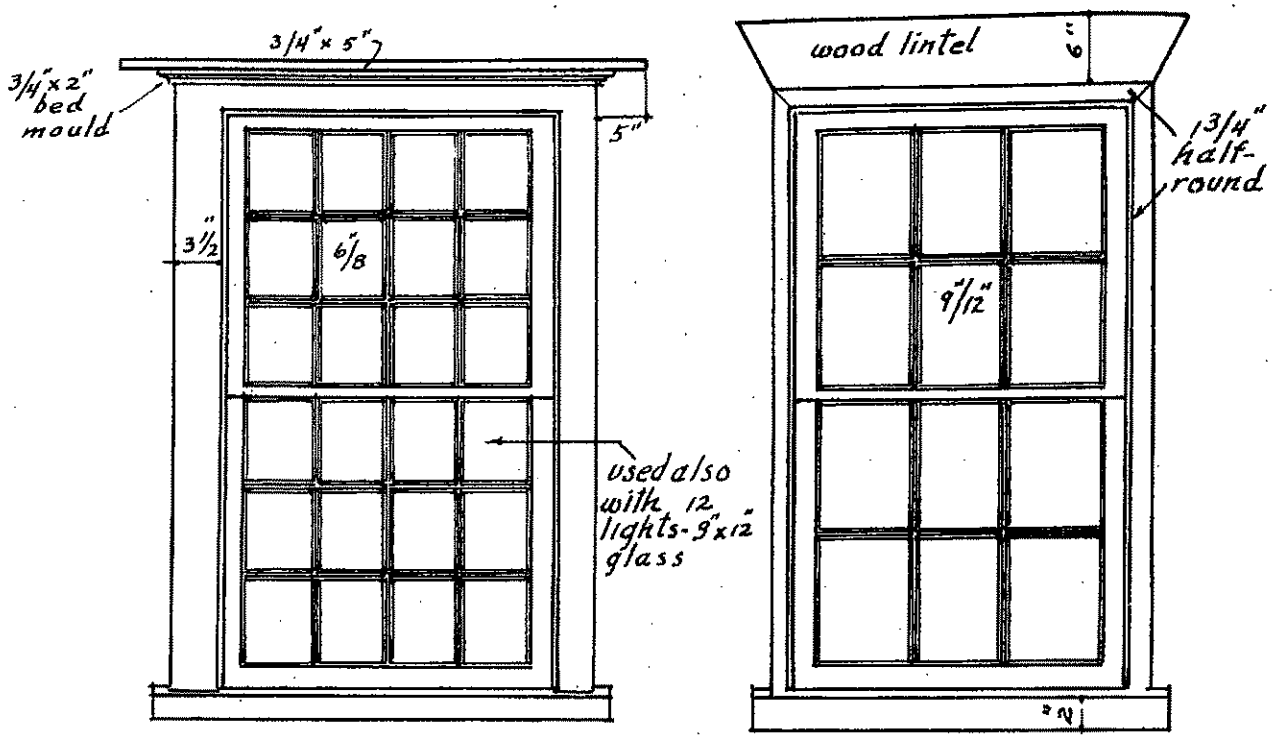


SCALE OF ELEVS·



SCALE OF DETAILS

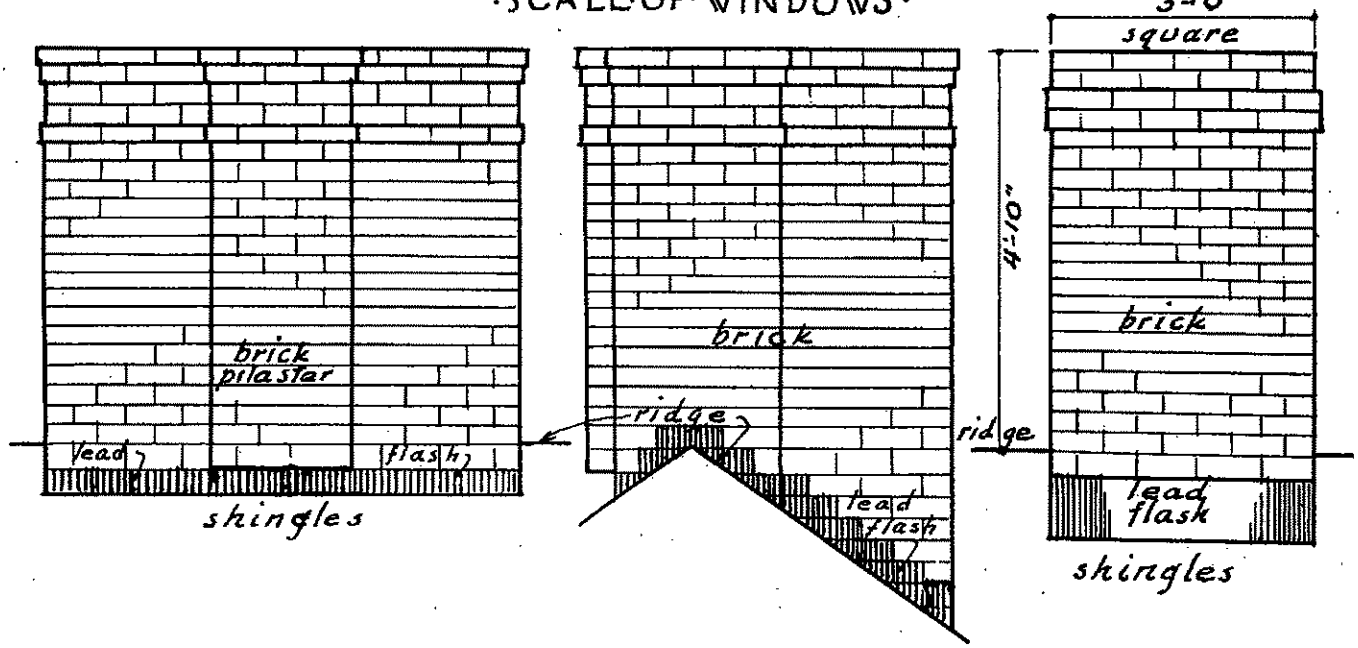
·TYPICAL·PLANK·FRAME·&·SASH·
·OLDER·WINDOWS·



·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

RECEIVED
MAR 04 2025
By _____

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Essex Green Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 03/04/2025 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission
COLOR CHANGE CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

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

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

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00; cash or check made out to the Town of Nantucket.
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
✓	Colors (3 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.

RECEIVED
MAR 04 2025
By

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Adrian Rodriguez

AS AGENT FOR NIR Retail II LLC

STREET ADDRESS 32 Main St.

MAP/PARCEL 42.3.1 / 217

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/4/25

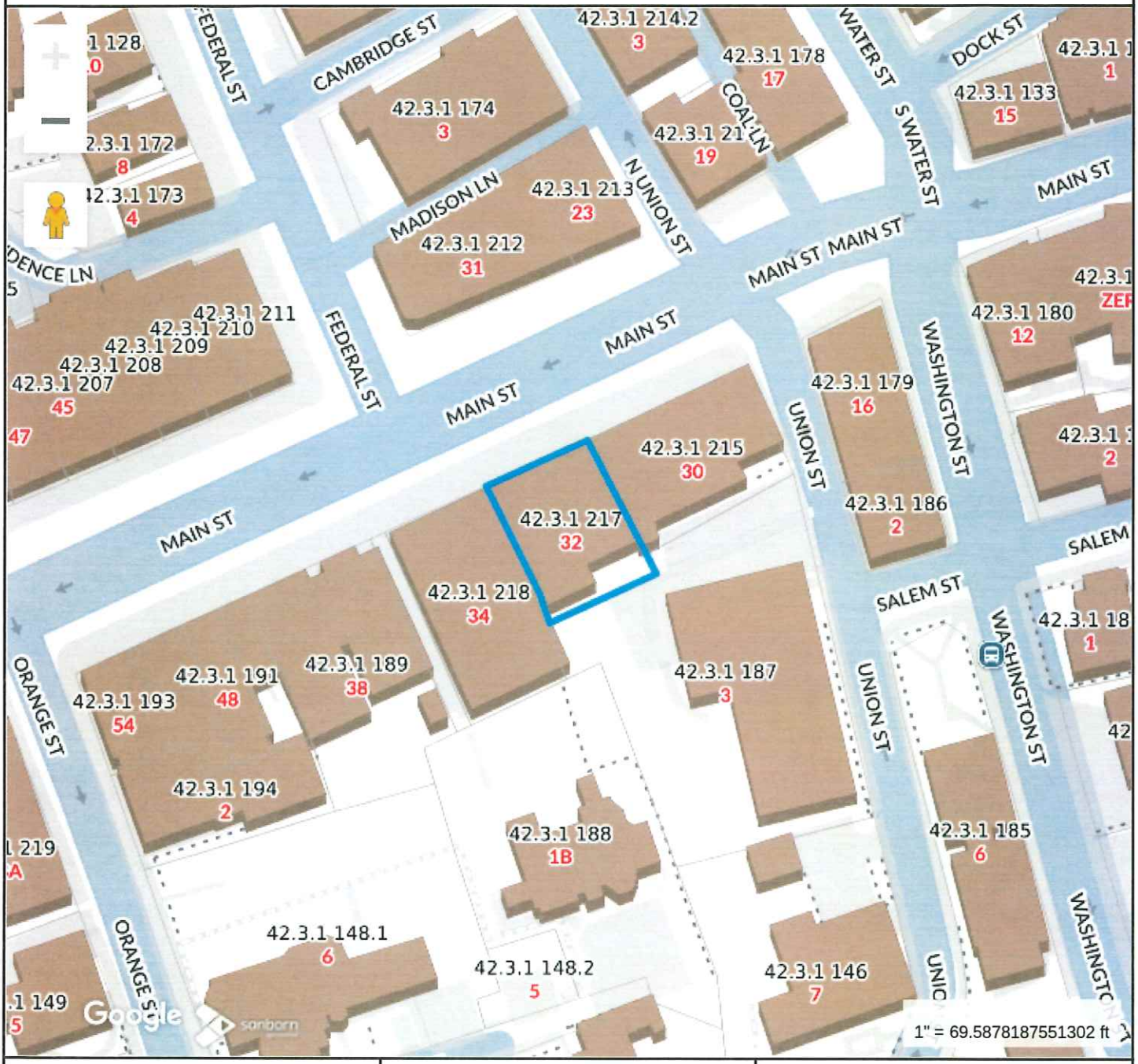
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 3/4/25
Date

RECEIVED
MAR 04 2025
By



Property Information

Property ID	9684
Location	32 MAIN ST
Owner	NIR RETAIL II LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
MAR 04 2025
By



Property Information

Property ID	9684
Location	32 MAIN ST
Owner	NIR RETAIL II LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
MAR 04 2025
By

32 MAIN ST

Location	32 MAIN ST	**Mblu**	4231/ / 217/ /
Acct#	00009684	**Owner**	NIR RETAIL II LLC
Assessment	$7,648,900	**PID**	9684
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,502,200	$6,146,700	$7,648,900

Owner of Record

Owner	NIR RETAIL II LLC
Co-Owner	C/O NEW ENGLAND DEVELOP-ACCTING DEPT
Address	75 PARK PLAZA #3 BOSTON, MA 02116

Sale Price	$15,473,000
Certificate	
Book & Page	C0021935/0
Sale Date	09/21/2005
Instrument	1N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NIR RETAIL II LLC	$15,473,000		C0021935/0	1N	09/21/2005
WINTHROP NANTUCKET 2 REALTY TR	$1,050,000		C0013/0523	UNKQ	02/11/1988

Building Information

Building 1 : Section 1

Year Built:	1847
Living Area:	5,498
Replacement Cost:	$2,145,930
Building Percent Good:	70
Replacement Cost Less Depreciation:	$1,502,200

Building Attributes	
Field	**Description**
Style:	AptovrRet/Off

RECEIVED
MAR 04 2025
By

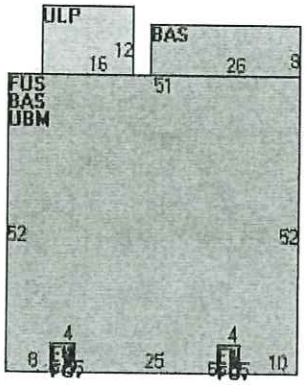
Model	Commercial
Grade	Excellent
Stories:	2
Occupancy	3.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	03
Total Baths	06
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\85\58.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9684_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,846	2,846
FUS	Upper Story, Finished	2,652	2,652
FOP	Porch, Open, Finished	40	0
UBM	Basement, Unfinished	2,612	0
ULP	Loading Platform, Unfinished	192	0
		8,342	5,498

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

RECEIVED
MAR 04 2025
By

Land Use

Use Code	3220
Description	STORE/SHP M94
Zone	CDT
Neighborhood	H55
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.07
Frontage	0
Depth	0
Assessed Value	$6,146,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,502,200	$6,146,700	$7,648,900
2024	$1,428,600	$5,854,100	$7,282,700
2023	$1,361,100	$5,676,500	$7,037,600
2022	$1,299,800	$5,160,500	$6,460,300
2021	$1,299,800	$4,487,300	$5,787,100

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

RECEIVED
MAR 04 2025
By

RECEIVED
MAR 04 2025



Existing: North Elevation

PROPOSED: NORTH ELEVATION



PROPOSED: NORTH ELEVATION



Nantucket Historic District Commission
Approvable Colors

Main Street Yellow .....PMS 120



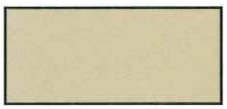
Cottage Red.....PMS 492



Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423



Chrome Green.....PMS 3302



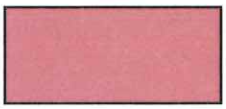
Nantucket Gray .....PMS 416



Essex Green .....PMS 5605

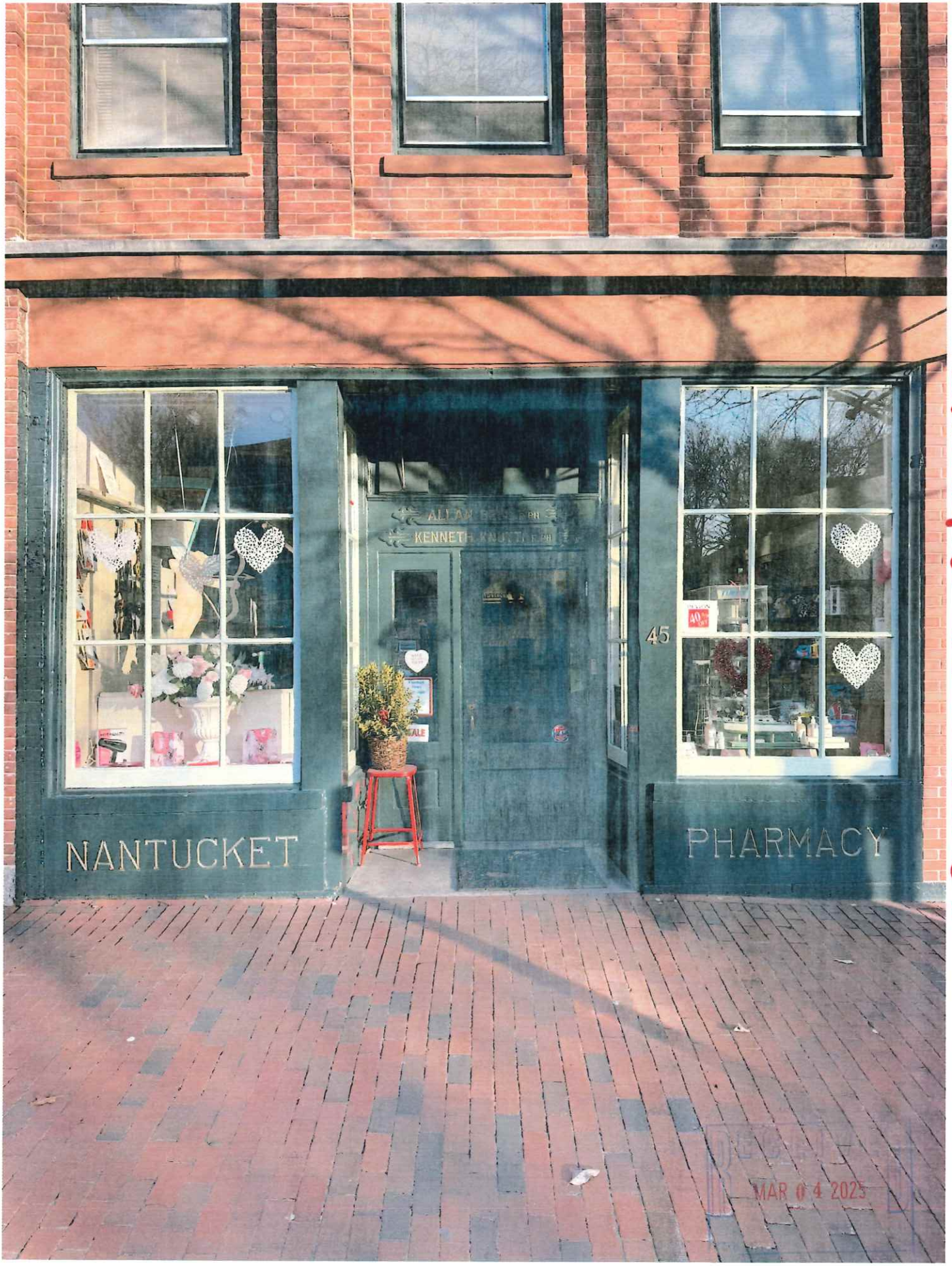


Nantucket Red.....PMS 1807

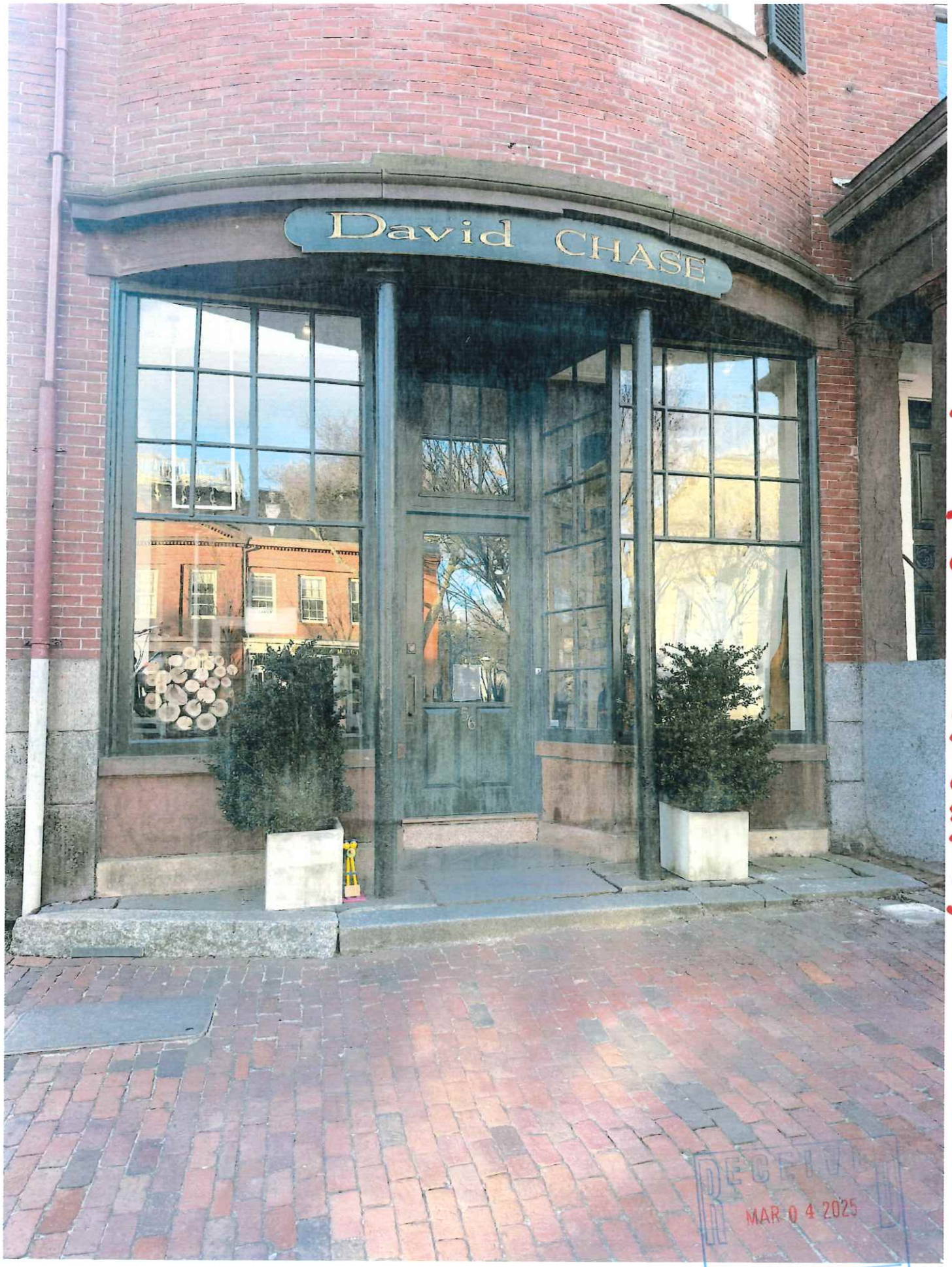


Newport Blue.....PMS 5408

RECEIVED
MAR 04 2025
By

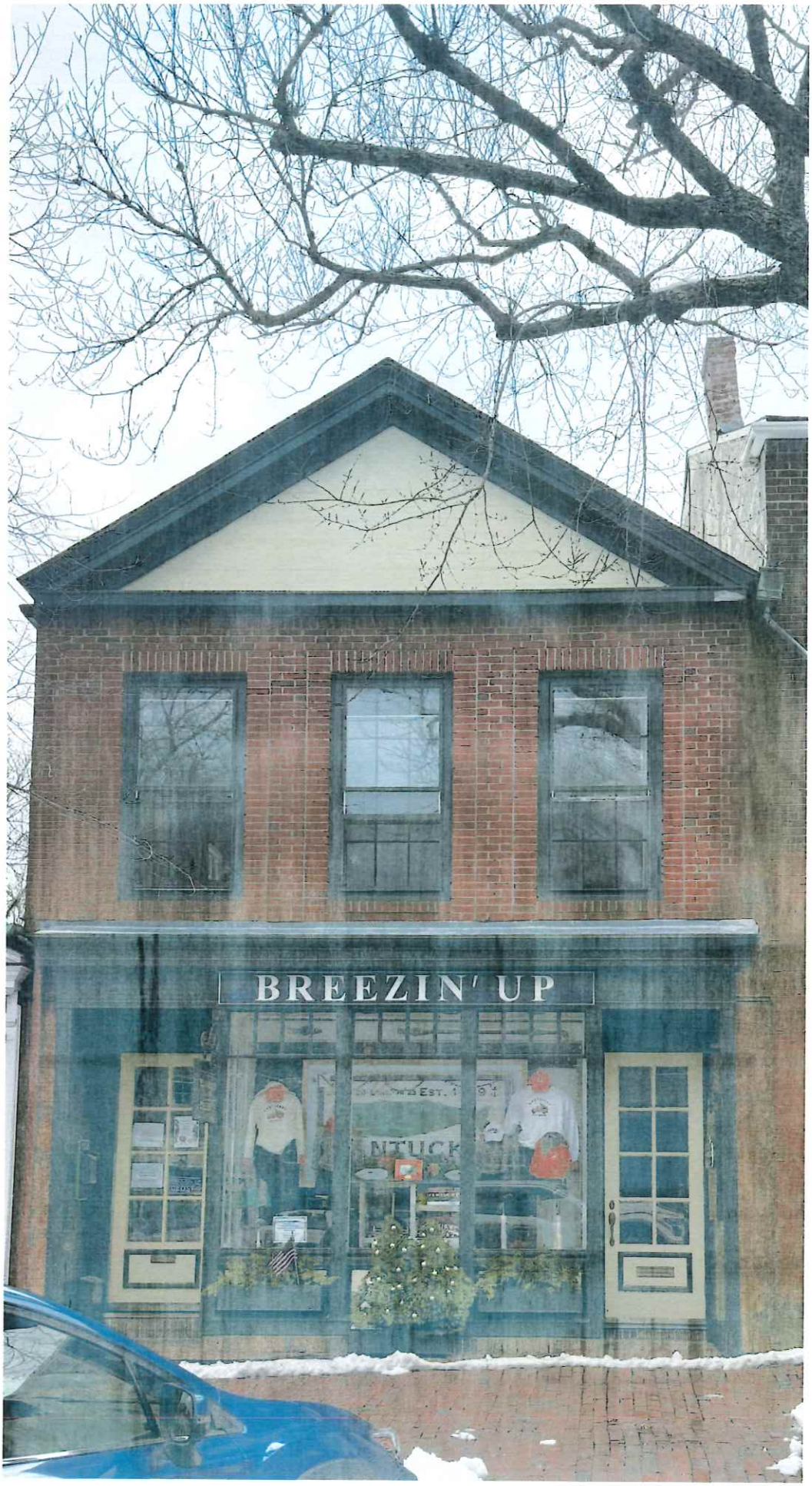


Example: 45 Main St



Example: 56 Main St

RECEIVED
MAR 04 2025
By



Example: 48 Main St

RECEIVED
MAR 04 2025
By

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 37.1

Street & Number of Proposed Work: 9 HAWKS CIRCLE

Owner of record: LBC SCONSET LLC

Mailing Address: 515 WEST 23RD STREET #7
NEW YORK NY 10011

Contact Phone #: 610 999 2525 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-025636
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 384 Decks/Patio: Size: 8x17 ☐ 1st floor ☒ 2nd floor
Width: 27'-0" Sq. footage 2nd floor: 323 ± Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 22' ± 6" South 22' ± 6" East 22' ± 6" West 22' ± 6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW GARAGE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH HOUSE
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TO MATCH HOUSE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear ANDERSEN Side ANDERSEN
Garage Door(s): Type CUSTOM OVERHEAD CEDAR Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

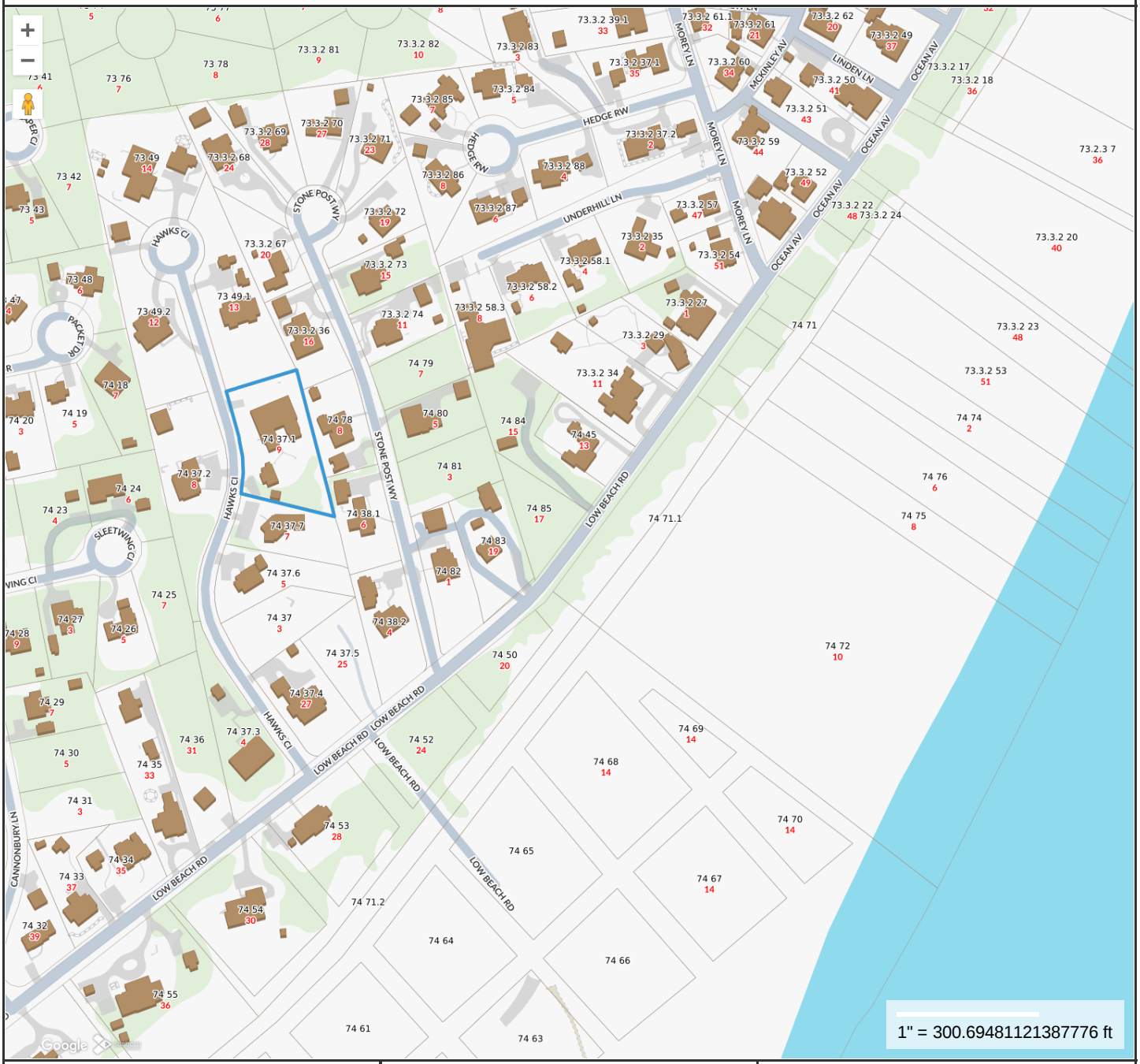
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL
Trim TO MATCH HOUSE Sash BLACK TME Doors TO MATCH HOUSE BLACK
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2-17-2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	6965
Location	9 HAWKS CI
Owner	LBC SCONSET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


9

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

9 HAWKS CI

Location	9 HAWKS CI	**Mblu**	74/ / 37/1 /
Acct#	00006965	**Owner**	LBC SCONSET LLC
Assessment	$11,679,500	**PID**	6965
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$9,693,900	$1,985,600	$11,679,500

Owner of Record

Owner	LBC SCONSET LLC	**Sale Price**	$3,600,000
Co-Owner		**Certificate**	
Address	515 WEST 23RD STREET # 7 NEW YORK, NY 10011	**Book & Page**	1761/273
		Sale Date	08/31/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LBC SCONSET LLC	$3,600,000		1761/273	00	08/31/2020
HILZENRATH EUGENE B TR	$1		01735/0178	99	02/18/2020
HILZENRATH EUGENE & JANET	$291,500		00334/0191	00	11/03/1989

Building Information

Building 1 : Section 1

Year Built:	2021
Living Area:	9,717
Replacement Cost:	$8,759,416
Building Percent Good:	100
Replacement Cost Less Depreciation:	$8,759,400

Building Attributes	
Field	**Description**

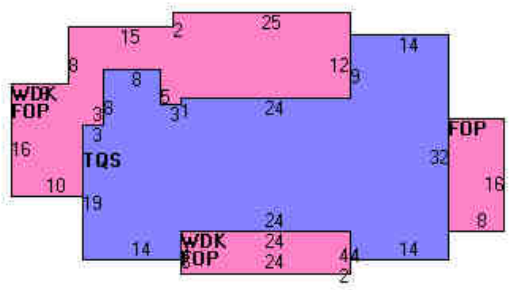
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	9
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0036\9%20hawks1_36330.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6965_8037.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,996	3,996
FUS	Upper Story, Finished	3,092	3,092
FBM	Basement, Finished	3,756	2,629
FOP	Porch, Open, Finished	1,588	0
WDK	Deck, Wood	3,008	0
		15,440	9,717

Building 2 : Section 1

Year Built:	2021
Living Area:	2,003
Replacement Cost:	$806,688
Building Percent Good:	100
Replacement Cost Less Depreciation:	$806,700

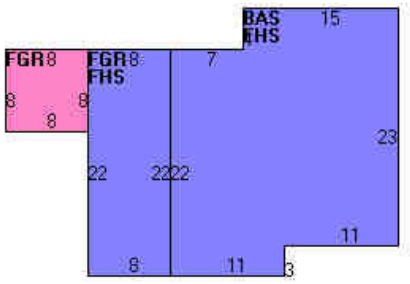
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Very Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	3
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0032\9%20hawk2_32538.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6965_8038.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	854	854
FBM	Basement, Finished	854	598
TQS	Three Quarter Story	735	551
FOP	Porch, Open, Finished	192	0
WDK	Deck, Wood	144	0
		2,779	2,003

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	FIREPLACE	2.00 UNITS	$9,600	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	SR20
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.92
Frontage	0
Depth	0
Assessed Value	$1,985,600

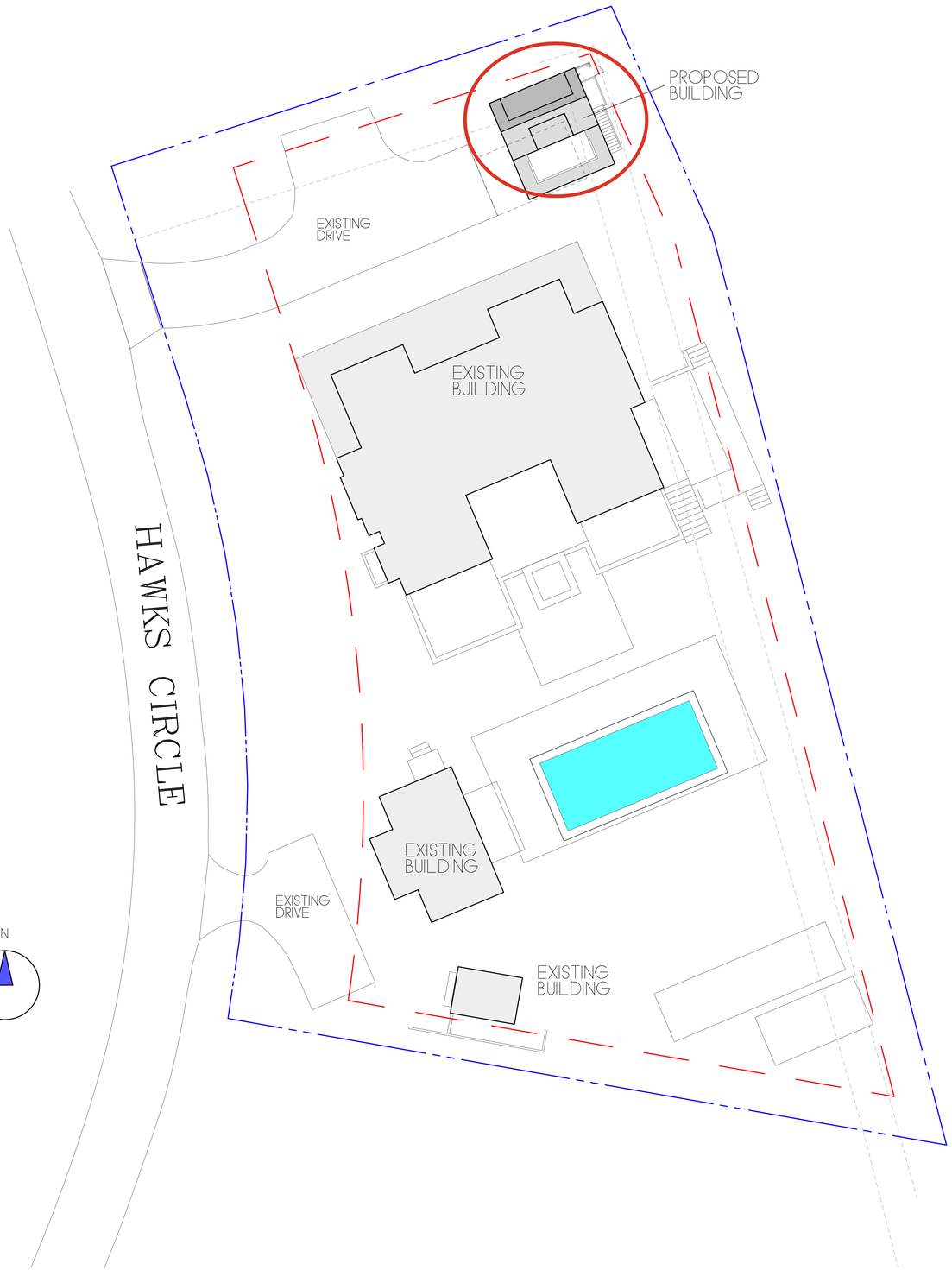
Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD2	W/LIGHTS ETC			204.00 S.F.	$7,500	1
SPL3	GUNITE			900.00 S.F.	$99,900	1
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$9,693,900	$1,985,600	$11,679,500
2024	$8,992,000	$1,857,500	$10,849,500
2023	$2,491,800	$1,649,700	$4,141,500
2022	$2,010,200	$1,128,600	$3,138,800
2021	$1,118,800	$1,231,200	$2,350,000

(c) 2025 Vision Government Solutions, Inc. All rights reserved.



ZONING CLASSIFICATION: S.R.-20
MAP: 74 PARCEL: 37.1

MIN. AREA:	20,000 SQFT.
MIN. FRONTAGE:	75 FT.
FRONT YARD S.B.:	30 FT.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%



REVISIONS:
10/21/2024: PROGRESS PRINT
1/09/2025: PROGRESS PRINT
3/4/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

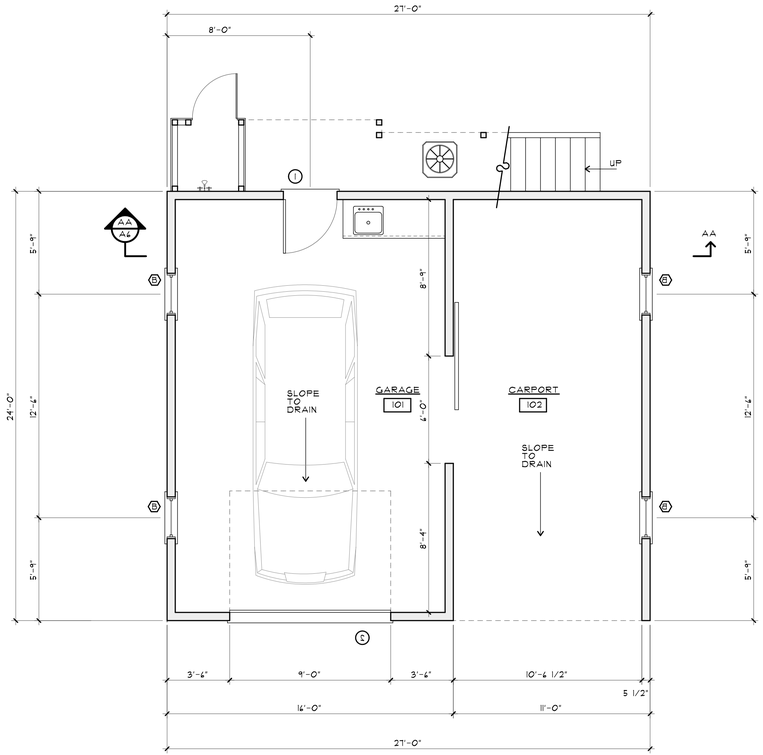
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

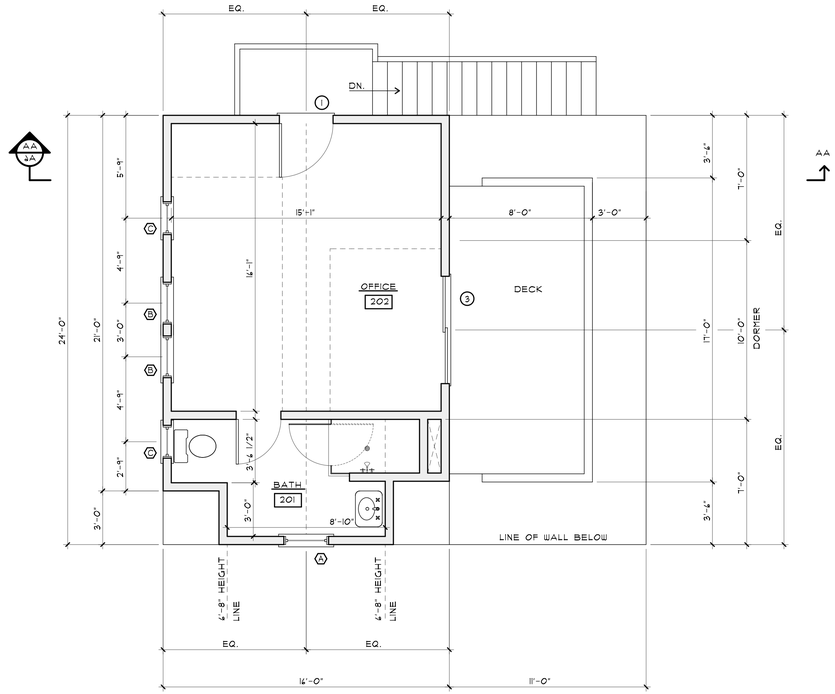
MAP: 74 PARCEL: 37.1
GARAGE H.D.C. SITE PLAN ONLY

ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/16" = 1'-0"

SHEET NO. S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 384 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 323± SF

N

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-6" X 4'-8"	1	4/4D.H. (T.M.E.)
B	ANDERSEN	2'-4" X 4'-8"	6	4/4 D.H. (T.M.E.)
C	ANDERSEN	1'-10" X 2'-4"	4	9 LT. CASEMENTS
1	ANDERSEN	3'-0" X 6'-8"	2	15 LT. EXTERIOR DOOR
2	CUSTOM	9'-0" X 8'-0"	2	CEDAR INSULATED OVERHEAD DOOR
3				
4				
5				
6				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
10/21/2024: PROGRESS PRINT
1/09/2025: PROGRESS PRINT
3/4/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow.
© Ethan McMorrow Design & Associates Inc.

LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan679@comcast.net

MAP: 74 PARCEL: 371
GARAGE PLANS
ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
10/21/2024: PROGRESS PRINT
1/09/2025: PROGRESS PRINT
3/4/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

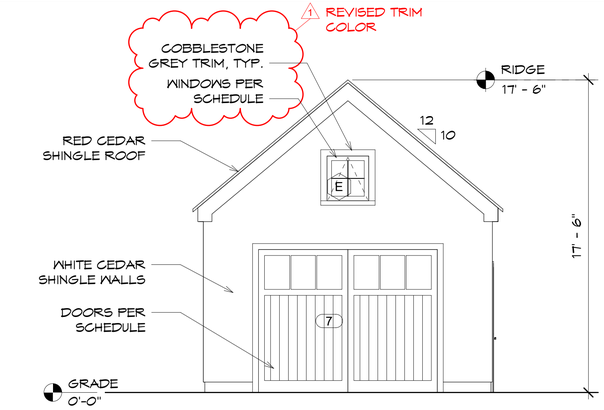
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1062
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

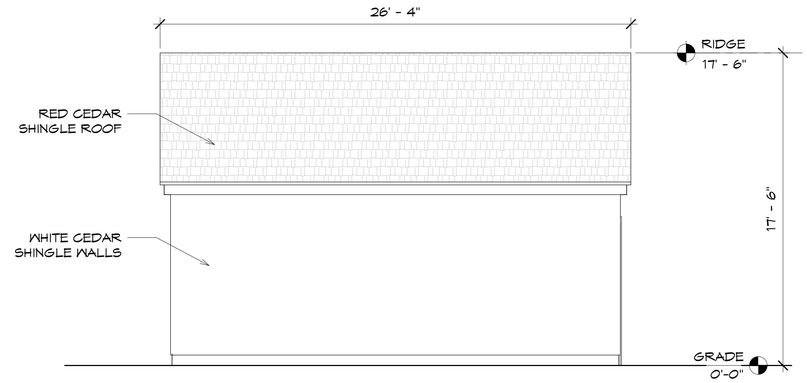
MAP: 74 PARCEL: 371
GARAGE ELEVATIONS
ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

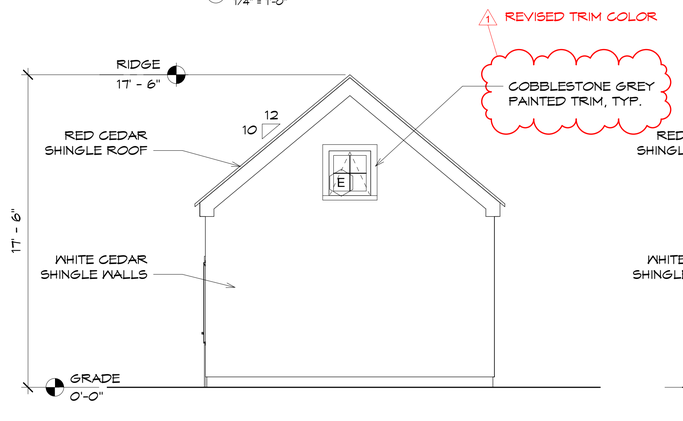
HDC APPROVED PLAN



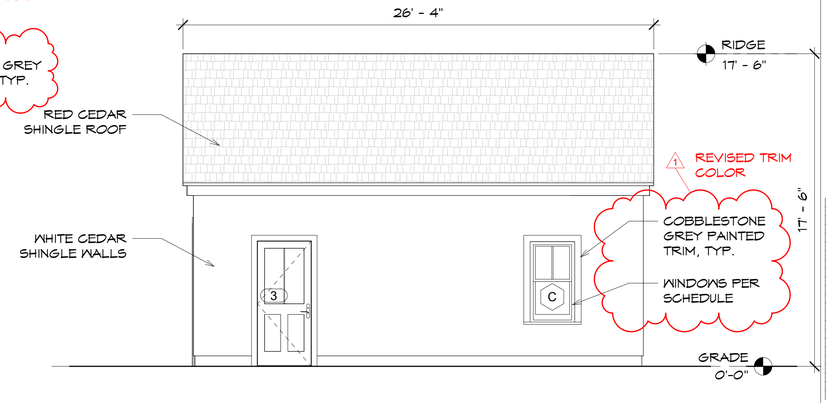
5 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

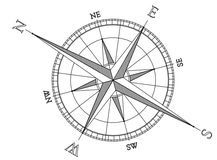
9 HAWKS CIRCLE - GARAGE

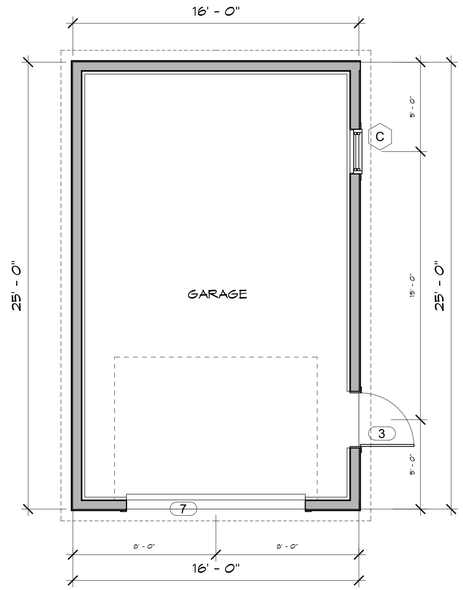
WINDOW & DOOR SCHEDULE:

	TAG	MIN. R.O. (W x H)	MODEL NO.		REMARKS
WINDOWS				UNLESS NOTED ANDERSEN WINDOW COMPANY OF BAYPOINT, MN 'E' SERIES IMPACT RESISTANT STORM MATCH	
	C	2'-6 1/2"X 4'-6 1/2"	TCLDH2646		DOUBLE HUNG W/ 2/1 P.D.L.
	E	2'-4 1/2"X 2'-6 1/2"	AAX2426		AWNING W/ 2/2 P.D.L.
EXT. DOORS					
	3	3'-0"X 6'-11"	CUSTOM		MAHOGANY WOOD DOOR, 1 LITE DOOR W/ 2 P.D.L.
	7	10'-0" X 8'-0"	CUSTOM		DOUBLE CARRIAGE HOUSE STYLE DOORS

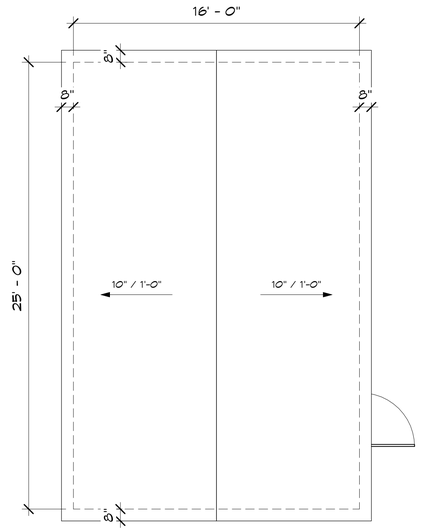
NOTES: ANDERSEN WINDOWS AND DOORS

- GLAZING TO BE: HIGH PERFORMANCE STORMWATCH 7/8" LOW E-4 INSULATING IMPACT RESISTANT GLASS
- LITE PATTERNS PER ELEVATIONS - PERFORMANCE DIVIDED LITES (PDL)
- OPERABLE WINDOWS TO COME WITH FACTORY SCREENS.
- PTD. 5/4 X 4 WOOD TRIM
- SIMULATED 2" WOOD SUB-SILL
- PVDF FLUOROPOLYMER FINISH: FINAL PAINT COLOR TO BE DETERMINED
- ALL WINDOW AND DOOR HEAD CASING TO ALIGN. G.C. TO VERFIY ALL R.O.'S BEFORE FRAMING AND/ OR ORDERING, AND NOTIFY ARCHITECT OF ANY CONFLICTS
- WINDOWS MARKED WITH "*" MEET BEDROOM EGRESS CODE
- SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR APPROVAL.





1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267
www.jggarchitects.com

Rev #	Description	DATE
	HDC SUBMIT	01.24.22
	FOR PERMIT	03.xx.22
1	HDC Rev 1	08.08.22

SEALS & SIGNATURES

BUILDING KEY

9
Hawks Circle
Nantucket, Mass
a project for
The Propper Family

DRAWING TITLE
GARAGE FLOOR PLANS & ELEVATIONS

SCALE	1/4" = 1'-0"
DATE	12/28/21
DRAWN	BD
JOB NUMBER	2008
SHEET	G1.0

copyright © 2021 - J. GRAHAM GOLDSMITH ARCHITECTS

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Robert Wilner

STREET ADDRESS 16 Codfish Park.

MAP/PARCEL 73.2.4 / 11

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/6/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 3/6/25

Signature Date

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) ✓

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 11

Street & Number of Proposed Work: 16 CODFISH Park RD

Owner of record: Wilner Sheila TRST ETAL

Mailing Address: 306 EDGAR ROAD
Greenwich, CT. 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes RD
Nantucket, Ma.

Contact Phone #: _____ E-mail: office@thornewilldesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23-8 Sq. Footage 1st floor: 259 SQFT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 11-9 South 11-9 East — West 11-0

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass 3 /12 _____ Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1x Soffit (Overhang) 8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 15 light Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

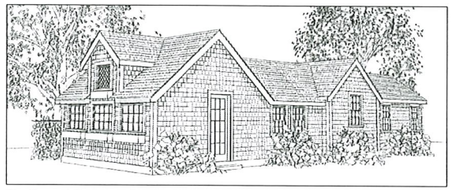
COLORS

Sidewall " Nat Clapboard (if applicable) _____ Roof Nat
Trim White Sash White Doors White
Deck Nat Foundation Nat Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/6/25 Signature of owner of record Luke Thornewill Per Wilner Sheila Trst Signed under penalties of perjury



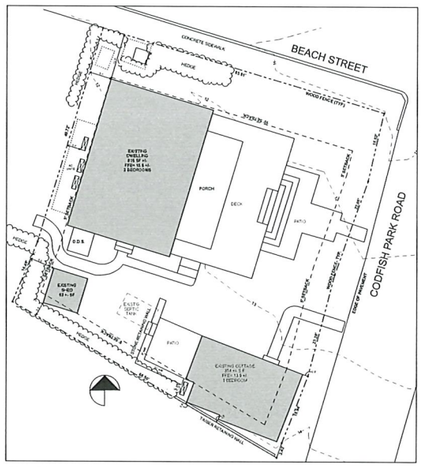
Northeast Perspective



Locus

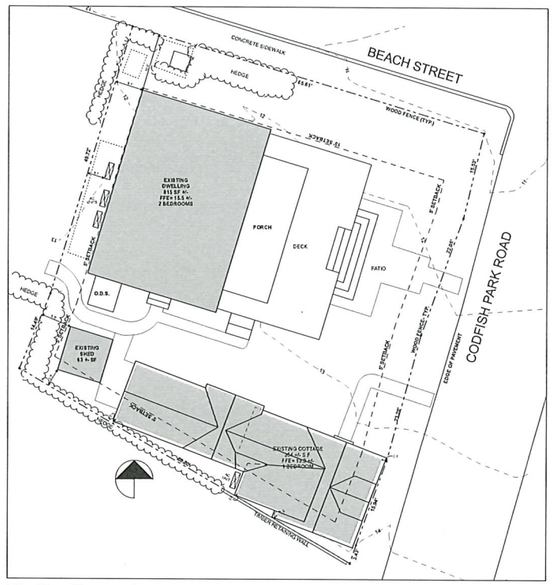
Additions & Renovations to the
Wilner Cottage

16 Codfish Park Road
Nantucket , Massachusetts



Site Plan- Existing

SCALE: 1" = 10'



Site Plan- Proposed

SCALE: 1/8" = 1'-0"

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS/ ELEVATIONS
	A1.2	W & D SCHEDULE/ PHOTOS
	A2.1	ELEVATIONS

ZONING INFORMATION
MAP 73.2.4 PARCEL 11
ZONING DISTRICT- R-1

		EXISTING
MINIMUM LOT SIZE:	5000 SF	4791.6 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	10 FT	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	30% or 1437.48 SF	86.3 %

EXISTING HOUSE AREA- 815 SF
EXISTING SHED- 63 SF
EXISTING COTTAGE AREA - 354 SF
PROPOSED COTTAGE AREA- 259 SF
TOTAL G.C. AREA = 1491 SF

MAIN HOUSE- 815 SF
PROPOSED COTTAGE- 613 SF

COTTAGE IS 20% SMALLER THAN MAIN HOUSE WHICH CONFORMS TO ZONING

ISSUES/REVISION	DATE
AS BUILTS	10/24/24
HDC 1	2/27/25

Additions & Renovations at the Wilner Cottage
16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING
This drawing is the sole property of the Thornewill Design LLC and may not be used on any project not prepared by Thornewill Design, unless permission is granted by Thornewill Design. Visual contact with these drawings shall constitute prima facie evidence of acceptance of these restrictions. © Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Project No:
Designed by: GT
Drawn by: EH
Checked by: GT

Sheet No:
A0.0
Cover Page

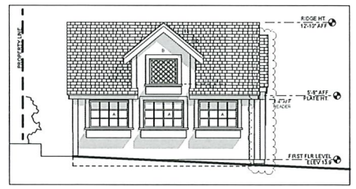
WINDOW SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
A	2	44" x 28"	OLD ADL SINGLE GLAZING, 12 LIGHT FIXED WOOD SASH
B	1	31" x 30"	OLD ADL SINGLE GLAZING, MULTI DIAMOND, FIXED WOOD SASH- SILL- 6'-8"
C	1	26" x 41"	PELLA CLAD, SDL, THERMAL PANE, 6/6 DBH

DOOR SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
1	1	2'-6" x 6'-2"	WOOD, 15 LIGHT, ADL W/ STORM SCREEN
~~2~~	~~1~~	~~2'-6" x 6'-2"~~	~~WOOD, 15 LIGHT, ADL W/ STORM SCREEN~~



East Elevation- Existing

SCALE: 1/4" = 1'-0"

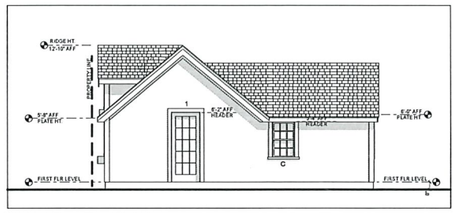


East Elevation- Proposed

SCALE: 1/4" = 1'-0"

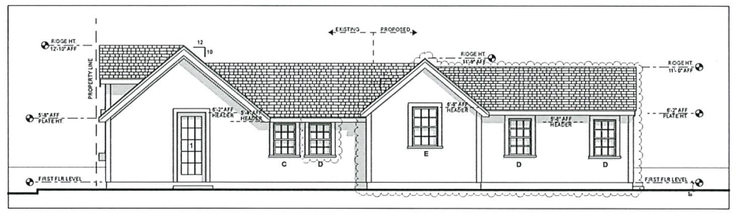
EXTERIOR MATERIALS LIST

EXT WALLS- WHITE CEDAR SHINGLES
CORNER BDS - 5/4" x 8"- PNT WHITE
DR & WIN DOW TRIM - 1 x 4- PNT WHITE
ROOF- RED CEDAR
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W.P. SHADOW BD - PTD WHITE
FOUNDATION WALL - CONCRETE BLOCK



North Elevation- Existing

SCALE: 1/4" = 1'-0"



North Elevation- Proposed

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE- ANDERSON-PROPOSED					
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS
D	3	TW20210	2'-1 5/8" x 3'-0 7/8"	2'-2 1/8" x 3'-0 7/8"	WD, 6/6 DOUBLE HUNG, MATCH WINDOW 'C'
E	2	TW2436	2'-5 5/8" x 3'-8 7/8"	2'-6 1/8" x 3'-8 7/8"	WD, 6/6 DOUBLE HUNG

WOOD SASH, THERMAL PANE, SDL, PAINT WHITE, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS
MANUFACTURER TO CONFIRM EGRESS. SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION
TEMPERED GLASS WHERE CODE REQUIRES
MINIMUM U-VALUES AND SCGC VALUES AS IDENTIFIED BY HERS RATER

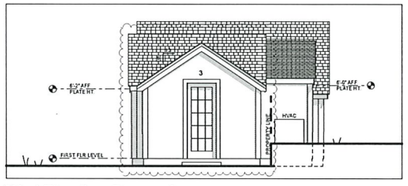
DOOR SCHEDULE- PROPOSED					
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
3	1	FWG 2668	2'-5 1/4" x 6'-7 1/2"	2'-6" x 6'-8"	15 LITE FRENCH INSWING, WD, PNT WHITE

WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL STORM/ SCREEN COMBO UNIT ON EXTERIOR



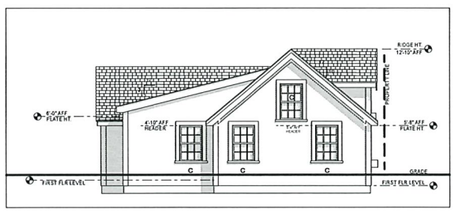
West Elevation- Existing

SCALE: 1/4" = 1'-0"



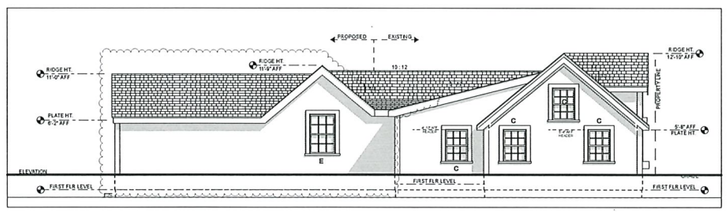
West Elevation- Proposed

SCALE: 1/4" = 1'-0"



South Elevation- Existing

SCALE: 1/4" = 1'-0"



South Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
HDC 1	2/27/25

Additions & Renovations at the
Wilner Cottage
16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the designer and may not be used on any project except as agreed to by the designer in writing. Reproduction of this drawing, in whole or in part, is prohibited without the permission of the designer. Title reserved to the Architectural Work under section 102.

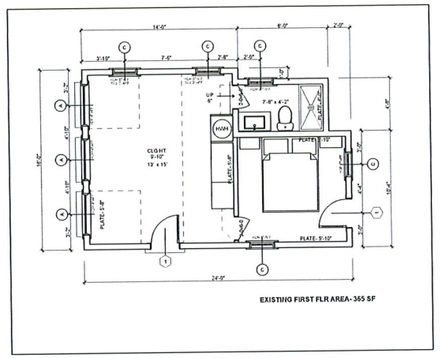
© Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PR
Checked by: LT

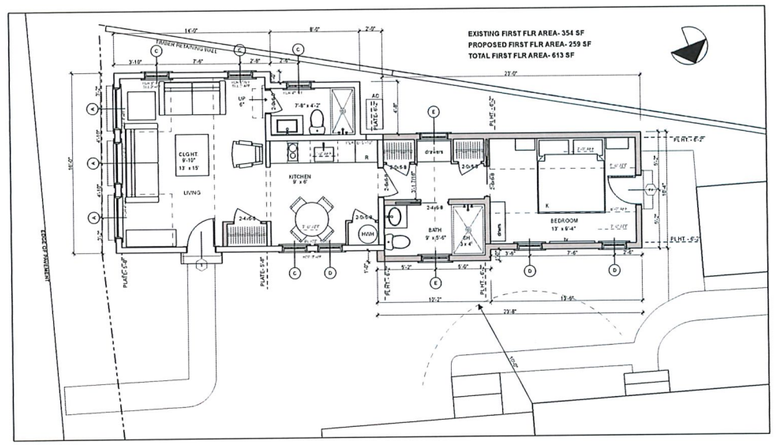
Sheet No:
A2.1

Drawing Revisions



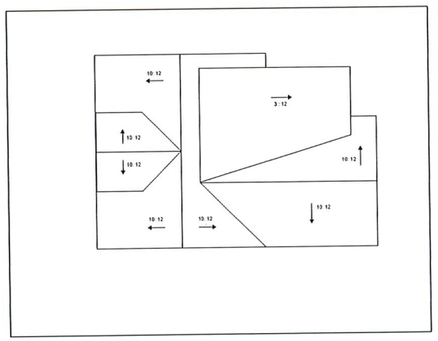
First Floor Plan- Existing

SCALE: 1/4" = 1'-0"



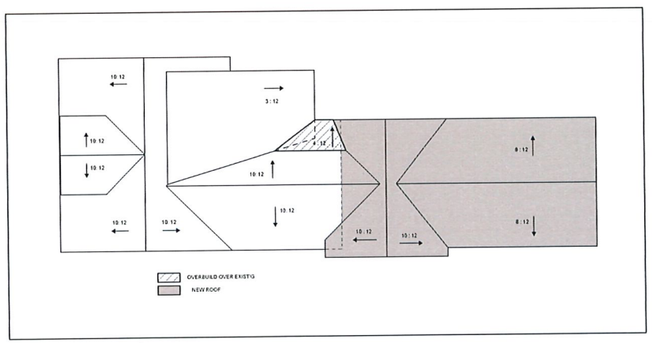
First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"



Roof Plan- Existing

SCALE: 1/4" = 1'-0"



Roof Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
HDC 1	2/27/25

Additions & Renovations at the Wilner Cottage
16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the property of the Thornwell Design LLC and is not to be used on any other work except by agreement with the Thornwell Design LLC. Drawing is not to be changed or copied in any form or manner whatsoever nor assigned to any third party without first obtaining the express written permission of the Thornwell Design LLC.

© Thornwell Design LLC 2025

Thornwell Design LLC
48 Orange Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3145

Project No: 24
Plotted By: PM
Scale as: 1/4"
Checked By: JT

Sheet No:

A1.1

# of sheets
As Plans



Shed



Main House



Main House







South Cottage



Southeast Cottage



South Cottage



North Cottage



West Cottage



West Cottage

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
MDC 1	2/18/25

Additions & Renovations at the Wilner Cottage

16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Thornewill Design LLC and is not to be reproduced or used in any way without the prior written permission of the Thornewill Design LLC. The contents of this drawing are not to be used, copied, reproduced or distributed without the prior written permission of the Thornewill Design LLC. Any reproduction or distribution of this drawing is to be reproduced in the Thornewill Design Logo Reserve.

© Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designer: JF
Drawn by: BW
Checked by: JF

Sheet No:
A0.1

Contents
Photos

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....Wilner.....

MAILING ADDRESS.....

PROPERTY LOCATION....16 Codfish Park.....

ASSESSORS MAP/PARCEL....73.2.4 / 11.....

SUBMITTED BY:....Luke.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 3, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.03 16:07:08 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 16 Codfish PARK

Tax Map Number: 73.2.4 Parcel Number: 73.11.1.4

Owner of Record: WILNER, ROBERT.

Description of Proposal: 260 SF one story addition added to the rear of existing cottage.

Anticipated HDC Submission Date: 3/6/25

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

CURTIN GEORGE E III & SUSAN L
PO BOX 951
SIASCONSET, MA 02564

WILNER SHELIA & ROBERT TR
787 KING STREET
RYE BROOK, NY 10573

BROWN ROBERTA & DISSTON STUART
TRS
ROBERTA BROWN REVOC LIV TRUST
1 THOMAS PLACE
ROWAYTON, CT 06853

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

COHEN STEVEN L TR
12 CODFISH PARK ROAD TRUST
NANTUCKET, MA 02554

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC8-23
MAP/PARCEL#: 73 24-11

Recorded by: AH Date: 09/22/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 16 CODFISH PARK ROAD

2. Building Name: GONE CRAZY

3. Ownership: Private

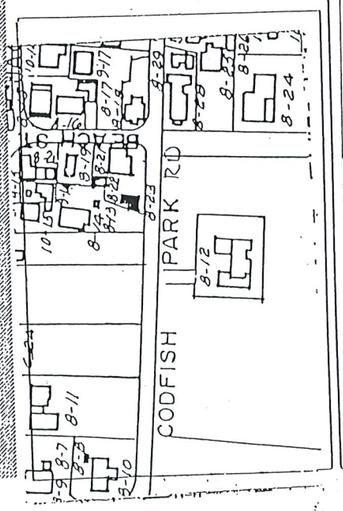
4. Present Owner: WILNER, ROBERT & SHEILA

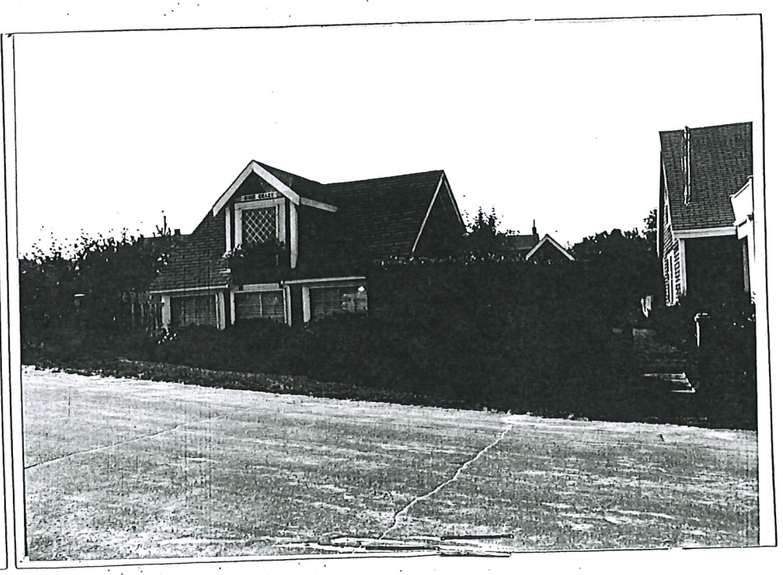
5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





ERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: SC8-21,SC8-22
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,Picture

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1938
  Source: Aerial Photo 1938
    Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Aerial Photo 1938

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC8-21
MAP/PARCEL#: 7324-11

Recorded by: AH Date: 09/22/89 Organization: AGS

I. IDENTIFICATION

1. Street Name & No.: 16 CODFISH PARK ROAD

2. Building Name: CUCKOOS NEST

3. Ownership: Private

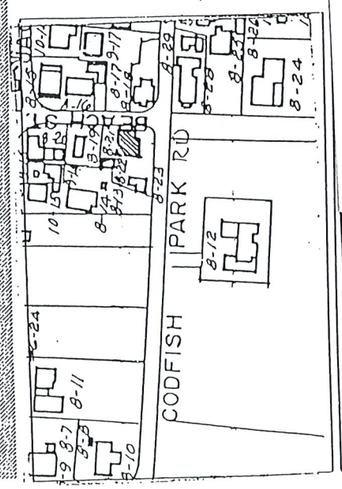
4. Present Owner: WILNER, ROBERT & SHEILA

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP - 3 X 2"





Survey/Film Roll #: SC8-21

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1983
  Source: HDC
        Architect: Unknown Builder: Unknown
44. Building Type: Box,Cross Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
        Unknown

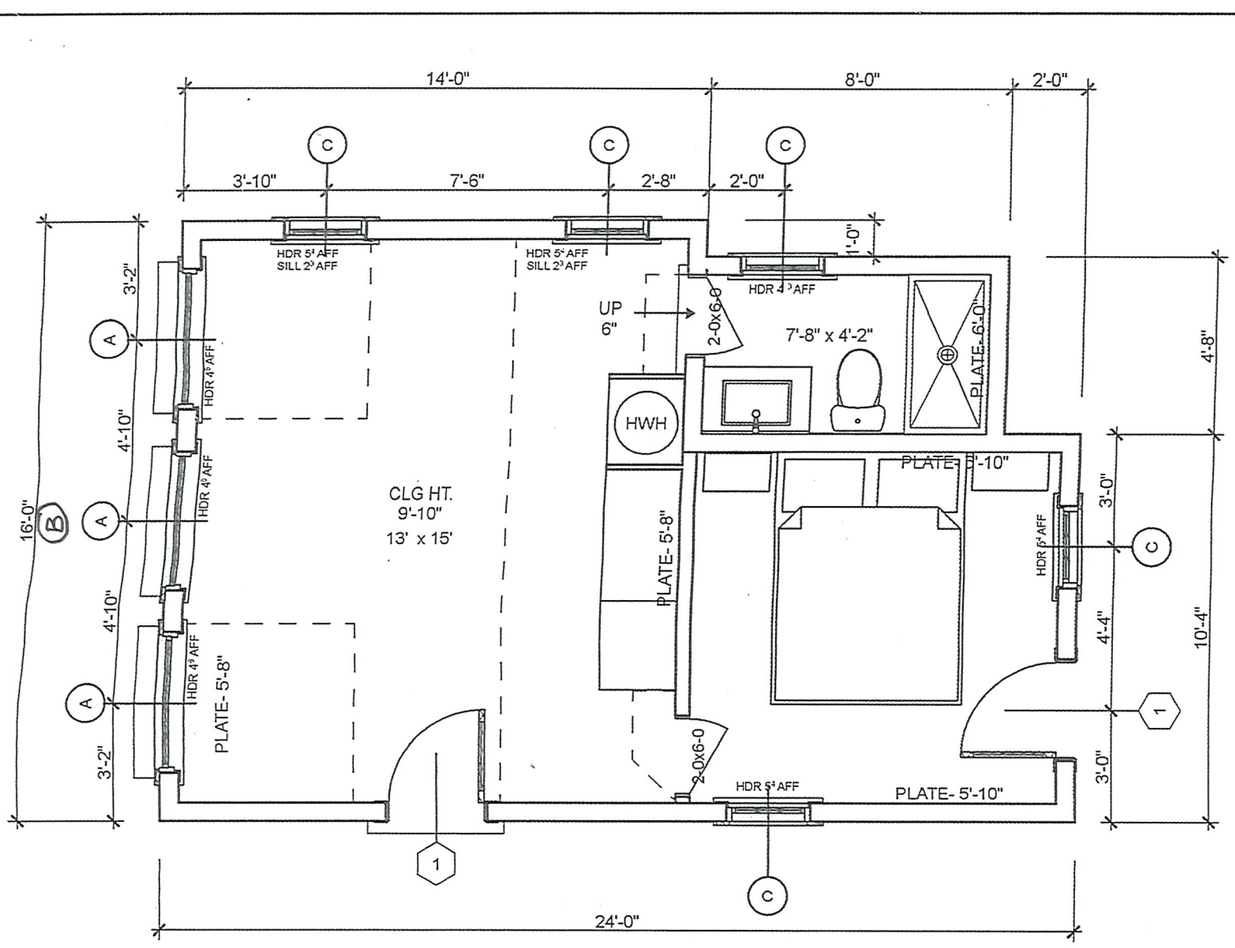
47. Sources: Historic District Commission,
    Certificate,
    #12900



COTTAGE
1938
"CONTRIBUTING"







EXISTING FIRST FLR AREA- 365 SF



EXISTING
WINDOW
SCHEDULE





(C) pella CLAD WINDOW (OR SIMILAR)
26" x 41" . DBH, THERMAL
PANE GLASS w/ FIXED MUNTIN
TO EXTERIOR.



(B)
OLD
DIAMOND WINDOW
30" x 31" SASH
WOOD, SINGLE GLAZE
ADL. PTD. WHITE





(A)
OLD
12 LIGHT FIXED
SASH. 44" x 28"
WOOD, ADL
SINGLE GLAZE
PTD WHITE

EXISTING DOOR SCHEDULE





FRONT DOOR

① 15 Light WOOD TDL
SINGLE GLAZED 3'0x6'2
w/ CLAD STORM/SCREEN UNIT



BACK DOOR

15 Light, Wood T.D.L
Single glaze 2'-6x6'2
W/CLAD STORM SCREEN UNIT.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 913

Street & Number of Proposed Work: 74 A HOOPER FARM RD.

Owner of record: NATHALIE WILSON TRUST

Mailing Address: PO BOX 2615
NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VANCOUVER DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584.

Contact Phone #: (508) 325-4319 E-mail: ackwall62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 358.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 994SF
Width: 28' Sq. footage 2nd floor: 800SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x20 ☒ 1st floor ☐ 2nd floor
PORCH Size: 4x20 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 27'-8" South 27'-8" East 27'-8" West 27'-8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other PORCH 12:6

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening — Size — Location —

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 12"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 12" or 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 4 PANEL Rear SLIDERS Side 9 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways TBD Walls N/A

* Note: Complete door and window schedules are required.

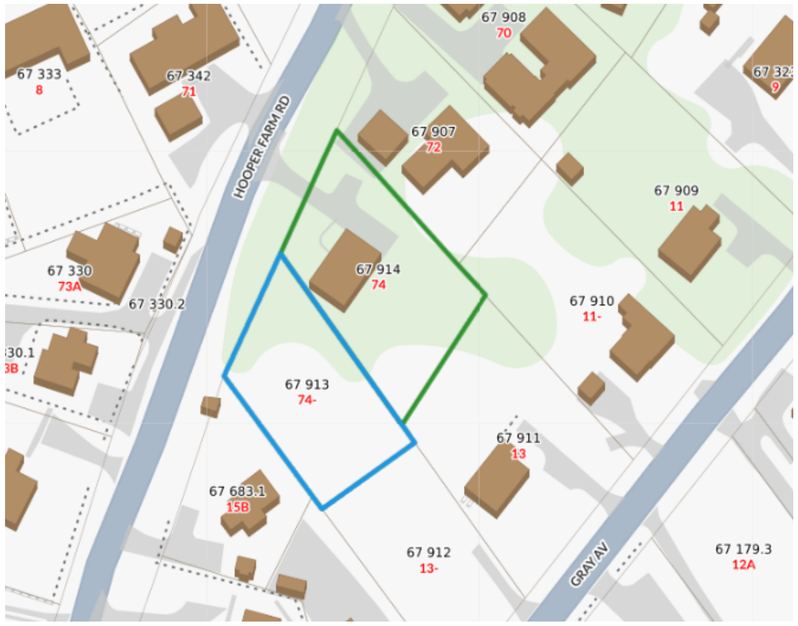
COLORS

Sidewall NW Clapboard (if applicable) — Roof BLACK
Trim NW Sash GREY Doors GREY
Deck NW Foundation GREY Fence _____ Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/6/25 Signature of owner of record _____ Signed under penalties of perjury



CURRENT ZONING:	R-10
MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	20 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	25% (2,759 SF)

PROPOSED NEW DWELLING (994 SF)





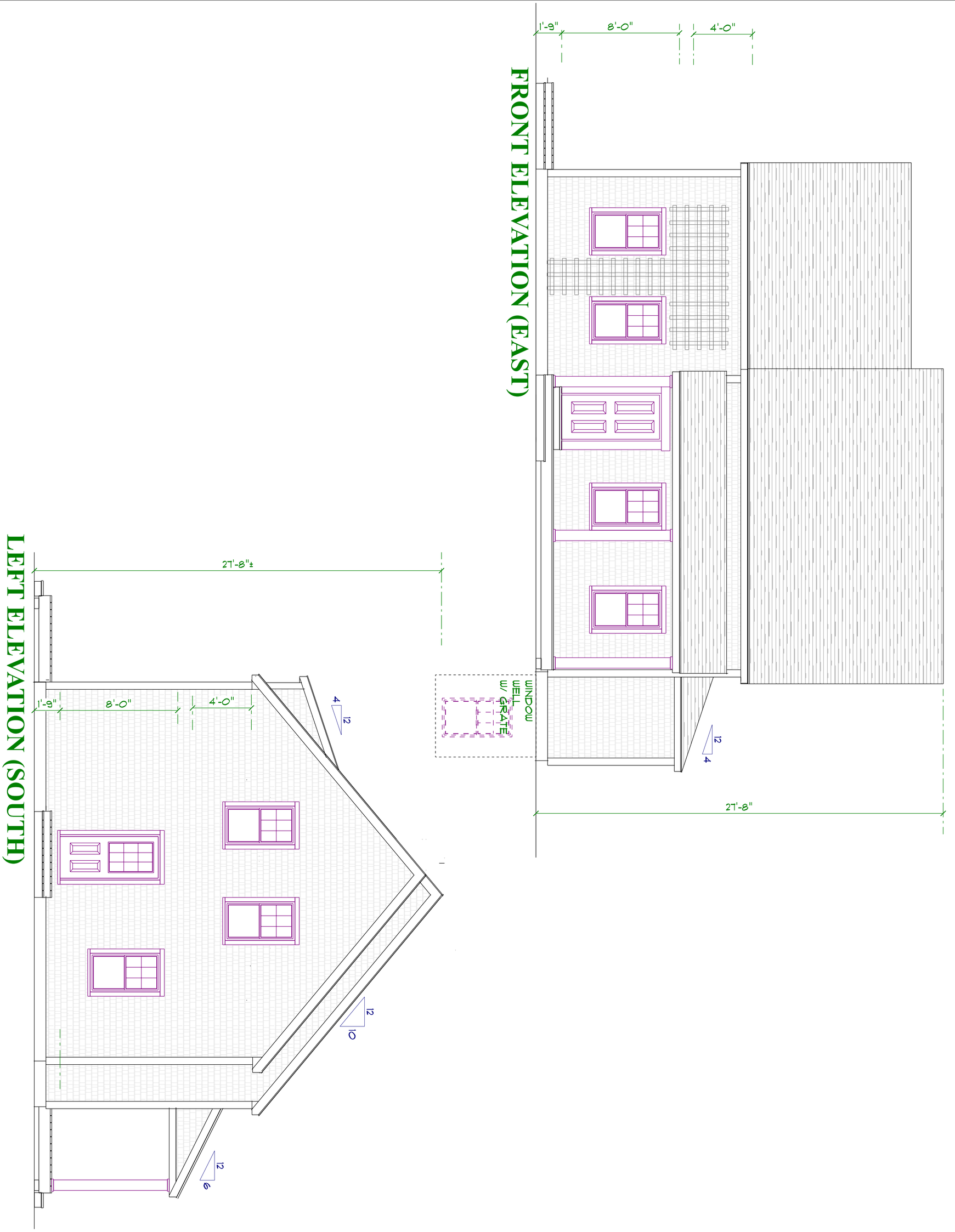
SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

74A HOOPER FARM RD
NEW DWELLING

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

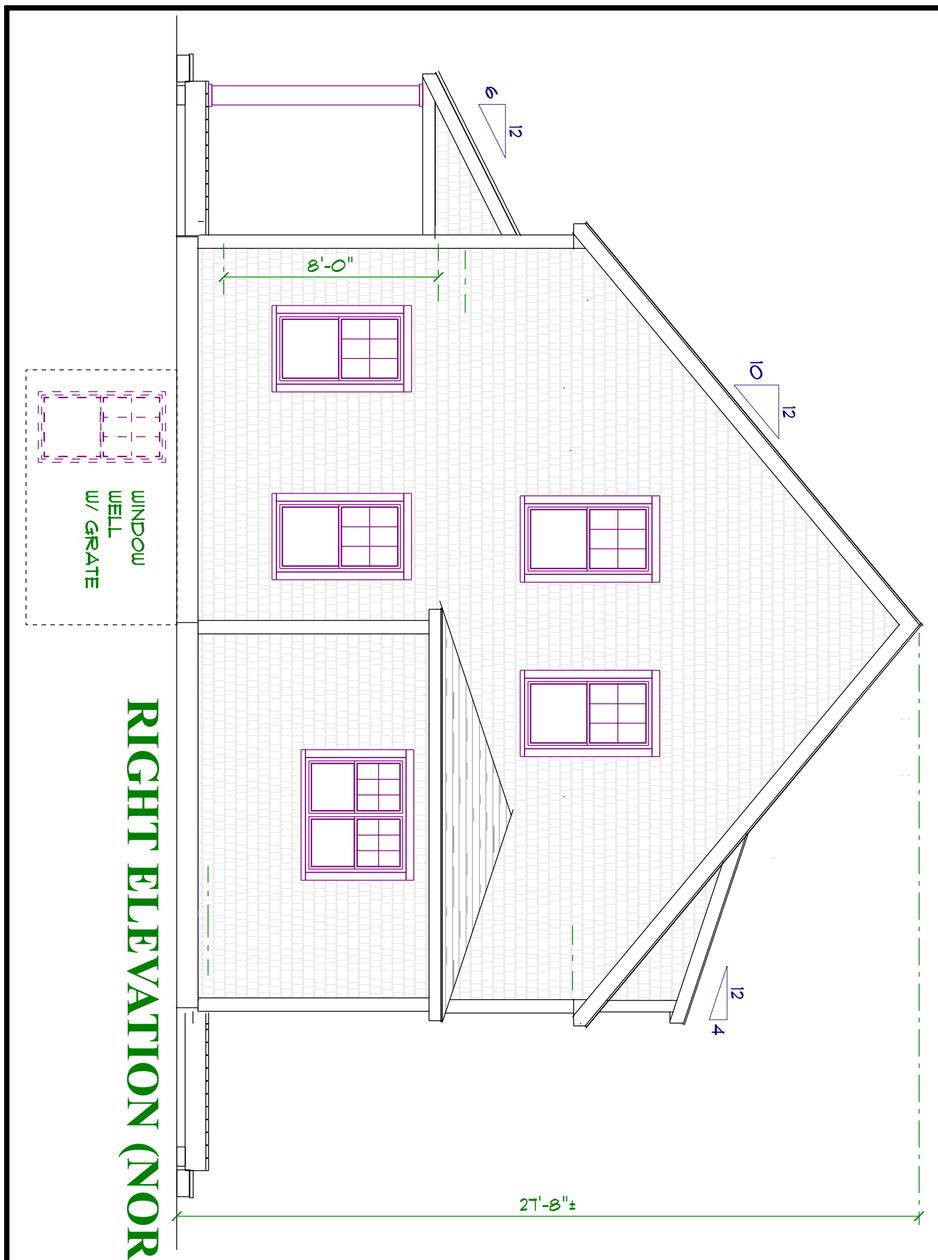
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

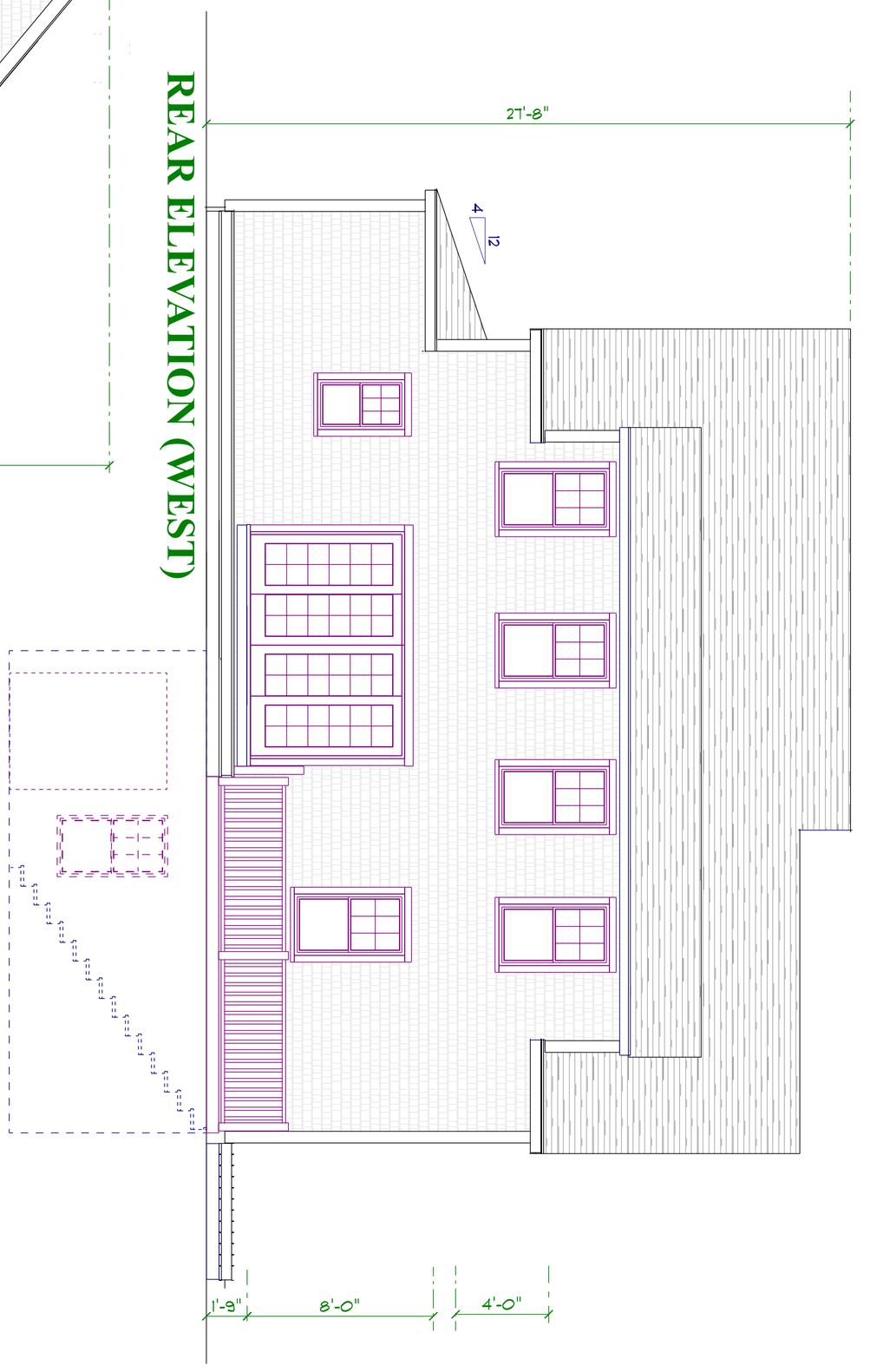
DRAWN BY: VO

DATE: 2-25-25

RIGHT ELEVATION (NORTH)



REAR ELEVATION (WEST)



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

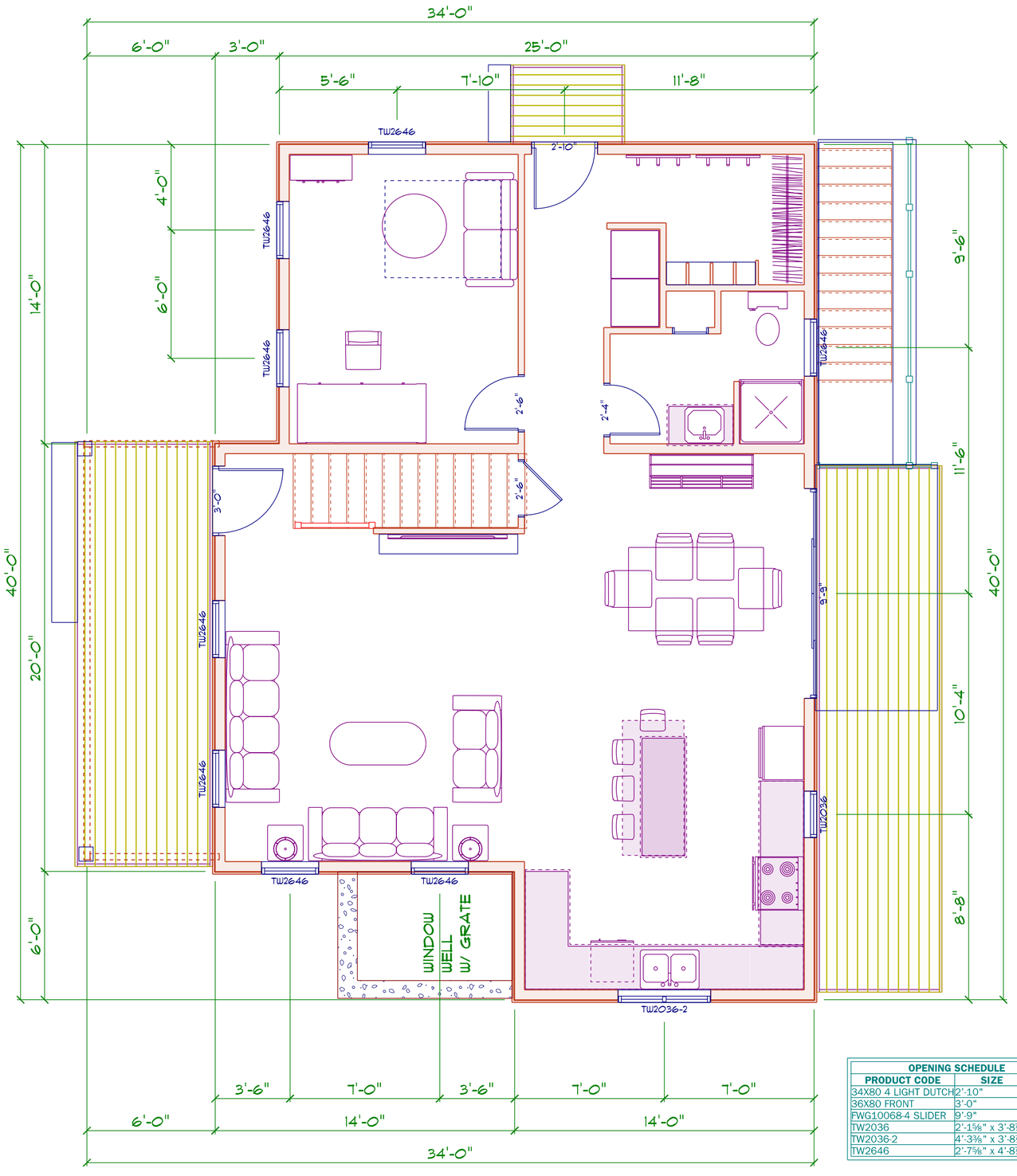
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

DRAWN BY: VO

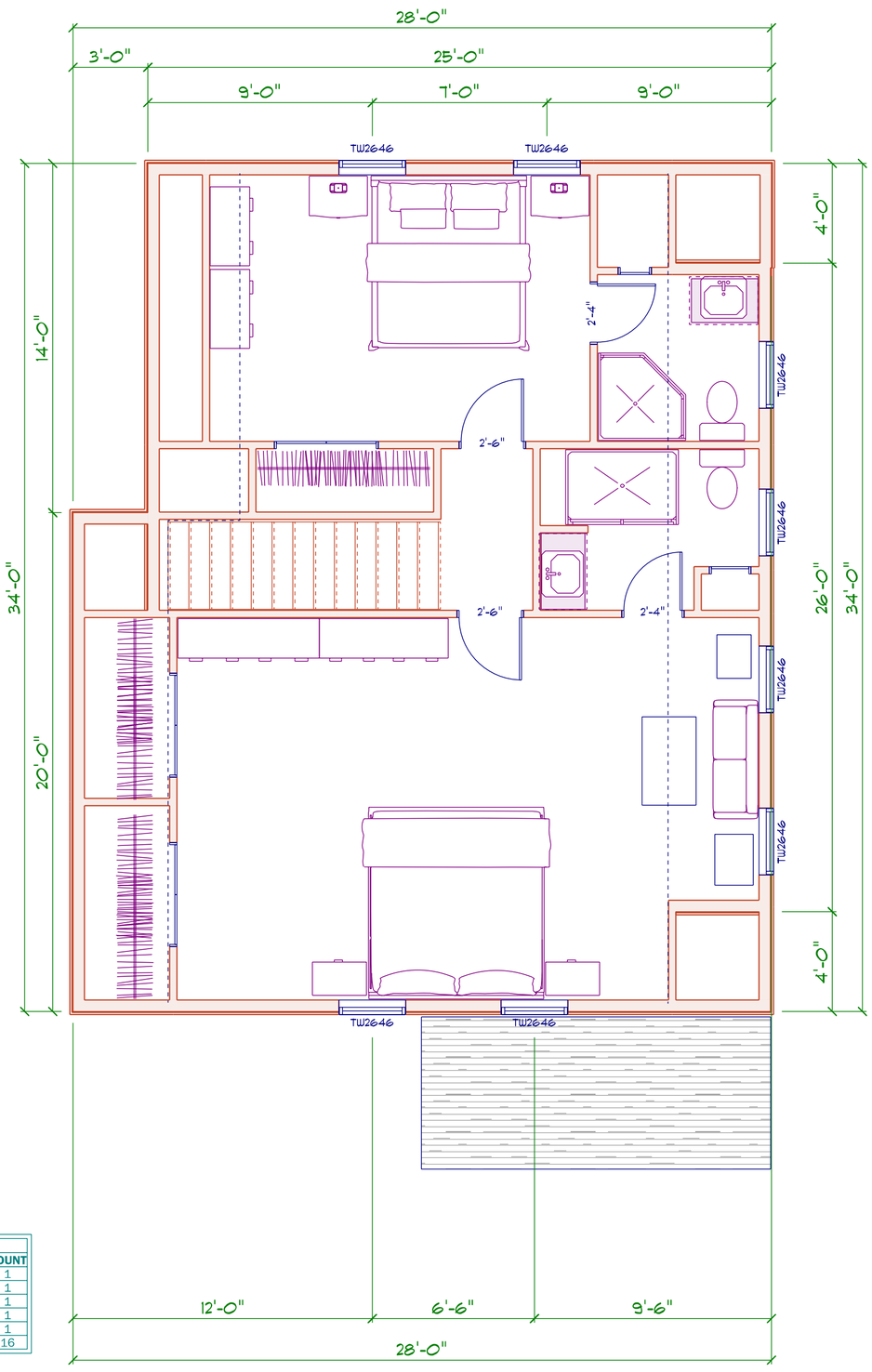
DATE: 2-25-25

FIRST FLOOR PLAN- 994 SF



OPENING SCHEDULE		
PRODUCT CODE	SIZE	COUNT
34X80 4 LIGHT DUTCH	2'-10"	1
36X80 FRONT	3'-0"	1
FWG10068-4 SLIDER	9'-9"	1
TW2036	2'-1⅝" x 3'-8⅞"	1
TW2036-2	4'-3⅜" x 3'-8⅞"	1
TW2646	2'-7⅝" x 4'-8⅞"	16

SECOND FLOOR PLAN- @ 800SF



SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

74A HOOPER FARM RD
NEW DWELLING

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 411

Street & Number of Proposed Work: 4 SPRUCE ST.

Owner of record: CRAIG RICHARD VALDO

Mailing Address: 1 GOOSE POND LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN DANIEL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 326-4319 E-mail: advaldes@aol.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 254.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32' (2ND FLR) Sq. Footage 1st floor: N/C Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' (2ND FLR) Sq. footage 2nd floor: 768SF → 1278SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 509SF →

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 29'-4" South 29'-4" East 29'-4" West 29'-4"

Additional Remarks

Historic Name:

Original Date: C1905 (ASSESSORS)

Original Builder:

REVISIONS* (describe)
1. East Elevation (1)
2. South Elevation ADD 2ND FLOOR + 3RD FLOOR ON EXISTING HOUSE (CANNOT GO OUT-SETBACKS)
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed (EXIST N/C) ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 12 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1X8 Soffit (Overhang) TMF Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 12" or 8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LIGHT Rear FRENCH Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways EXIST Walls EXIST

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK
Trim GREY Sash WHITE Doors WHITE
Deck NTW Foundation GREY (PARGED) Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner of record _____ Signed under penalties of perjury

4 SPRUCE ST

Location	4 SPRUCE ST	**Mblu**	55/ / 411/ /
Acct#	00003651	**Owner**	VALERO RICHARD A & GALE L
Assessment	$1,045,600	**PID**	3651
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$394,100	$651,500	$1,045,600

Owner of Record

Owner	VALERO RICHARD A & GALE L	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	1 GOOSE POND LANE NANTUCKET, MA 02554	**Book & Page**	0513/314
		Sale Date	08/29/1996
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VALERO RICHARD A & GALE L	$0		0513/314	99	08/29/1996
VALERO RICHARD A & GALE L	$150,000		0503/199	1A	05/09/1996
VALERO RICHARD & KENNETH	$0		0503/197	99	05/09/1996
VALERO WARREN G LIFE EST	$0		0170/316	99	06/06/1979
VALERO WARREN G	$0		0126/258		07/01/1964

Building Information

Building 1 : Section 1

Year Built:	1965
Living Area:	1,768
Replacement Cost:	$478,419

Building Percent Good: 81
Replacement Cost
Less Depreciation: $387,500

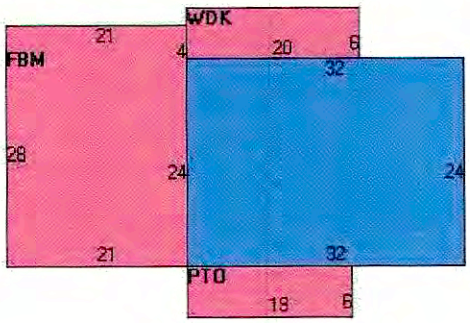
Building Attributes	
Field	**Description**
Style:	Raised Ranch
Model	Residential
Grade:	Above Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Concr/Cinder
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\65\67.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3651_430

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,356	1,356
FBM	Basement, Finished	588	412
PTO	Patio	114	0
WDK	Deck, Wood	120	0
		2,178	1,768

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL1	FIREPLACE 1 ST	1.00 UNITS	$6,600	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	RC
Neighborhood	550
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.08
Frontage	0
Depth	0
Assessed Value	$651,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

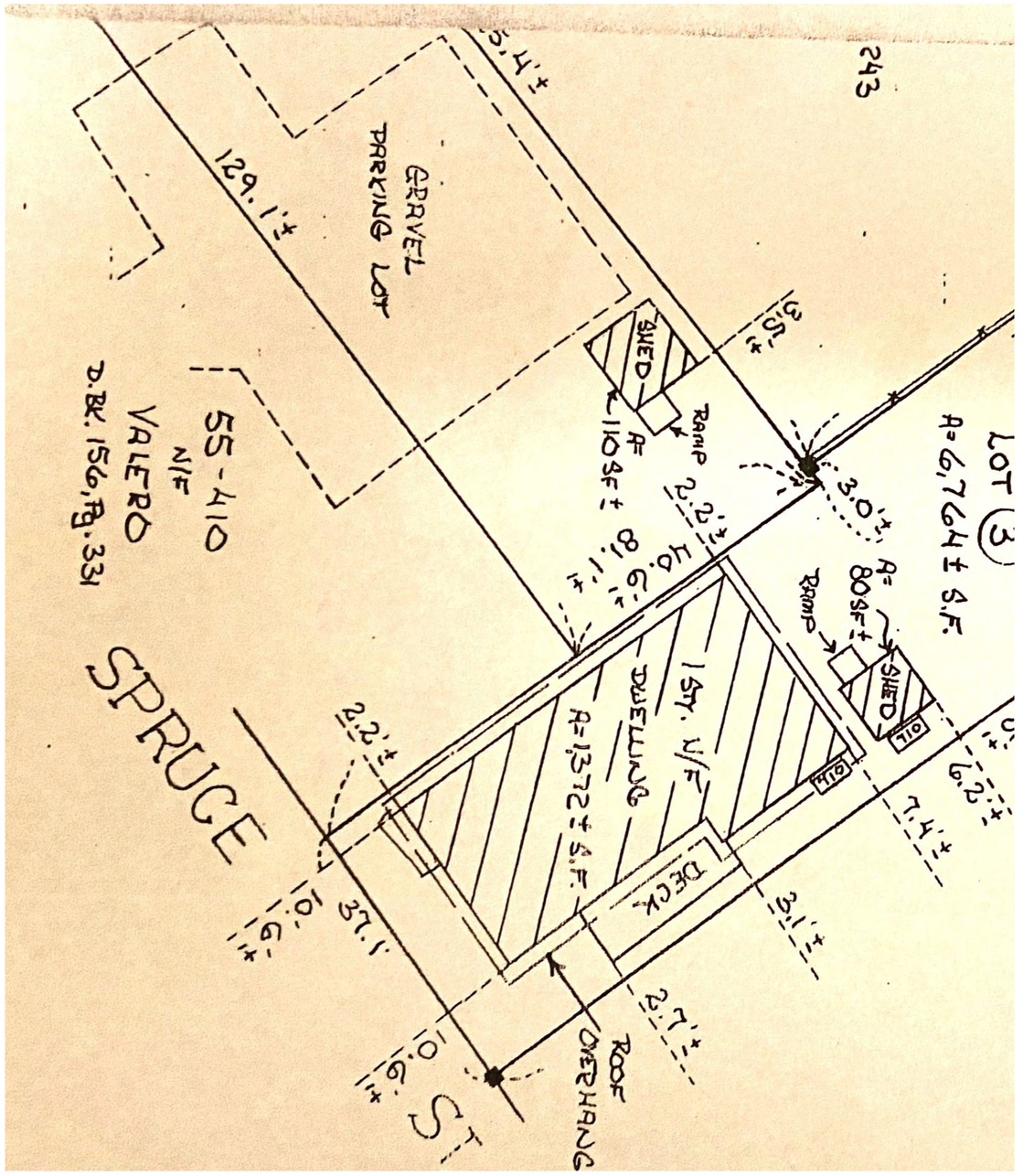
Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	$394,100	$651,500	$1,045,600
2024	$394,100	$685,800	$1,079,900
2023	$322,700	$653,100	$975,800
2022	$269,400	$544,300	$813,700
2021	$269,400	$544,300	$813,700

(c) 2025 Vision Government Solutions, Inc. All rights reserved.







EXISTING HOUSE PHOTOS







VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25





FRONT- WEST ELEVATION

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

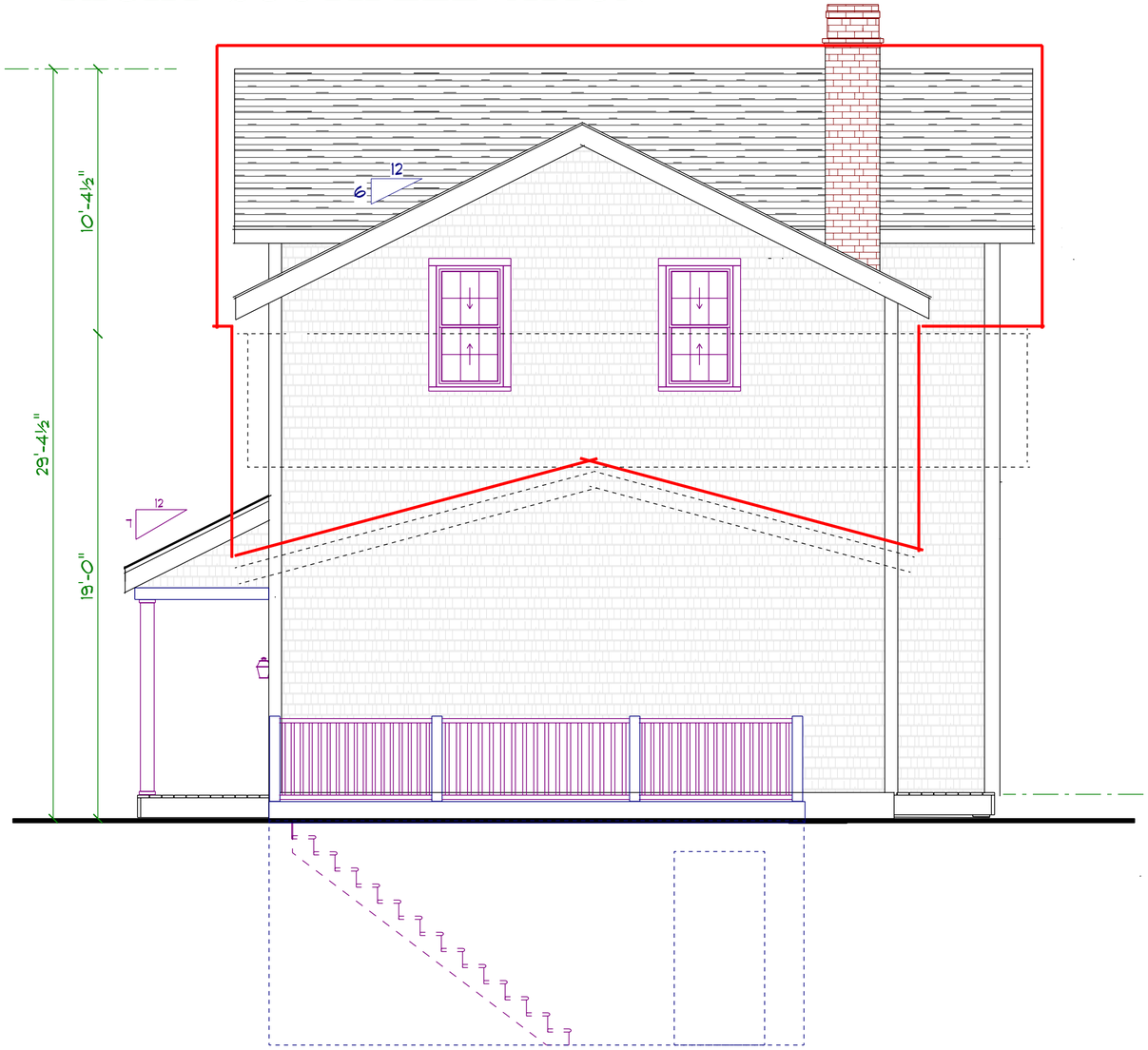
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

RIGHT- SOUTH ELEVATION









LEFT- NORTH ELEVATION

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



REAR- EAST ELEVATION



SCALE: 1/4"=1'-0"

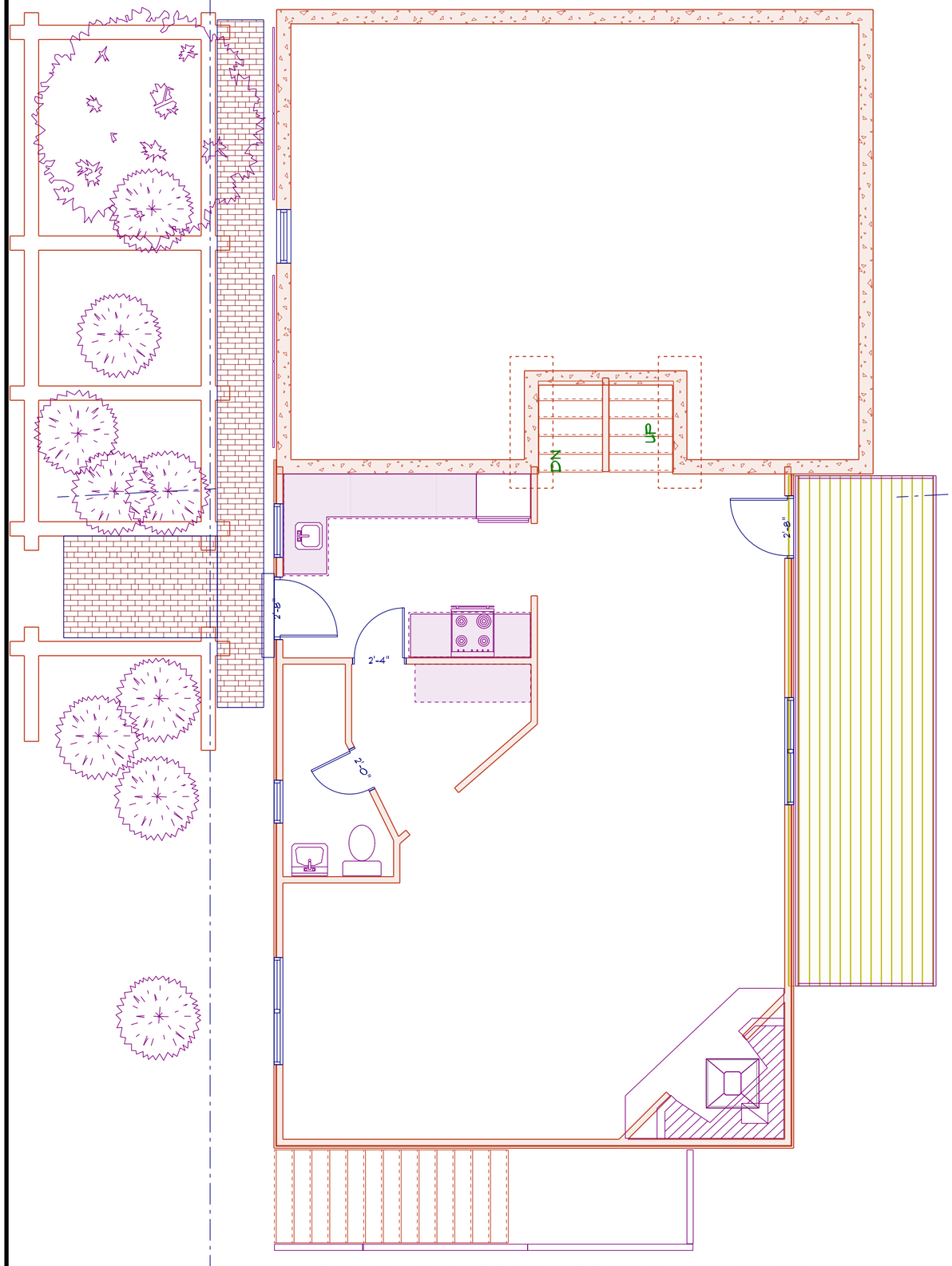
DRAWN BY: VO

DATE: 2-25-25

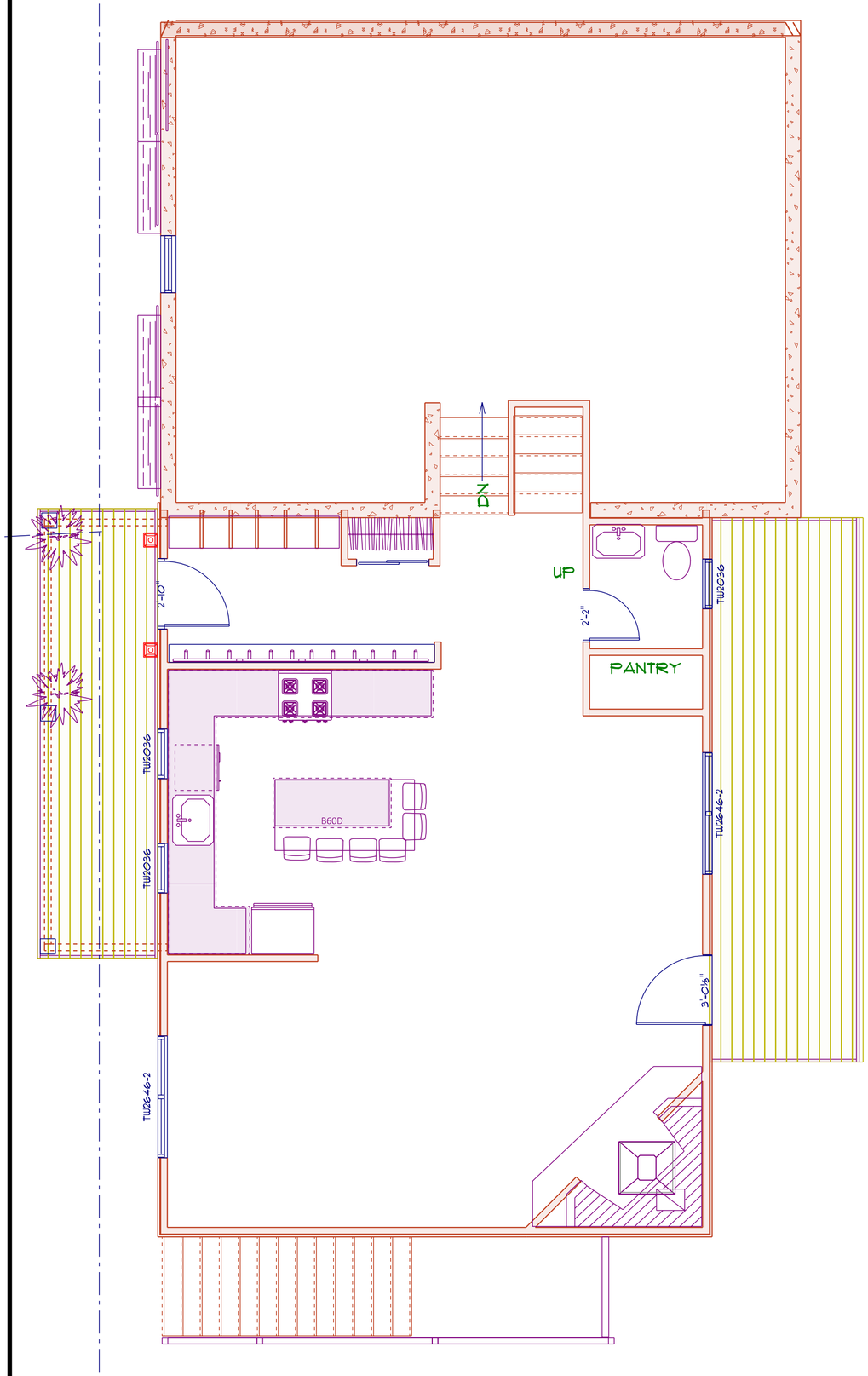
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SPRUCE STREET

SCALE: 1/4"=1'-0"

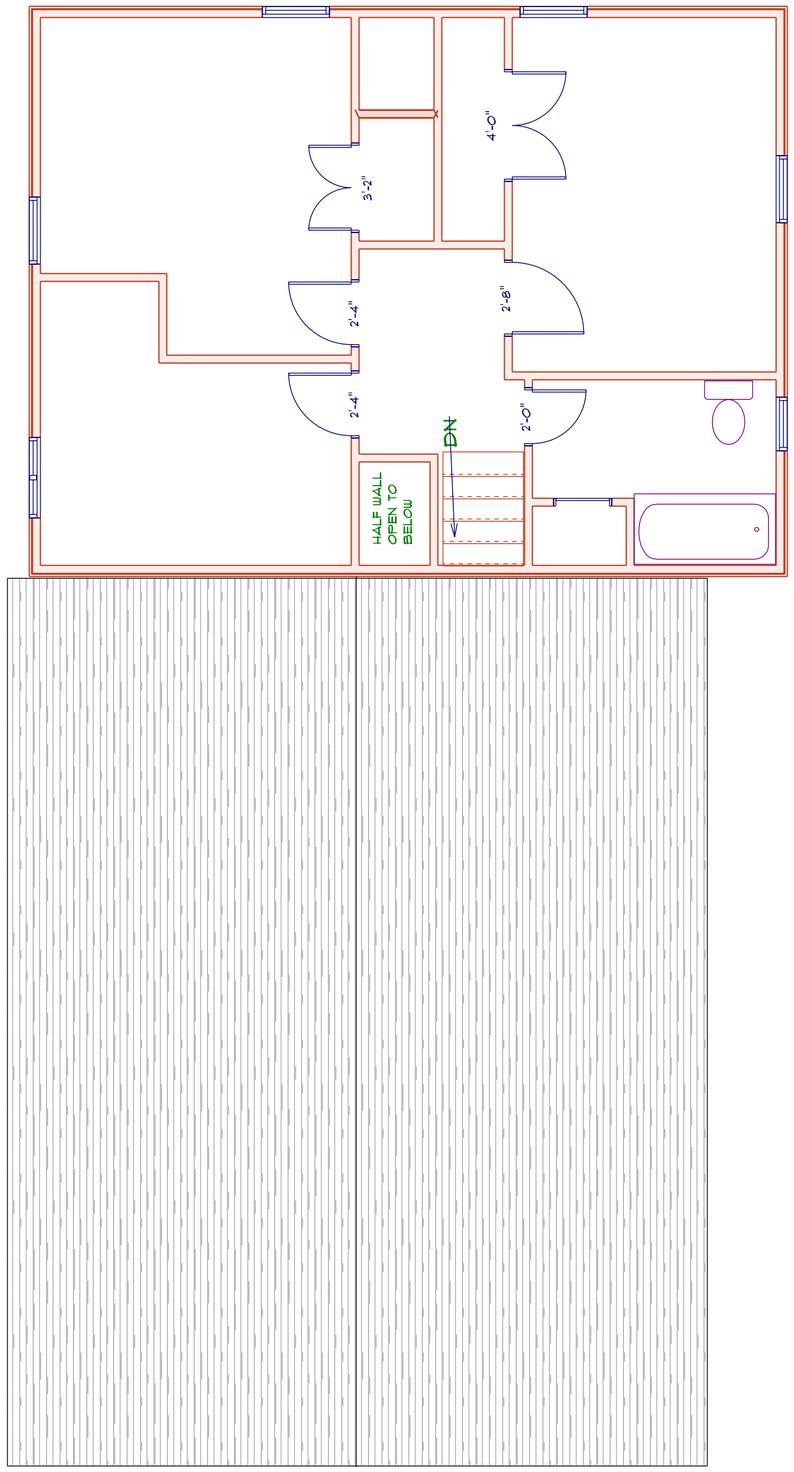
DRAWN BY: VO

DATE: 2-25-25

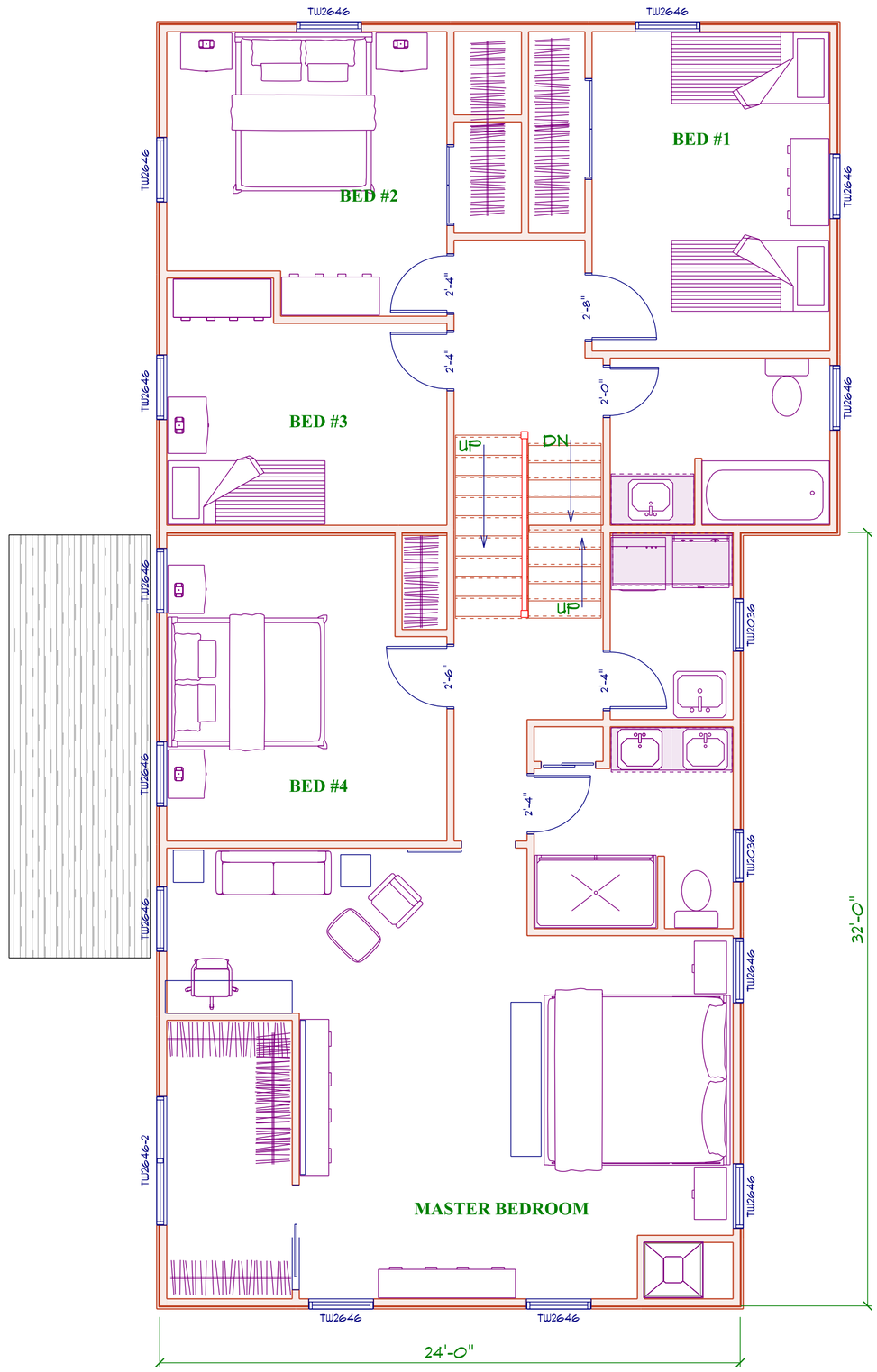
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN (768SF-ADDITION)



SCALE: 1/4"=1'-0"

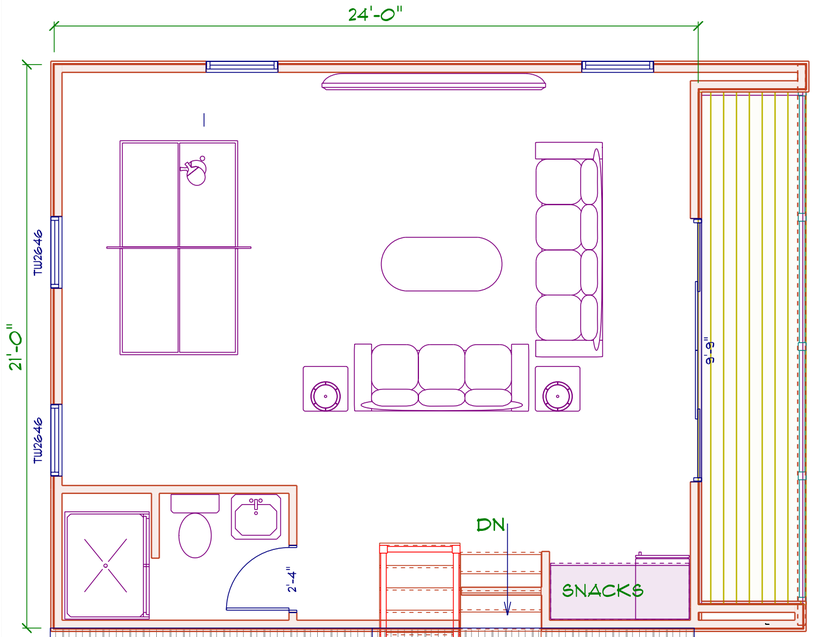
DRAWN BY: VO

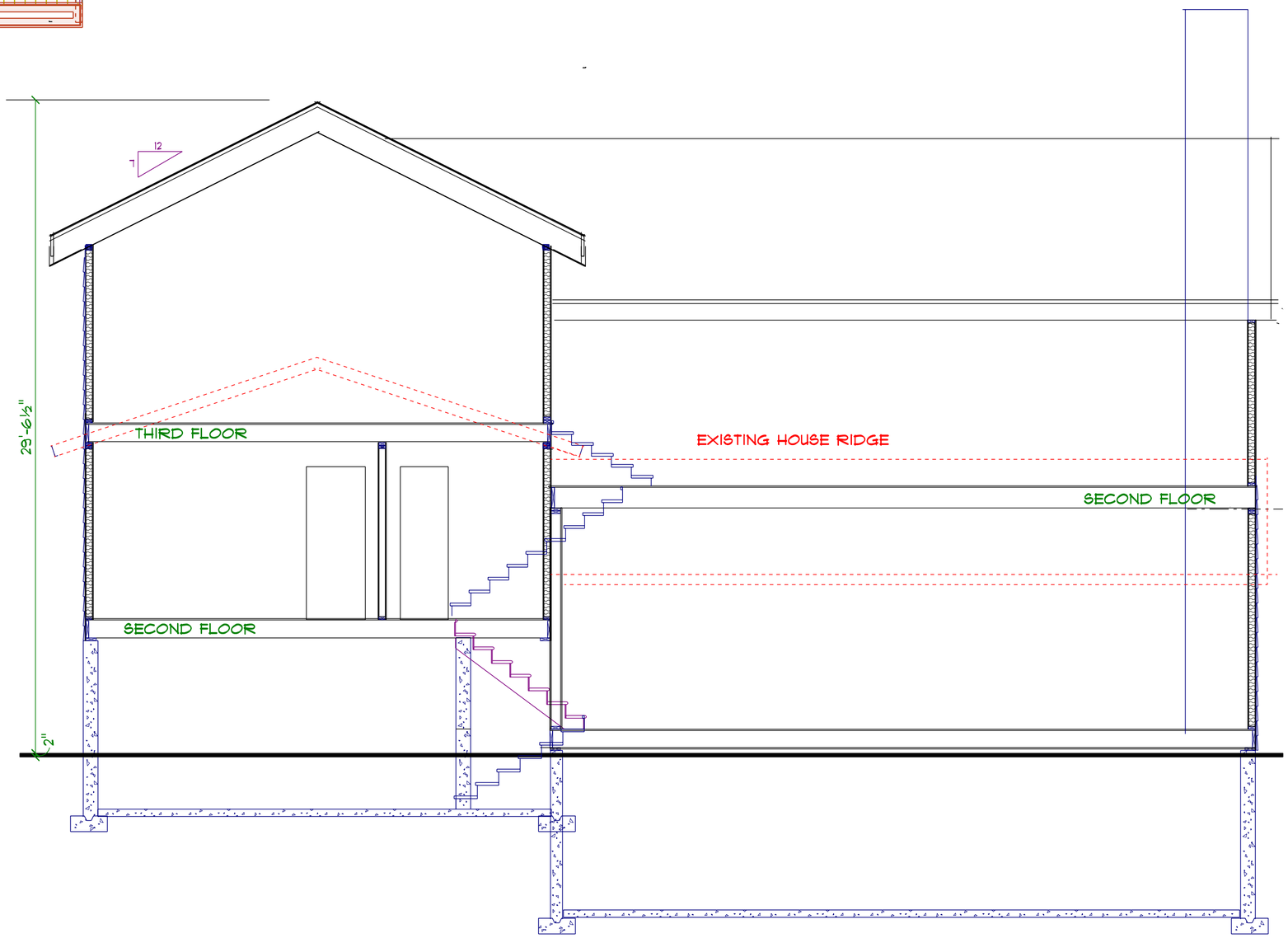
DATE: 2-25-25

VALERO- 4 SPRUCE STREET ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

PROPOSED THIRD FLOOR PLAN-ADDITION (504 SF)





SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.1 LOT 40

Street & Number of Proposed Work: 2A Forrest Ave

Owner of record: 40 OSR, LLC

Mailing Address: BOX 23, Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: shandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@maurypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay garage w/ 2 bed/2bath apartment above (Condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North [redacted] 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X4/5/4 header Door Frame 1X4/5/4 header Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, fiberglass Rear V groove panel, fiberglass Side _____

Garage Door(s): overhead Type 1X6 vertical red cedar Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

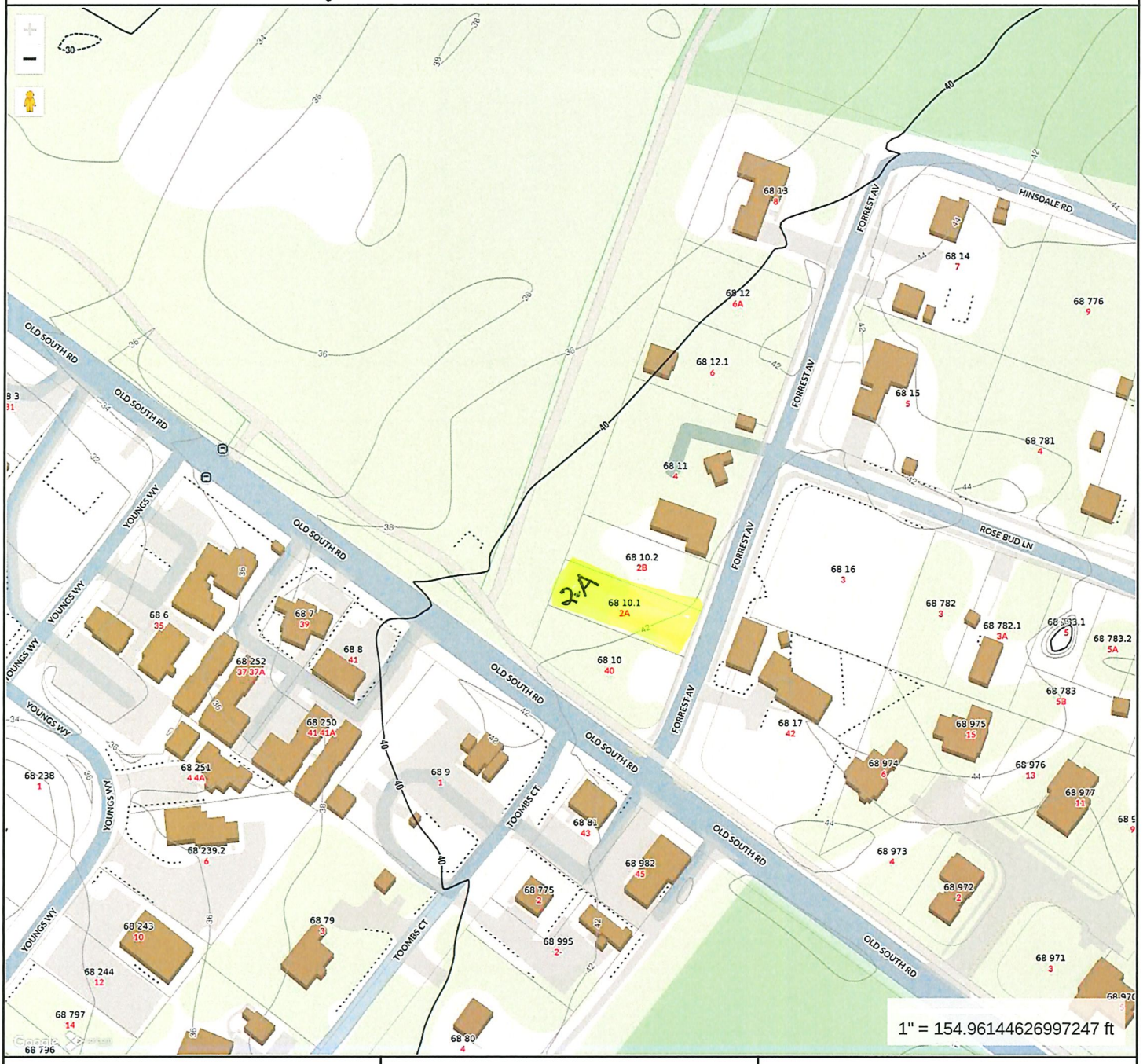
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner(s) Callie E. Coates

2A 2B Forest Ave TOPOGRAPHIC MAP

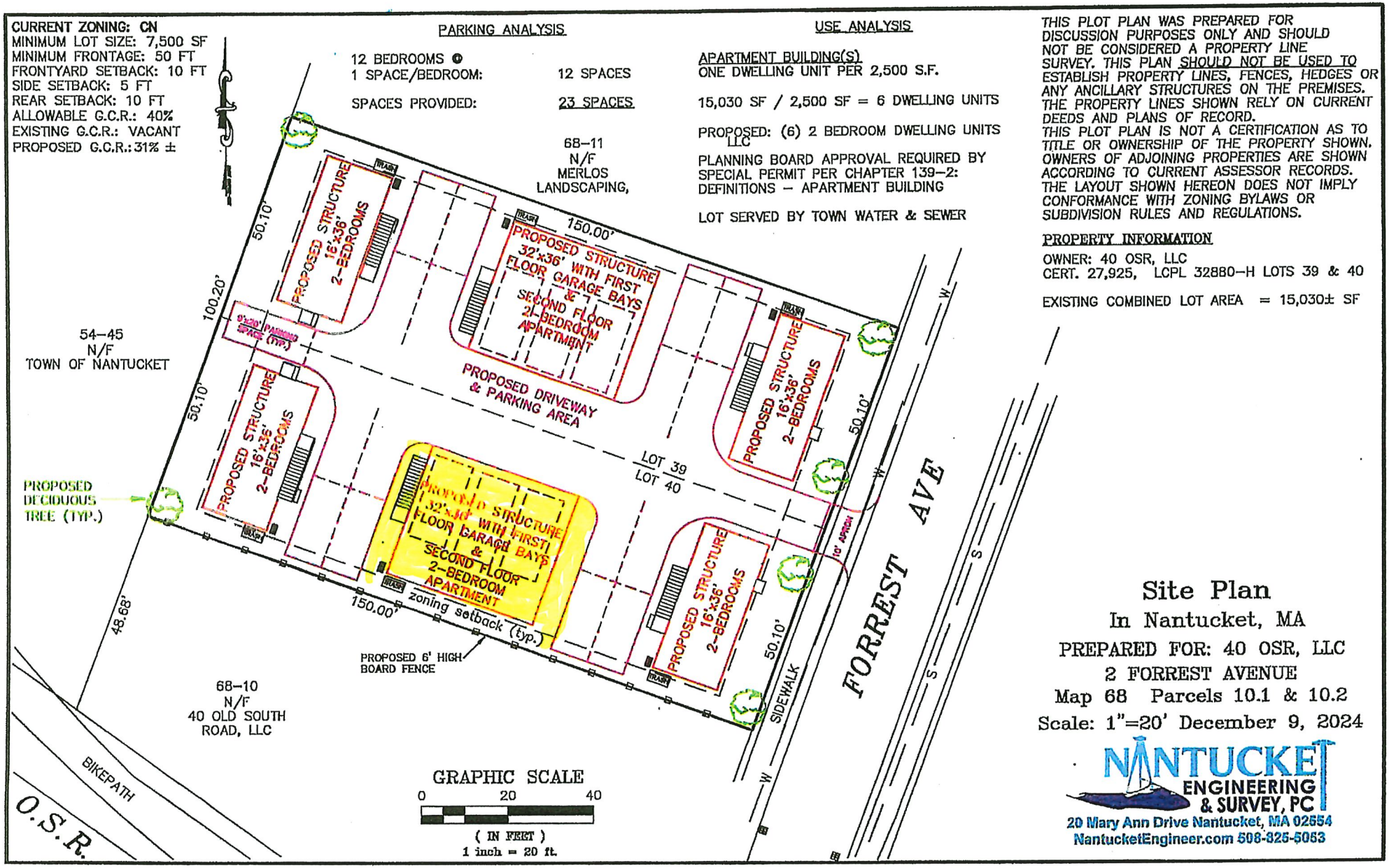


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Site Plan

In Nantucket, MA

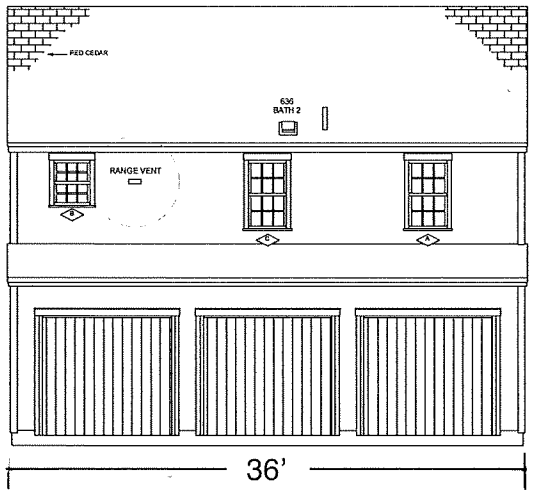
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' December 9, 2024

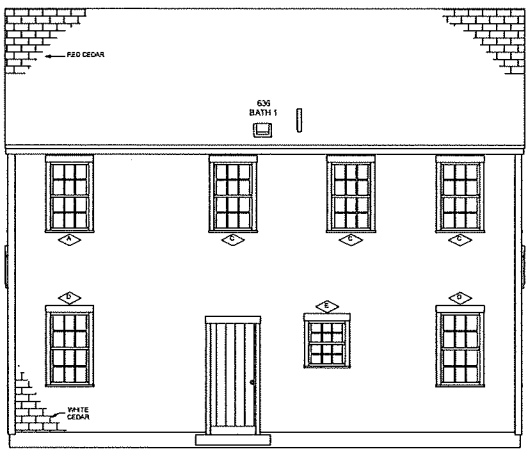
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5063



FRONT ELEVATION

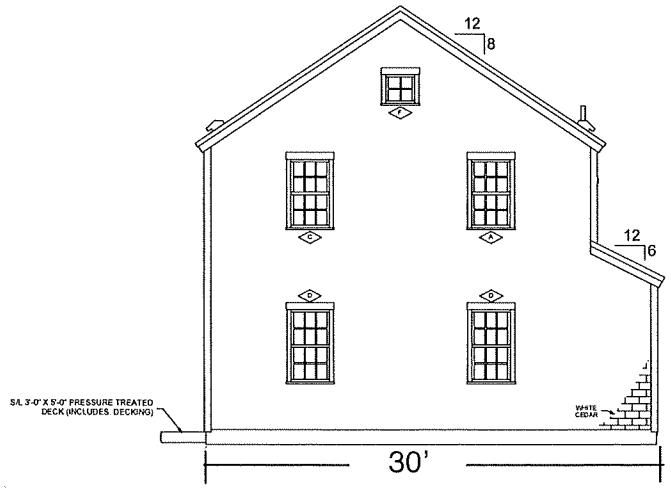
North

28'



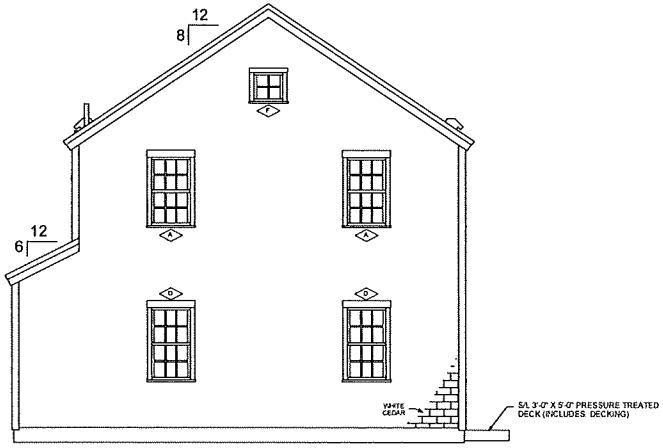
REAR ELEVATION

South



LEFT ELEVATION

East



RIGHT ELEVATION

West

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

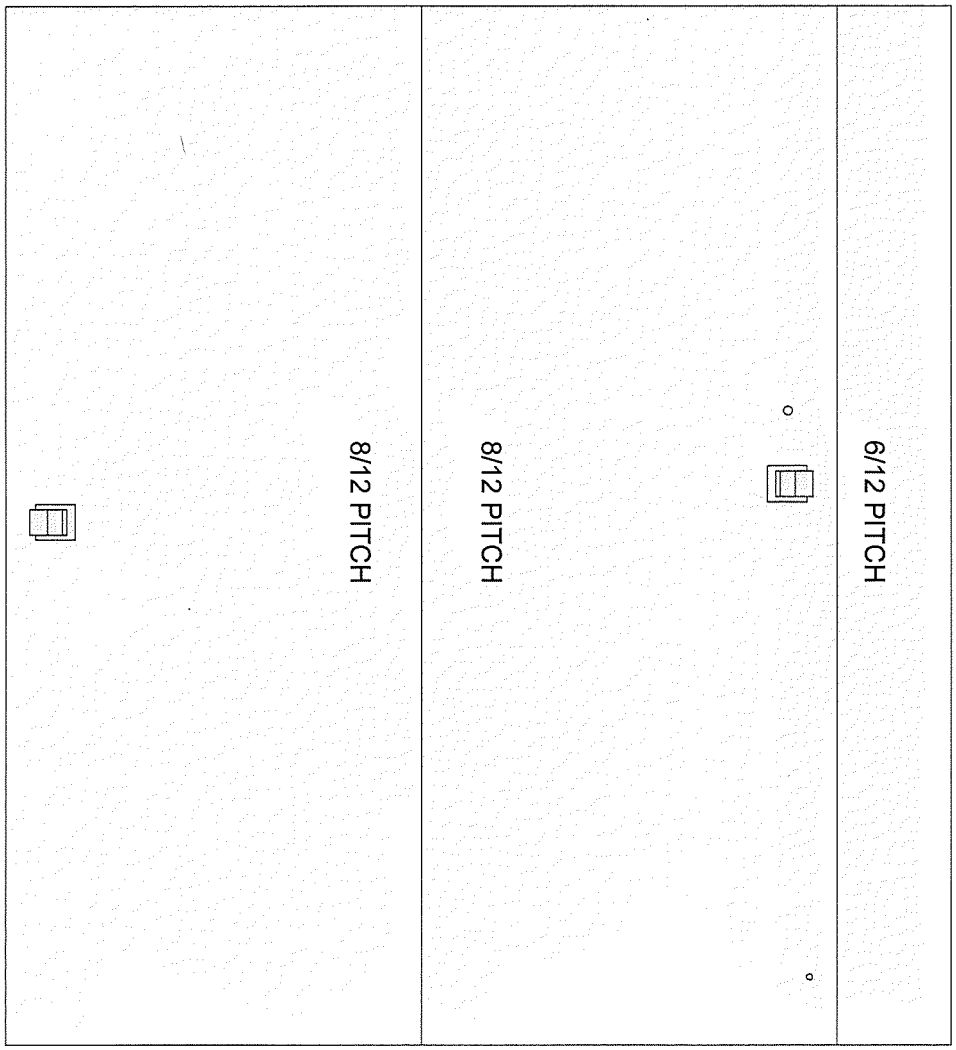
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

SCALE: 1/8" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



SCALE: 3/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

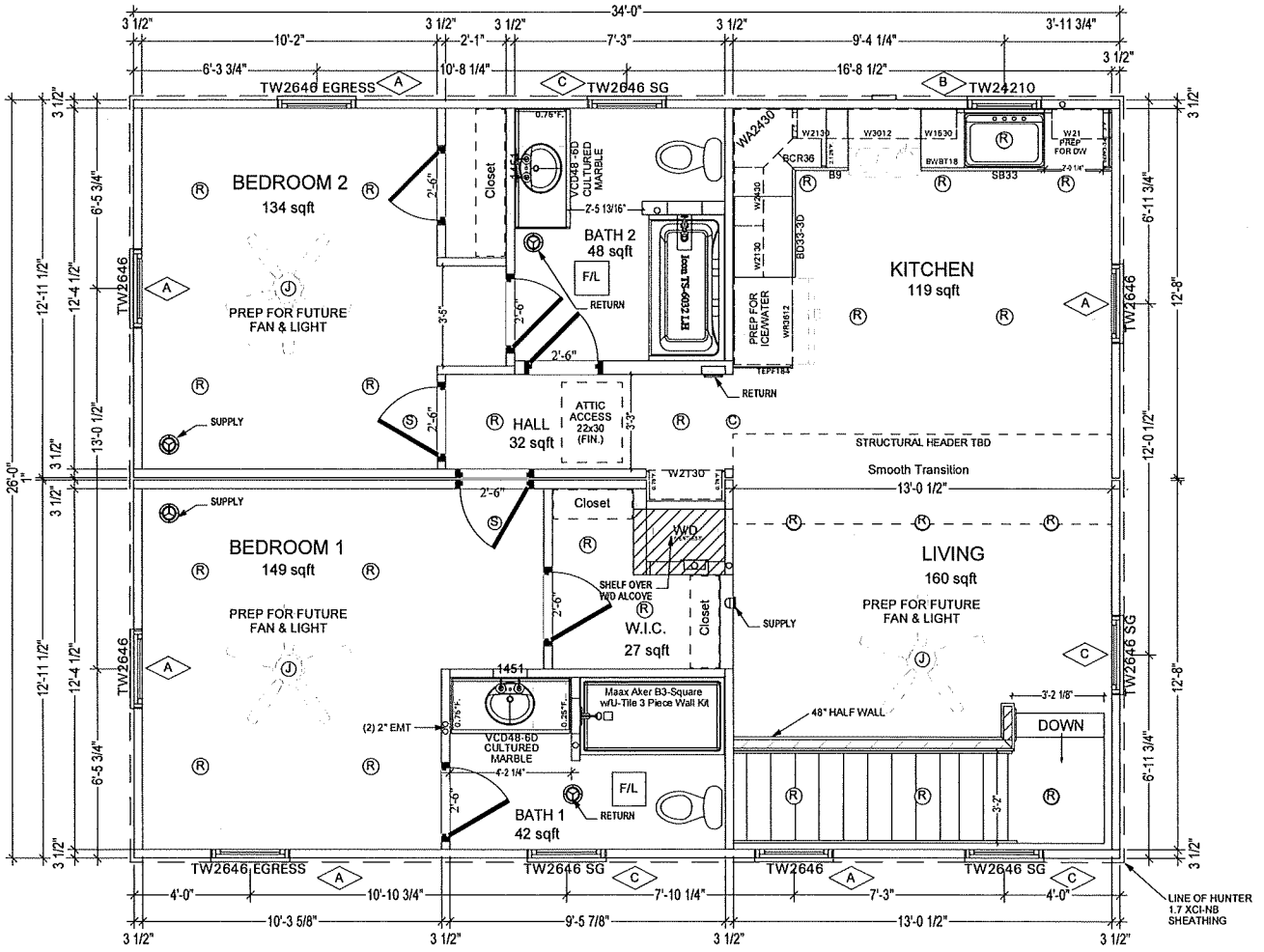
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SJF 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

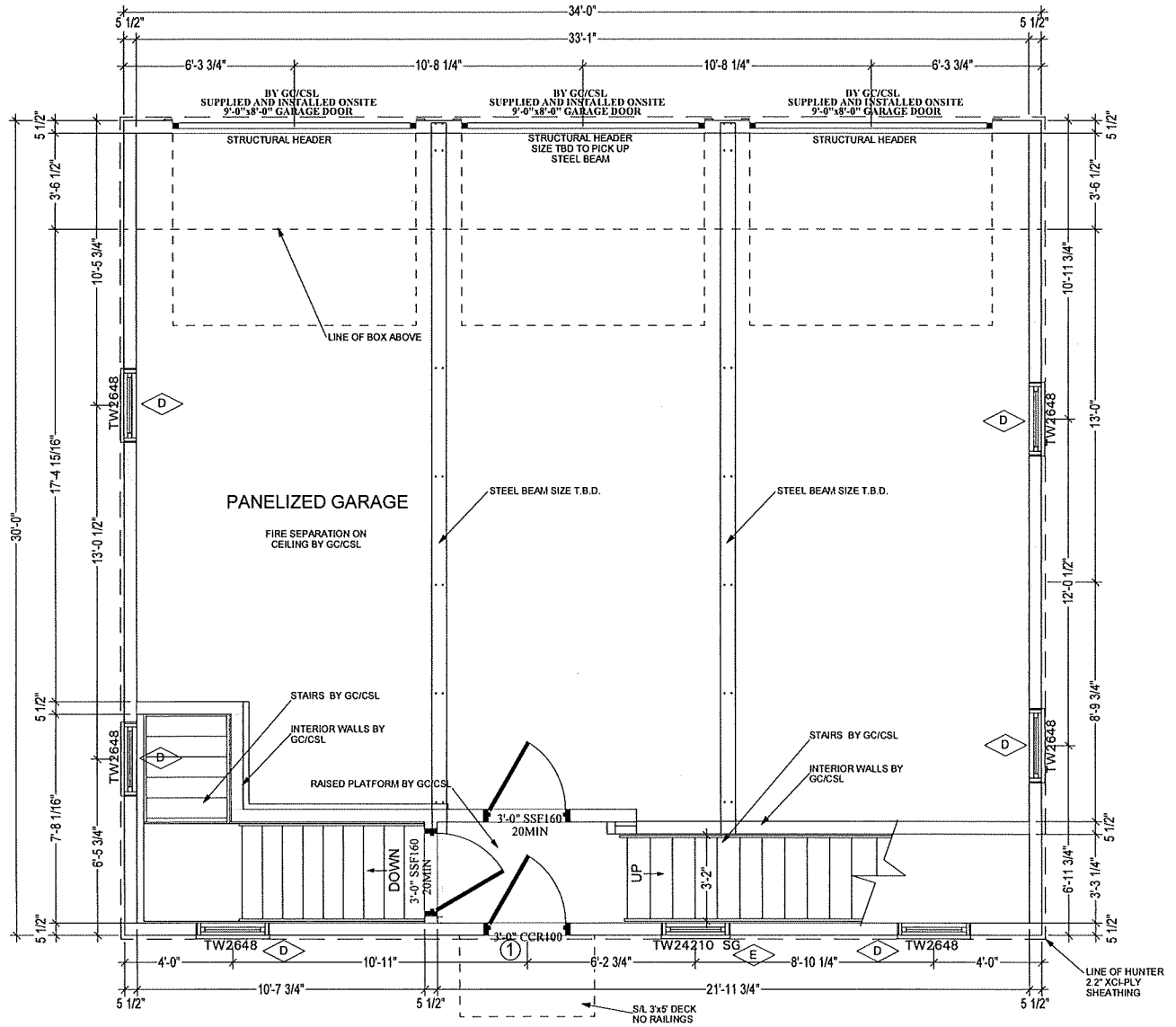
1ST FLOOR PLAN

SHEET #
P5

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

KBS Builders Inc. CUSTOM...QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-5-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

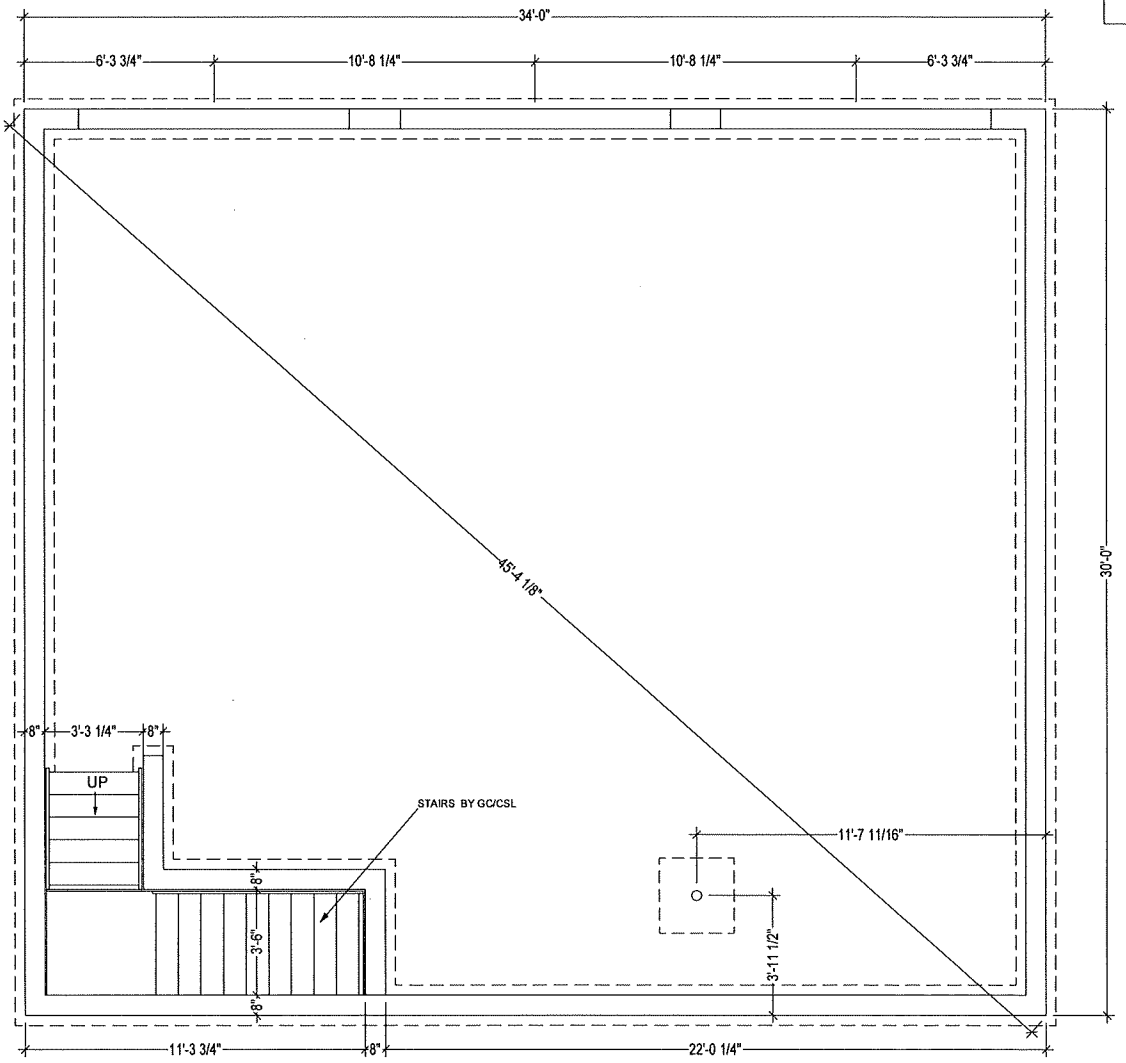
PANELIZED GARAGE

SHEET # P6

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

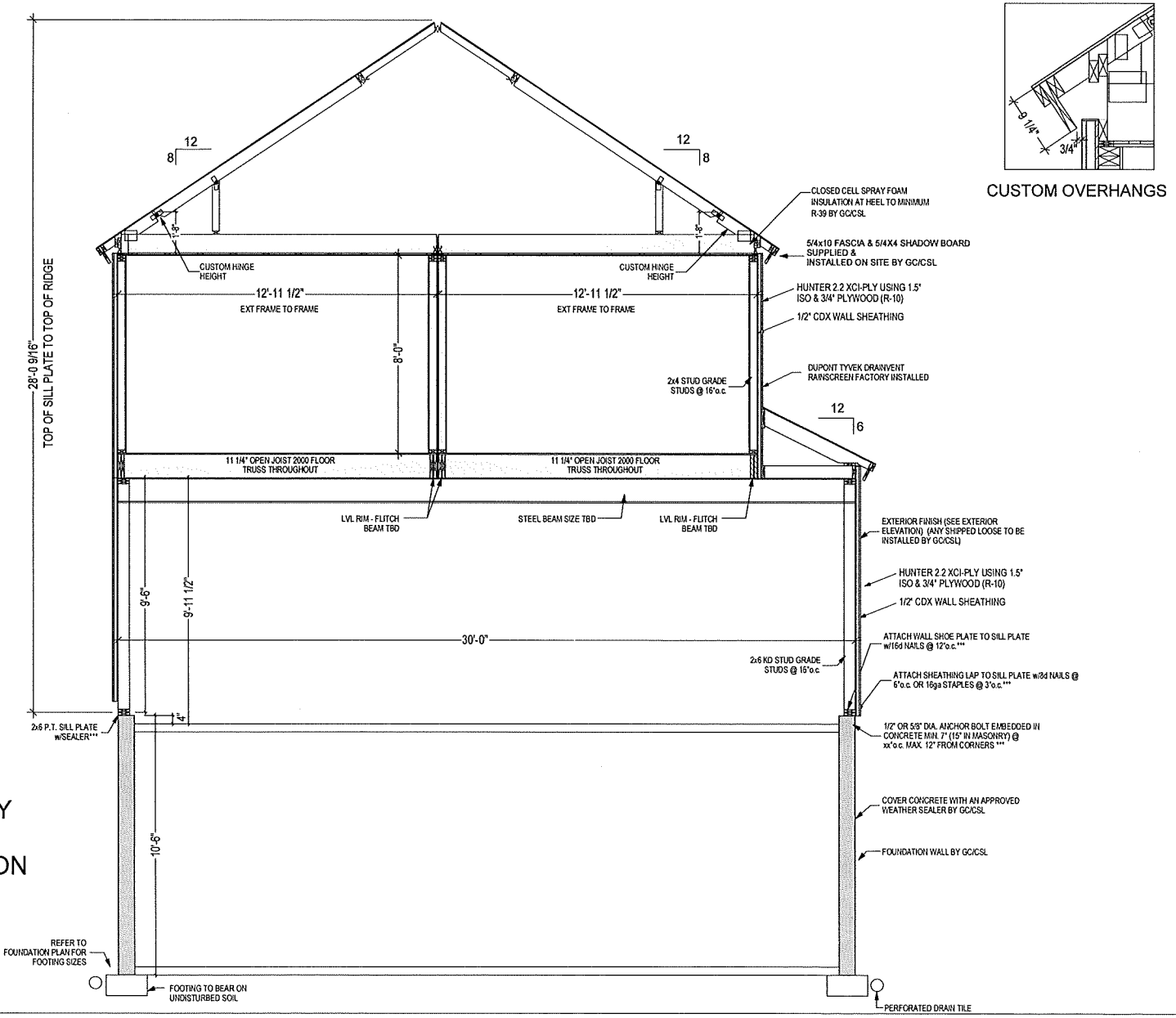
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
Nantucket, MA

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SECTIONS

SHEET #
P21

SCALE: 1/4" = 1'-0"

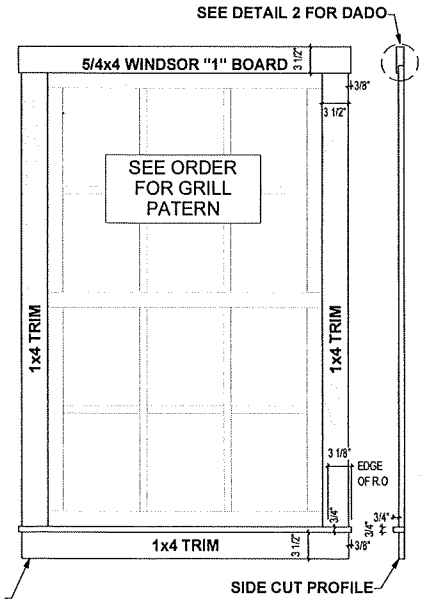
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

WINDOW SCHEDULE

WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	6	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	4	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D (S/L)	6	ANDERSEN	TW2648	31 5/8	58 7/8	1	32 5/8	59 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E (S/L)	1	ANDERSEN	TW24210 TEMP GLASS	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
F (S/L)	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

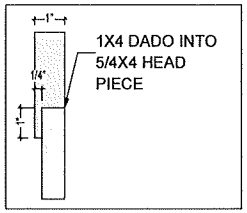
DOOR SCHEDULE

DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



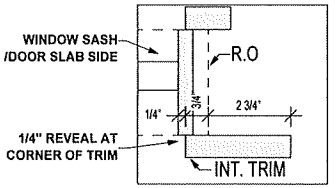
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



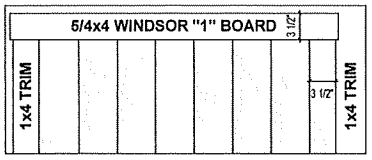
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



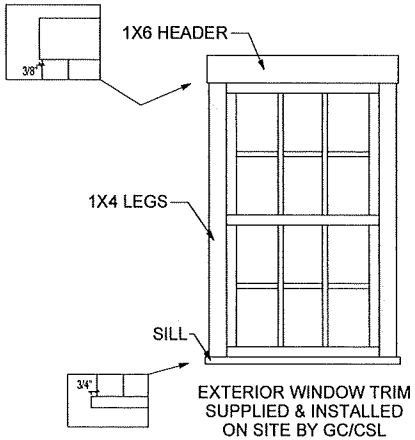
TRIM REVEAL AT CORNER

3 SCALE: N.T.S



FARMHOUSE TRIM AT A DOOR

4 SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd Nantucket, MA

PERMIT REV# DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES: Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

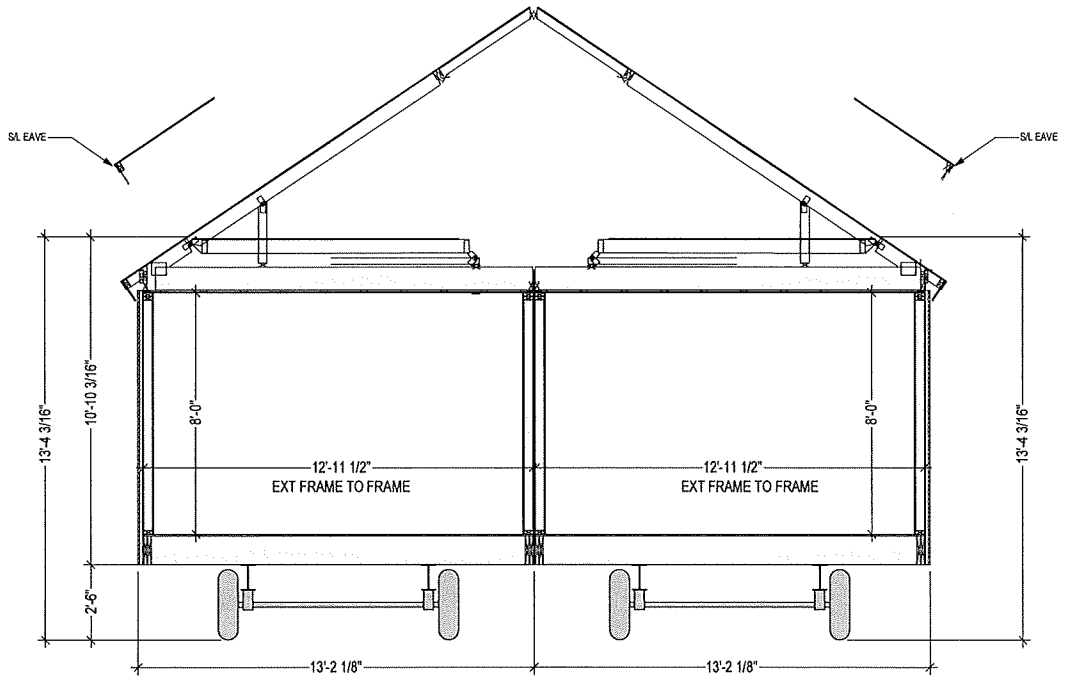
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

MA



BOX "A"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

BOX "B"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 3-25-2025
REV#/DATE: 3 SJP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 40 OSR LLC

MAILING ADDRESS..... PO BOX 23, NANTUCKET, MA 02554

PROPERTY LOCATION..... 2A FORREST AV

ASSESSORS MAP/PARCEL..... 68/10.1

SUBMITTED BY:..... WILLIAM CASSIDY

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 10, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.10 15:48:02 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.10 15:48:02 -05'00'

January 10, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing2AFor 12 KB

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OLD SOUTH ROAD LLC
22A DAFFODIL LN
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gary Winn

AS AGENT FOR 40 OSR LLC

STREET ADDRESS 2A FORREST AVE

MAP/PARCEL 68/10.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 3/7/25



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OLD SOUTH ROAD LLC
Street and Apt. No., or PO Box No. 22A DAFFODIL LN.
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To NANTUCKET TOWN OF WATER COMMISSION
Street and Apt. No., or PO Box No. 1 MILESTONE ROAD
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.2

Street & Number of Proposed Work: LOT 39 2B FORREST AVE

Owner of record: 40 OSR LLC

Mailing Address: Box 23 Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: sinandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@mawypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay Garage w/ 2 Bed | 2 Bath apartment above (condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1x4/5/4 header Door Frame 1x4/5/4 header Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, Fiberglass Rear V groove panel, Fiberglass Side _____

Garage Door(s): Type overhead Material 1x6 vertical red cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

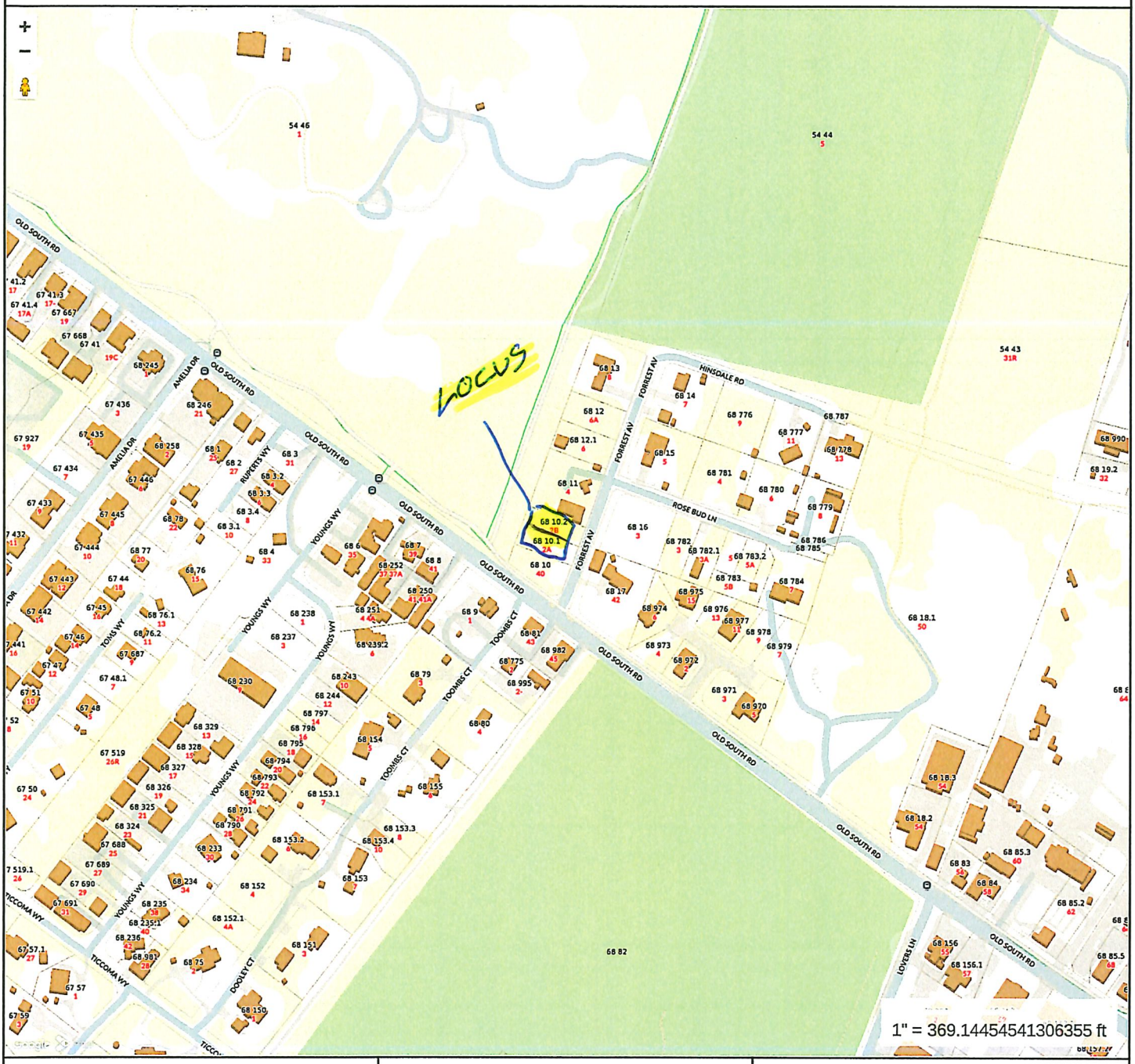
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner of record Cathy E. Cortes Signed under penalties of perjury:

2A 2B Forest Ave LOCUS MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING: CN
MINIMUM LOT SIZE: 7,500 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: VACANT
PROPOSED G.C.R.: 31% ±

PARKING ANALYSIS

12 BEDROOMS @
1 SPACE/BEDROOM: 12 SPACES

SPACES PROVIDED: 23 SPACES

USE ANALYSIS

APARTMENT BUILDING(S)
ONE DWELLING UNIT PER 2,500 S.F.

15,030 SF / 2,500 SF = 6 DWELLING UNITS

PROPOSED: (6) 2 BEDROOM DWELLING UNITS

PLANNING BOARD APPROVAL REQUIRED BY SPECIAL PERMIT PER CHAPTER 139-2: DEFINITIONS – APARTMENT BUILDING

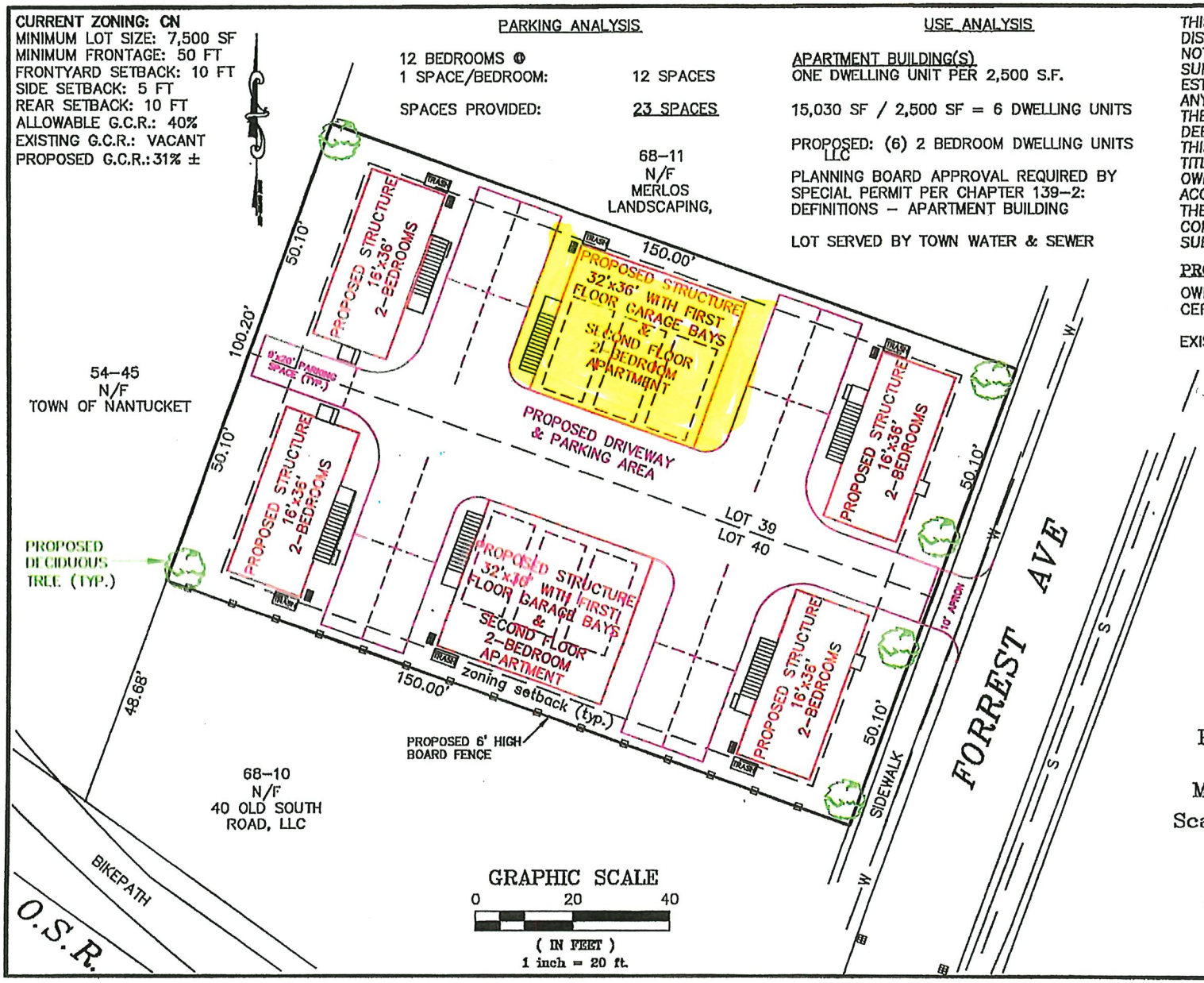
LOT SERVED BY TOWN WATER & SEWER

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

PROPERTY INFORMATION

OWNER: 40 OSR, LLC
CERT. 27,925, LCPL 32880-H LOTS 39 & 40

EXISTING COMBINED LOT AREA = 15,030± SF

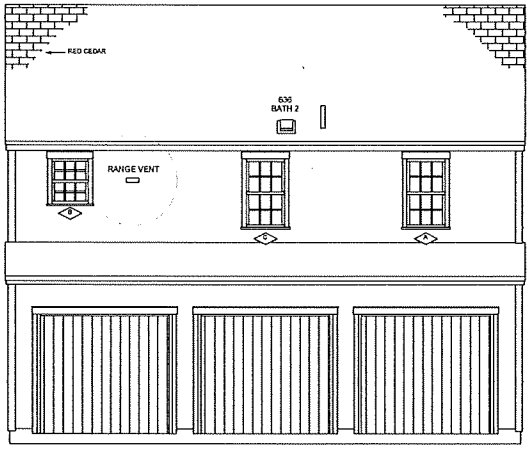


Site Plan

In Nantucket, MA

PREPARED FOR: 40 OSR, LLC
2 FORREST AVENUE
Map 68 Parcels 10.1 & 10.2
Scale: 1"=20' December 9, 2024

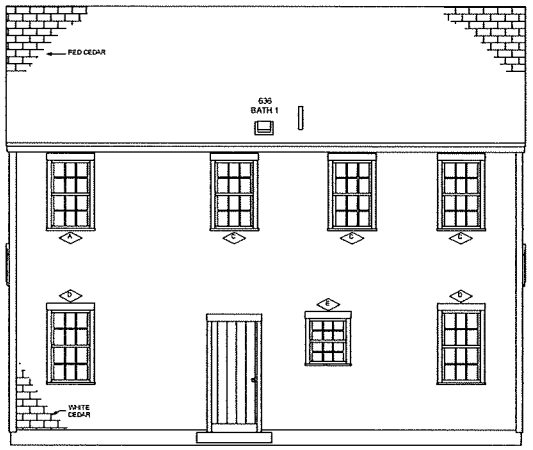
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



FRONT ELEVATION

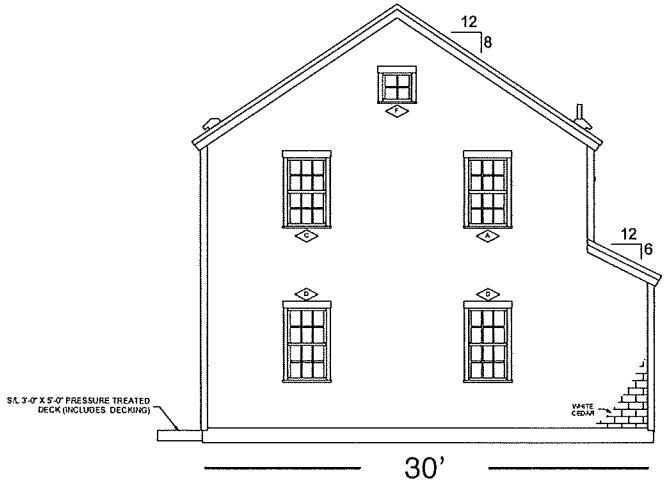
South

28'



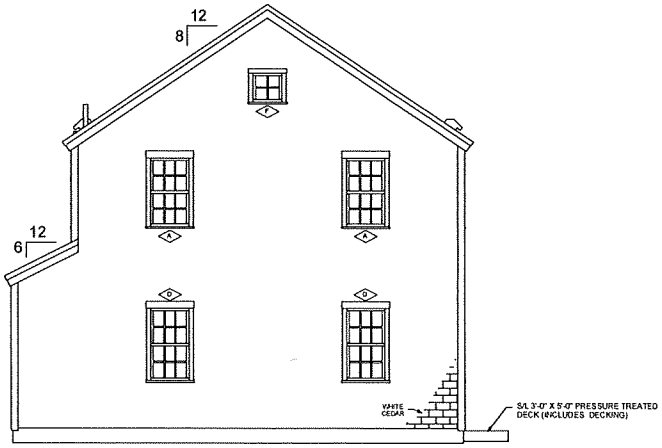
REAR ELEVATION

North



LEFT ELEVATION

West



RIGHT ELEVATION

East

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

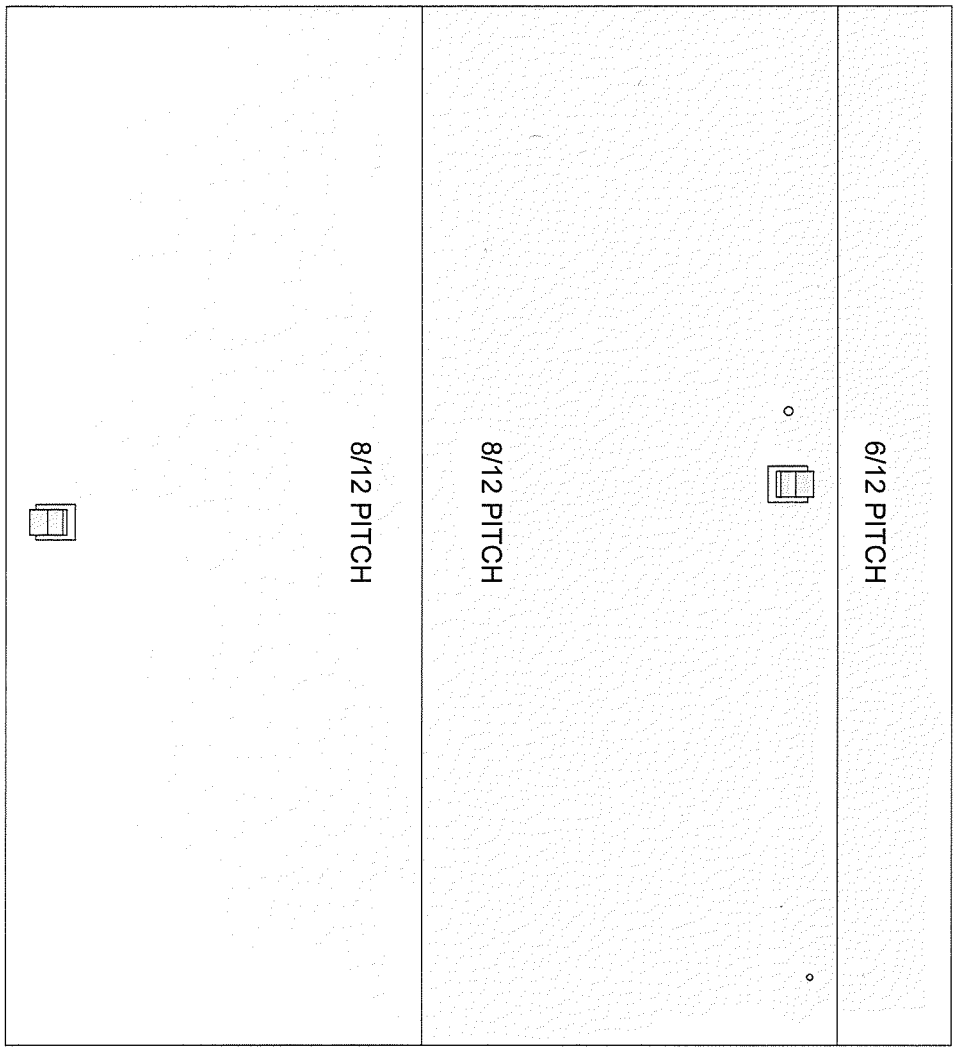
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

SCALE: 1/8" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



SCALE: 3/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME:
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

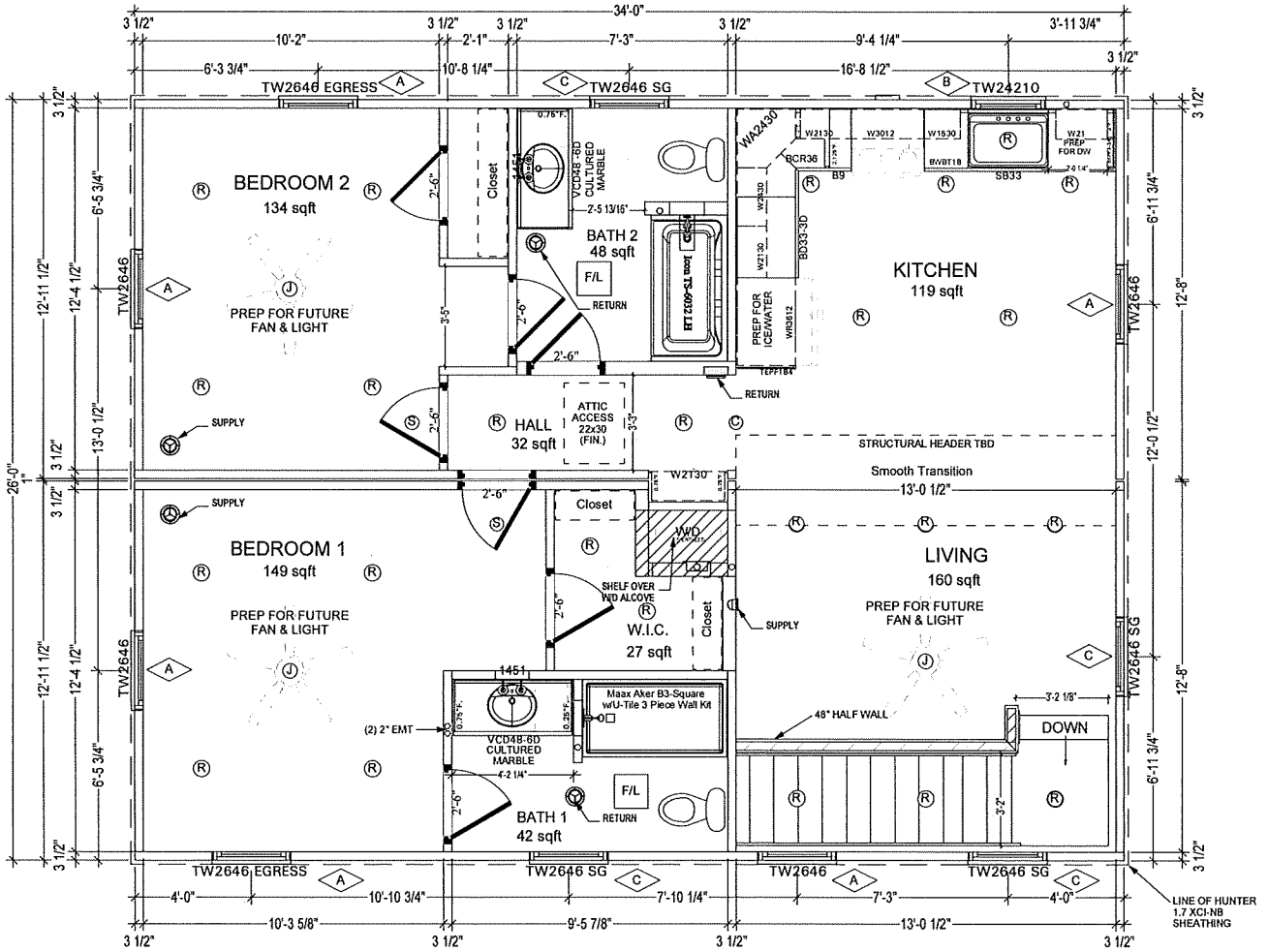
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-8-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

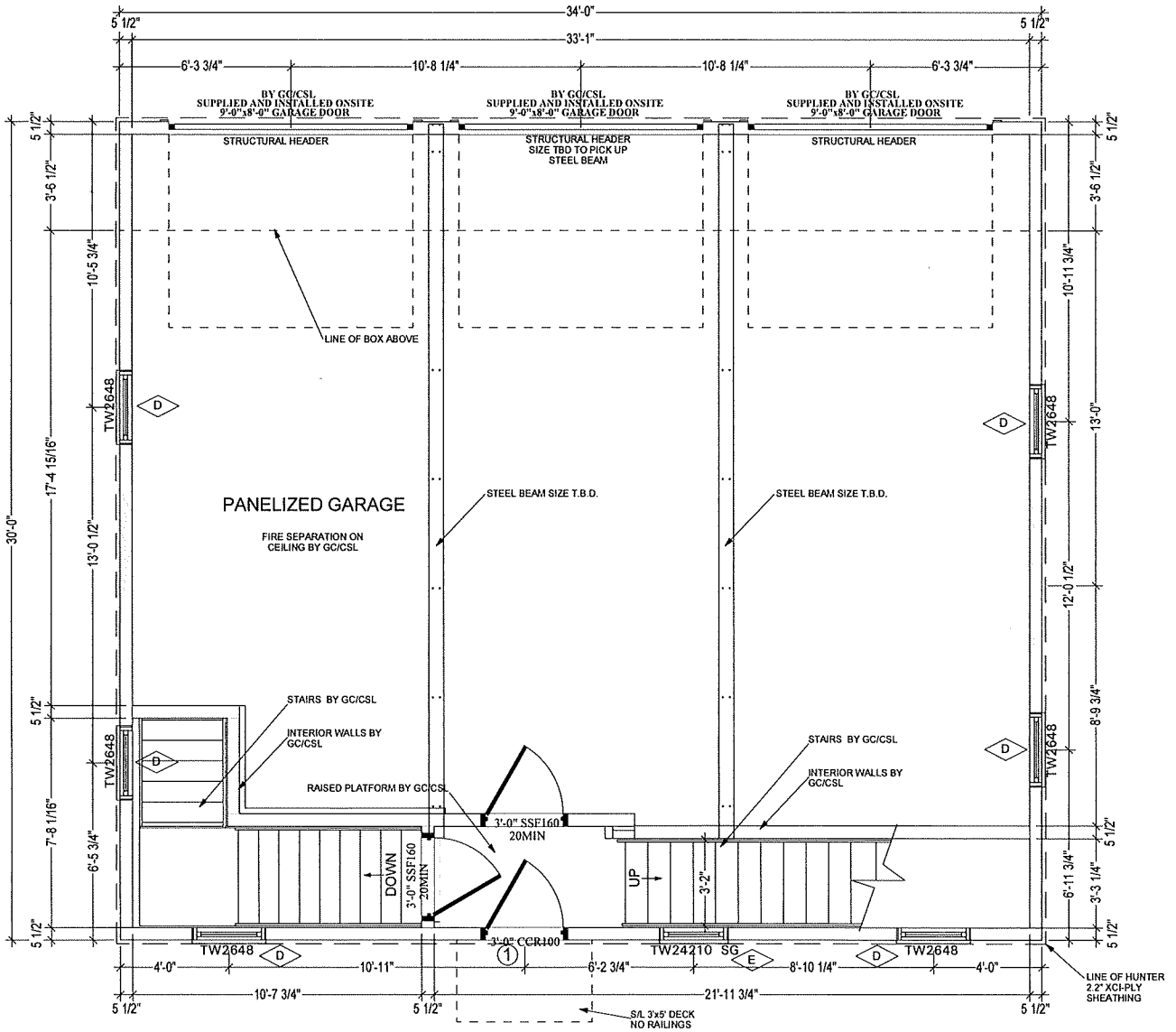
1ST FLOOR PLAN

SHEET #
P5

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-8-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

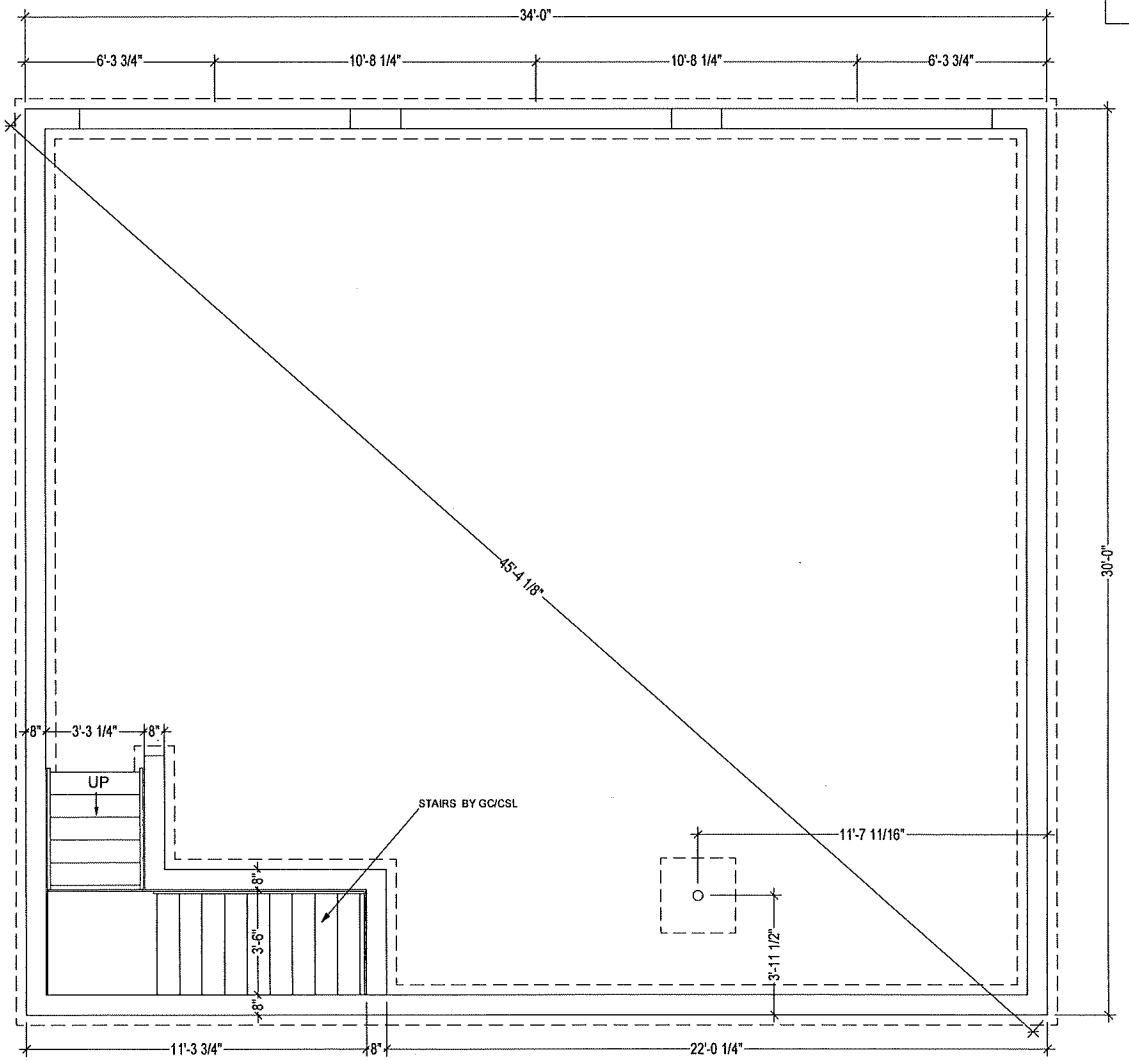
PANELIZED GARAGE

SHEET #
P6

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

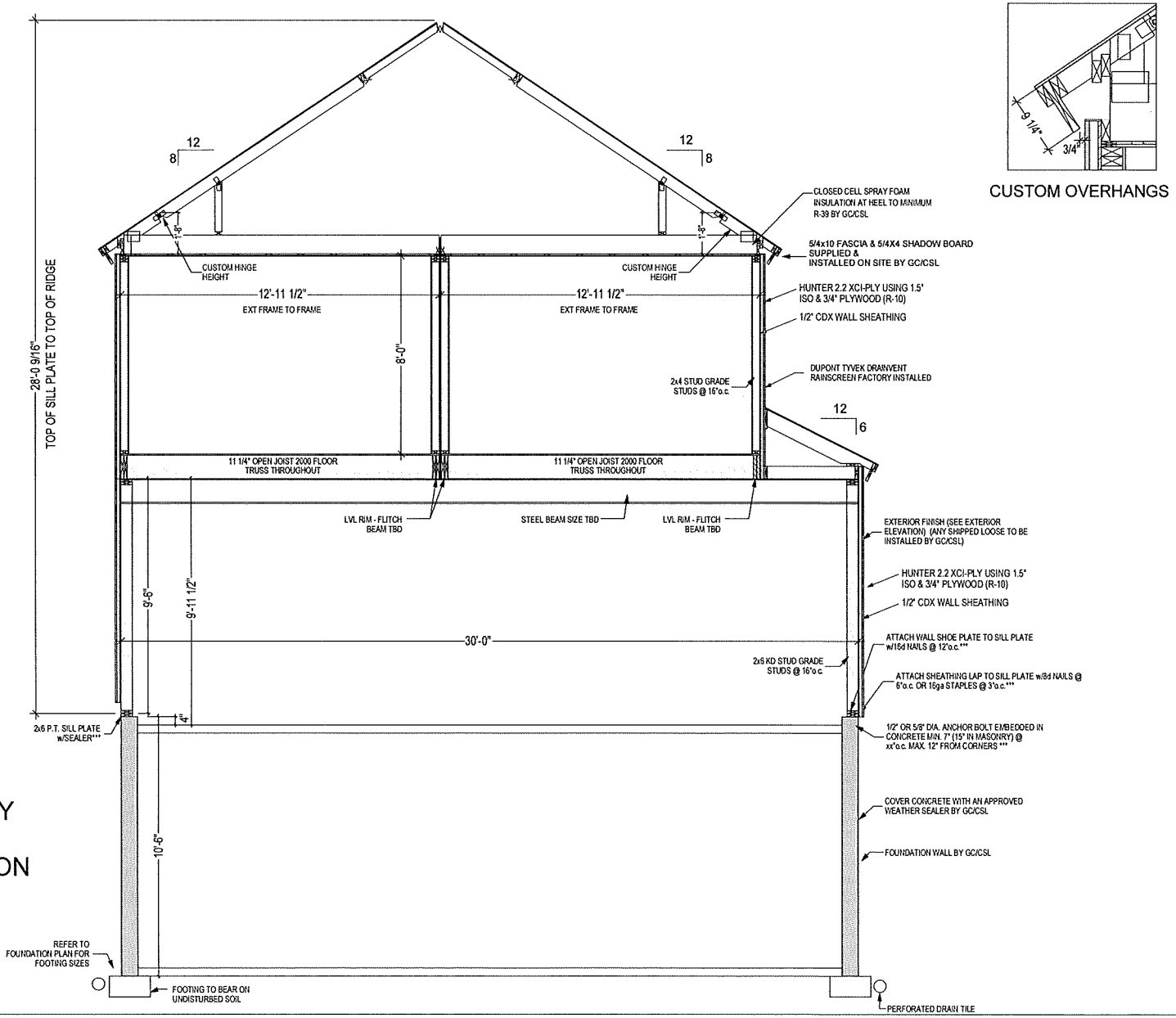
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-5-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW
SECTIONS

SHEET # P21

SCALE: 1/4" = 1'-0"

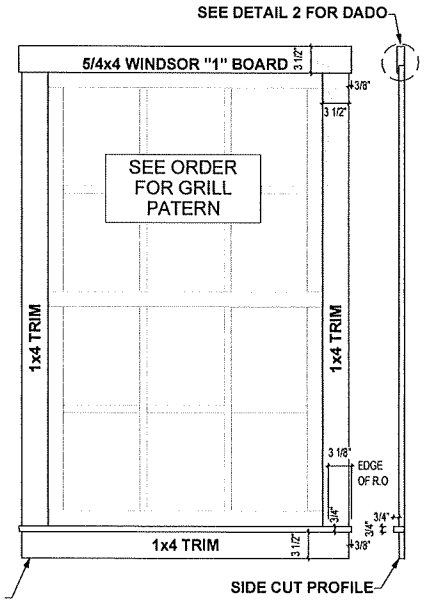
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

WINDOW SCHEDULE

WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	6	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	4	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D (S/L)	6	ANDERSEN	TW2648	31 5/8	58 7/8	1	32 5/8	59 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E (S/L)	1	ANDERSEN	TW24210 TEMP GLASS	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
F (S/L)	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

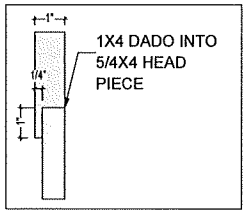
DOOR SCHEDULE

DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



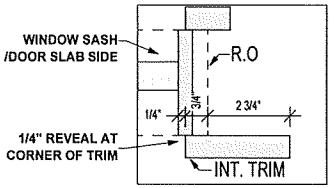
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



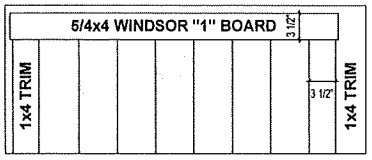
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



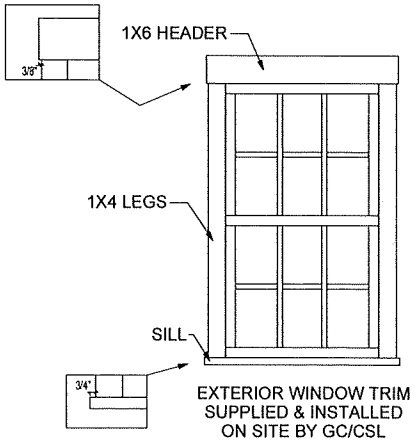
TRIM REVEAL AT CORNER

3 SCALE: N.T.S



FARMHOUSE TRIM AT A DOOR

4 SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd Nantucket, MA

PERMIT REV# DATE:
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES: Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

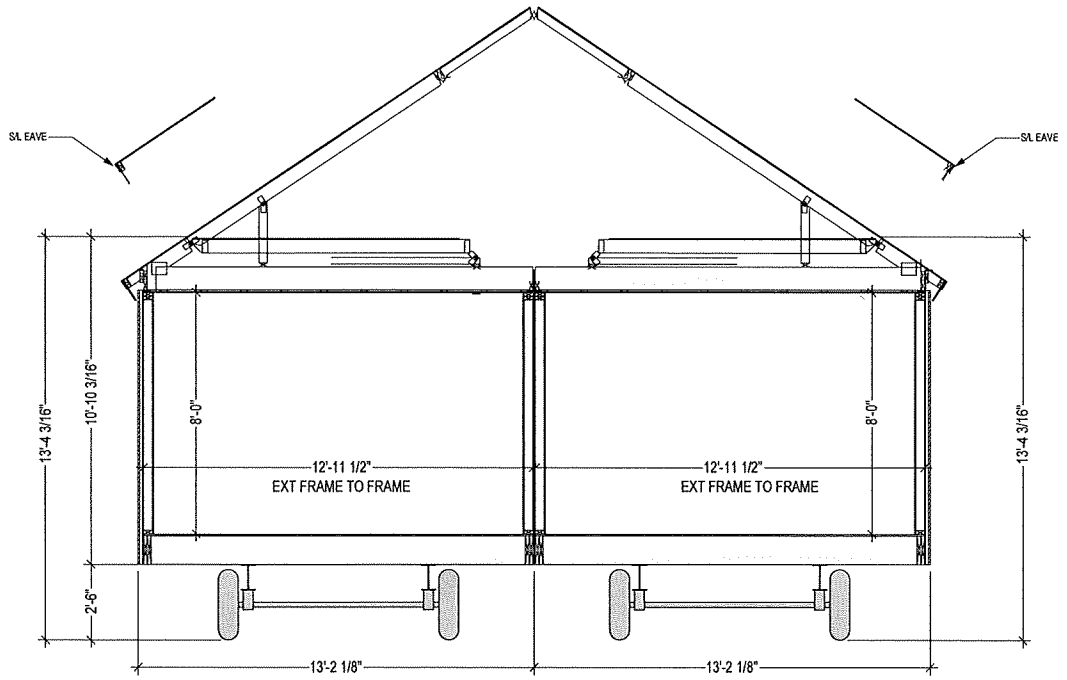
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

MA



BOX "A"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

BOX "B"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE
REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....40 OSR LLC.....

MAILING ADDRESS.....PO BOX 23, NANTUCKET, MA 02554.....

PROPERTY LOCATION.....2B FORREST AVE.....

ASSESSORS MAP/PARCEL.....68/10.2.....

SUBMITTED BY:.....WILLIAM CASSIDY.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

JANUARY 10, 2025
DATE

Mary Haley Digitally signed by Mary Haley Date: 2025.01.10 15:50:27 -05'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

MERLOS LANDSCAPING LLC
61 OLD SOUTH RD PMB 179
NANTUCKET, MA 02554

HOLDGATE CHRISTOPHER J TRST
CJH FAMILY TR
104 SOMERSET RD
NANTUCKET, MA O2554

HOLDGATE DONALD W JR & VERON
ANNMARIE
210 SUNNYSIDE DR
ST MARYS, GA 31558

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gary Winn

AS AGENT FOR 40 OSR, LLC

STREET ADDRESS 23 FORREST AVE

MAP/PARCEL 68 / 10.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 3/7/25

9589 0710 5270 1006 2187 00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Saint Marys, GA 31558

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE DONALD W. JR & VERNON ANN MARIE
Street and Apt. No., or PO Box No.: 210 SUNNYSIDE DR.
City, State, ZIP+4®: ST. MARYS, GA 31558

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2186 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA

Sent To: NANTUCKET TOWN OF WATER COMMISSION
Street and Apt. No., or PO Box No.: 1 MILESTONE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2186 87

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: MERLOS LANDSCAPING LLC.
Street and Apt. No., or PO Box No.: 61 OLD SOUTH ROAD PMB 179
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2186 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE CHRISTOPHER J. TRST. / CJH FAMILY TR.
Street and Apt. No., or PO Box No.: 104 SOMERSET RD.
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2186 70

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: 40 OSR LLC
Street and Apt. No., or PO Box No.: PO BOX 23
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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.

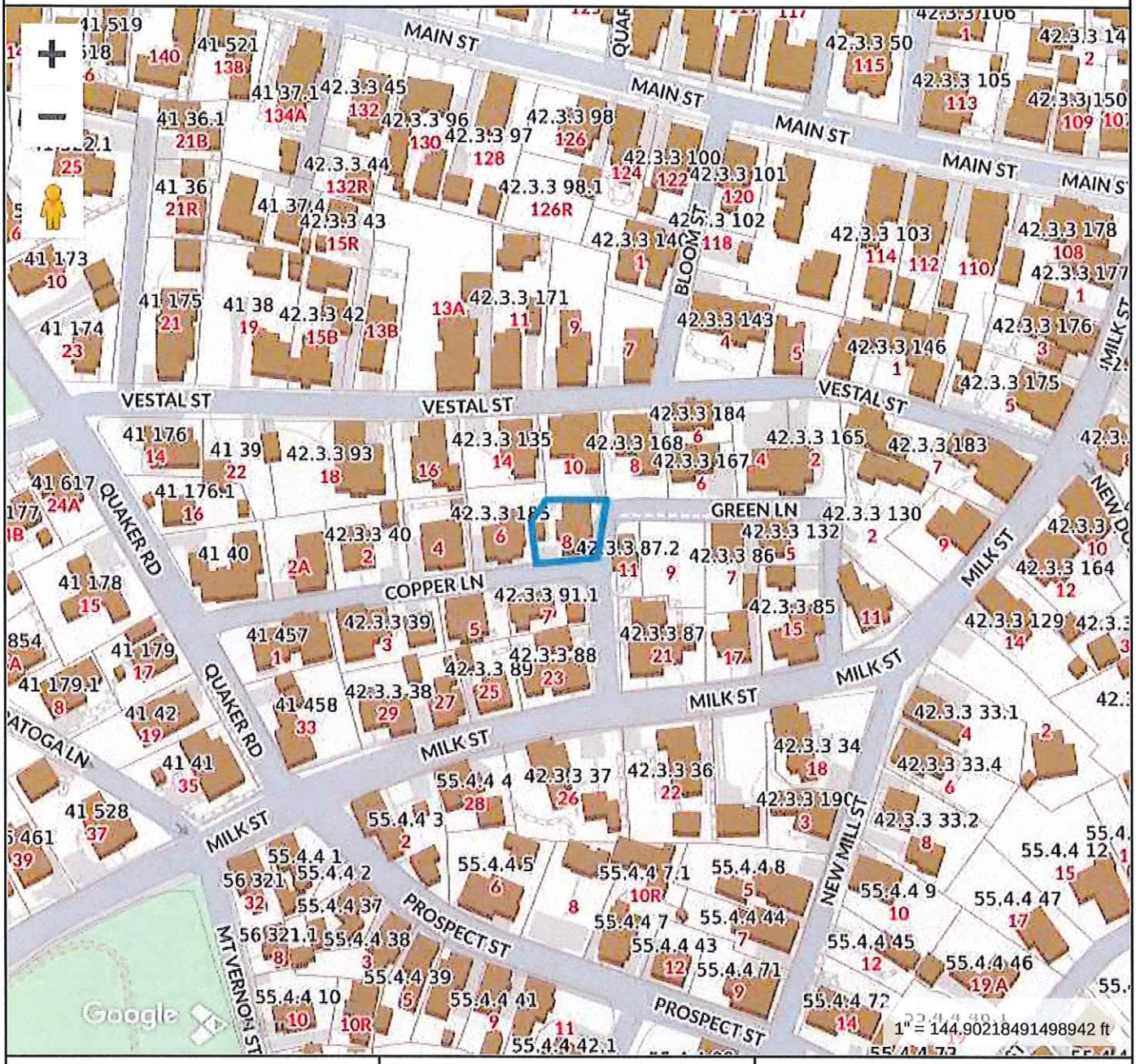
COLORS

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

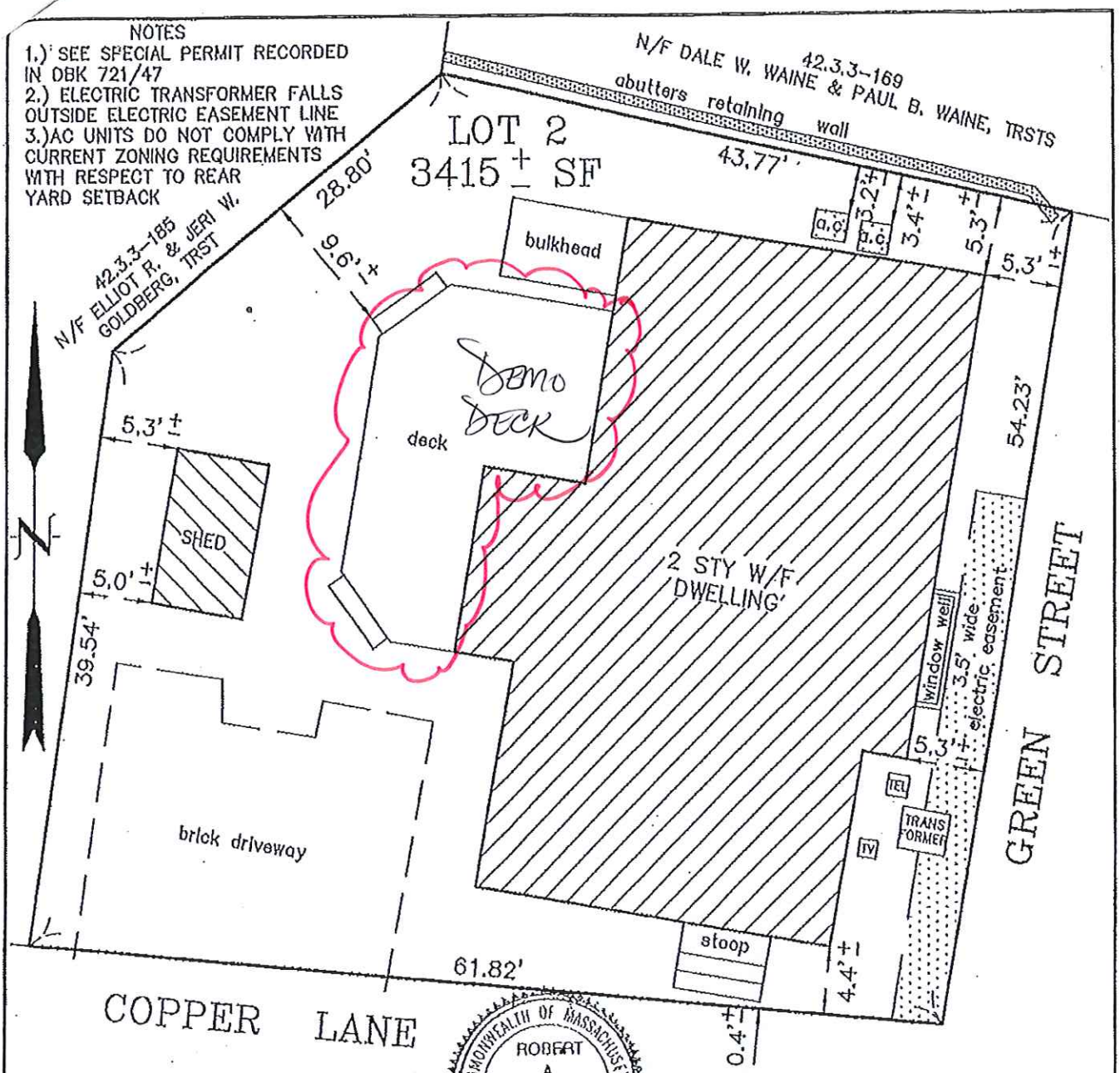
Property ID	10078
Location	8 COPPER LN
Owner	MCINERNEY WILLIAM P & MARYROSE HANNON

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



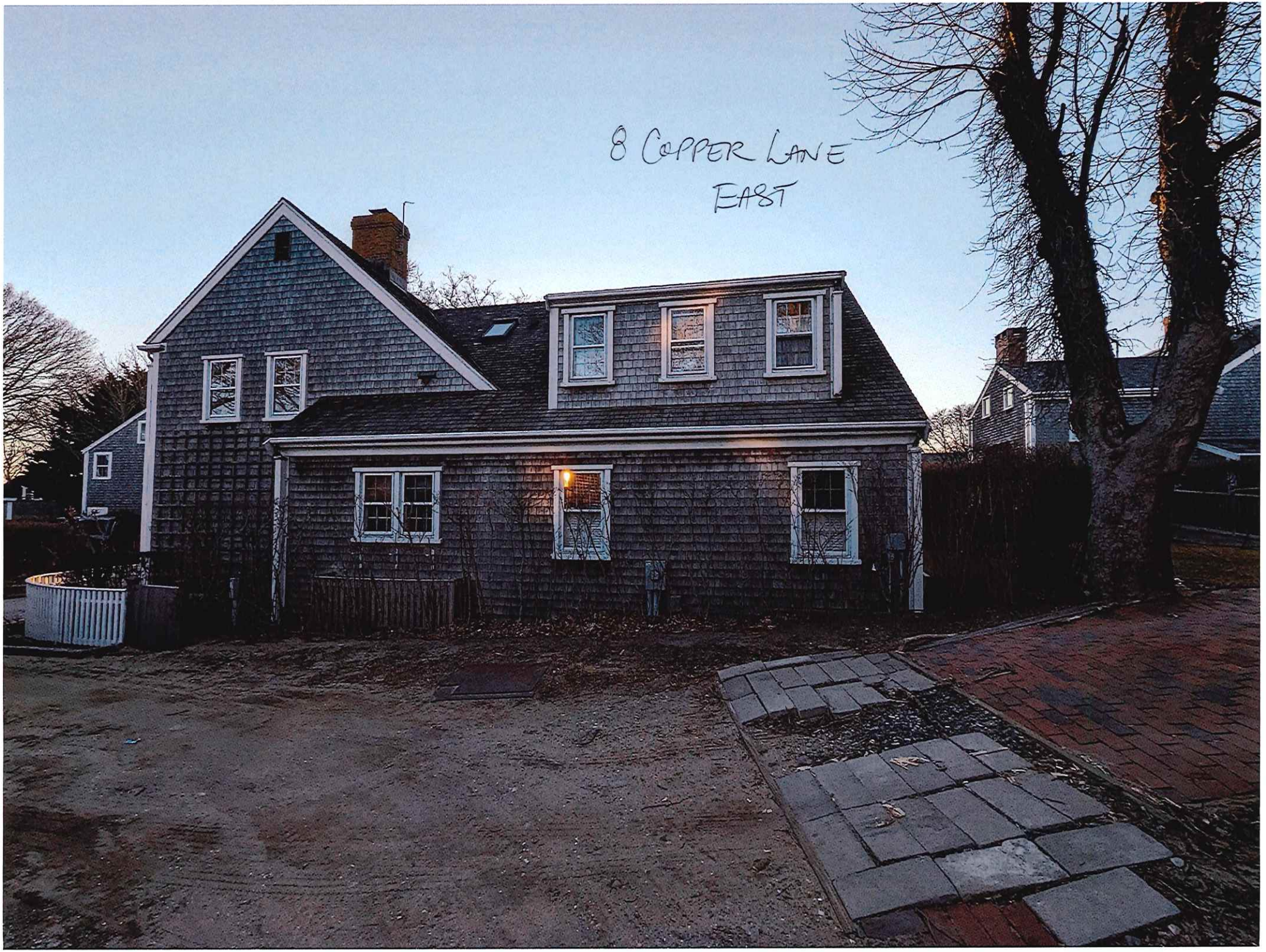
TPM ACK LLC	FRONT PATIO	REVISIONS	01
	8 COPPER LANE	MM/DD/YY / REMARKS	A

8 COPPER LANE

REPLACEMENT PATIO


8 COPPER LANE SOUTH


8 COPPER LANE
WEST / SOUTH


8 COPPER LANE
EAST

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 03/10/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

5WR - PRIMARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - PRIMARY DWELLING

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX 128, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 120'-0" Sq. Footage 1st floor: 3,240 SF
Width: 69'-0" Sq. footage 2nd floor: 1,800 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 16'-5" X 8' ☒ 1st floor ☒ 2nd floor
Size: 18'-7" X 12' ☒ 1st floor ☒ 2nd floor

FEE: $1,008

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 24'-6" South 24'-6" East 24'-6" West 24'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VEELUX Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 1
Manufacturer _____ Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 5

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other SHIPLAP - CEDAR

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10" Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front SWING (PAINTED) Rear SWING Side SWING
Garage Door(s): Type CARRIAGE Material PAINTED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

9589 0710 5270 2355 1644 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

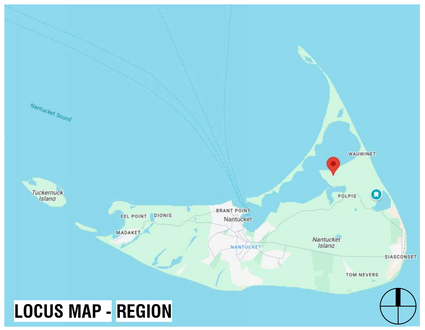
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

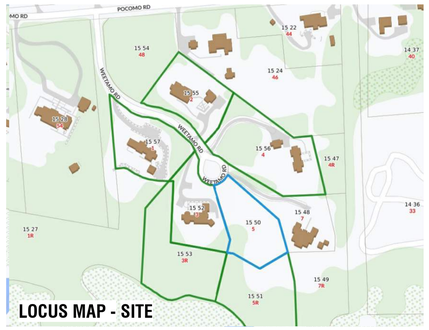




LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

SASH: GREY
TRIM: GREY

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

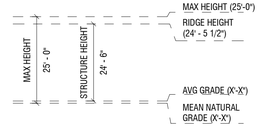
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

DRAWING INDEX

SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
WINDOW AND DOOR SCHEDULE	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

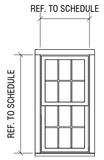
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

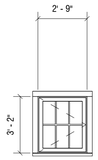
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

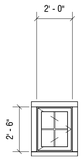
WINDOW TYPES



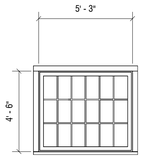
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



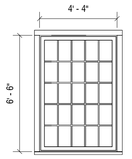
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

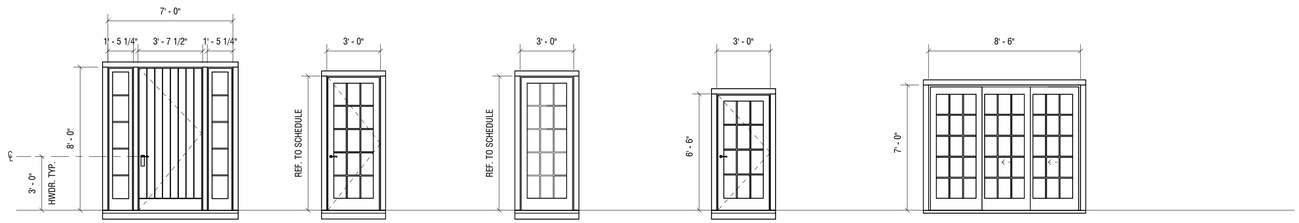


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



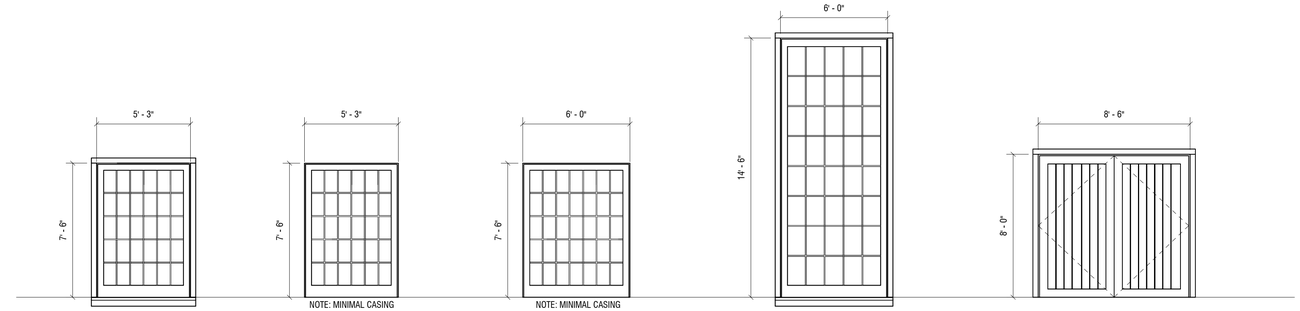
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

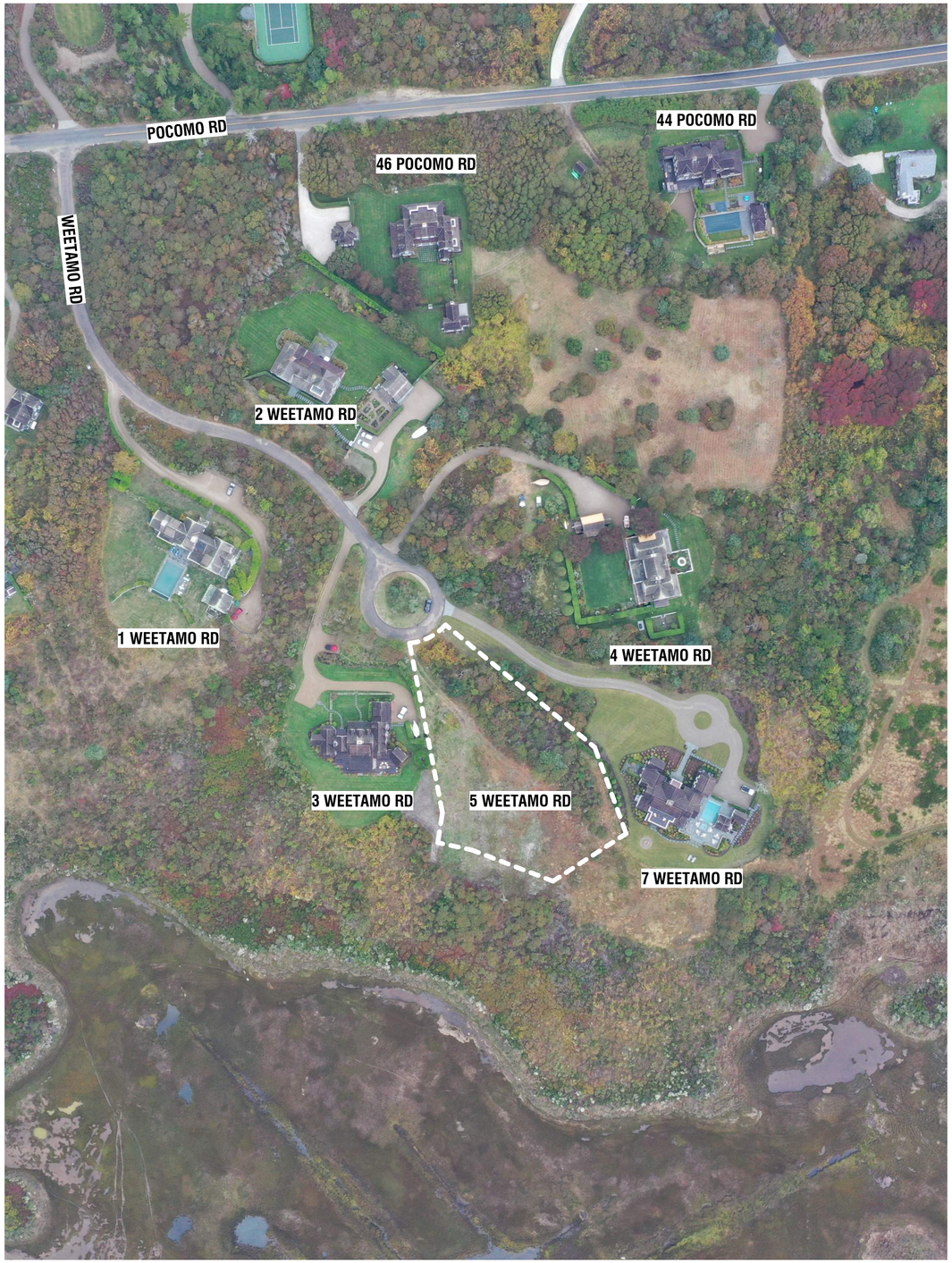
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

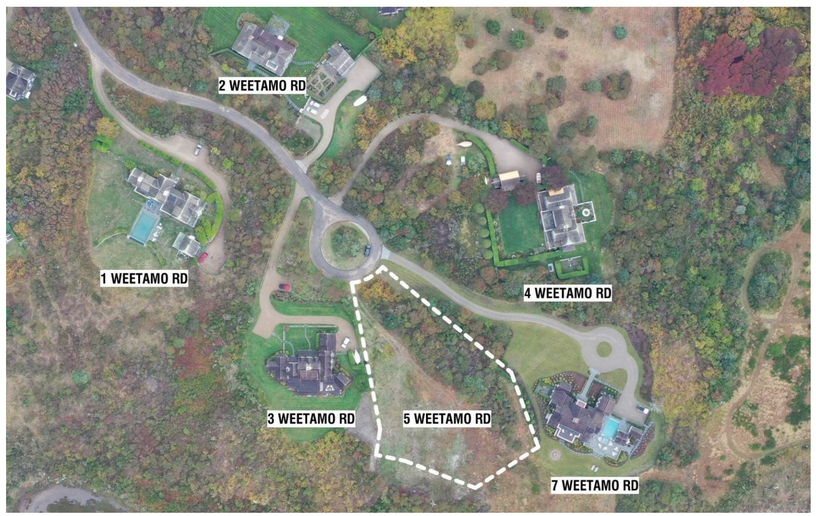
COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



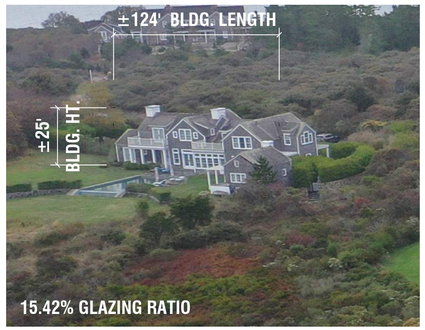
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%

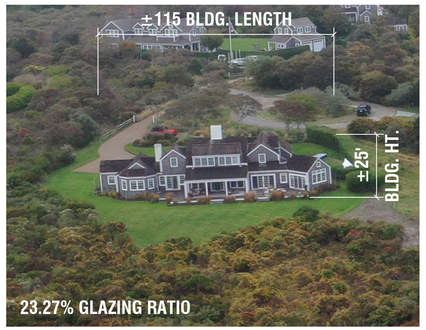


VICINITY MAP



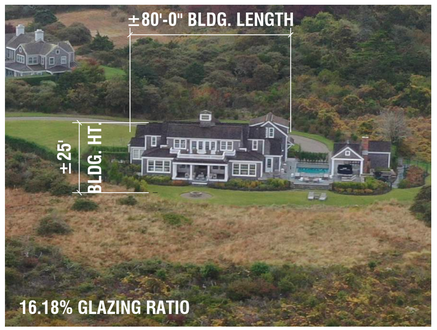
15.42% GLAZING RATIO

1 WEETAMO ROAD



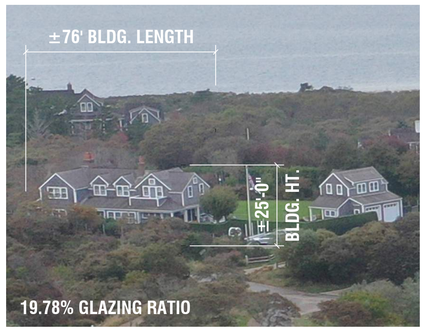
23.27% GLAZING RATIO

3 WEETAMO ROAD



16.18% GLAZING RATIO

7 WEETAMO ROAD



19.78% GLAZING RATIO

2 WEETAMO ROAD



19.04% GLAZING RATIO

4 WEETAMO ROAD



18.16% GLAZING RATIO

5 WEETAMO ROAD - PROPOSED STRUCTURE

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

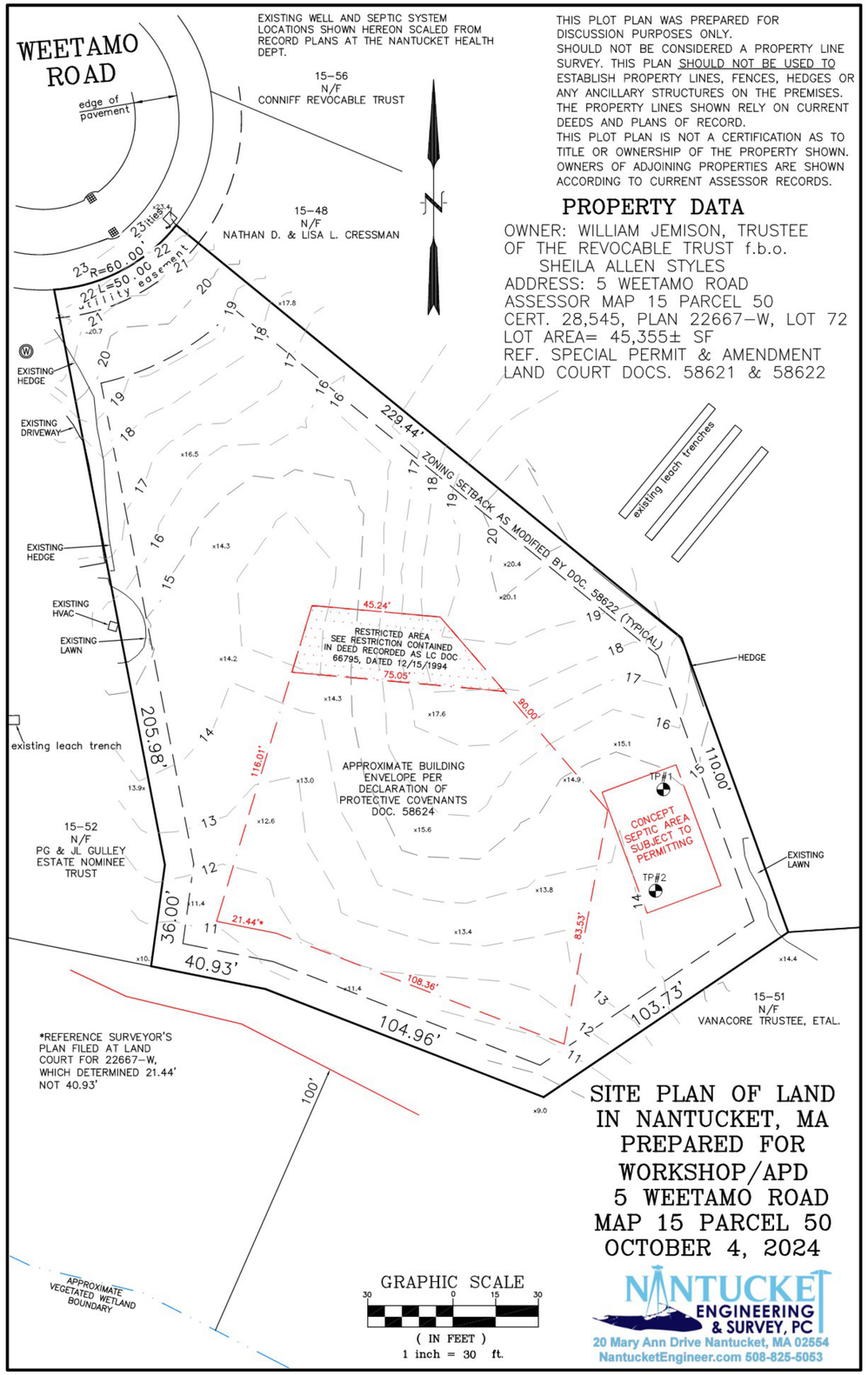
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-004

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

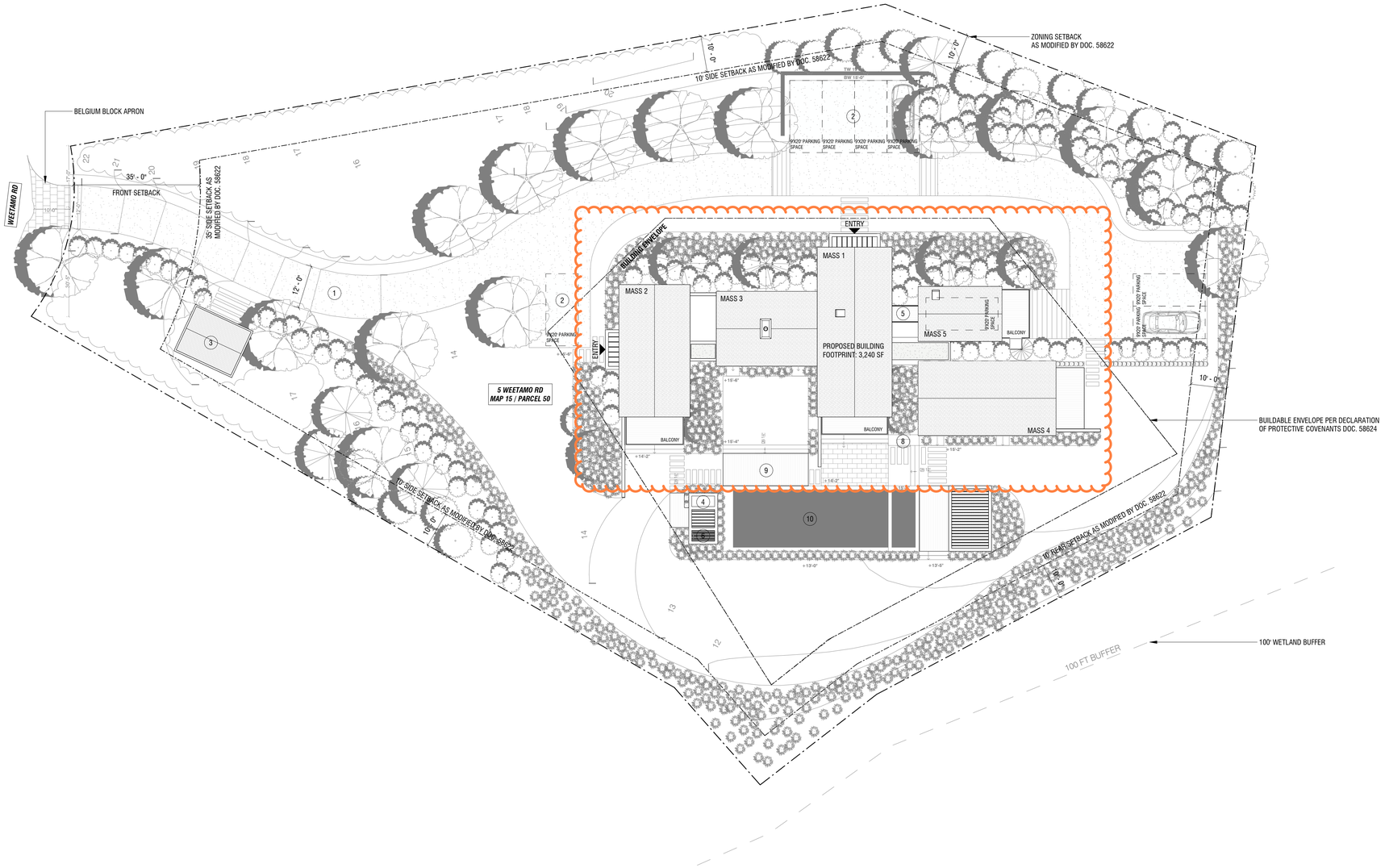
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING

1 SITE PLAN

1/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

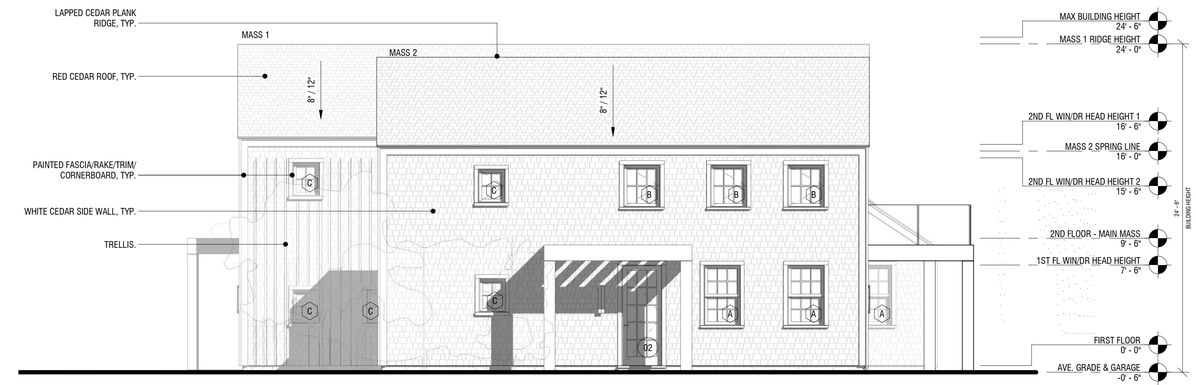
A-200

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

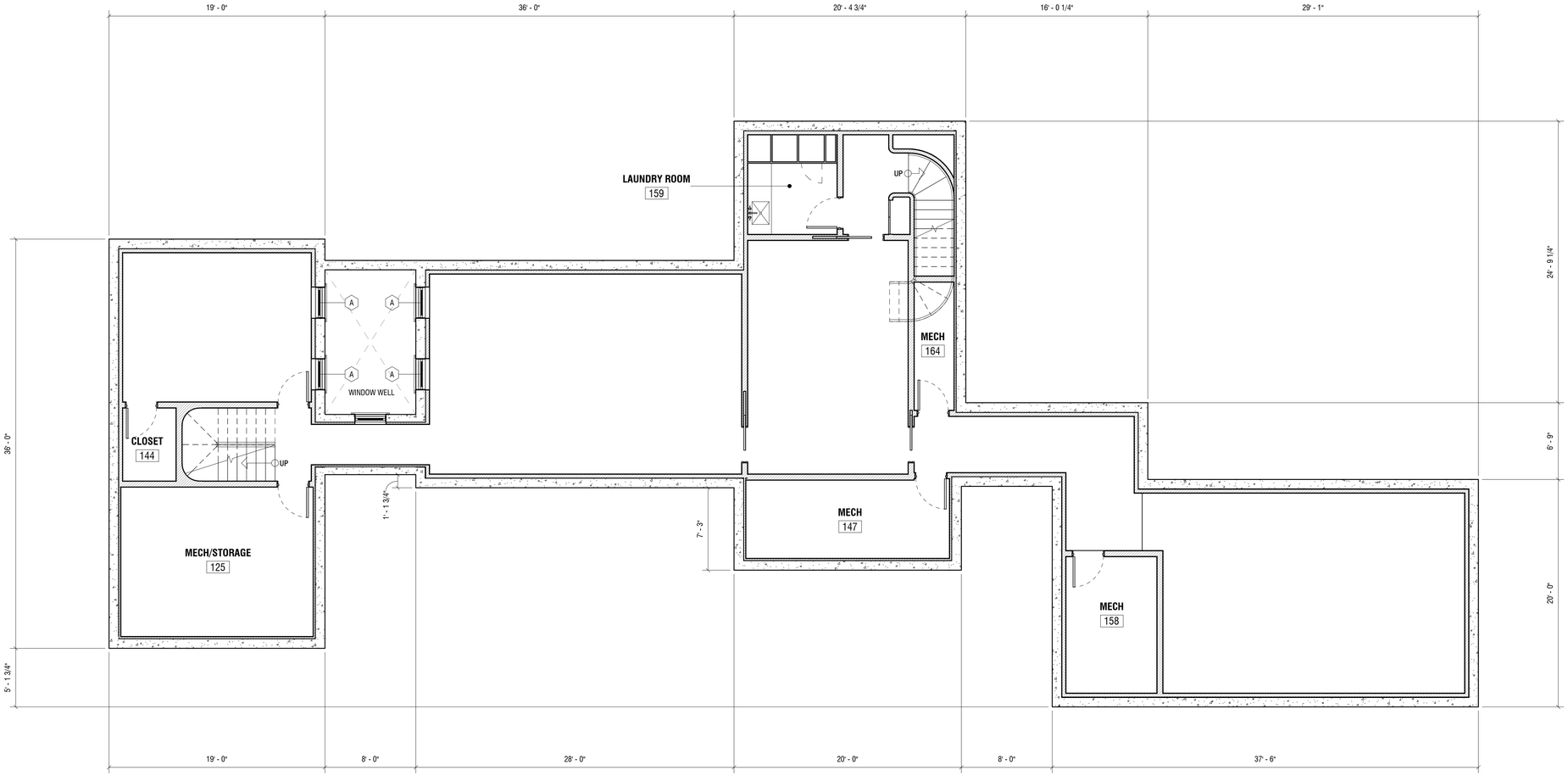
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

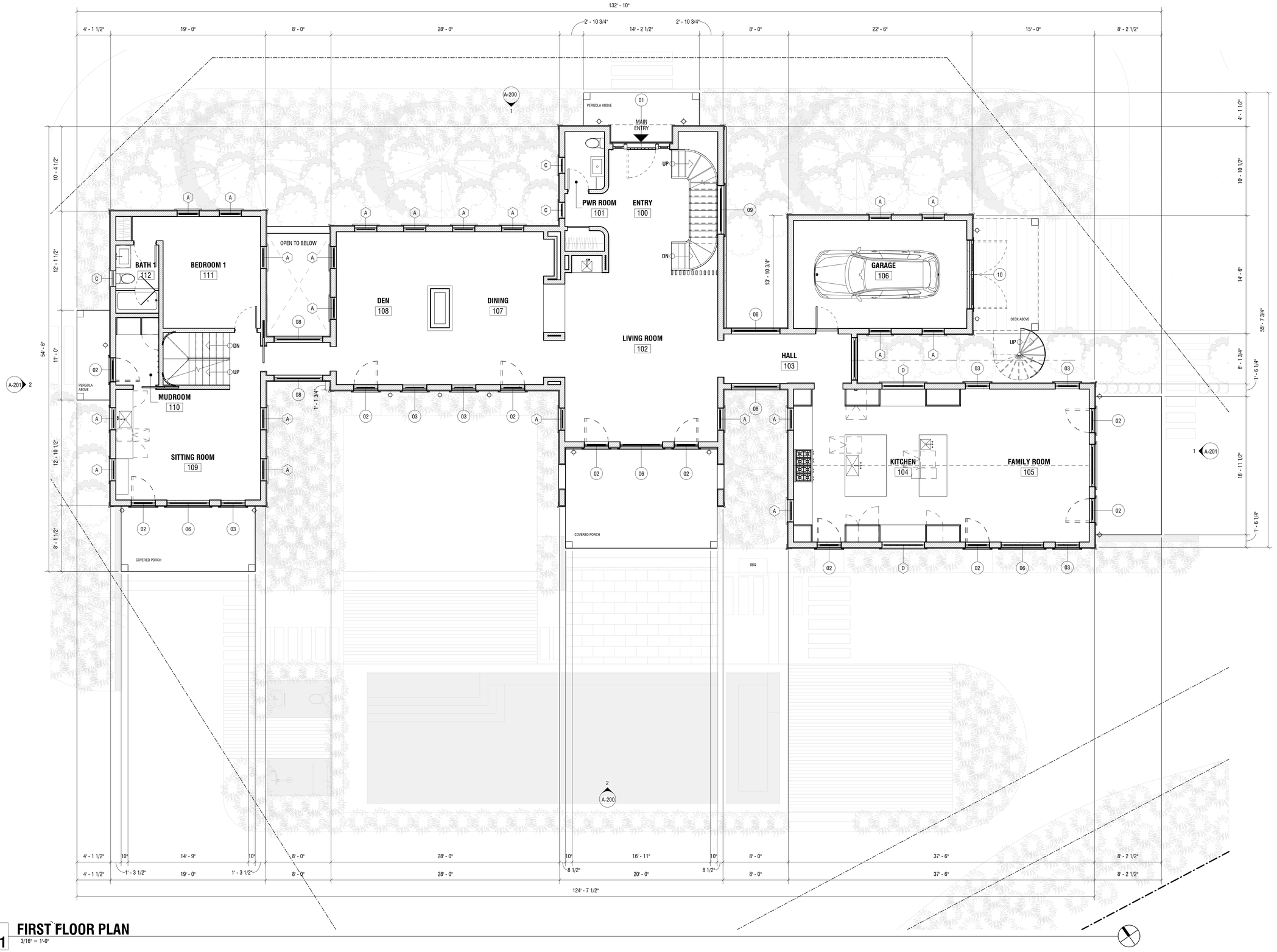
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

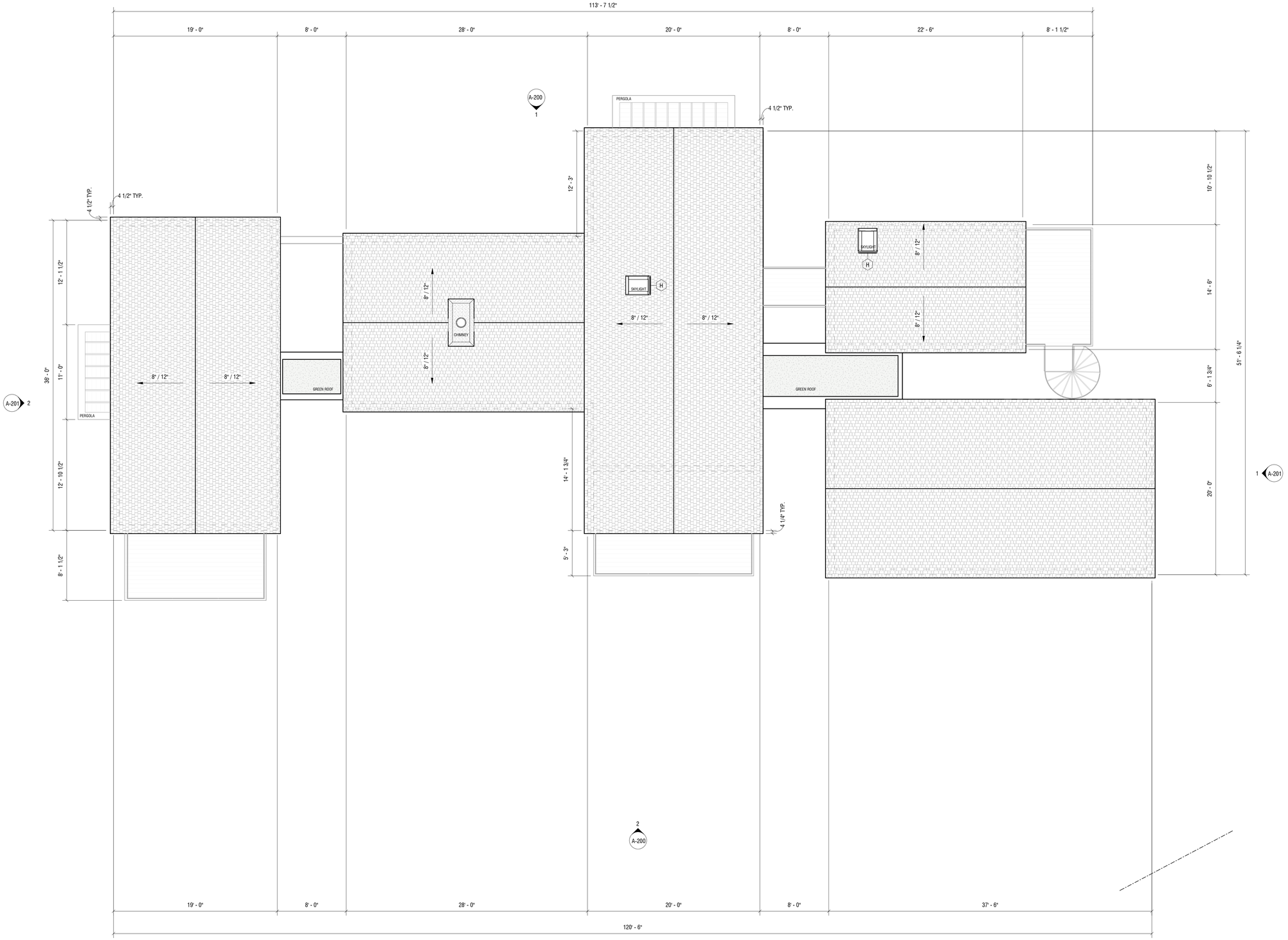
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

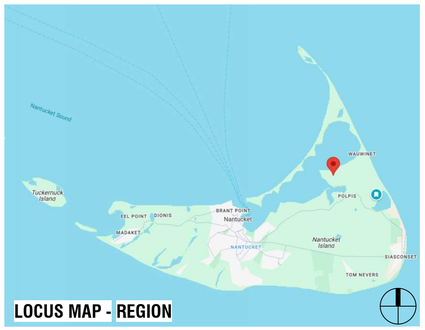
A-103

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

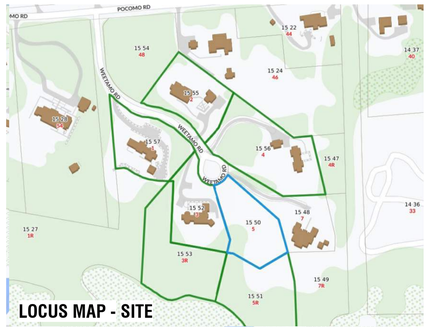




LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

SASH: GREY
TRIM: GREY

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

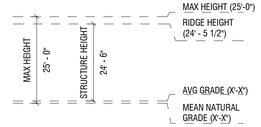
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

DRAWING INDEX

SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
WINDOW AND DOOR SCHEDULE	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

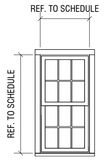
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

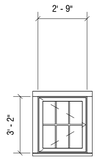
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

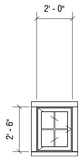
WINDOW TYPES



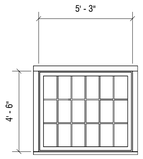
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



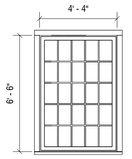
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

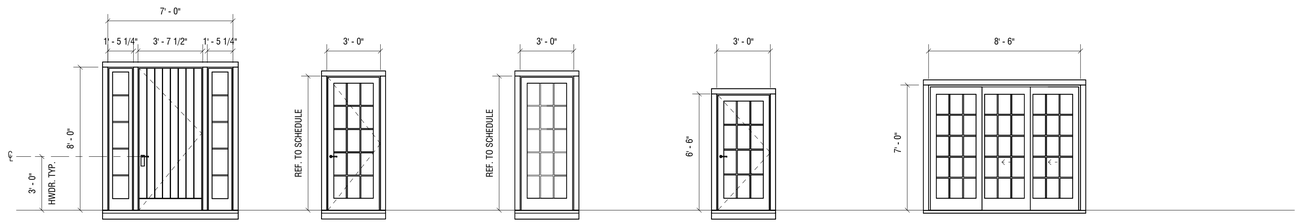


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



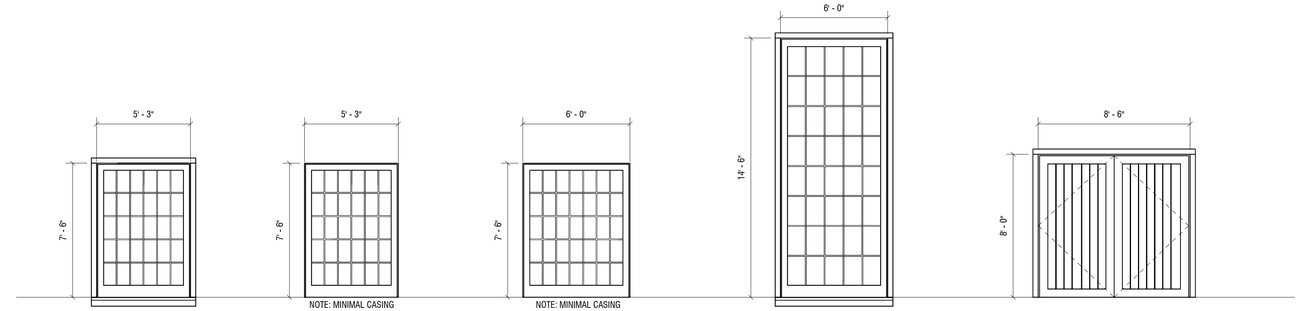
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

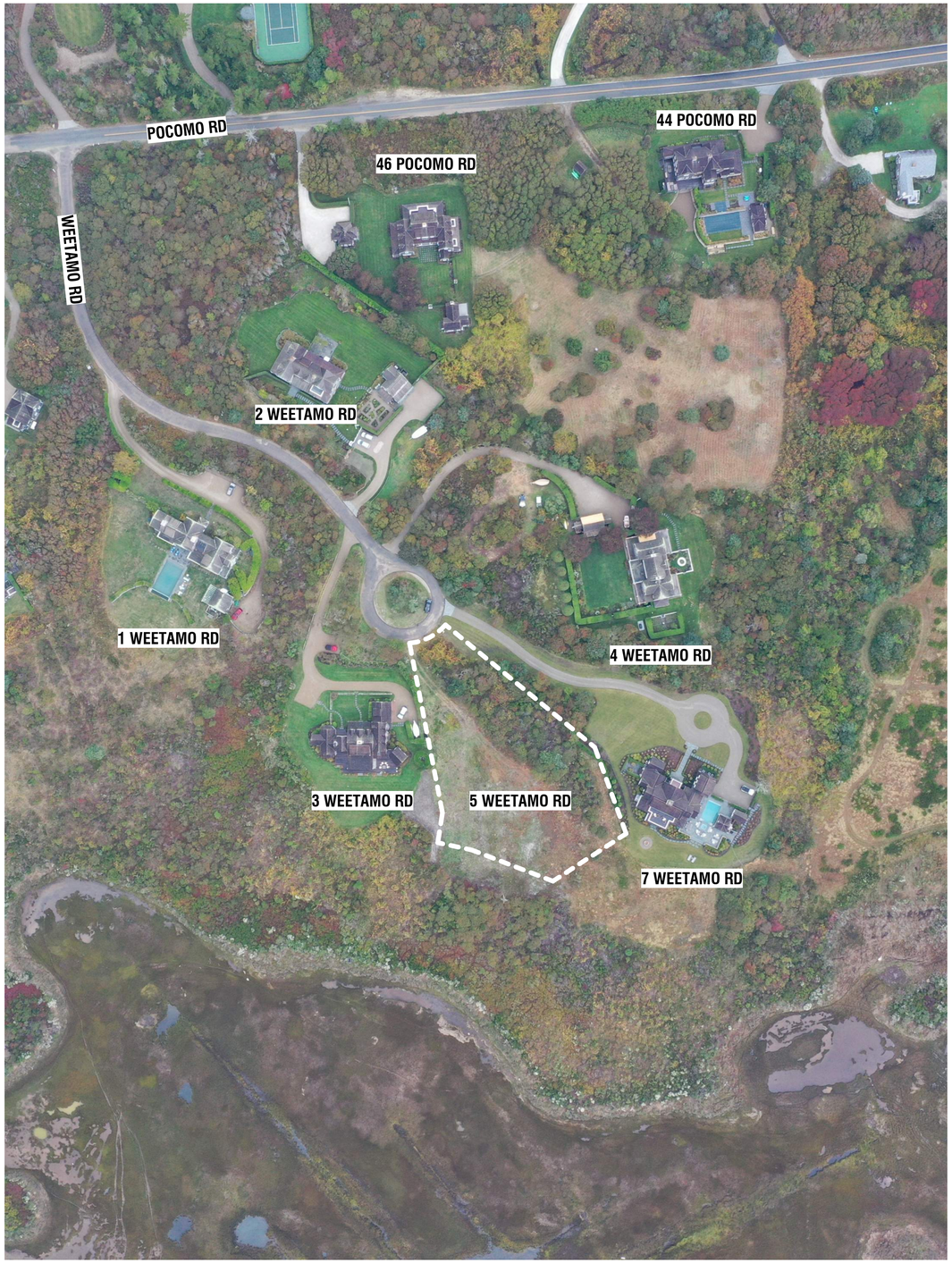
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

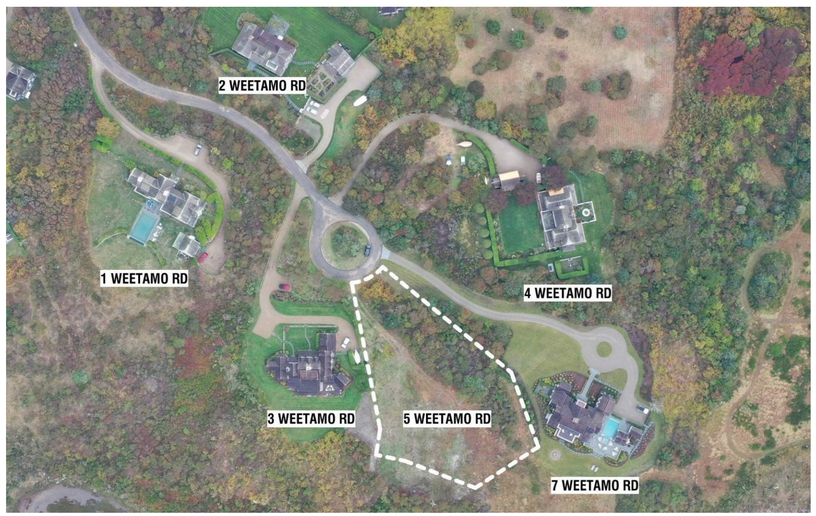
COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



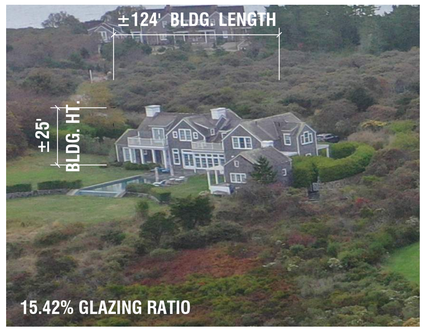
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%

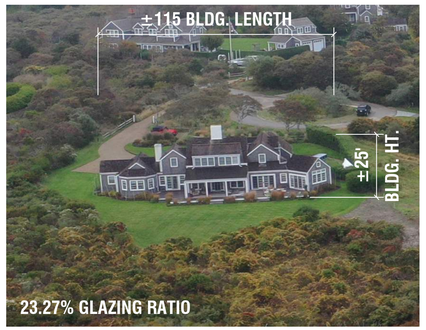


VICINITY MAP



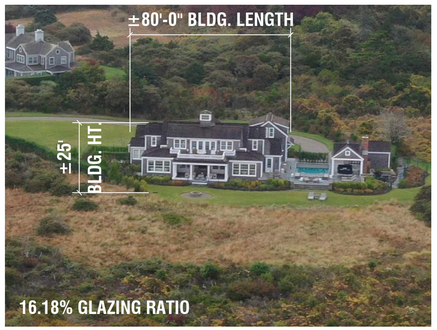
15.42% GLAZING RATIO

1 WEETAMO ROAD



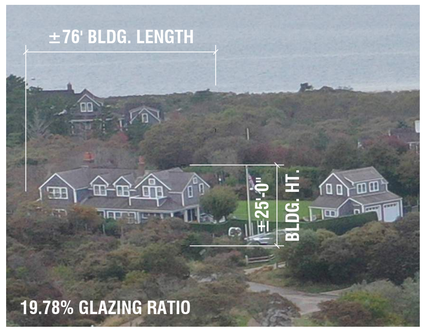
23.27% GLAZING RATIO

3 WEETAMO ROAD



16.18% GLAZING RATIO

7 WEETAMO ROAD



19.78% GLAZING RATIO

2 WEETAMO ROAD



19.04% GLAZING RATIO

4 WEETAMO ROAD



18.16% GLAZING RATIO

5 WEETAMO ROAD - PROPOSED STRUCTURE

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

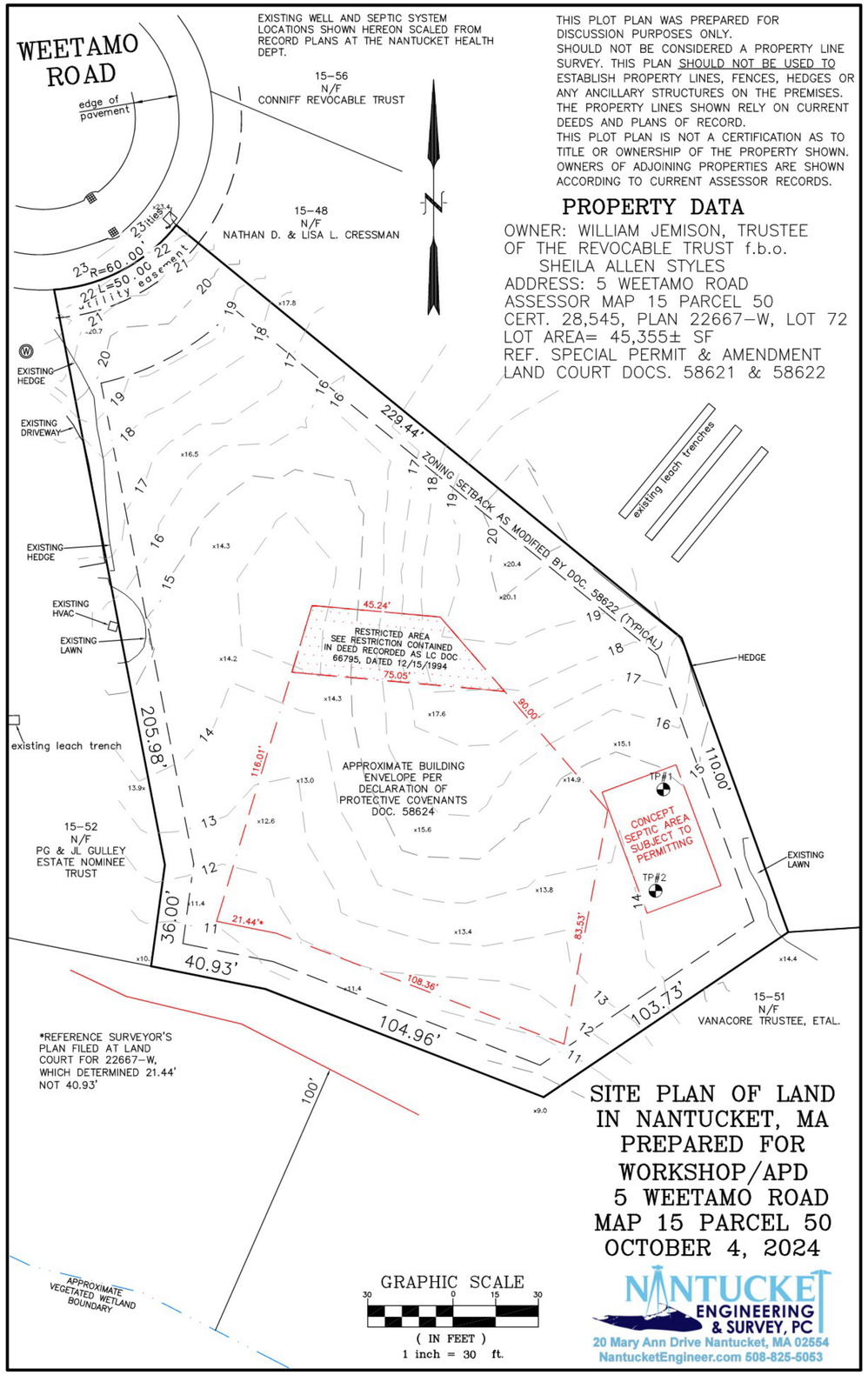
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-004

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

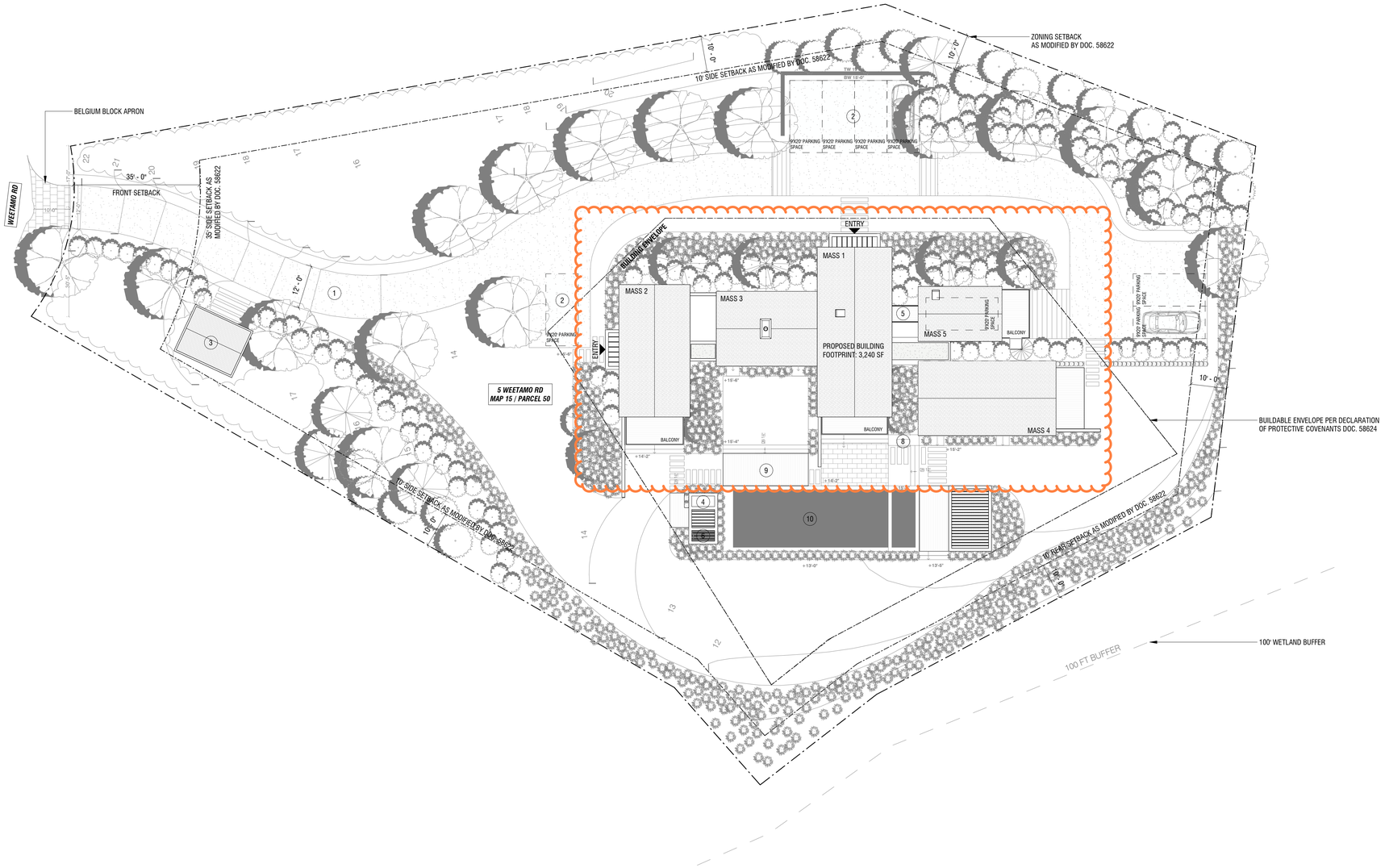
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING

1 SITE PLAN

1/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

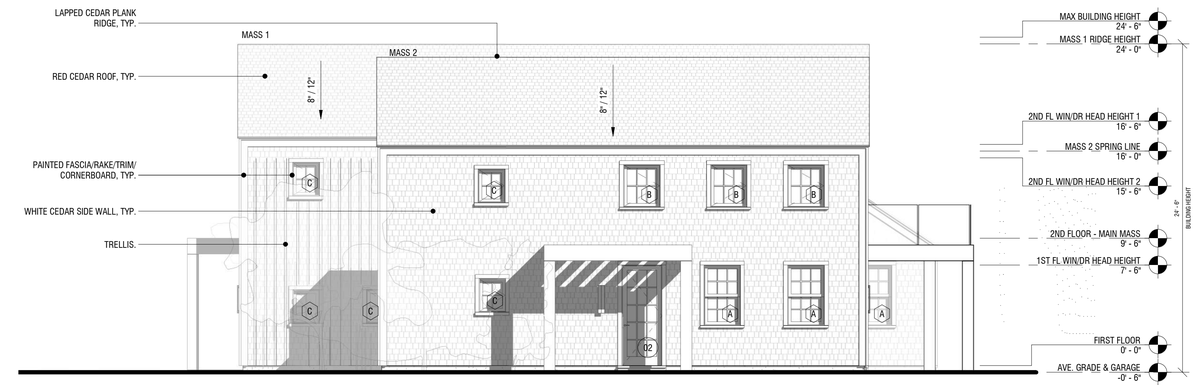
A-200

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

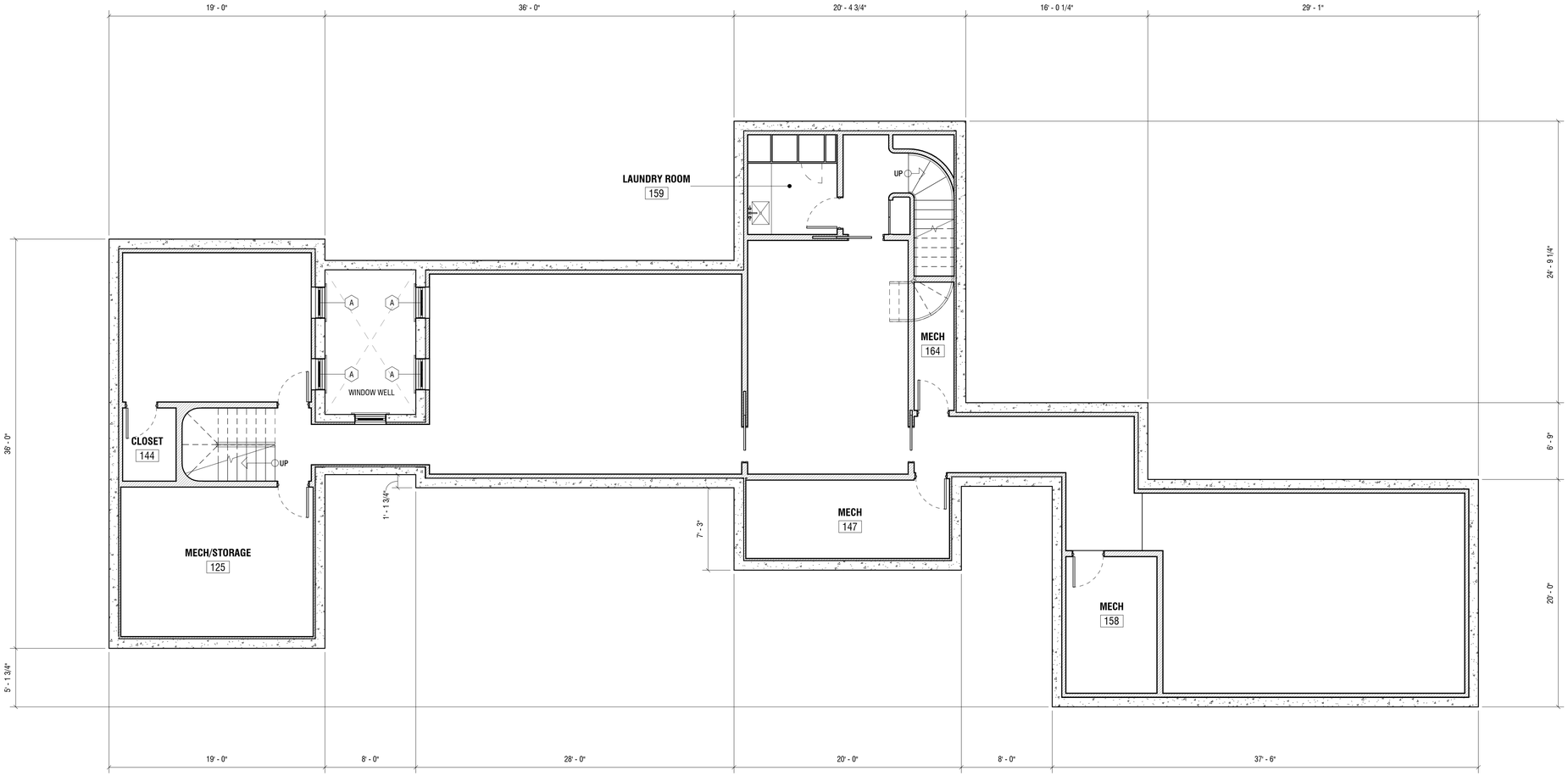
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

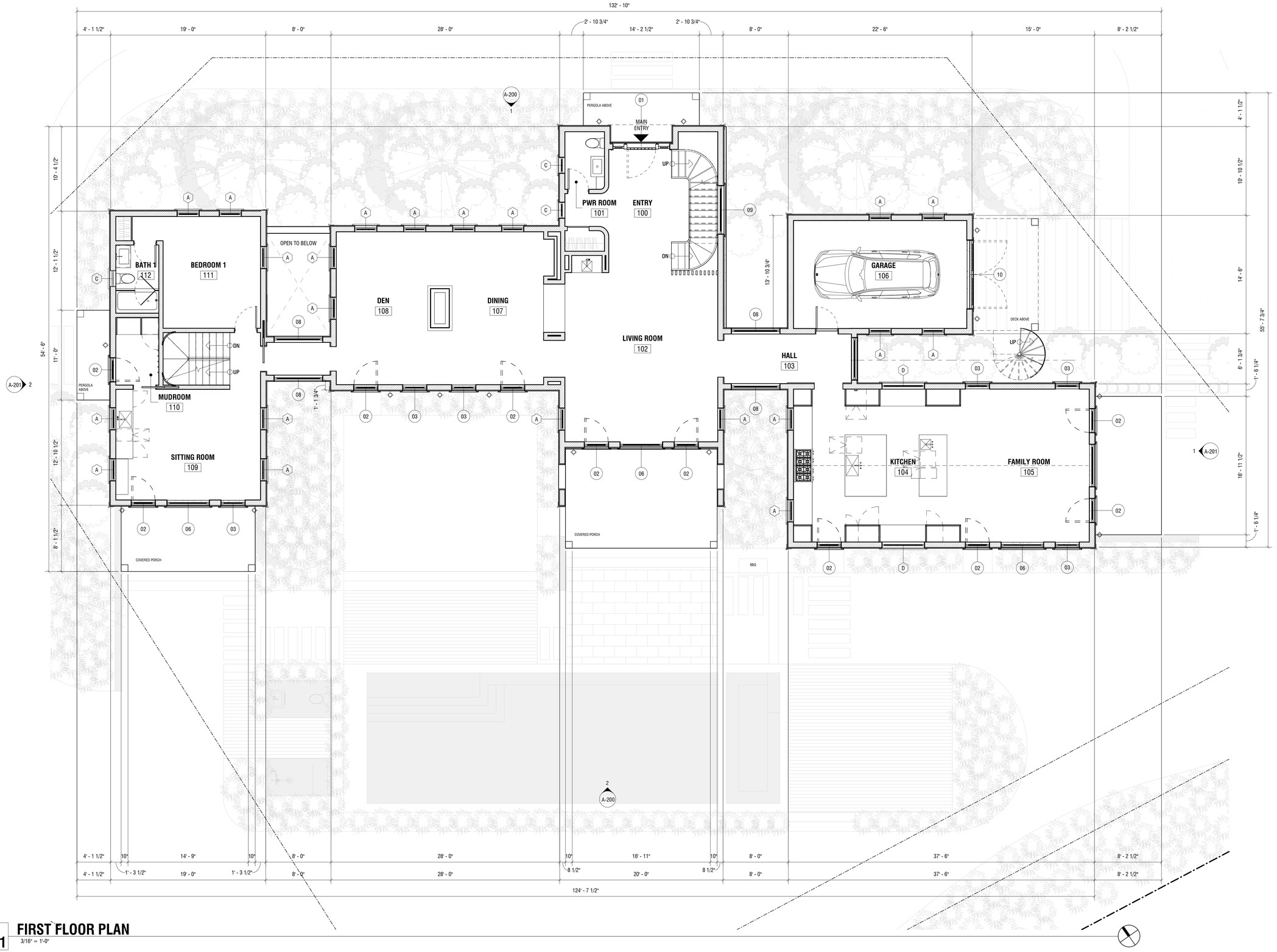
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

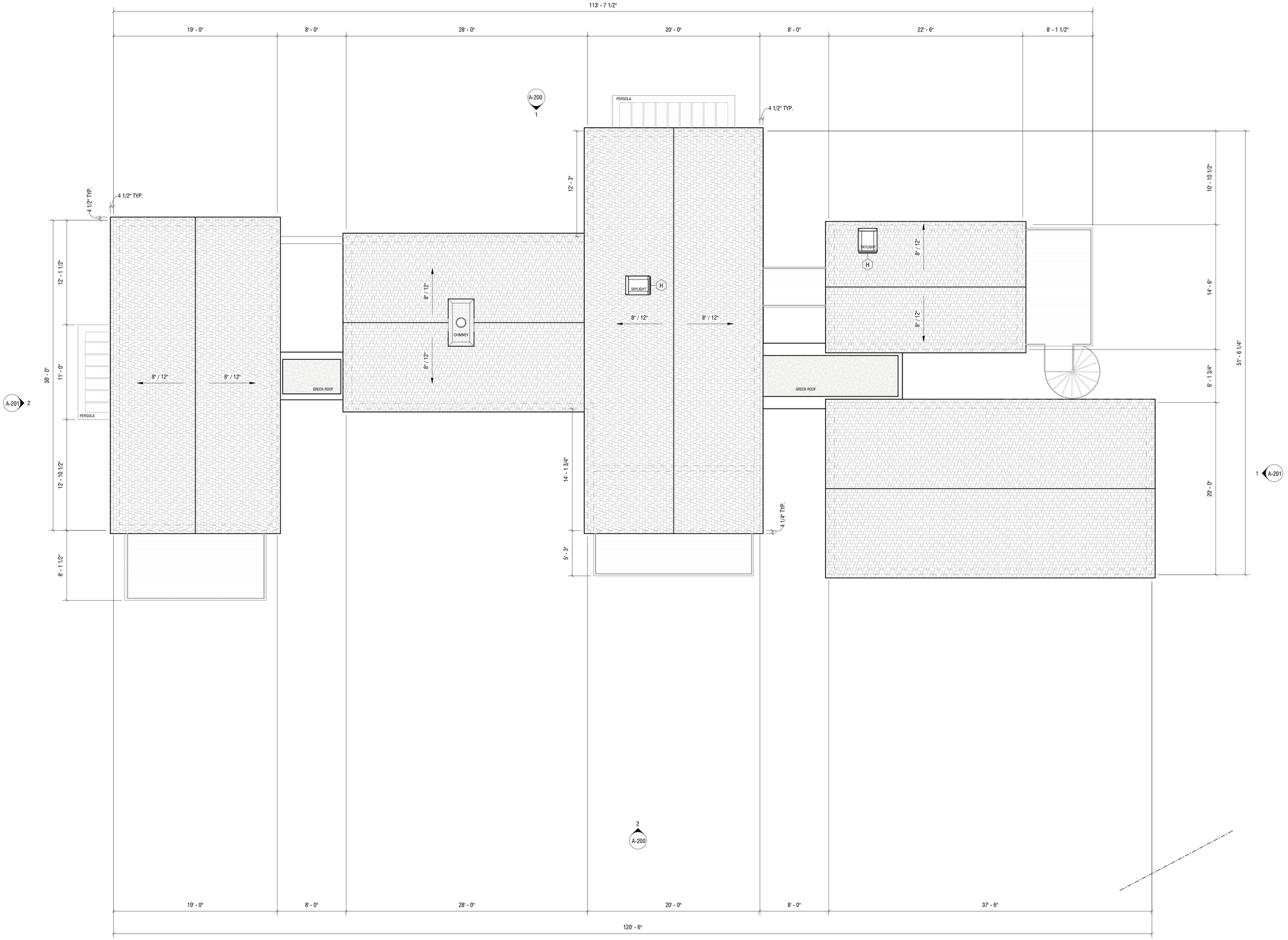
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

A-103

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 03/10/2025
Date

SHED CHECKLIST

5WR - SHED

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
Y	Completed Application
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
N/A	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ (AS REPRESENTATIVE OF WORKSHOP/APD) Date: 3/10/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - SHED

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 13'-7 3/4" South 13'-7 3/4" East 13'-7 3/4" West 13'-7 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front CARRIAGE Rear _____ Side _____
Garage Door(s): Type _____ Material PAINTED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

9589 0710 5270 2355 1644 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

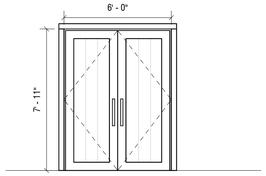
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

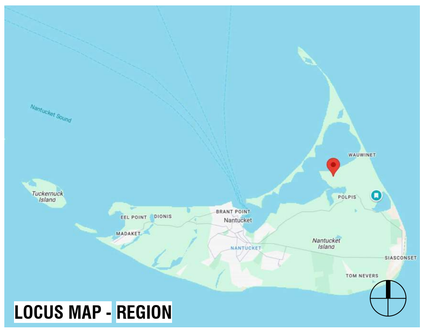
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

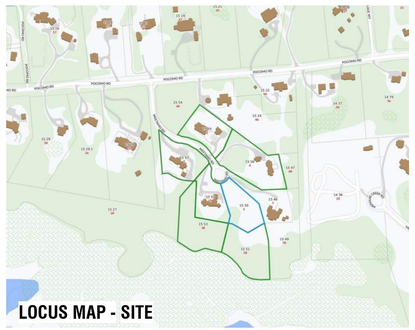
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
PHILIP & SCOTT NARDONE
--

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

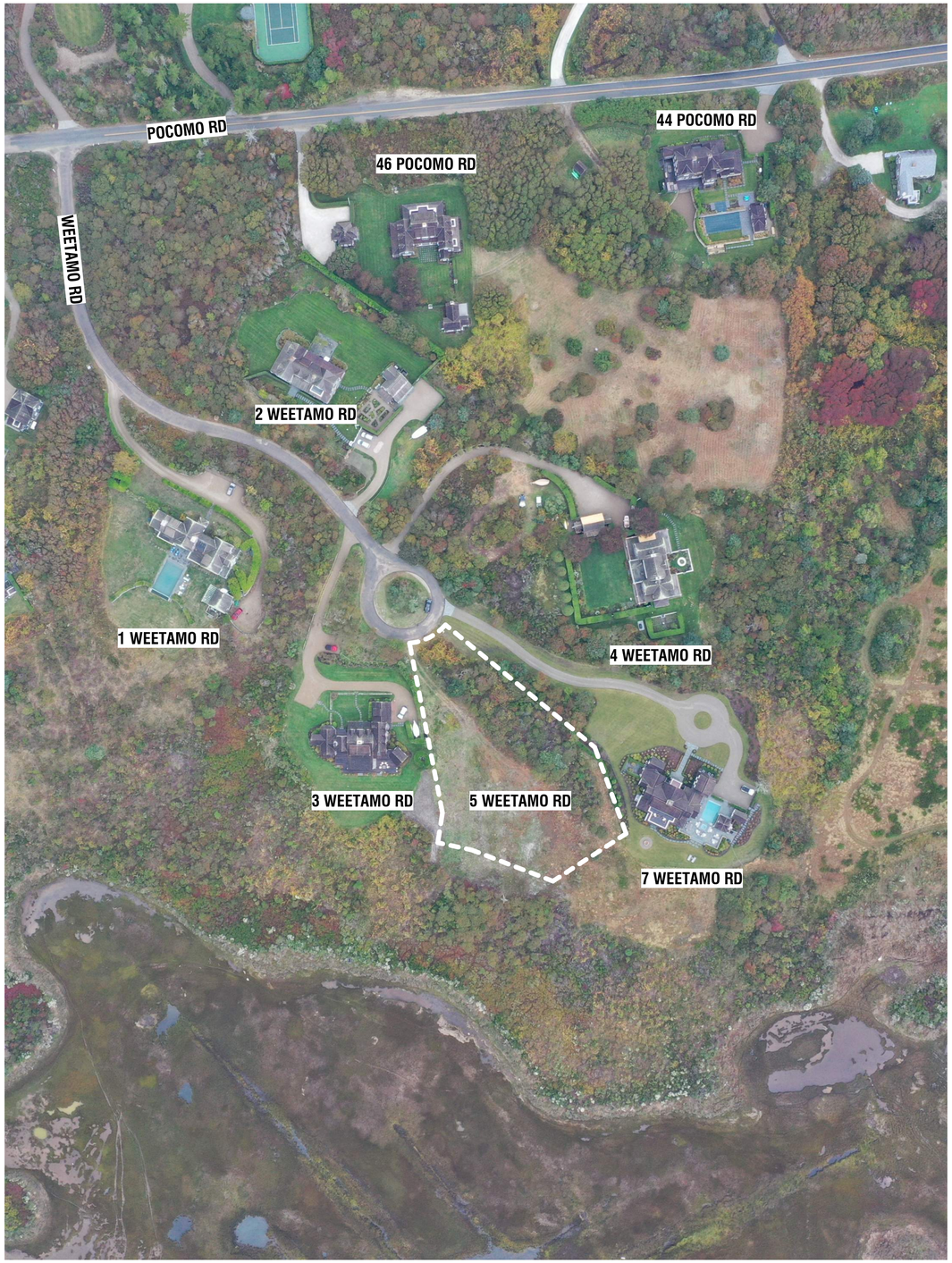
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

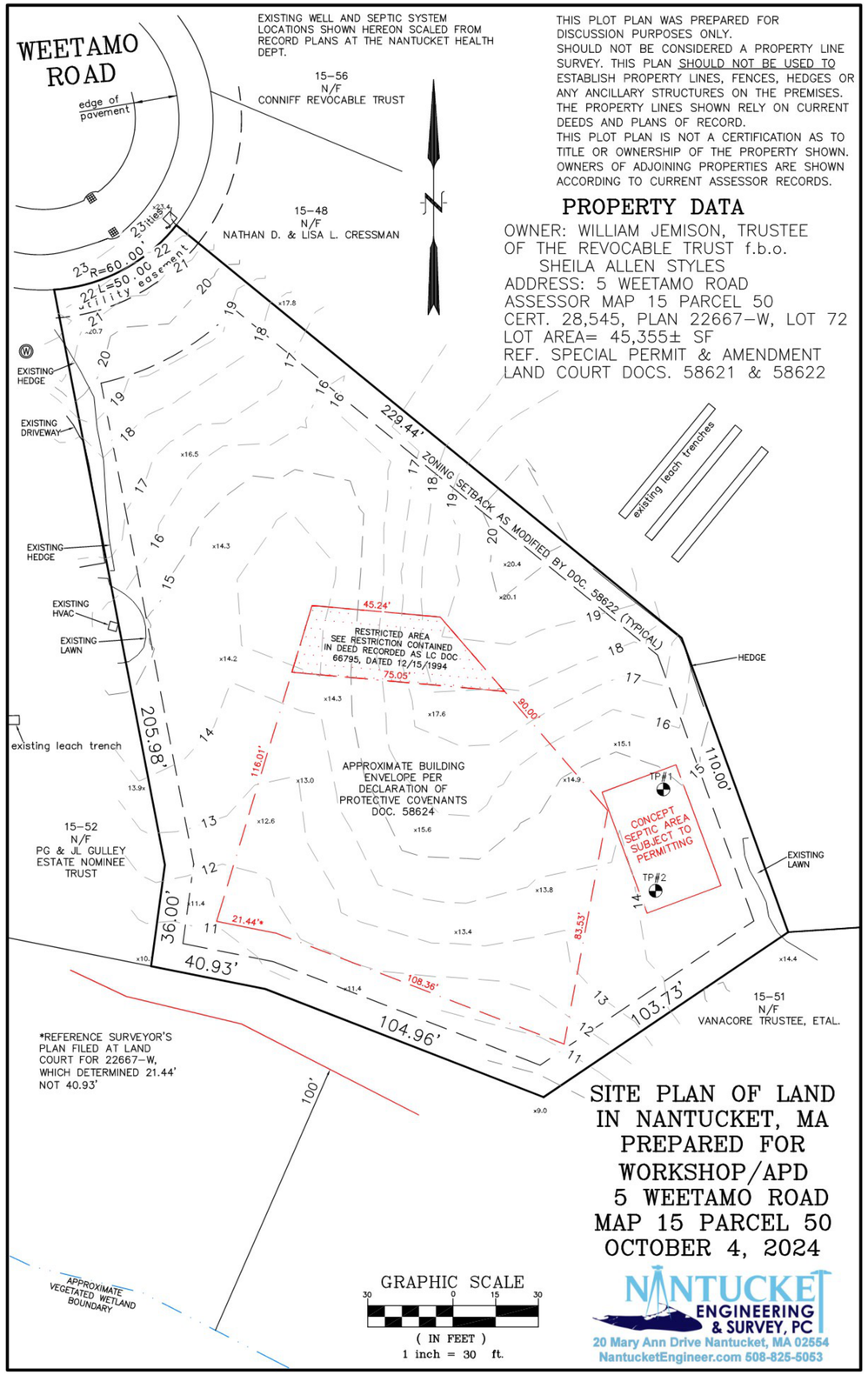
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

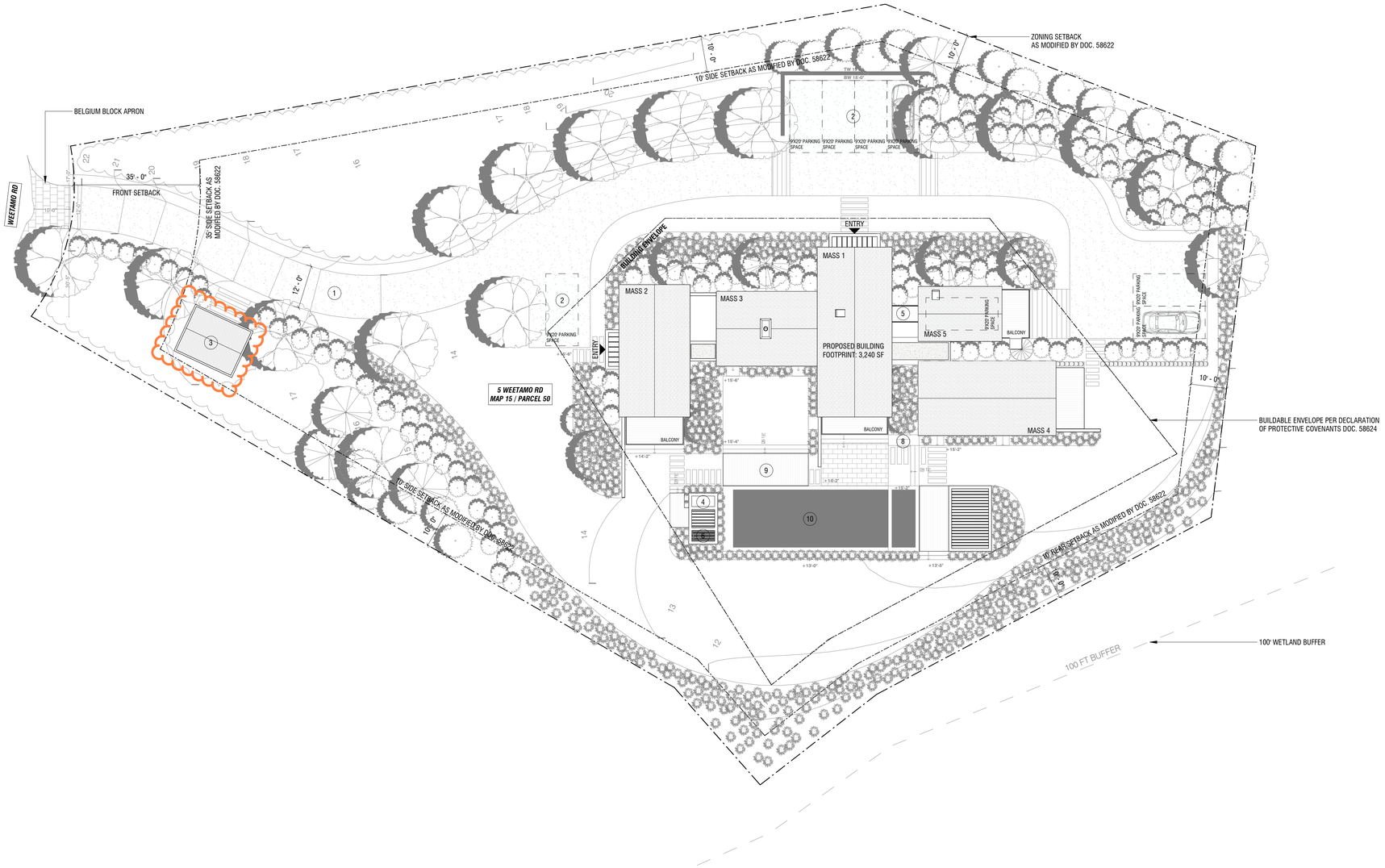
SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING



1 SITE PLAN
1/16" = 1'-0"

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

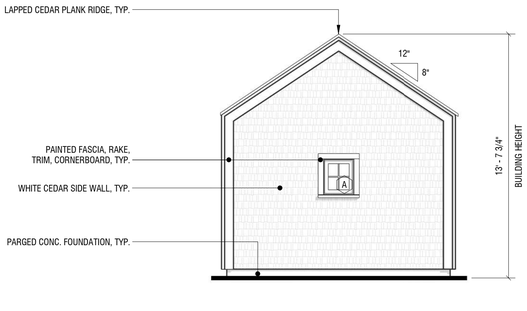
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

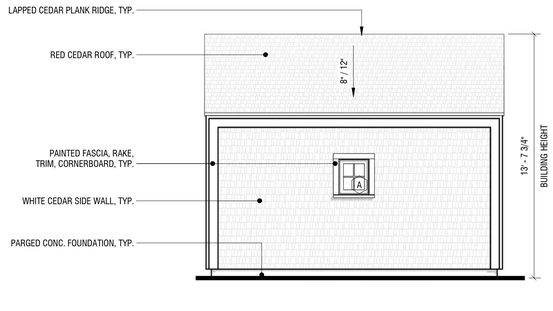
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



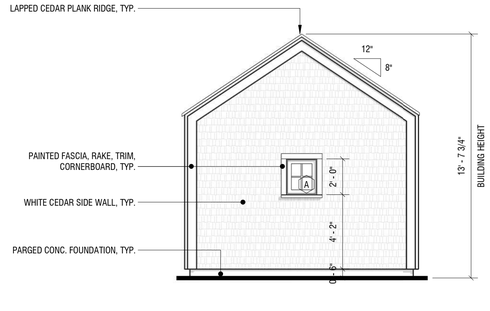
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



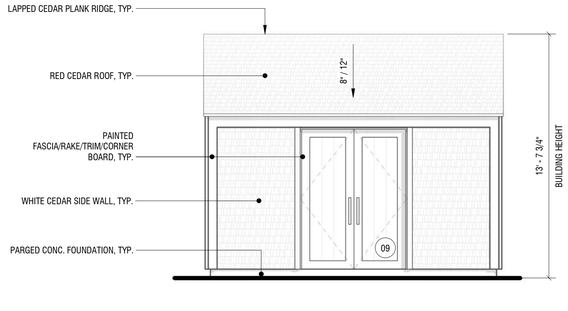
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



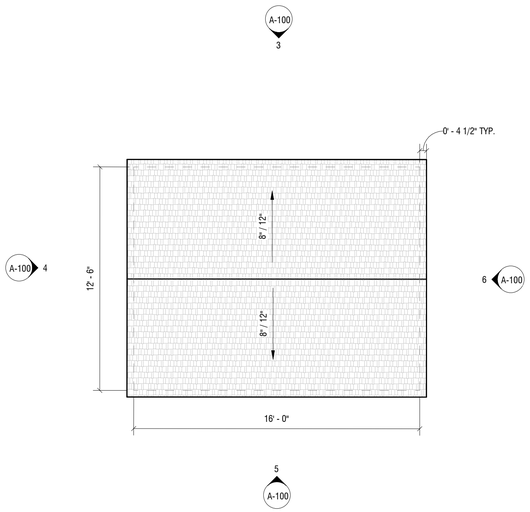
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



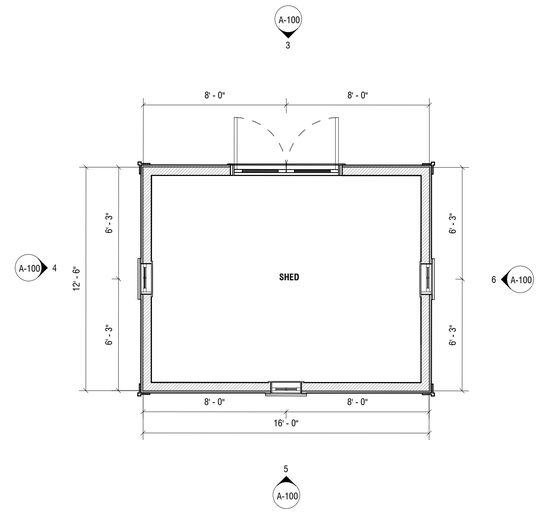
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

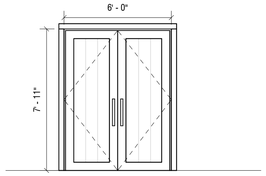
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

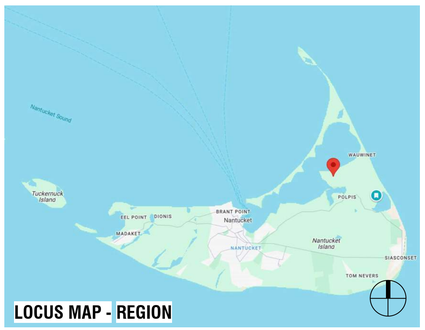
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

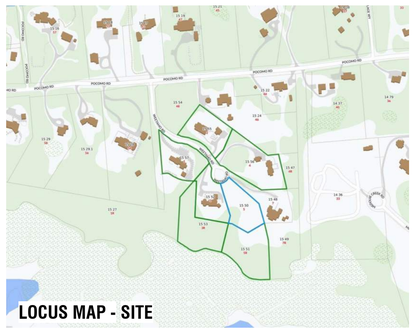
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
PHILIP & SCOTT NARDONE
--

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

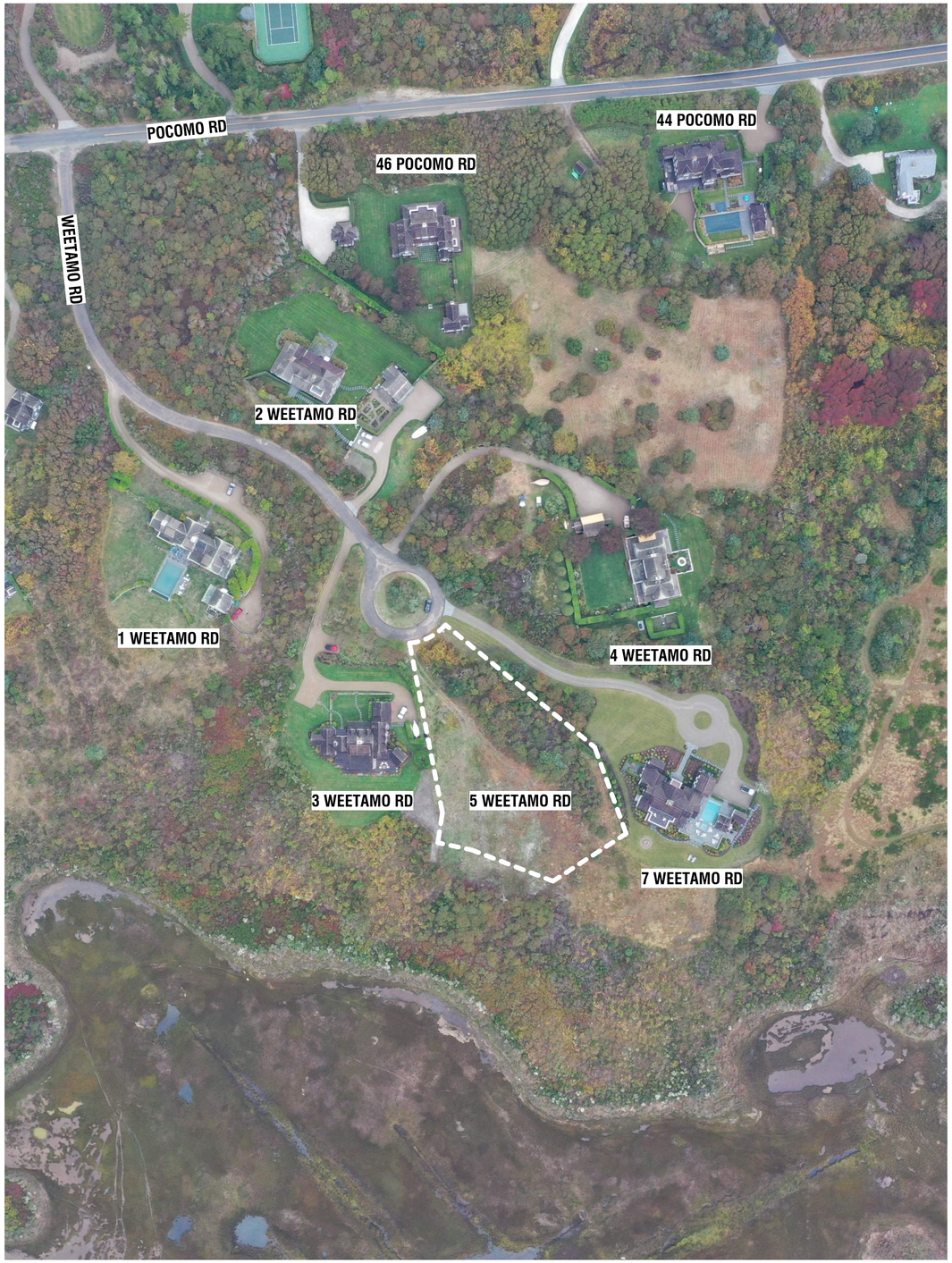
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

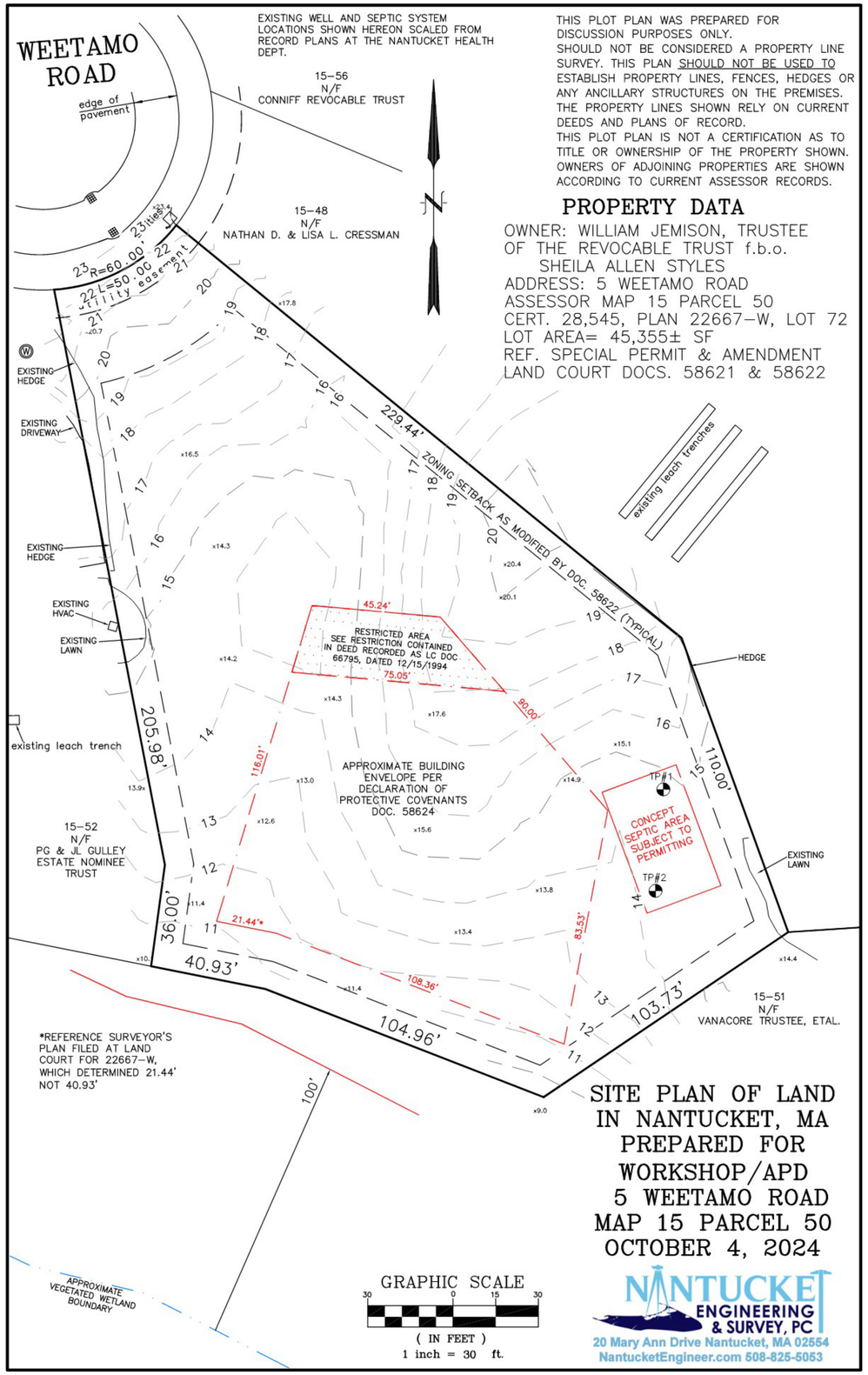
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

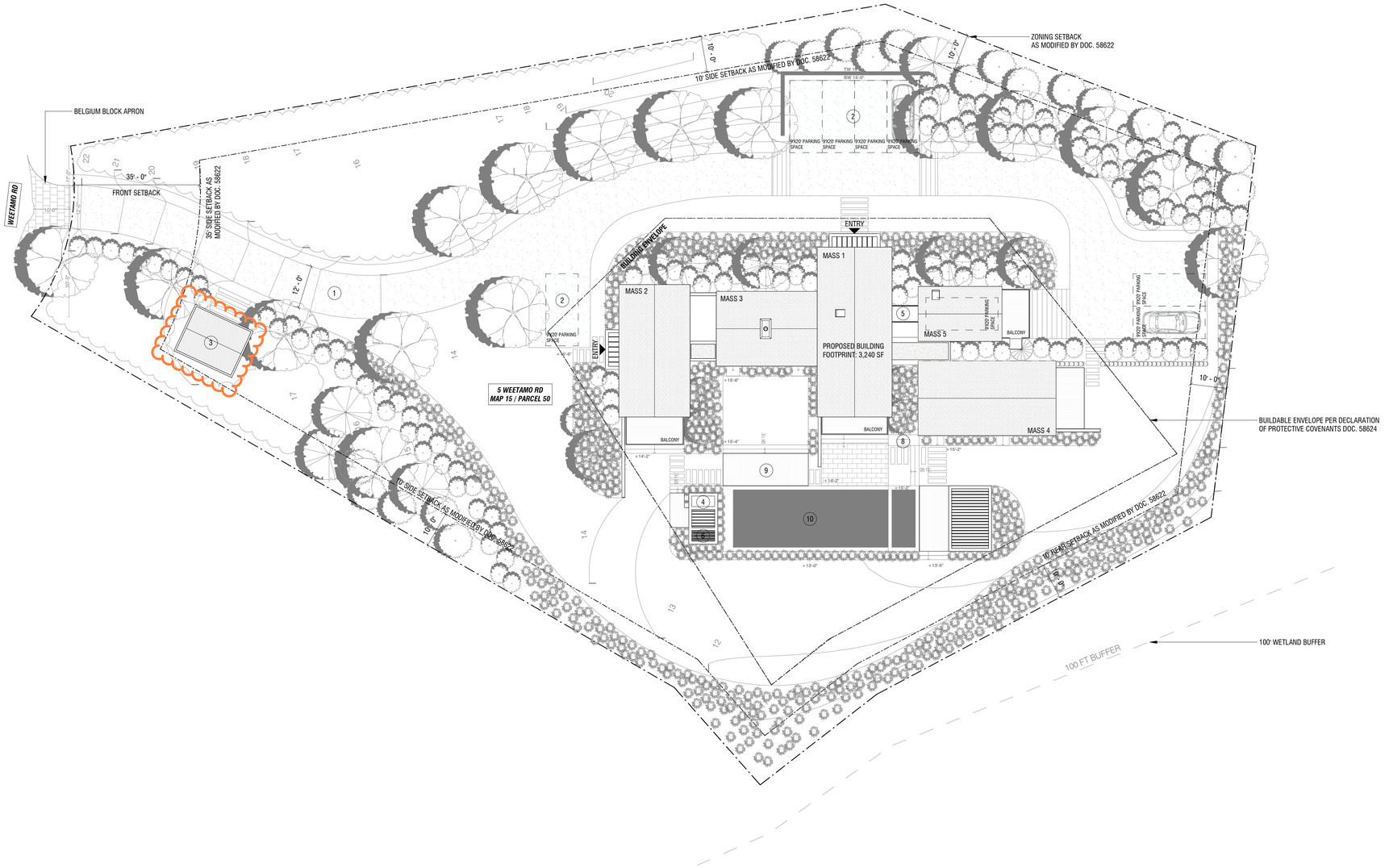
SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING



1 SITE PLAN
1/16" = 1'-0"

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

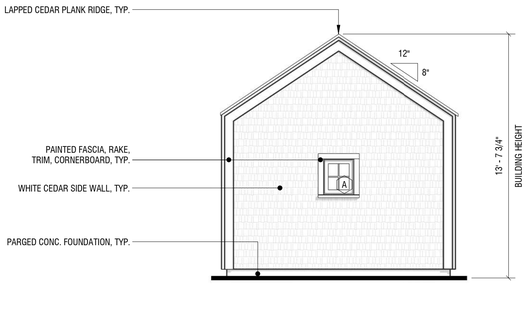
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

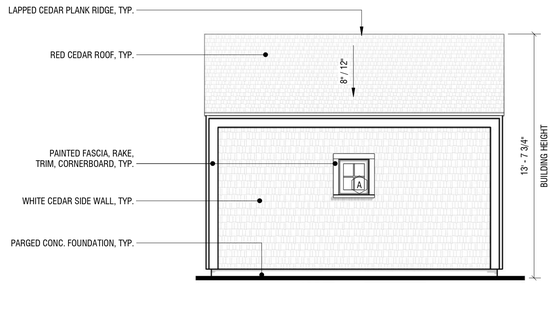
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



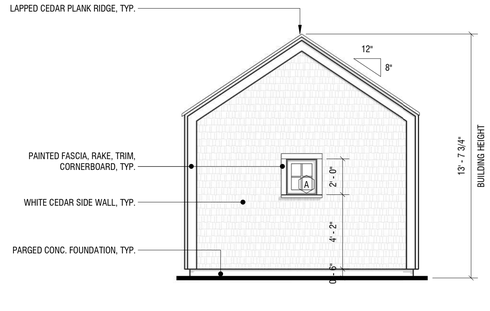
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



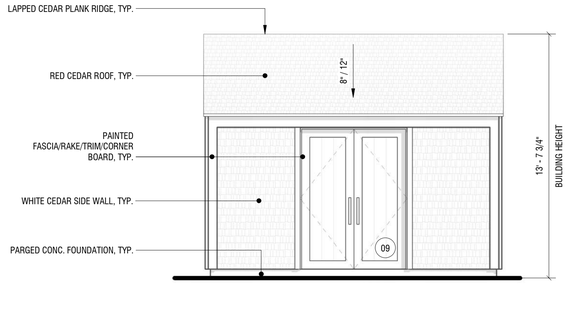
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



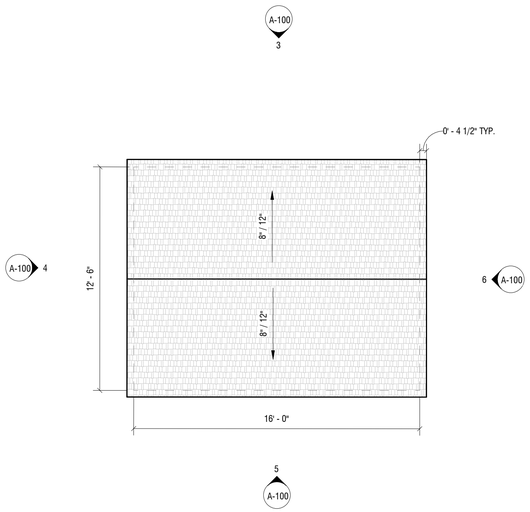
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



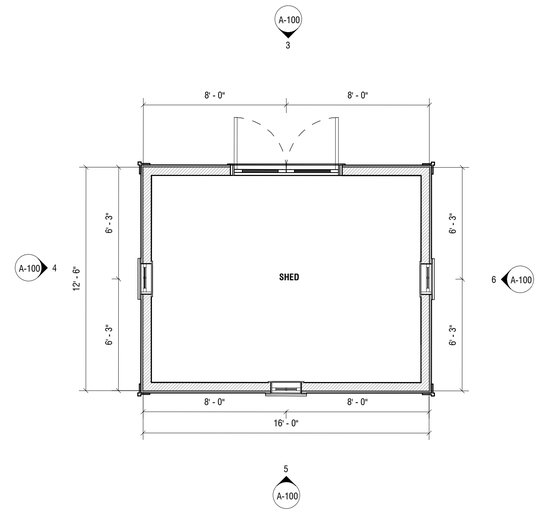
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

30A Orange St: 42.3.2 / 200

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

n/a 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

n/a 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

n/a 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange St.

Owner of record: JEFFrey Greenberg

Mailing Address: 30 Orange St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin @emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10837
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Replace Concrete apron w/ belgian block & Type II Picket Fence

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: n/a ☐ 1st floor ☐ 2nd floor around
Width: _____ Sq. footage 2nd floor: _____ Size: n/a ☐ 1st floor ☐ 2nd floor Heat pump
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation Replace concrete apron w/ belgian block & Type II Picket
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

NO CHANGE No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd

AS AGENT FOR Jeffrey Greenberg

STREET ADDRESS 30A Orange St

MAP/PARCEL 42.3.2 / 200

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 03/3/25

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

30 Orange Street, Nantucket, MA 02554 — Nantucket Historic District Commission

July 27, 2020

Name: KIM GREENBERG

Address: 30 Orange Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 30 Orange Street per our collaboration.

Thank you for your understanding.

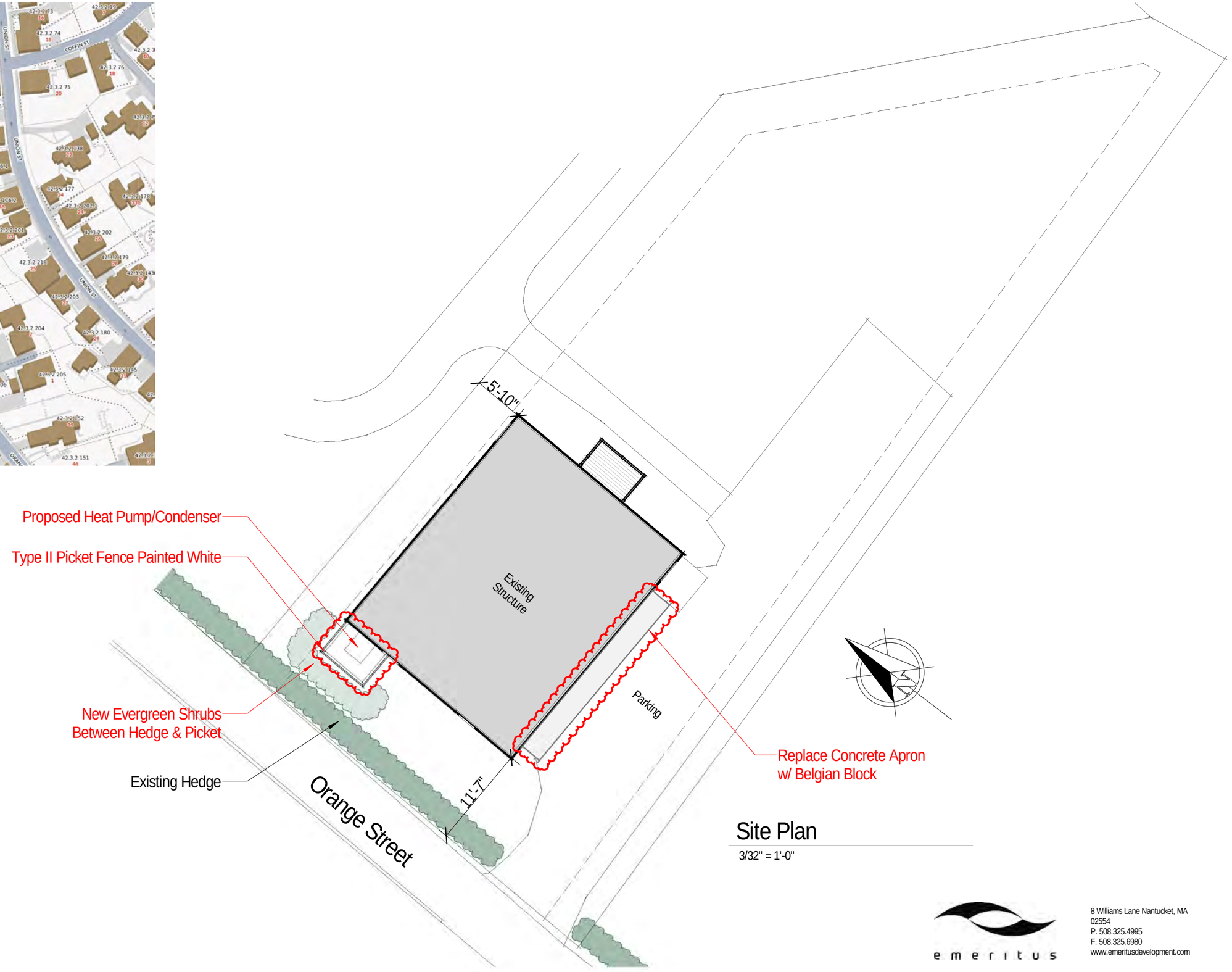
Date: July 29, 2021

Signature:



Locus Map

Not to Scale



Site Plan

3/32" = 1'-0"

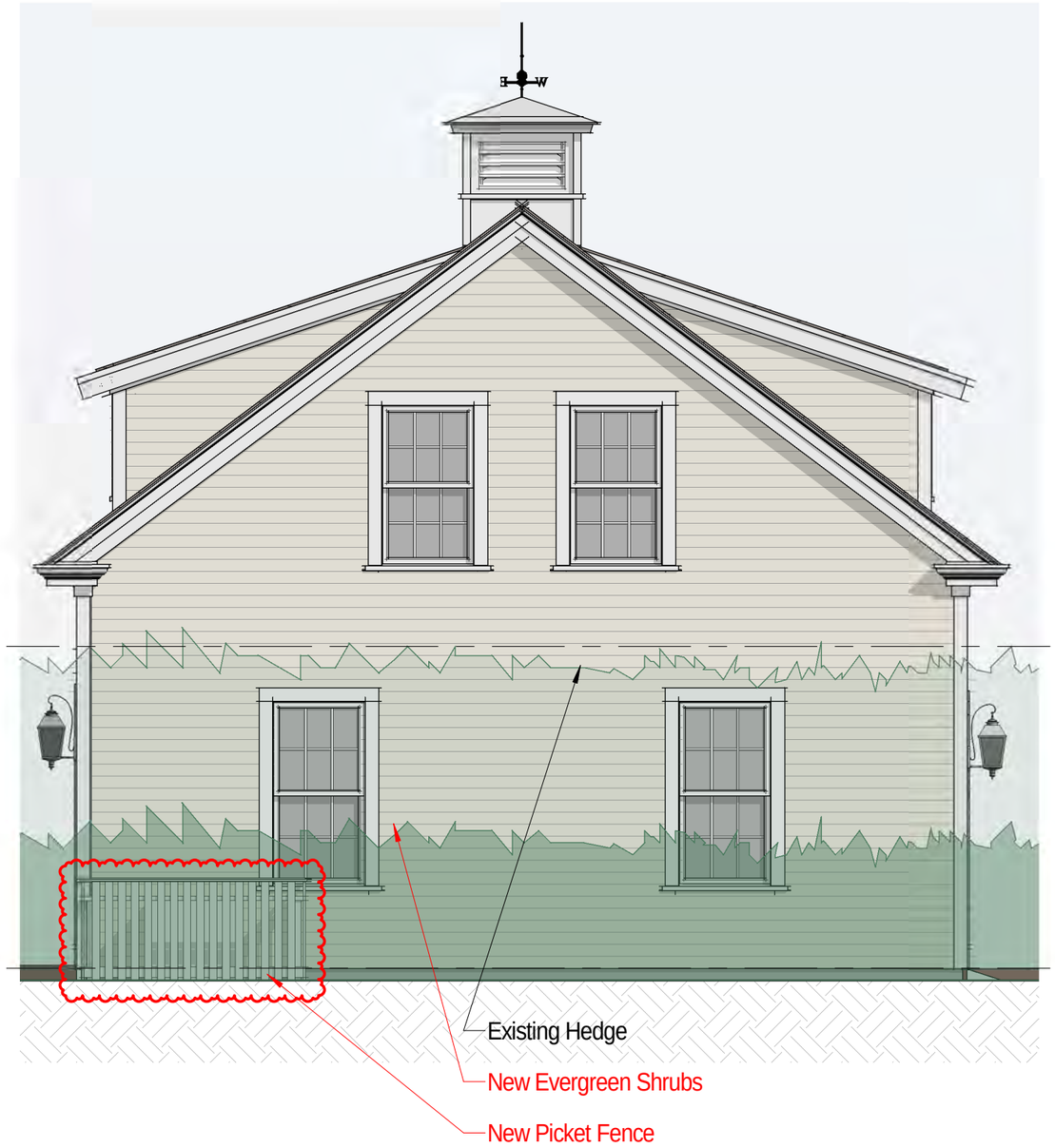
Greenberg Garage

30A Orange Street

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



Greenberg Garage
30A Orange Street
Nantucket, MA 02554

West Elevation
1/4" = 1'-0"

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



North Elevation

1/4" = 1'-0"

South Elevation

1/4" = 1'-0"

Greenberg Garage

30A Orange Street

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com









CERTIFICATE NO: —

DATE ISSUED: 8/20/24

HDC2024-07-10837

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange Street

Owner of record: Jeffrey Greenberg

Mailing Address: 30 Orange St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA

Contact Phone #: 508 325 4995 E-mail: admin@emeritus.development.com

FOR OFFICE USE ONLY 01323

Date application received: 7/15/24 Fee Paid: $ 50

Must be acted on by: 9/13/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Garage

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2021-10-4940

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Lower main roof and dormers & reduce Windows.

Size of Structure or Addition: Length: 21-2 +/- Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 21'-2" +/- South " " East " " West " "

Additional Remarks CONTINUING

Historic Name:

Original Date: GARAGE = c 1950s

Original Builder:

REVISIONS* (describe)

1. East Elevation Lower Main Roof & windows
2. South Elevation Lower main roof, dormers, & reuse windows
3. West Elevation Lower main roof & windows
4. North Elevation Lowe main roof, dormers & reuse windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural

Trim White Sash White Doors White

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

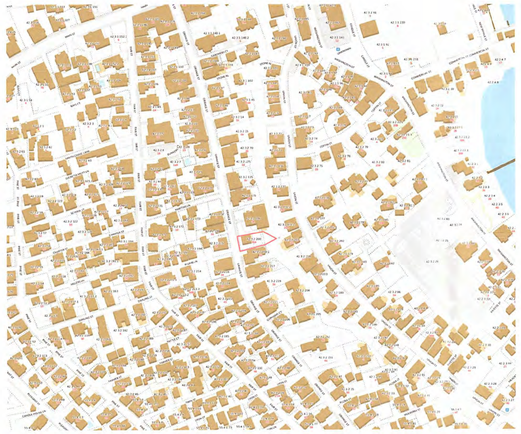
Date 7/12/24 Signature of owner of record [signature] Signed under penalties of perjury

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

08.27.24

HDC ATS Submission



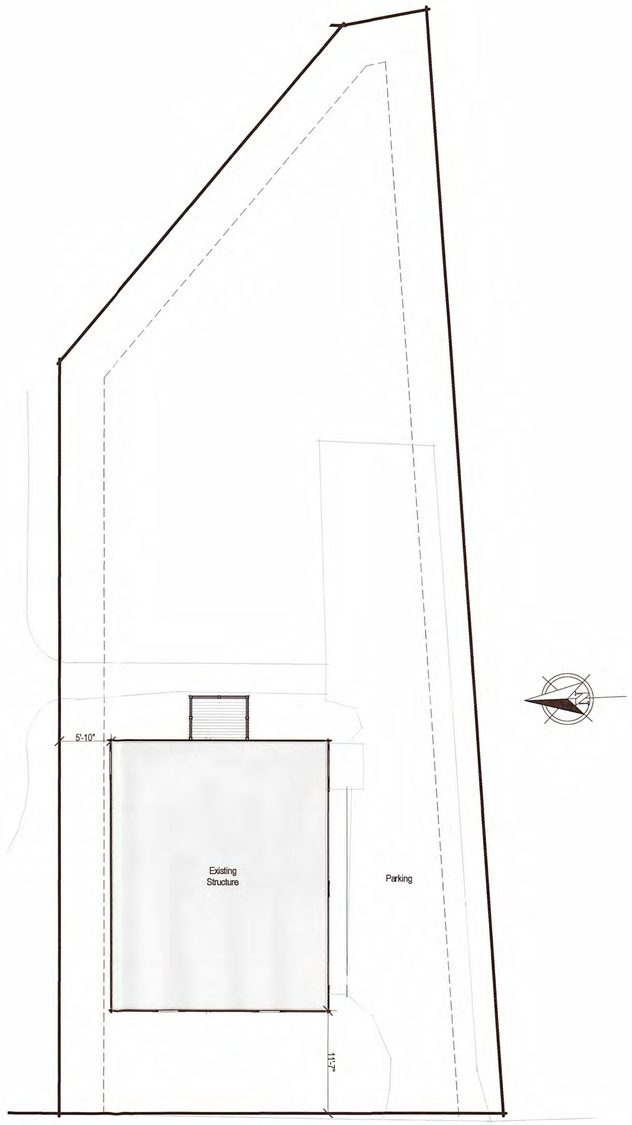
1 Locus Map
Not to Scale

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	4	2'-10" +/-	4'-8" +/-	TBD	TBD	Egress Window	≥ 30
B	2	2'-10" +/-	5'-4" +/-	**	**		≥ 30
C	7	2'-6" +/-	2'-9" +/-	**	**		≥ 30



2 Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES
1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per Prescriptive Method
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order



3 Site Plan
1/8" = 1'-0"

RECEIVED
AUG 28 2024

2120
Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.	No Change

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section
D.1.1 Interior Elevations - Kitchen/Living
D.1.2 Interior Elevations - Bedroom 1
D.1.3 Interior Elevations - Bedroom 2
D.1.4 Interior Elevations - Bathroom
D.1.5 Interior Elevations - Hallway
D.1.6 Interior Elevations - Staircase
D.1.7 Interior Elevations - Garage
D.2.1 Interior Details
D.2.2 Exterior Trim Details

APPROVED
HDC2024.07.10937
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

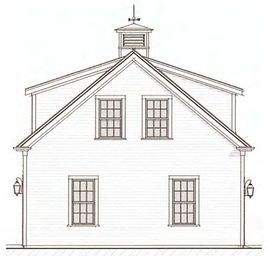
G.1.1
2120

08.27.24

HDC ATS Submission



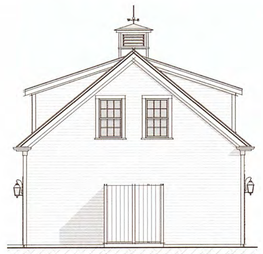
Previously Approved South Elevation
1/8" = 1'-0"



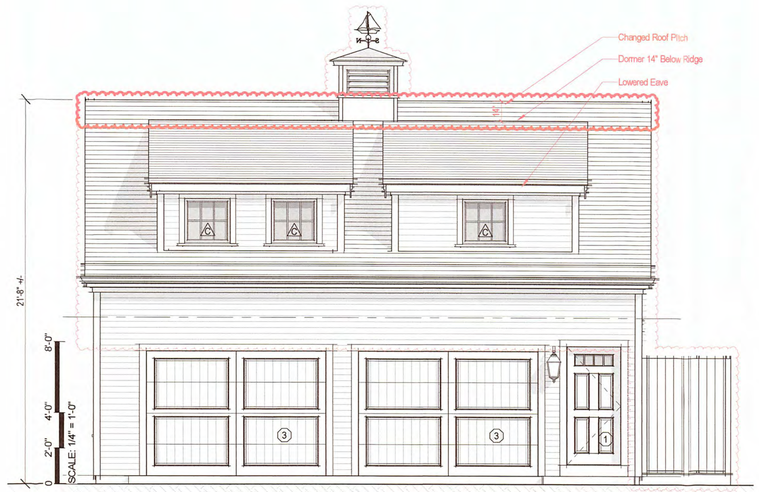
Previously Approved West Elevation
1/8" = 1'-0"



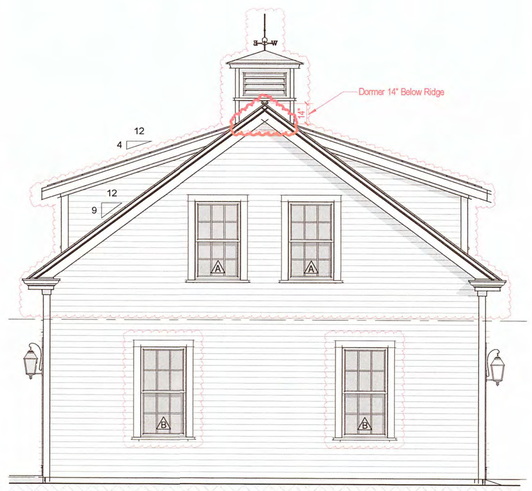
Previously Approved North Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



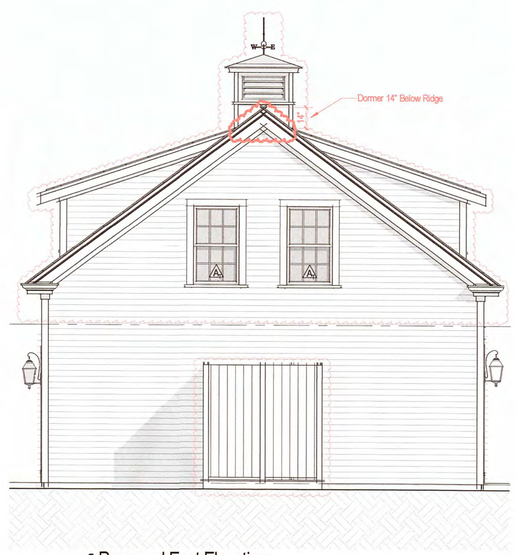
1 Proposed South Elevation
1/4" = 1'-0"



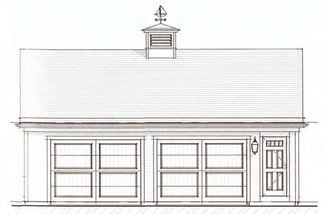
2 Proposed West Elevation
1/4" = 1'-0"



3 Proposed North Elevation
1/4" = 1'-0"



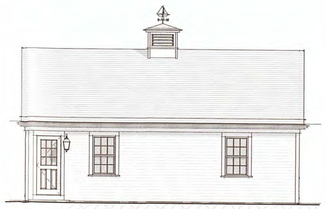
4 Proposed East Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing West Elevation
1/8" = 1'-0"



Existing North Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section
D.1.1 Interior Elevations - Kitchen/Living
D.1.2 Interior Elevations - Bedroom 1
D.1.3 Interior Elevations - Bedroom 2
D.1.4 Interior Elevations - Bathroom
D.1.5 Interior Elevations - Hallway
D.1.6 Interior Elevations - Staircase
D.1.7 Interior Elevations - Garage
D.2.1 Interior Details
D.2.2 Exterior Trim Details

APPROVED
HDC 2024.07.10837
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND IN MY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT, LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1
2120

10 White Elephant Way

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X — 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X — 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X — 3. **Application Fee:** See back of application for fee schedule or call the office.

X — 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X — 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X — 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X — 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X — 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A — 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X — 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

N/A — 3. **As-Built Plans (1 copy):** of existing elevations

N/A — 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A — 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

N/A — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A — 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A — 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 10 White Elephant Way (previous Lot 7)

Owner of record: Nantucket Island Resorts LLC

Mailing Address: c/o New England Development
75 Park Plaza, Boston, MA, 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-09-9216
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Add Roofwalk Skirt

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: No change Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add Roofwalk Skirt
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Change

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

March 09, 2025

Name: White Elephant Hotel Residences LLC, c/o William O'Brien & Jordan Zimmermann

Address: 10 White Elephant Way

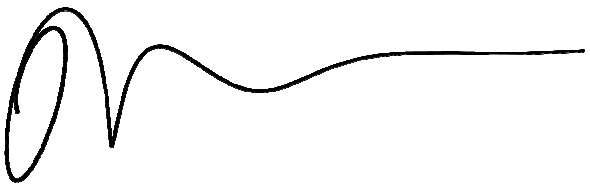
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated March 10, 2025, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 10 White Elephant Way per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 3/9/25

Signature: 

Jordan Zimmermann, New England Development
Design Manager

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd

AS AGENT FOR Nantucket Island Resorts LLC c/o New England Development Acct Dept

STREET ADDRESS 10 White Elephant Way

MAP/PARCEL 42.4.2 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

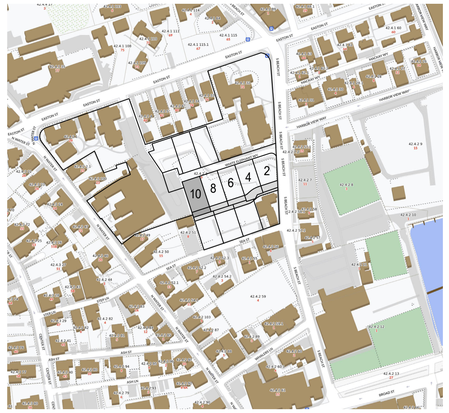
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 03/07/25

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

03.10.25



1 Locus Map .
Not to Scale



North



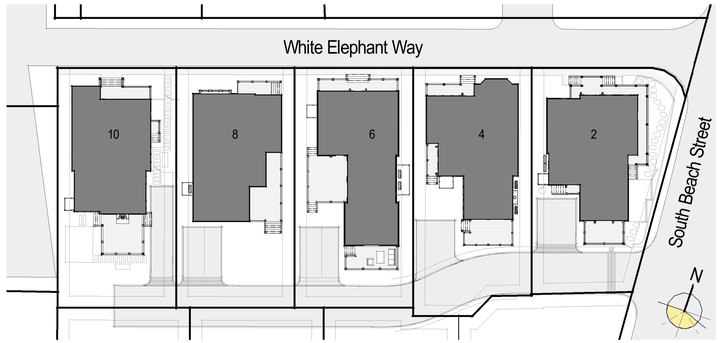
East



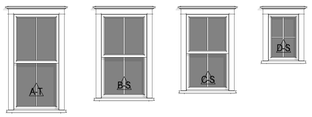
South



West



2 Overall Site Plan
1" = 30'-0"



Double Hung 2/2 Egress Window | Double Hung 2/2 Egress Window | Double Hung 2/2 | Fixed 4 Lite



Main Entry Door TDL | Single Hinged Door SDL | Double Hinged Door SDL

HDC Submission

WINDOW SCHEDULE

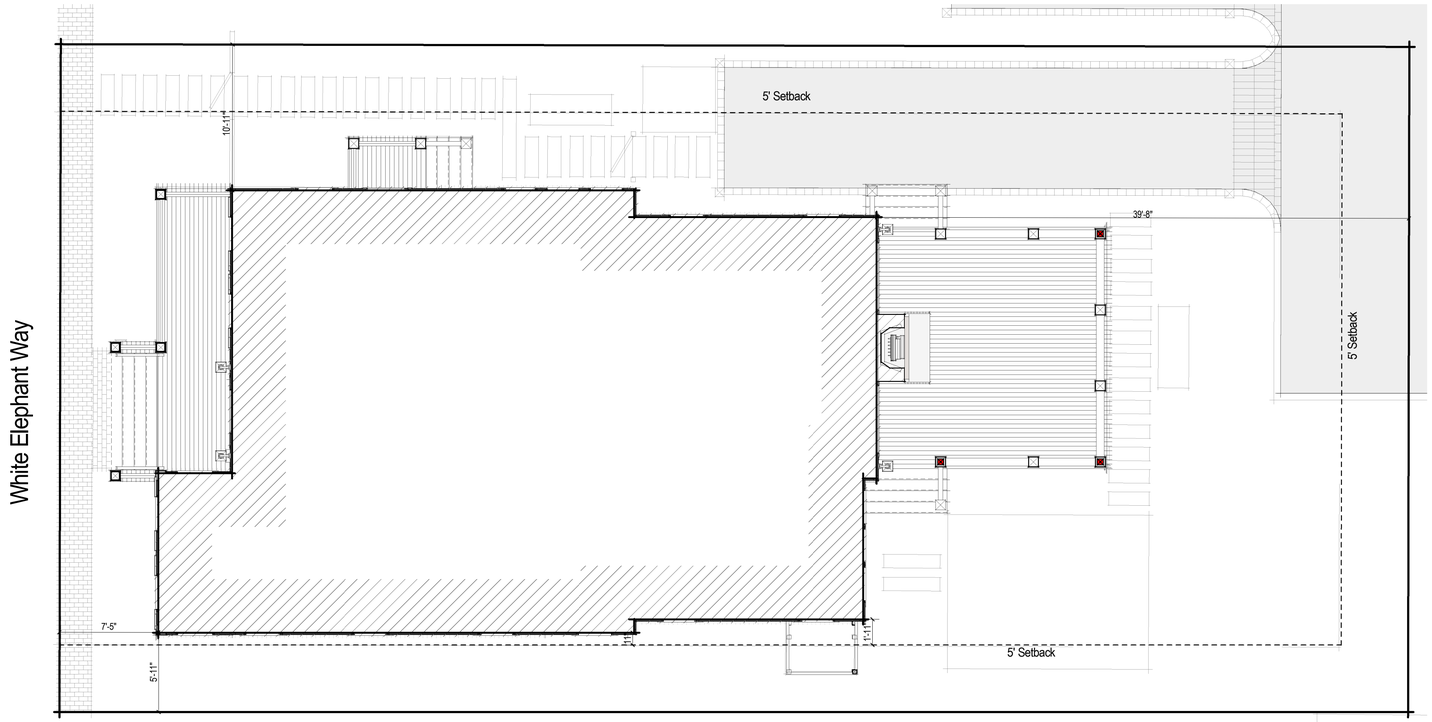
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	64"	65-1/4"	Norwood	Gray	≥30
A-T	7	32"	33"	64"	65-1/4"	" "	" "	≥30
B-S	24	32"	33"	56"	57-1/4"	" "	" "	≥30
C-S	3	30"	31"	52"	53-1/4"	" "	" "	≥30
D-S	1	22"	23"	32"	33-1/4"	" "	" "	≥30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
1-T	1	39-9/16"	40-9/16"	91"	91-3/4"	Norwood	Hamilton Blue	≥30
2-S	1	37-9/16"	38-9/16"	91"	91-3/4"	" "	Gray	≥30
3-S	2	61-3/4"	62-3/4"	91"	91-3/4"	" "	Gray	≥30

* Reference Floor Plans for Tempered Glass Locations
** Contractor to Verify All Egress Windows has At Least 20" x 24" Clear Opening And Are in Accordance w/ Massachusetts Minimum Egress Requirements

1. Contractor To Cross Reference Rough Openings With Window/Door Manufacturer's Latest Quote Prior To Construction.
2. Use Safety Glass in Areas Required by Code
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal.
4. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
5. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
6. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
7. Refer To Floor Plan For All Door Swing Directions



3 Site Plan .
3/16" = 1'-0"

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Cover Page

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

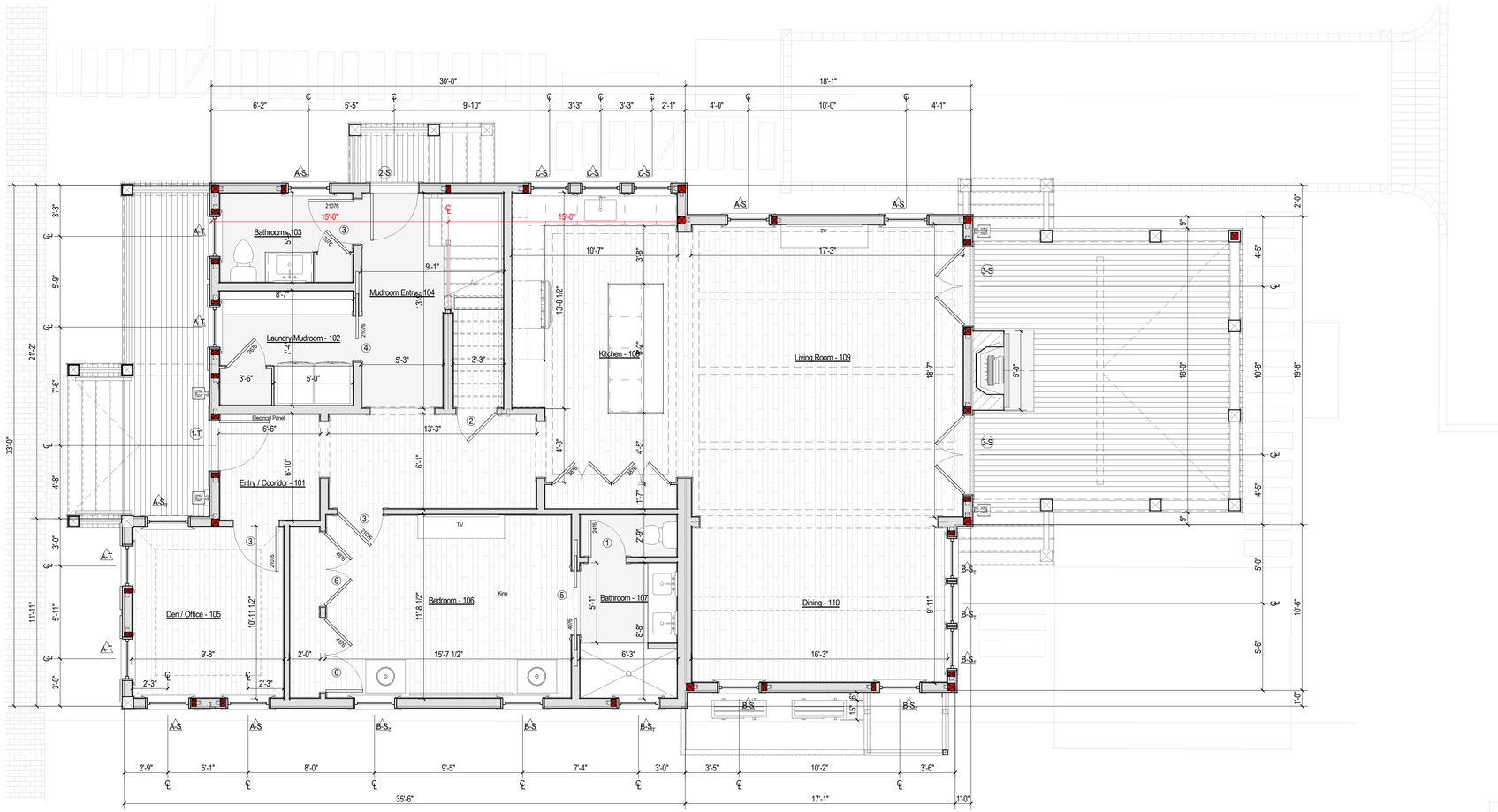
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2317

03.10.25

HDC Submission



1 First Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
101	Entry / Cooridor
102	Laundry/Mudroom
103	Bathroom
104	Mudroom Entry
105	Den / Office
106	Bedroom
107	Bathroom
108	Kitchen
109	Living Room
110	Dining
201	Hallway
202	Bedroom
203	Bath
204	Bedroom
205	Bedroom
206	Bath
207	Hallway
208	Bathroom
209	Bedroom

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation

Revisions

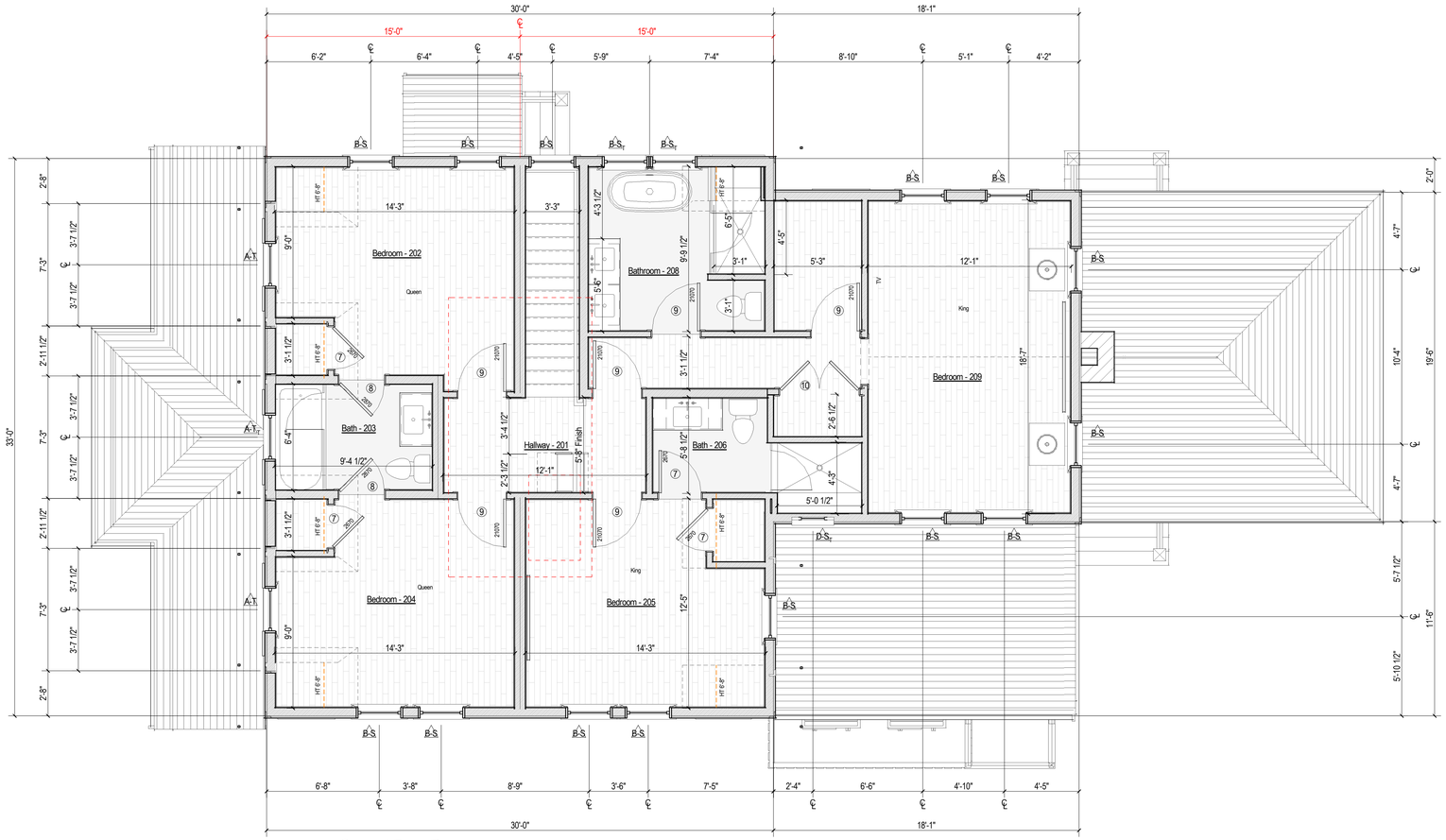
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2317

03.10.25

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
101	Entry / Cooridor
102	Laundry/Mudroom
103	Bathroom
104	Mudroom Entry
105	Den / Office
106	Bedroom
107	Bathroom
108	Kitchen
109	Living Room
110	Dining
201	Hallway
202	Bedroom
203	Bath
204	Bedroom
205	Bedroom
206	Bath
207	Hallway
208	Bathroom
209	Bedroom

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2
2317

03.10.25

HDC Submission



1 Proposed North Elevation
1/4" = 1'-0"



Previous North Elevation
1/8" = 1'-0"



Previous East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

Revisions

Revision 2	03.11.24

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

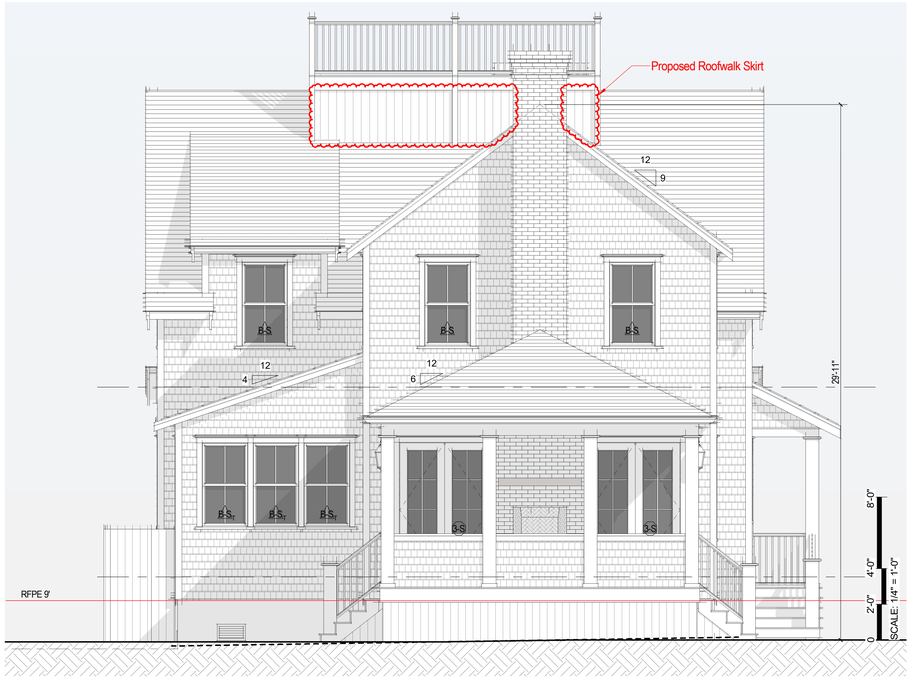
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2317

03.10.25

HDC Submission



1 Proposed South Elevation
1/4" = 1'-0"



Previous South Elevation
1/8" = 1'-0"



Previous West Elevation
1/8" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

Revisions

Revision 2	03.11.24

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2317

03.10.25



1 Front Perspective



2 Side Perspective



3 Street Perspective

HDC Submission

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Exterior Perspectives

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.3

2317

03.10.25

HDC Submission



Street Elevations

1" = 10'-0"



Overall Street Perspective

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Street Elevation

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

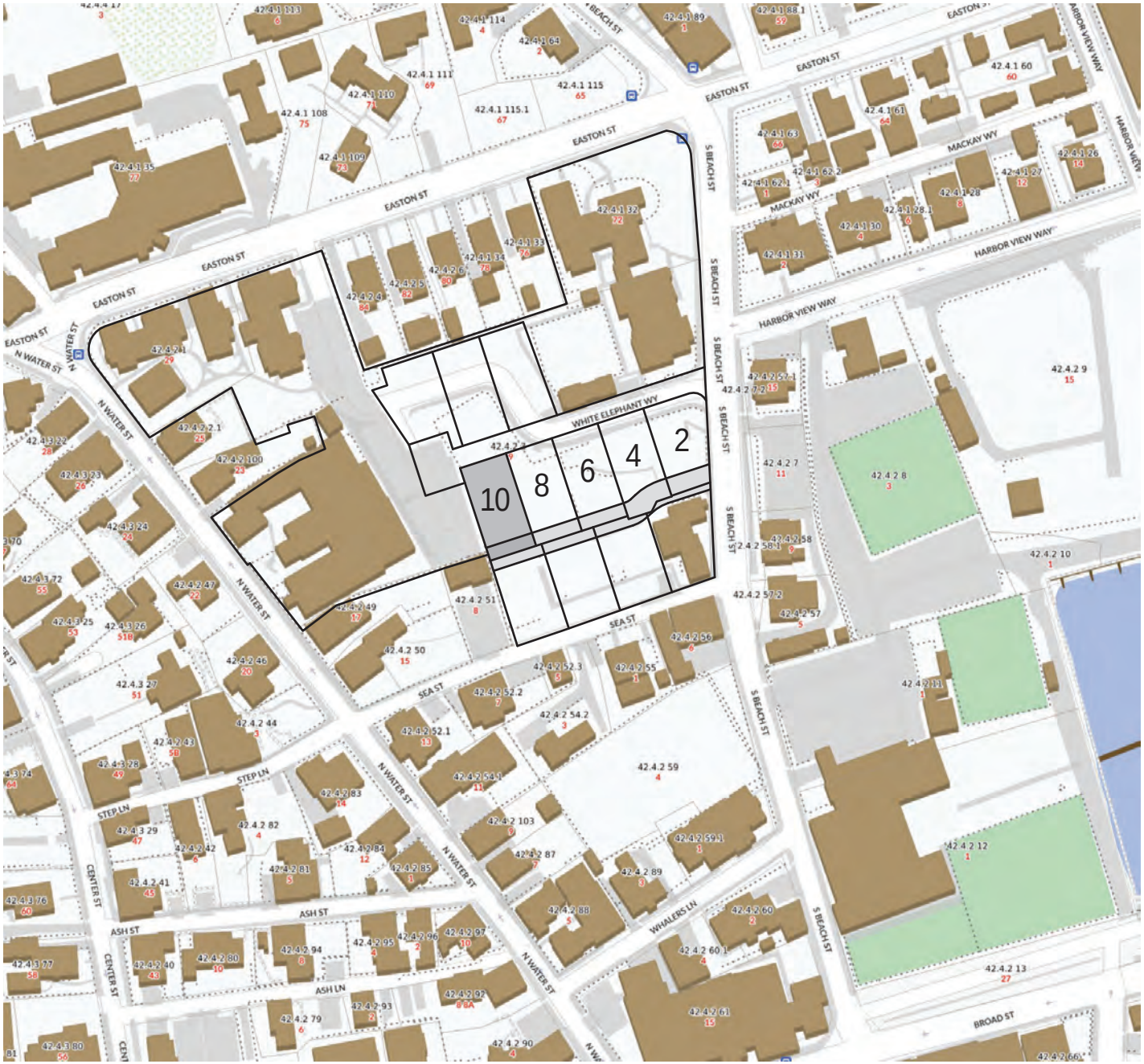
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.4

2317

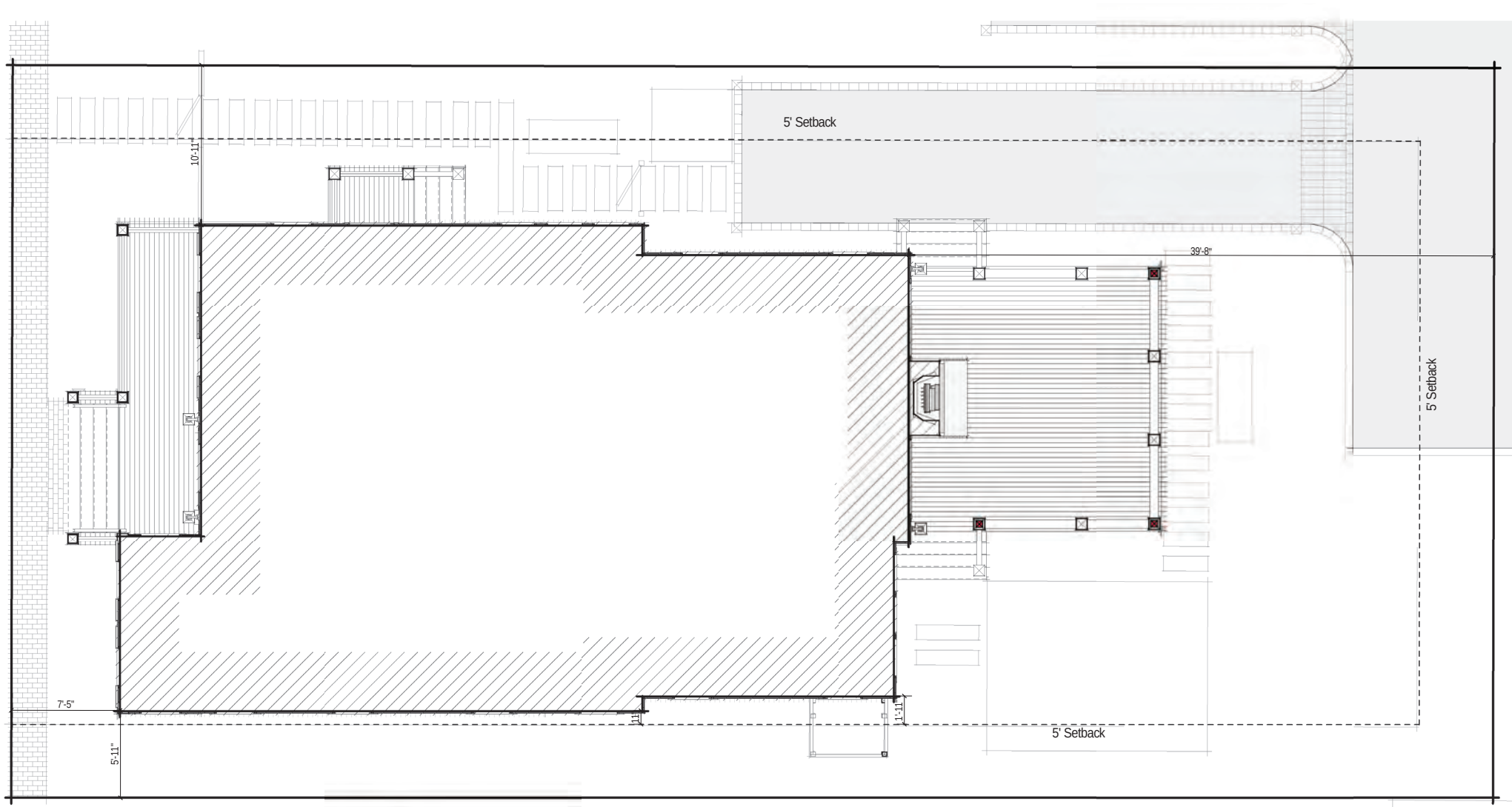




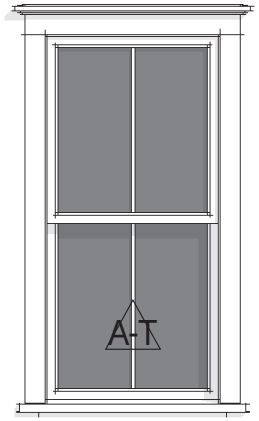


1 Locus Map .

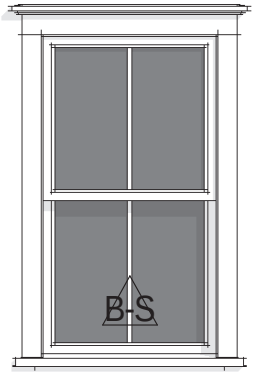
Not to Scale



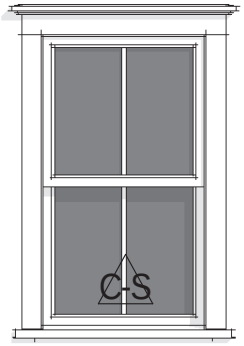
3 Site Plan .
3/16" = 1'-0"



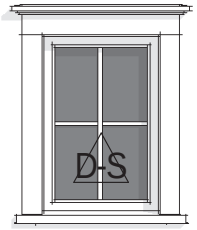
Double Hung
2/2
Egress Window



Double Hung
2/2
Egress Window



Double Hung
2/2



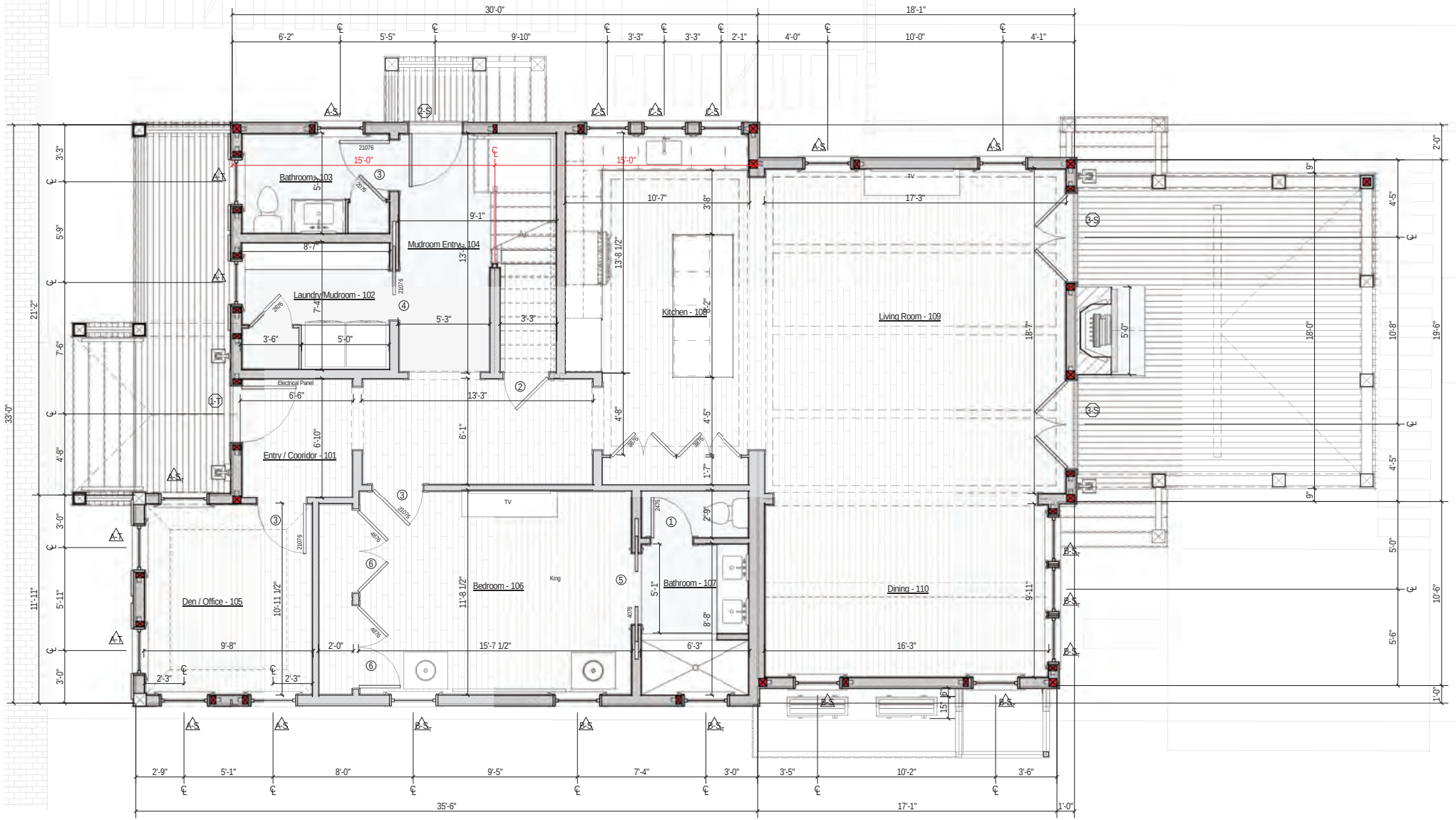
Fixed
4 Lite



Main Entry Door
TDL

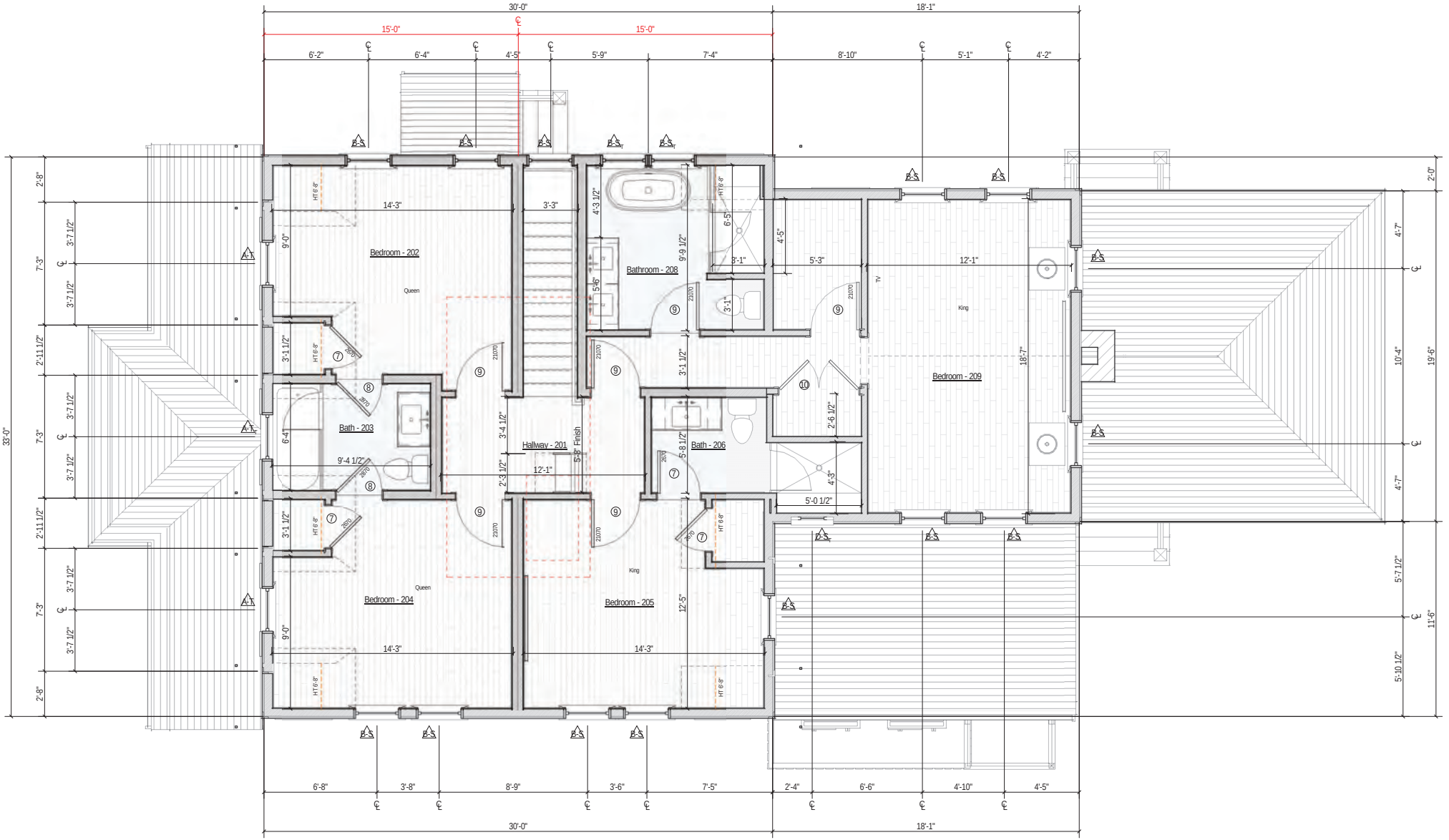
Single Hinged Door
SDL

Double Hinged Door
SDL



1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

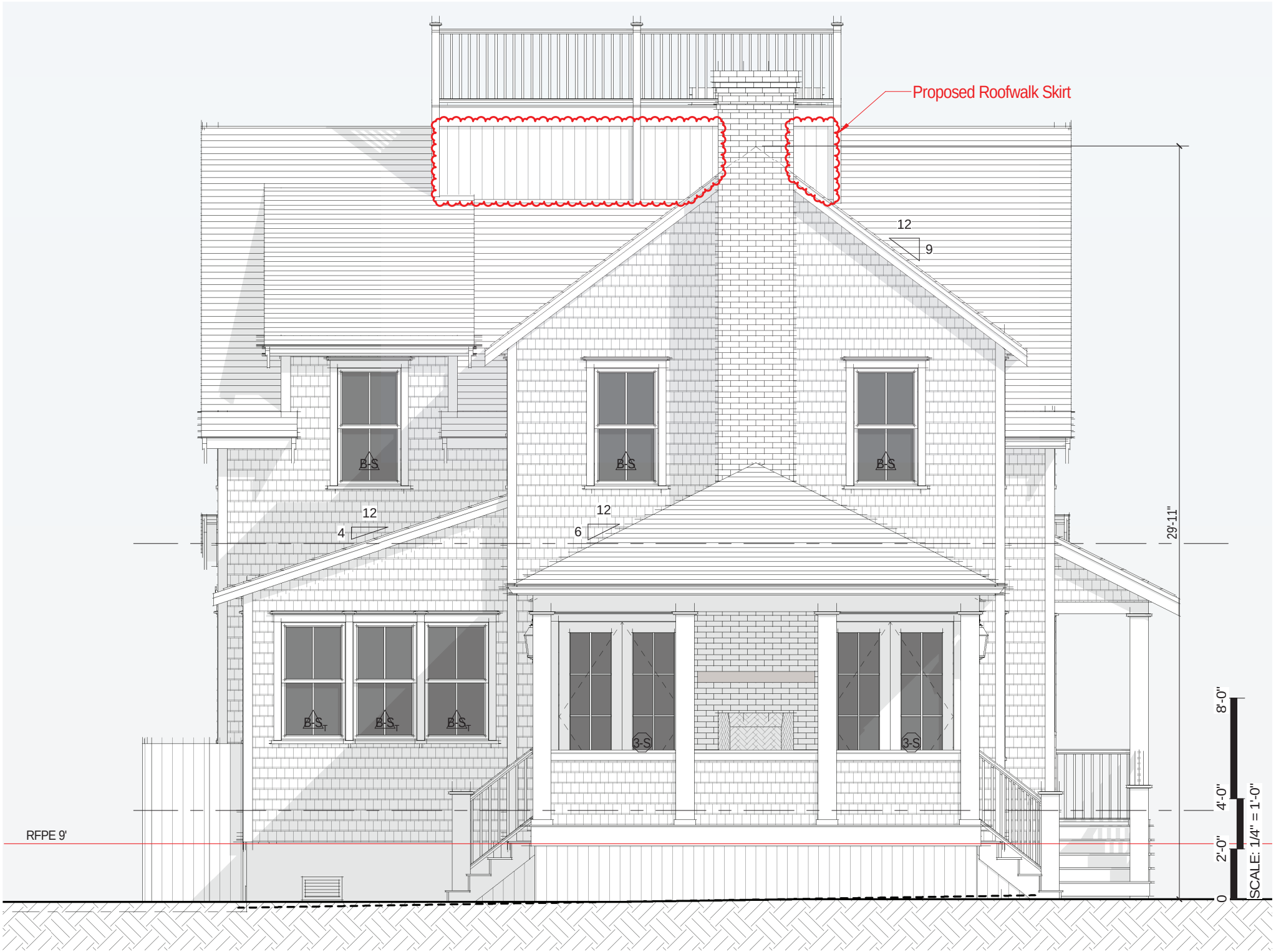


1 Proposed North Elevation

1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

CERTIFICATE NO: _____

DATE ISSUED: 12/12/23

HDC2023 09-9216

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N Water (Lot 7)

Owner of record: Nantucket Island Resorts, LLC

Mailing Address: c/o New England Development Acct Dept. 75 Park Plaza Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Lane Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 9/27/23 Fee Paid: $ 585.00 CHK

Must be acted on by: 12/27/23 12/12/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____ 12/12/23 JP

Notes - Comments - Restrictions - Conditions

(SEE EXHIBIT)

RESILIENT NANTUCKET DESIGN GUIDELINES
ELEVATION CERT. PROVIDED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 48' Sq. Footage 1st floor: 1,585 sf

Width: 33' Sq. footage 2nd floor: 1,341 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'x18' ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 30'-8" +/- South 28'-9" +/- East 30'-8" +/- West 30'-8" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Common ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 9 /12 Dormer 14 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) 8" Corner boards 6" Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other Fixed

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) Harbor Gray Roof Natural

Trim Gray Sash Black Doors Black + Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters Hamilton Blue

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/25/23 Signature of owner of record _____ Signed under penalties of perjury

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

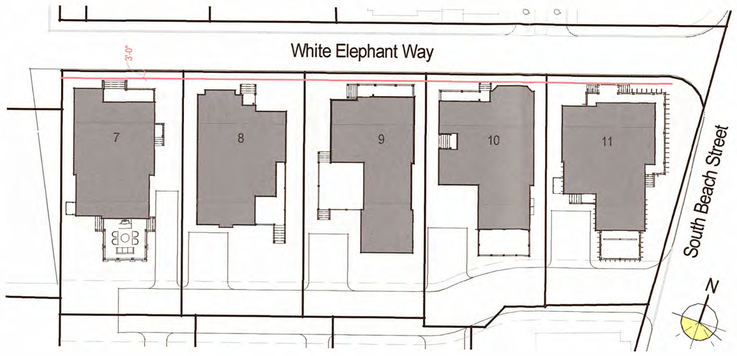
12.12.23



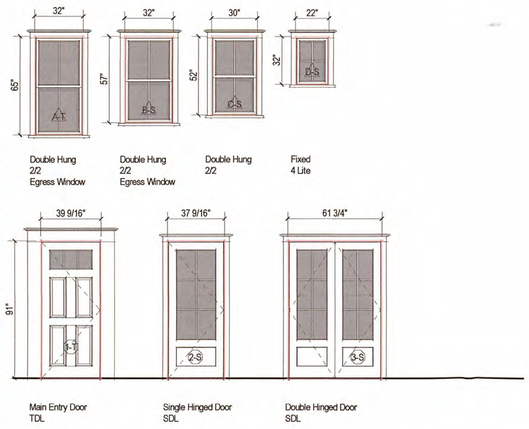
1 Locus Map
Not to Scale



North East South West



2 Overall Site Plan
1" = 30'-0"



Double Hung 2/2 Egress Window | Double Hung 2/2 Egress Window | Double Hung 2/2 | Fixed 4 Lite

Main Entry Door TDL | Single Hinged Door SDL | Double Hinged Door SDL

HDC ATS Submission

WINDOW SCHEDULE

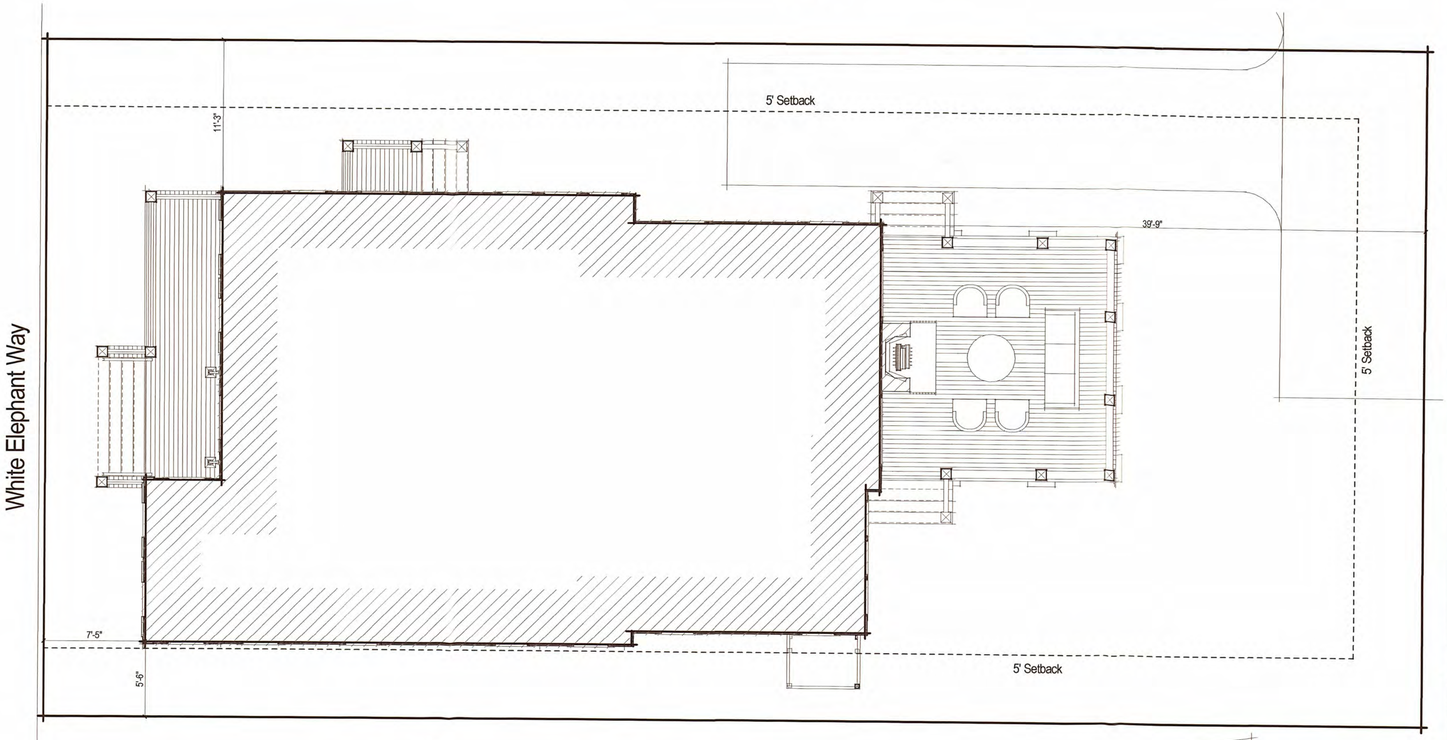
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	65"	66-1/4"	Norwood	White	≥30
A-T	7	32"	33"	65"	66-1/4"	**	**	≥30
B-S	24	32"	33"	57"	58-1/4"	**	**	≥30
C-S	3	30"	31"	52"	53-1/4"	**	**	≥30
D-S	1	22"	23"	32"	33-1/4"	**	**	≥30

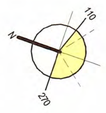
EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
1-T	1	39-9/16"	40-9/16"	91"	91-3/4"	Norwood	Hamilton Blue	≥30
2-S	1	37-9/16"	38-9/16"	91"	91-3/4"	**	White	≥30
3-S	2	61-3/4"	62-3/4"	91"	91-3/4"	**	White	≥30

* Reference Floor Plans for Tempered Glass Locations
** Contractor to Verify All Egress Windows has At Least 20" x 24" Clear Opening And Are in Accordance w/ Massachusetts Minimum Egress Requirements

1. Contractor To Cross Reference Rough Openings With Window/Door Manufacturer's Latest Quote Prior To Construction.
2. Use Safety Glass in Areas Required by Code
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal.
4. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
5. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
6. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
7. Refer To Floor Plan For All Door Swing Directions





3 Site Plan
3/16" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Page

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation
A.2.5 Reflected Ceiling Plans
S.1.1 Building Sections
S.1.2 Building Sections
D.0.1 Roofwalk Access Details
D.0.2 Stair Details
D.1.1 Interior Elevations - Entry Corridor
D.1.2 Interior Elevations - Bath & Laundry
D.1.3 Interior Elevations - Mudroom Entry
D.1.4 Interior Elevations - Den
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Kitchen
D.1.8 Interior Elevations - Living Room
D.1.9 Interior Elevations - Dining Room
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
D.2.7 Interior Elevations - Hallway 207
D.2.8 Interior Elevations - Primary Bath 208
D.2.9 Interior Elevations - Bedroom 209
D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2317

12.12.23

HDC ATS Submission



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,565 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation
A.2.5 Reflected Ceiling Plans
S.1.1 Building Sections
S.1.2 Building Sections
D.0.1 Roofwalk Access Details
D.0.2 Stair Details
D.1.1 Interior Elevations - Entry Corridor
D.1.2 Interior Elevations - Bath & Laundry
D.1.3 Interior Elevations - Mudroom Entry
D.1.4 Interior Elevations - Den
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Kitchen
D.1.8 Interior Elevations - Living Room
D.1.9 Interior Elevations - Dining Room
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
D.2.7 Interior Elevations - Hallway 207
D.2.8 Interior Elevations - Primary Bath 208
D.2.9 Interior Elevations - Bedroom 209
D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

Revisions

Revision 1 — Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1
2317

12.12.23

HDC ATS Submission



1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation
A.2.5 Reflected Ceiling Plans
S.1.1 Building Sections
S.1.2 Building Sections
D.0.1 Roofwalk Access Details
D.0.2 Stair Details
D.1.1 Interior Elevations - Entry Corridor
D.1.2 Interior Elevations - Bath & Laundry
D.1.3 Interior Elevations - Mudroom Entry
D.1.4 Interior Elevations - Den
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Kitchen
D.1.8 Interior Elevations - Living Room
D.1.9 Interior Elevations - Dining Room
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
D.2.7 Interior Elevations - Hallway 207
D.2.8 Interior Elevations - Primary Bath 208
D.2.9 Interior Elevations - Bedroom 209
D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

Revisions

Revision 1 — Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2317

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 91

Street & Number of Proposed Work: 57 Somerset Road

Owner of record: 57 Somerset Road LLC

Mailing Address: PO Box 2294

Nantucket MA 02584

Contact Phone #: 6035018798 E-mail: magdalena@hanley development.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Move off/demo

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1038

Width: _____ Sq. footage 2nd floor: 1542 3½ story

Sq. footage ~~3rd floor:~~ 504 garage

Decks/Patio: PORCH Size: 48 ☒ 1st floor ☐ 2nd floor

STOOP Size: 94 ☐ 1st floor ☐ 2nd floor

~~COTTAGE 1447~~

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/17/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office. $100

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

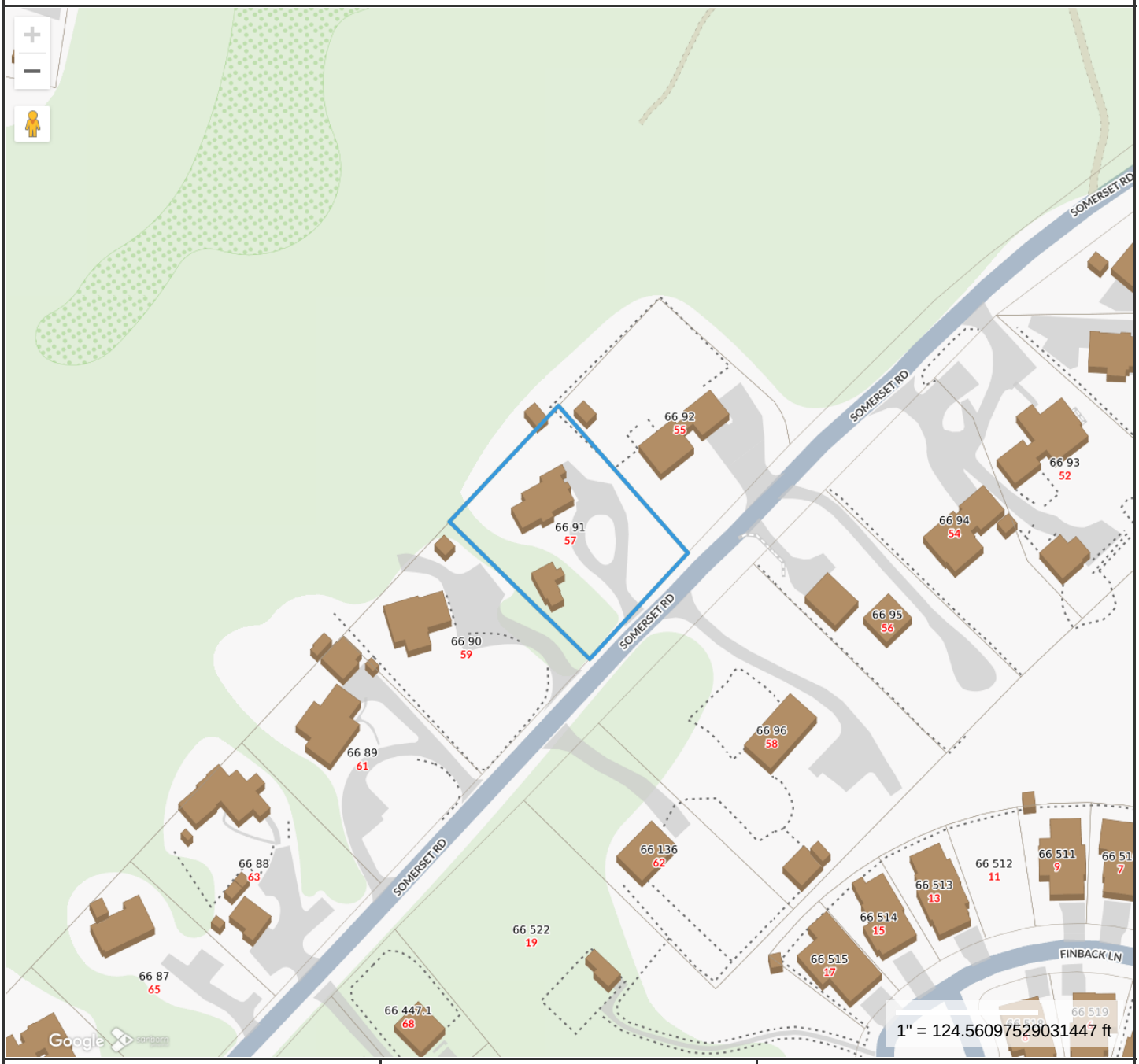
N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) ✓

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Property Information

Property ID	4899
Location	57 SOMERSET RD
Owner	BARTKOWIAK ANDRZEJ & SUSAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

57 SOMERSET RD

Location	57 SOMERSET RD	**Mblu**	66/ / 91/ /
Acct#	00004899	**Owner**	BARTKOWIAK ANDRZEJ & SUSAN
Assessment	$1,789,000	**PID**	4899
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,048,000	$741,000	$1,789,000

Owner of Record

Owner	BARTKOWIAK ANDRZEJ & SUSAN	**Sale Price**	$405,000
Co-Owner	C/O ANDI LA ROSA	**Certificate**	
Address	1158 26TH STREET #547 SANTA MONICA, CA 90403	**Book & Page**	0552/132
		Sale Date	10/31/1997
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BARTKOWIAK ANDRZEJ & SUSAN	$405,000		0552/132	00	10/31/1997
SEYFERT GEORGE	$68,000		0436/301	1P	01/24/1994
DAVIS JOHN A & MACVICAR LAURIE	$63,000		0262/180		12/02/1986

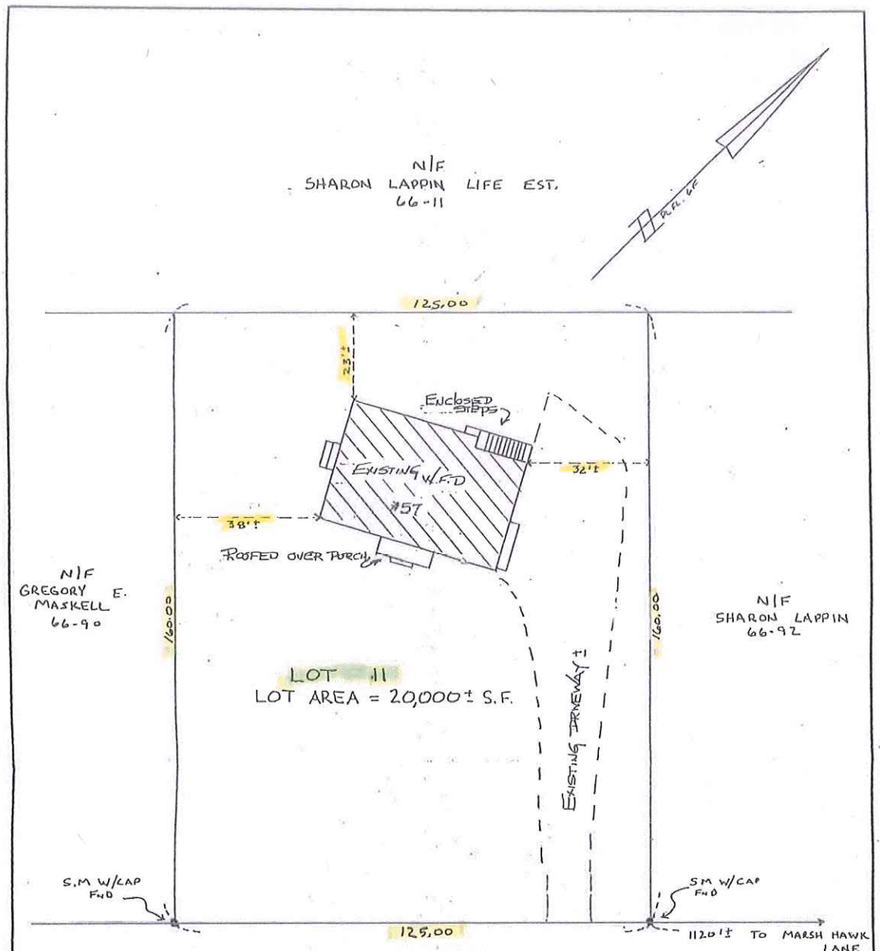
Building Information

Building 1 : Section 1

Year Built:	1994
Living Area:	2,195
Replacement Cost:	$1,053,708
Building Percent Good:	87
Replacement Cost Less Depreciation:	$916,700

Building Attributes

3 copies



APPROVED
NANTUCKET BUILDING DEPT.
Date Sept. 12/95
By J. Matthew Sunn

CURRENT ZONING MAP: R-2
MINIMUM LOT SIZE: 20,000 S F
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5 %
EXISTING G.C.R.: 8 1/10 ±

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 163/50

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: Sep. 8,95
PREPARED FOR:
GEORGE SEYFERT

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

DEED REFERENCE: BK 436 PG 301
PLAN REFERENCE: PLAN FILE 6F
ASSESSOR'S MAP: 66 PCL. 91

N-4225

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 57 somerset road

Tax Map Number: 66 Parcel Number: 91

Owner of Record: 57 Somerset Road LLC

Description of Proposal: demo/move off main house

Anticipated HDC Submission Date: 3/10/25

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

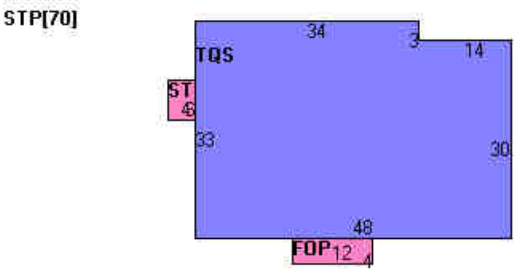
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\90\87.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4899_567

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	1,542	1,157
BAS	First Floor	1,038	1,038
FGR	Garage, Finished	504	0
FOP	Porch, Open, Finished	48	0
STP	Stoop	94	0
		3,226	2,195

Building 2 : Section 1

Year Built: 1950
Living Area: 447
Replacement Cost: $241,349
Building Percent Good: 50
Replacement Cost Less Depreciation: $120,700

Building Attributes : Bldg 2 of 2	
Field	Description

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....57 Somerset Road LLC.....

MAILING ADDRESS.....PO Box 2294 Nantucket MA 02584.....

PROPERTY LOCATION.....57 Somerset Road.....

ASSESSORS MAP/PARCEL.....66-91.....

SUBMITTED BY:.....M Reid.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH , 27 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.27 12:07:10 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	11		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	49 SOMERSET RD
66	90		MOSSCROP THOMAS JR & MOLLY HESS		59 SOMERSET RD	NANTUCKET	MA	02554	59 SOMERSET RD
66	92		CONWAY RONALD E TRST		REC TRUST 2012	NANTUCKET	MA	02584	55 SOMERSET RD
66	96		MORRIS FAMILY INVESTMENT TRUST		PO BOX 58	NANTUCKET	MA	02554	58 SOMERSET RD
Count:	**4**								

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

MOSSCROP THOMAS JR & MOLLY HESS
59 SOMERSET RD
NANTUCKET, MA 02554

CONWAY RONALD E TRST
REC TRUST 2012
NANTUCKET, MA 02584

MORRIS FAMILY INVESTMENT TRUST
PO BOX 58
NANTUCKET, MA 02554

9589 0710 5270 1188 2687 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To: 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

9589 0710 5270 1188 2687 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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

9589 0710 5270 1188 2687 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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

9589 0710 5270 1188 2687 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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



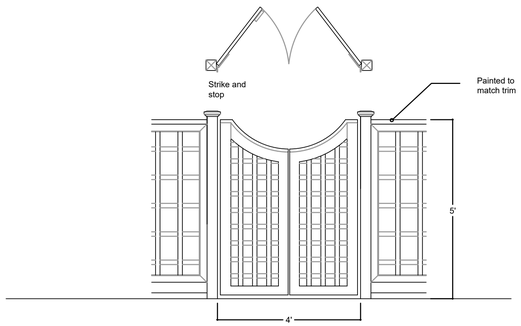
LOCUS MAP

CONCEPT PLAN
SCALE: 1" = 20'

VIEW FROM ARBOUR WAY

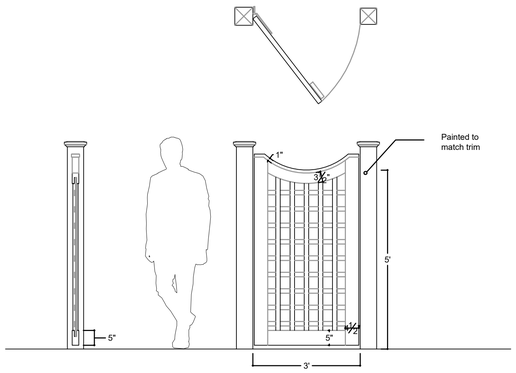
EXISTING APRON AND VEHICLE GATE

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



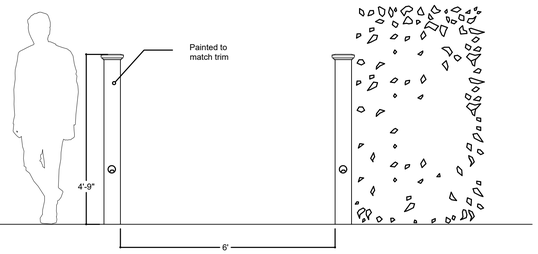
1 4' W DOUBLE GATE W TRELLIS FENCING AT POOL ENTRY

SCALE: 1/2" = 1' - 0" ELEVATION



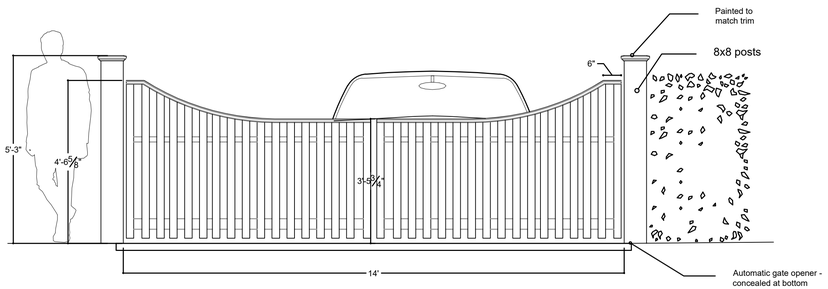
2 3' W 5' H SINGLE GATE AT VEGGIE GARDEN

SCALE: 1/2" = 1' - 0" ELEVATION



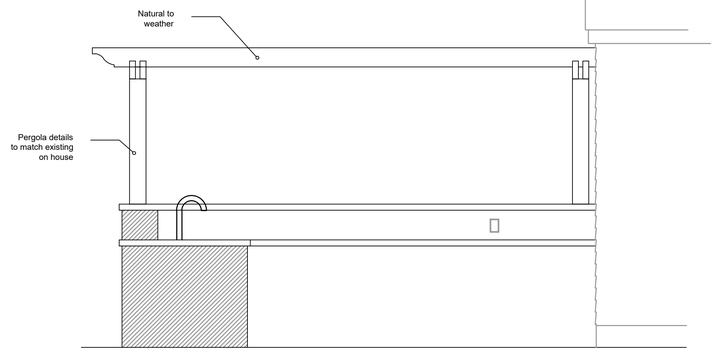
3 ENTRY POSTS W LIGHTS

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

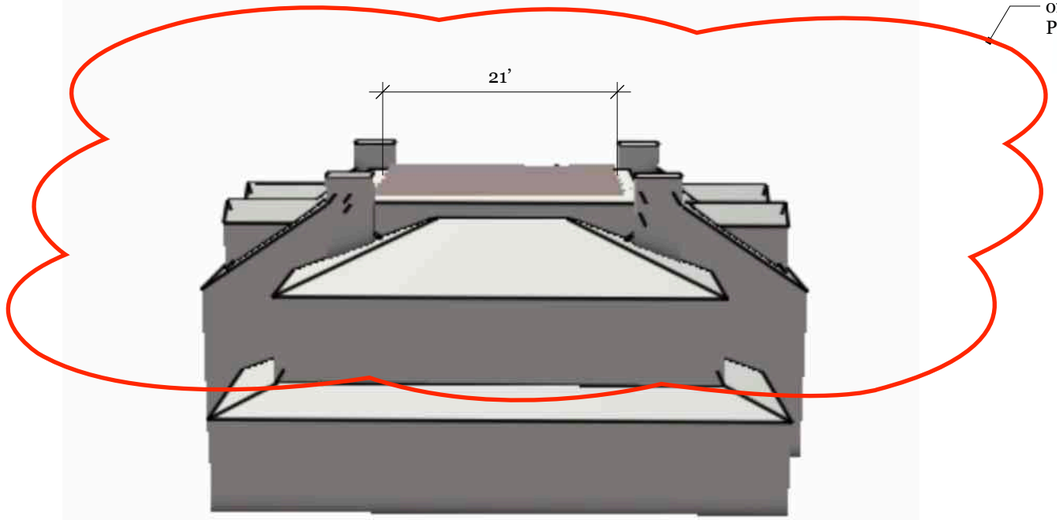
ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

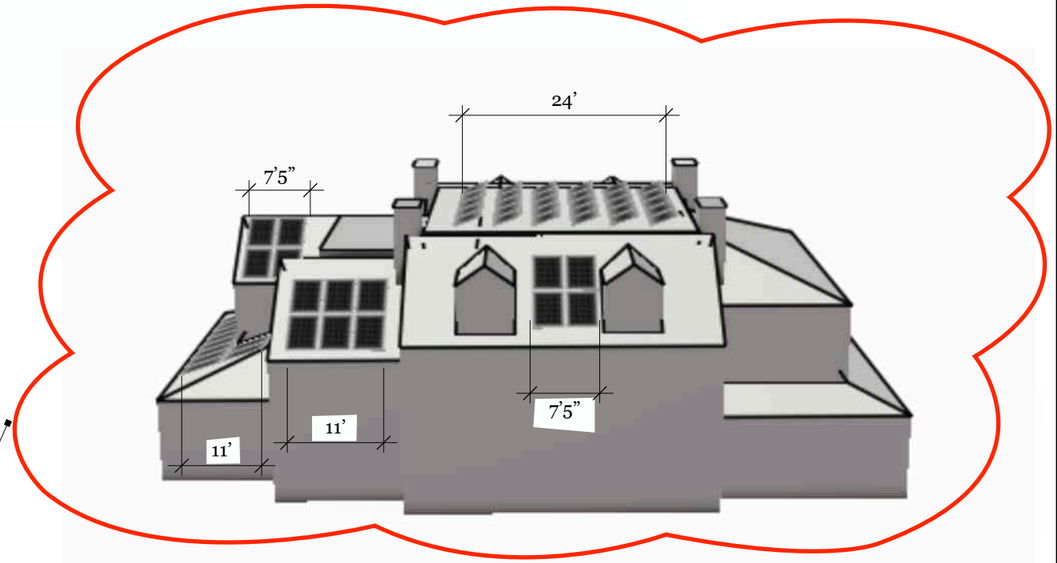
REVISIONS

	MM/DD/YY	REMARKS
1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

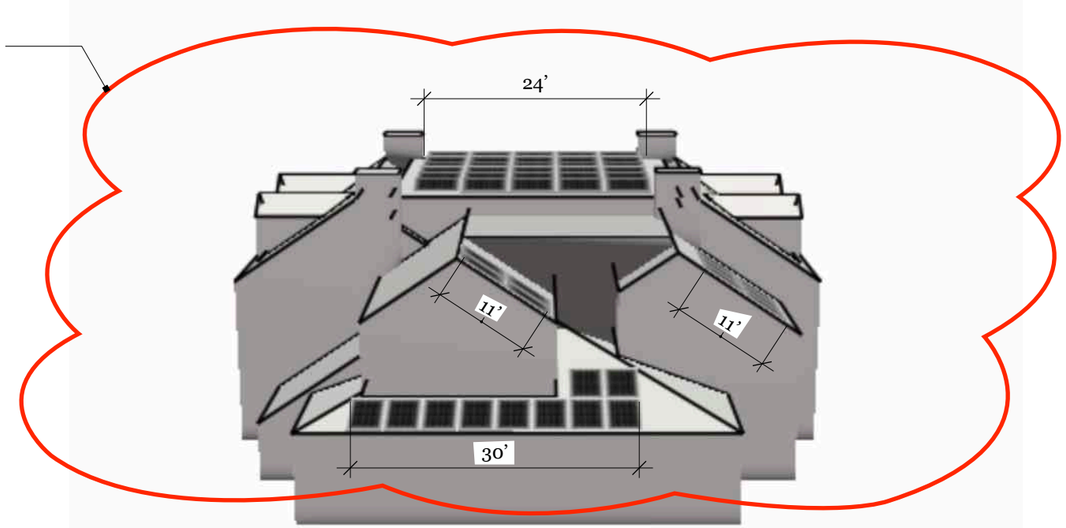
PV 01



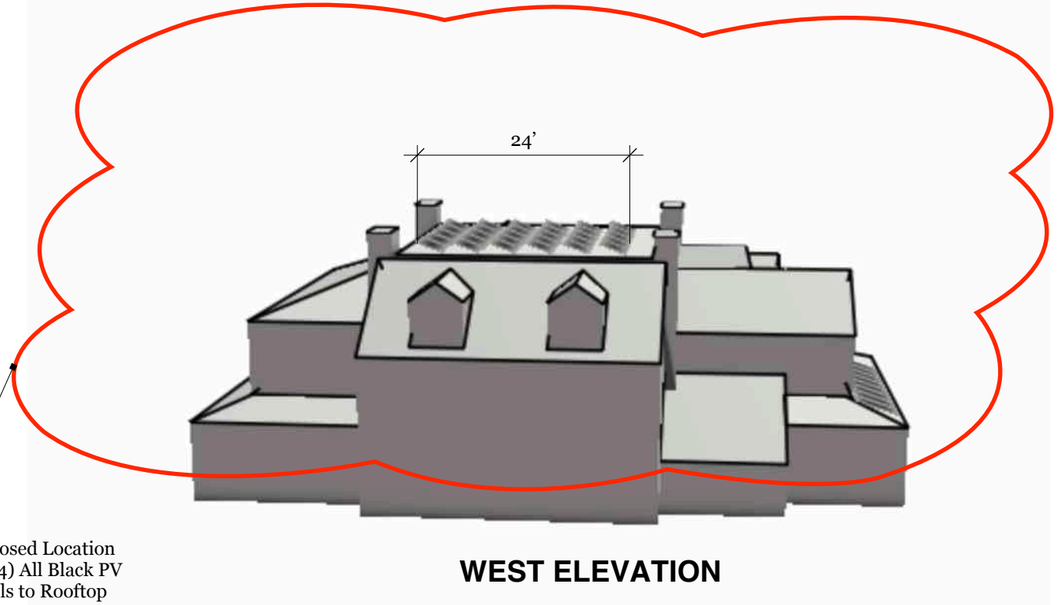
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



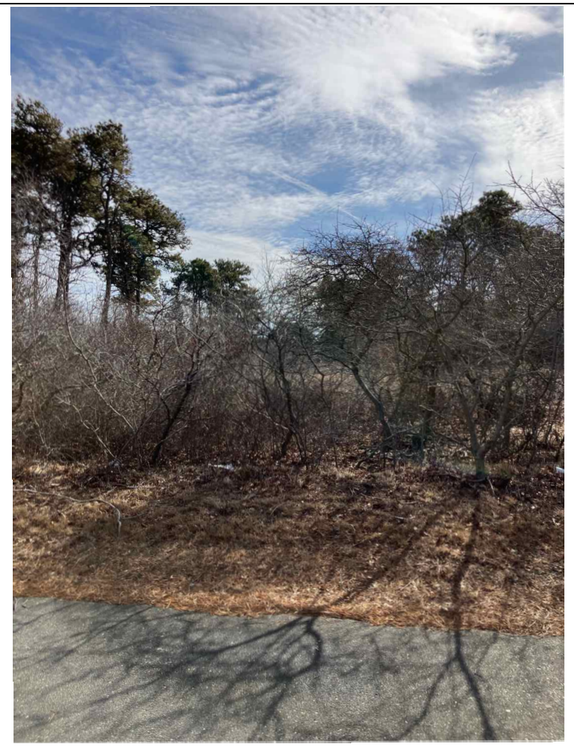


PHOTO A

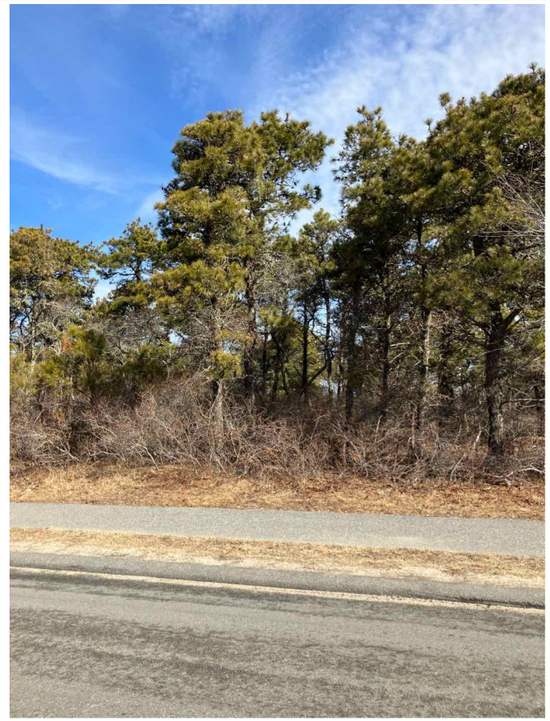


PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC / TS 62804-1:2015, method A (–1500 V, 96 h)

The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC / TS 62804-1:2015, method A (–1500 V, 96 h)

The ideal solution for:

Rooftop arrays on residential buildings

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 918

Street & Number of Proposed Work: 6 Fairgrounds Rd "building B fairground"

Owner of record: Town of Nantucket - designated developer HK Tiicoma LLC

Mailing Address: _____

Contact Phone #: Jeffrey Morgan E-mail: _____

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 6d Old South Rd #500 Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@ackSmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other install (36) all black solar panel modules to roof top of "building B Fairground"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 6th, 2025 Signature of owner of record Caroline T. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 67 / 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/5/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

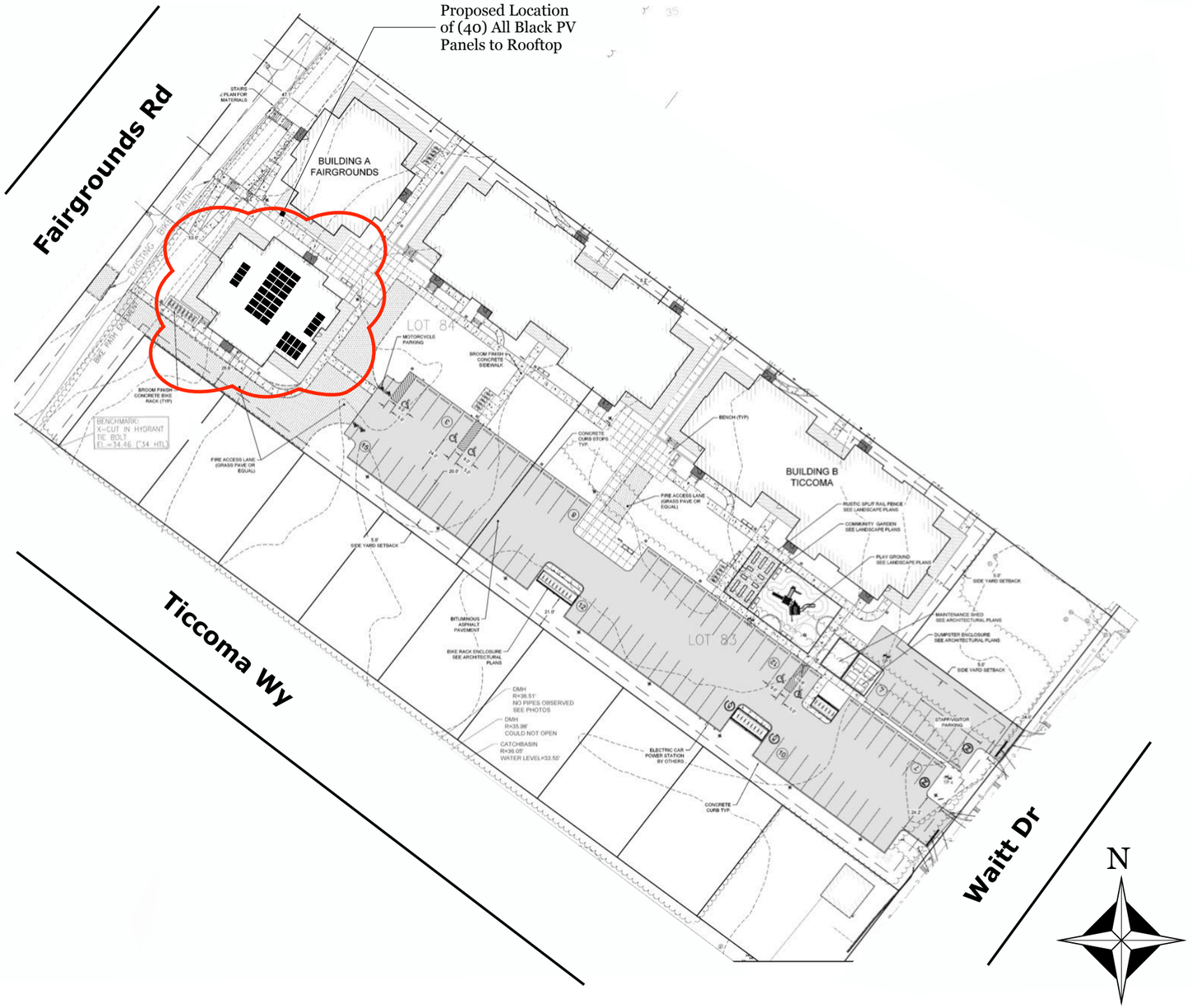
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/5/25
Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

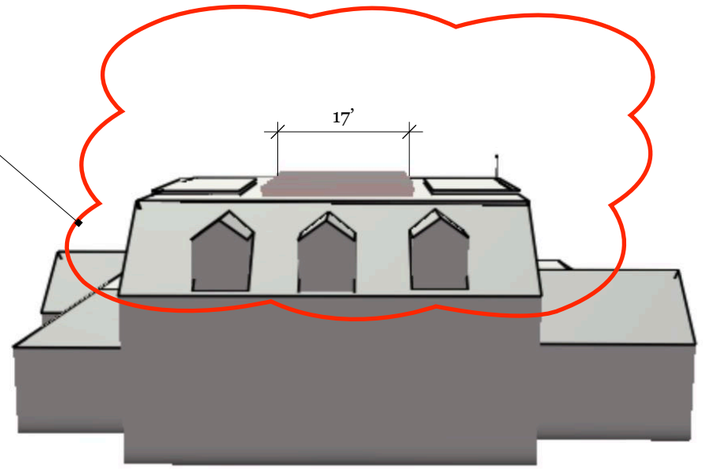
Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

	MM/DD/YY	REMARKS
1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

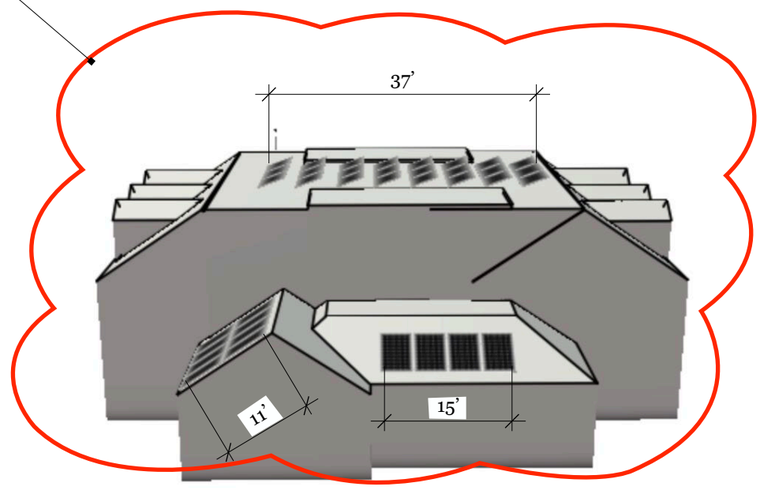
PV 01

Proposed Location
of (40) All Black PV
Panels to Rooftop



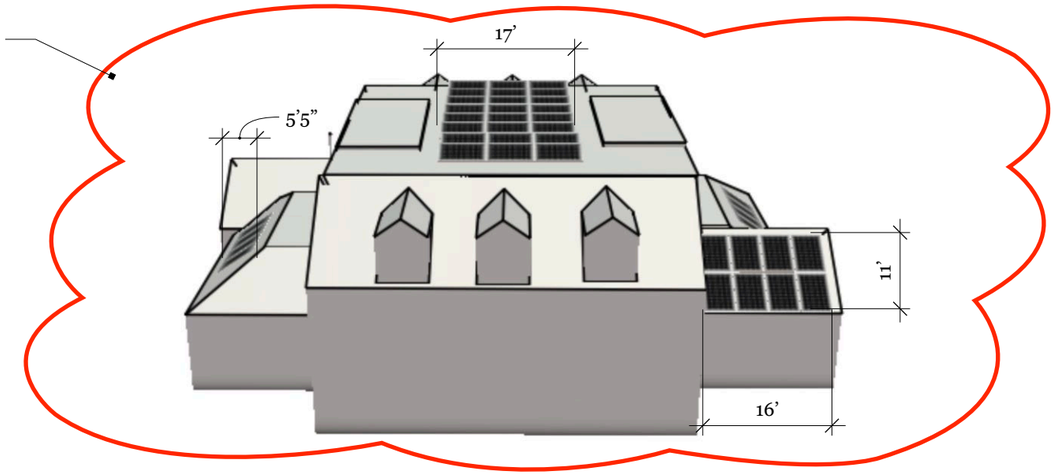
NORTH ELEVATION

Proposed Location
of (40) All Black PV
Panels to Rooftop



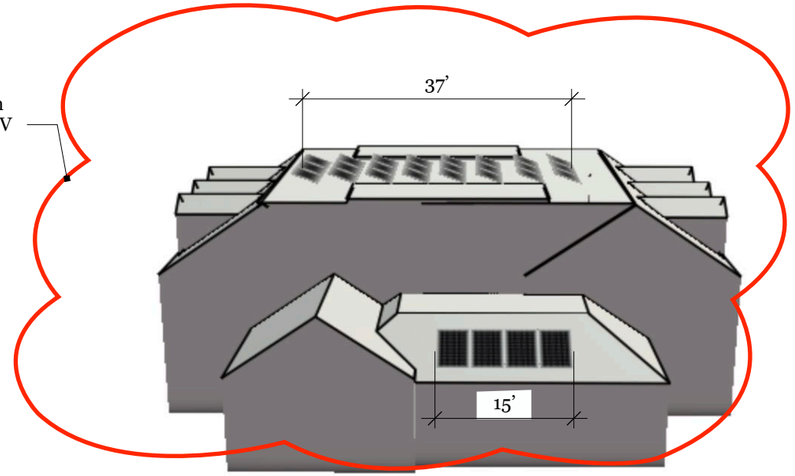
EAST ELEVATION

Proposed Location
of (40) All Black PV
Panels to Rooftop



SOUTH ELEVATION

Proposed Location
of (40) All Black PV
Panels to Rooftop



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

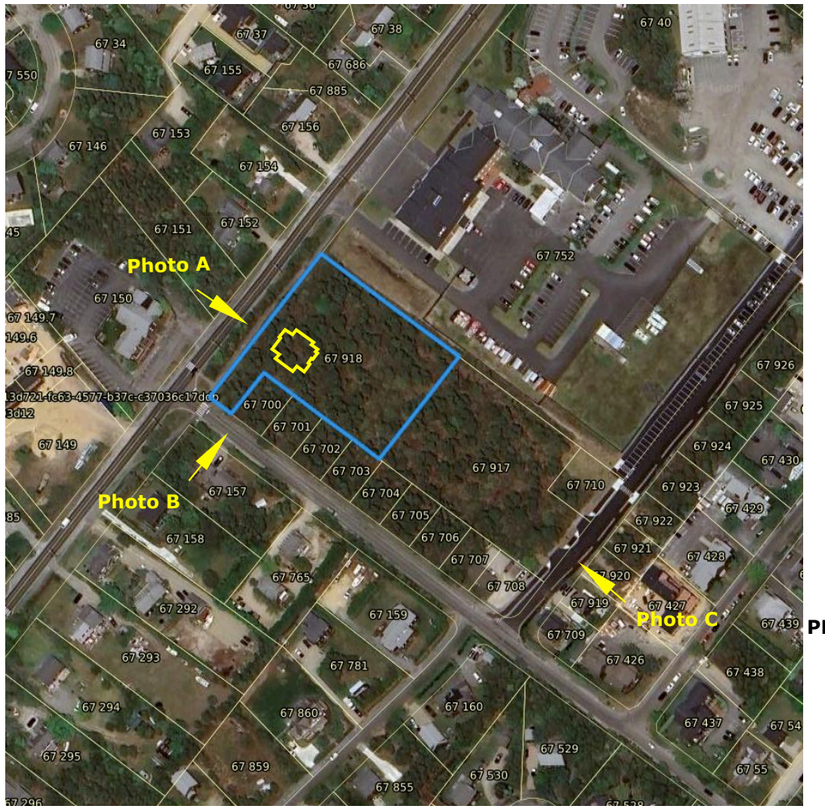




PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

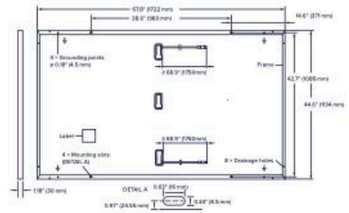
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (-) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

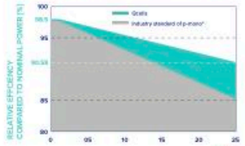


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / -0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[1]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[1]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[1]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

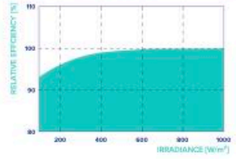


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs/ft²]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL na.support@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2024-08_Rev04_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 918

Street & Number of Proposed Work: 6 Fairgrounds Rd "building A Ticcoma"

Owner of record: Town of Nantucket - designated developer HK Ticcoma LLC

Mailing Address: _____

_____

Contact Phone #: Jeffrey Morgan E-mail: _____

AGENT INFORMATION (if applicable)

Name: JackSmart

Mailing Address: 61 Old South Rd #300

Nantucket, Mass 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@jacksmart.com

caroline wallace - director of operations

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other install (136) all black solar pr modules to rooftop of "building A Ticcoma"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 10th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 68/ 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/5/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

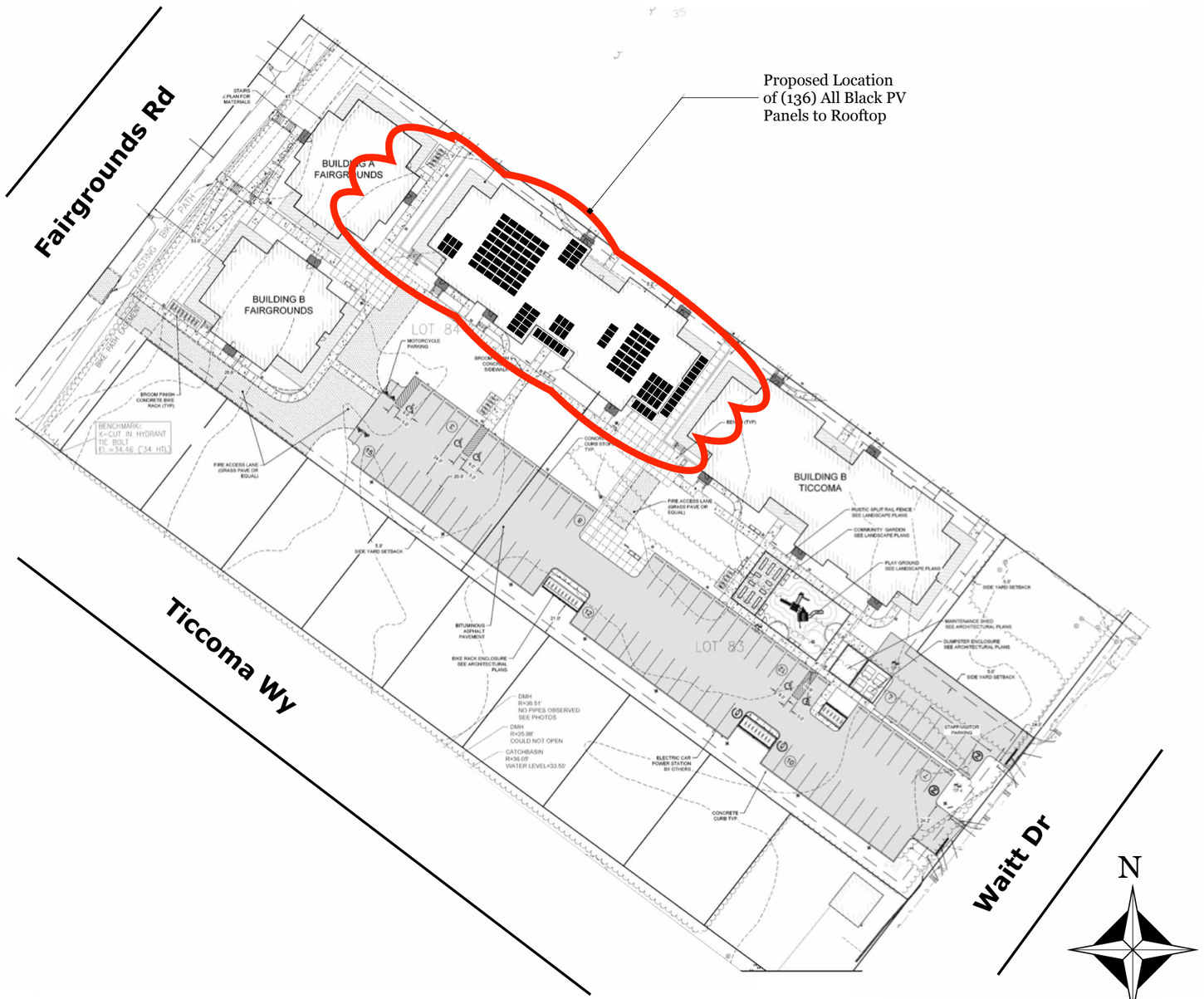
Caroline F. Wallace — 3/5/25

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

GIS & SITE PLAN

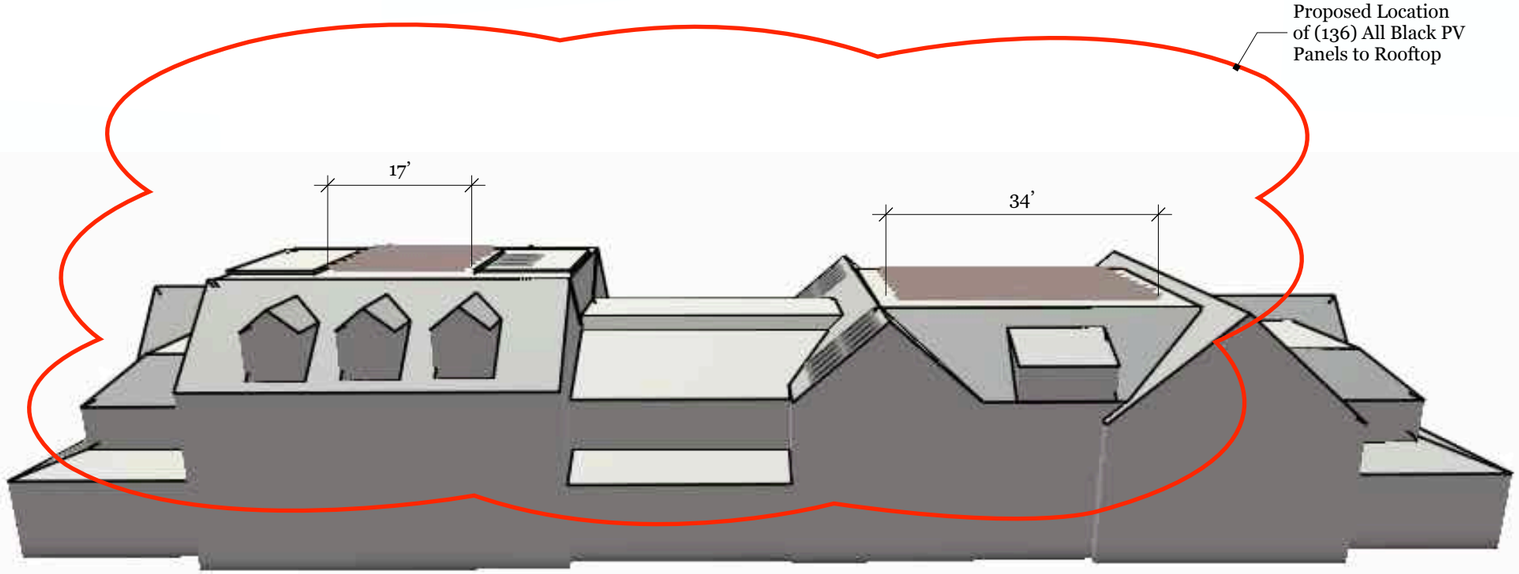
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

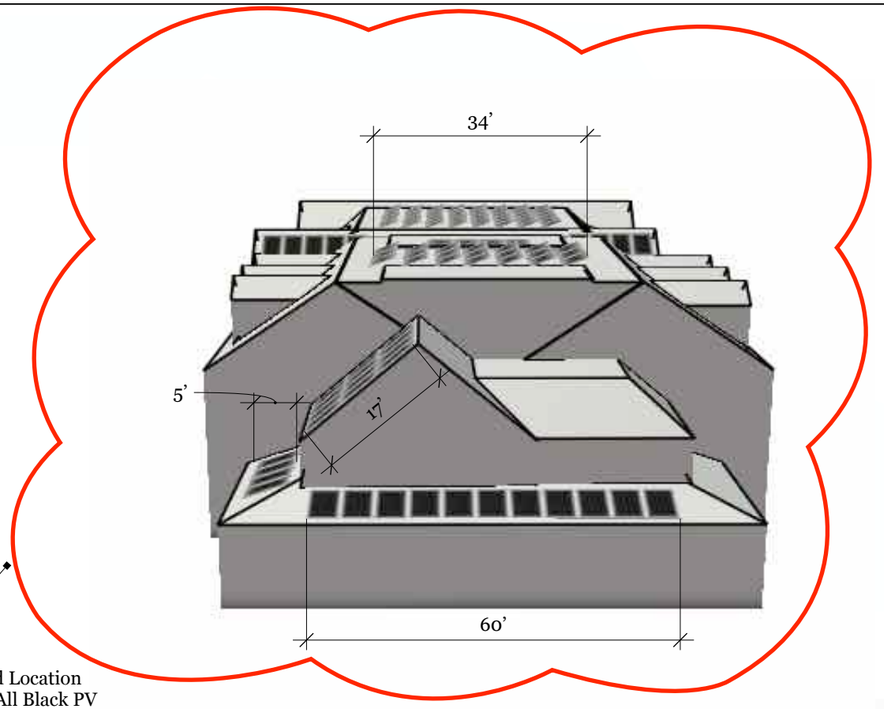
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

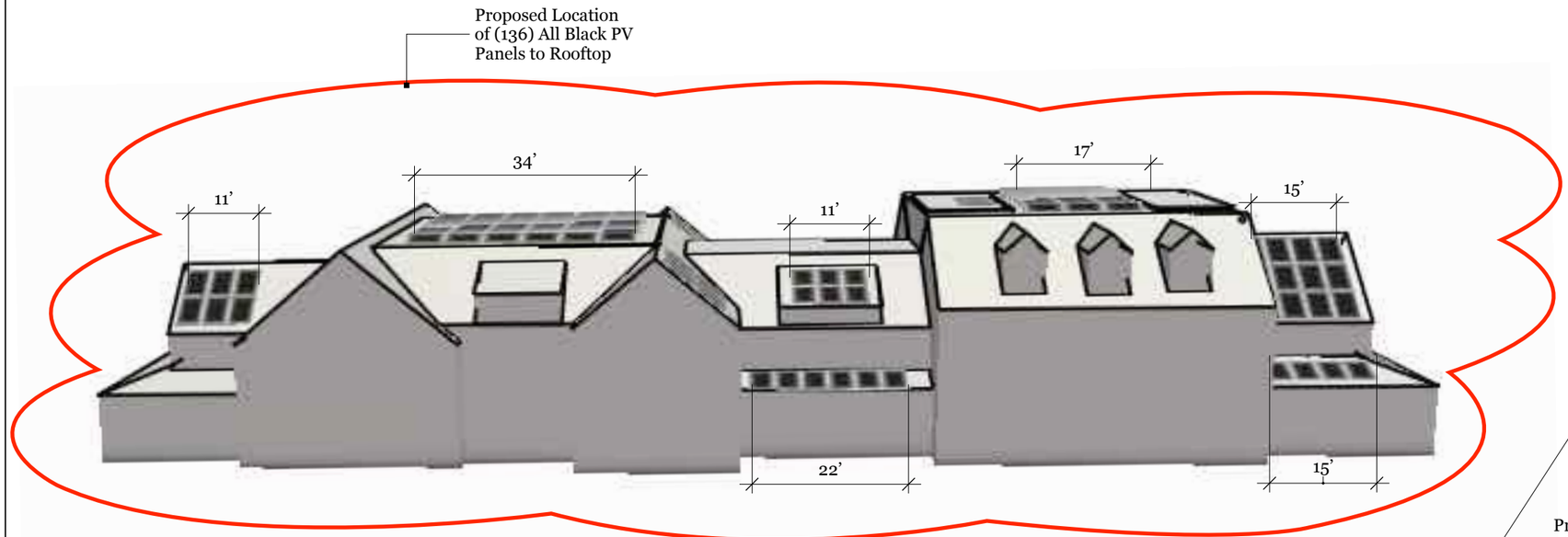
PV 01



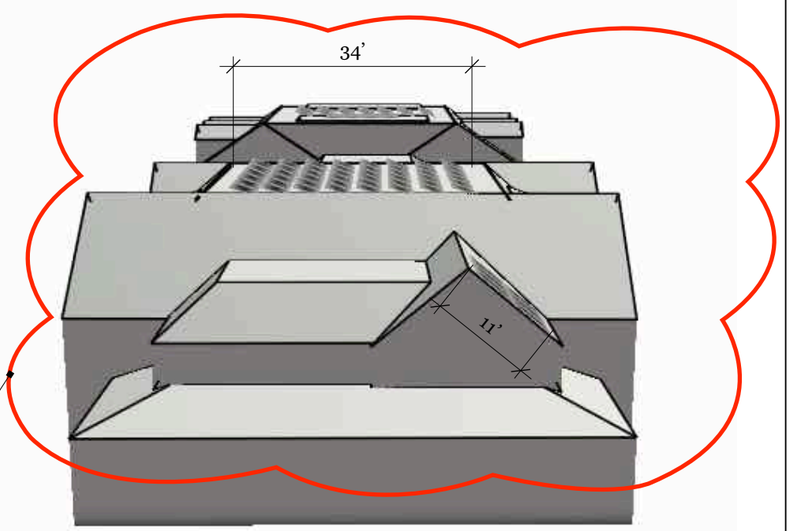
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

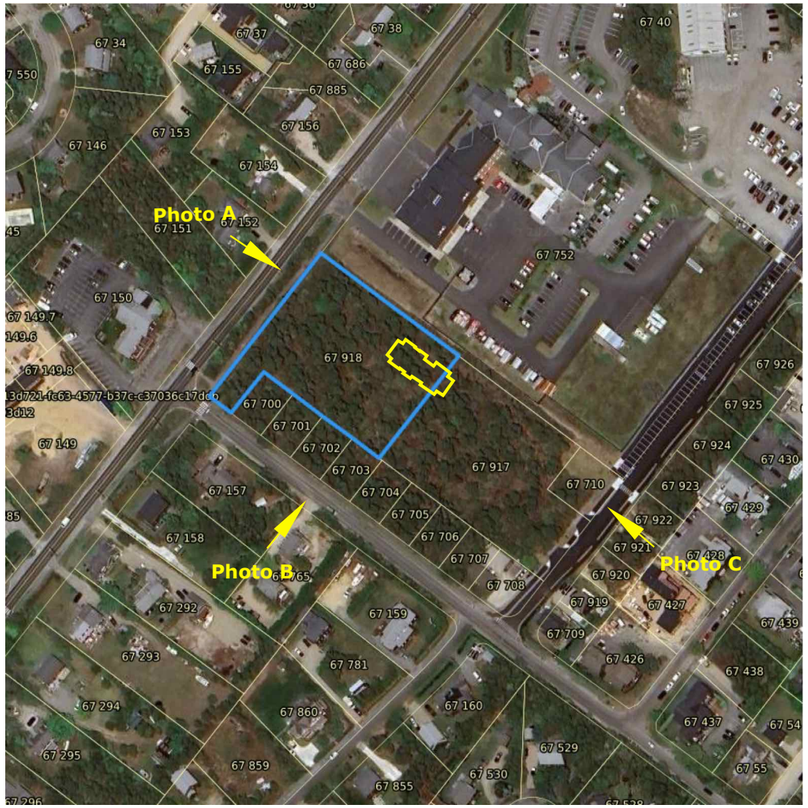
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



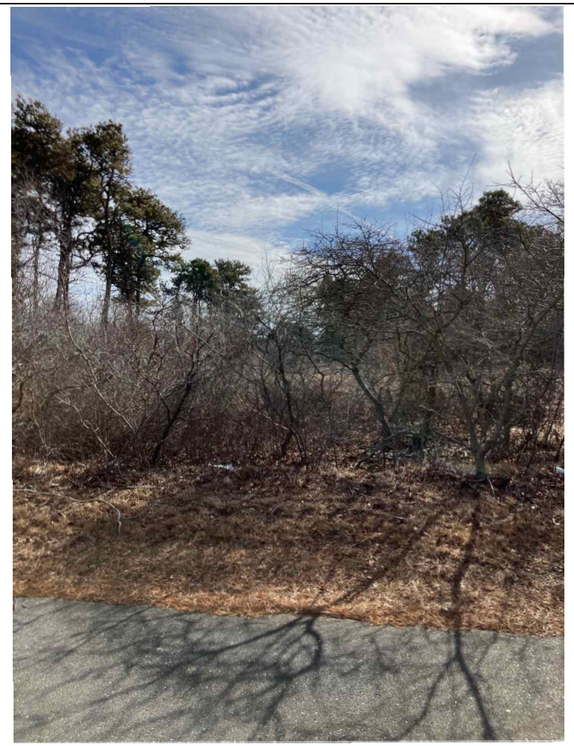


PHOTO A

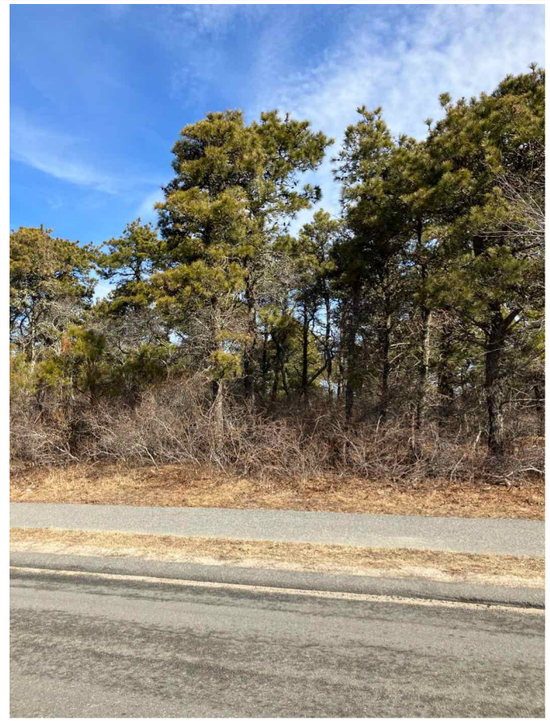


PHOTO B



PHOTO C

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

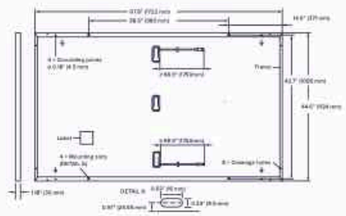
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

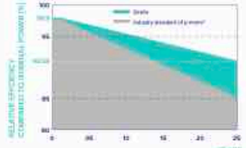


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[4]		[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs/ft²]	169 (8100 Pa) / 75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant.
Quality Controlled PV - TÜV Rheinland.
IEC 61215:2016, IEC 61730:2016.
U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA, 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2021-08_Rev04_EN

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 917

Street & Number of Proposed Work: 4 Wauwinet Dr "building B Ticcoma"

Owner of record: Town of Nantucket - designated developer HK Ticcoma LLC

Mailing Address: _____

_____

Contact Phone #: Jeffrey Morgas E-mail: _____

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 161 Old South Rd #500

Nantucket Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@ackgmart.com

caroline Wallace - director of operations

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Install (136) all black solar pv modules to rooftop of "building B Ticcoma"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 14, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Town of Nantucket

STREET ADDRESS 4 Waitt Dr

MAP/PARCEL 67 / 917

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/5/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/5/25

Signature Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

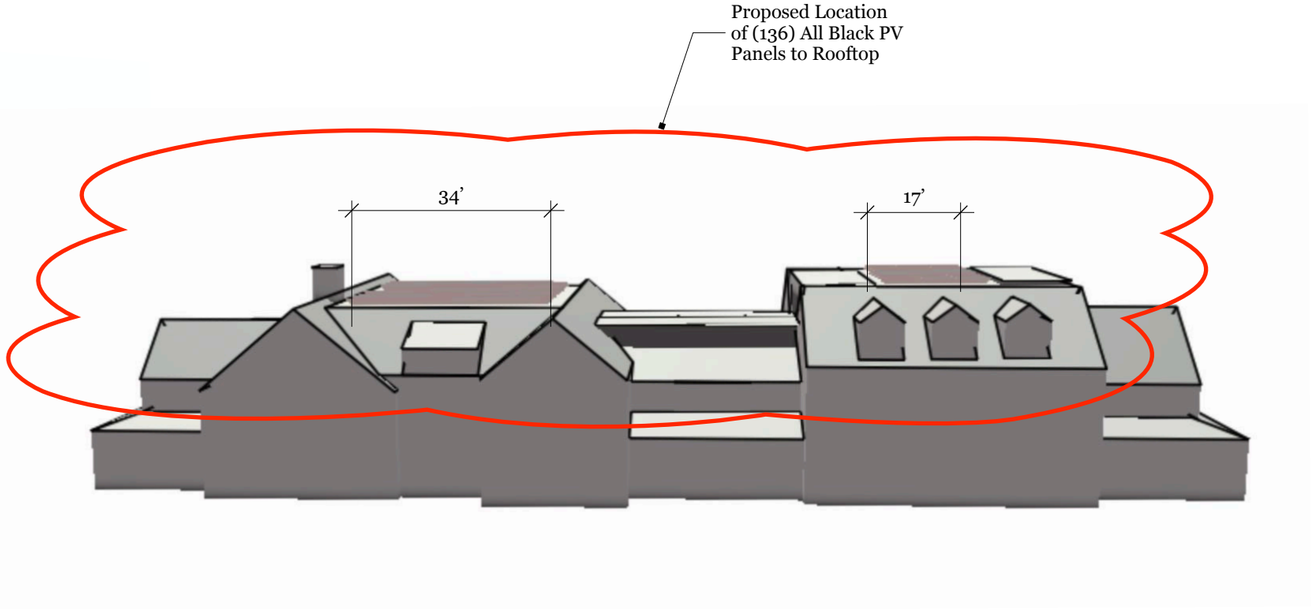
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

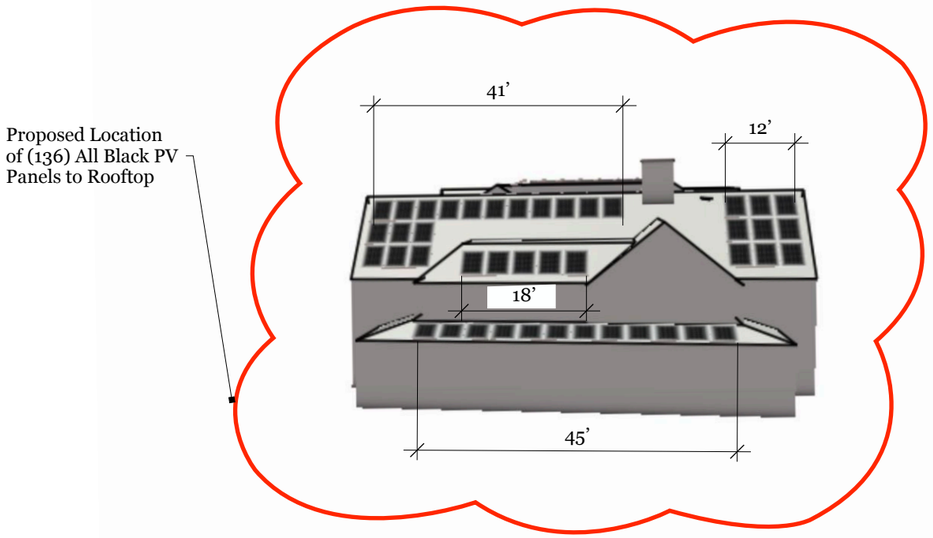
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

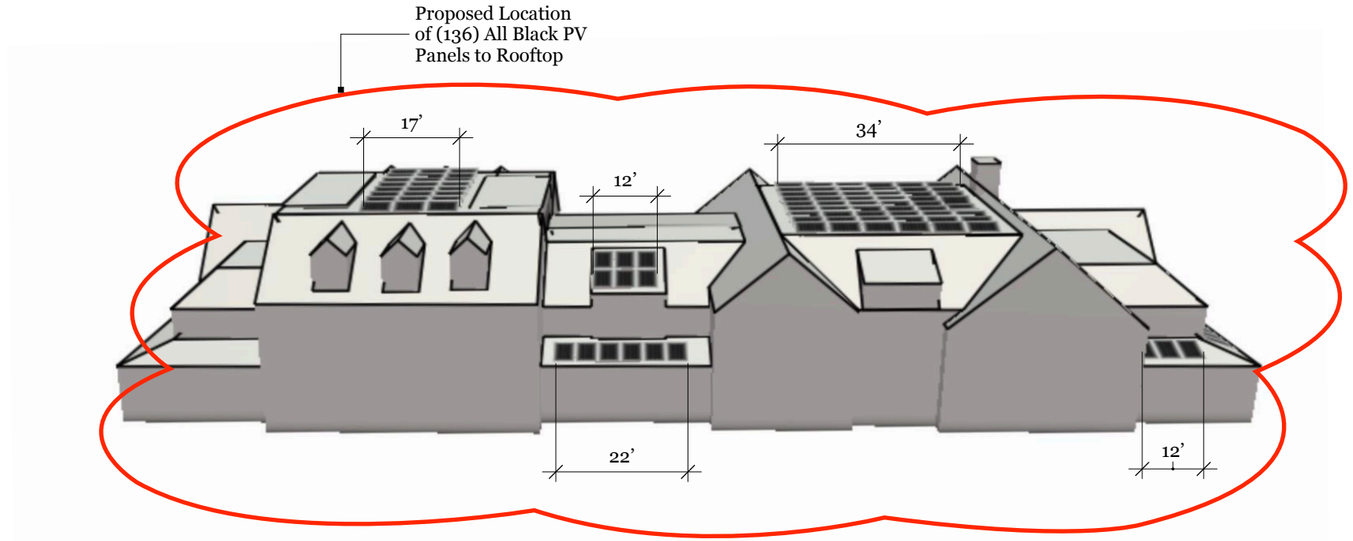
PV 01



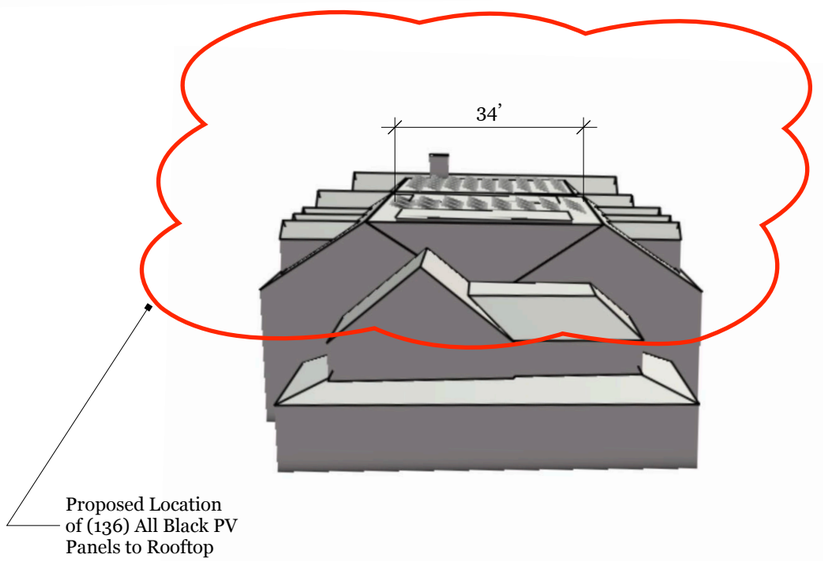
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02





PHOTO A



PHOTO C



PHOTO B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

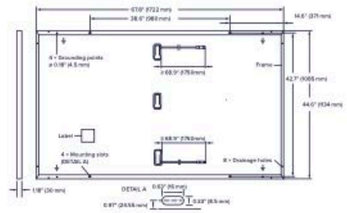
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

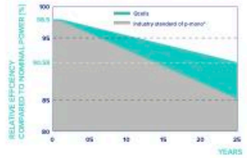


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

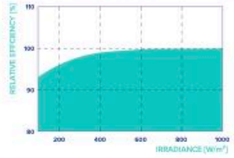


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL na.support@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2024-08_Rev04_NA

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 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

9589 0710 5270 0324 7577 00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total
$
Sent T
Street
City, S

FARKAS PAMELA STEDMAN
59 CHARLES ST
NEW YORK, NY 10014

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Po
$
Sent To
Street an
City, Stat

NELSON THOMAS M & ANNALISE M
129 POLPIS RD
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
To
$
Se
St
Ci

TALULA LLC
C/O CHRISTINA SCHWEFEL
749 LAKE AVE
GREENWICH, CT 06830

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7576 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Po
$
Sent To
Street an
City, Stat

BLUEACKBIRD9 LLC
749 LAKE AVENUE
GREENWICH, CT 06830

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: CRICHTON HOUSE HOLDINGS LLC
Street and Apt.: 72 NORTH STATE ROAD # 502
City, State, ZIP+4: BRIARCLIFF MANOR, NY 10510

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 55

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: NANTUCKET CONSERVATION FOUND I
Street and Apt.: PO BOX 13
City, State, ZIP+4: NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: BOUCAI SOLOMON TRUSTEE
Street and Apt.: 61 SHAWKEMO RD NOM TR
City, State, ZIP+4: 1100 SOUTH FLAGER APT 1102 WEST PALM BEACH, FL 33401

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: CLAFLIN EDWIN M
Street and Apt.: 131 POLPIS RD
City, State, ZIP+4: NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... CNV SURF, LLC

MAILING ADDRESS..... PO Box 187 New Vernon NJ 07976

PROPERTY LOCATION..... 68 Shawkemo Rd

ASSESSORS MAP/PARCEL..... 44 / 5

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 18,2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.18 14:42:53 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 68 Shawkemo Rd

Tax Map Number: 44 Parcel Number: 5

Owner of Record: CNV SURF, LLC

Description of Proposal: New Dwelling, Garage and Cabana

Anticipated HDC Submission Date: 3/24/25

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
27	53		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	66 SHAWKEMO RD
44	6		CLAFLIN EDWIN M		131 POLPIS RD	NANTUCKET	MA	02554	131 POLPIS RD
44	19	4	CRICHTON HOUSE HOLDINGS LLC		72 NORTH STATE ROAD # 502	BRIARCLIFF MANOR	NY	10510	133 POLPIS RD
44	19	5	NELSON THOMAS M & ANNALISE M		129 POLPIS RD	NANTUCKET	MA	02554	129 POLPIS RD
44	19	6	FARKAS PAMELA STEDMAN		59 CHARLES ST	NEW YORK	NY	10014	135 POLPIS RD
44	128		BOUCAI SOLOMON TRUSTEE	61 SHAWKEMO RD NOM TR	1100 SOUTH FLAGER APT 1102	WEST PALM BEACH	FL	33401	61 SHAWKEMO RD
44	130		TALULA LLC	C/O CHRISTINA SCHWEFEL	749 LAKE AVE	GREENWICH	CT	06830	59 SHAWKEMO RD
44	132		BLUEACKBIRD9 LLC		749 LAKE AVENUE	GREENWICH	CT	06830	57 SHAWKEMO RD
Count:	**8**								




68











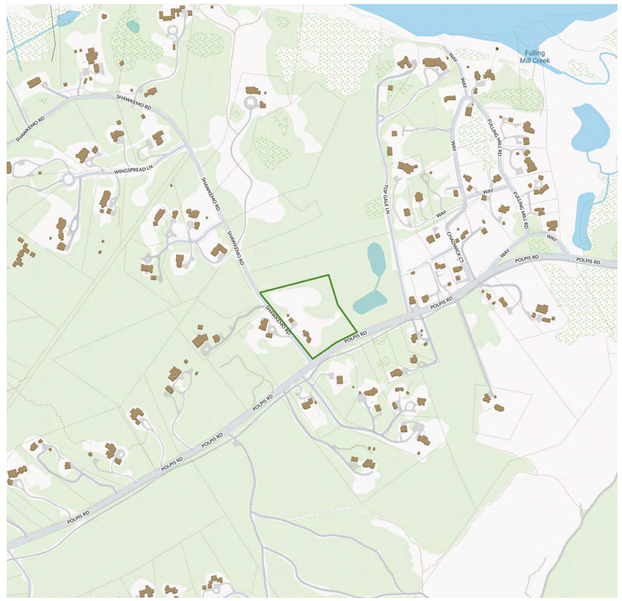


CNV SURF, LLC

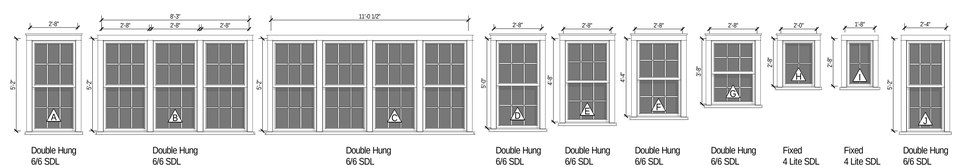
68 Shawkemo Rd
Nantucket, MA 02554

03.18.25

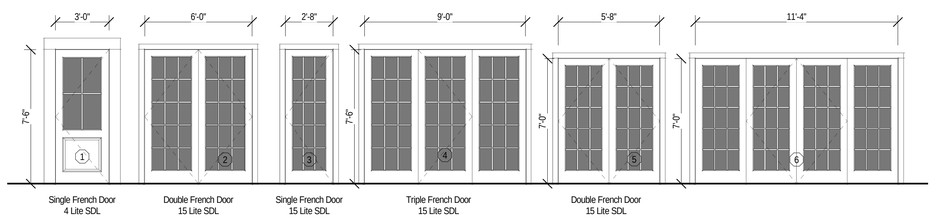
HDC Submission



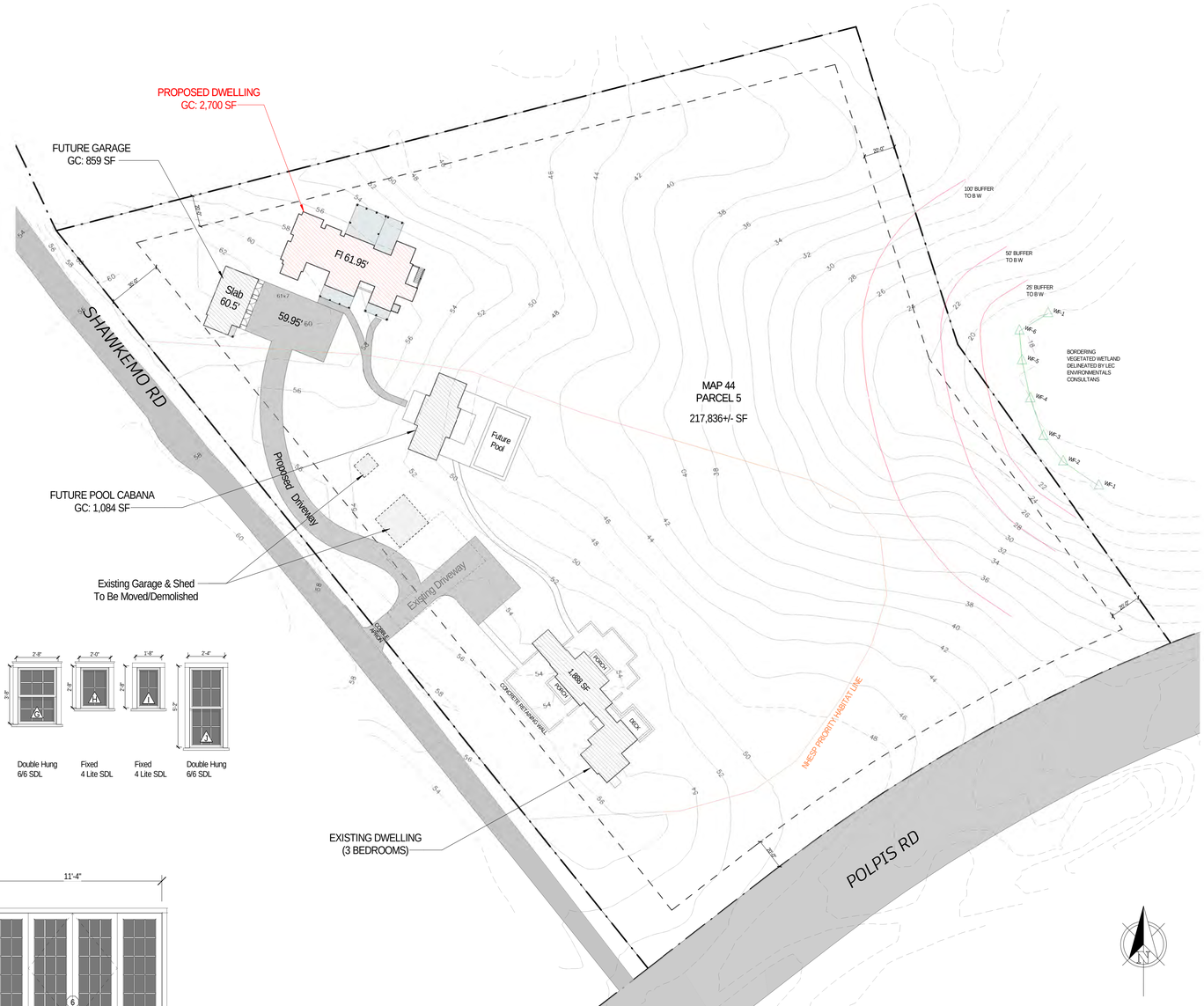
1 **Locus Map**
Not to Scale



2 **Window Legend**
1/4" = 1'-0"



3 **Exterior Door Legend**
1/4" = 1'-0"



4 **Site Plan**
1" = 40'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200 FT
Front Setback:	35 FT
Side/Rear Setback:	20FT
Lot Size:	217,836 SF +/-
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 6,535 SF +/-
Existing G.C.:	1,888 SF +/-
Proposed G.C.:	2,700 SF +/-
Total Proposed G.C.:	6,531 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
P.0.1	Perspectives

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2433

03.18.25

HDC Submission



1 First Floor Plan
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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

First Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

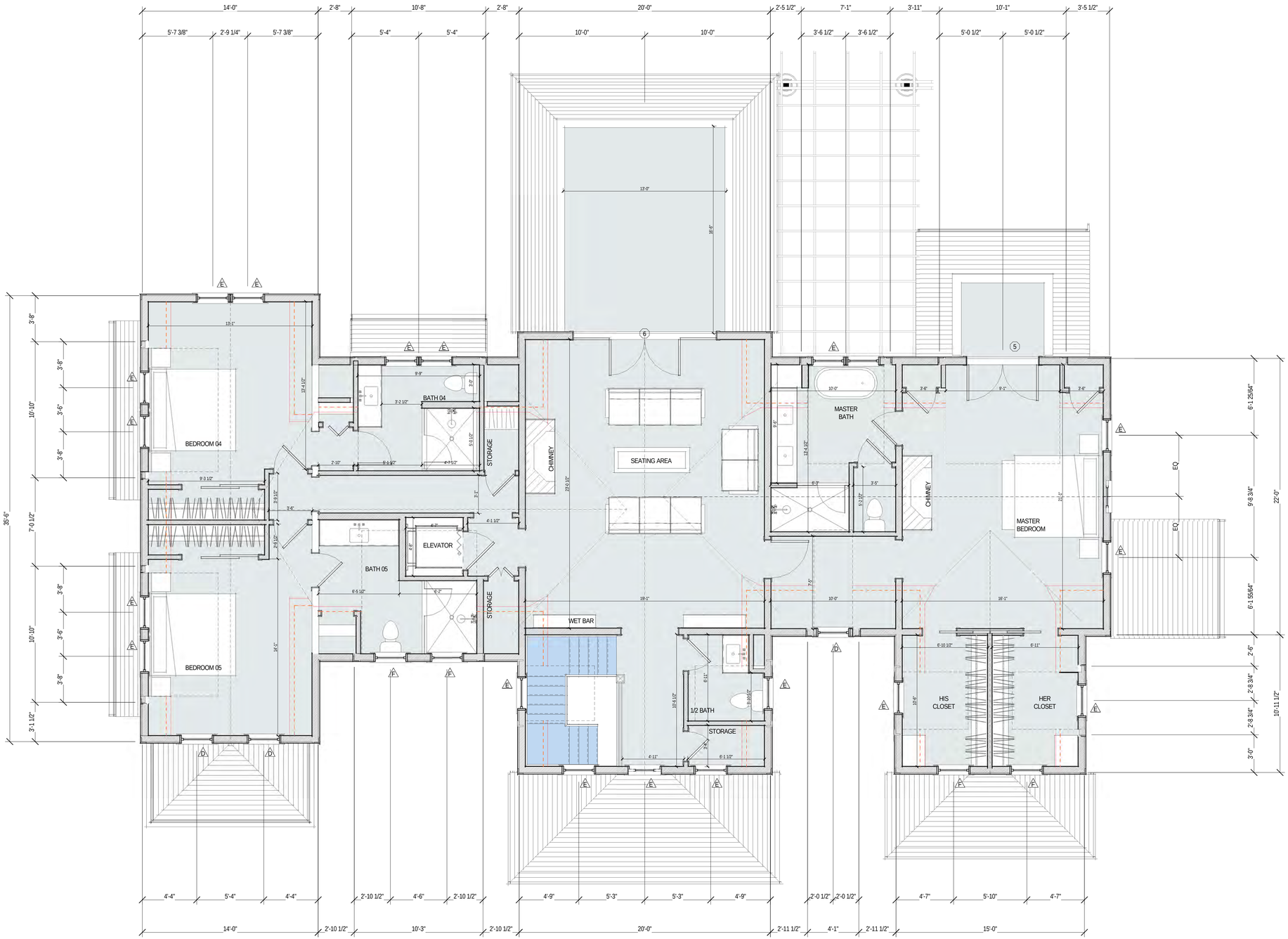
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2433

03.18.25

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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

Second Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2433

03.18.25

HDC Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2433

03.18.25

HDC Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2433

03.18.25

HDC Submission



Northeast Perspective



Northwest Perspective



Southeast Perspective



Southwest Perspective

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200 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

Revisions

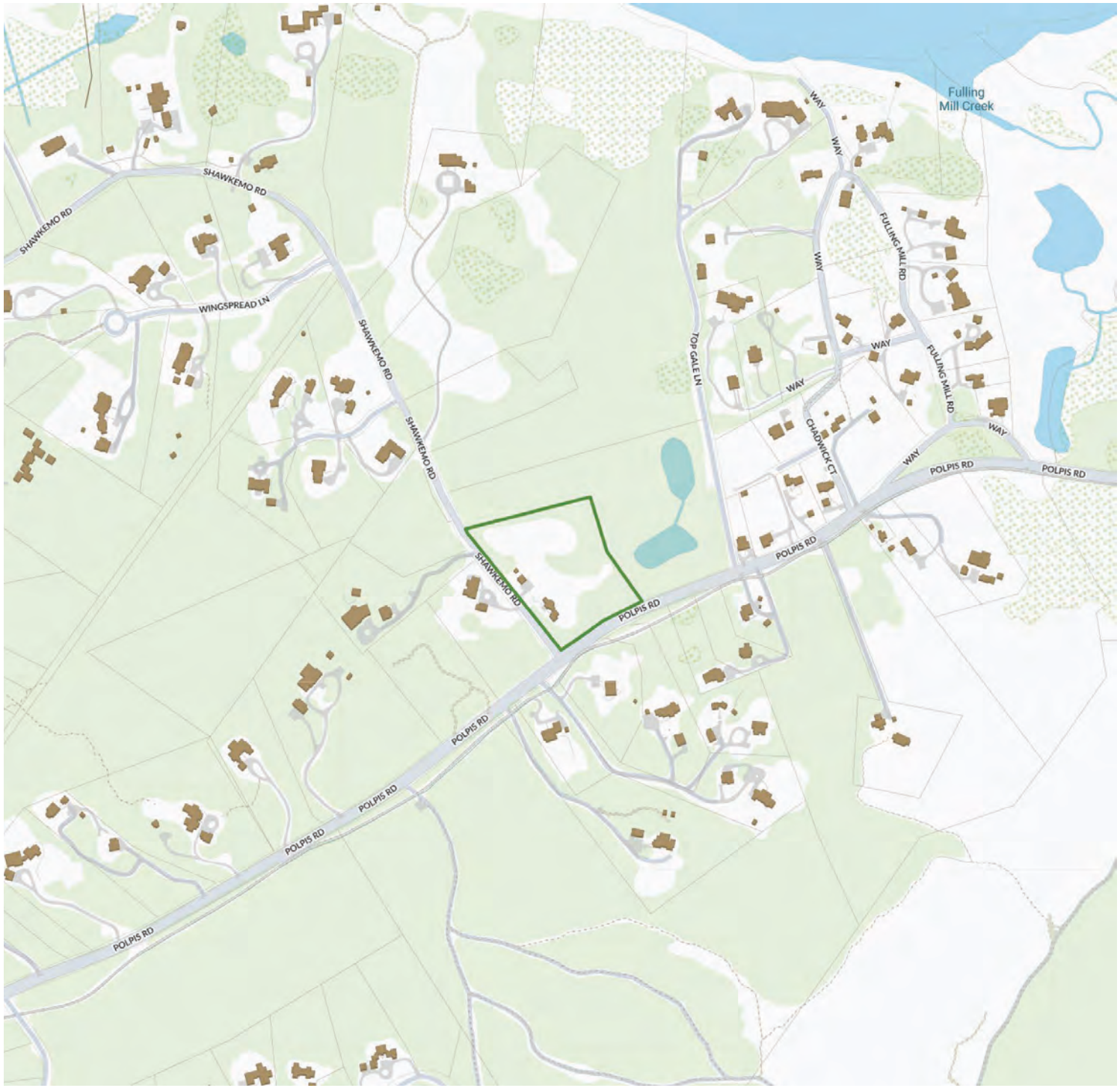
Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

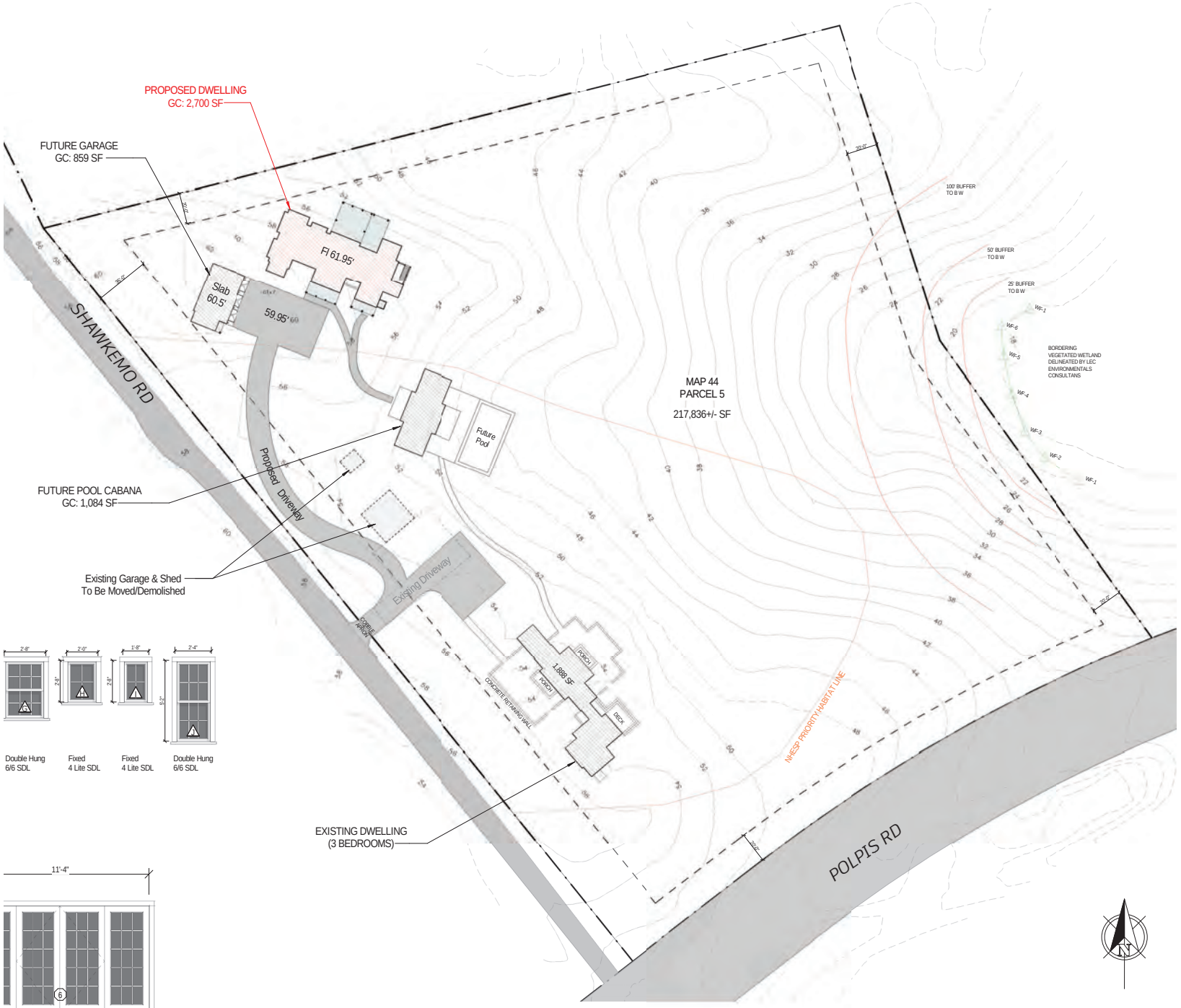
P.0.1

2433

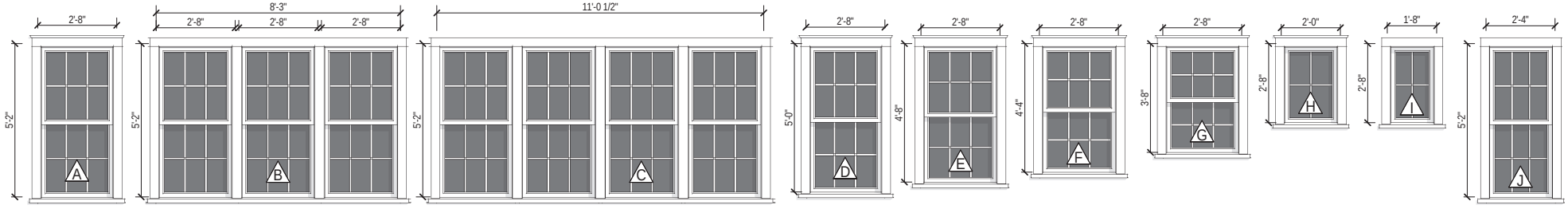


1 Locus Map

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

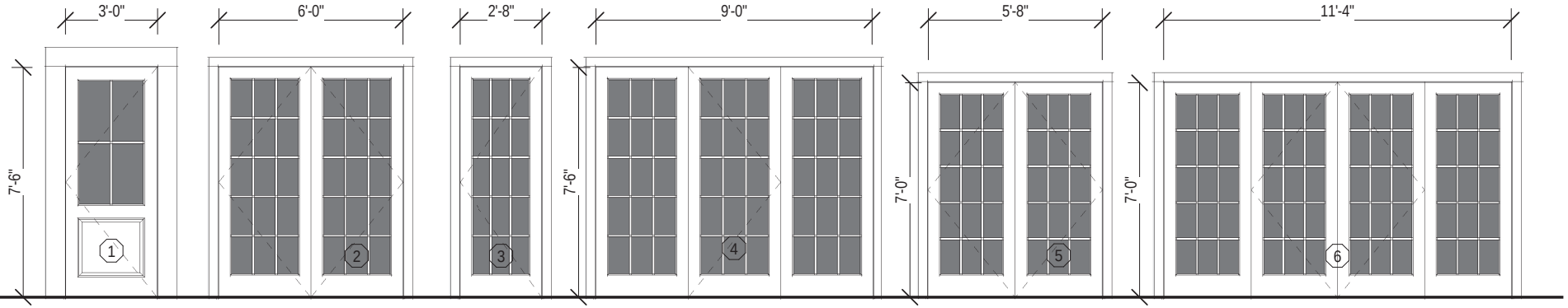
Fixed
4 Lite SDL

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

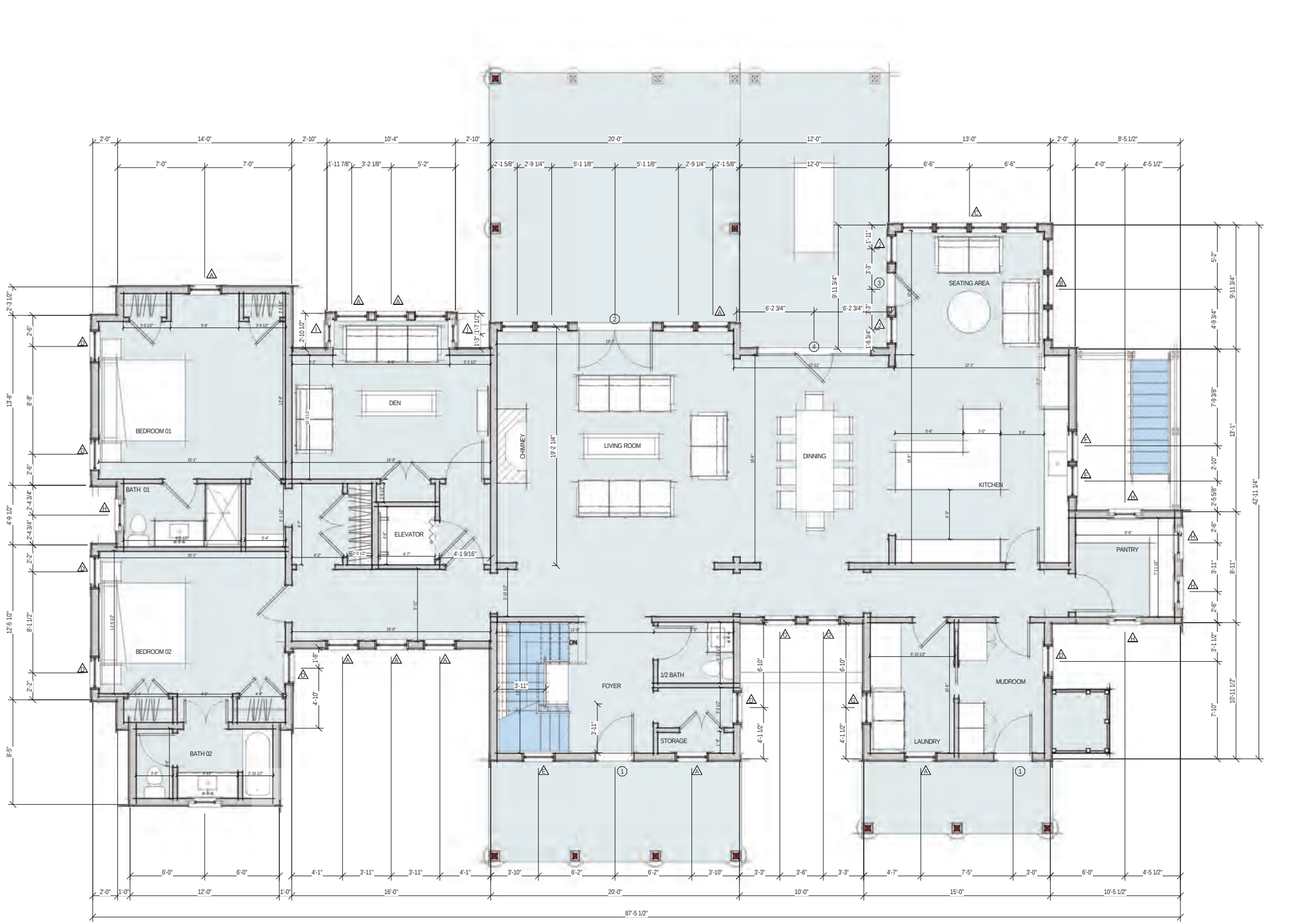
Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

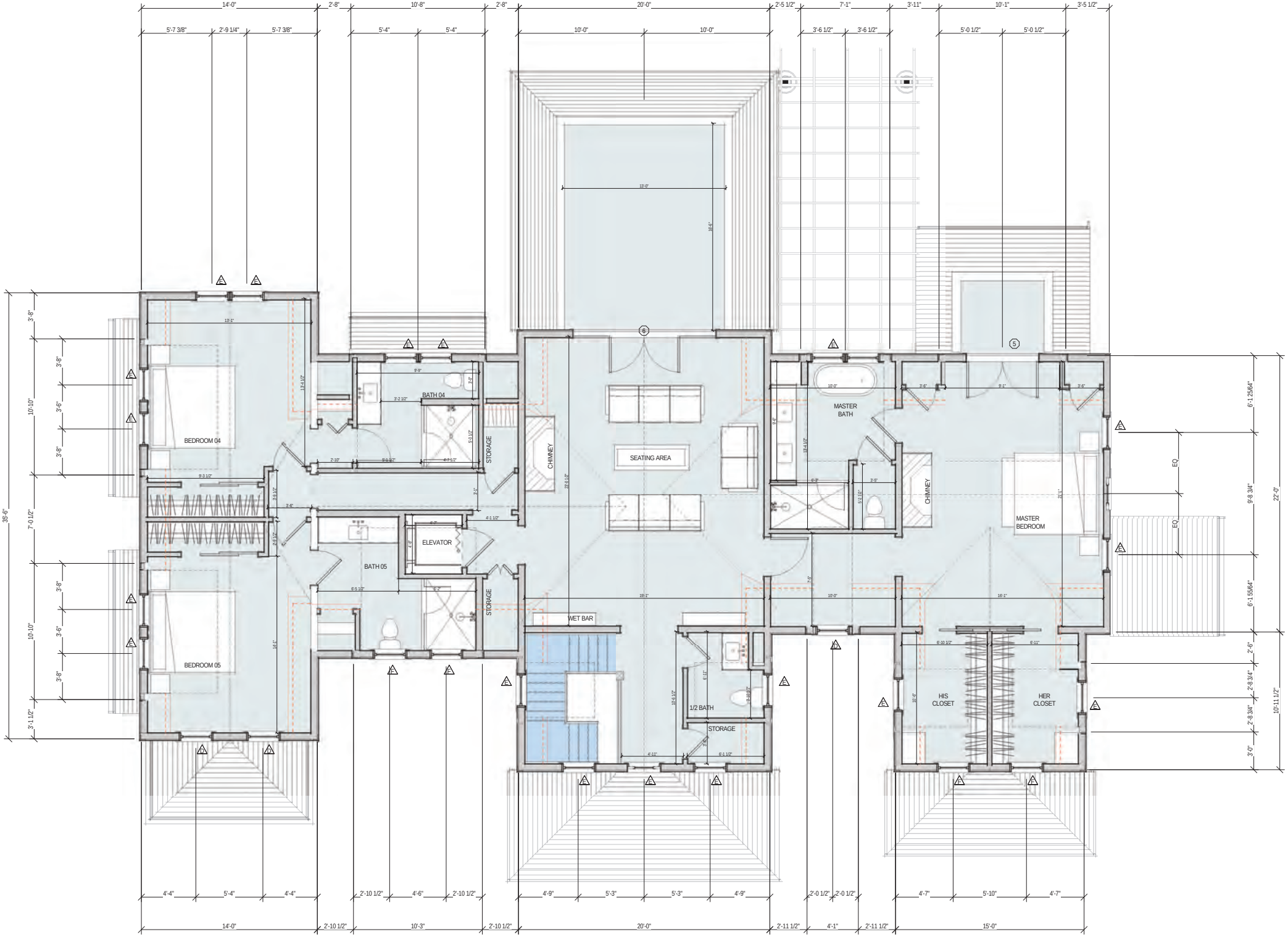
Double French Door
15 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



1 Second Floor Plan

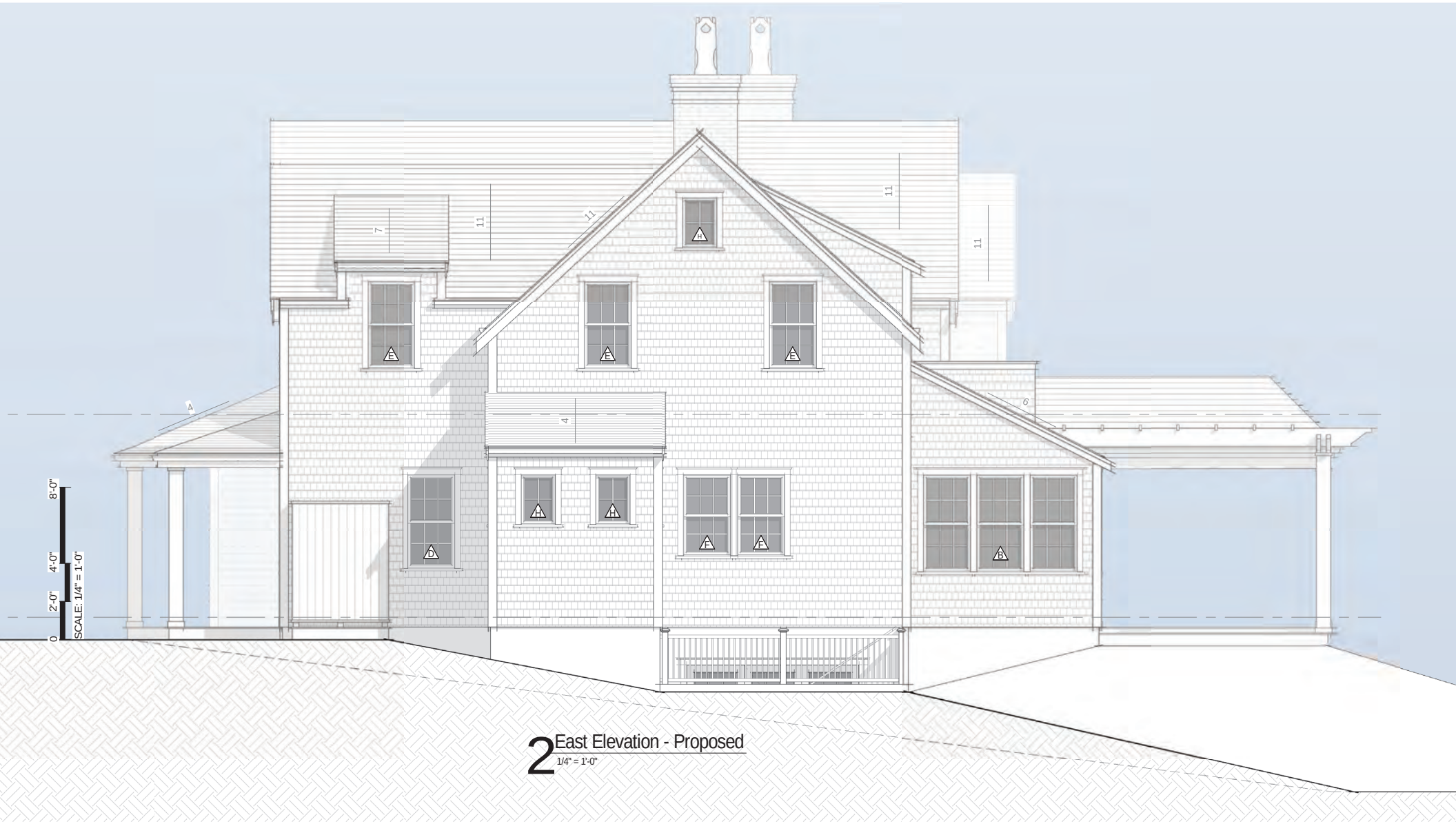
1/4" = 1'-0"



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

(.'1lhy l·l}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
llllcld-m\
cfh'llll l.i'll.' l.ll'll'l

Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Jose Quijada

STREET Address 35 Pine Crest Drive Nantucket, MA

MAP/PARCEL 68 / 422 UNDERSTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

March 10, 2025

WILL Not BE REVIEWED BY HIST0RIC DISTRICICT COMMISSION,DUE INCREASED DEMAND; WITHIN THE 10DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HOC enabling legislation: ... The Commission shall meet within ten (10) day of the receipt of an application for certificate of appropriateness or permit for removal...

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC 3/20/2025
Signature Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Jose Quijada
35 Pine Crest Drive
Nantucket, MA 02554

Assessors Map Number: 68
Lot Number: 422

Property ID: 6248

Year Built: 1992

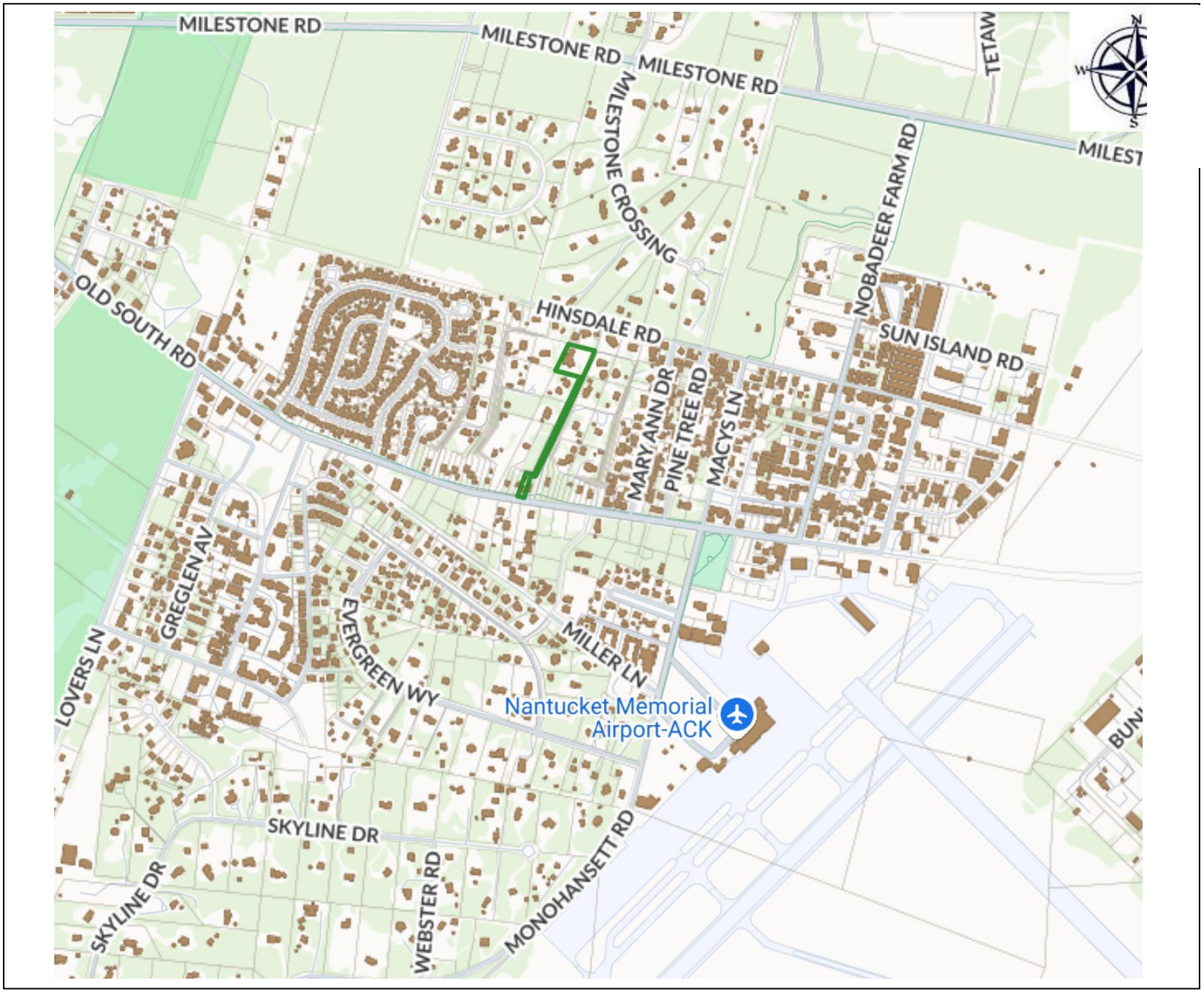
Use: 1090

Description: Multi Hses M01

Zone: R10

Property Size: 1.22Acres

Locus Map: 35 Pine Crest Drive



GIS MAP 35 Pine Crest Drive



Satellite image of the property



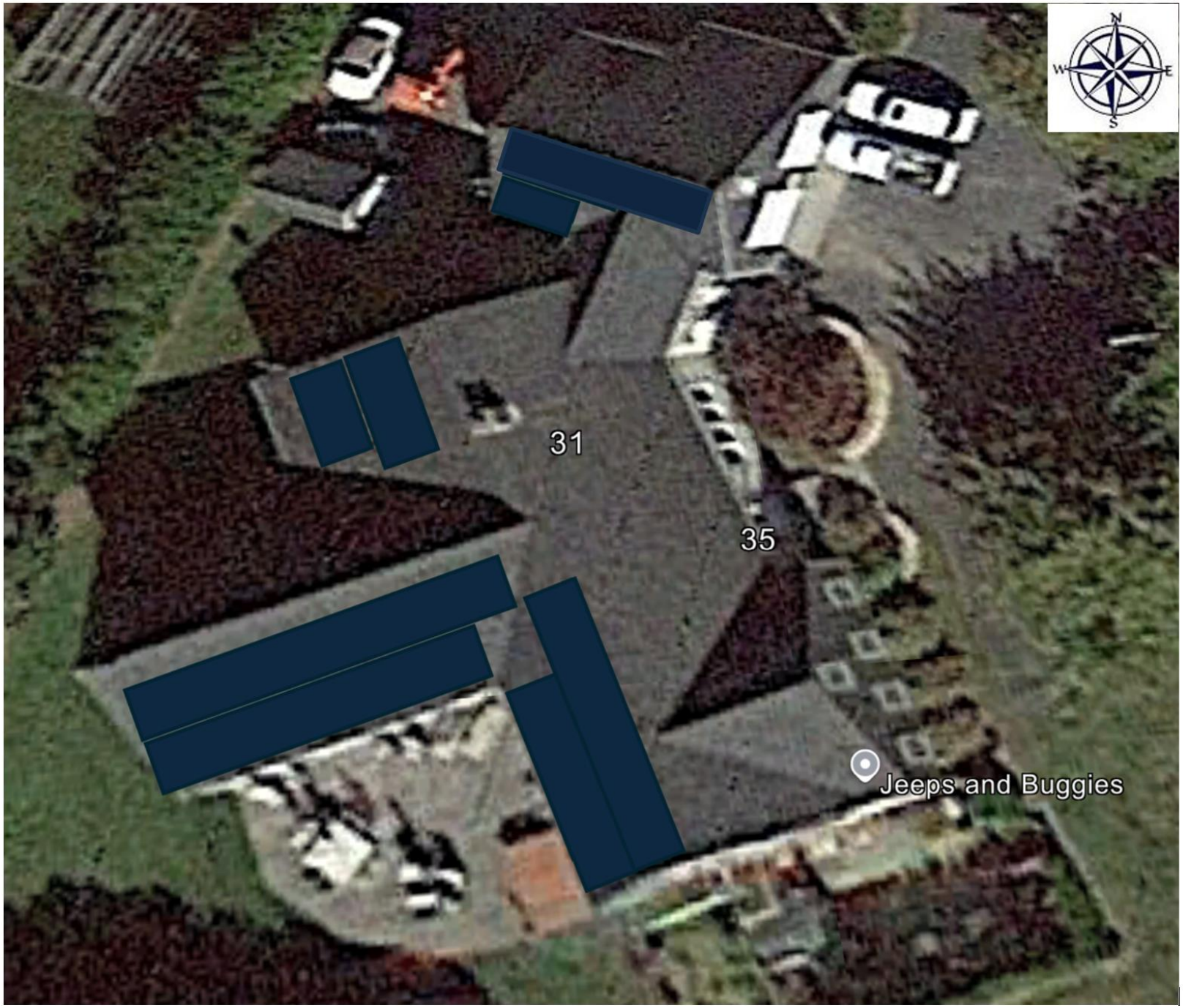
View from the street looking Northwest



View from the street looking west



Proposed Solar Panel Layout



Q.TRON BLK M-G2+ SERIES

qcells

405 - 425 Wp | 108 Cells
22.2 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO solar cell technology with zero gap cell layout boosts module efficiency up to 22.2 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] APT test conditions according to IEC/TS 62804-1:2015, method A (–1500 V, 96 h)
[2] See data sheet on rear for further information.

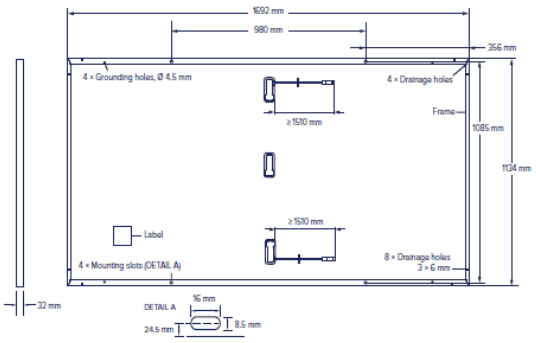
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1692 mm × 1134 mm × 32 mm (including frame)
Weight	21.5 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥1510 mm, (−) ≥1510 mm
Connector	Stäubli MC4; IP68

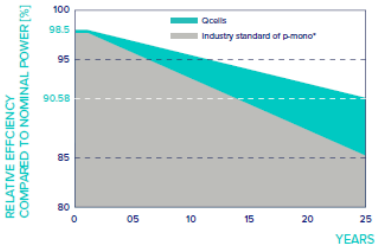


Electrical Characteristics

POWER CLASS				405	410	415	420	425
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	405	410	415	420	425
	Short Circuit Current[1]	I_{SC}	[A]	13.35	13.39	13.42	13.46	13.49
	Open Circuit Voltage[1]	V_{OC}	[V]	38.56	38.58	38.61	38.64	38.67
	Current at MPP	I_{MPP}	[A]	12.62	12.68	12.75	12.82	12.88
	Voltage at MPP	V_{MPP}	[V]	32.10	32.32	32.55	32.77	32.98
	Efficiency[1]	η	[%]	≥21.1	≥21.4	≥21.6	≥21.9	≥22.2
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	306.3	310.0	313.8	317.6	321.4
	Short Circuit Current	I_{SC}	[A]	10.76	10.79	10.82	10.84	10.87
	Open Circuit Voltage	V_{OC}	[V]	36.58	36.61	36.63	36.66	36.69
	Current at MPP	I_{MPP}	[A]	9.91	9.97	10.03	10.09	10.15
	Voltage at MPP	V_{MPP}	[V]	30.90	31.09	31.29	31.48	31.66

[1]Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25±2 °C, AM 1.5 according to IEC 60904-3 • [2]800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

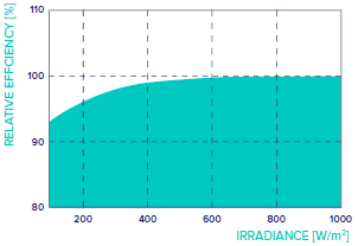


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°C]	43±3

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R	[A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull		[Pa]	3600 / 2400	Permitted Module Temperature on Continuous Duty	−40 °C - +85 °C
Max. Test Load, Push / Pull		[Pa]	5400 / 3600		

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

TÜVRheinland CERTIFIED www.tuv.com ID 1111220277

UK CA CE

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-425_2022-06_Rev01_EN

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS GmbH Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany I TEL +49 (0)3494 66 99-23444 I FAX +49 (0)3494 66 99-23000 I EMAIL sales@q-cells.com I WEB www.qcells.com

qcells

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 — Signature

3/24/25 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____ **(initial to indicate read and understand)**

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2021-12-5414
☐ 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 Type: HEIGHT & TYPE TO MATCH RED CEDAR HORIZONTAL RAILS SPEC APPROVED ON MAIN HOUSE ARCHITECTURE SUBMISSION (CERTIFICATE #HDC2023-10-9234)
Length

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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.

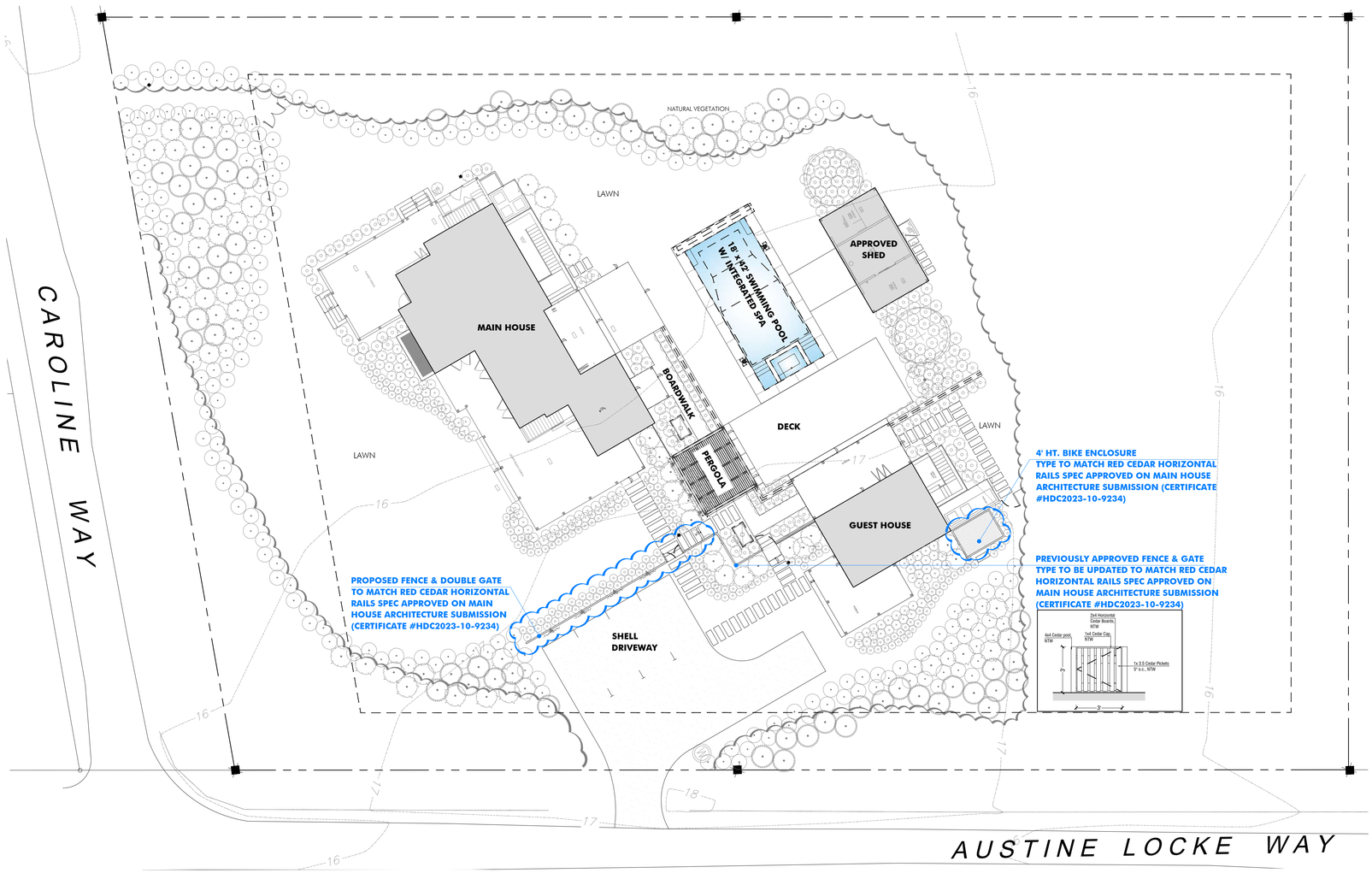
Date 3/24/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



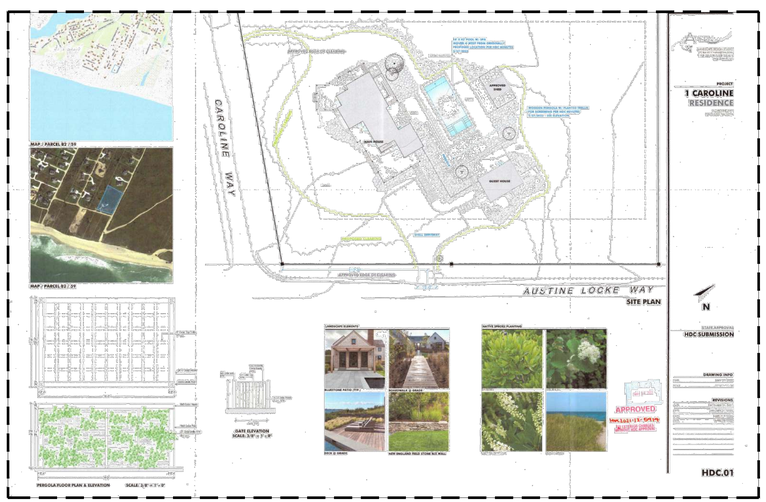
MAP / PARCEL 82 / 59



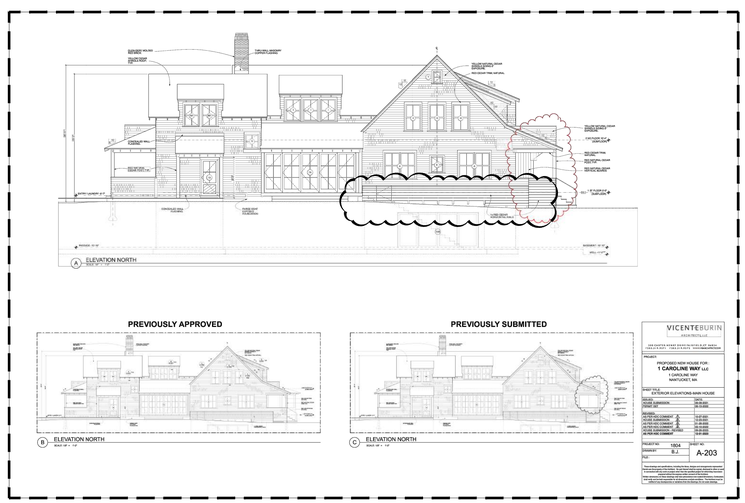
MAP / PARCEL 82 / 59



SITE PLAN



ORIGINAL HARDSCAPE HDC APPROVAL
(CERTIFICATE #HDC2021-12-5414)



APPROVED MAIN HOUSE ARCHITECTURE SUBMISSION
(CERTIFICATE #HDC2023-10-9234)



PROPOSED FENCE & GATE DETAIL
(SCALE: 1" = 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

HDC SUBMISSION

REVISION TO CERTIFICATE
#HDC2021-12-5414
(CHANGE OF FENCE TYPE)

DRAWING INFO

DATE	APRIL 7, 2025
SCALE	1/16" = 1' - 0"

REVISIONS

HDC.01

CERTIFICATE NO: _____ DATE ISSUED: 5/26/22

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 59

Street & Number of Proposed Work: 1 CAROLINE WAY

Owner of record: 1 CAROLINE WAY LLC

Mailing Address: FK ELK 2 LLC SAN FRANCISCO CA, 94104

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MICHAEL ANN QUEEN

Mailing Address: 6 WINTER WAY NANTUCKET

Contact Phone #: 508 332 5112 E-mail: DESIGN @ AQUEENLLC.COM

FOR OFFICE USE ONLY

Date application received: 12/23/21 Fee Paid: $ 200 / 100

Must be acted on by: 1/11/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Rayne Pooler

Member: _____

Member: Carolina Steele

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Through staff - shift pool 4' WEST. ADD TRELLIS TO SOUTH-WEST CORNER FOR PLANTING SCREEN

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-G) ☐ Roof ☑ Other I.G.S - N.S PERGOLA

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 660 SF ☐ 1st floor ☐ 2nd floor
PATIO Size: 500 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:

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: 6'
Type: PICKET TYP-E 2
Length: 70'

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 SHELL Walkways BLUESTONE Walls NE FIELD STONE

* 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. PERGOLA: NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12-17-21 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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 _____

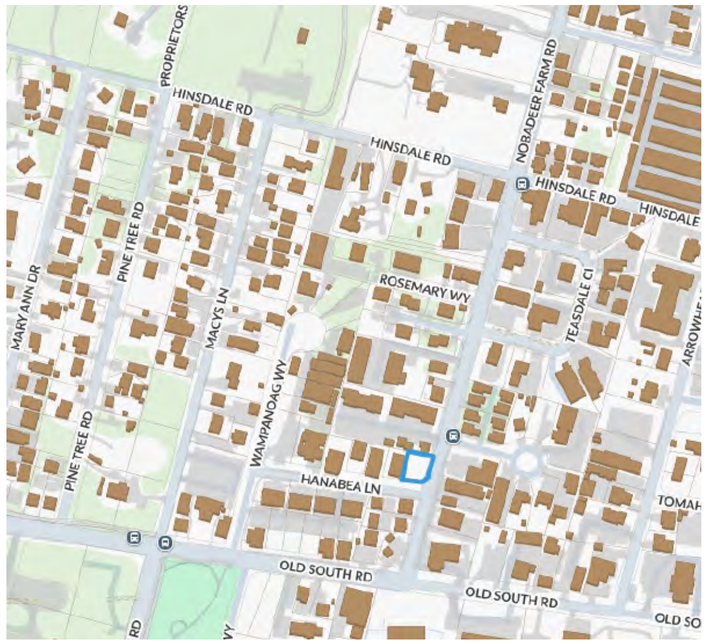
* Attach manufacturer's color samples if color is not from HDC approval list.

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
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

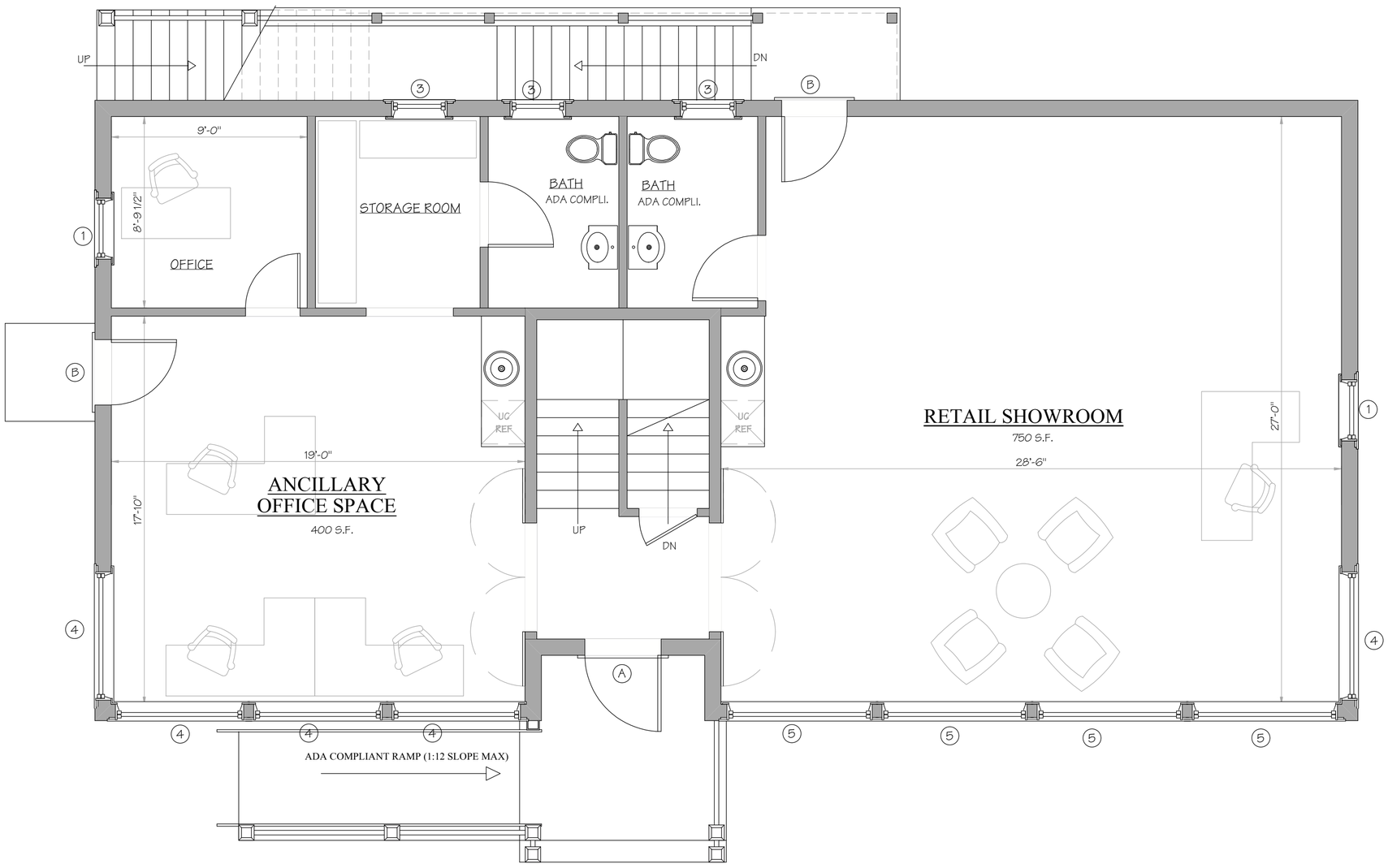
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 03/10/2025
SCALE: AS NOTED

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

A



FIRST FLOOR PLAN

	NUMBER	SASH/UNIT SIZE	ROUGH OPENING	MANUF.	TYPE	UNITS	MODEL NO.	NOTES	QUANT
WINDOWS	1	2'-9 5/8" X 4'-8 7/8"	2'-10 1/8" X 4'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2846		12
	T1	2'-9 5/8" X 4'-8 7/8"	2'-10 1/8" X 4'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2846	TEMPERED	4
	2	BLANK							1
	3	2'-5 5/8" X 3'-8 7/8"	2'-6 1/8" X 3'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2436		8
	4	5'-8" X 6'-1"	TBD	TBD	1 PICTURE 6 LT	SINGLE	TBD		5
	5	6'-8" X 6'-1"	TBD	TBD	1 PICTURE 7 LT	SINGLE	TBD		4
DOORS	A	3'-6" X 6'-8"	TBD	TBD	4LT 2 PL W/ 6LT TRANSOME	SINGLE	TBD		1
	B	3'-0" X 6'-8"	TBD	TBD	9 LT 2 PL	SINGLE	TBD		2
	C	2'-8" X 6'-8"	TBD	TBD	9 LT 2 PL	SINGLE	TBD		2
	D	6'-0" X 6'-8"	TBD	TBD	15LT 1 PL	DOUBLE	TBD	BASEMENT	1

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

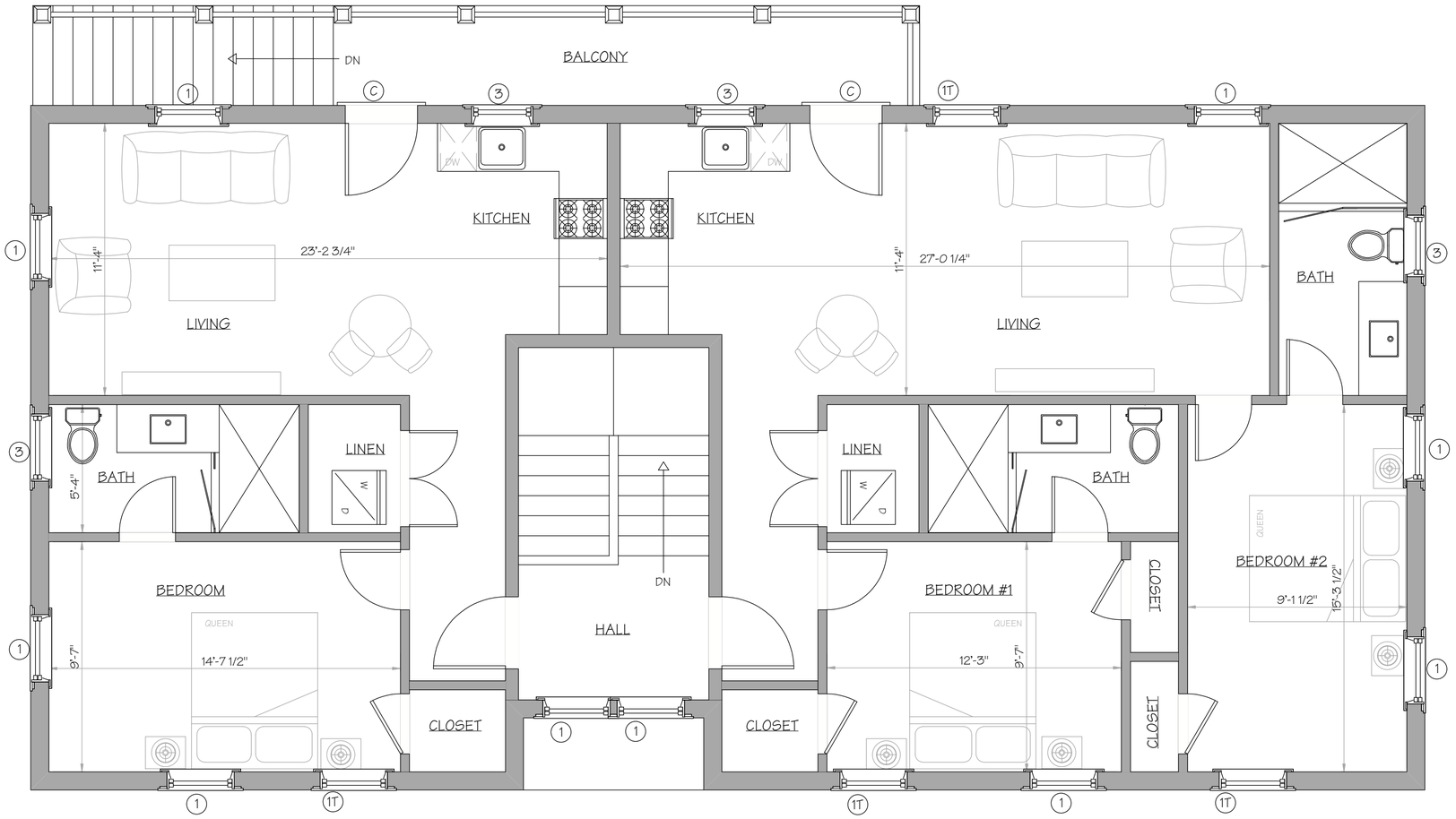
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

FIRST FLOOR PLAN
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

1



APARTMENT #1

APARTMENT #2

SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

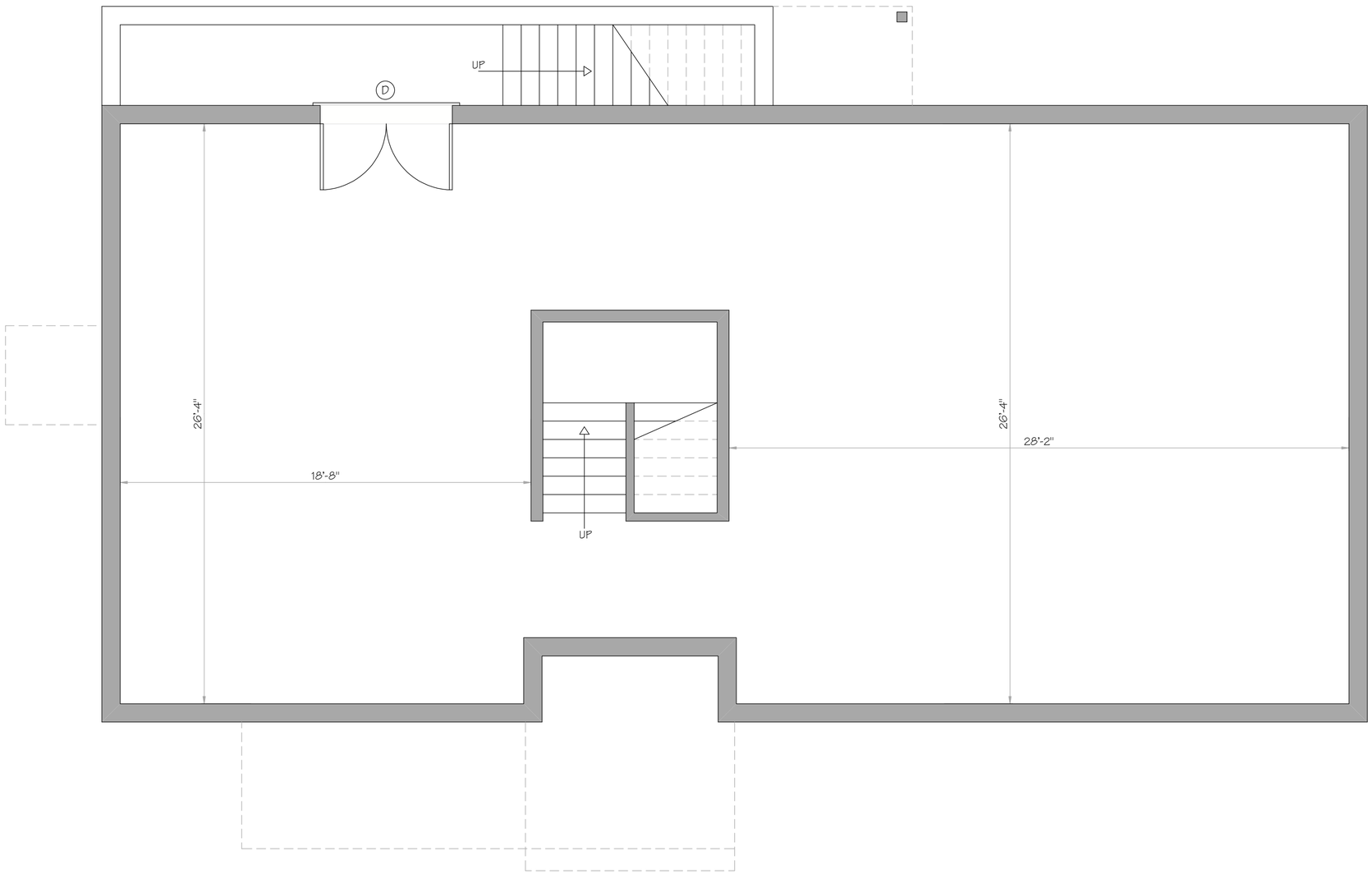
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

SECOND FLOOR PLAN
DATE: 03/10/2025
SCALE 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

2



BASEMENT PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

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

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

4



EAST ELEVATION

28'-0"

NOT FOR CONSTRUCTION

BENJAMIN
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.

ELEVATION
DATE: 03/10/2025
SCALE: 1/4" = 1' 0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

5



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

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

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

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

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Providence, RI 02903

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: Oak Hill Investments LLC
Street and Apt. No., or PO Box No.: 2 Angell St. Unit 3
City, State, ZIP+4®: Providence, RI 02903

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

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
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: 10 Hanabea Lane LLC c/o CB Backing
Street and Apt. No., or PO Box No.: PO Box 2609
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 06

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

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
$

Postmark Here: NANTUCK MAR 10 02554-9 0554 02

03/10/2025

Sent To: Rafael & Gail Osona
Street and Apt. No., or PO Box No.: PO Box 2607
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Wayne, PA 19087

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUC MAR 10 02554-9 0554 02

03/10/2025

Sent To: Scarlett Ohara LLC
Street and Apt. No., or PO Box No.: 512 W Lancaster Ave Suite C
City, State, ZIP+4®: Wayne PA 19087

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$684.40 3. **Application Fee:** See back of application for fee schedule or call the office. Structure: $634.40 Parking: $50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR 12 Hombeck Lane LLC

STREET ADDRESS 12 Hombeck Ln.

MAP/PARCEL 69/258

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/12/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/10/2025
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

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 _____

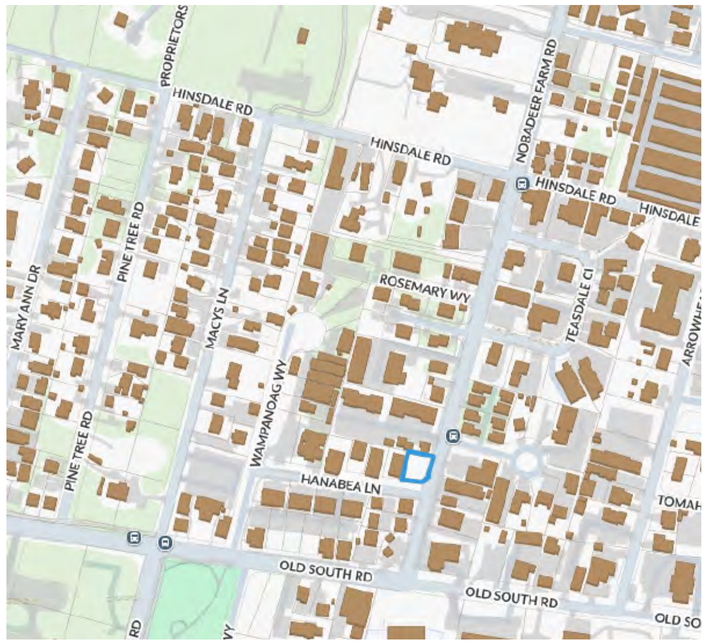
* Attach manufacturer's color samples if color is not from HDC approval list.

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Providence, RI 02903

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: Oak Hill Investments LLC
Street and Apt. No., or PO Box No.: 2 Angell St. Unit 3
City, State, ZIP+4®: Providence, RI 02903

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

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
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: 10 Hanabea Lane LLC c/o CB Backing
Street and Apt. No., or PO Box No.: PO Box 2609
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 06

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

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
$

Postmark Here: NANTUCK MAR 10 02554-9 0554 02

03/10/2025

Sent To: Rafael & Gail Osona
Street and Apt. No., or PO Box No.: PO Box 2607
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Wayne, PA 19087

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUC MAR 10 02554-9 0554 02

03/10/2025

Sent To: Scarlett Ohara LLC
Street and Apt. No., or PO Box No.: 512 W Lancaster Ave Suite C
City, State, ZIP+4®: Wayne PA 19087

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$684.40 3. **Application Fee:** See back of application for fee schedule or call the office. Structure: $634.40 Parking: $50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR 12 Hombeck Lane LLC

STREET ADDRESS 12 Hombeck Ln.

MAP/PARCEL 69/258

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/12/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/10/2025
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

RECEIVED MAR 11 2025 By

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 14

Street & Number of Proposed Work: 45 Surfside Rd

Owner of record: Rebecca Moesinger

Mailing Address: 45 Surfside Rd Nantucket MA 02554

Contact Phone #: 617-980-4745 E-mail: rebecca@45surfside.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16 ft Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Height 40" Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: as built fence

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other white paint

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence White Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/11/25 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

✓	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see below.

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/2/25

RECEIVED
MAR 11 2025
By_____

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

RECEIVED
MAR 11 2025
By

I Rebecca Moesinger

AS AGENT FOR 45 Surfside Café

STREET ADDRESS 45 Surfside Road MA 02554

MAP/PARCEL 67 · 14

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/11/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/11/25
Date

RECEIVED
MAR 11 2025



Property Information

Property ID	5270
Location	45 SURFSIDE RD
Owner	FORTY FIVE SURFSIDE RD LLC

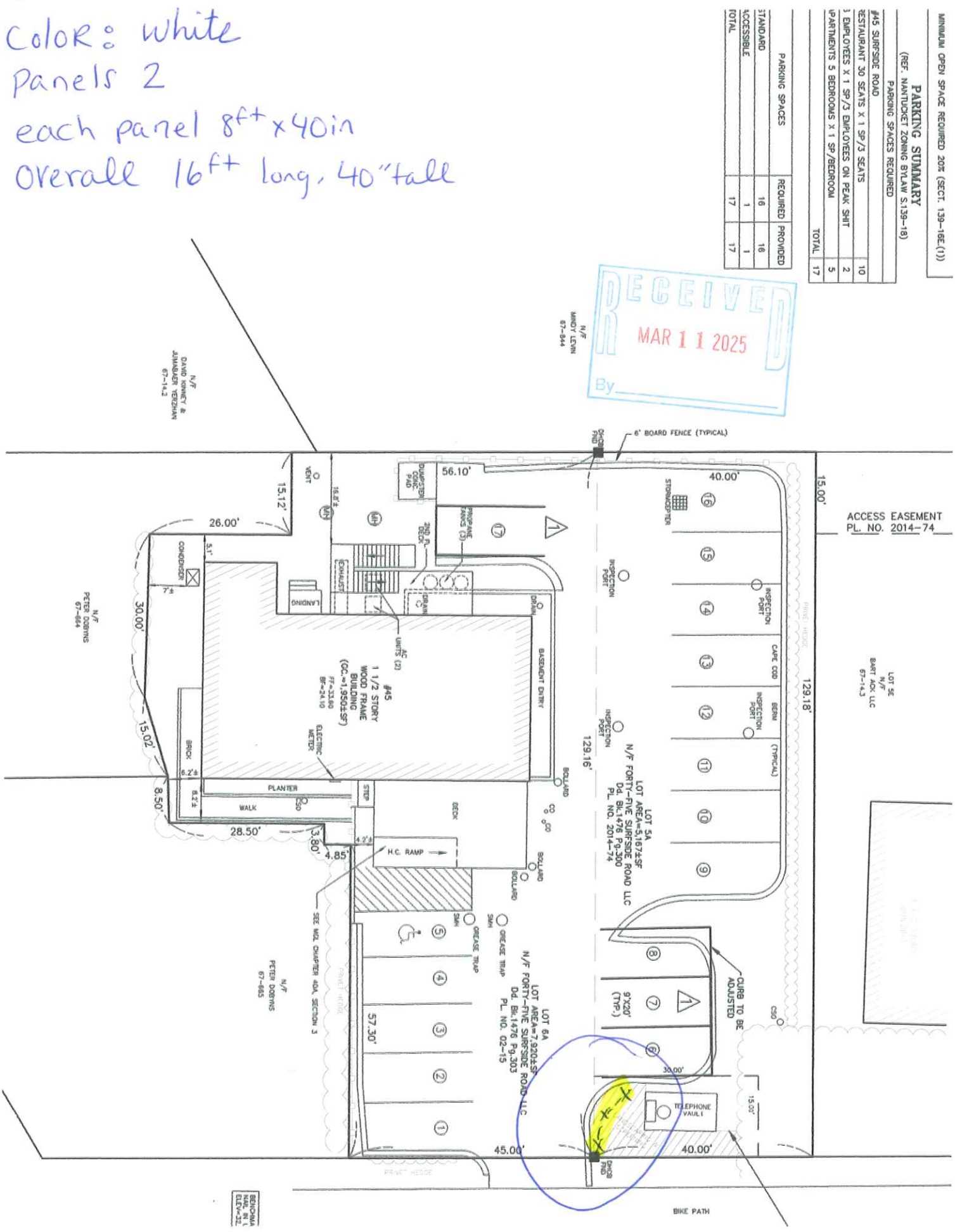
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Material: Cedar
Color: White
Panels 2
each panel 8ft x 40in
Overall 16ft long, 40" tall




SURFSIDE


45 SURFSIDE
bakery and café

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path (Guest House)

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Ln
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-12-9671
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Chimney Removed. Posts added for door canopy
2. South Elevation Chimney Removed. Posts added for door canopy
3. West Elevation Chimney Removed.
4. North Elevation Chimney Removed. Posts added for door canopy

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/2/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Quidnest LLC

STREET ADDRESS 26 Quidnet Path

MAP/PARCEL 21 / 150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03.12.2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

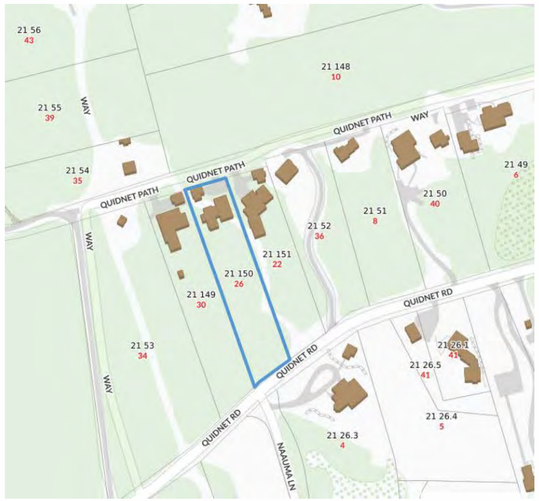
Michael Clancy — Signature

03.12.2025 — Date

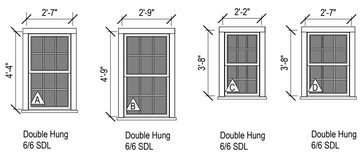
Guest House

26 Quidnet Path
Nantucket, MA 02554

HDC Submission (Chimney & Post Changes) *03.04.2025*

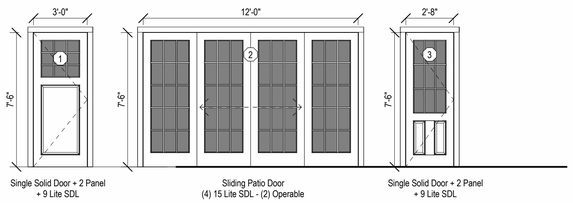


Locus Map



Window Legend

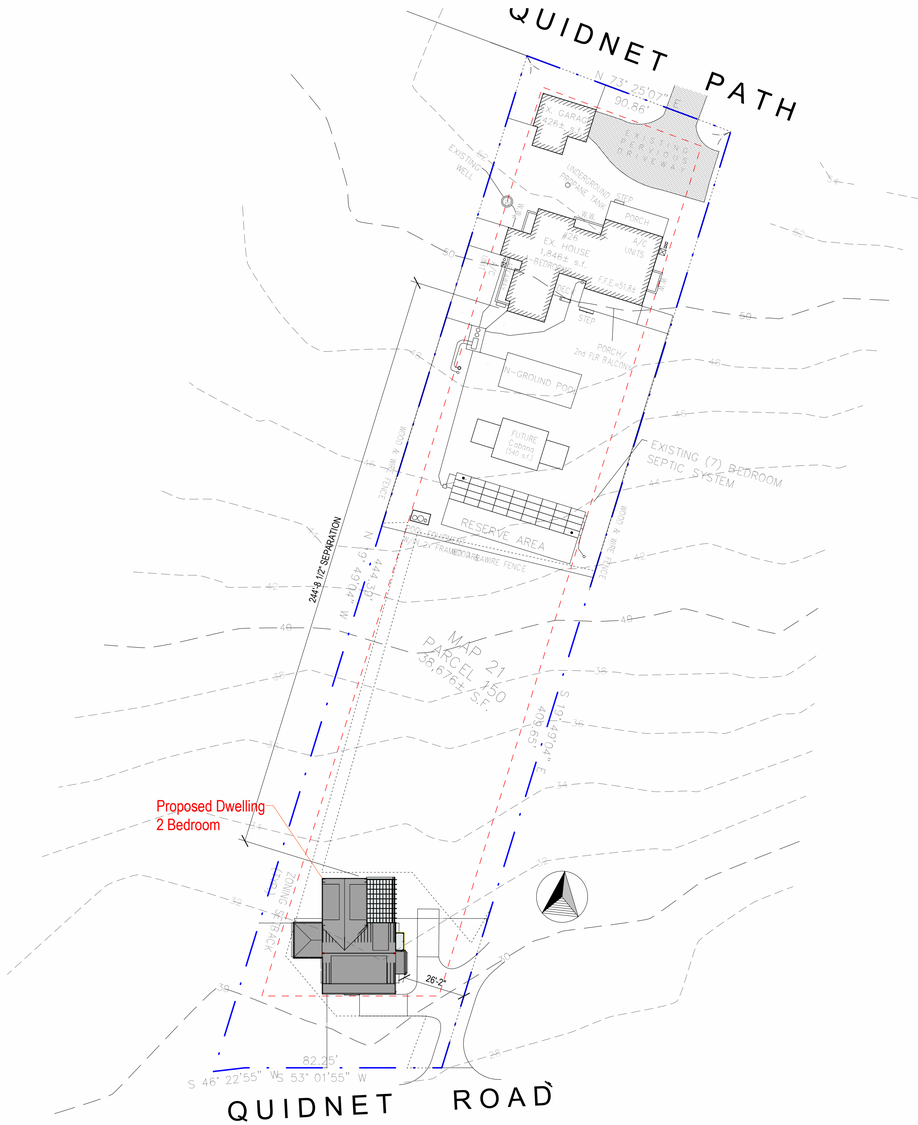
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"





Site Plan

1" = 30'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

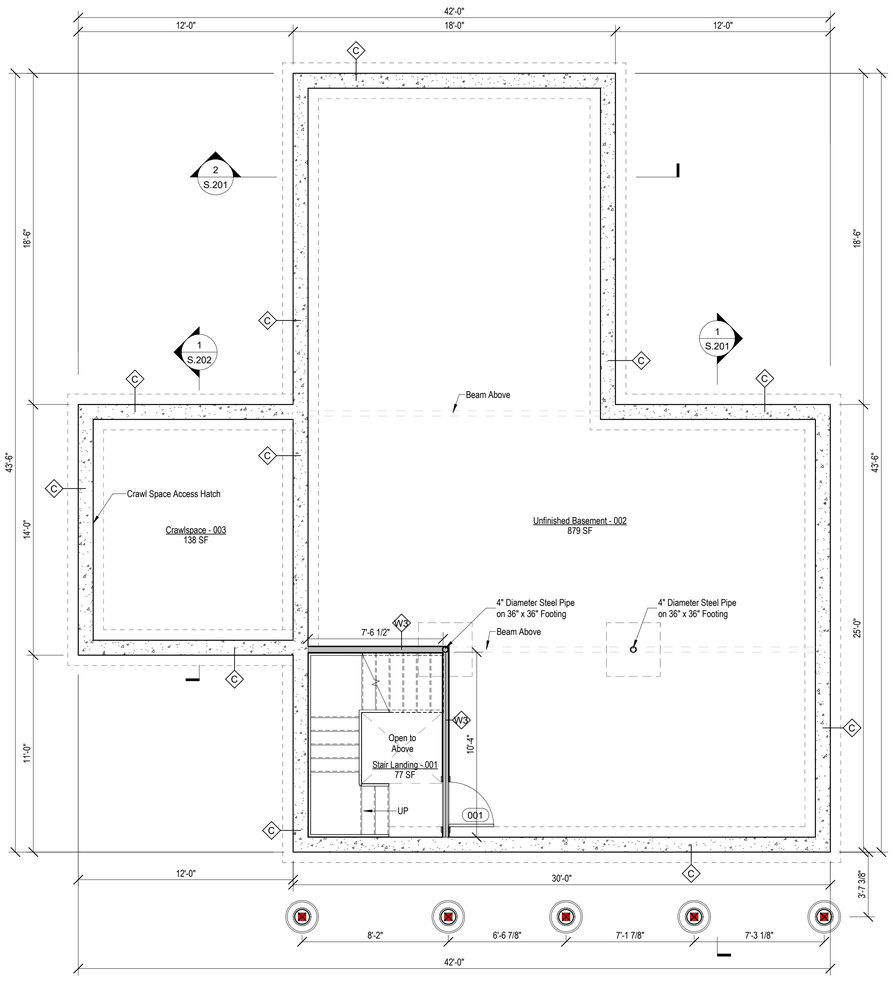
G.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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.

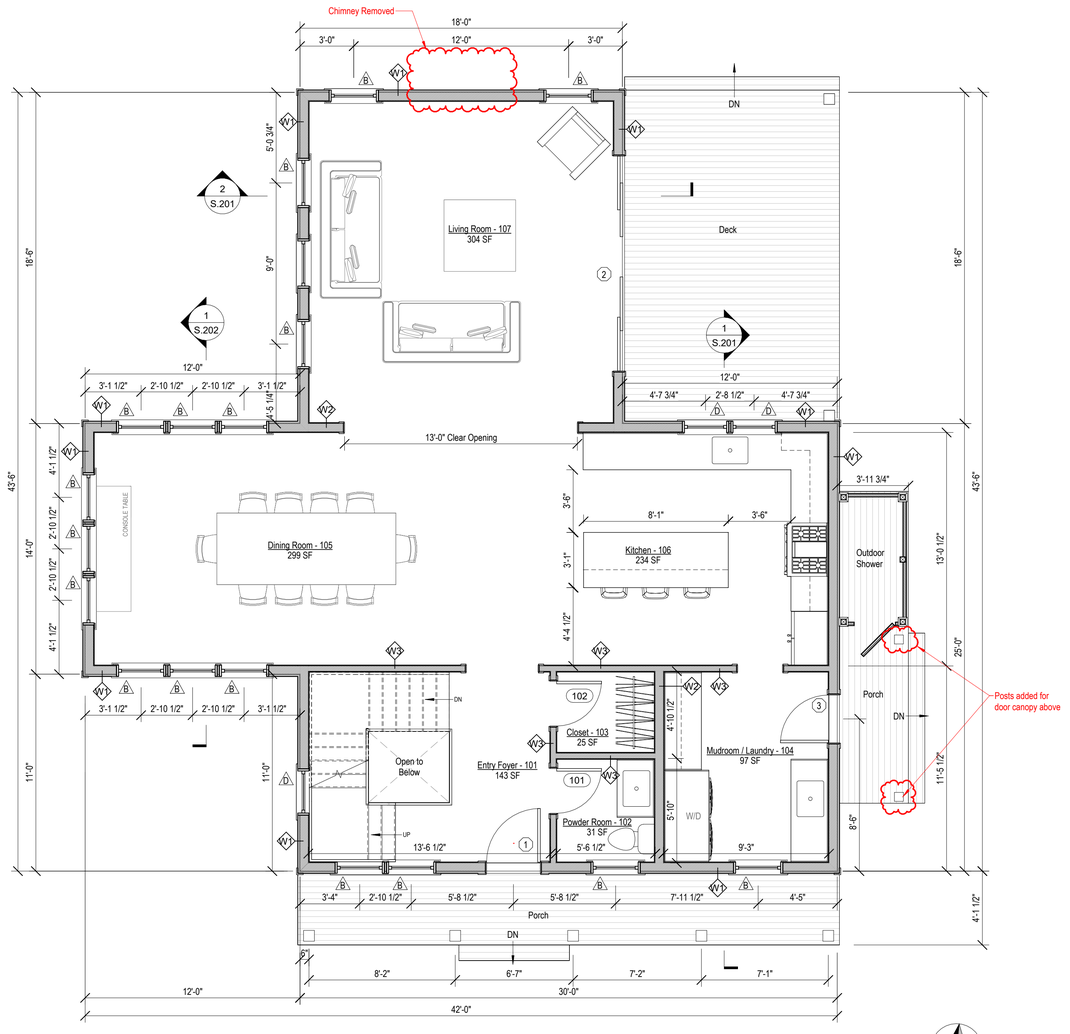
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

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

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.

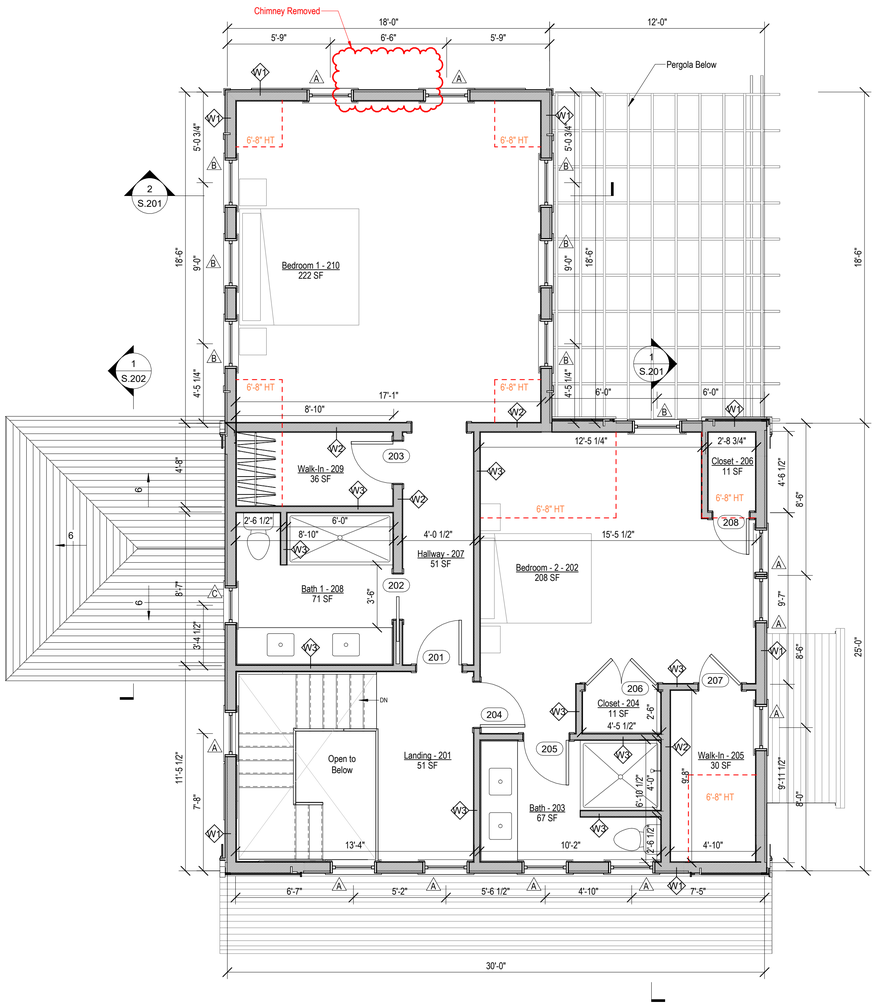
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.101
2327

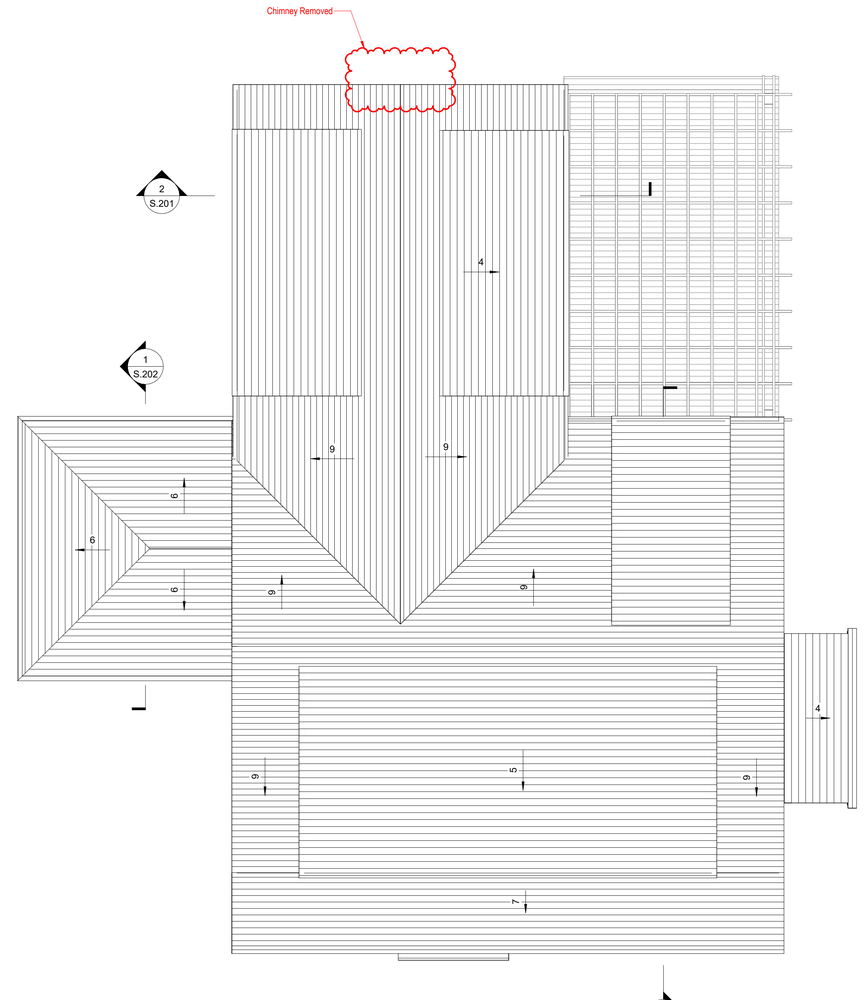
HDC Submission (Chimney & Post Changes) *03.04.2025*

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

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.

A.102
2327

03.04.2025

HDC Submission (Chimney & Post Changes)



West Elevation - Proposed

1/4" = 1'-0"



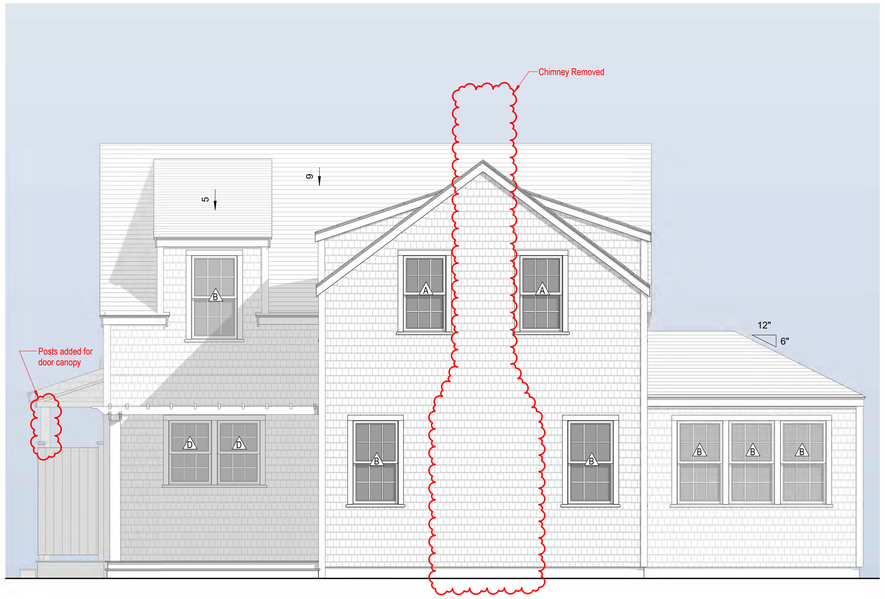
South Elevation - Proposed

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

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

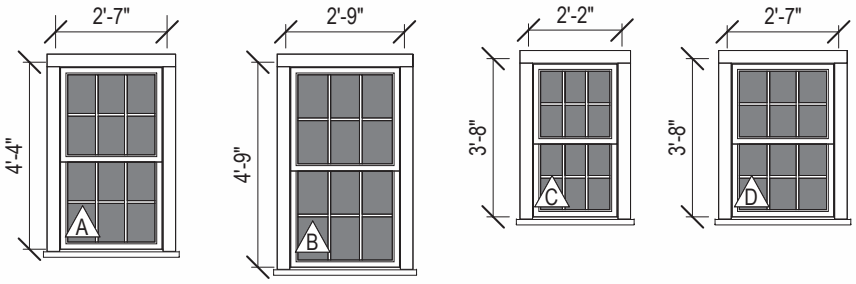
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

A.201
2327


21 56
43
21 148
10
21 55
39
WAY
QUIDNET PATH
WAY
21 54
35
QUIDNET PATH
QUIDNET PATH
21 49
6
21 50
40
21 51
8
21 52
36
WAY
21 151
22
21 150
26
21 149
30
QUIDNET RD
21 53
34
21 26.1
41
21 26.5
41
WAY
QUIDNET RD
QUIDNET RD
21 26.4
5
21 26.3
4
NAAUMA LN

Locus Map



Double Hung
6/6 SDL

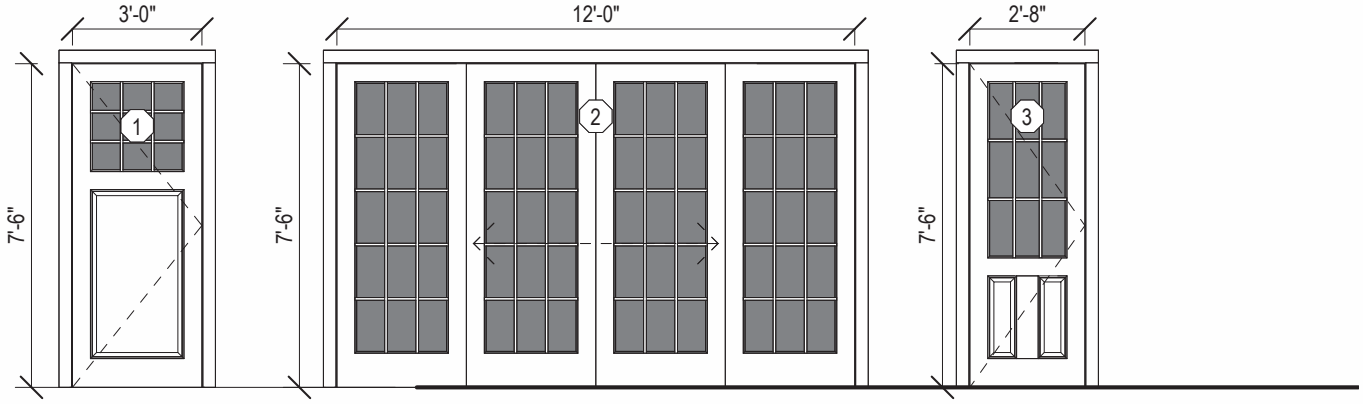
Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



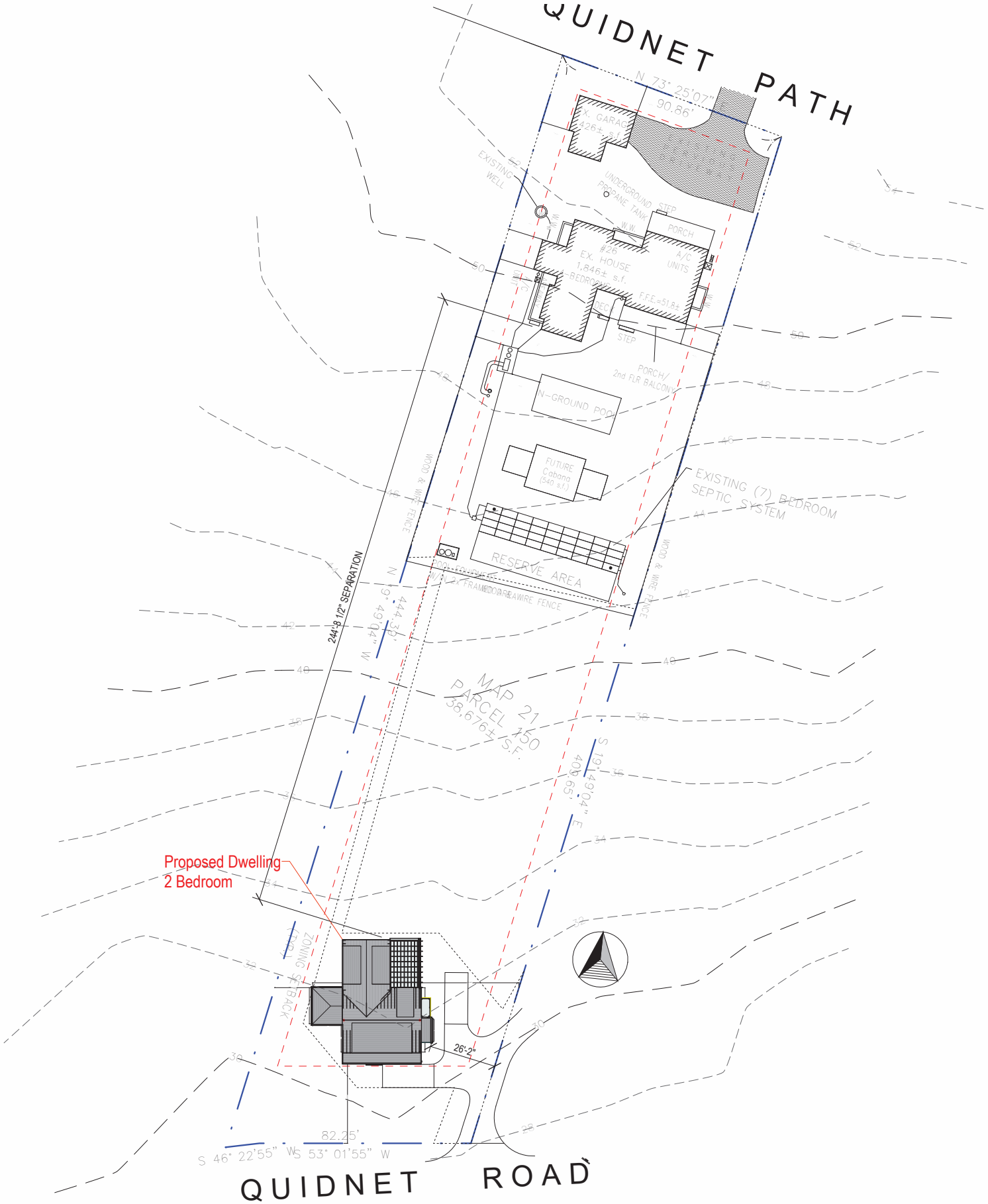
Single Solid Door + 2 Panel
+ 9 Lite SDL

Sliding Patio Door
(4) 15 Lite SDL - (2) Operable

Single Solid Door + 2 Panel
+ 9 Lite SDL

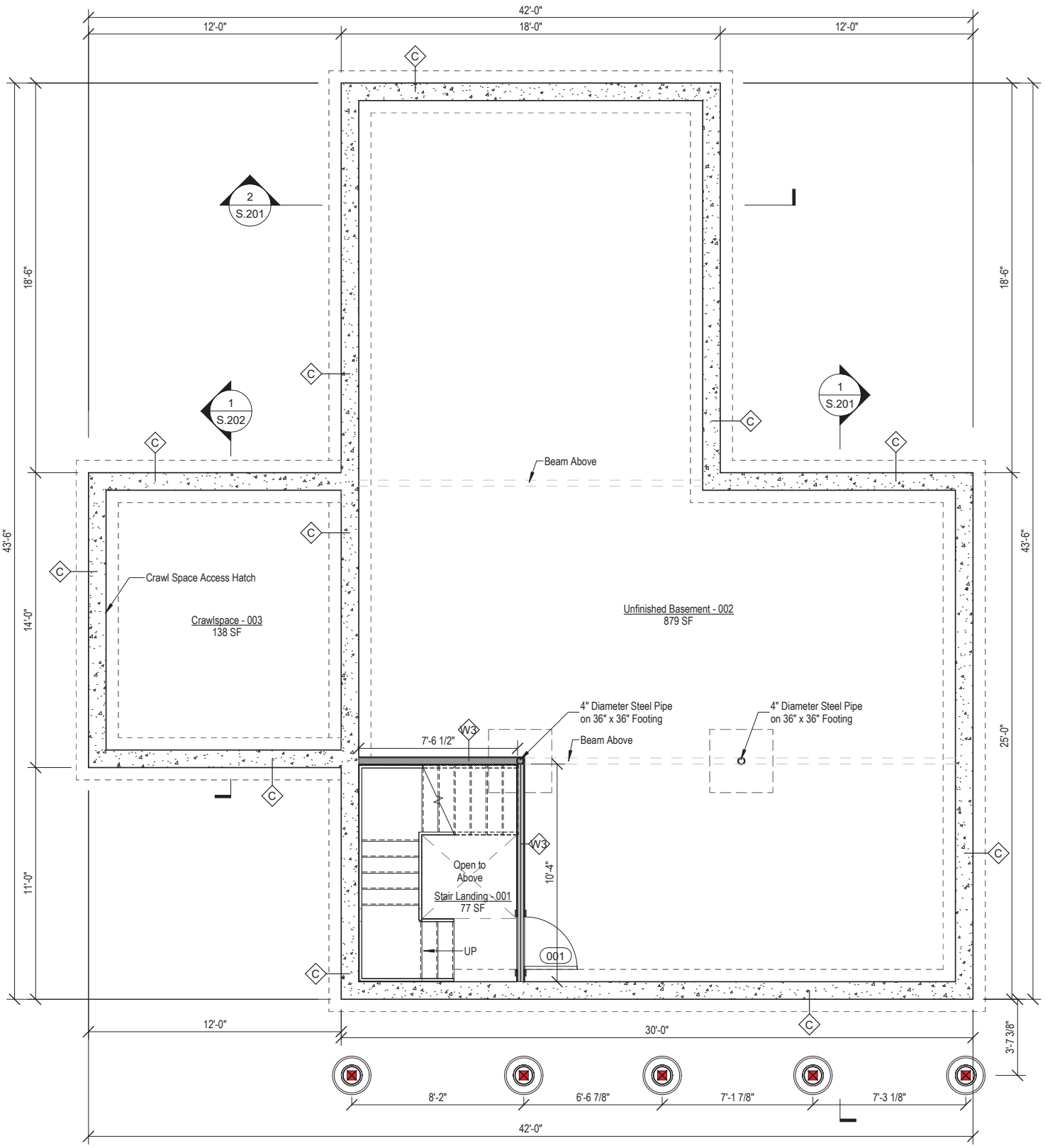
Door Legend

1/4" = 1'-0"



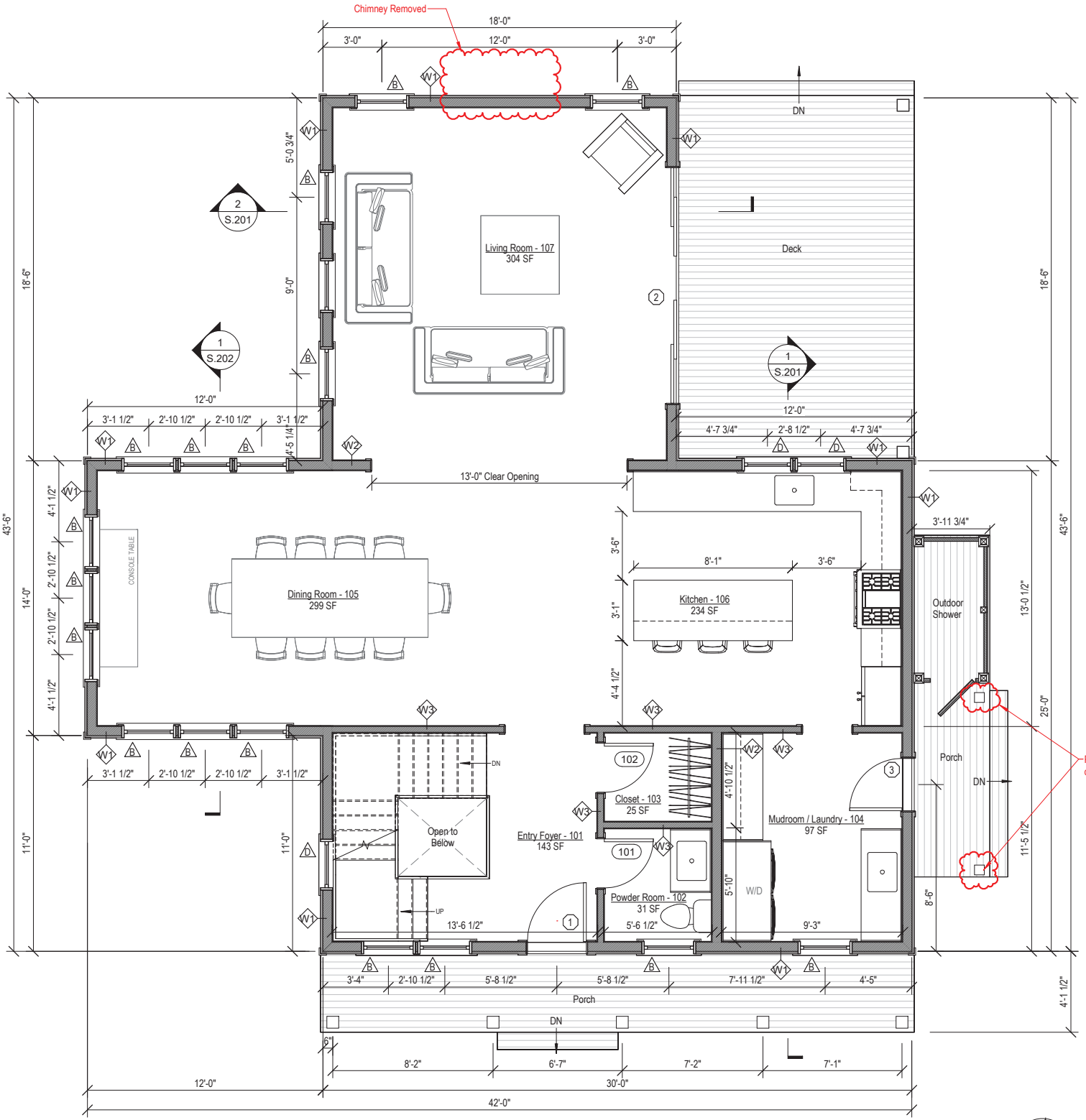
Site Plan

1" = 30'-0"



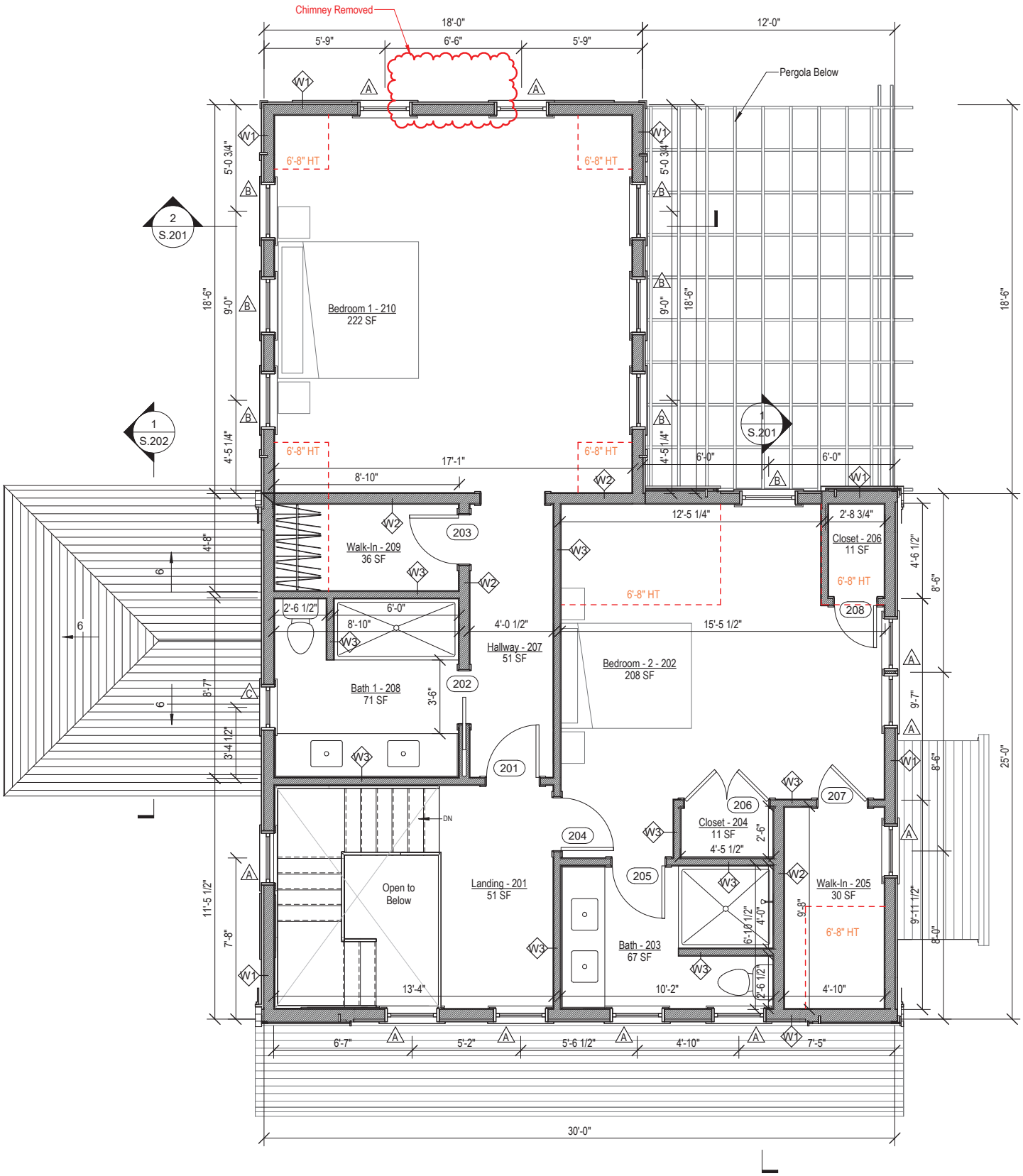
1 Basement Plan

1/4" = 1'-0"



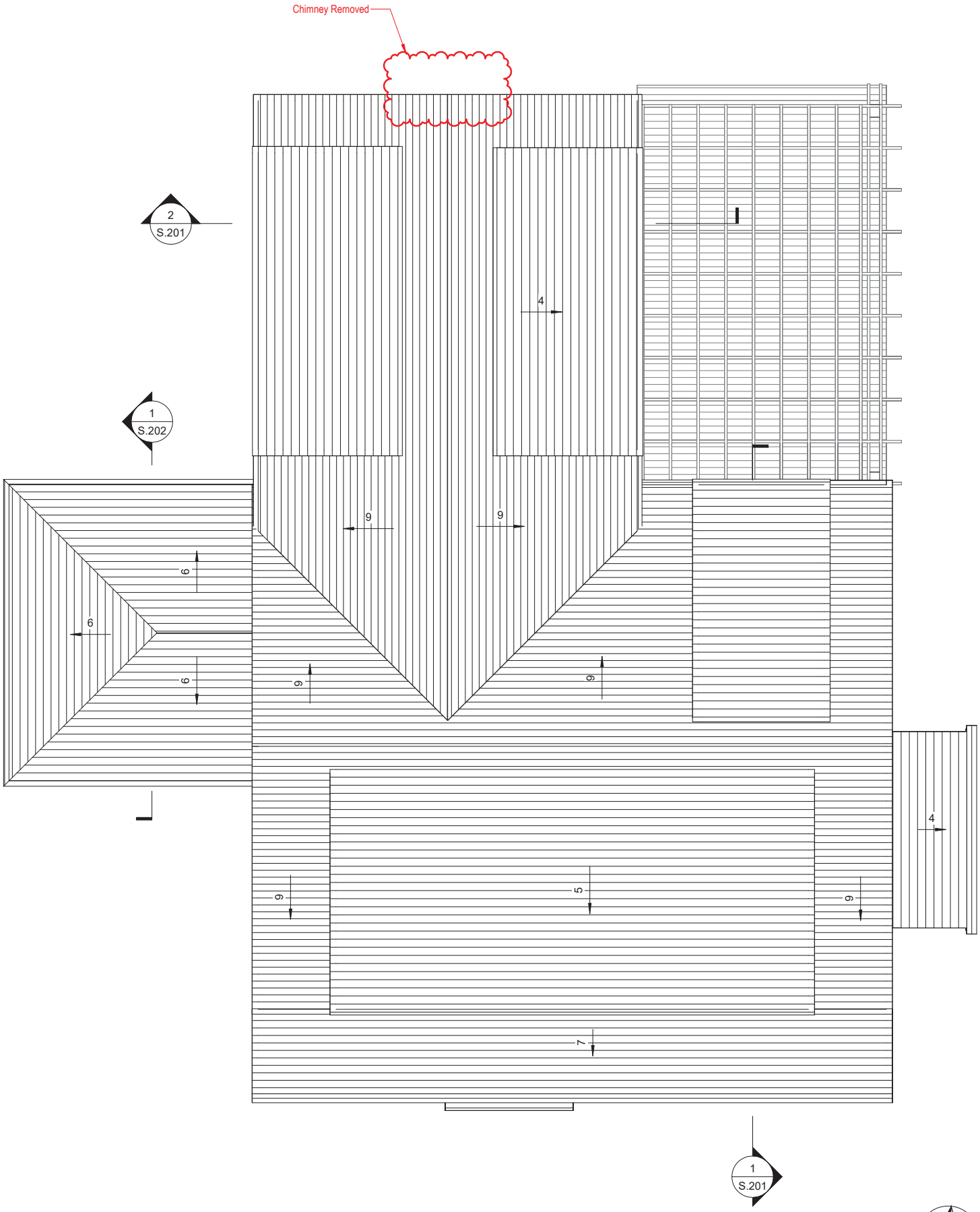
2 First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



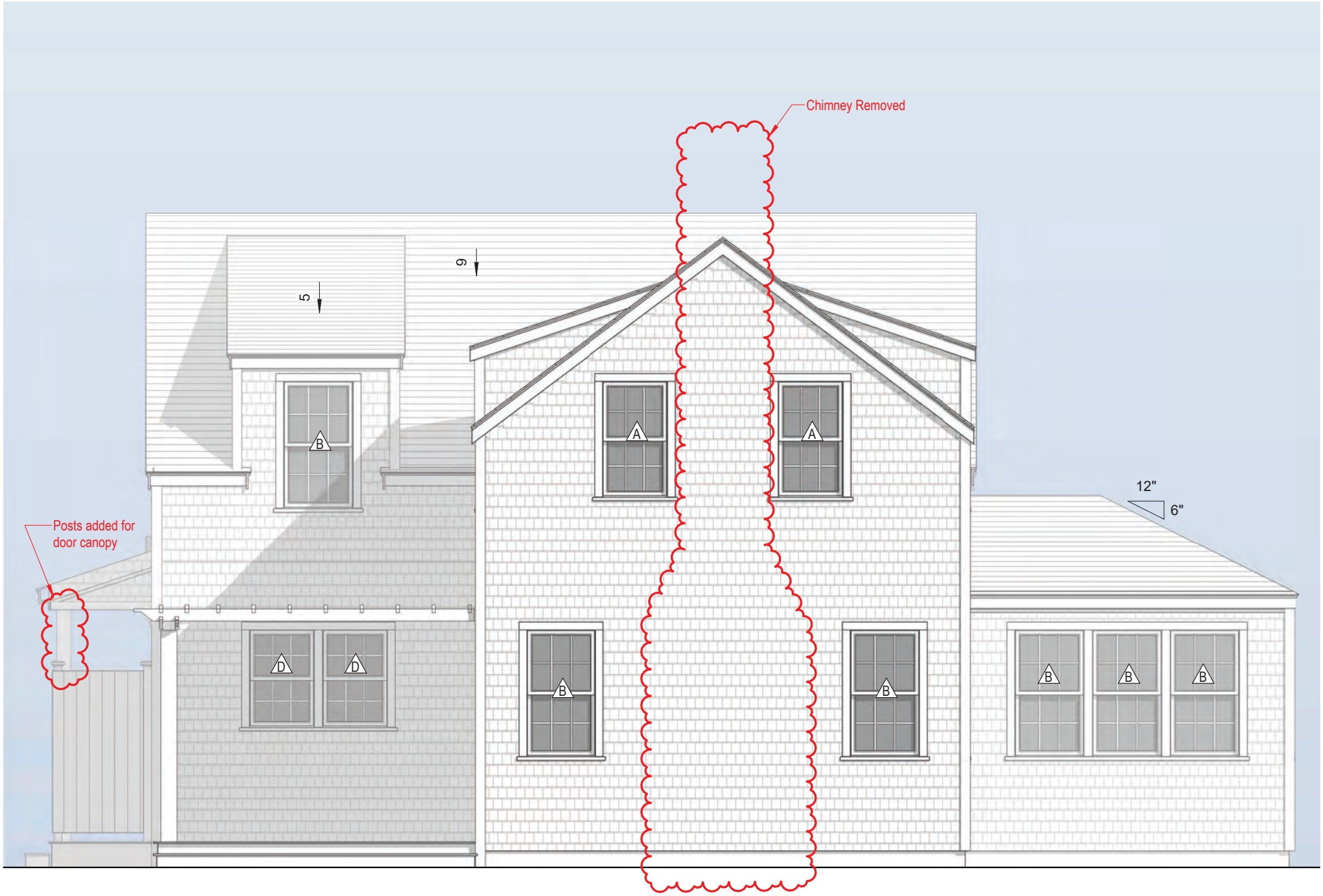
South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 12/12/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Lane
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emanus, Ltd

Mailing Address: 8 Williams Ln
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 41'-10" Sq. Footage 1st floor: 1143 sf

Width: 43'-6" Sq. footage 2nd floor: 943 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'6"x12' ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South _____ East _____ West 11"

Height of ridge above final finish grade: North 24'-11" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass 10/12 Dormer 5/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards 4½" Frieze _____

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 9"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/12/23 Signature of owner of record _____ Signed under penalties of perjury

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

02.22.24

HDC Old Business Submission



East Elevation



North Elevation



South Elevation



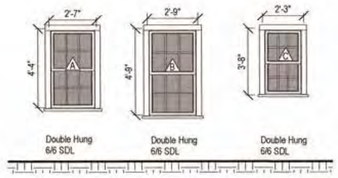
West Elevation



Locus Map

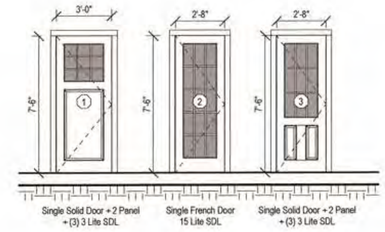


Aerial Map / Existing Conditions



Window Legend

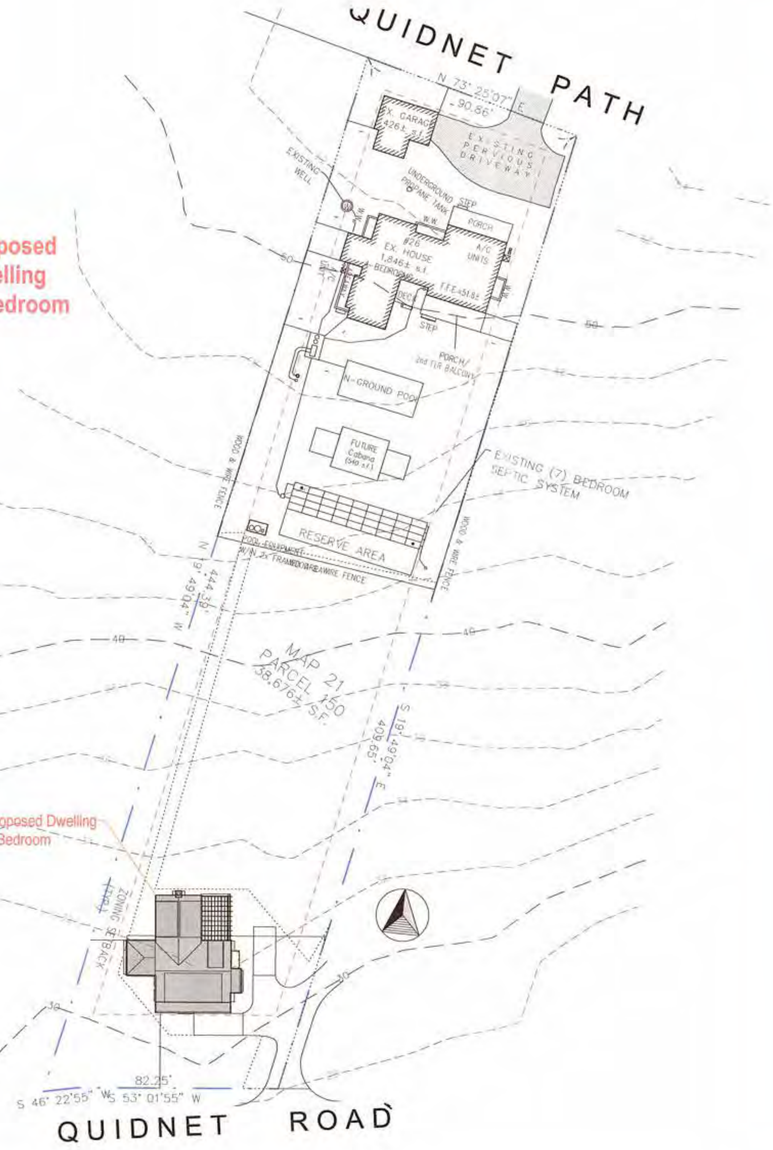
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"

Proposed
Dwelling
2 Bedroom



Site Plan

1" = 30'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

HDC 2023-12-9671
With [illegible] Approval

RECEIVED
FEB 23 2024

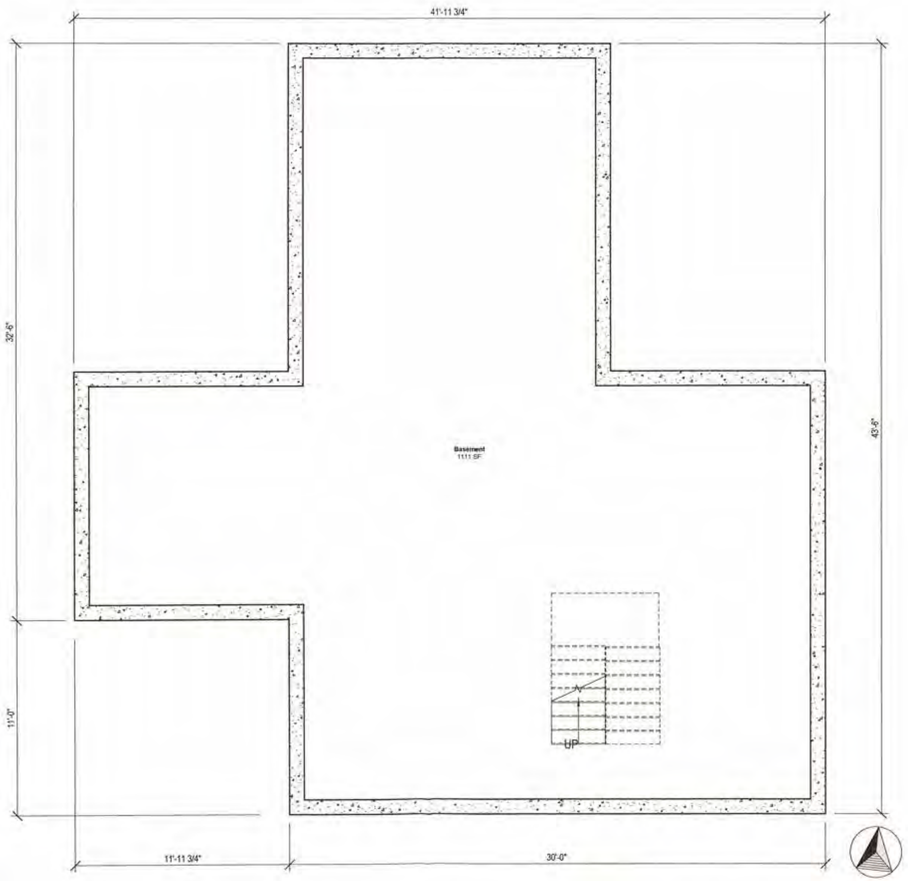
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2327

02.22.24

HDC Old Business Submission



Basement Plan

1/4" = 1'-0"



First Floor Plan

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Plans - Basement and First

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

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

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

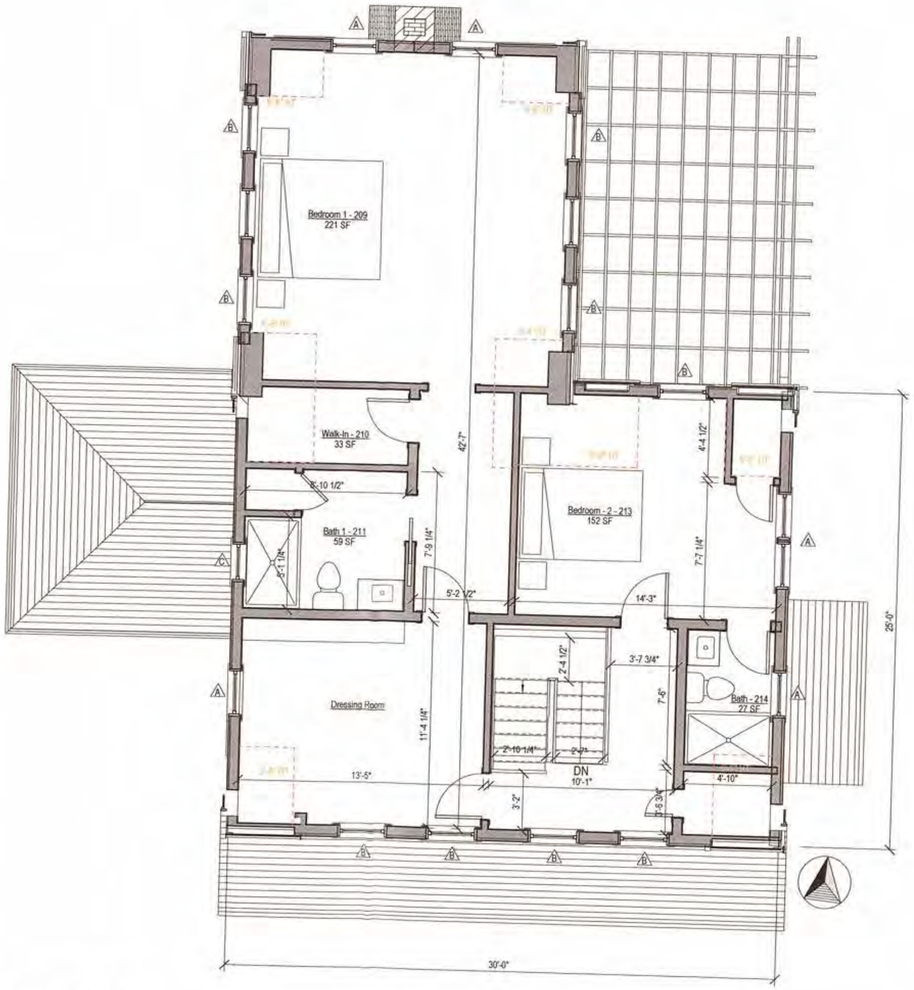
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

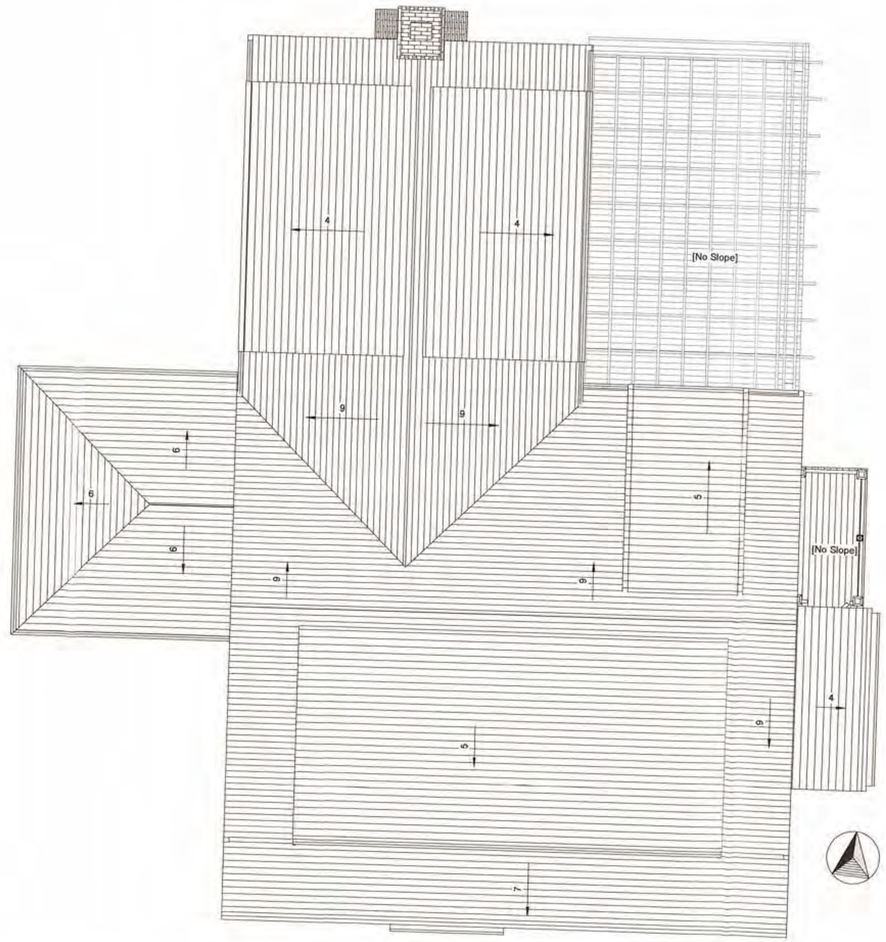
2327

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.:	—

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

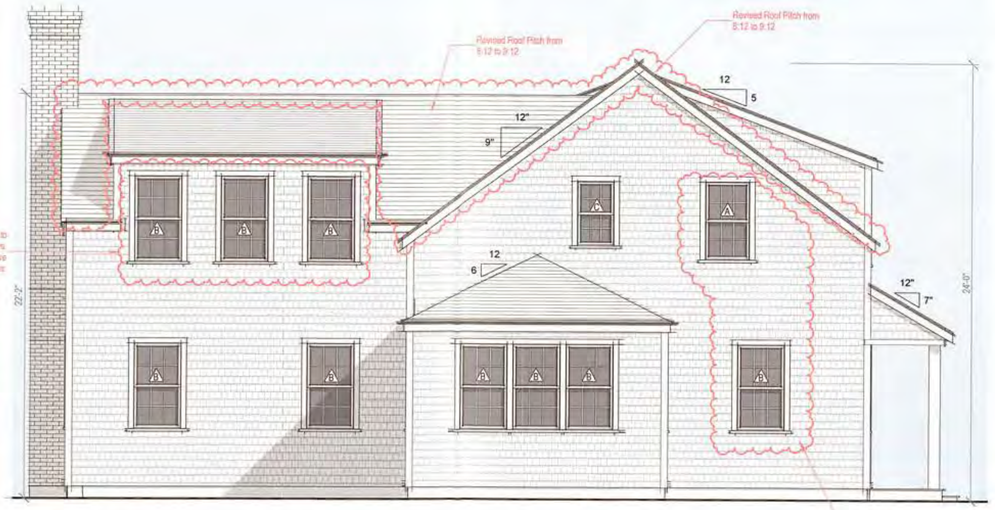
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

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

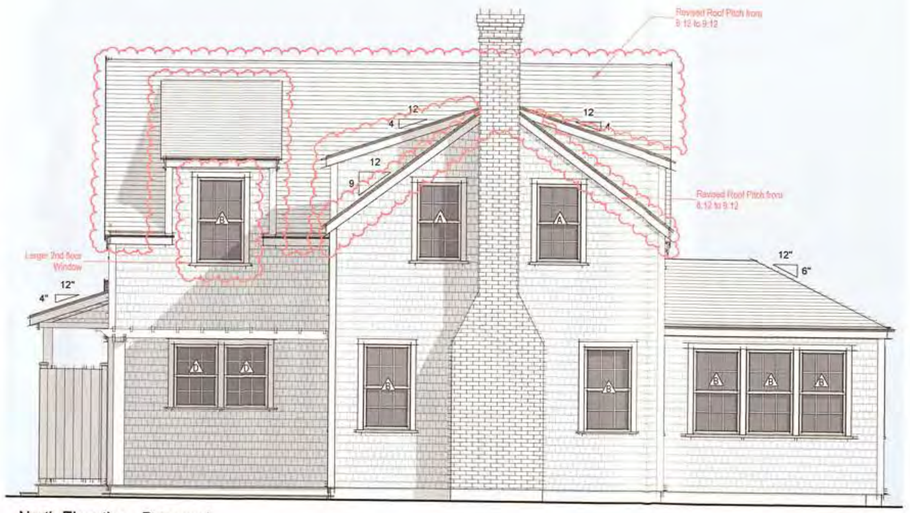


Previous North Elevation



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

RECEIVED
FEB 23 2024

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

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

RECEIVED
MAR 13 2025
By

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: 154SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 12' South 12' East 12' West 12'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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.

RECEIVED
MAR 13 2025
By

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

RECEIVED
MAR 13 2025
By

I Sanne Payne

AS AGENT FOR VLATKO DESHNACHKI

STREET ADDRESS 10 Lewis ct.

MAP/PARCEL 67/155

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

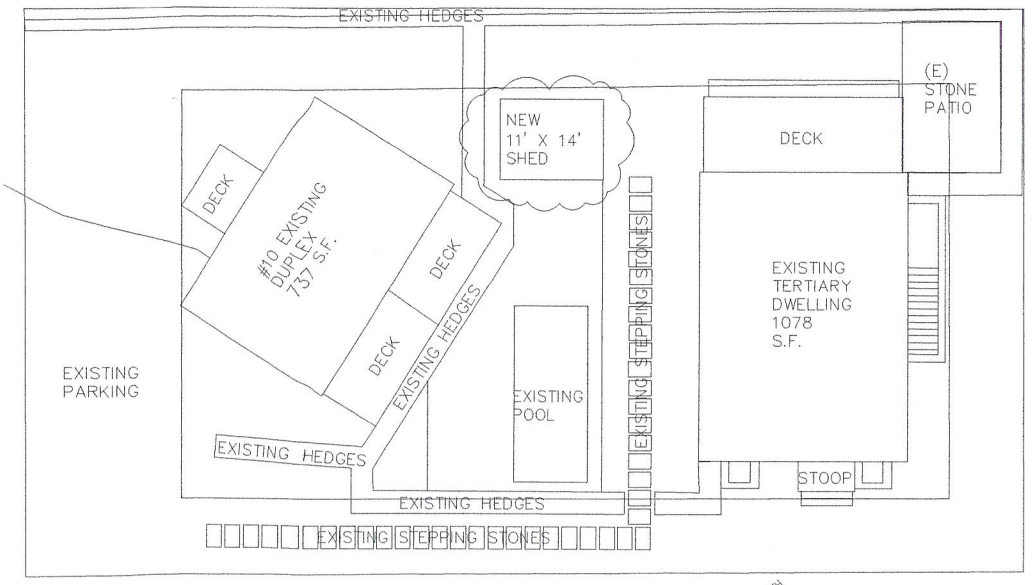
3.13.25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3.13.25 Date



1 SITE PLAN
SCALE: 1/8" = 1'-0"

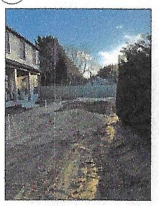
TRUE NORTH



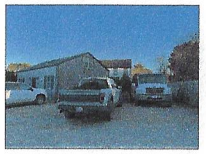
1 NORTH ELEVATION



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

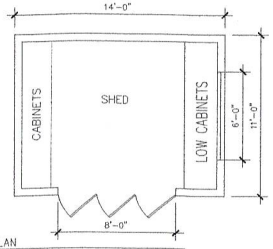
A1.1	SITE, FLOOR PLAN AND ELEVATIONS

DOOR SCHEDULE

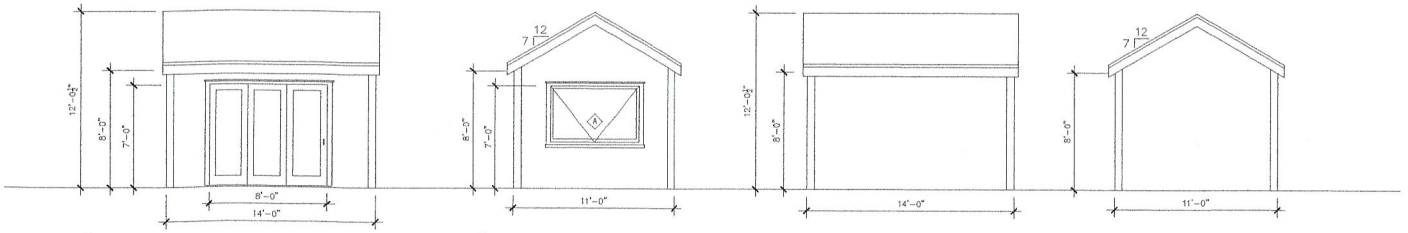
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

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"

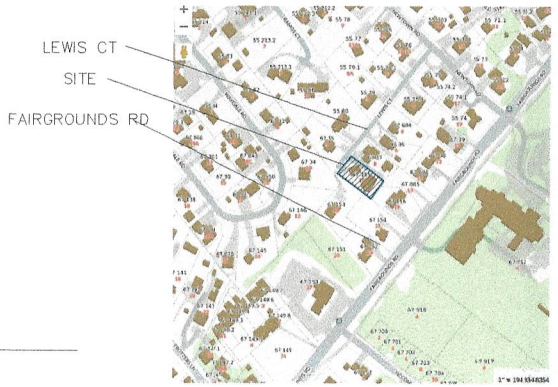


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



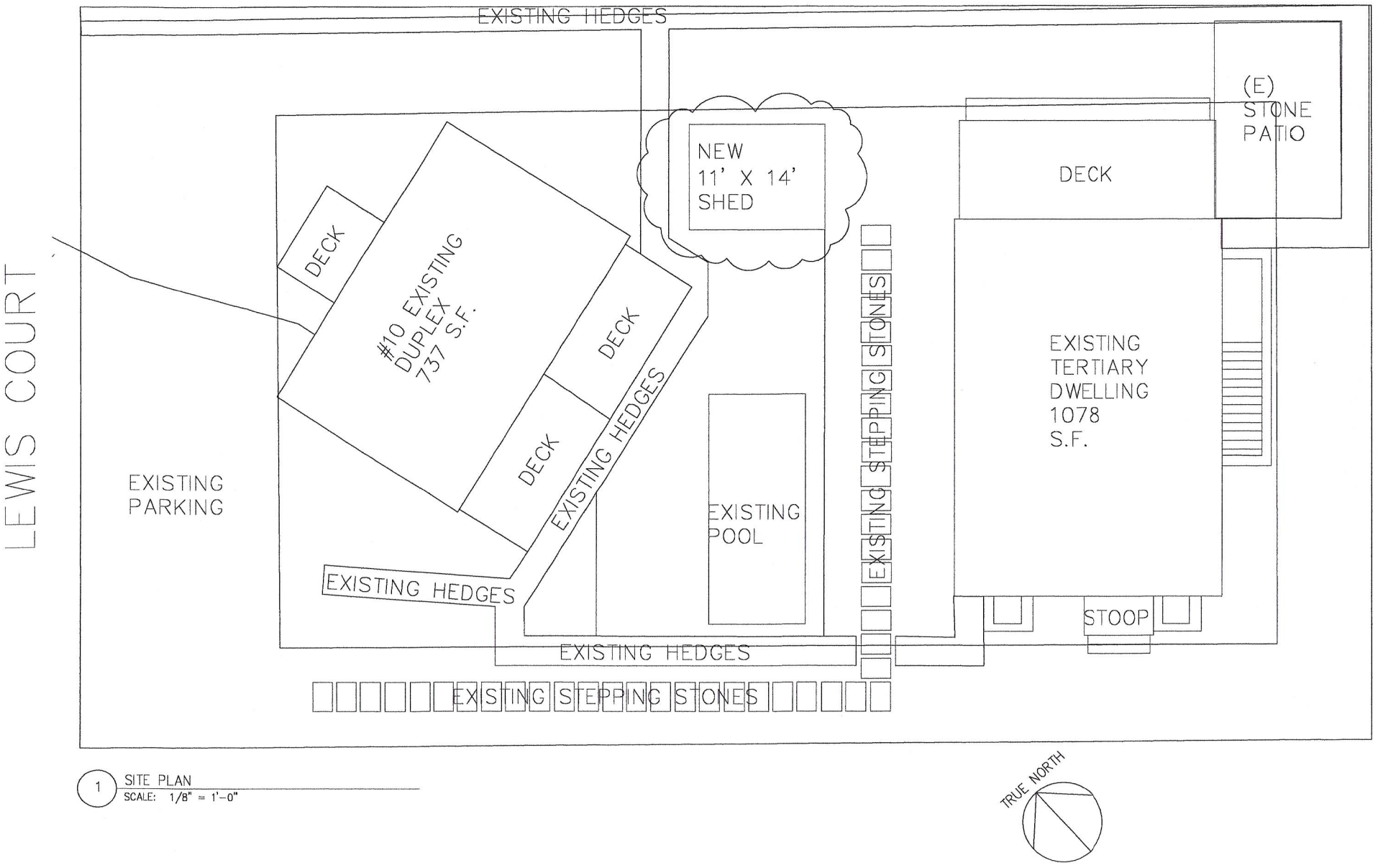
PESHNACHKI
10 LEWIS COURT
NANTUCKET MA 02554

Date: 3.13.25 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: PESHNACHKI
Scale: NOTED

SITE PLAN

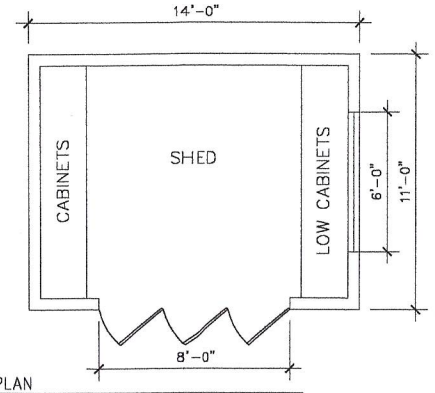
A1.1



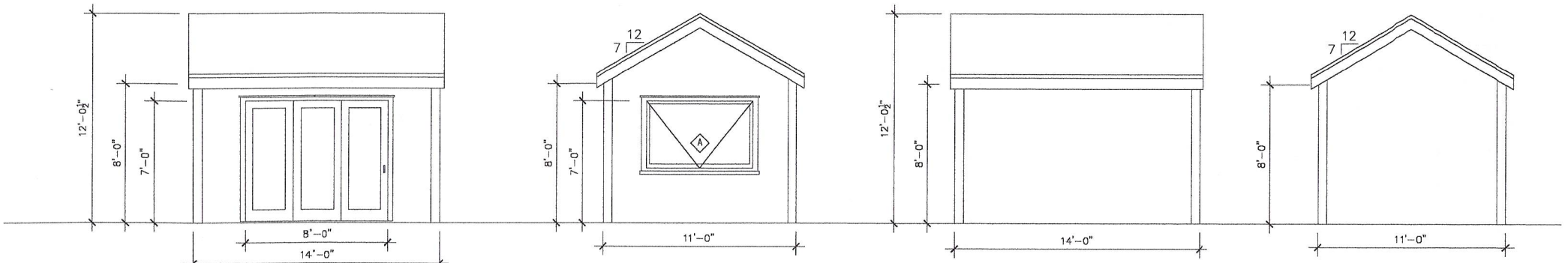
1 SITE PLAN
SCALE: 1/8" = 1'-0"



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"

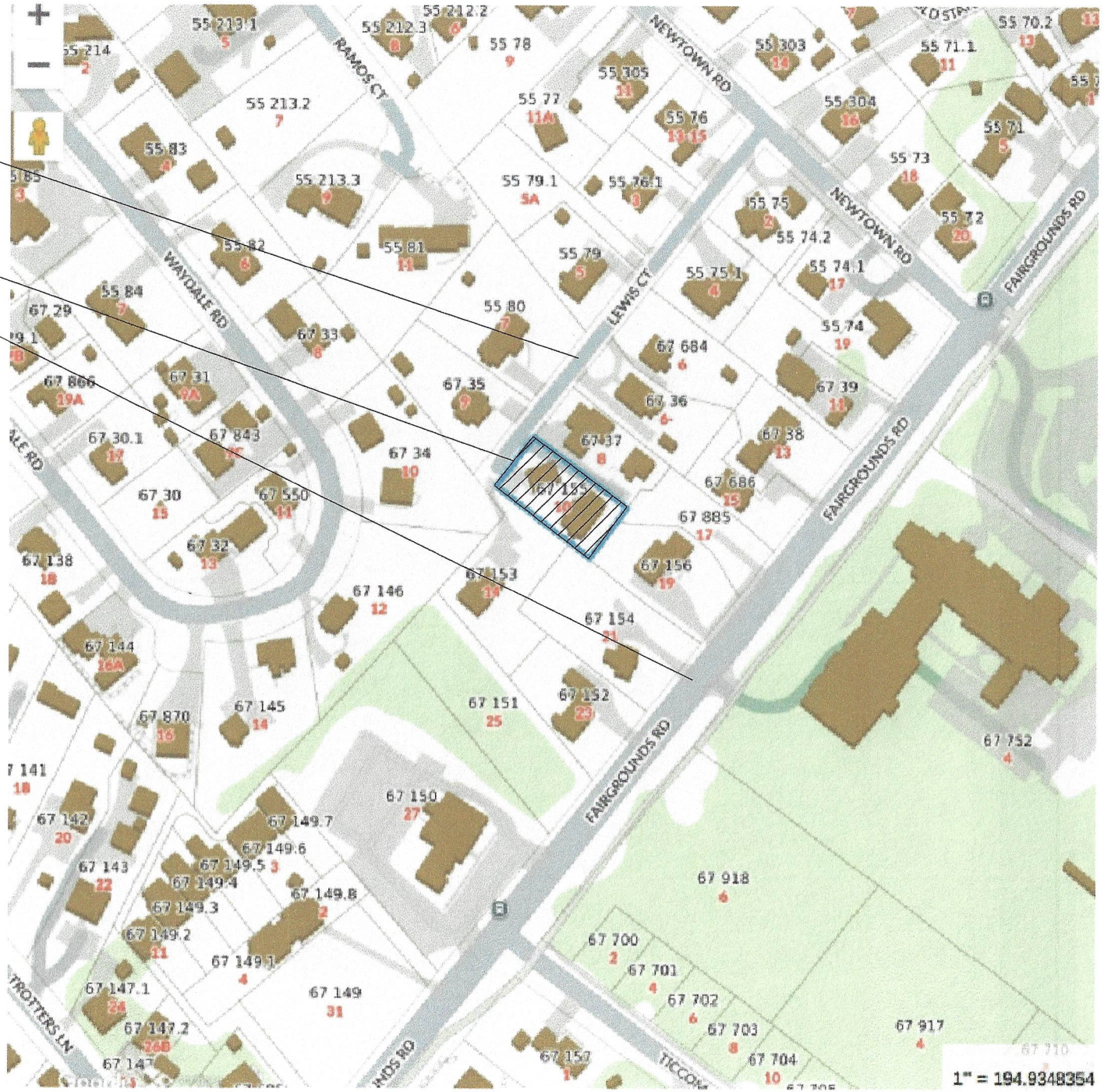
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

6 WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEWIS CT

SITE

FAIRGROUNDS RD

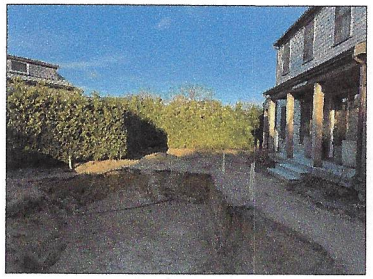


DOOR SCHEDULE

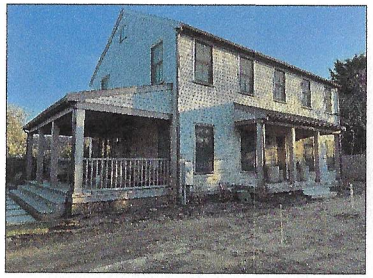
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

WINDOW SCHEDULE

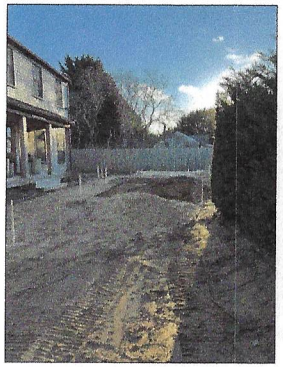
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	1 LIGHT AWNING	CUSTOM	---	4'-0"H X 6'-0"W



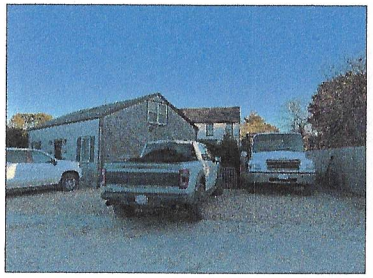
1 NORTH ELEVATION



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 _____

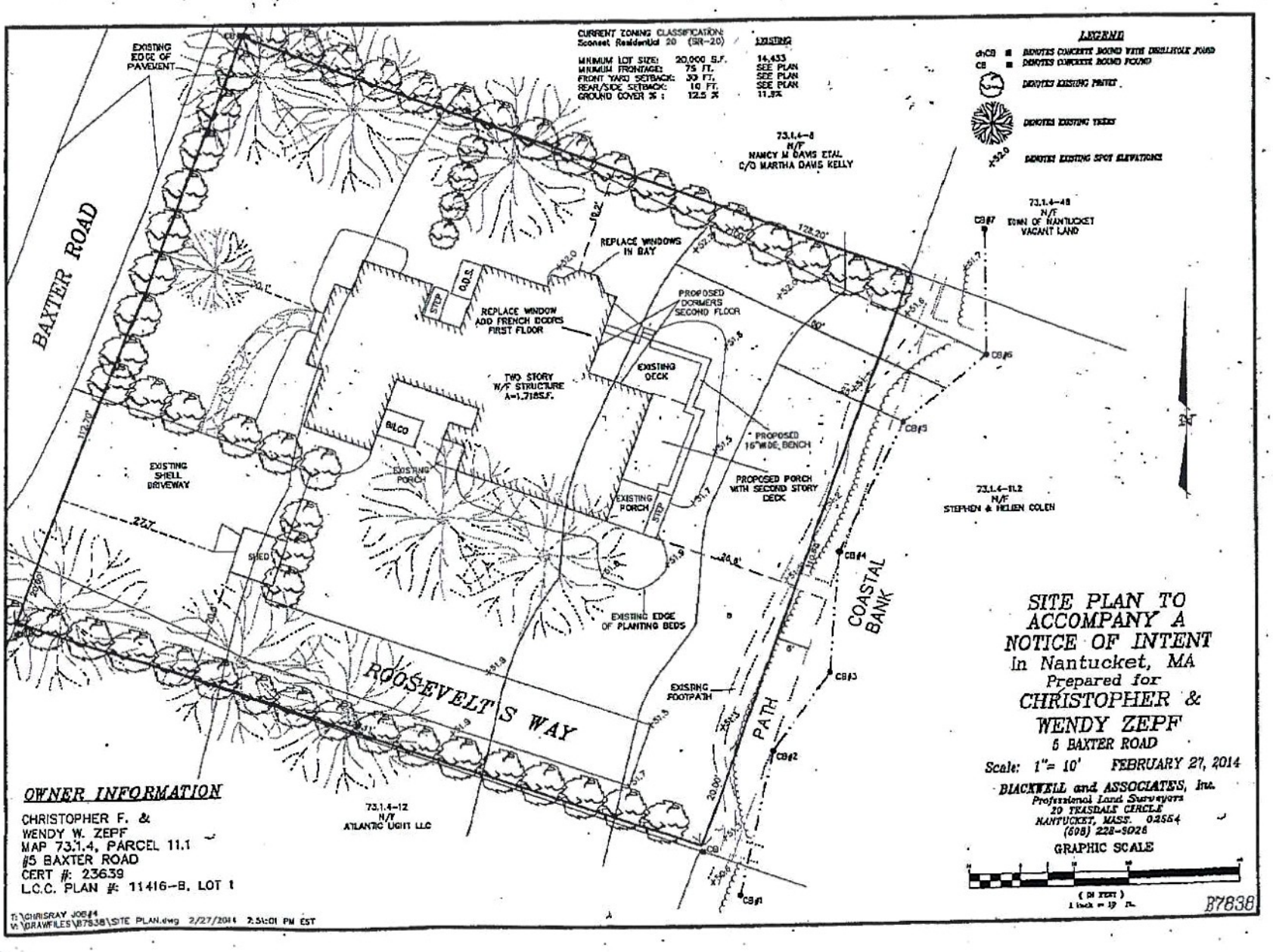
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Martin Bourke

AS AGENT FOR Chris and Wendy Zepf

STREET ADDRESS 5 Baxter Road. Nantucket, MA

MAP/PARCEL 73.1.4 / 11.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

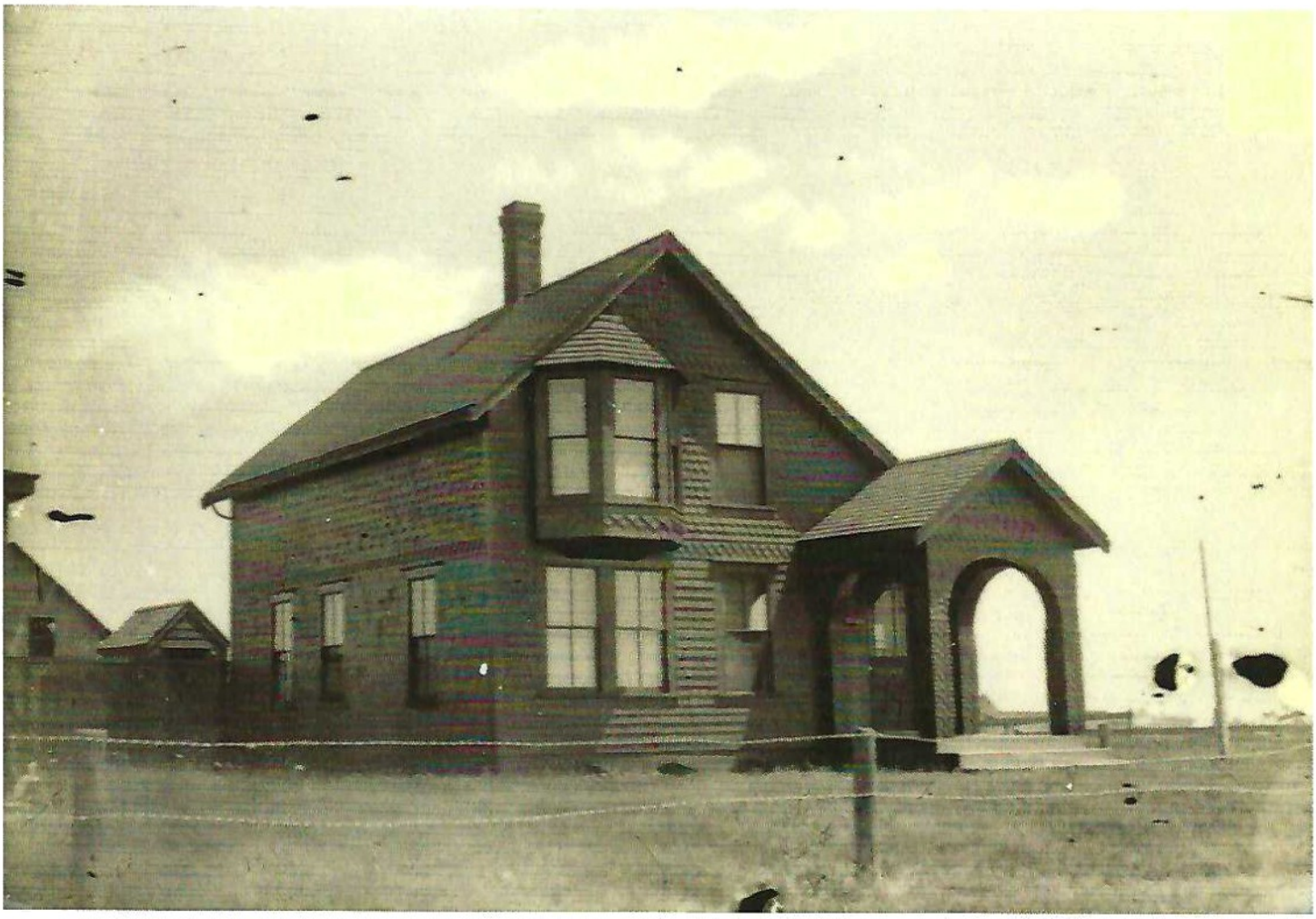
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/11/25
Date

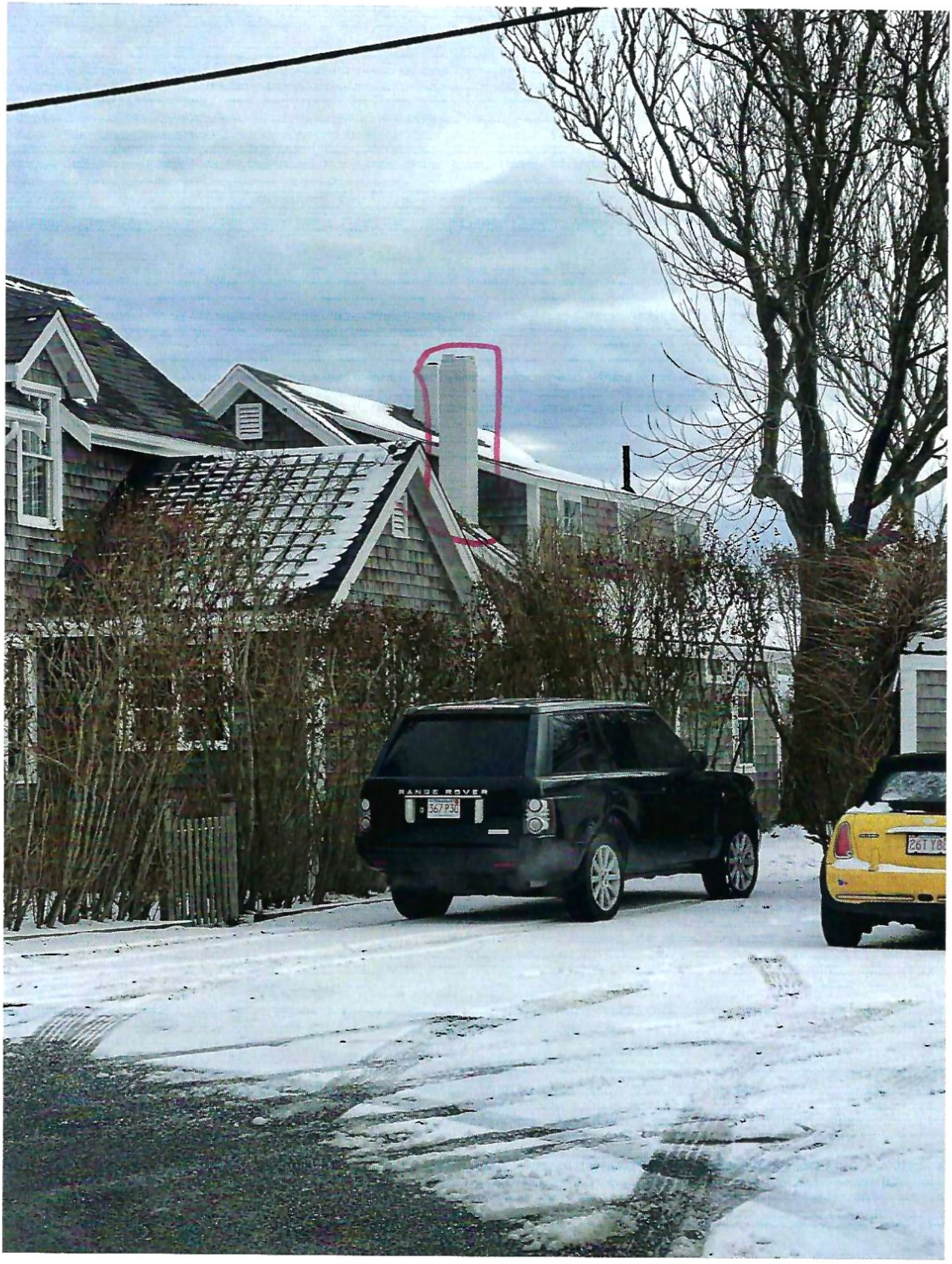


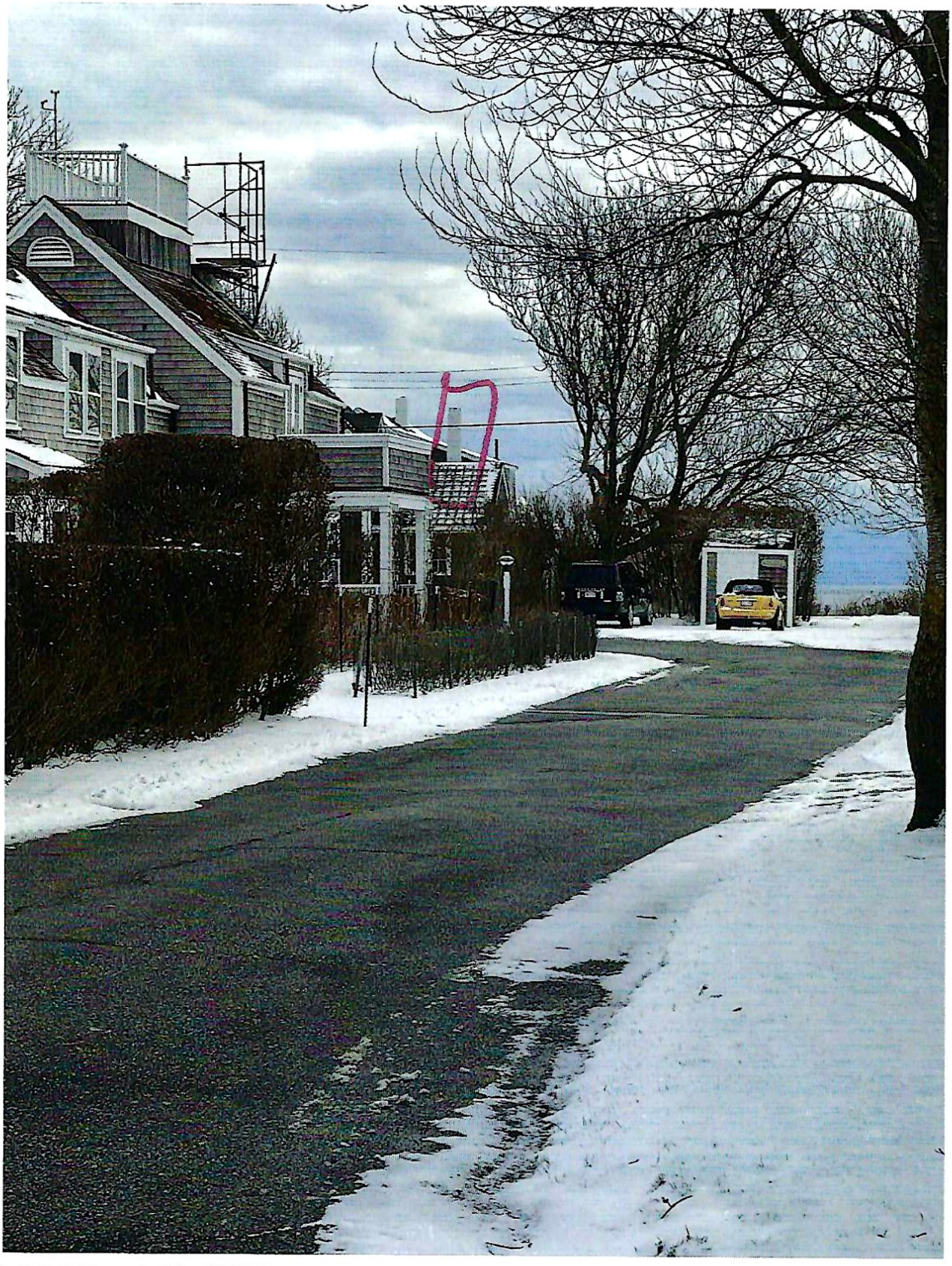


5 Baxter - NHA



5 Baxter - NHA


RANGE ROVER

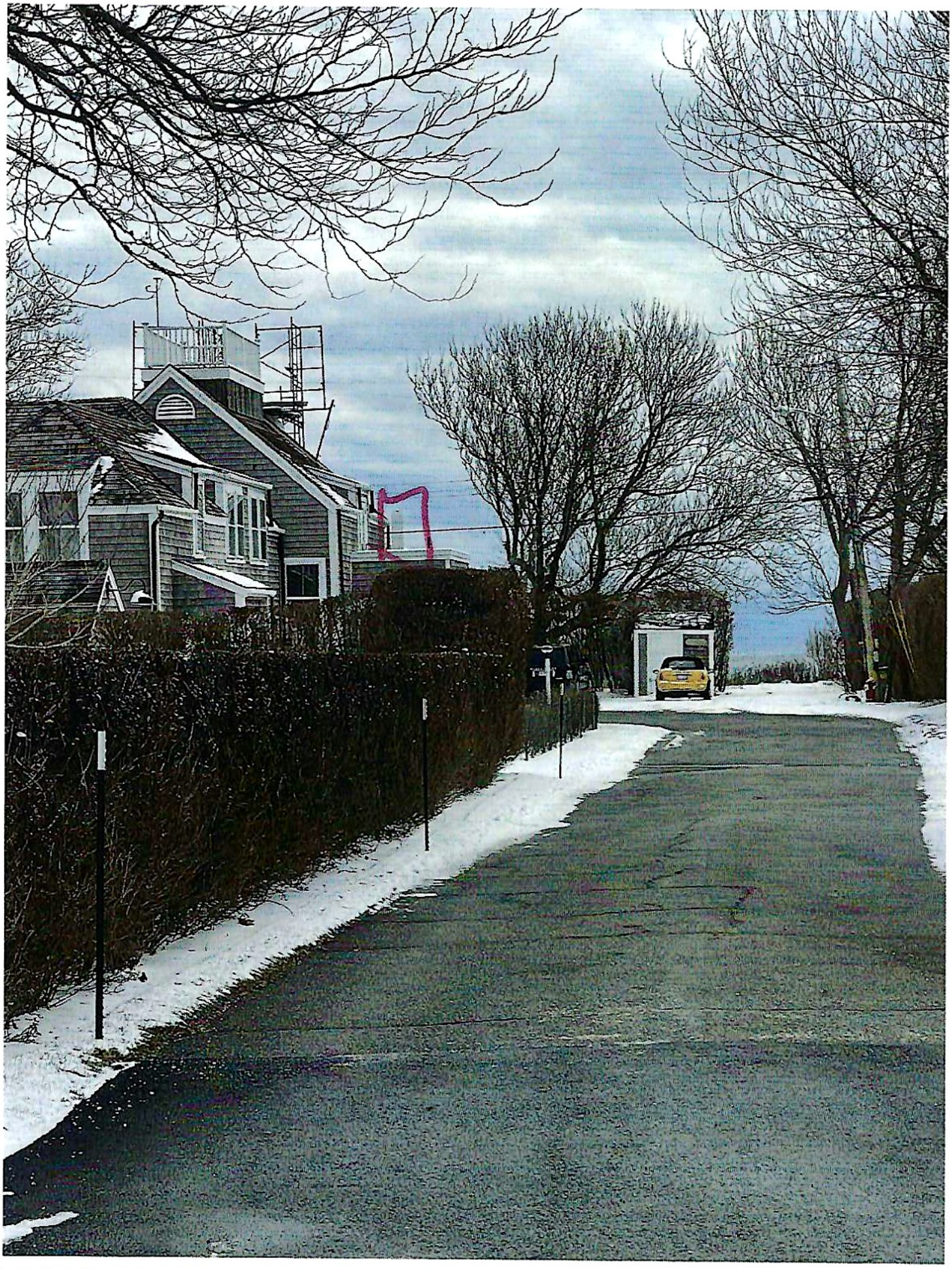
















CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 3886

Street & Number of Proposed Work: 26 HONEYSUCKLE DRIVE

Owner of record: ELMER TEJADA

Mailing Address: 26 HONEYSUCKLE DRIVE
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL ARCHITECTS

Mailing Address: P.O. BOX 196
SIASCONSET, MA 02564

Contact Phone #: 512-468-5990 E-mail: cchurchillarch@gmail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of ~~Structure or Addition~~ PARKING: Length: 18' Width: 20' Sq. Footage 1st floor: _____ Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BELGIUM BLOCK & GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

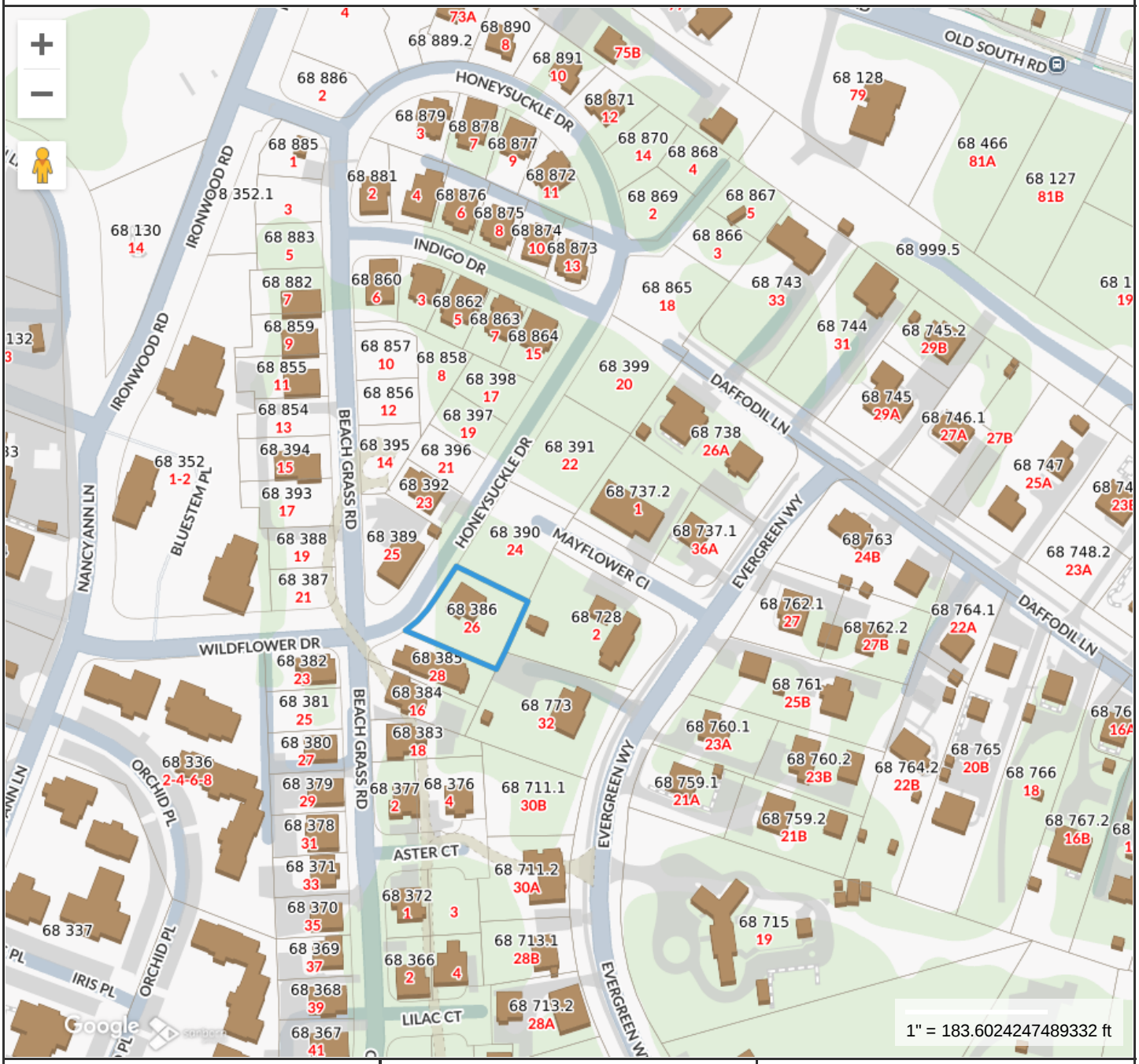
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

26 Honeysuckle Drive



Property Information

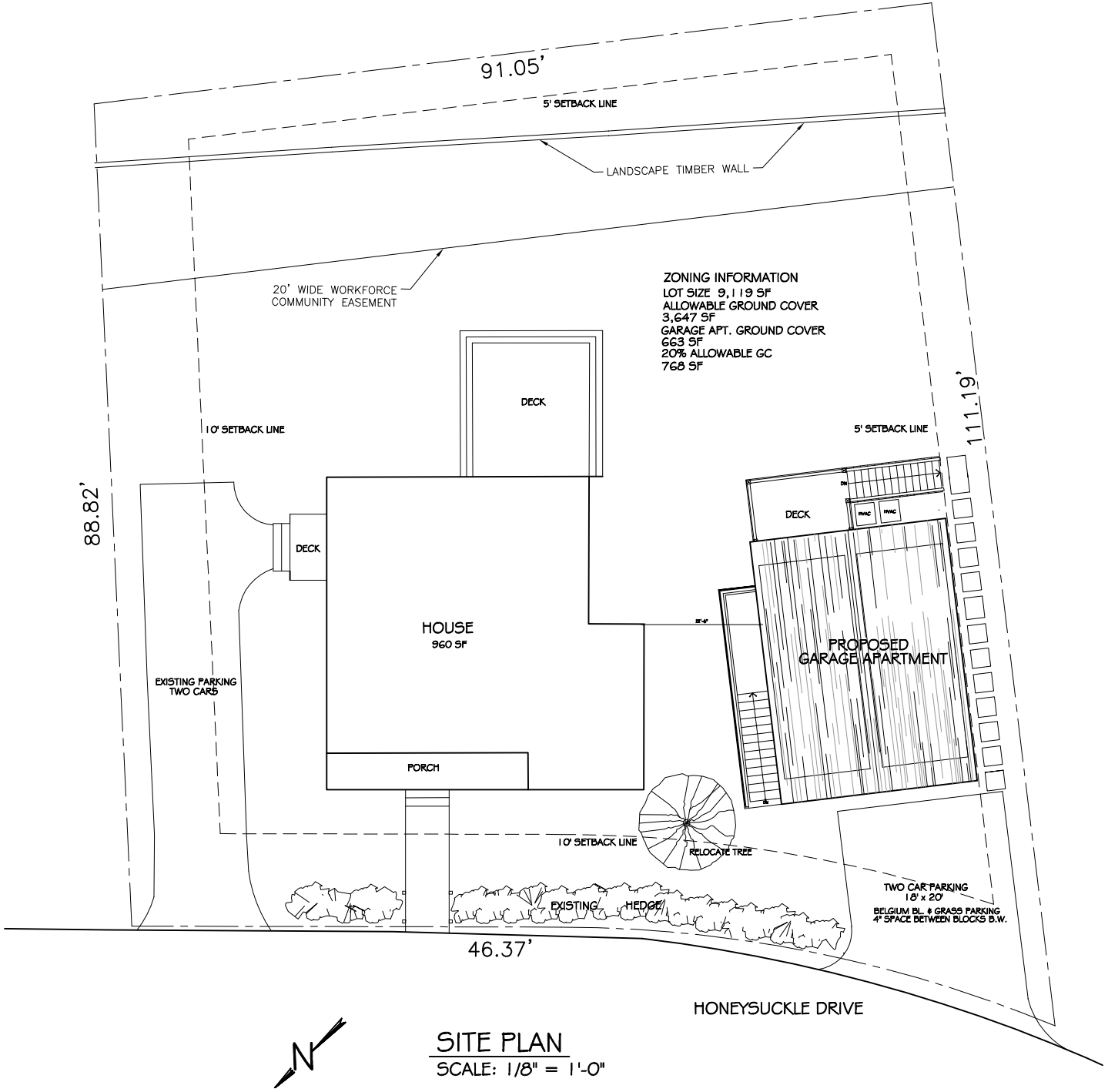
Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

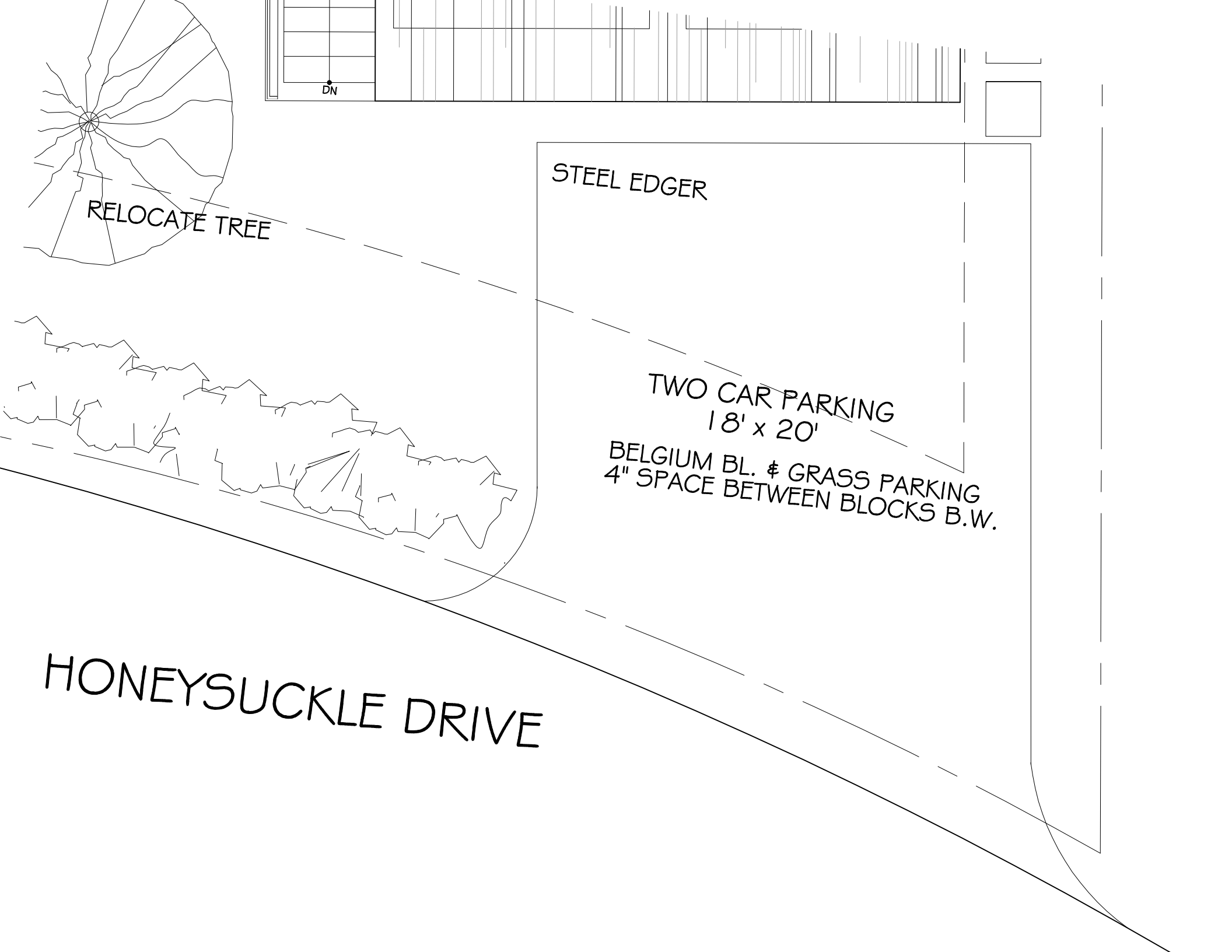
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE PLAN

SCALE: 1/8" = 1'-0"


DN
STEEL EDGER
RELOCATE TREE
TWO CAR PARKING
18' x 20'
BELGIUM BL. & GRASS PARKING
4" SPACE BETWEEN BLOCKS B.W.
HONEYSUCKLE DRIVE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/24/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/24/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

WAPD WLF
PERGOLA

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other PERGOLA

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 720 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 10'-9" South 10'-9" East 10'-9" West 10'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other FIELDSTONE

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT - NO SLOPE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural GREEN ROOF
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 12"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim NATURAL TO WEATHER Sash _____ Doors _____
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

SUBMITTED BY:...Andrew Kotchen (Workshop/ APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 5, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.05 11:59:45 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: New Pergola

Anticipated HDC Submission Date: 3/24/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

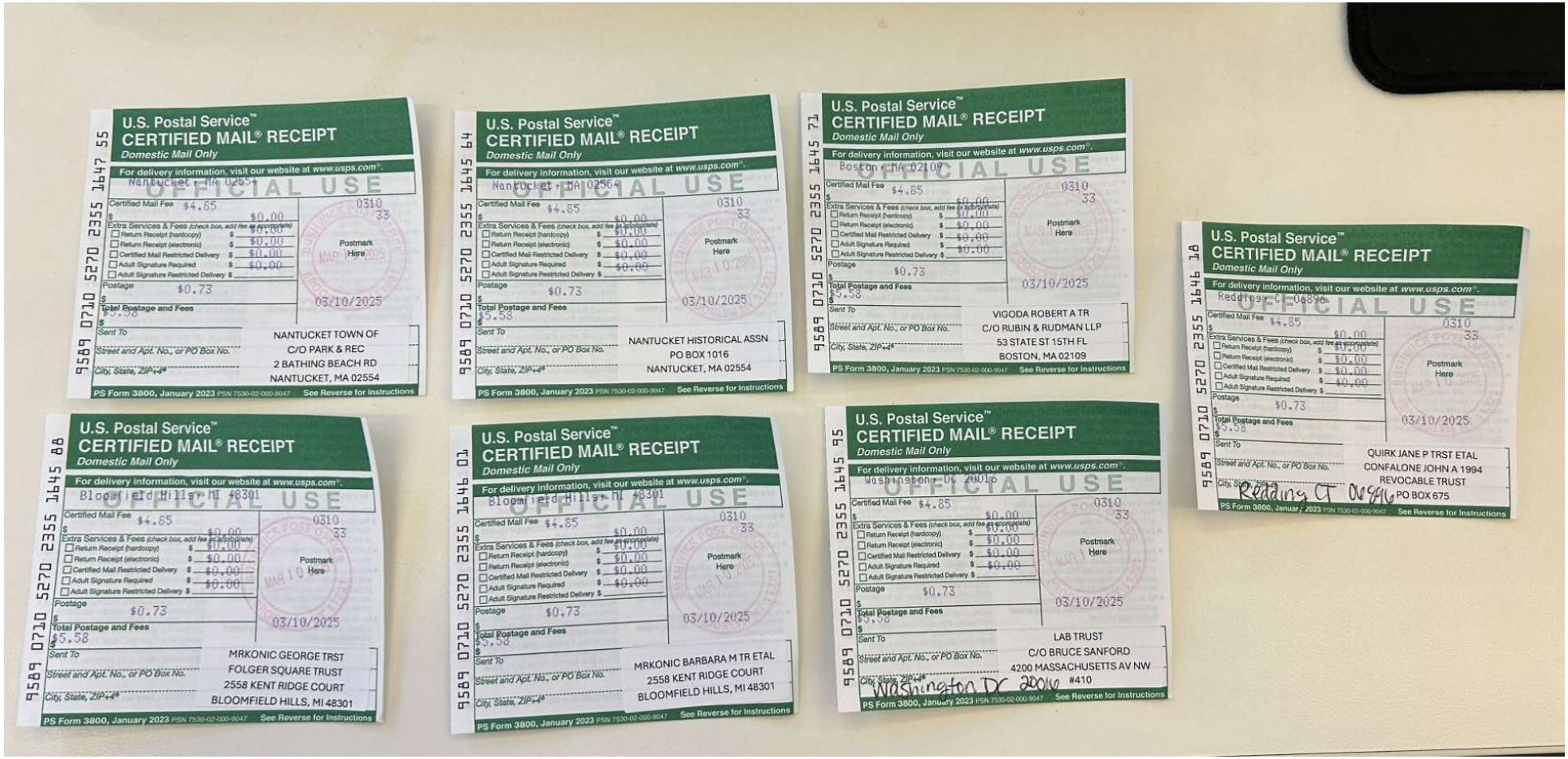
In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TRST	FOLGER SQUARE TRUST	2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	33	6	MRKONIC BARBARA M TR ETAL		2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	6 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN A 1994 REVOCABLE TRUST	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**7**								


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
0310
33
03/10/2025
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 2355 1647 55
Nantucket, MA 02554
NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554
9589 0710 5270 2355 1645 64
Nantucket, MA 02564
NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554
9589 0710 5270 2355 1645 71
Boston, MA 02109
VIGODA ROBERT A TR
C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109
9589 0710 5270 2355 1646 18
Redding CT 06896
QUIRK JANE P TRST ETAL
CONFALONE JOHN A 1994
REVOCABLE TRUST
PO BOX 675
9589 0710 5270 2355 1645 88
Bloomfield Hills, MI 48301
MRKONIC GEORGE TRST
FOLGER SQUARE TRUST
2558 KENT RIDGE COURT
BLOOMFIELD HILLS, MI 48301
9589 0710 5270 2355 1646 01
Bloomfield Hills, MI 48301
MRKONIC BARBARA M TR ETAL
2558 KENT RIDGE COURT
BLOOMFIELD HILLS, MI 48301
9589 0710 5270 2355 1645 95
Washington DC 20016
LAB TRUST
C/O BRUCE SANFORD
4200 MASSACHUSETTS AV NW
#410
Washington DC 20016

WLF PERGOLA

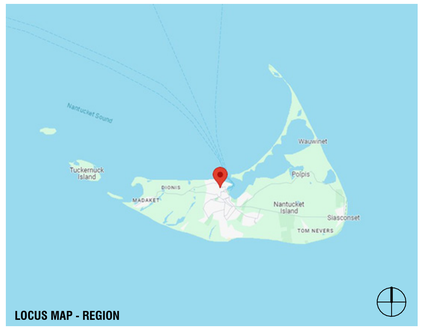
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

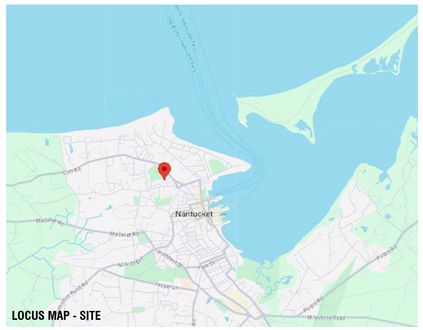
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION
HDC		
HDC-00	TITLE SHEET	•
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	PERGOLA ELEVATIONS	•
HDC-06	PERGOLA PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	POST	FRAMING
PROPOSED COLORS	NATURAL TO WEATHER	NATURAL TO WEATHER

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



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

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

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

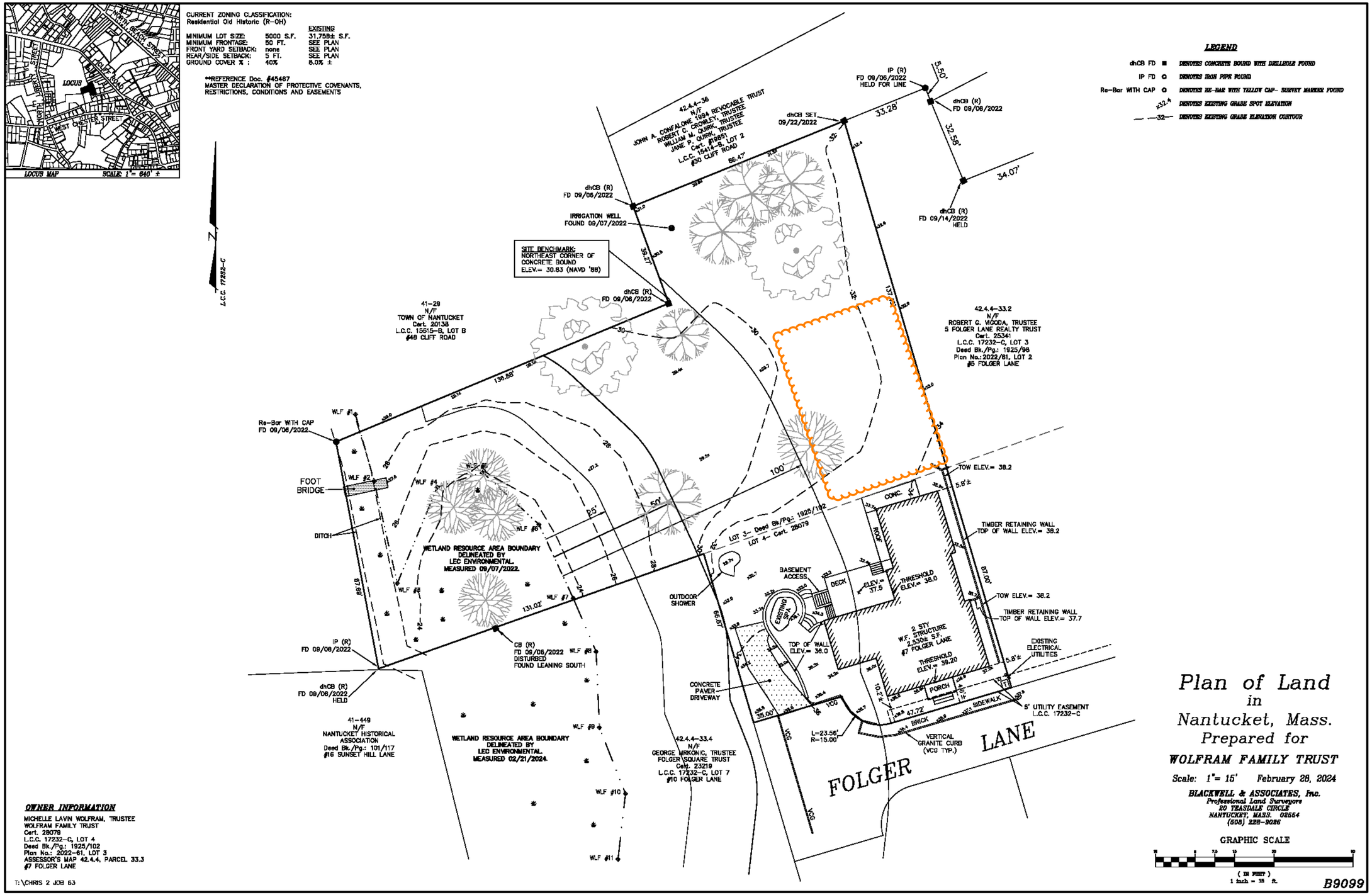
CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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

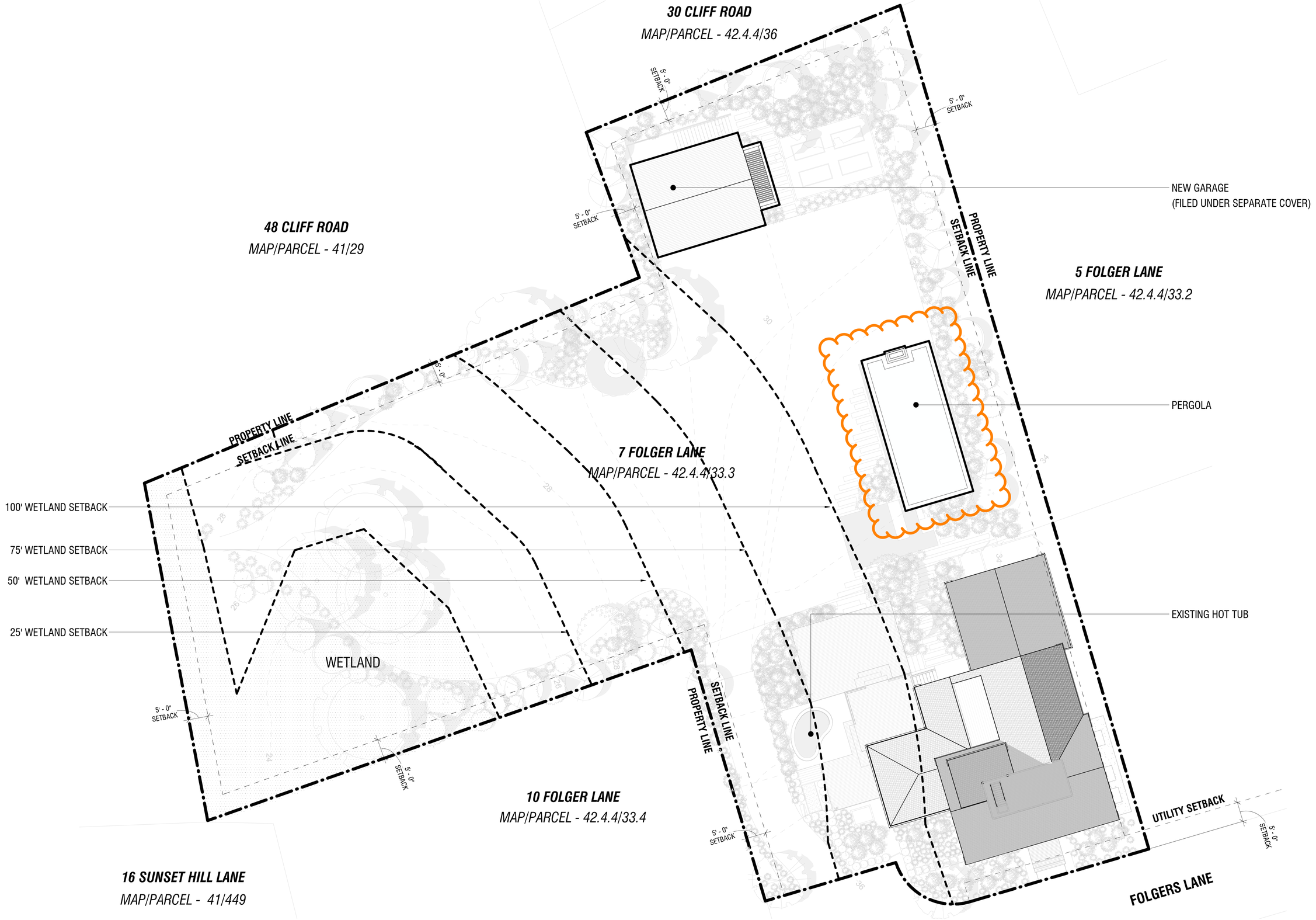
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING SURVEY

HDC-02

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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:	3/32" = 1'-0"
PROJ. NO.	323029

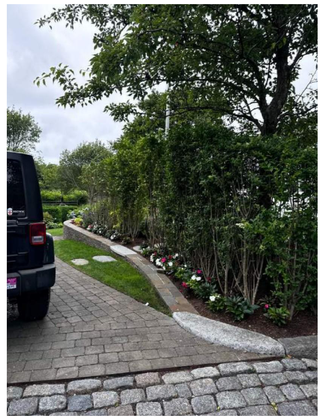
SITE PLAN

HDC-03

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



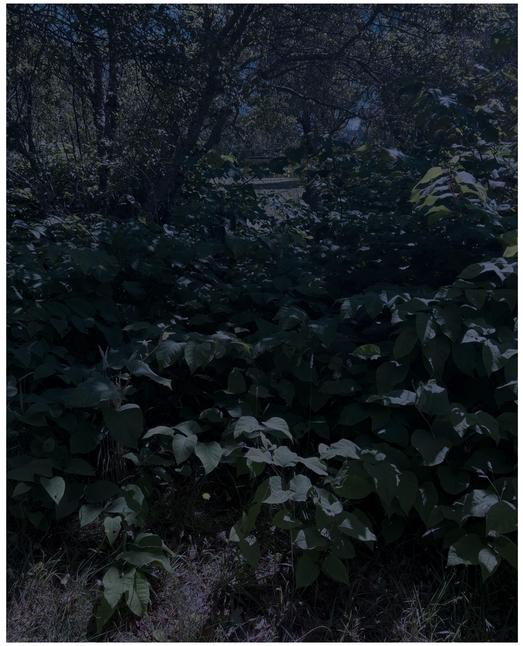
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



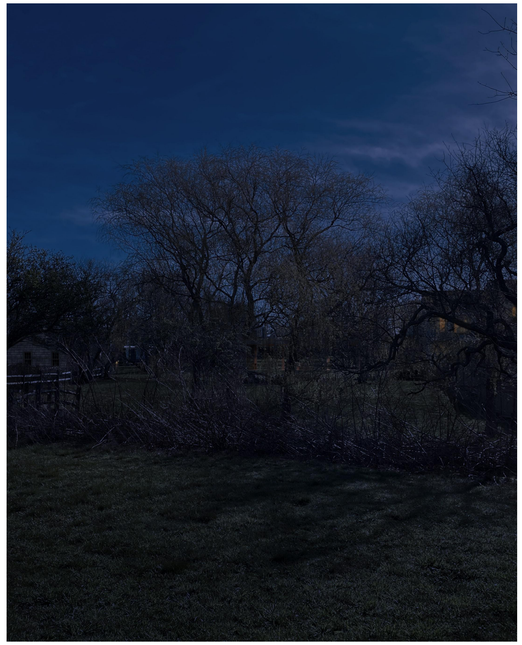
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



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
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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:	1/2" = 1'-0"
PROJ. NO.	323029

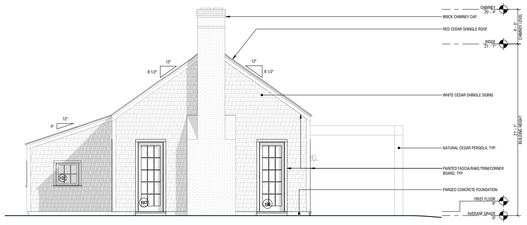
EXISTING CONDITIONS

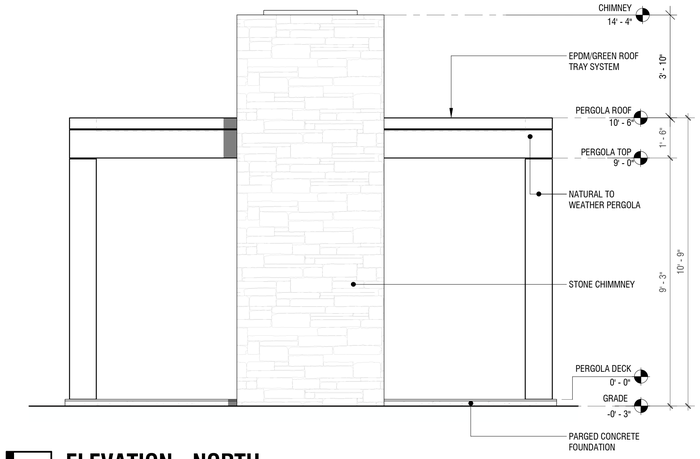
HDC-04

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



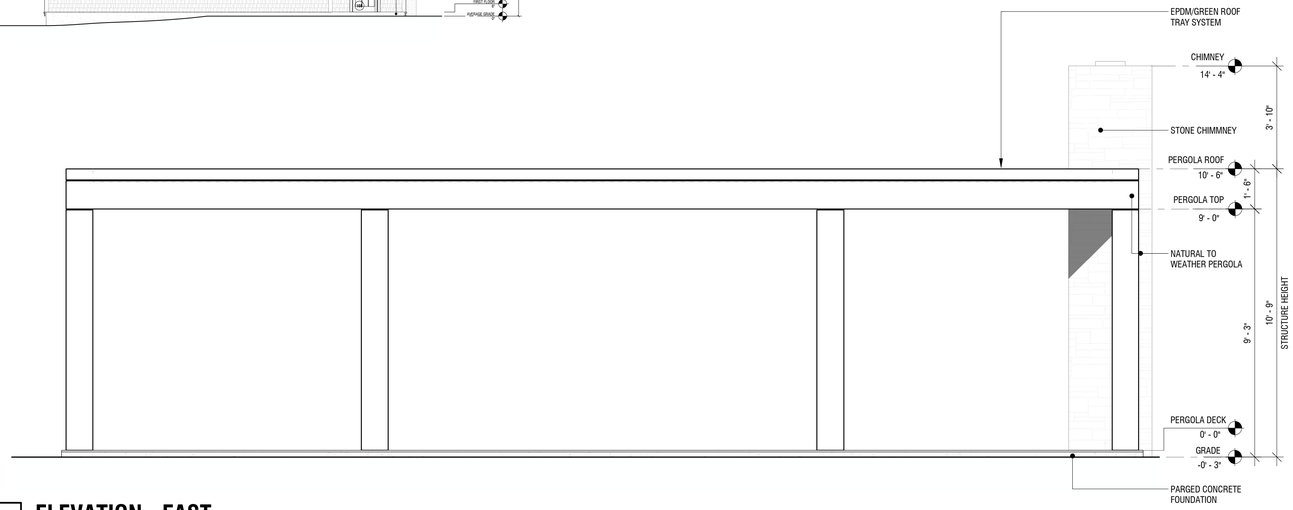


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

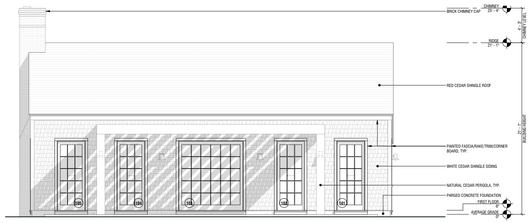




1 ELEVATION - EAST
3/8" = 1'-0"

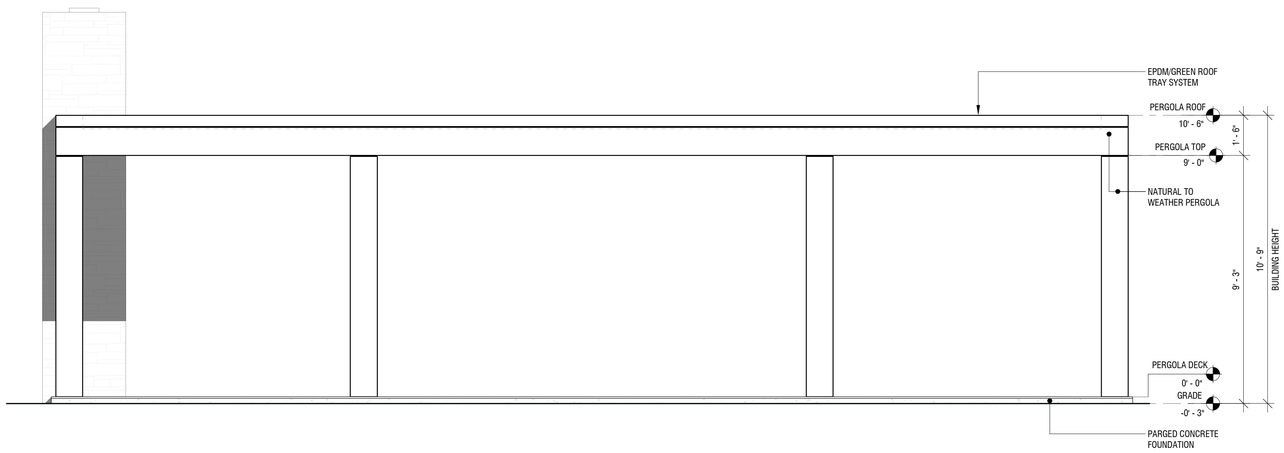
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

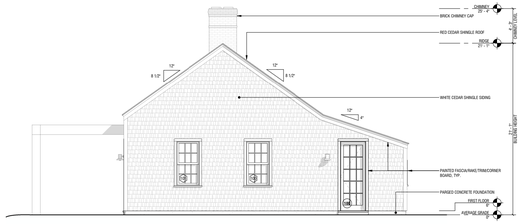


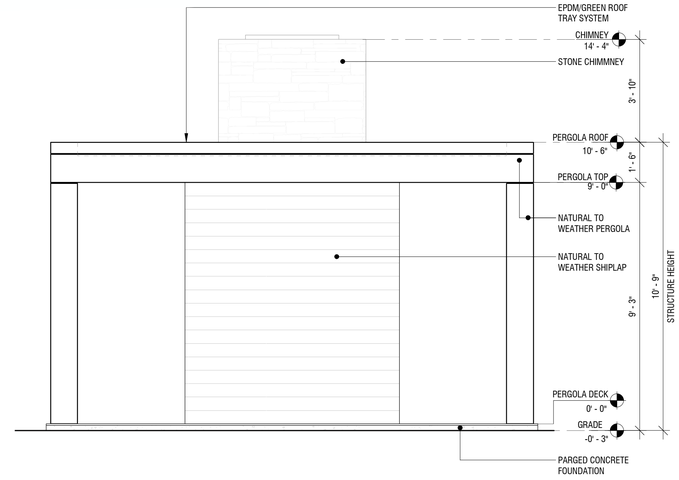


4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





3 ELEVATION - SOUTH
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA ELEVATIONS

HDC-05

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



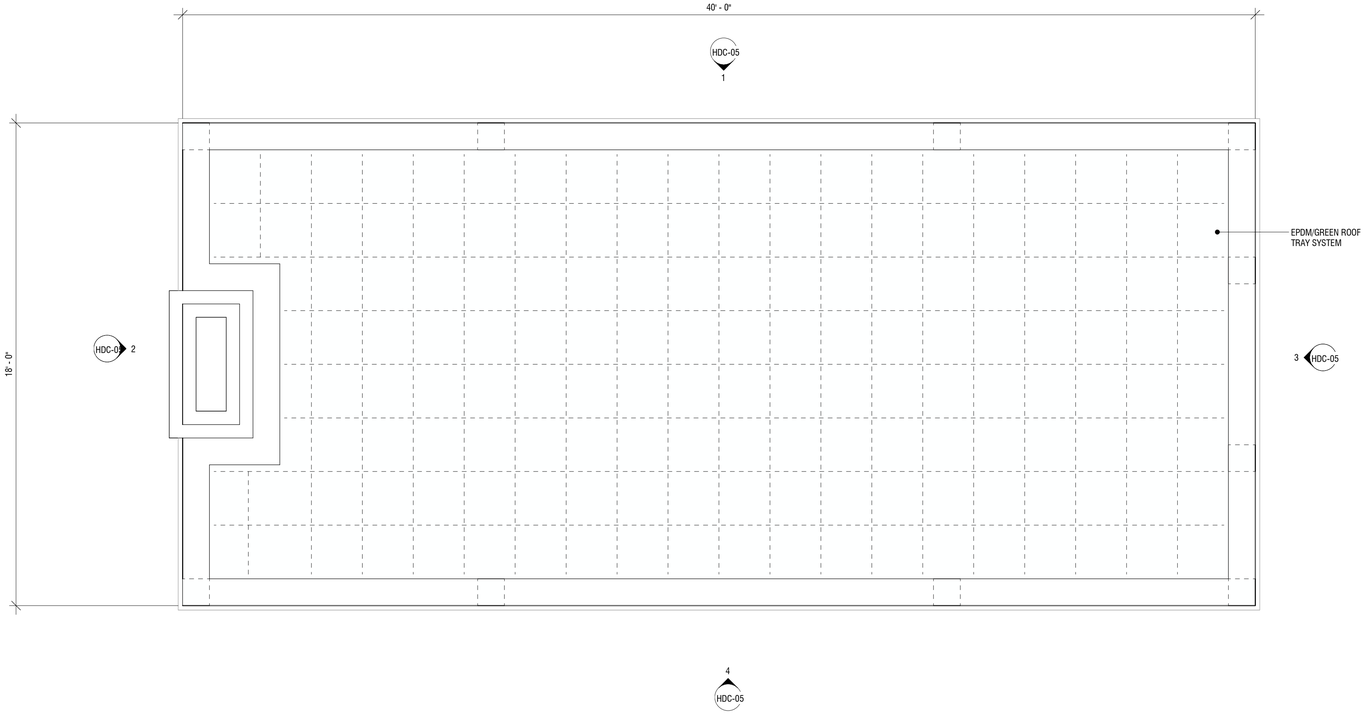
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



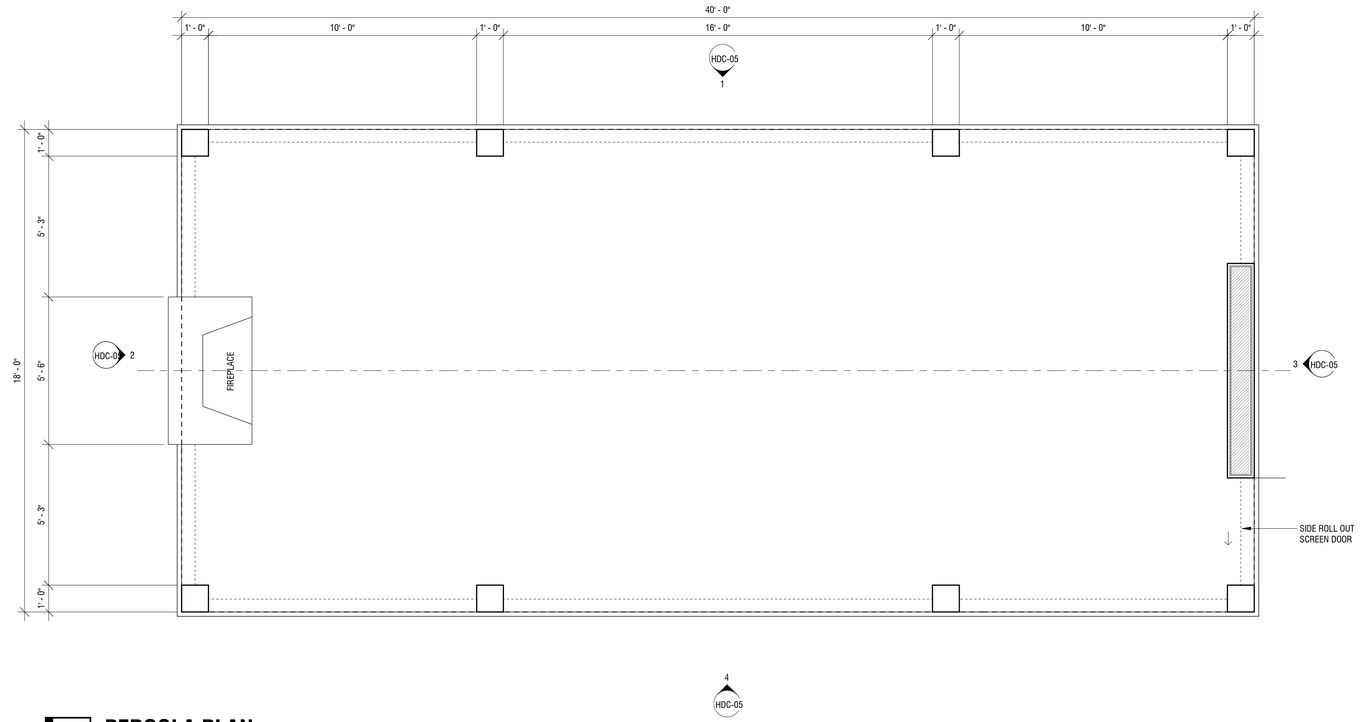
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



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

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA PLANS

HDC-06

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

WLF PERGOLA

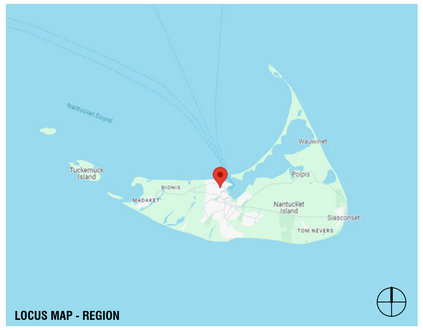
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

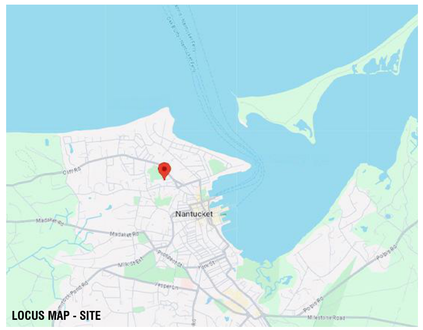
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION
HDC		
HDC-00	TITLE SHEET	•
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	PERGOLA ELEVATIONS	•
HDC-06	PERGOLA PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	POST	FRAMING
PROPOSED COLORS	NATURAL TO WEATHER	NATURAL TO WEATHER

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

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

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



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

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

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

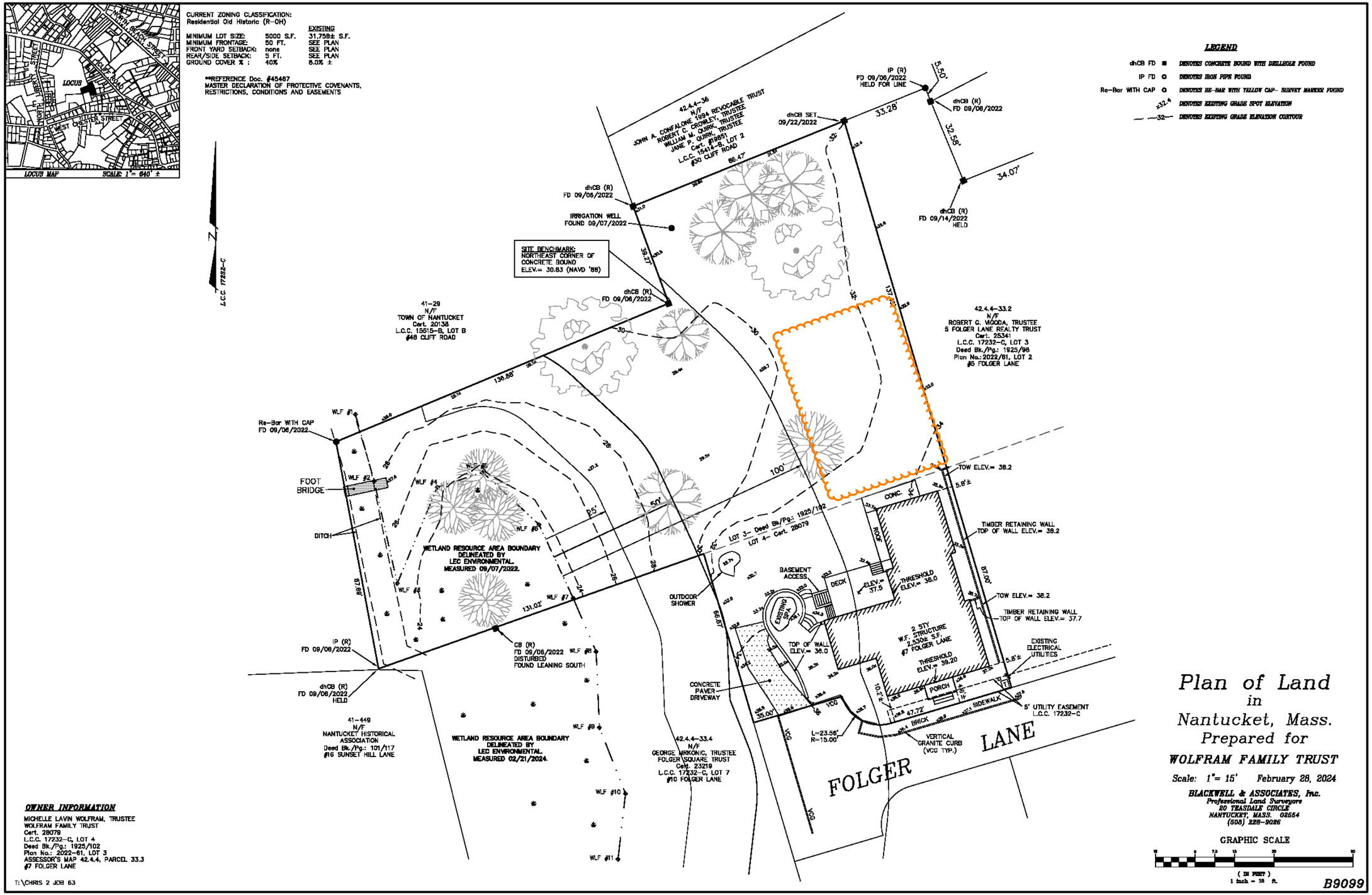
CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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

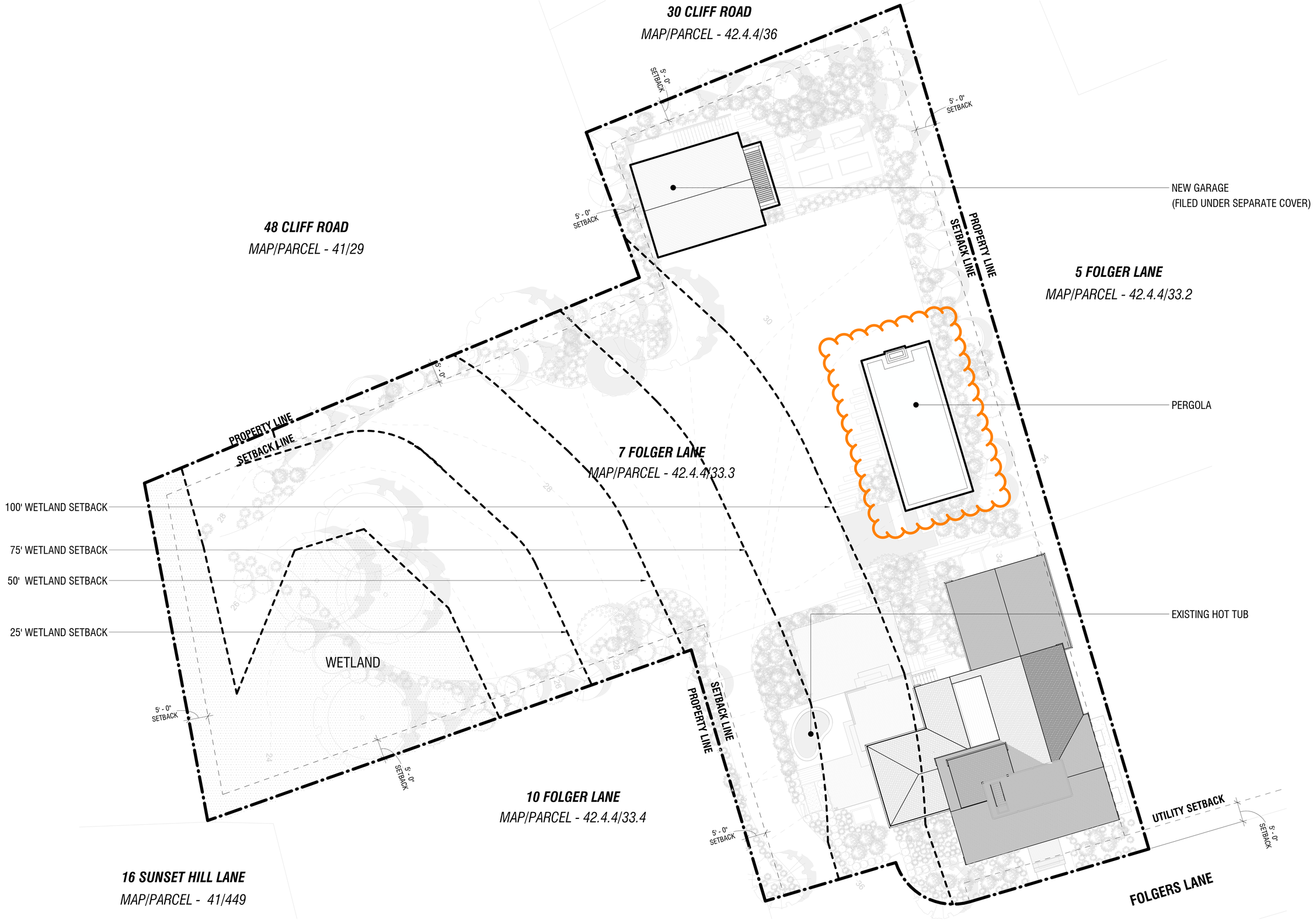
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING SURVEY

HDC-02

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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:	3/32" = 1'-0"
PROJ. NO.	323029

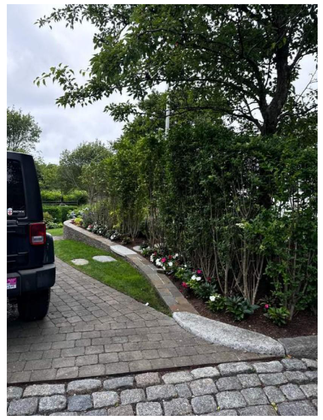
SITE PLAN

HDC-03

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



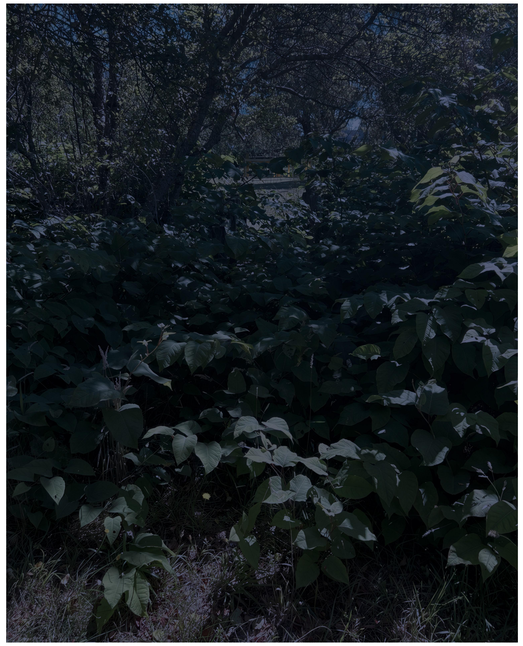
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



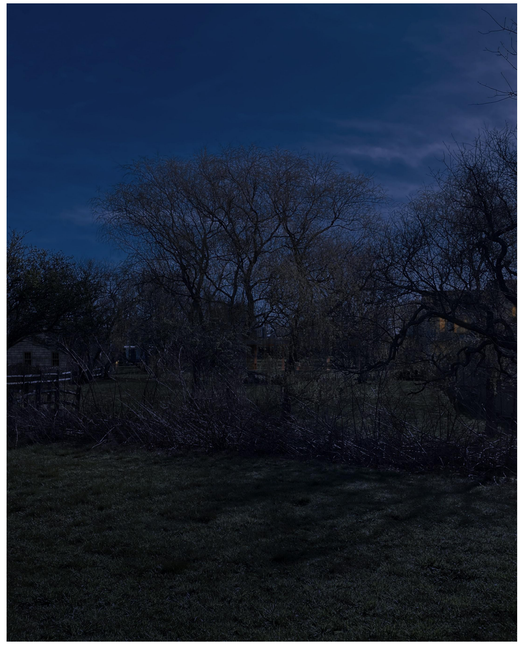
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



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
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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:	1/2" = 1'-0"
PROJ. NO.	323029

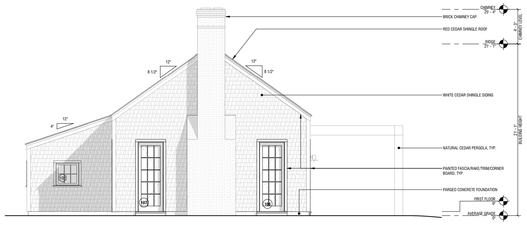
EXISTING CONDITIONS

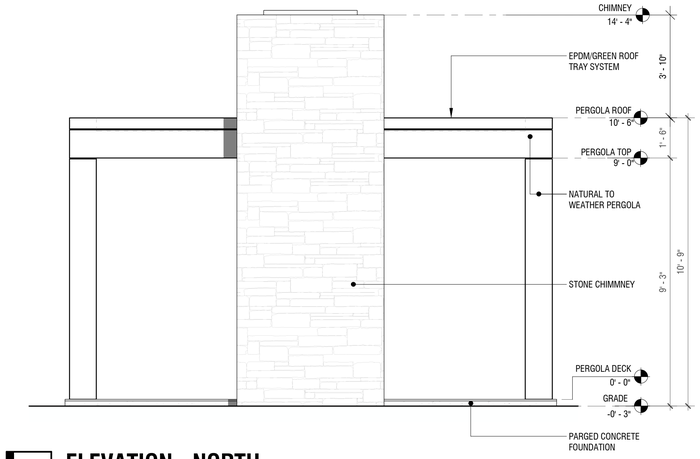
HDC-04

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



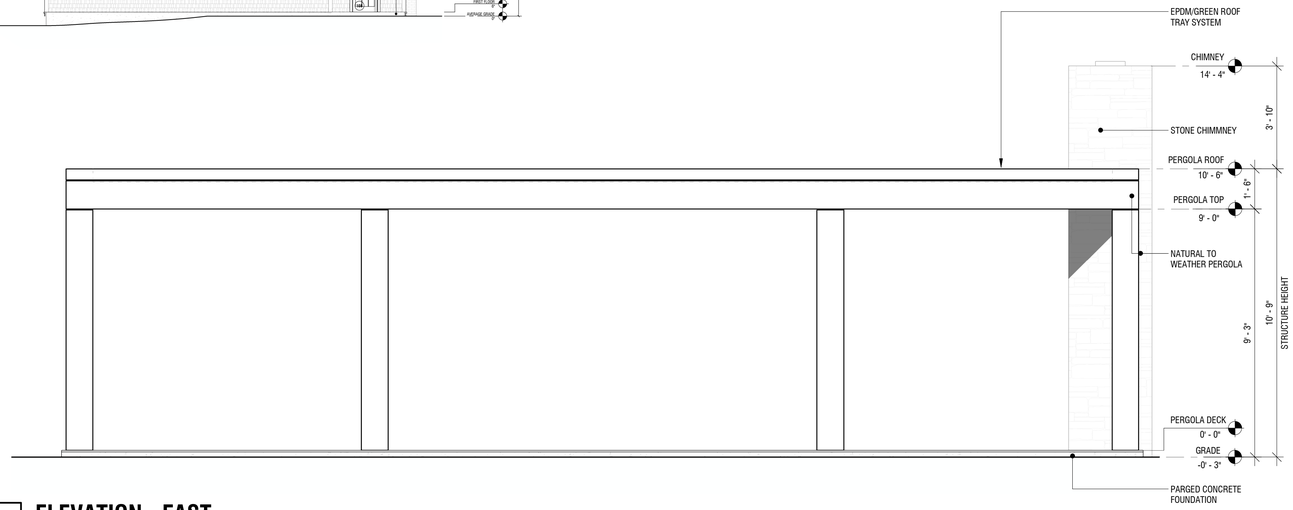


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

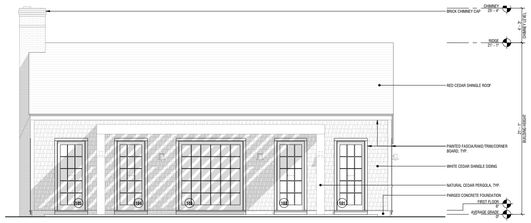




1 ELEVATION - EAST
3/8" = 1'-0"

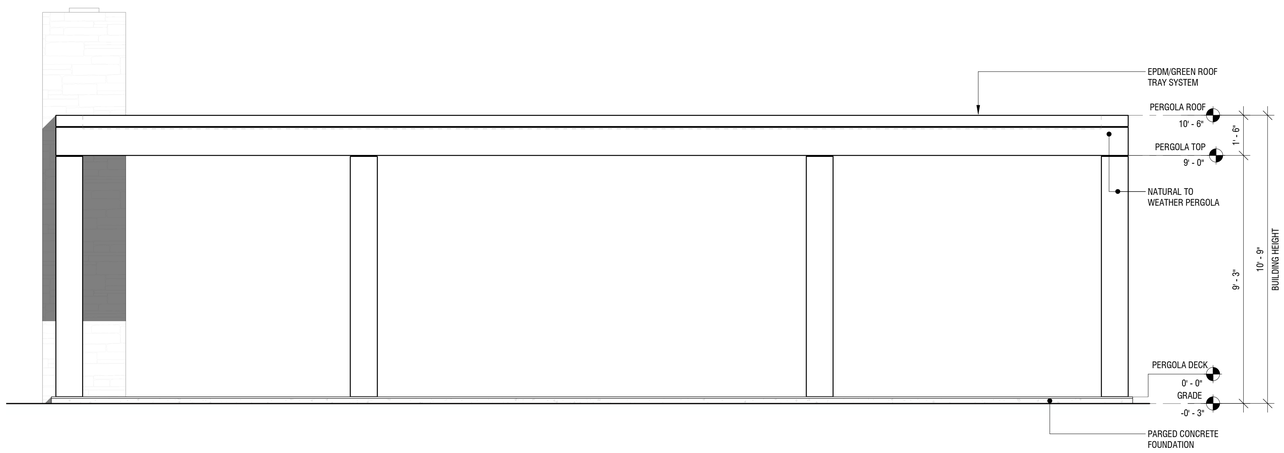
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

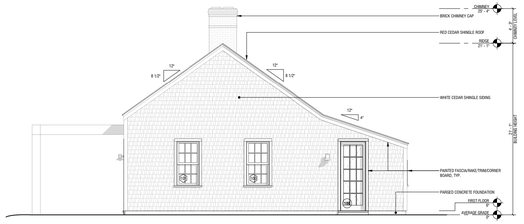


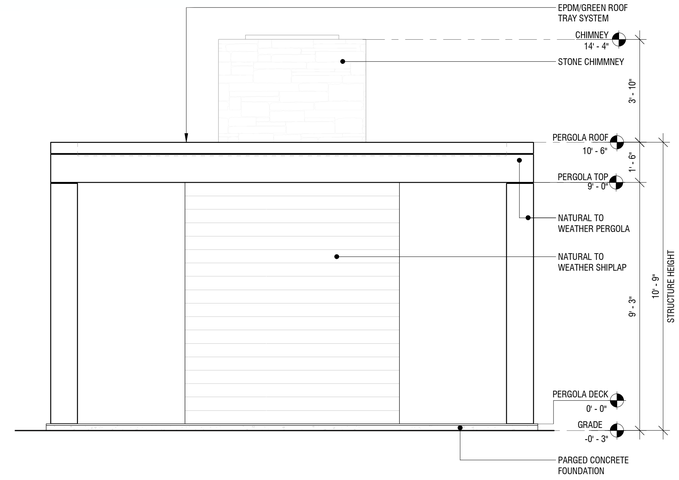


4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





3 ELEVATION - SOUTH
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA ELEVATIONS

HDC-05

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



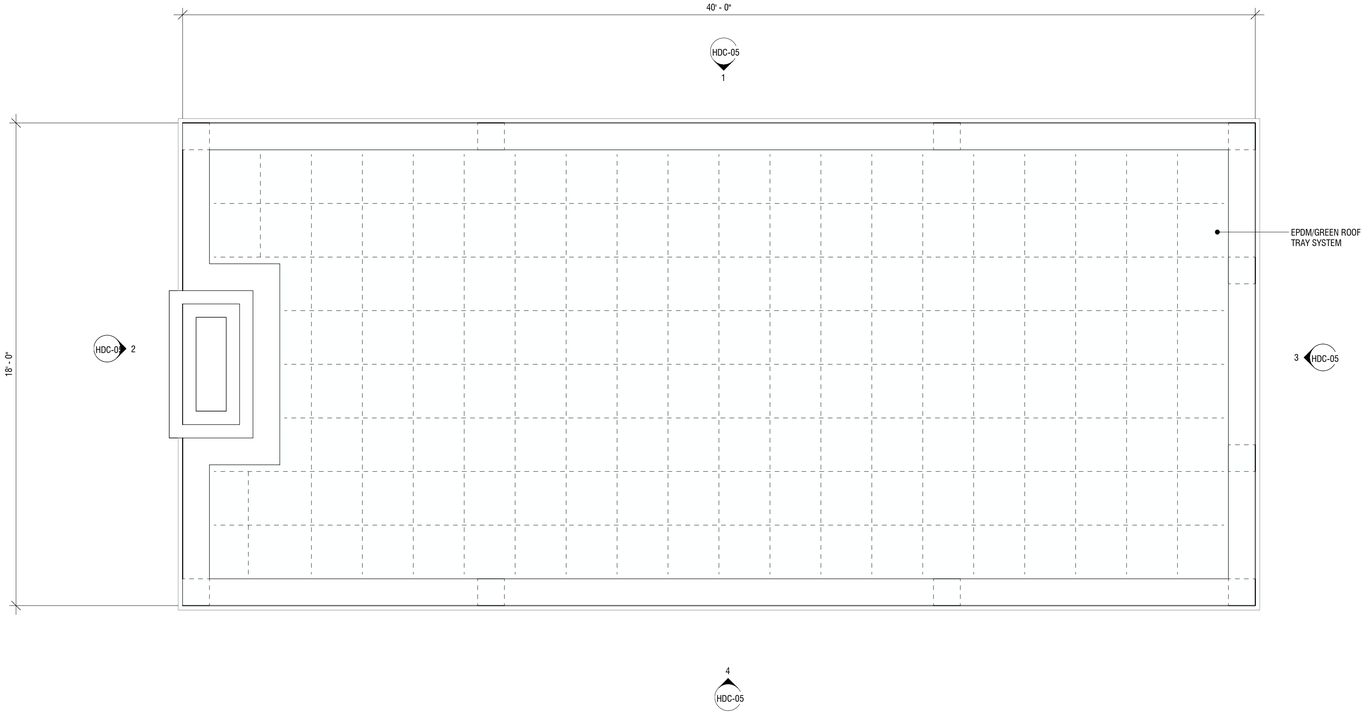
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



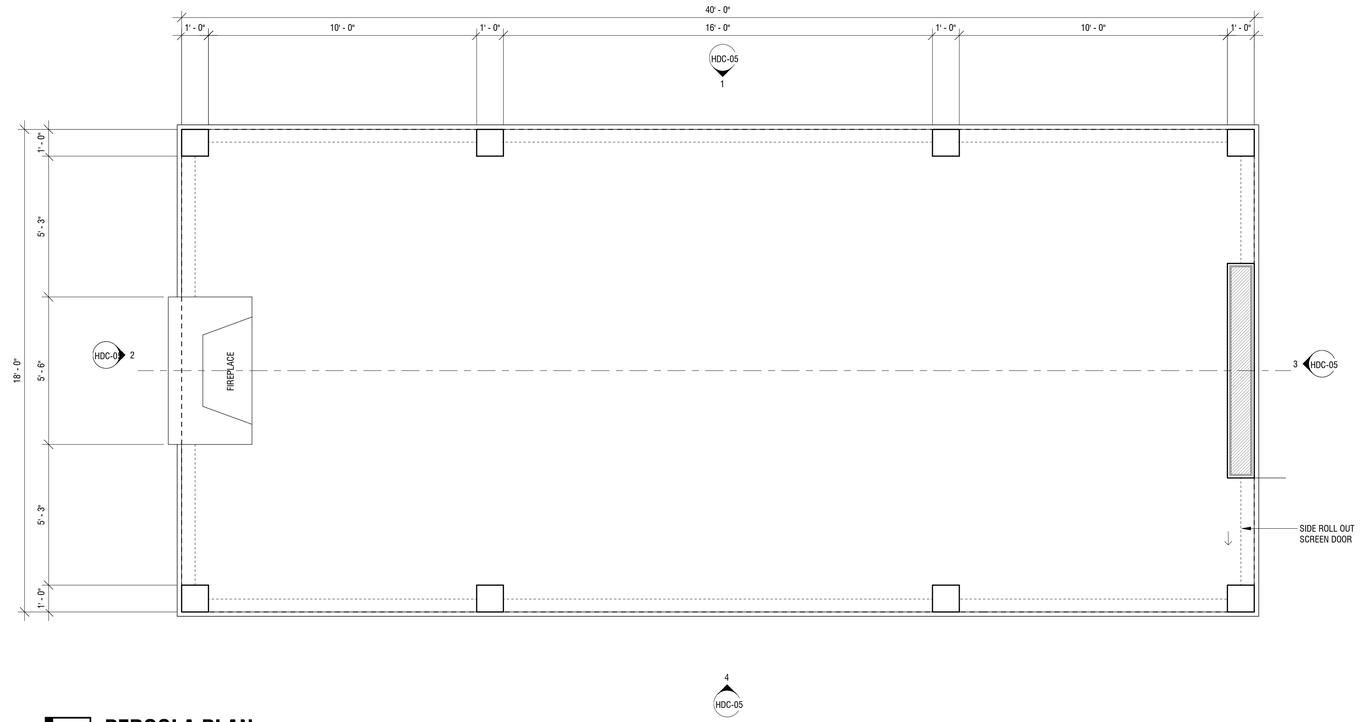
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



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

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA PLANS

HDC-06

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

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 _____

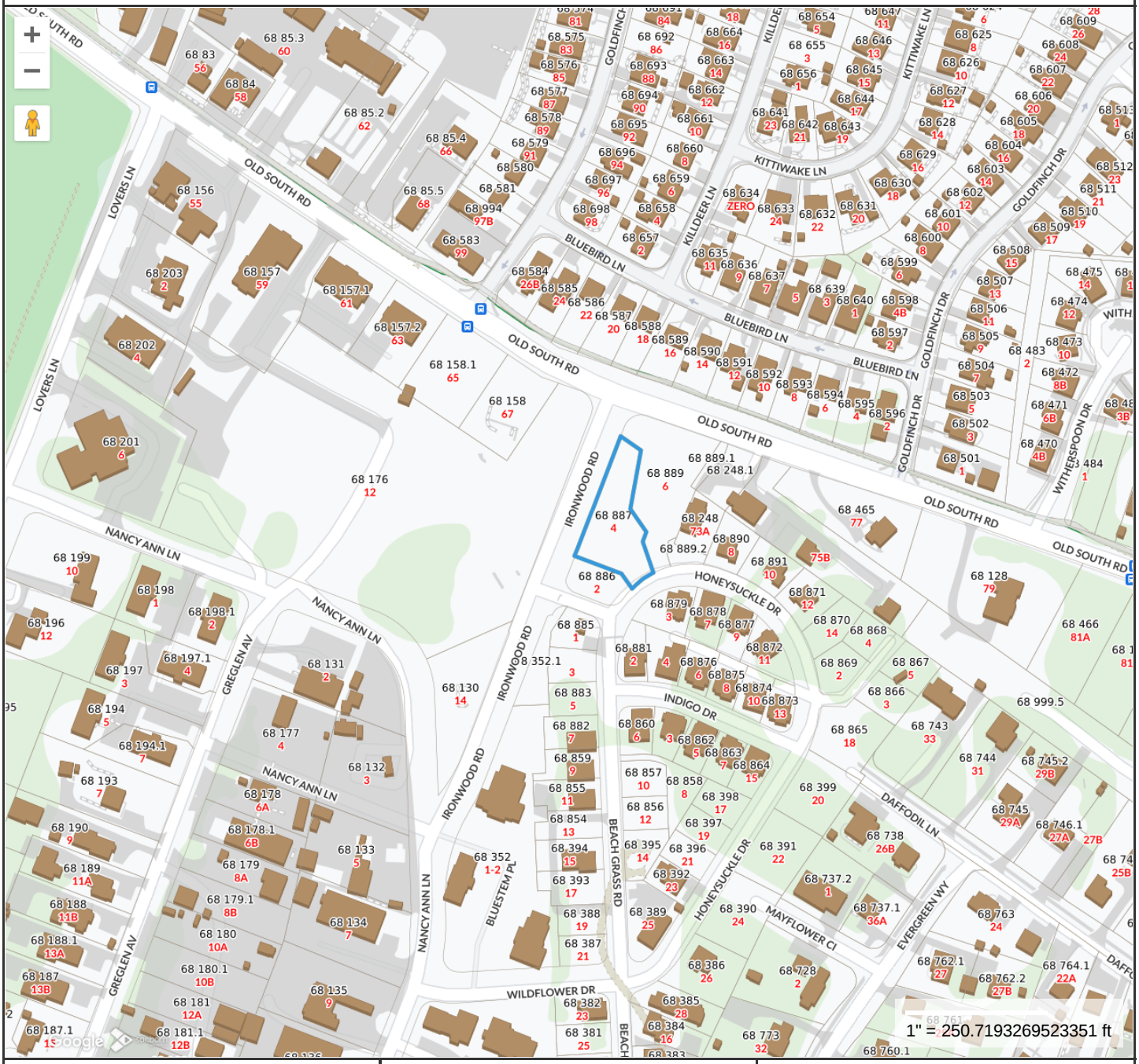
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

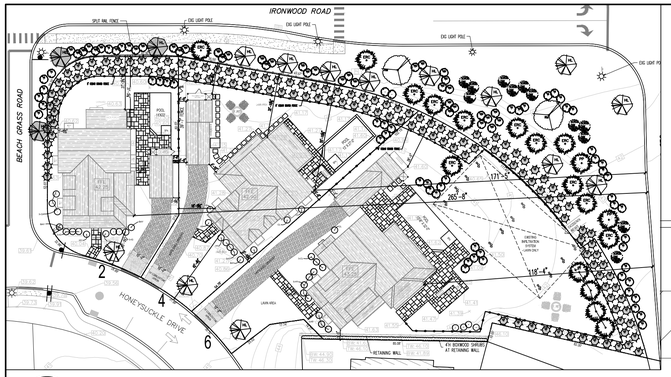
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

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

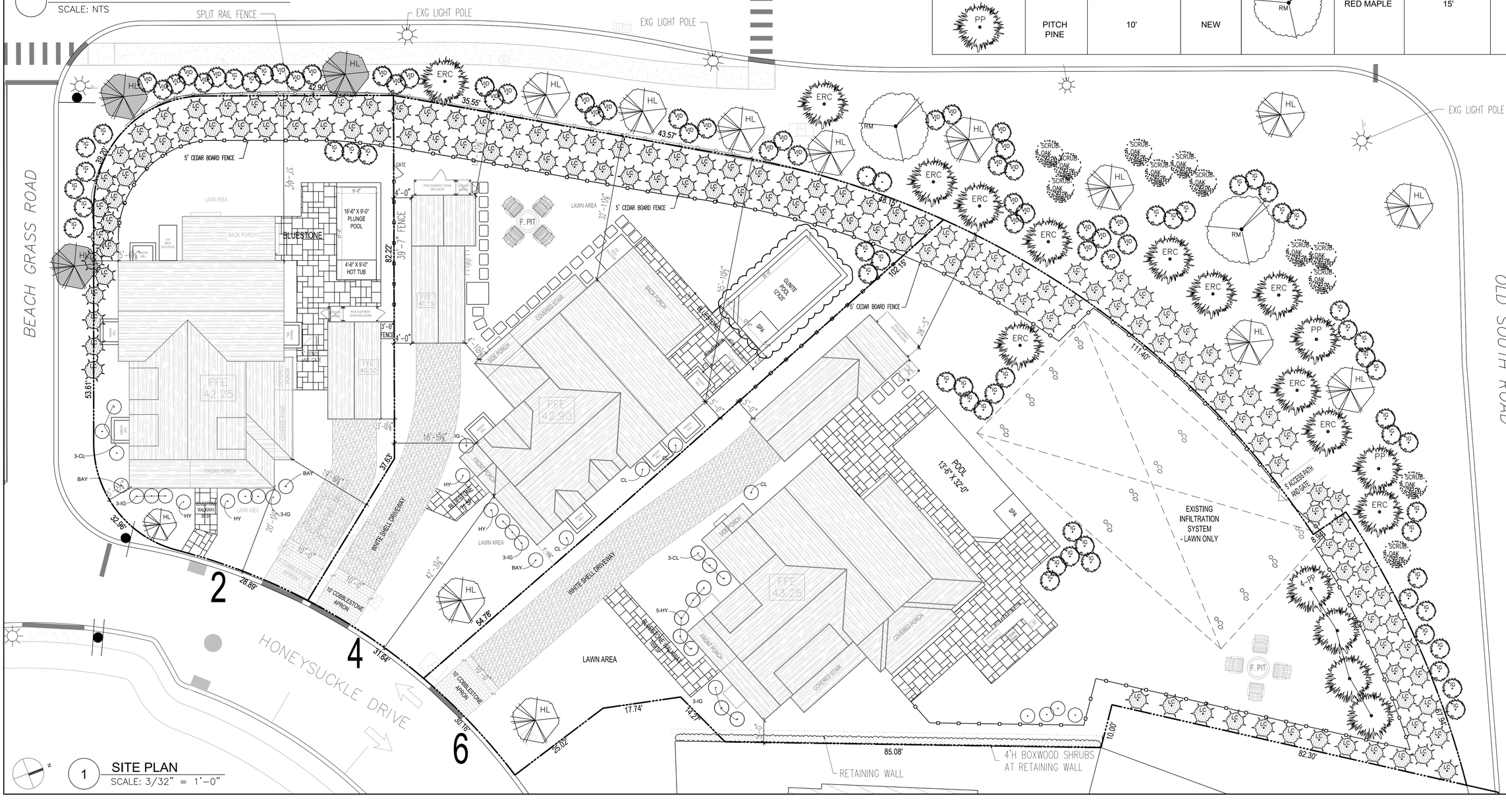
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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'

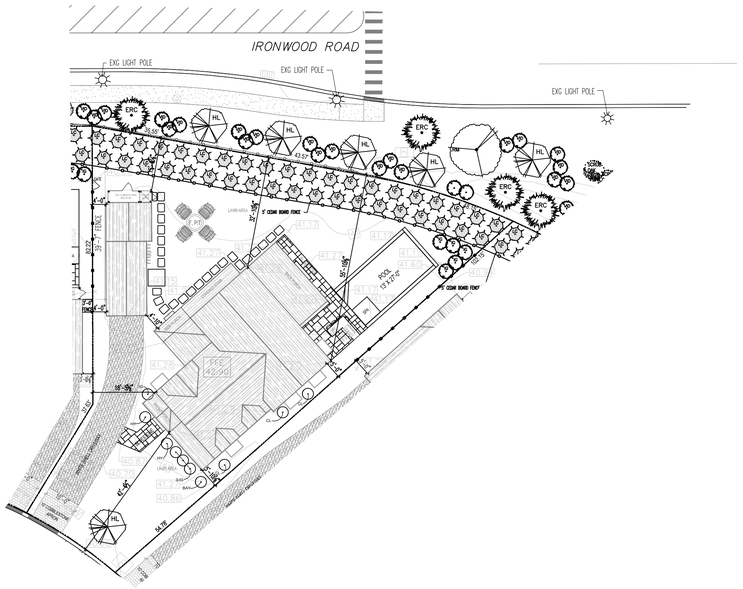
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN 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
- 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

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™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Minneapolis MN 55401

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: 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Alpharetta GA 30005

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: 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™
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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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 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

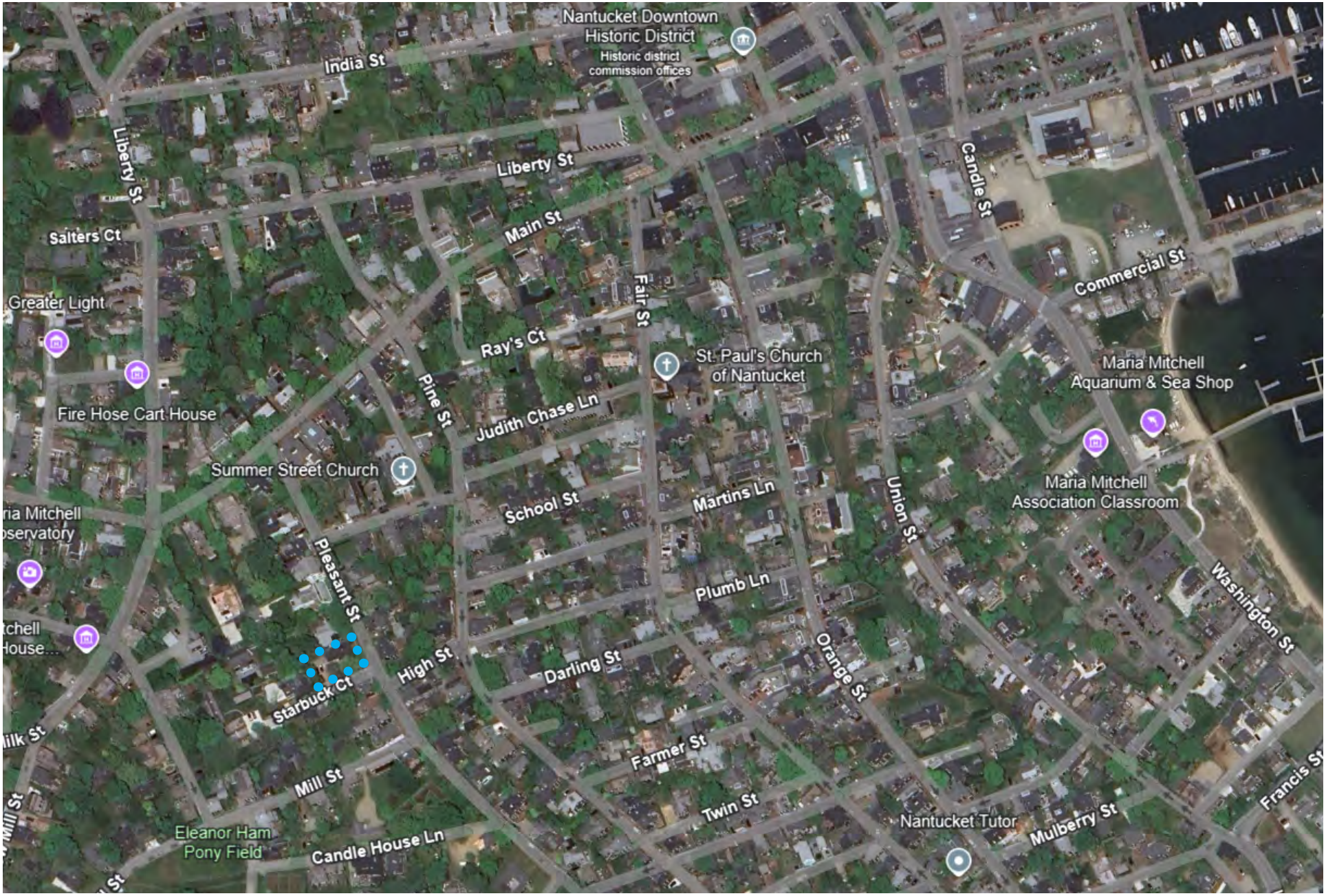
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



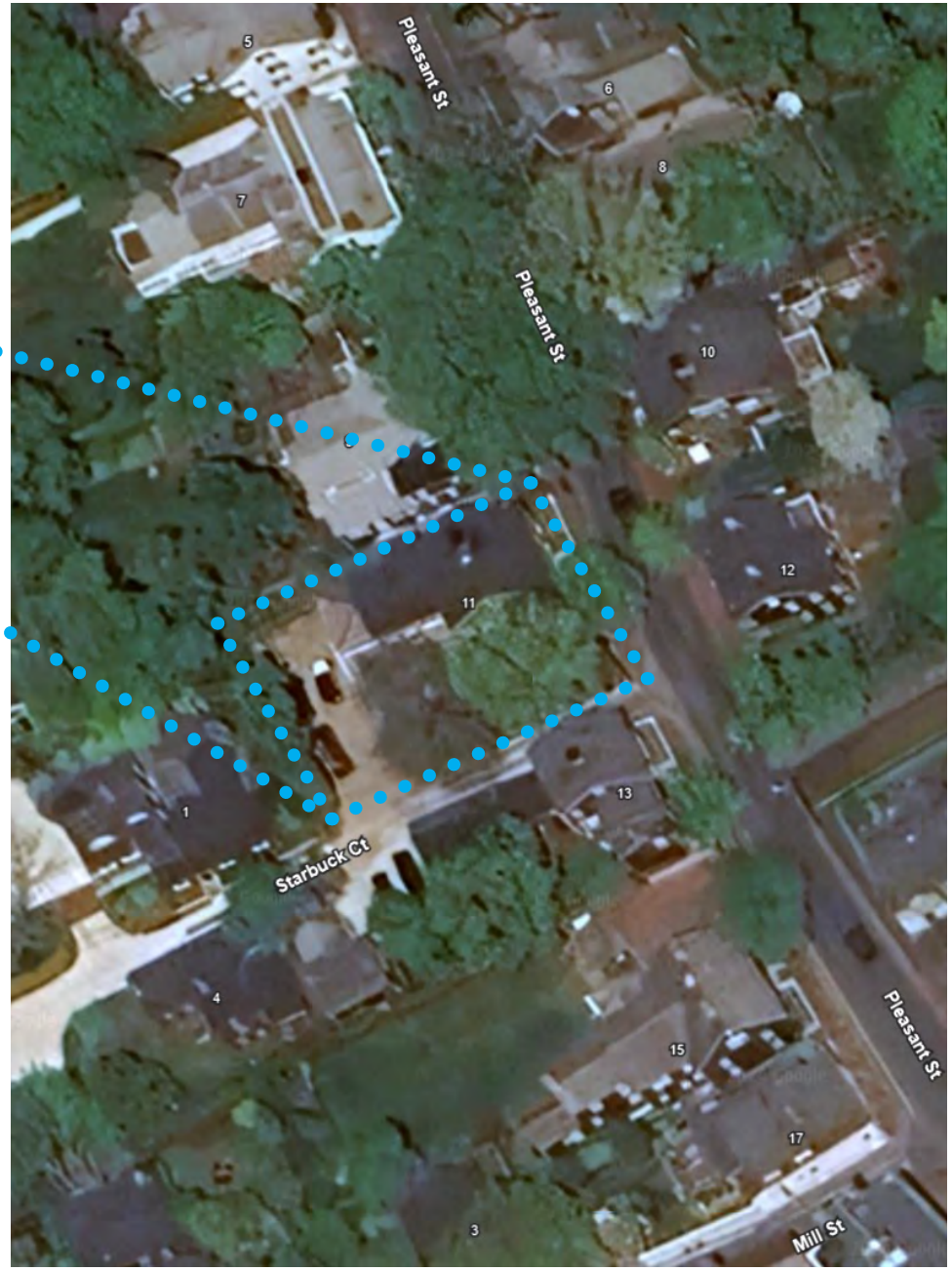
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

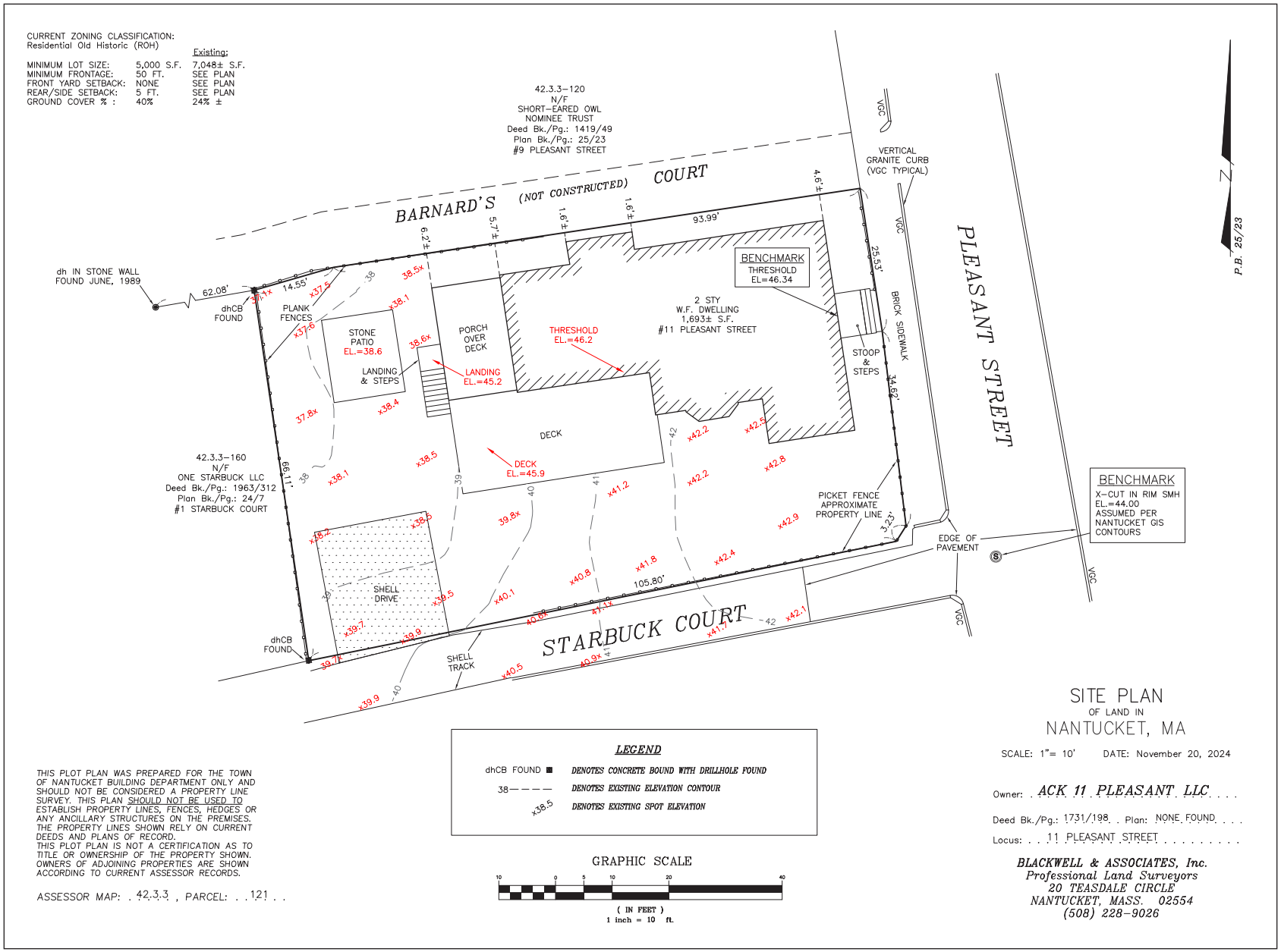
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



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

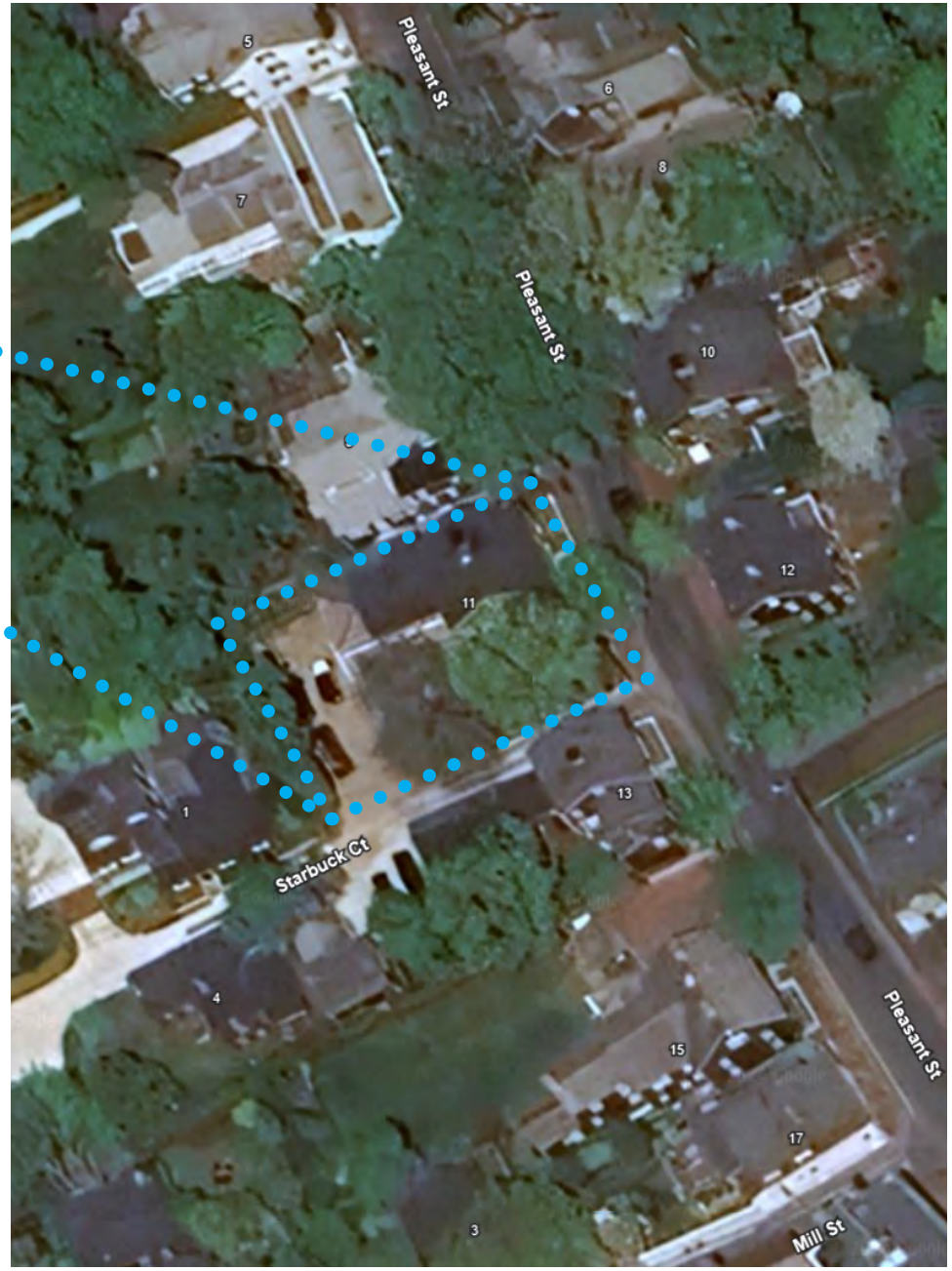
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



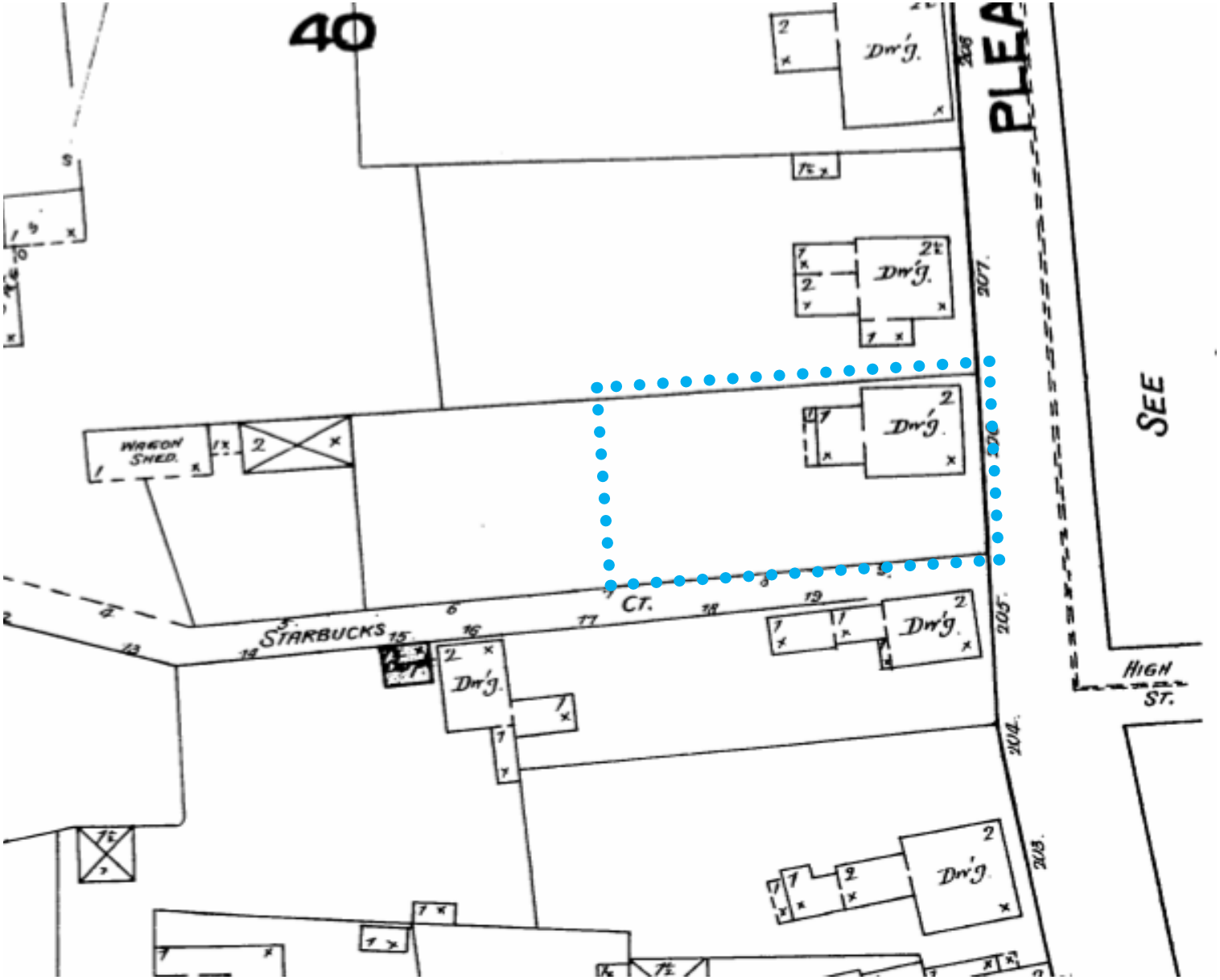
TAX MAP - NTS

ZONING INFORMATION

Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS



NORTH

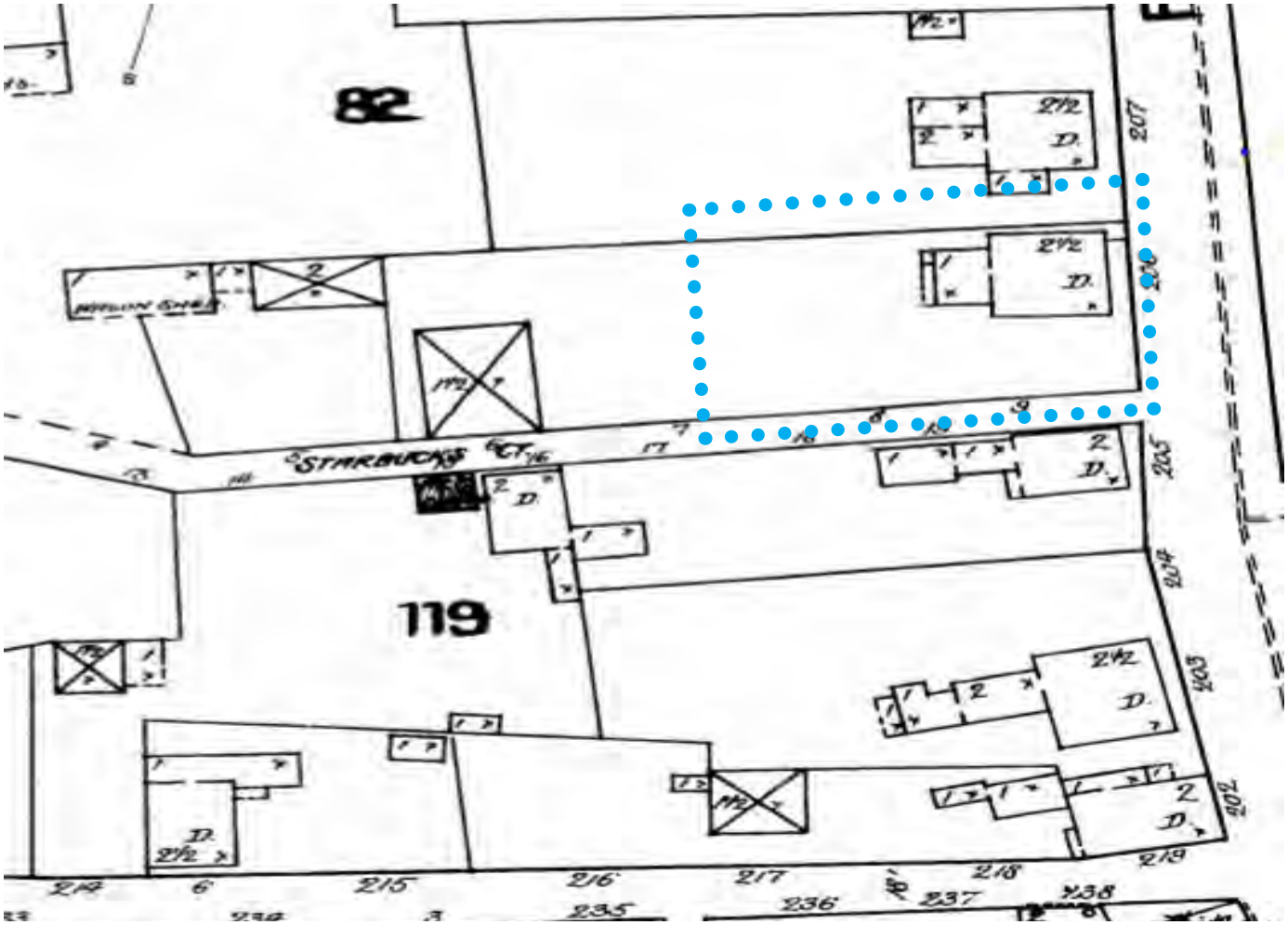
1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

NORTH

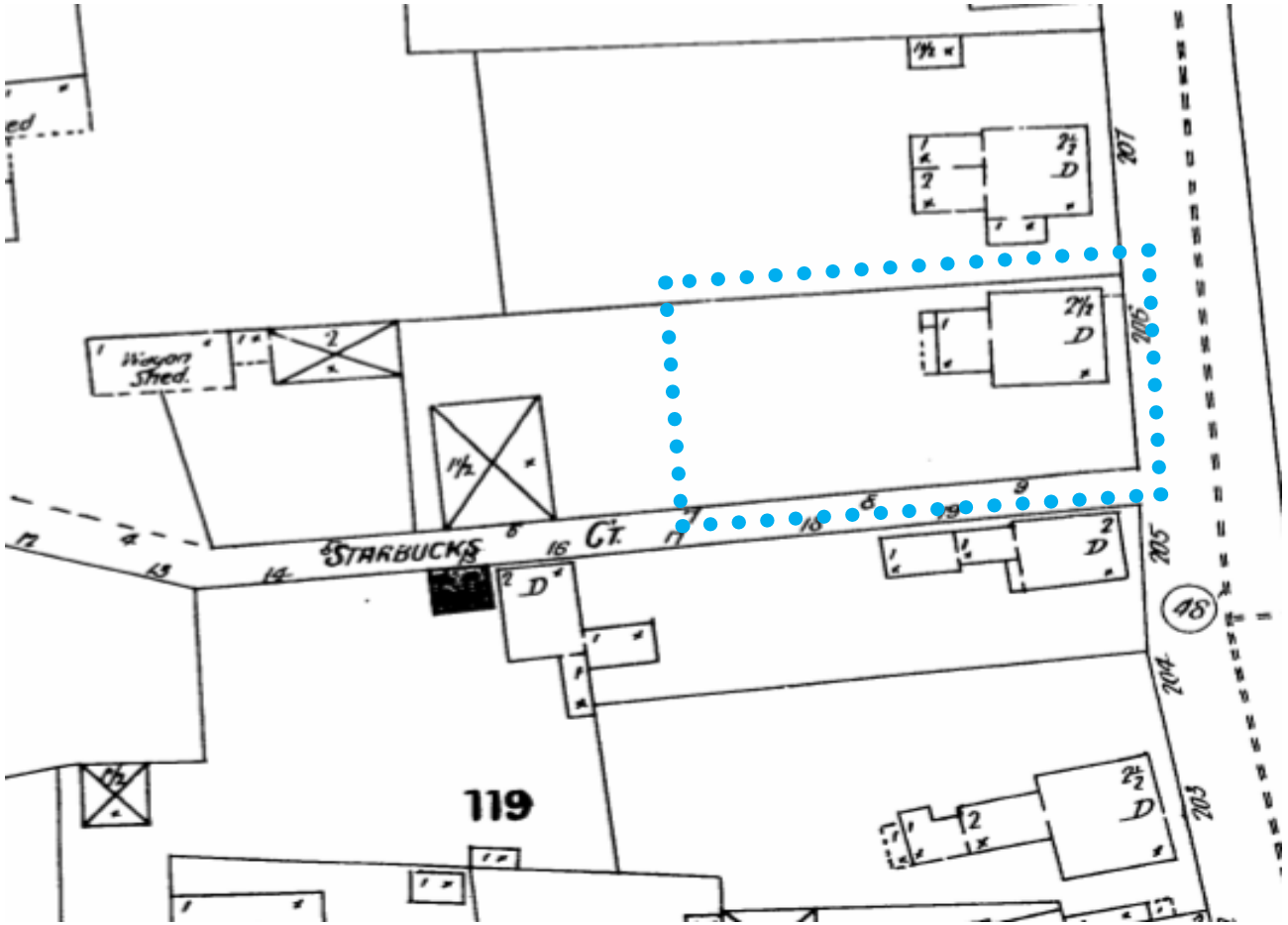


1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

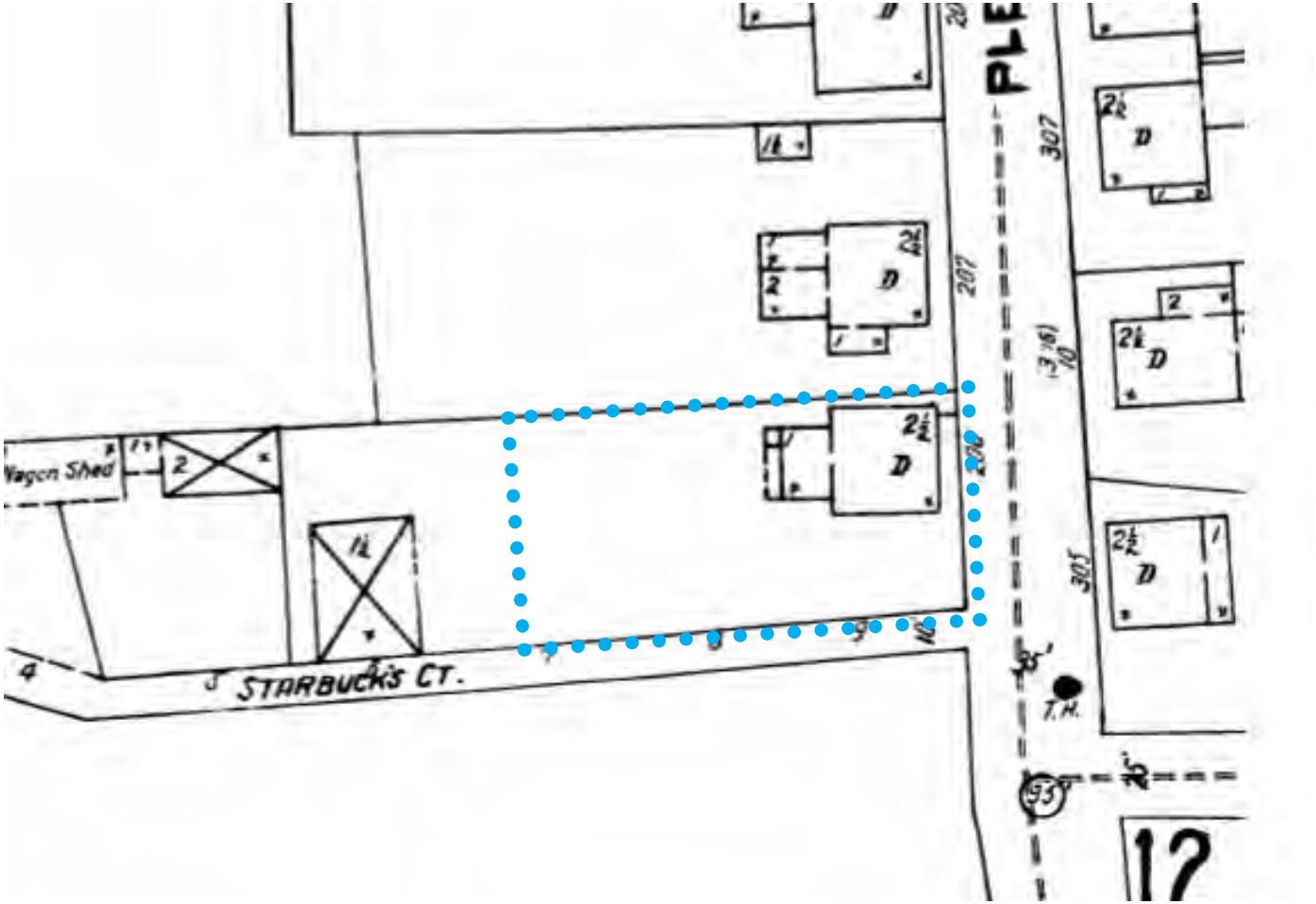


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

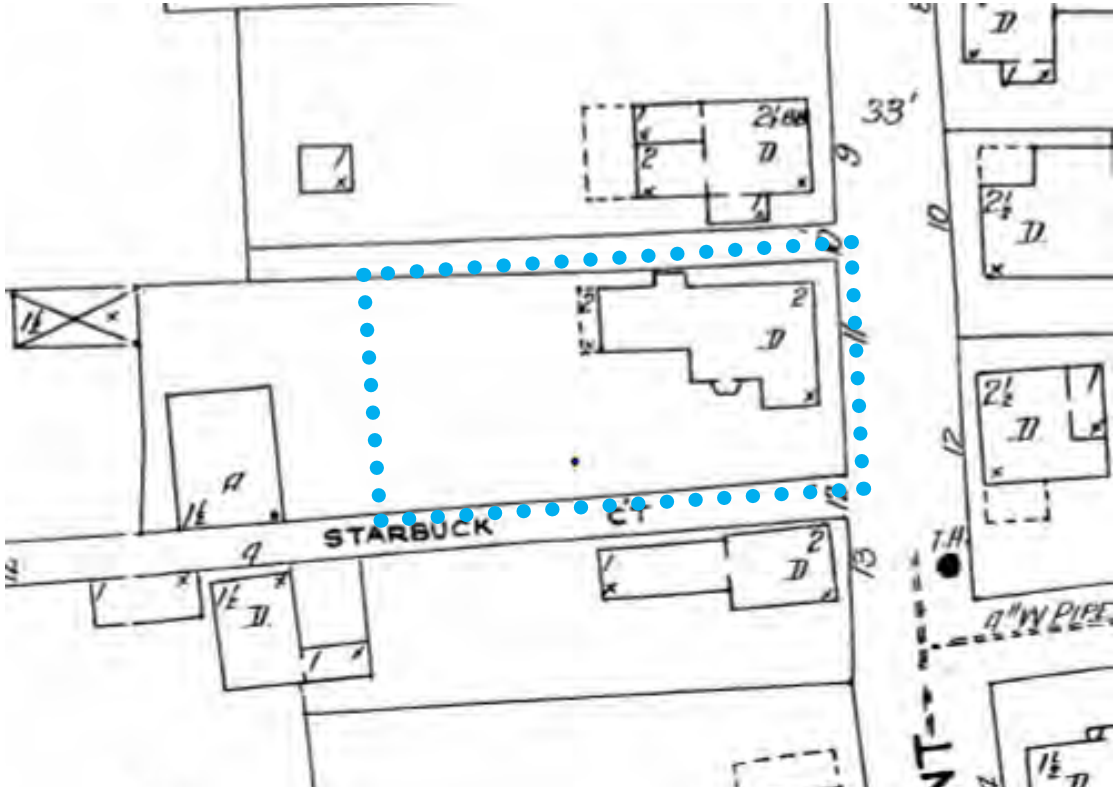


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

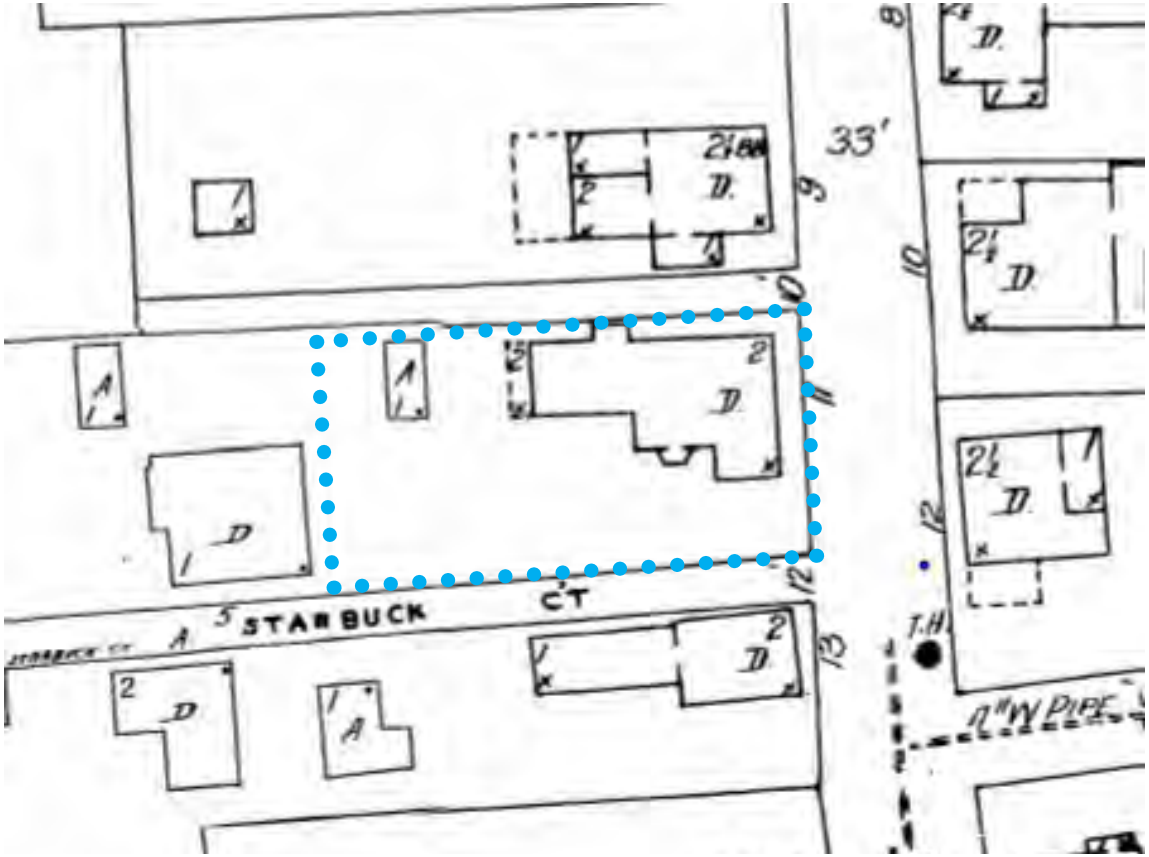


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



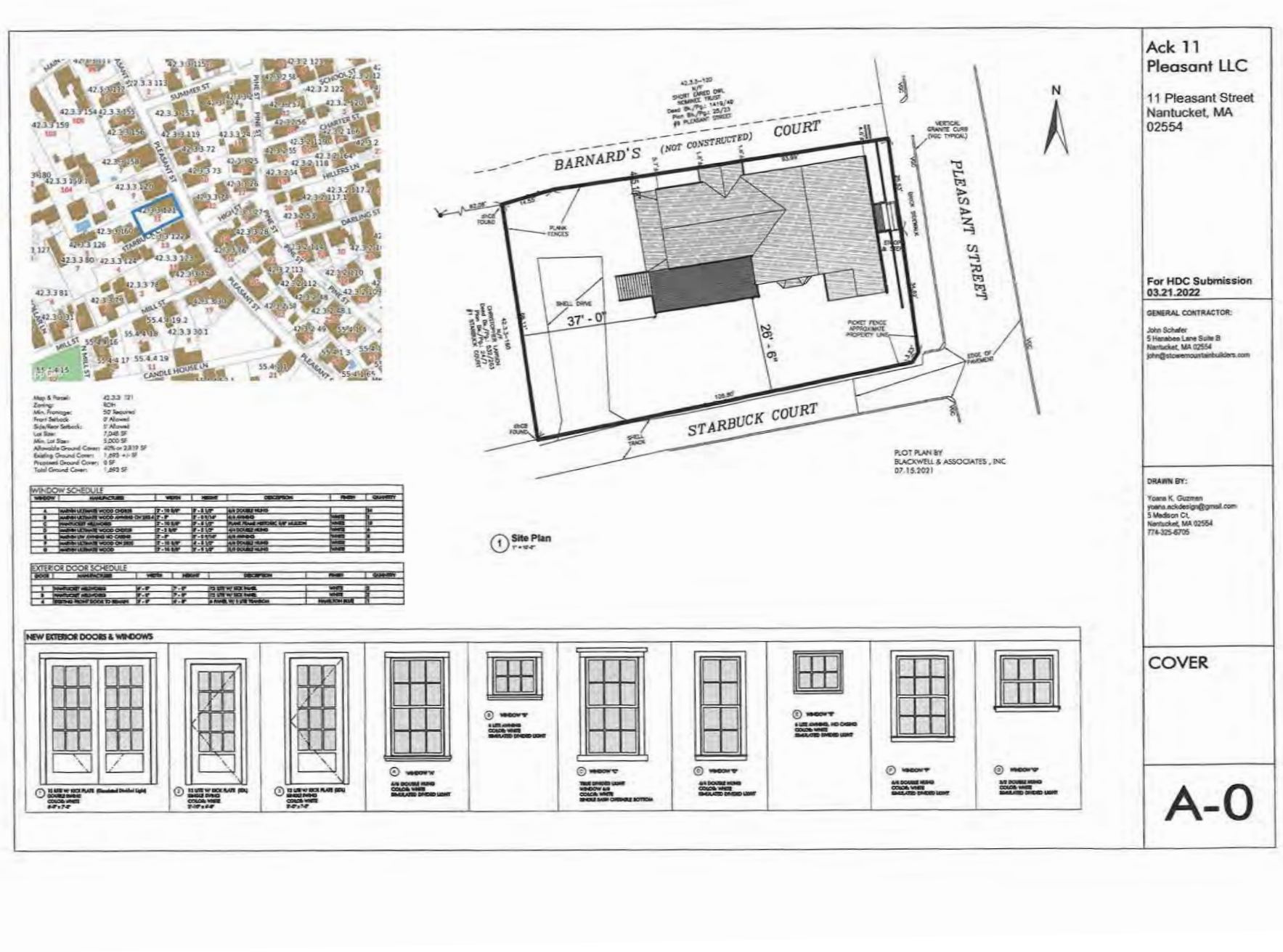
1949 - NO CHANGE

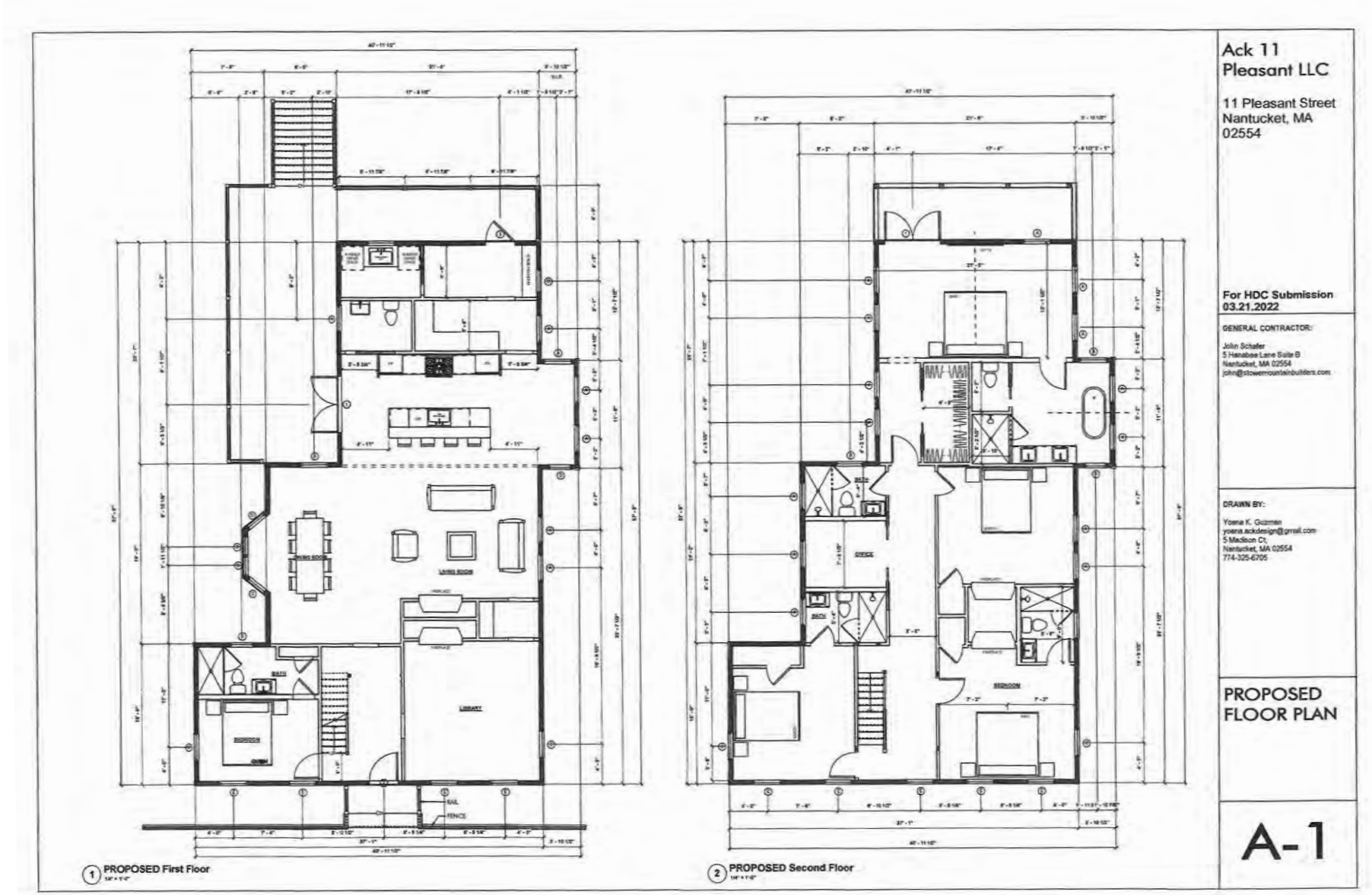
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

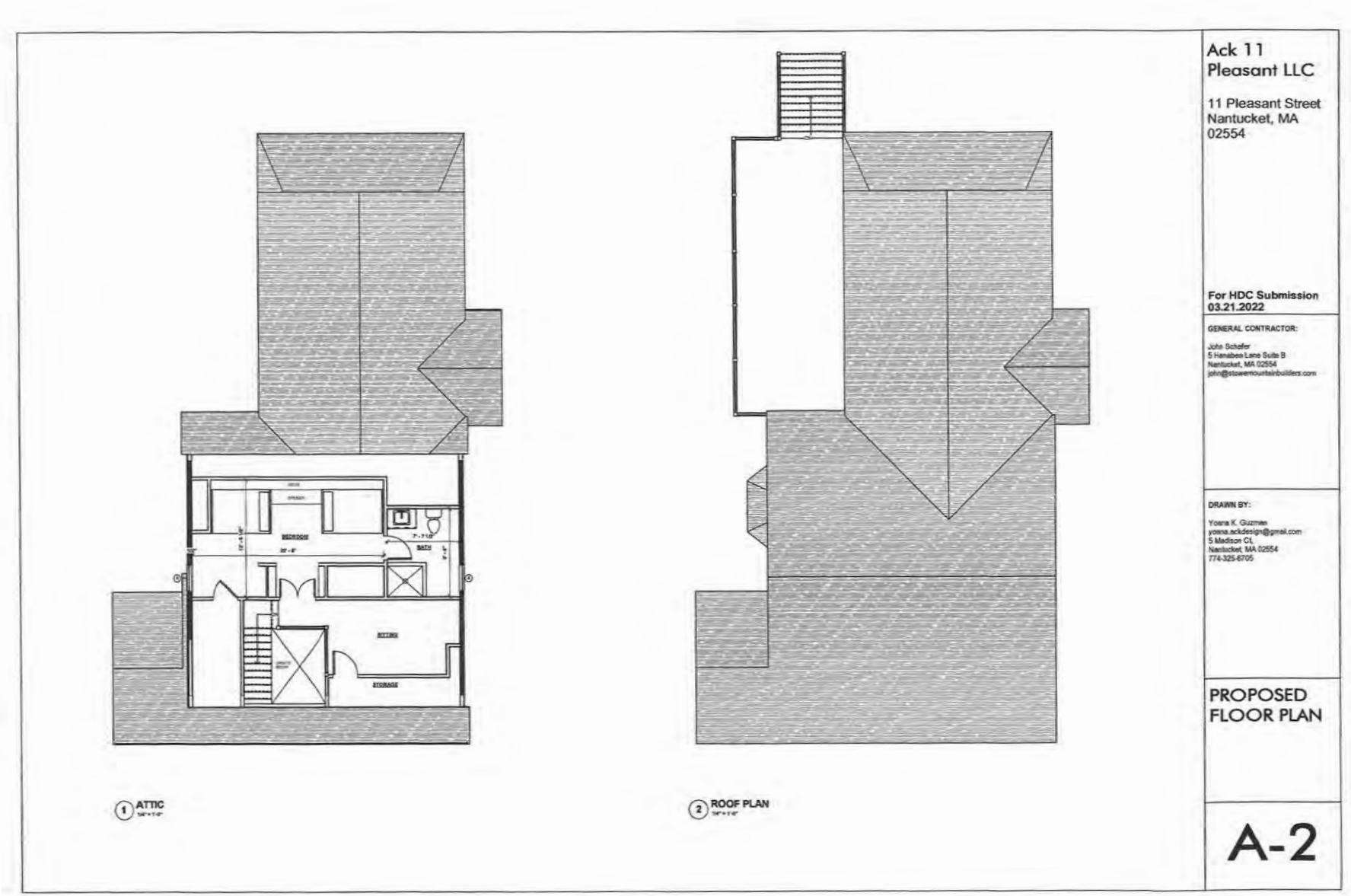
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

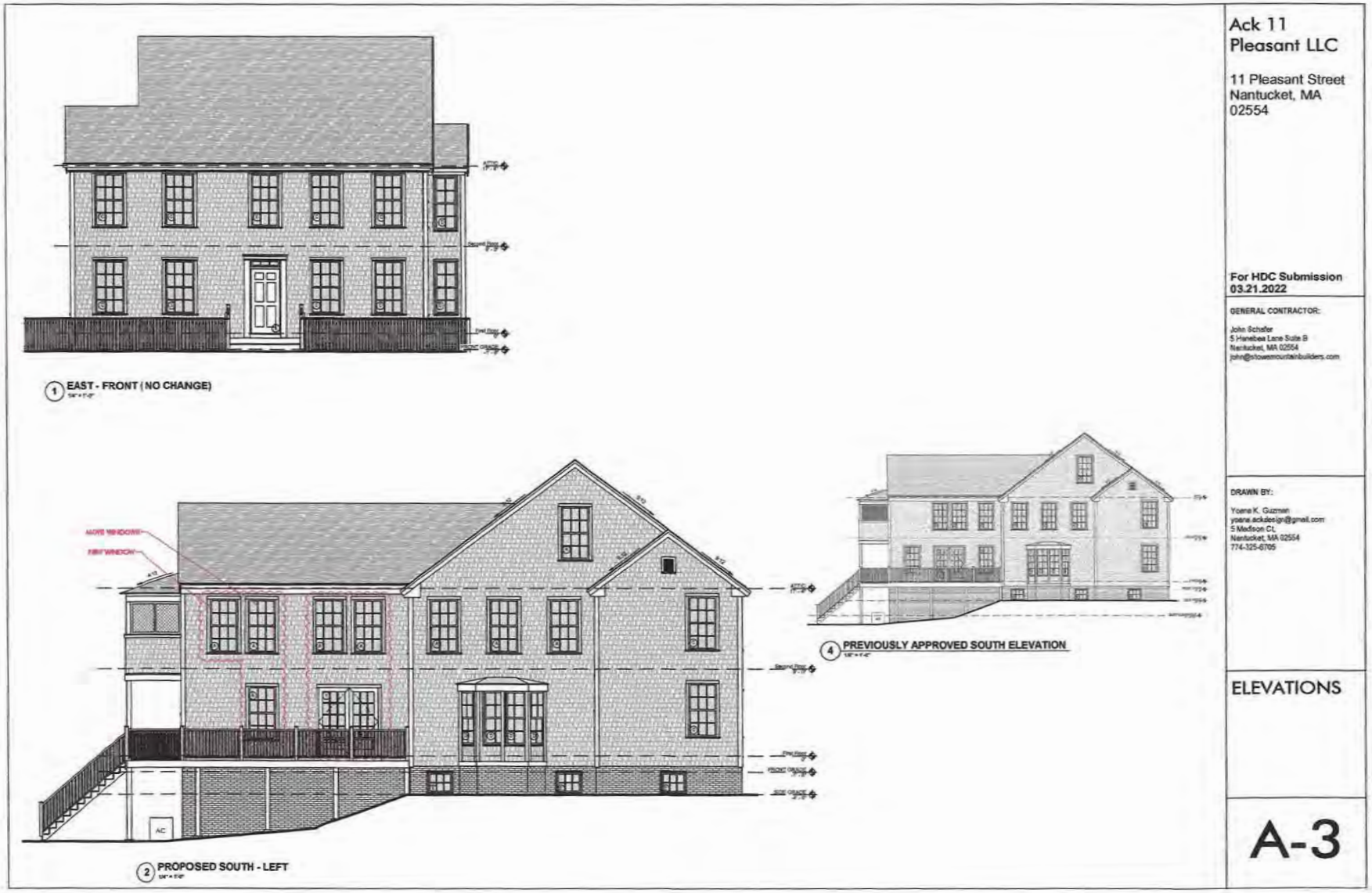
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

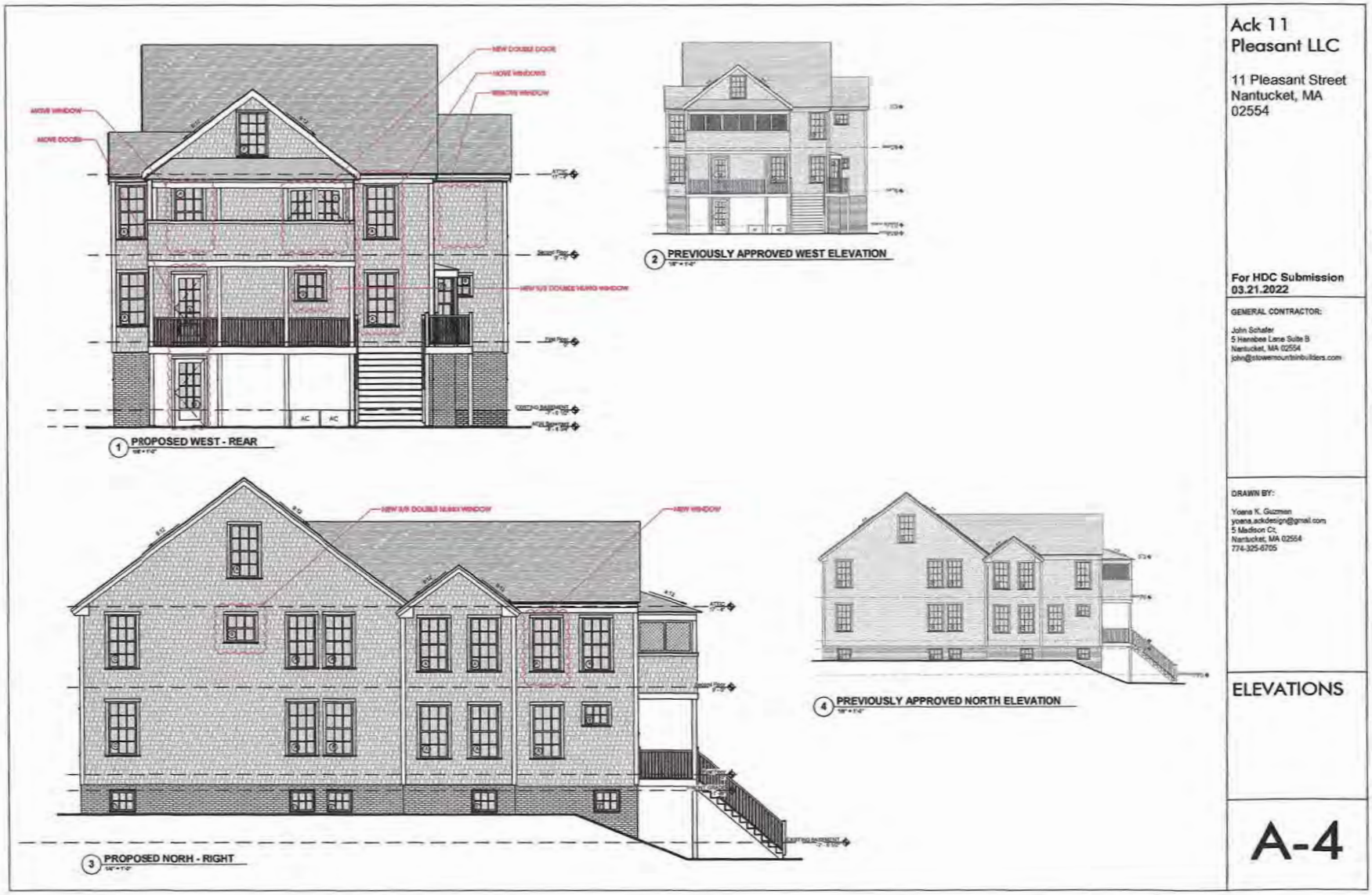
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanebea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
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

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

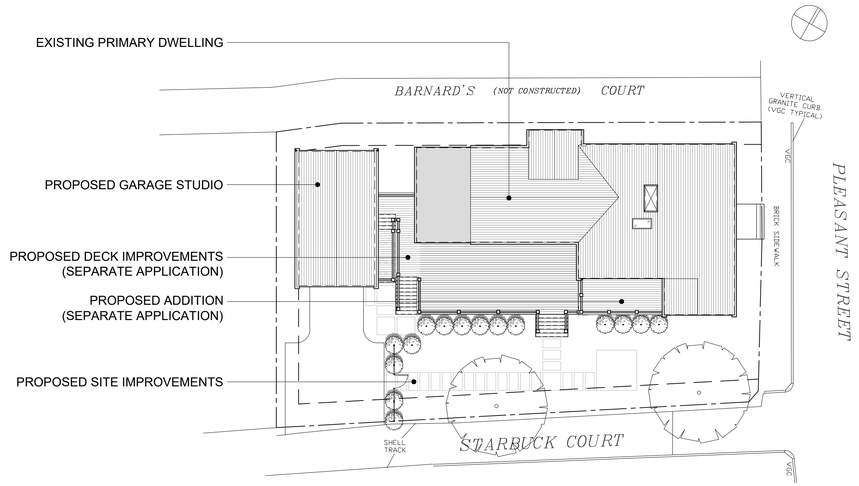


SOUTH FACADE

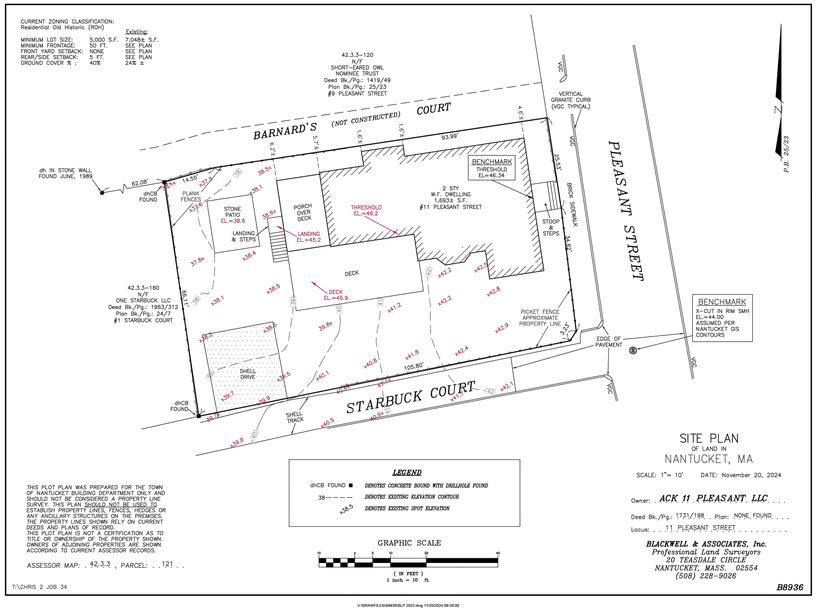


REAR YARD AND WEST FACADE

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

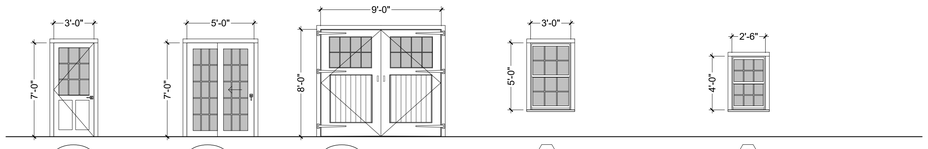
T100

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

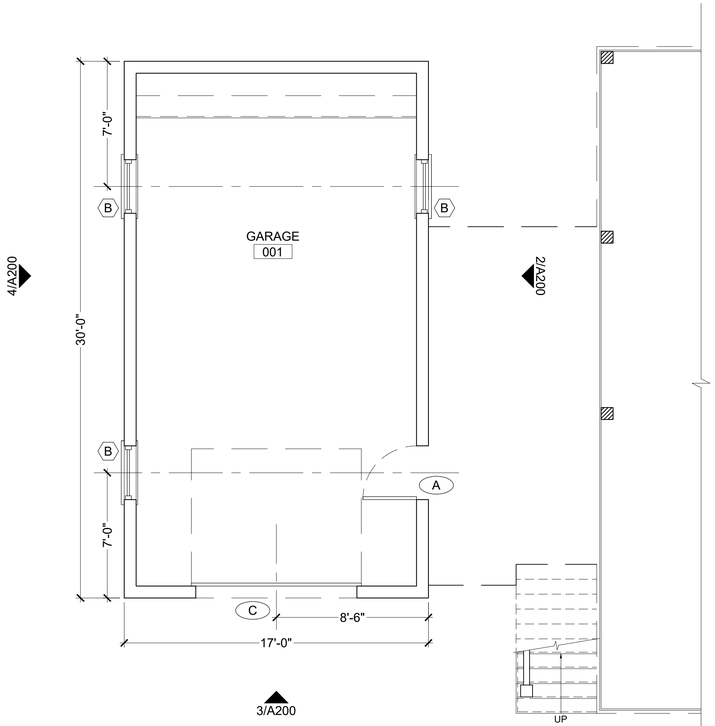
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW TYPES

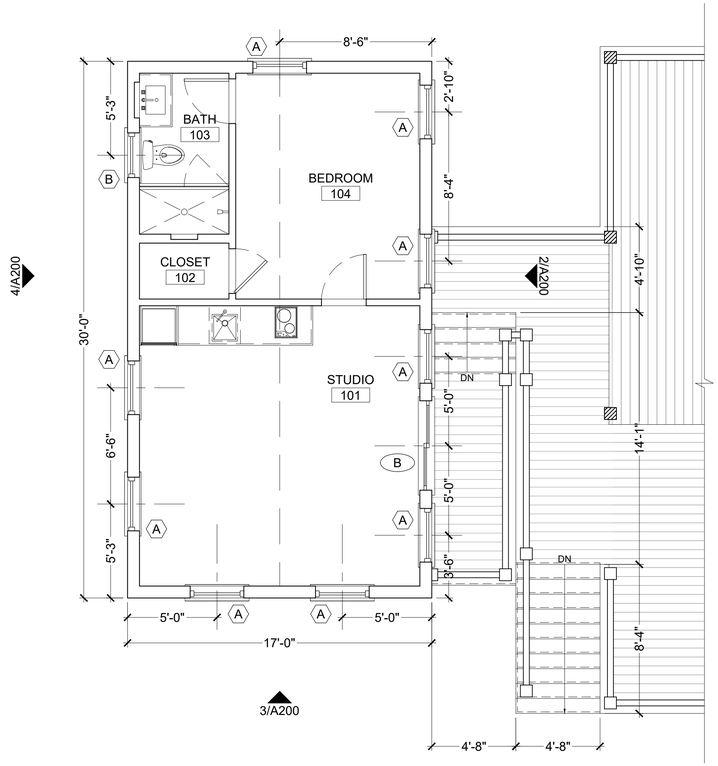
TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

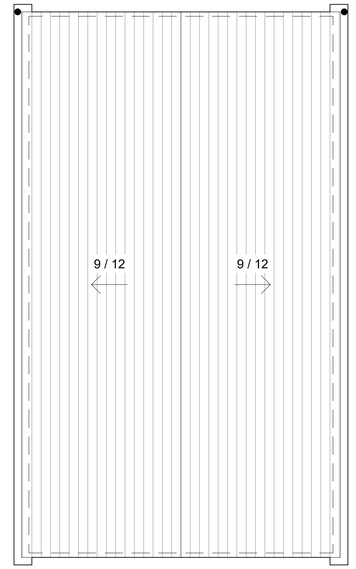
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS 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

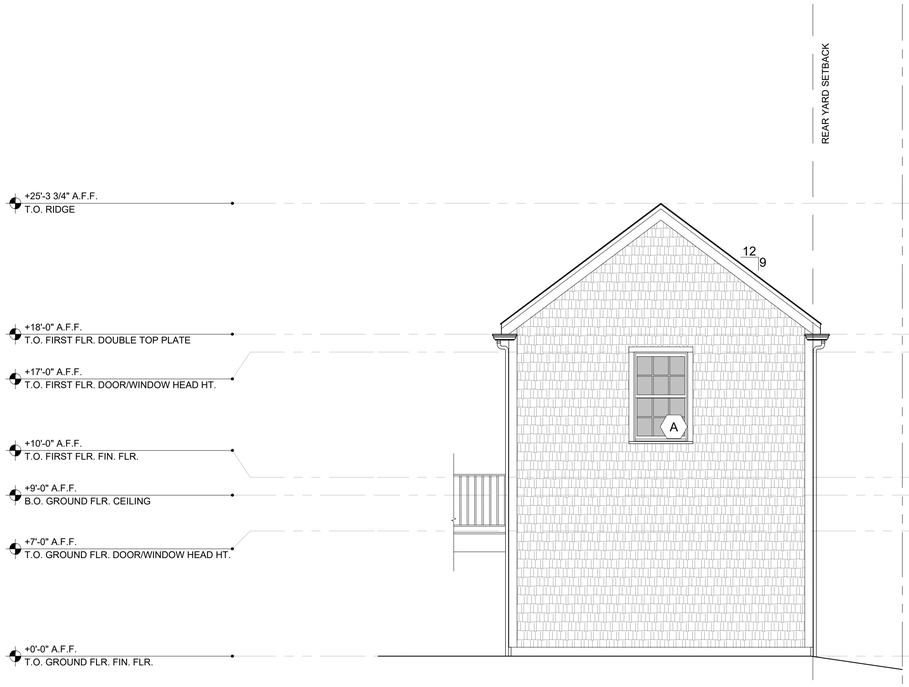
ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

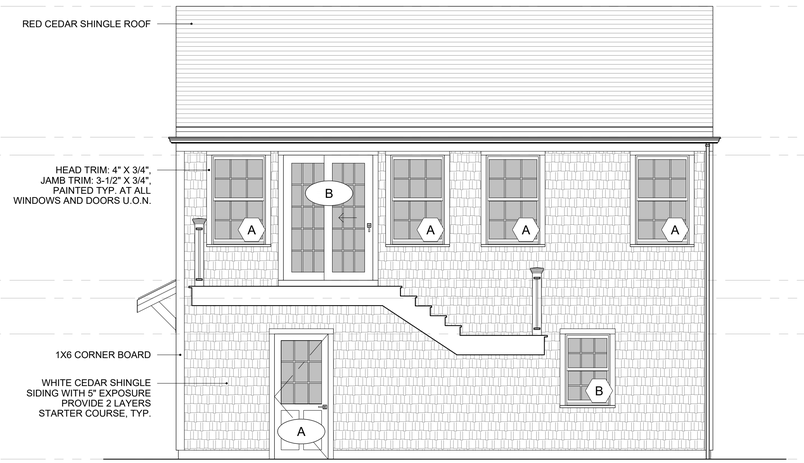
FLOOR PLANS

A100

NO:



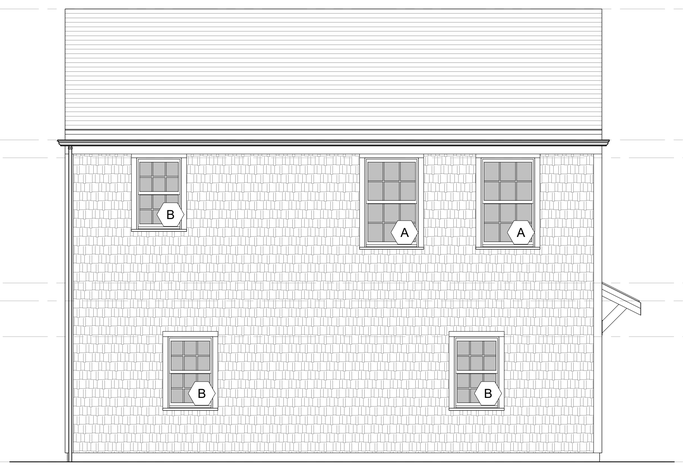
01 PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: **1/4" = 1'-0"**



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"**

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Minneapolis MN 55401

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: 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Alpharetta GA 30005

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: 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™
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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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 TRST ETAL
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11P HDC HISTORIC SUPPLEMENT

11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

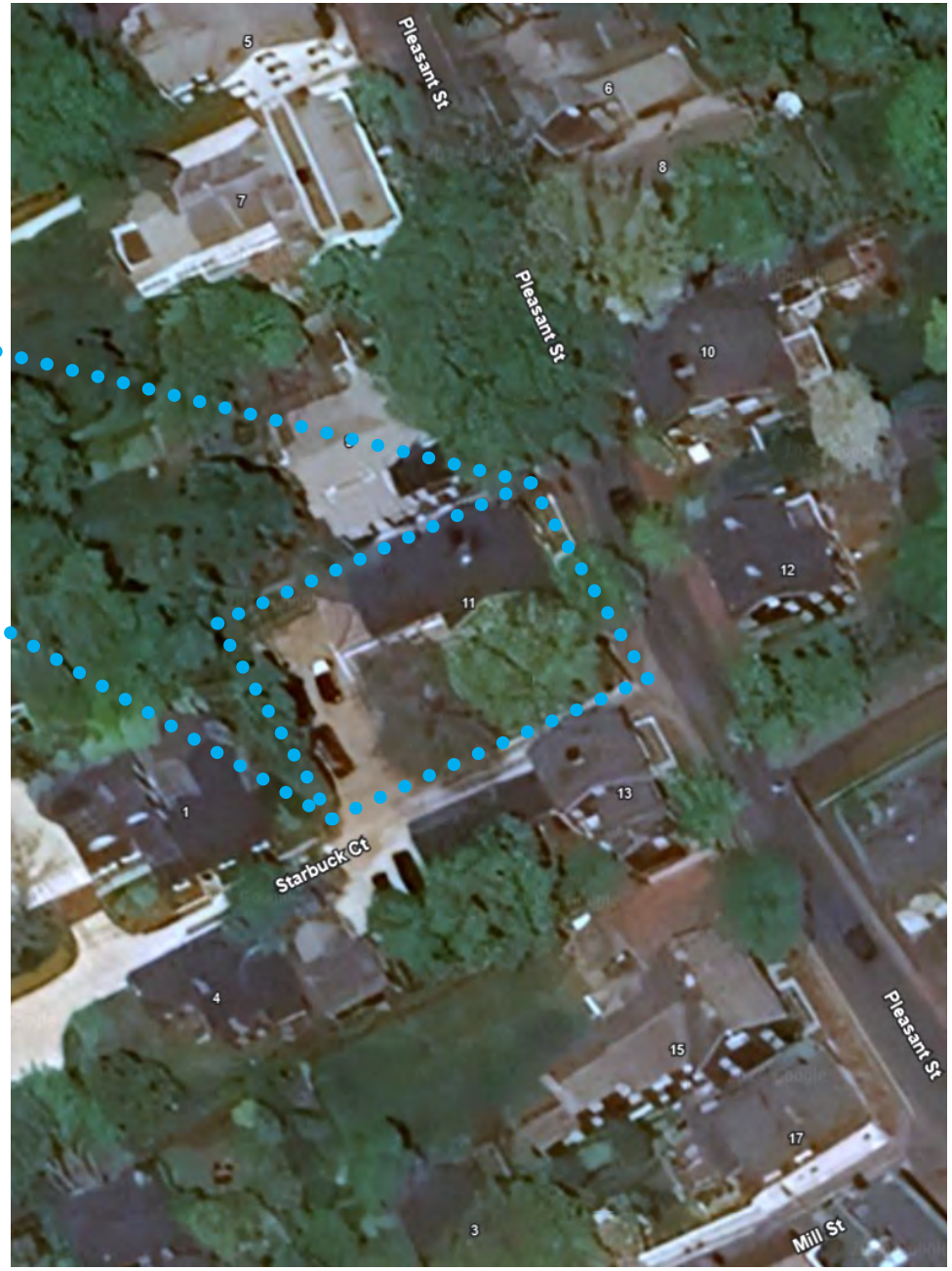
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



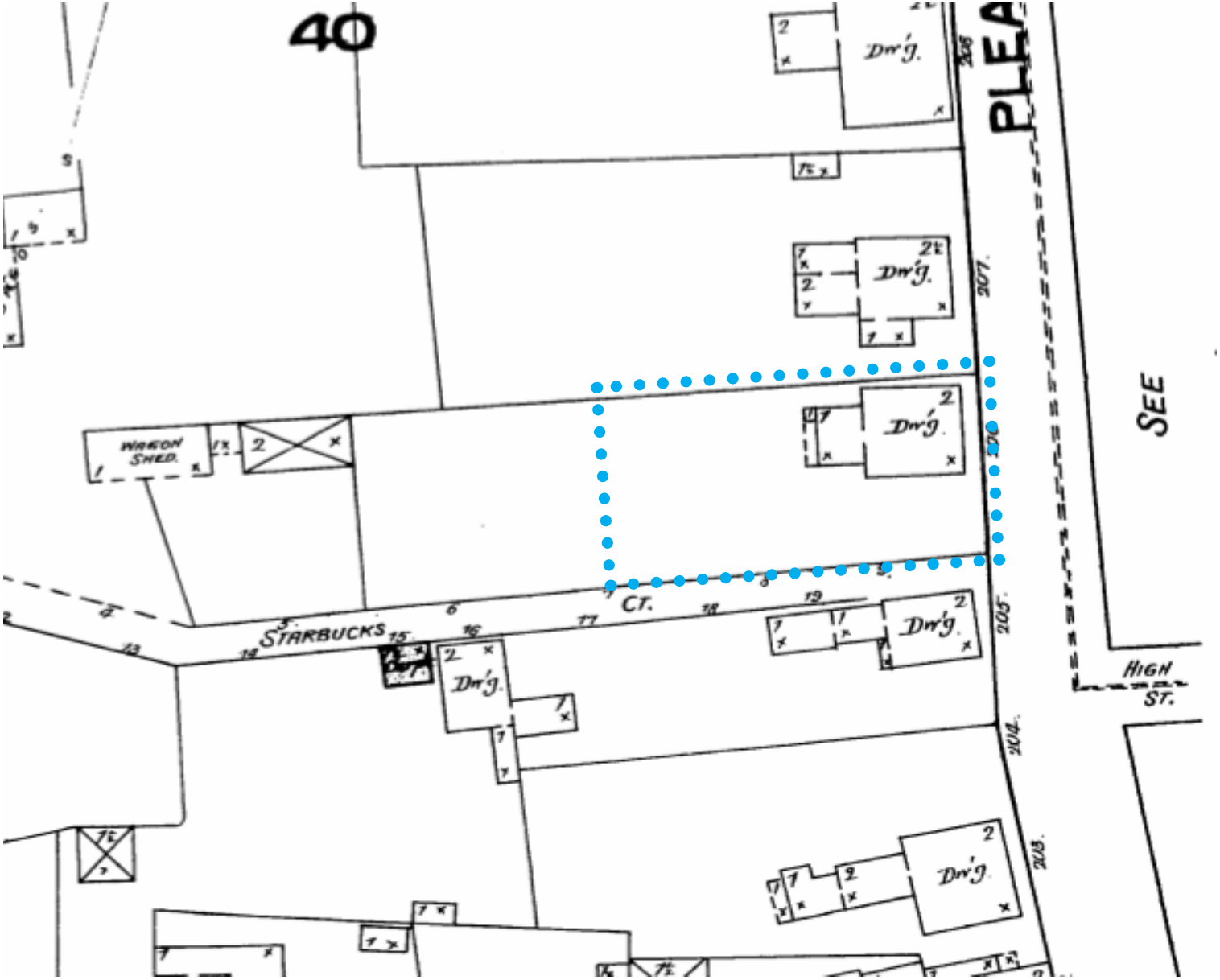
TAX MAP - NTS

ZONING INFORMATION

Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS



NORTH

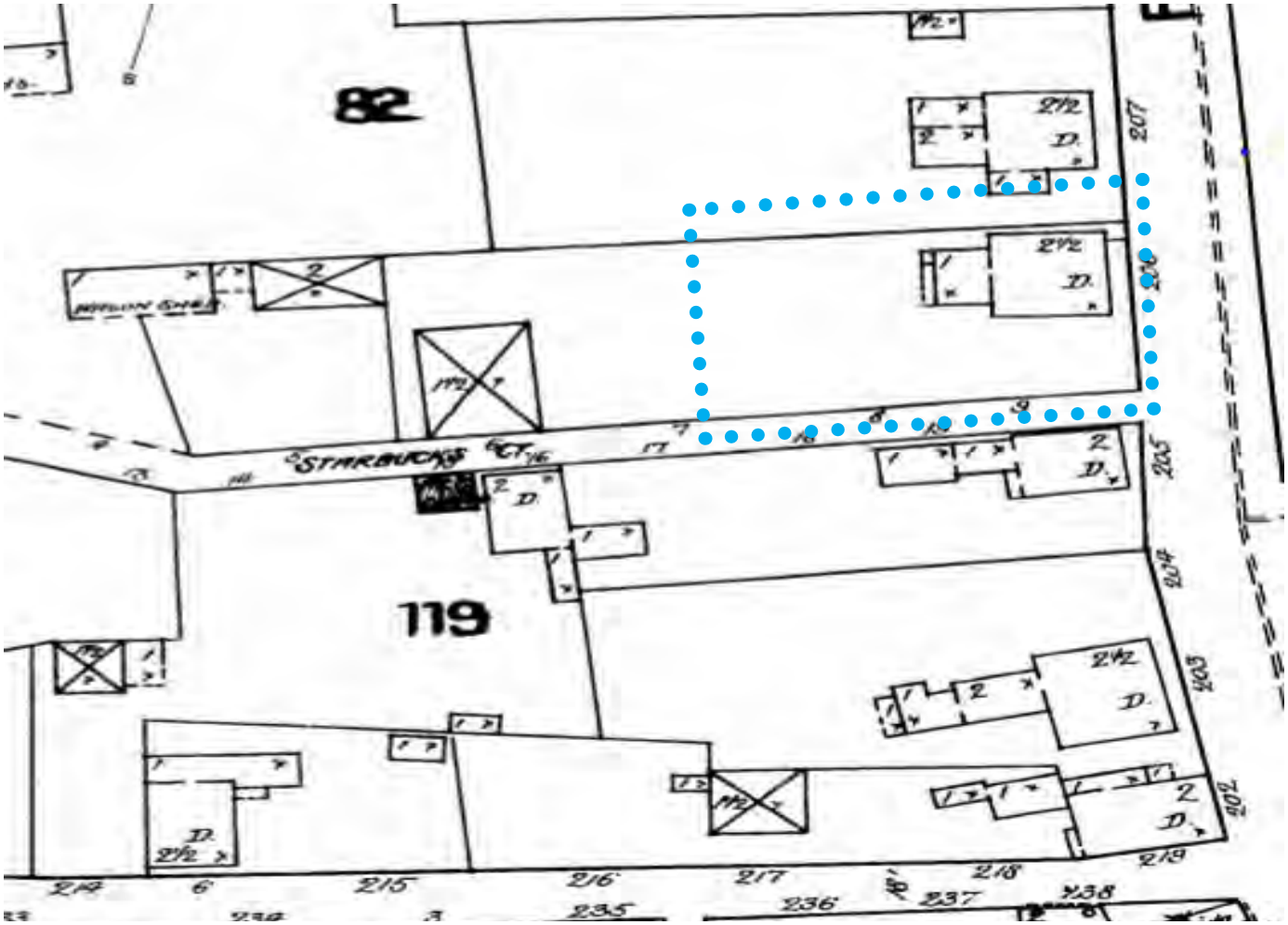
1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

NORTH

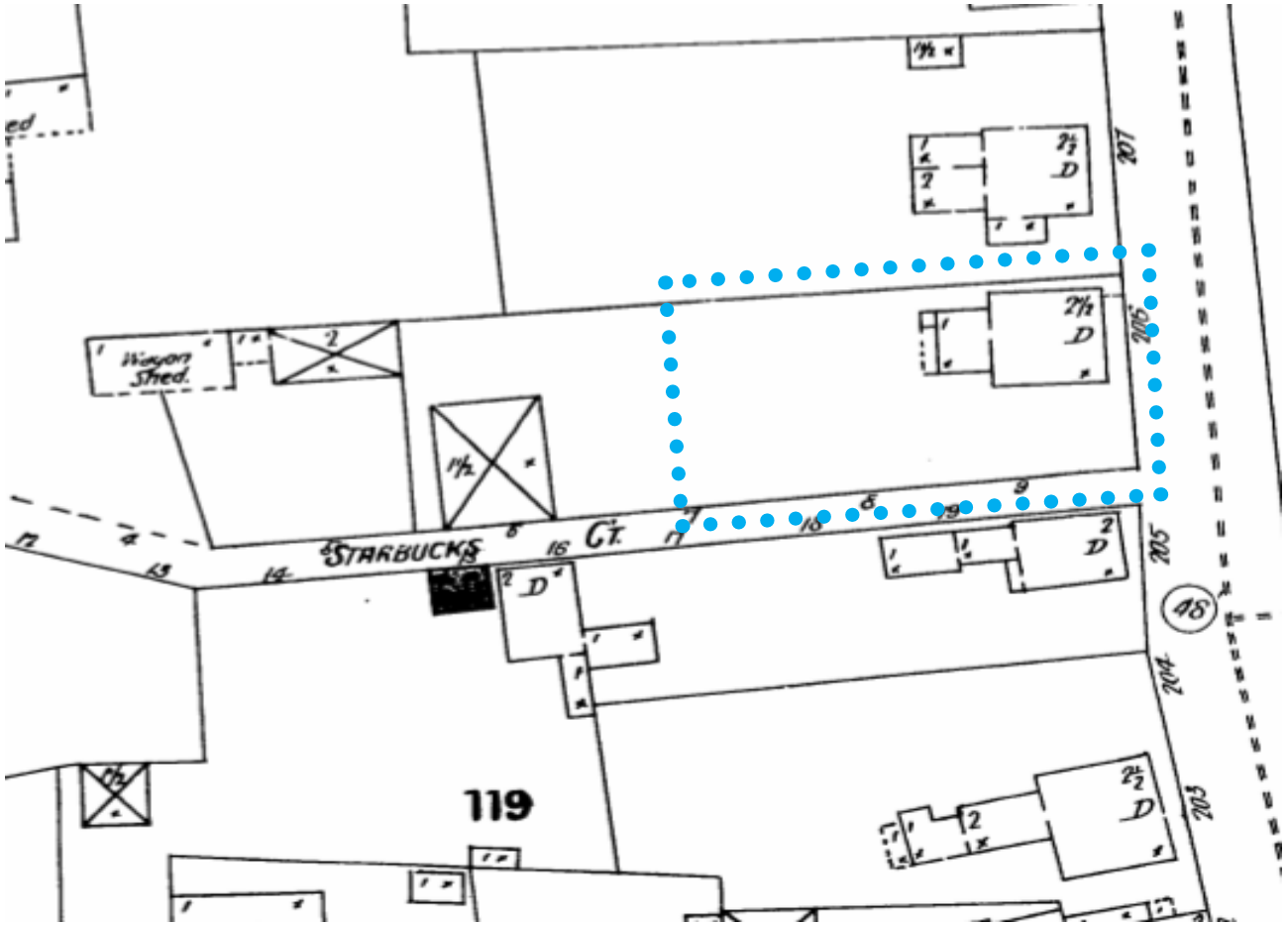


1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

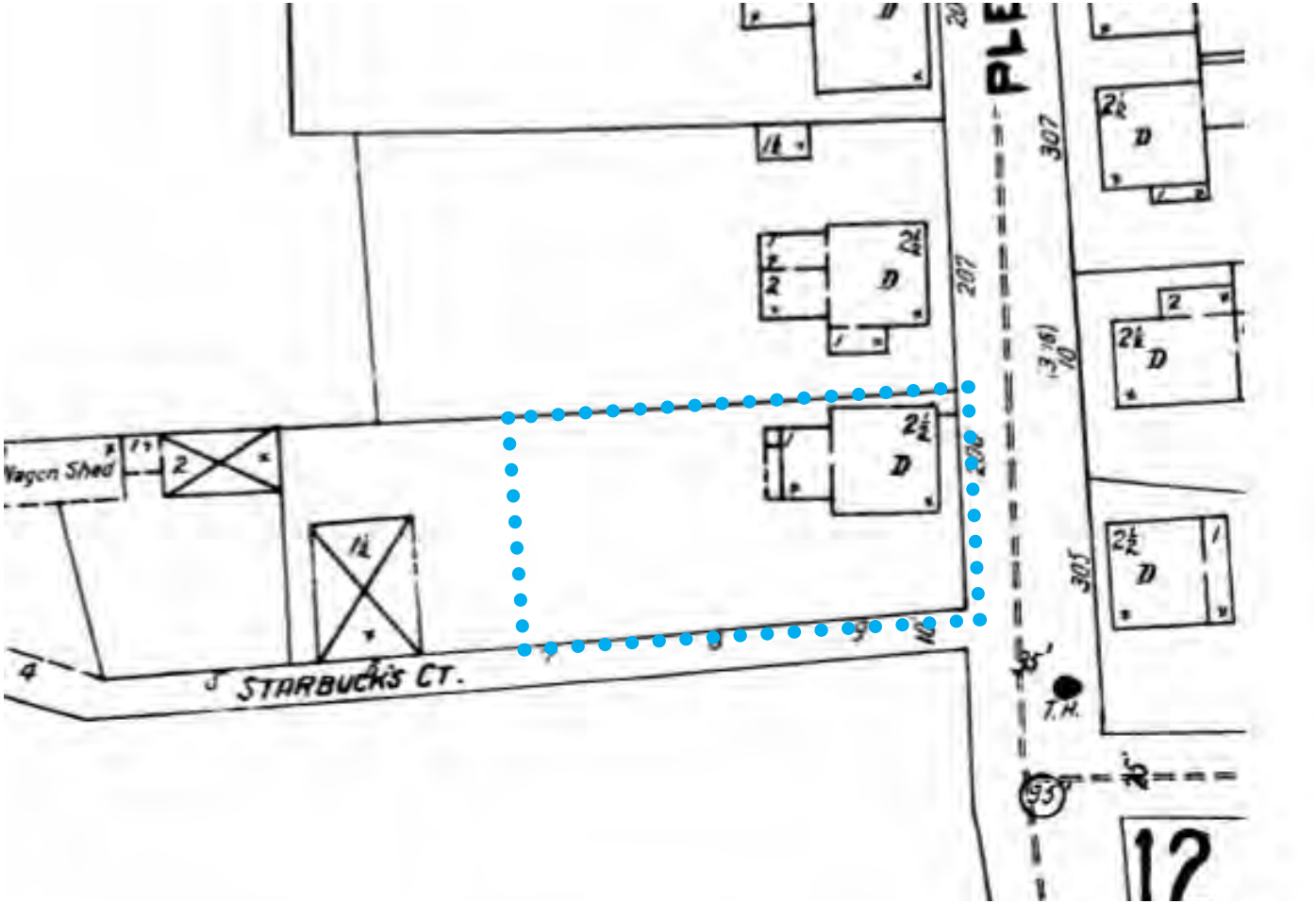


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

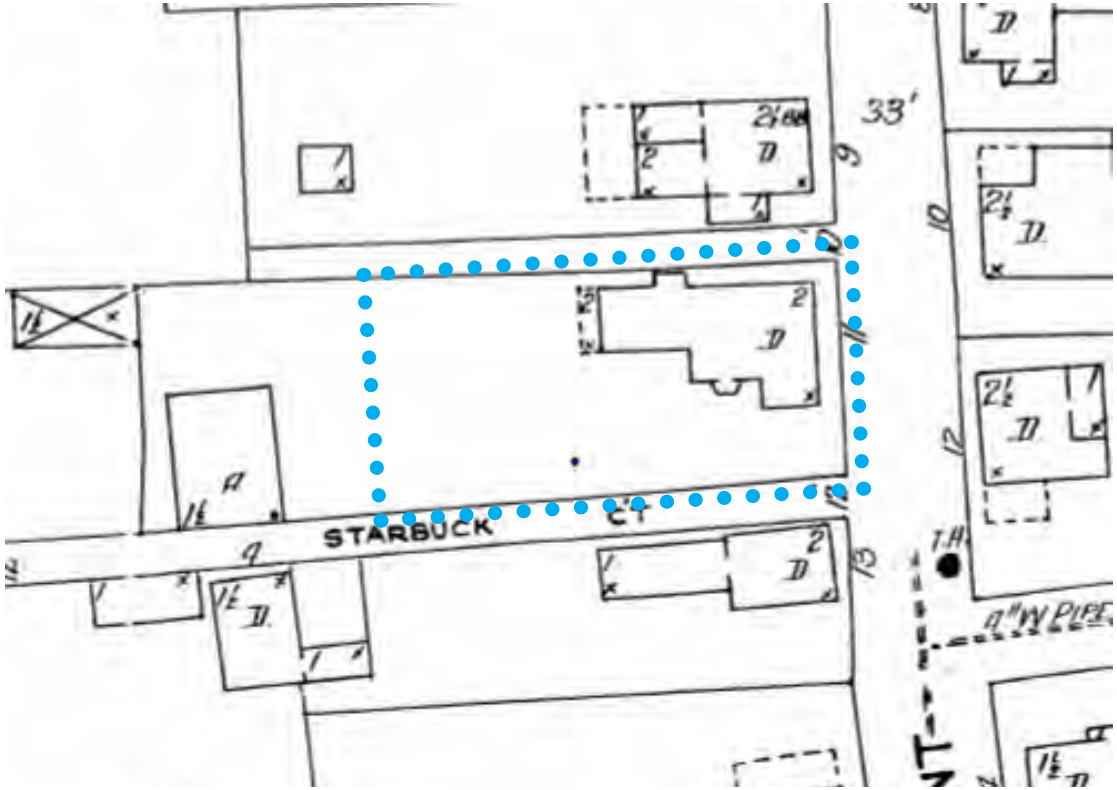


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

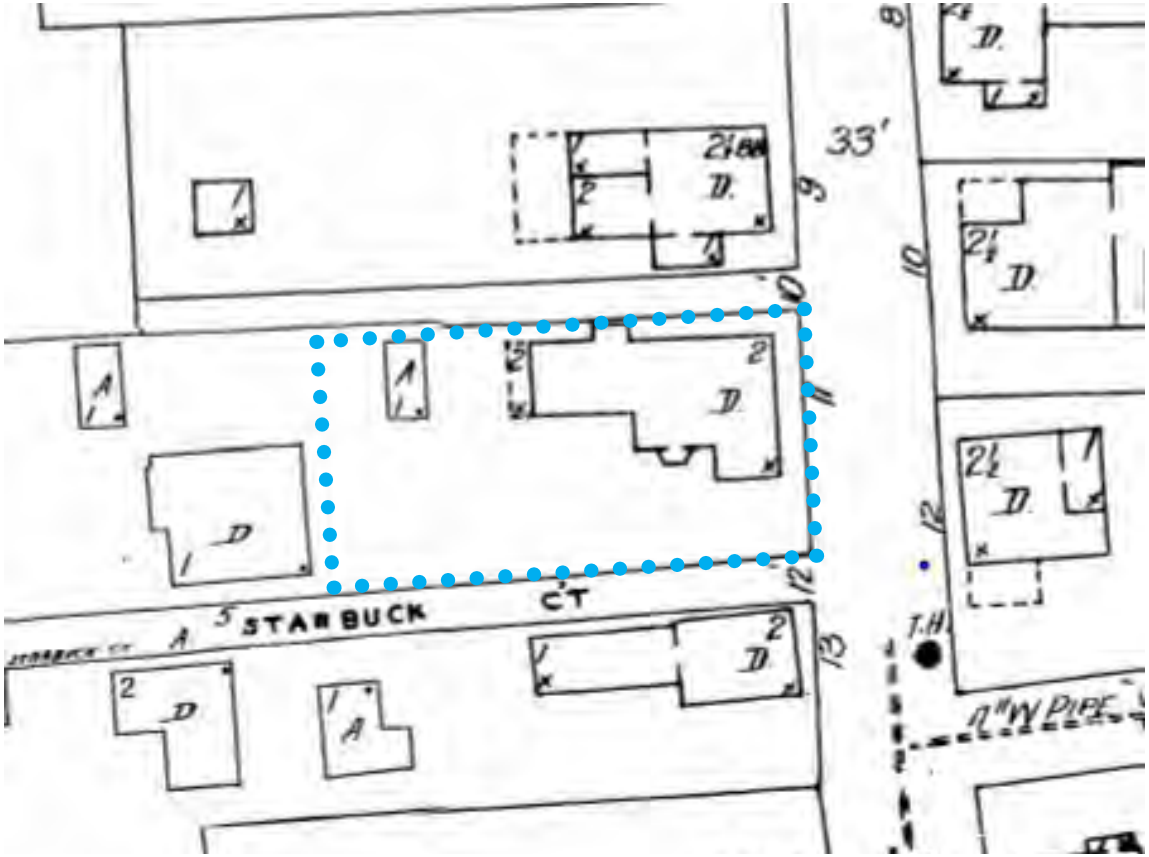


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



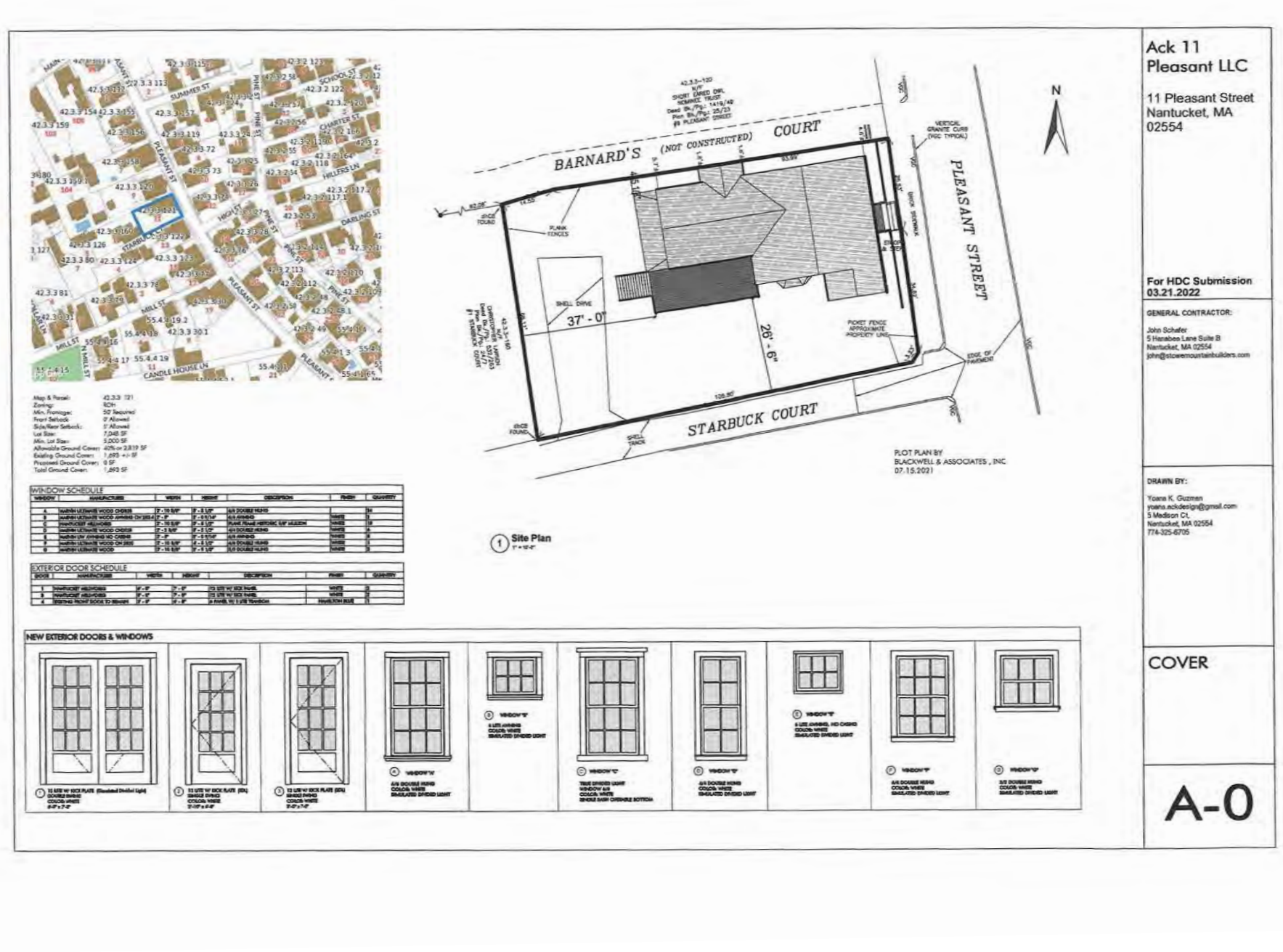
1949 - NO CHANGE

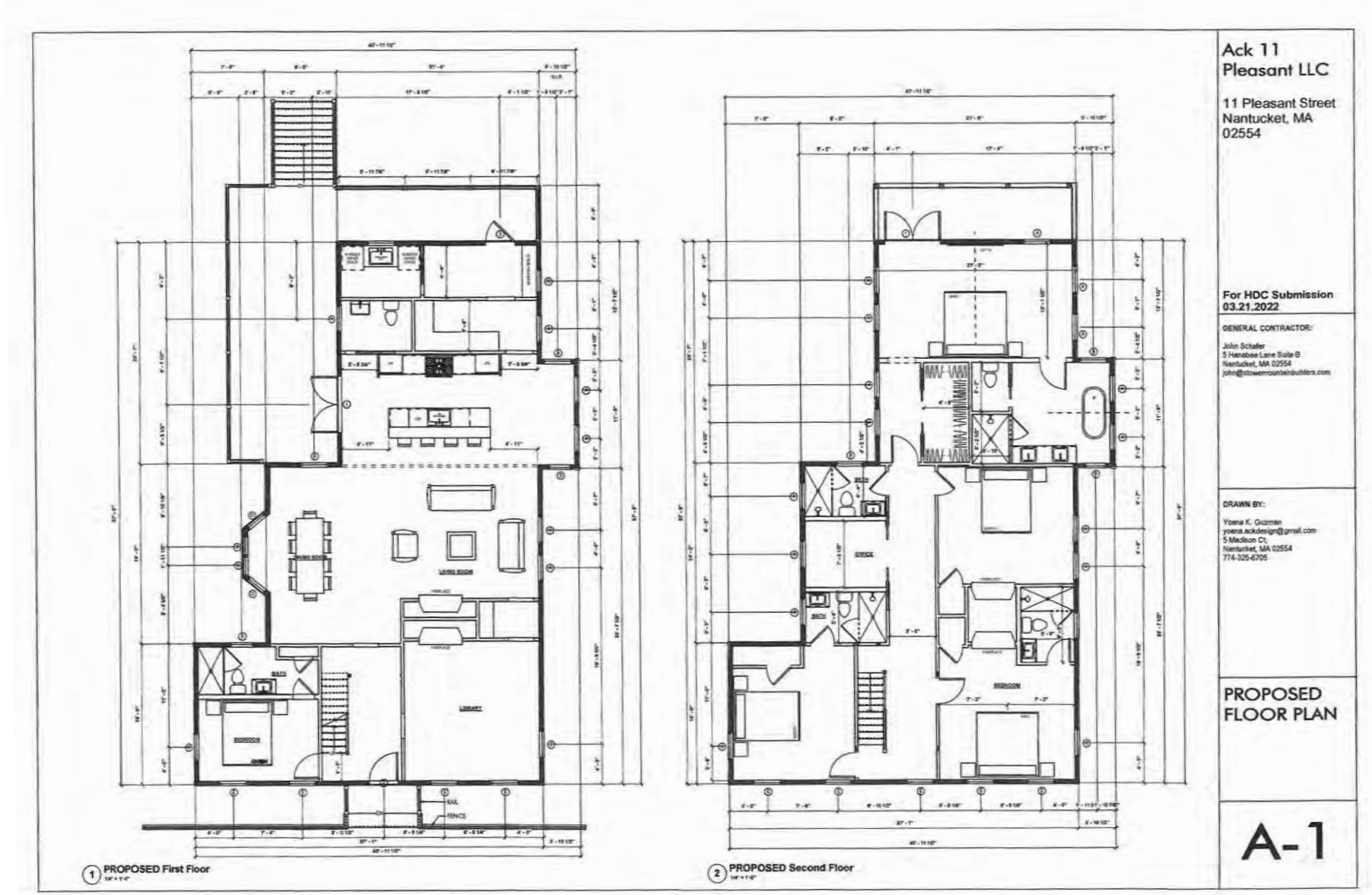
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

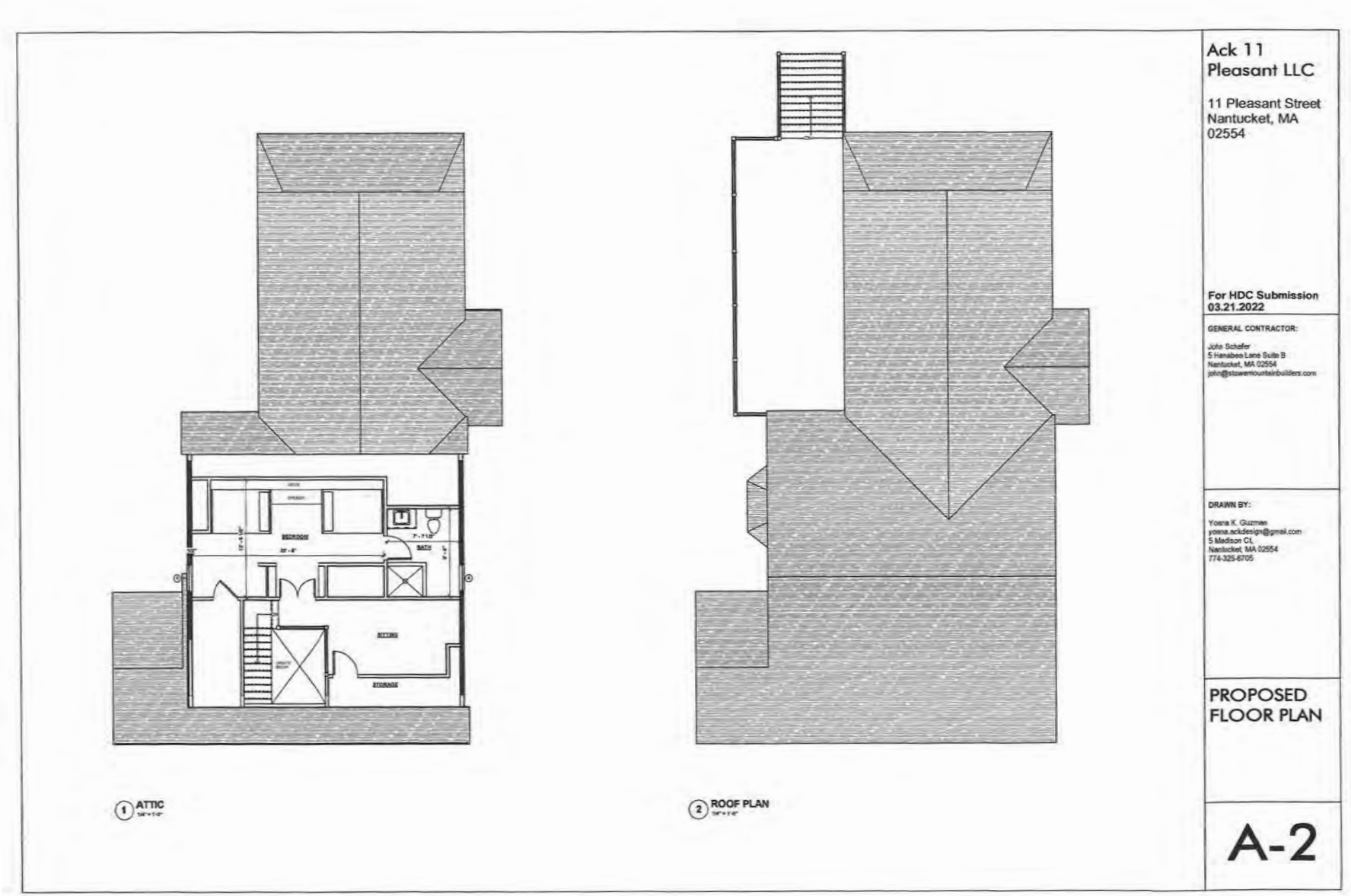
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

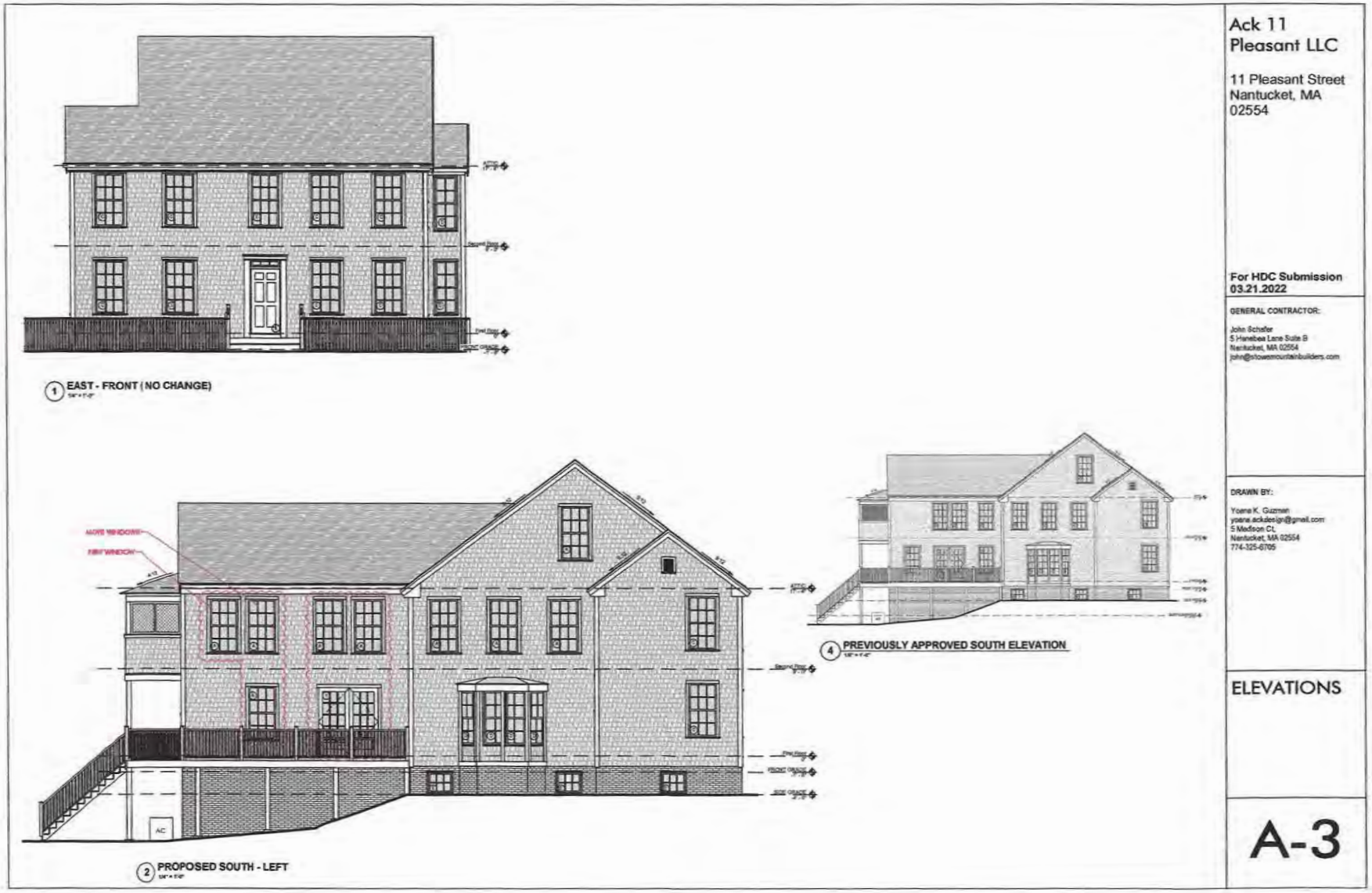
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

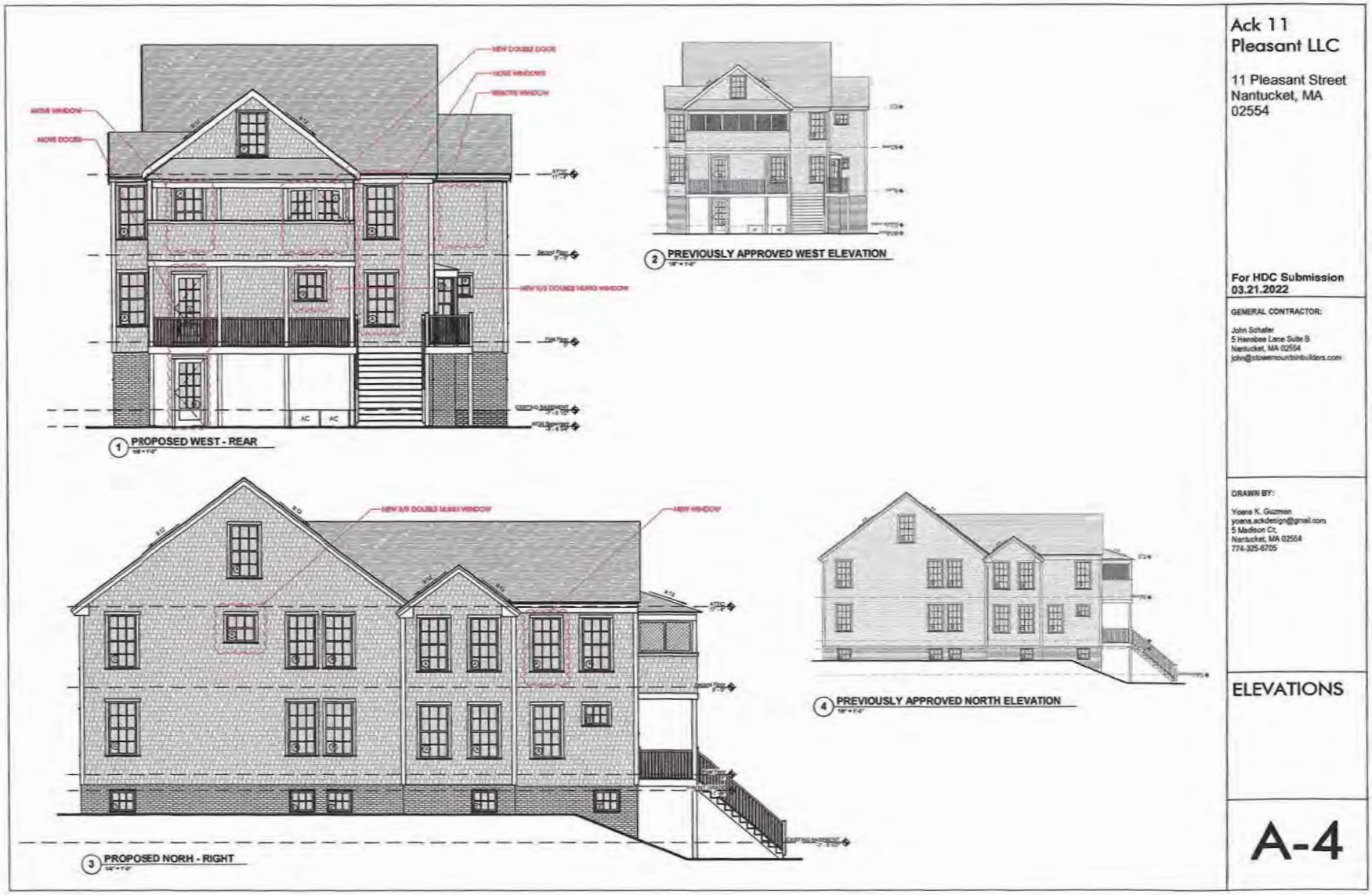
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanebea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
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

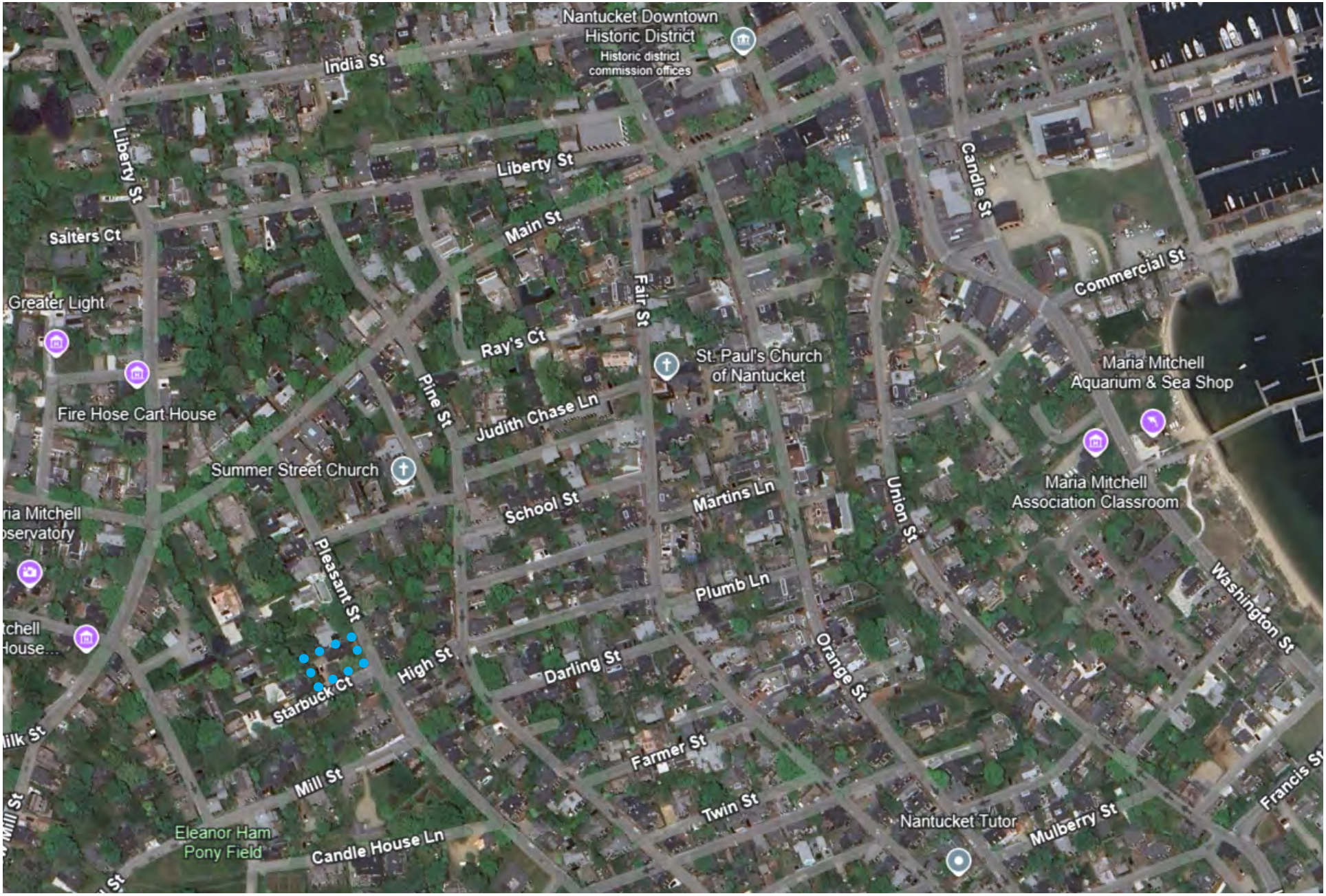
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



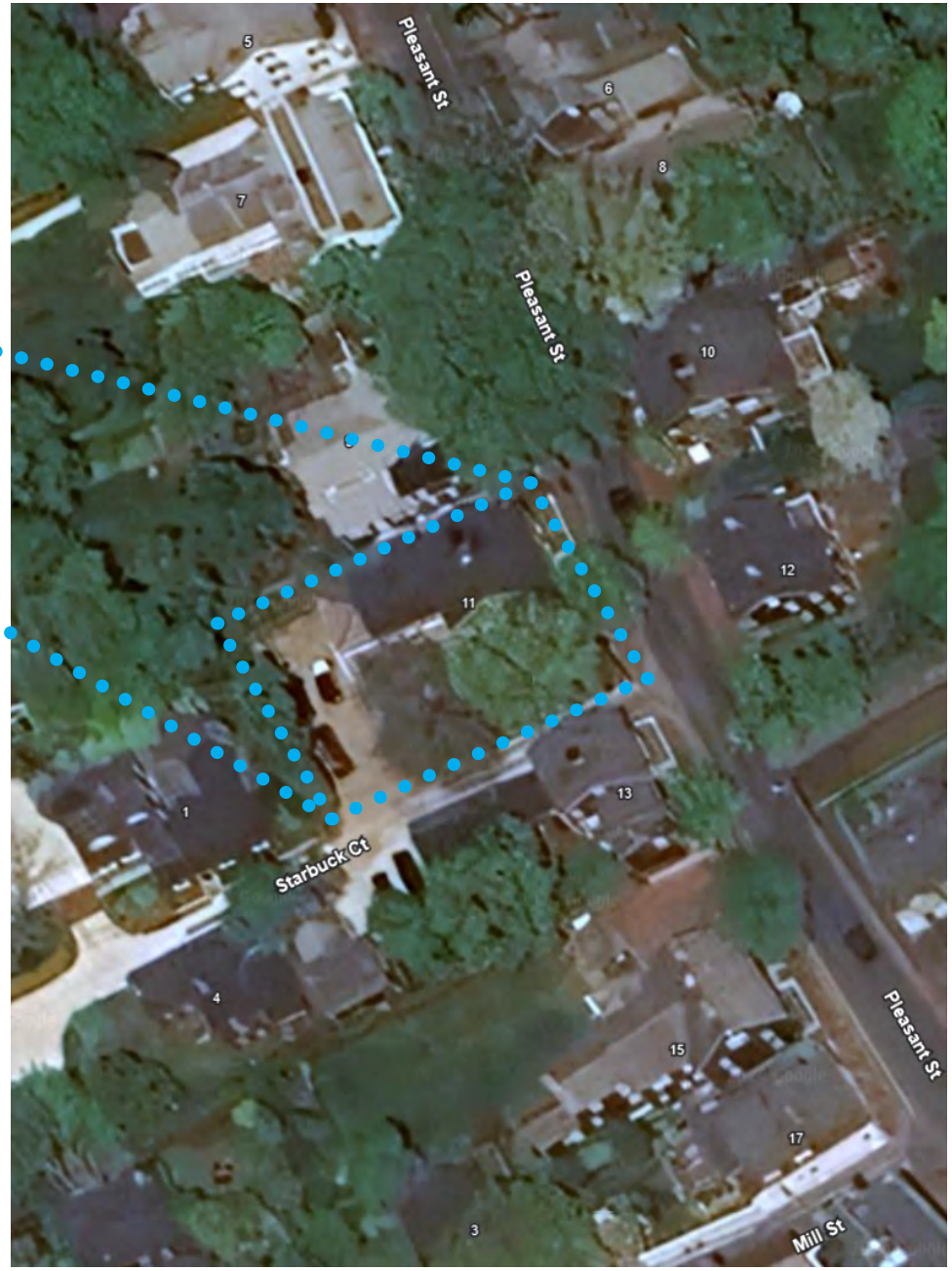
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

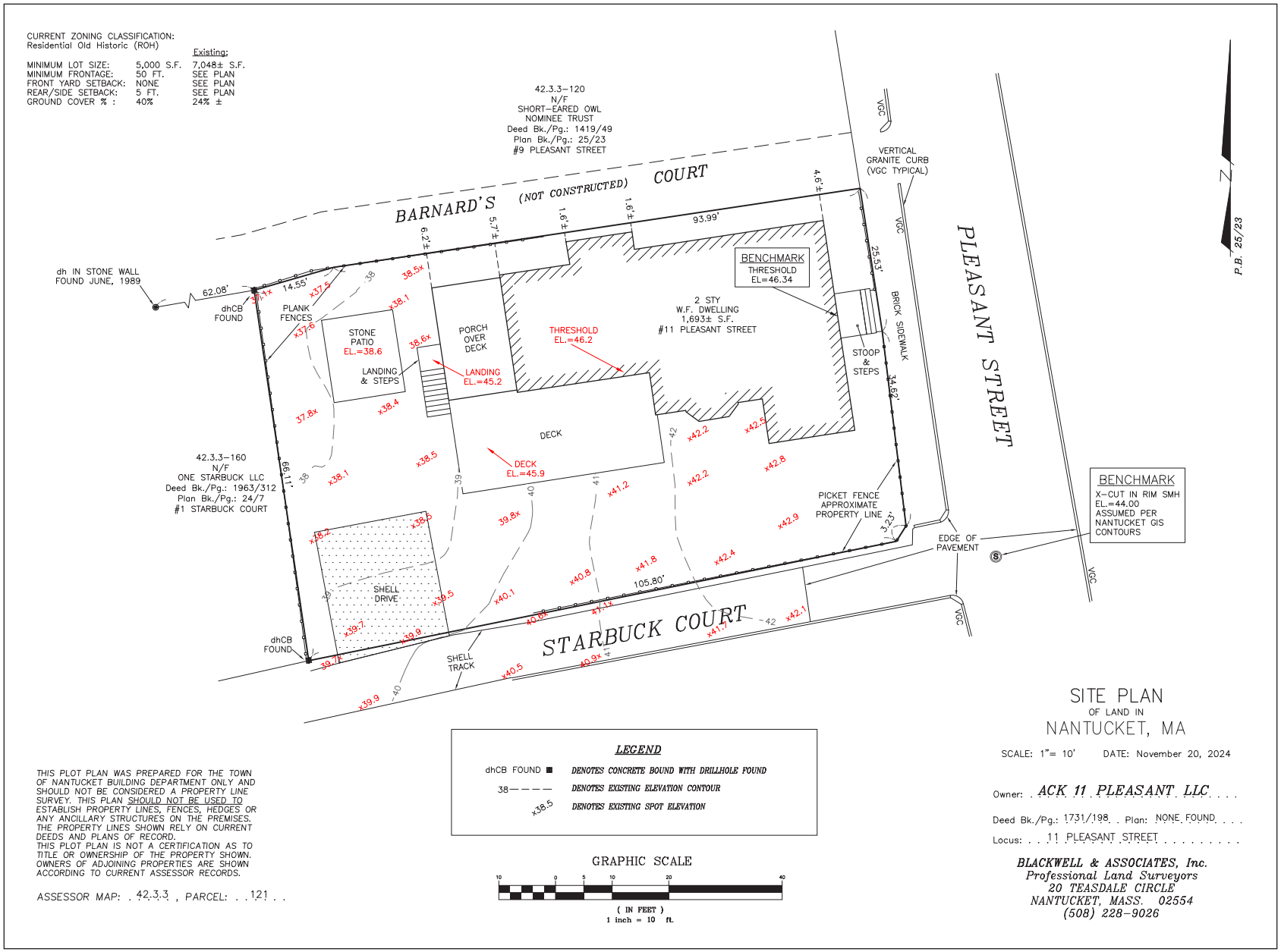
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS

SITE SURVEY

Scale: NTS





EAST FACADE FACING PLEASANT ST



NORTHEAST CORNER FROM PLEASANT ST



SOUTHWEST CORNER FROM STARBUCK CT



WEST VIEW DOWN STARBUCK CT



VIEW NORTH ON STARBUCK



SOUTHWEST PROPERTY CORNER



VIEW NORTH EAST FROM STARBUCK



VIEW NORTH ON STARBUCK



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING EAST



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING WEST



EXISTNG DECK STAIR



WEST YARD LOOKING EAST



EXISTING SOUTH DECK



NORTH SIDE YARD LOOKING WEST



FACADE DETAILS



EXISTING SOUTH DECK



FACADE DETAILS



FACADE DETAILS

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



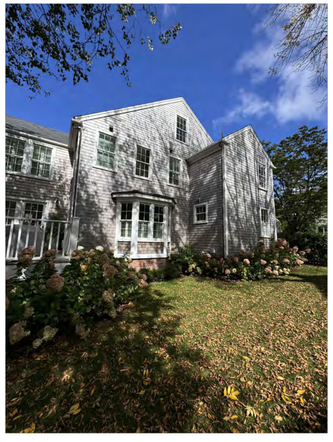
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

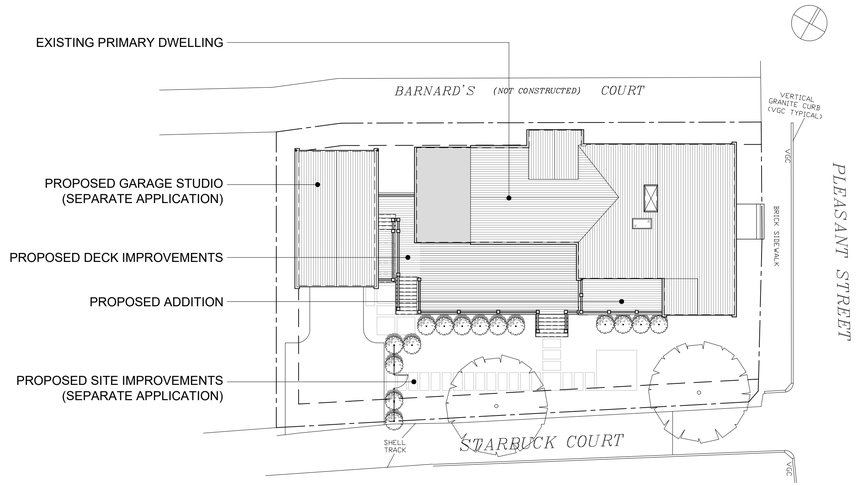


SOUTH FACADE

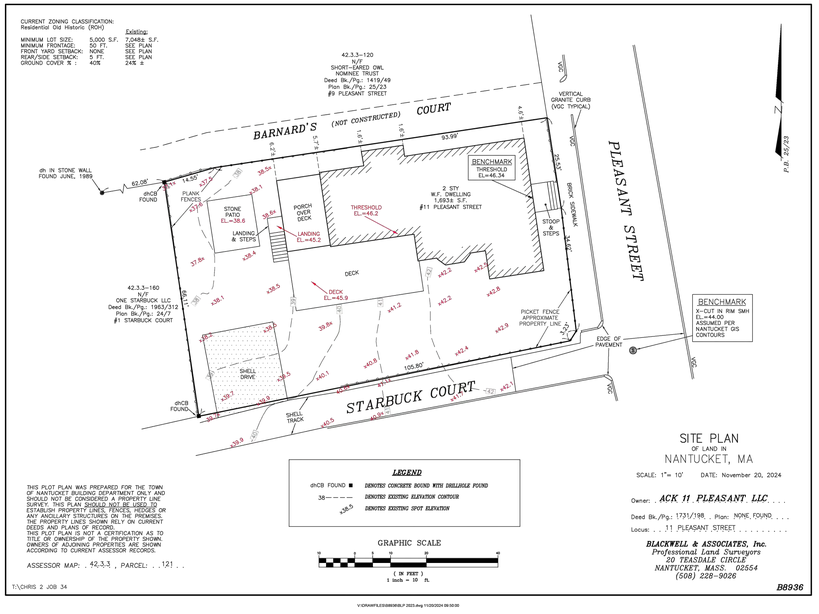


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS
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

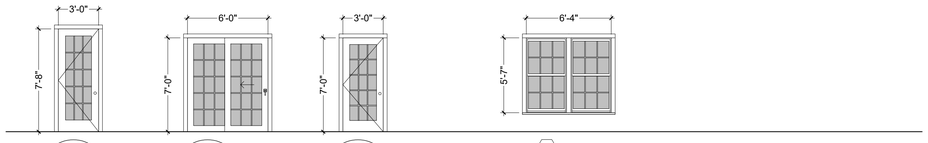
T100

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

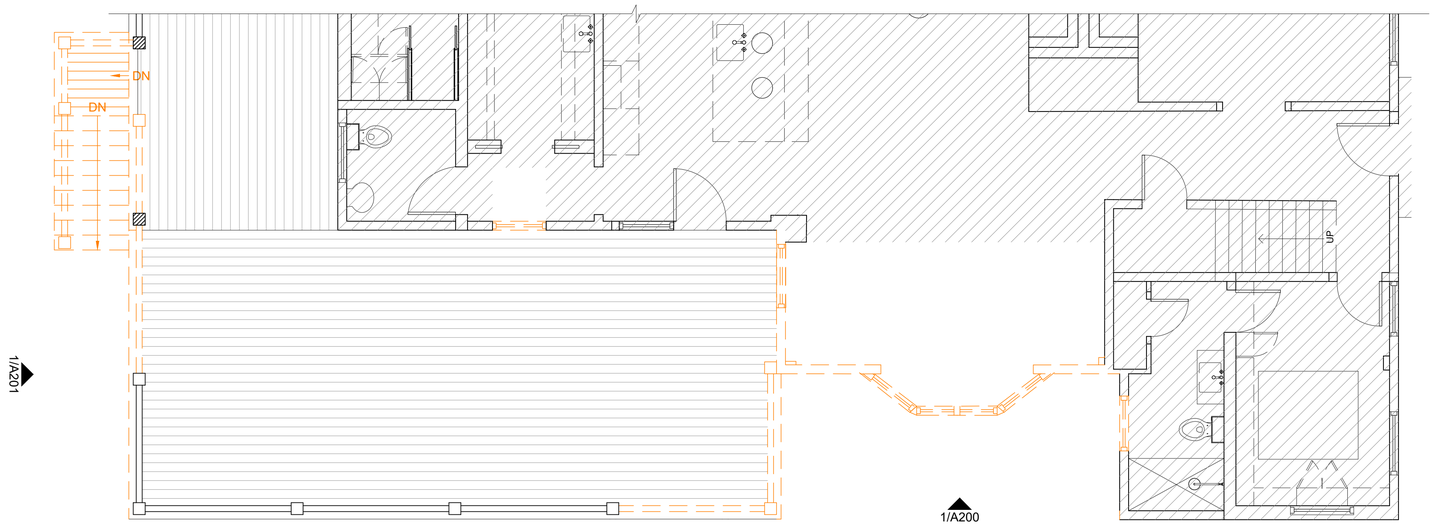
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

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...

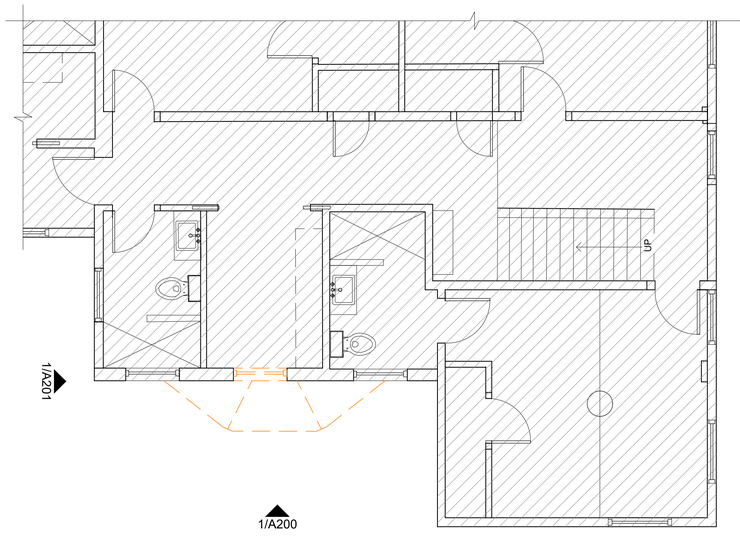
WINDOW TYPES

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

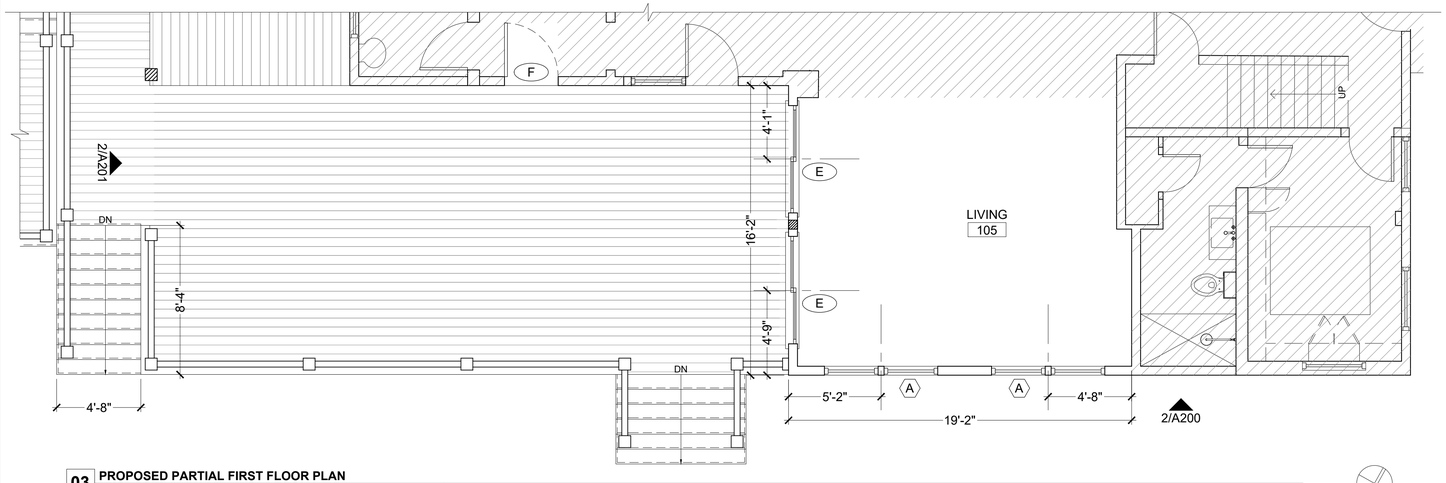
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



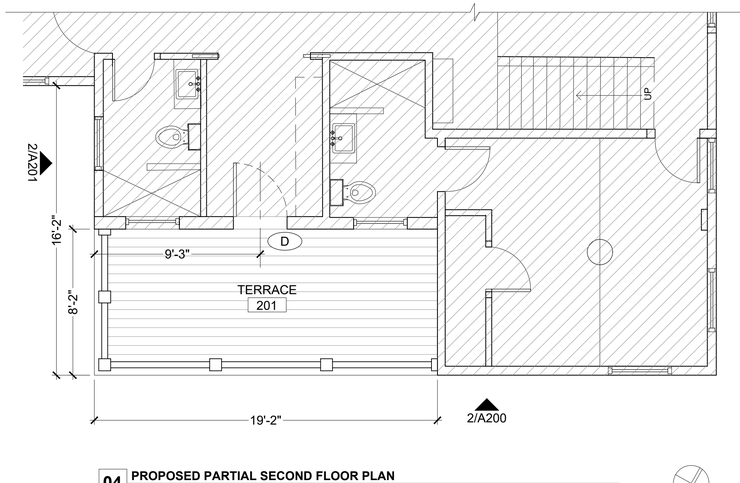
01 DEMO PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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"**

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

EXTERIOR ELEVATIONS

A200

NO:



01 **DEMO EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**



02 **PROPOSED EXTERIOR ELEVATION - WEST**
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

EXTERIOR ELEVATIONS

A201

NO:

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

BCL - New Dwelling

Rev to Prev

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

separate application 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

BCL- REV TO PREV
NEW DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 563

Street & Number of Proposed Work: 7 BARNABAS LANE

Owner of record: TIGERLILY NOMINEE TRUST

Mailing Address: 9 BARNABAS LANE
NANTUCKET MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST, STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481-7081 E-mail: jamese@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2022-10-7289
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation * N/A
2. South Elevation * N/A
3. West Elevation * CHIMNEY STYLE ALTERED
4. North Elevation * N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other PAINTED

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural NO CHANGE
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) WHITE Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE / ESSEX GREENT
Deck IPE Foundation ESSEX GREEN Fence N/A Shutters ESSEX

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/15/2025 Signature of owner of record _____ Signed under penalties of perjury

studioPPARK
architecture + design
1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

BCL_RESIDENCE
September 16, 2022

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
7 Barnabas
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Tigerlily Nominee Trust

BCL - 7 Barnabas

HDC Site Context

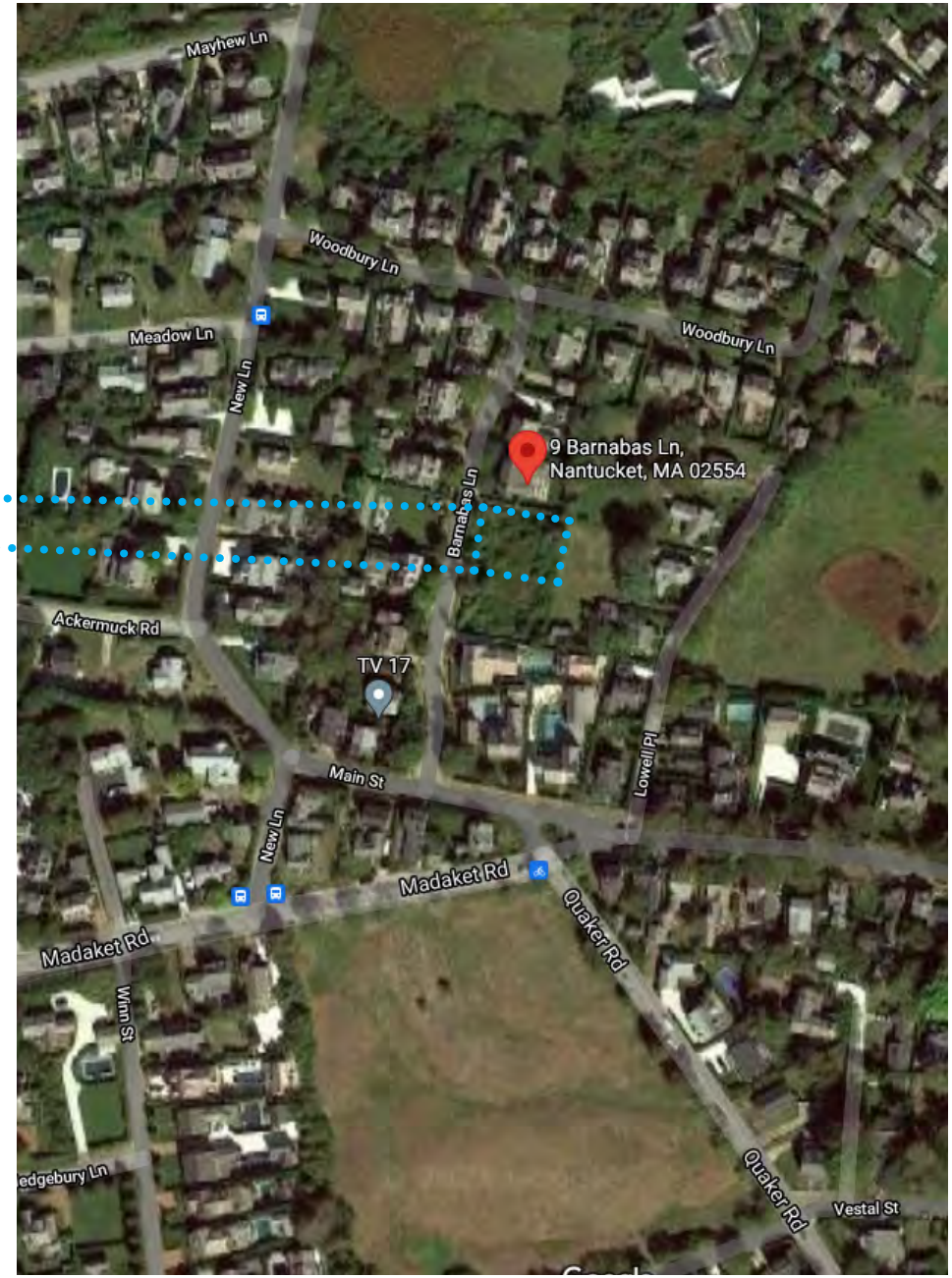
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



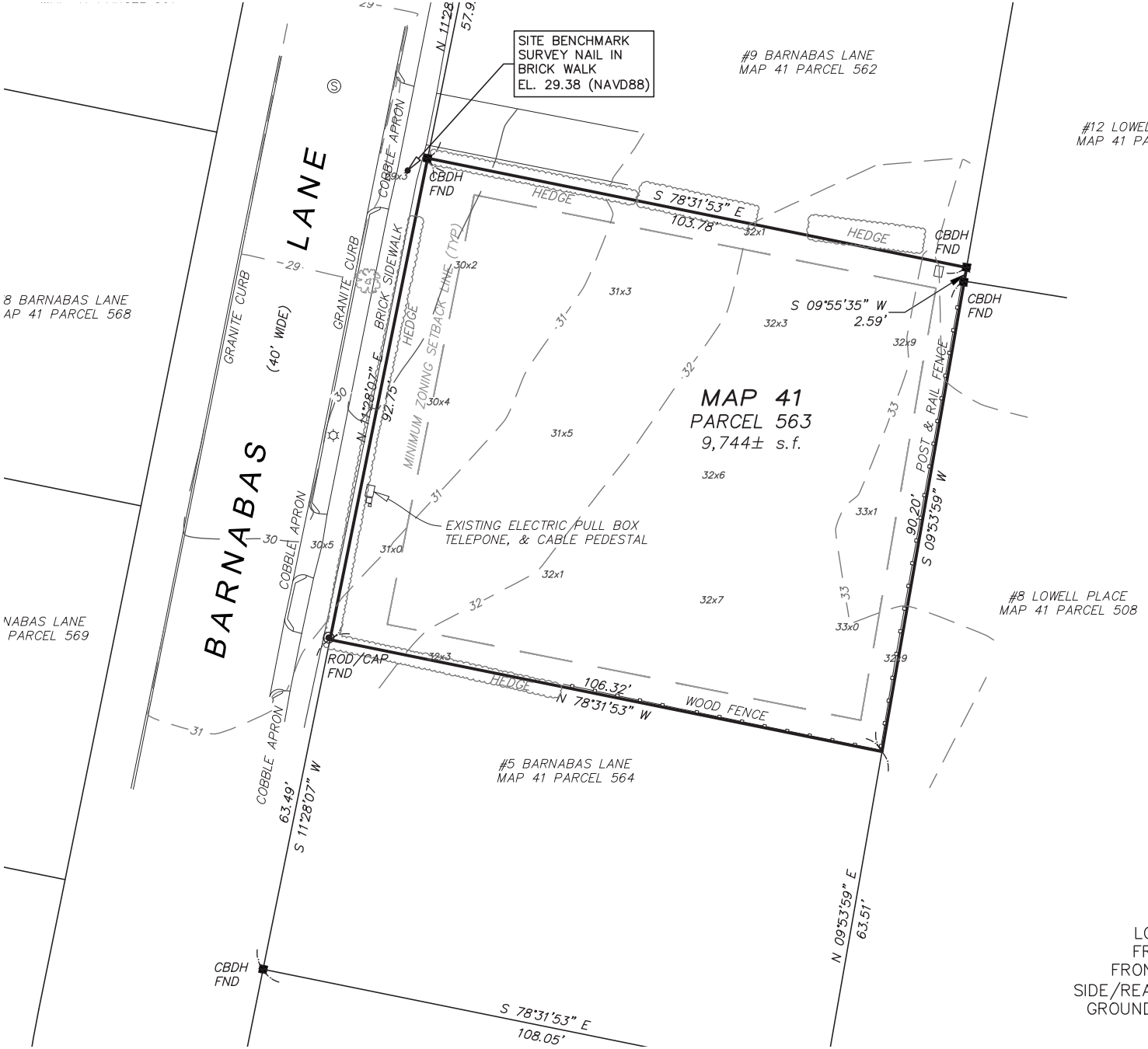
AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

studioPPARK
architecture + design

SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

studioPPARK
architecture + design



AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2022-04-8361

ISSUED: MARCH 15, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

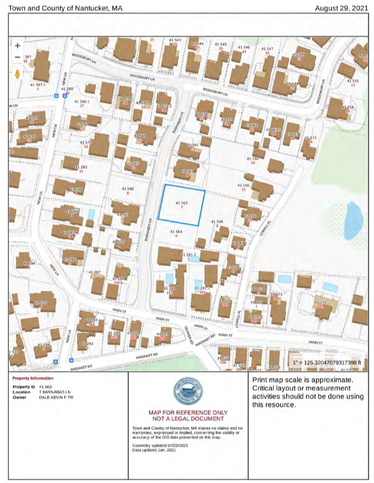


VIEW SOUTH FROM BARNABAS LN



VIEW SOUTH

GIS LOCUS MAP

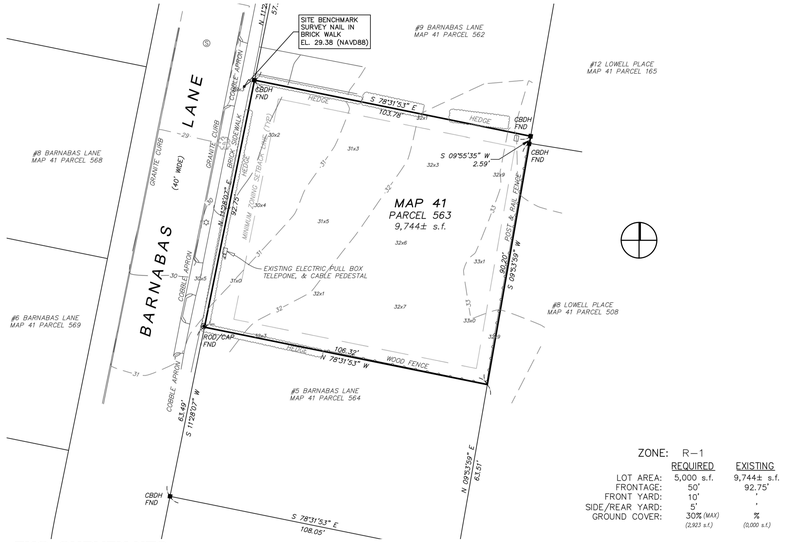


LIST OF DRAWINGS

T100	COVER SHEET
G100	GENERAL NOTES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING/LOT INFORMATION

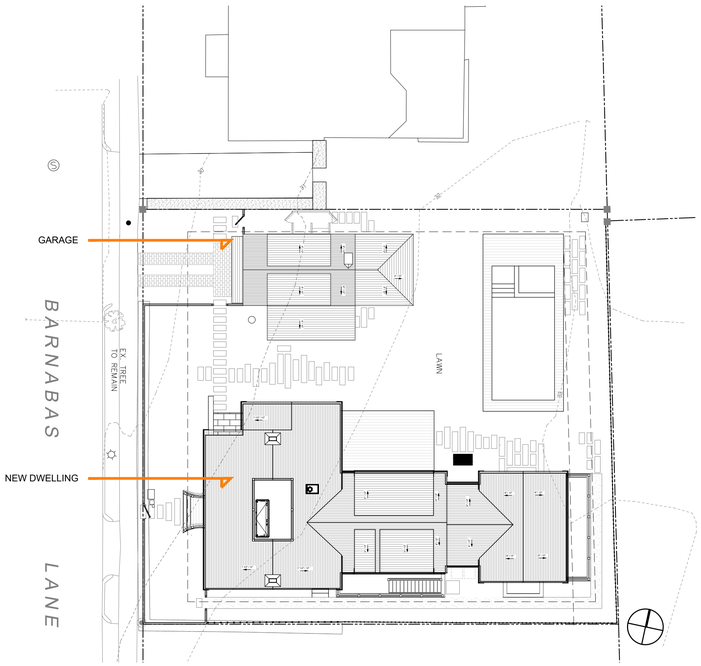
Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



ZONE: R—1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (3,000 s.f.)

EXG. SURVEY NTS



PROPOSED SITE PLAN (LANDSCAPE APPROVED UNDER SEPARATE APPLICATION)

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST
9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

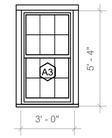
25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

COVER SHEET

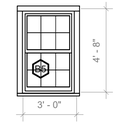
T100

C:\USERS\STUDIOPPARK DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVE\SHEET\BCL - T100 - MAIN HOUSE COVER SHEET.PDF

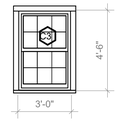
WINDOW LEGEND



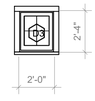
TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3054
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



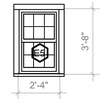
TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3046
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 4 LITE
FINISH: FIBREX WHITE
MODEL: APW3024
ACTION: PICTURE
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH2438
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH2848
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES

NOTES:

ALL WINDOWS TO BE SIMULATED DIVIDED LITE

ALL WINDOWS DIMENSIONED TO CENTER LINE

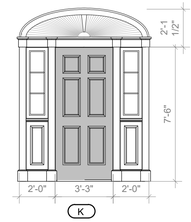
PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

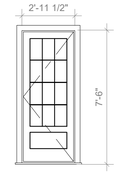
EXTERIOR COLOR: WHITE
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

DOOR LEGEND



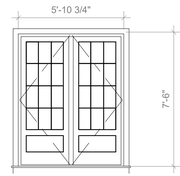
K

TYPE: ENTRY
FINISH: PAINTED ESSEX GREEN
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



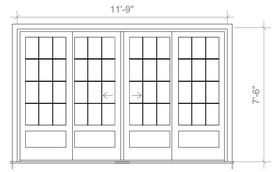
L

TYPE: PATIO FRENCH
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



M

TYPE: PATIO FRENCH
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL

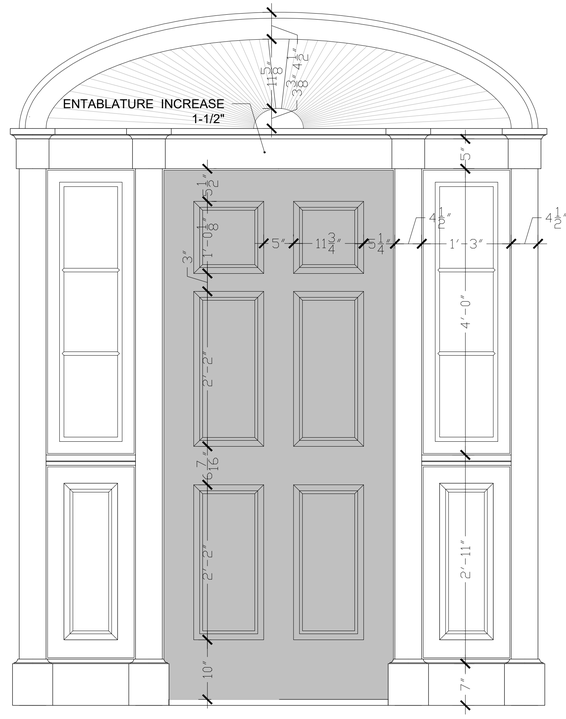


O

TYPE: GLIDING
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SLIDING
MFGR: UPSTATE OR EQUAL

NOTES:

1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...



1 ENLARGED ENTRY DOOR ELEVATION
1" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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

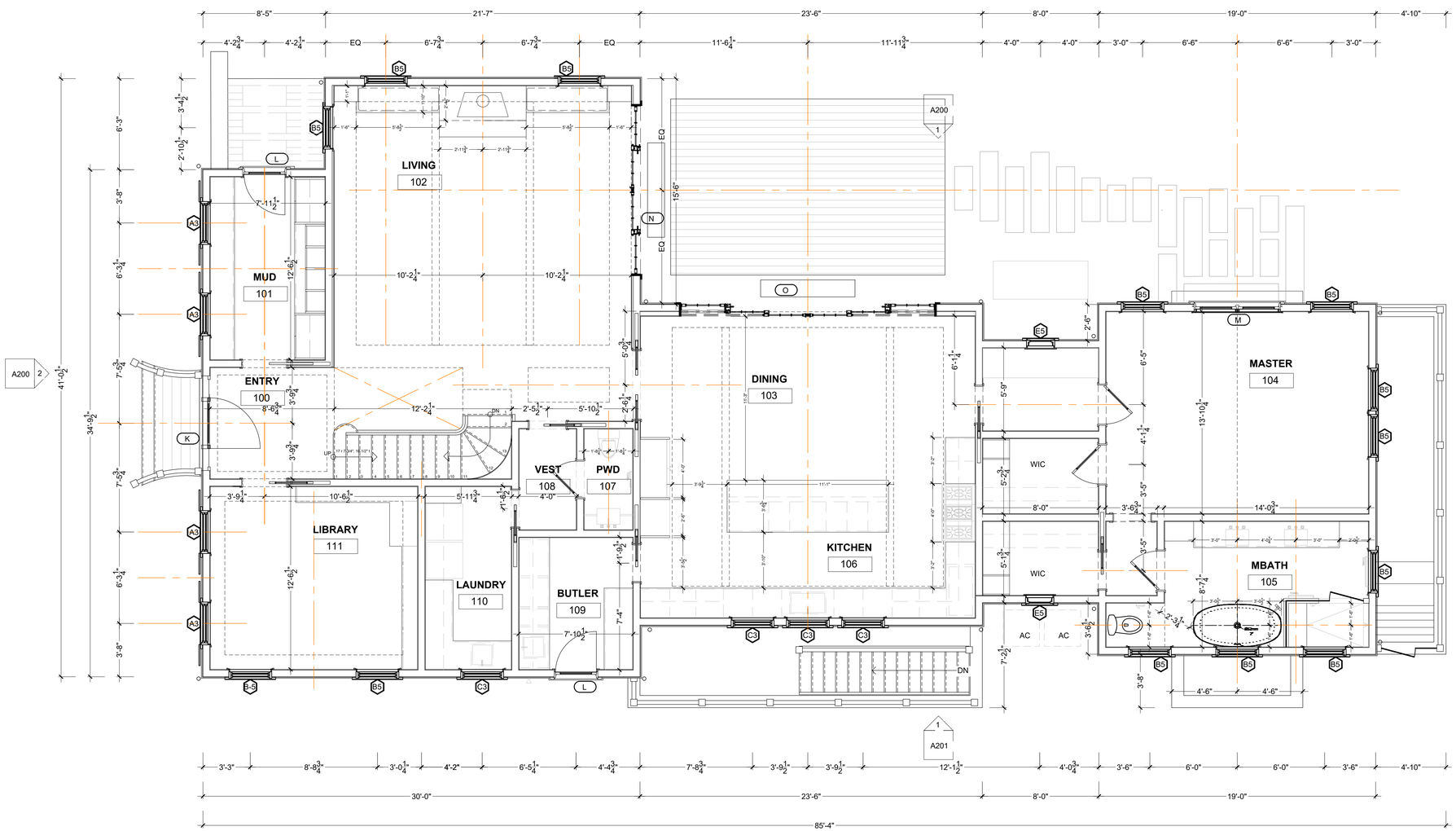
GENERAL NOTES

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
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

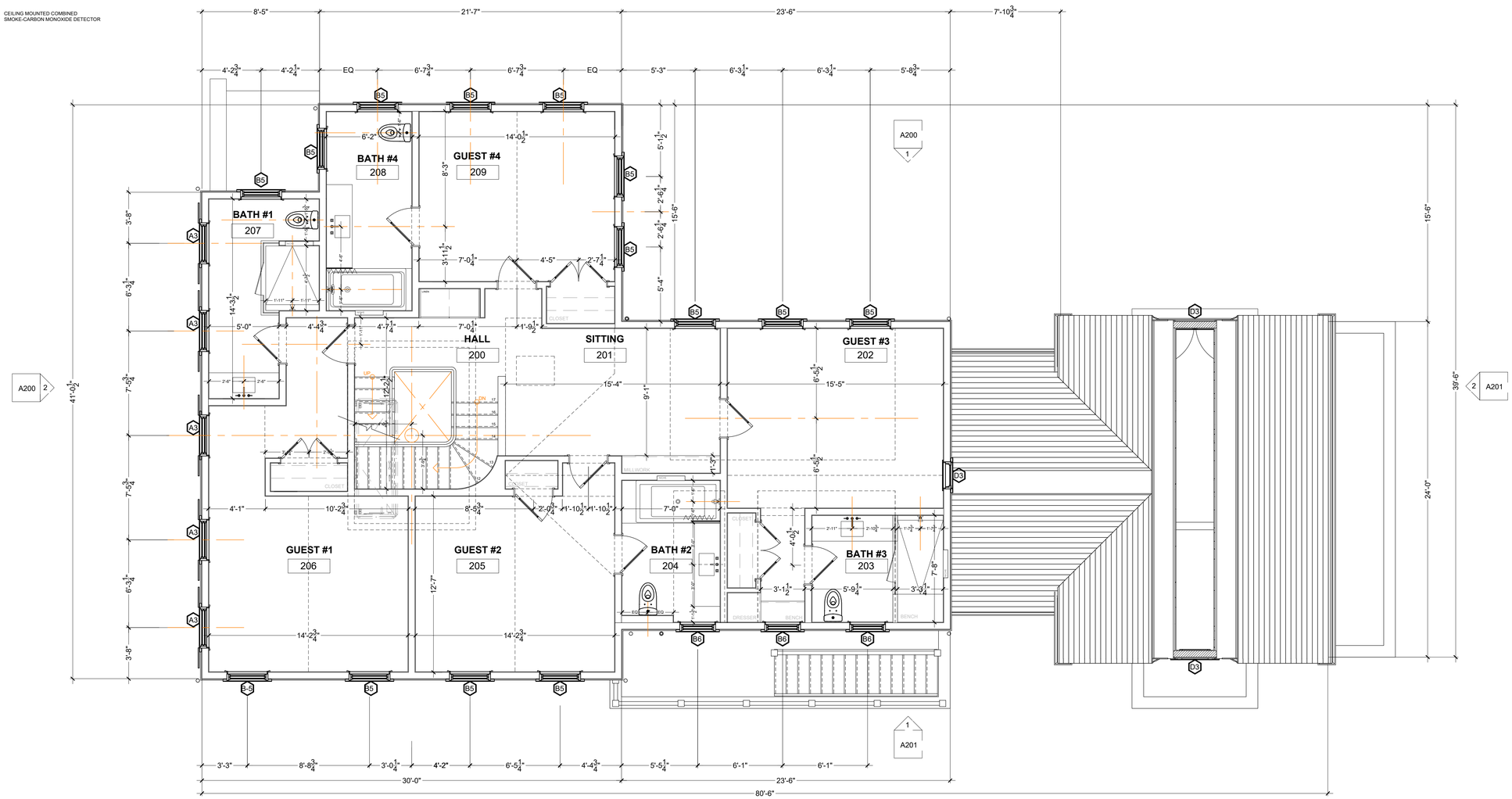
25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

FLOOR PLANS

A101

LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PLUMBING DESIGNATION
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- SC — CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 SECOND FLOOR PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

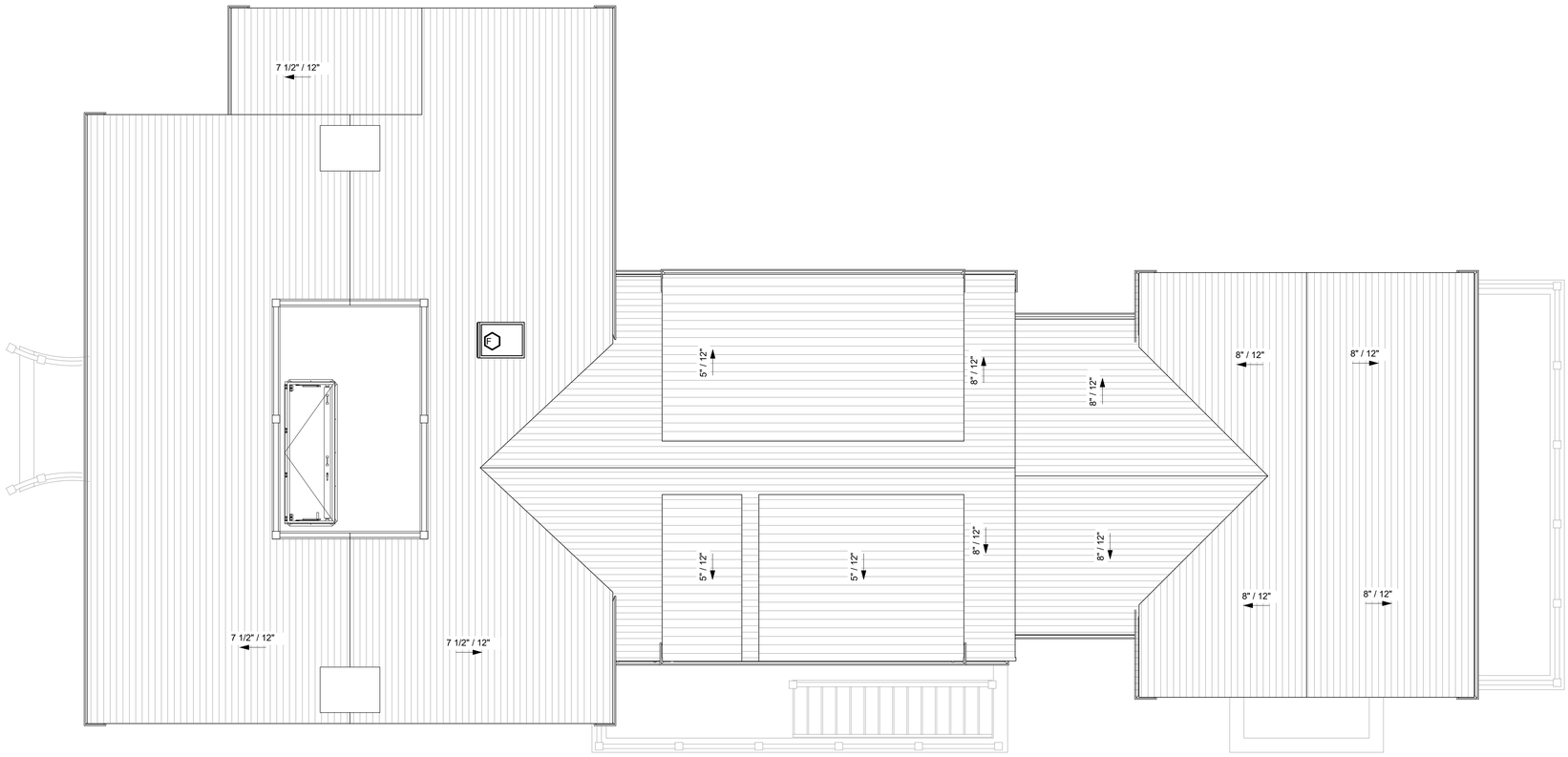
ISSUE

- 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

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

ROOF PLAN

A103

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A103.I-HDC



HDC APPROVED - WEST ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - NORTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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

EXTERIOR
ELEVATIONS

A200

C:\USERS\STUDIPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A200 HDC REV TO PREV



HDC APPROVED - EAST ELEVATIONS 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - SOUTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 EAST
1/4" = 1'-0"



1 SOUTH
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

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

EXTERIOR
ELEVATIONS

A201

2/6/2023 7:24:01 PM
C:\USERS\STUDIPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A200 HDC REV TO PREV

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

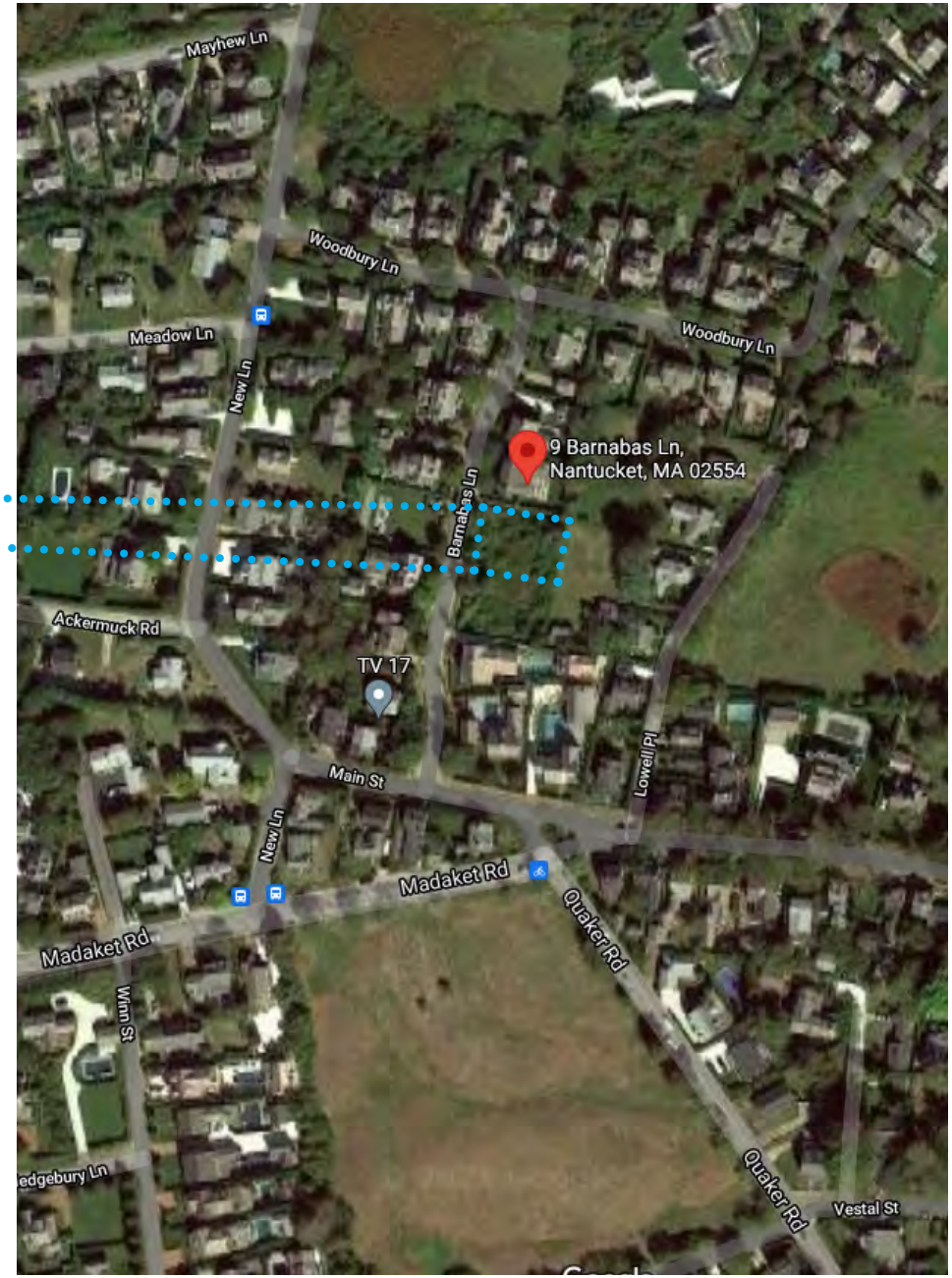
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



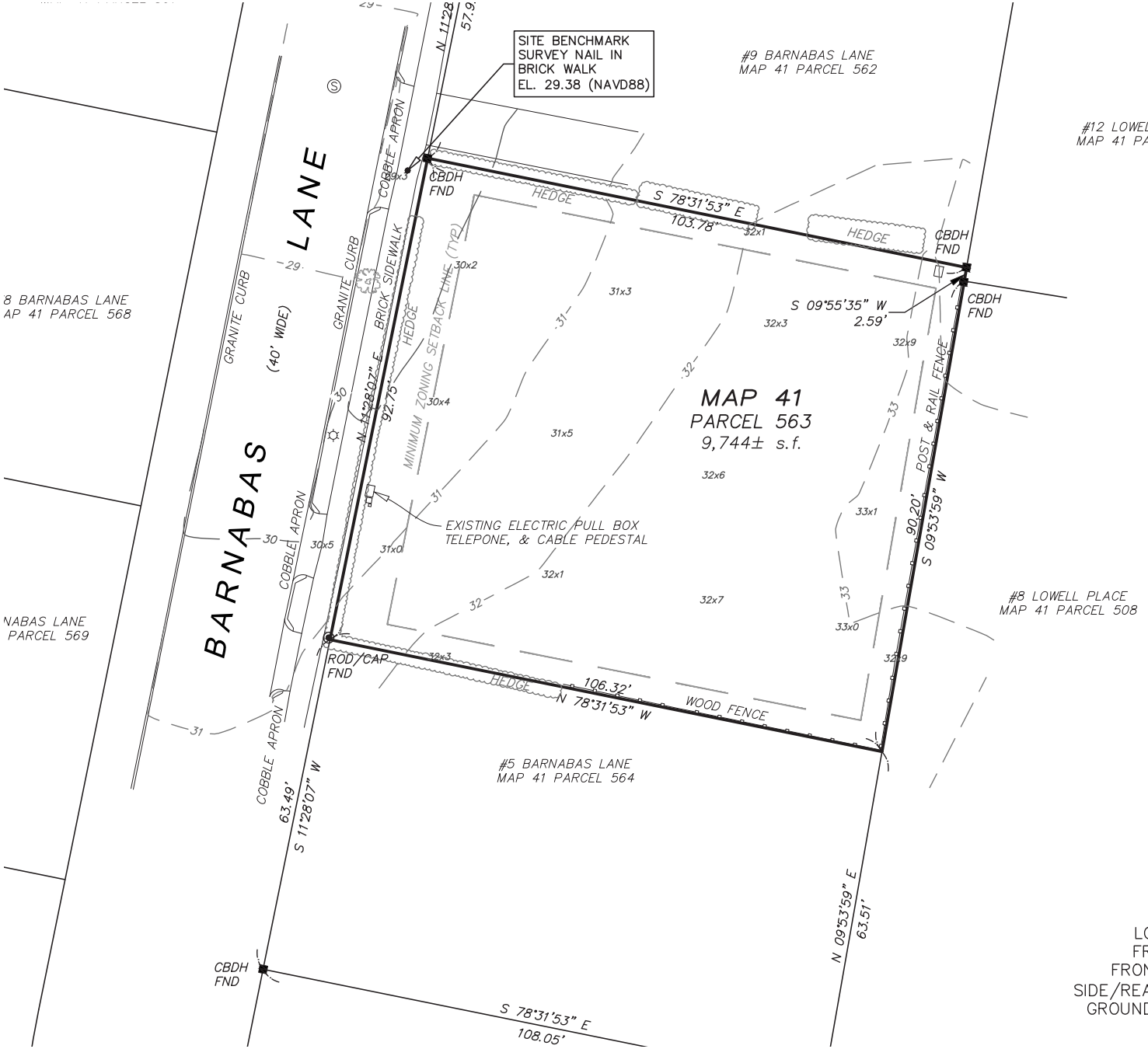
AERIAL

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

studioPPARK
architecture + design



AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2023-01-7689

ISSUED: MARCH 15, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

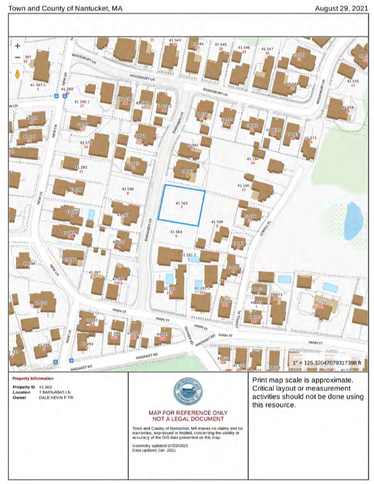


15 WOODBURY



33 WOODBURY

GIS LOCUS MAP

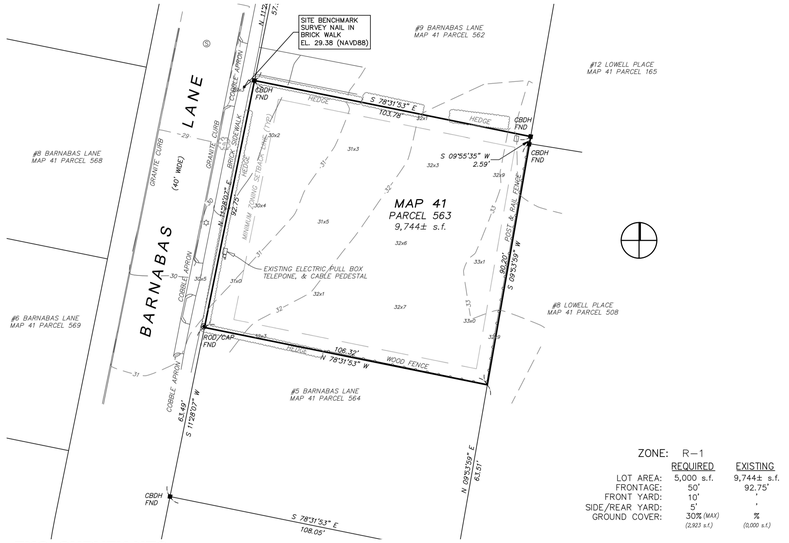


LIST OF DRAWINGS

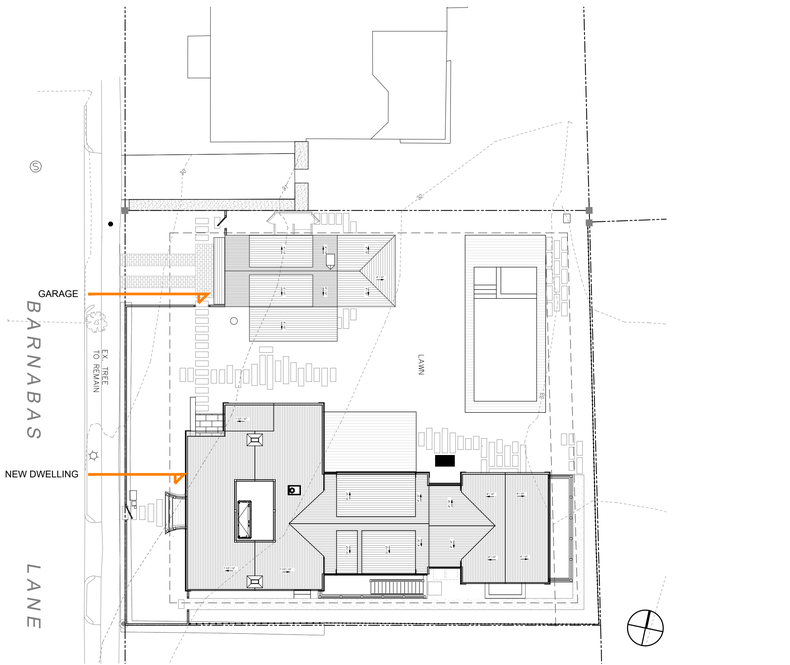
T100	COVER SHEET
A100	PROPOSED FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A200.1	STREET FACADE

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

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

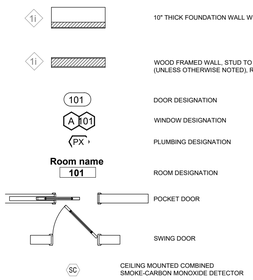
ISSUE

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

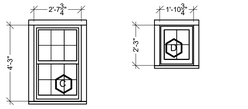
COVER SHEET

T100

LEGEND



WINDOW TYPES



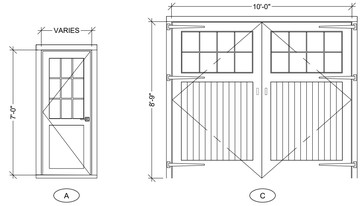
C
TYPE: 6/6 LITE
FINISH: FIBREX
ACTION: D. HUNG
MFGR: ANDERSEN 'A' SERIES

D
TYPE: 4 LITE
FINISH: FIBREX
ACTION: CASEMENT
MFGR: ANDERSEN 'A' SERIES

NOTES:

1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECIFICATIONS
5. TEMPER WINDOWS AS REQUIRED BY CODE
6. EXTERIOR COLOR: WHITE
   INTERIOR COLOR: WHITE

DOOR TYPES

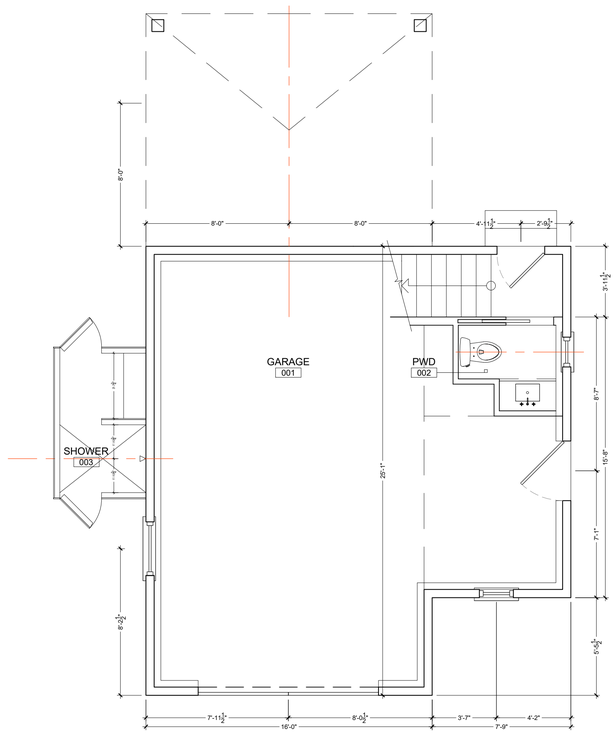


A
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

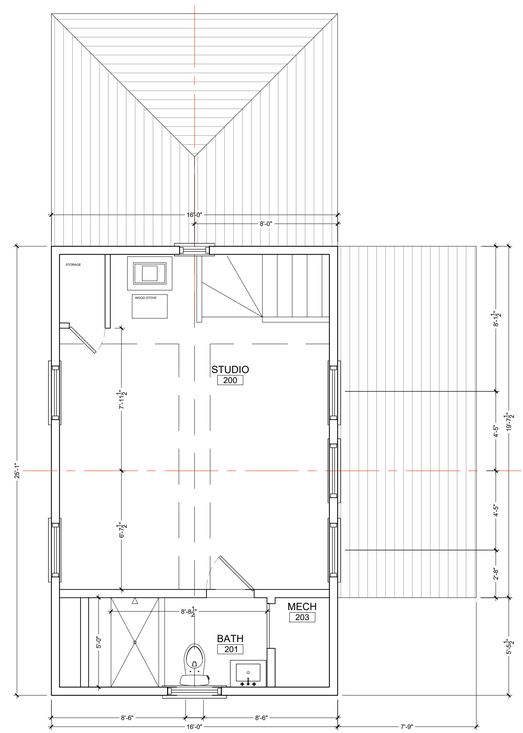
C
TYPE: EXTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

NOTES:

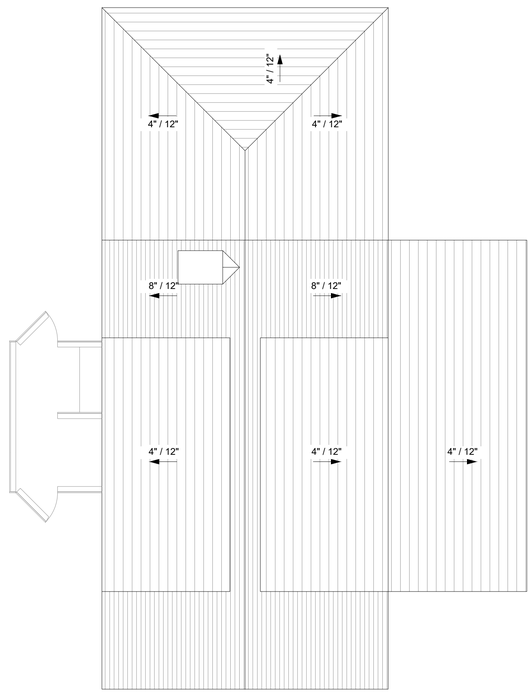
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC..



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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

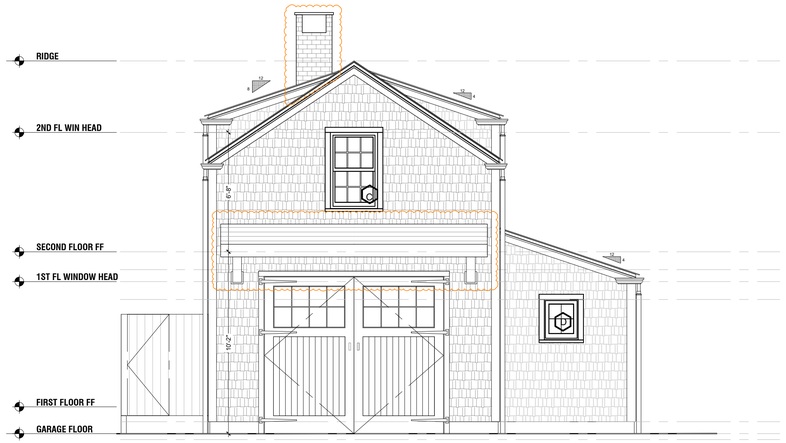
25_0315 - HDC REV TO PREV
24_0121 - HDC STAFF APPROVAL
23_1207 - HDC REVISION 2
23_0209 - HDC REVISION 1
22_1223 - ISSUED FOR HDC APPROVAL

PROPOSED 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"**



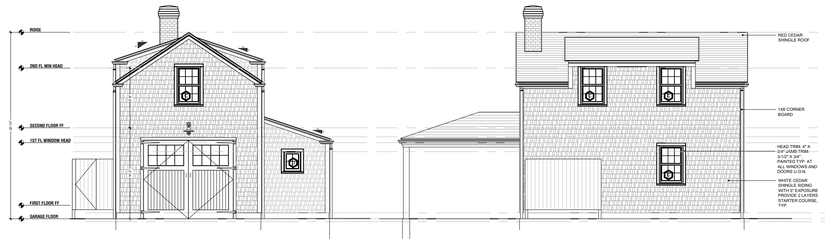
02 PROPOSED NORTH ELEVATION
SCALE: **1/4" = 1'0"**



03 PROPOSED EAST ELEVATION
SCALE: **1/4" = 1'0"**

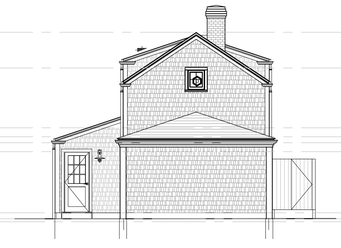


04 PROPOSED SOUTH ELEVATION
SCALE: **1/4" = 1'0"**

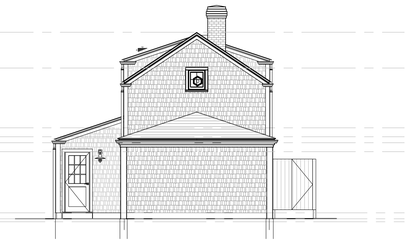


X1 PREVIOUS HDC APPROVED ELEVATION WEST
SCALE: **1/8" = 1'0"**

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

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
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.

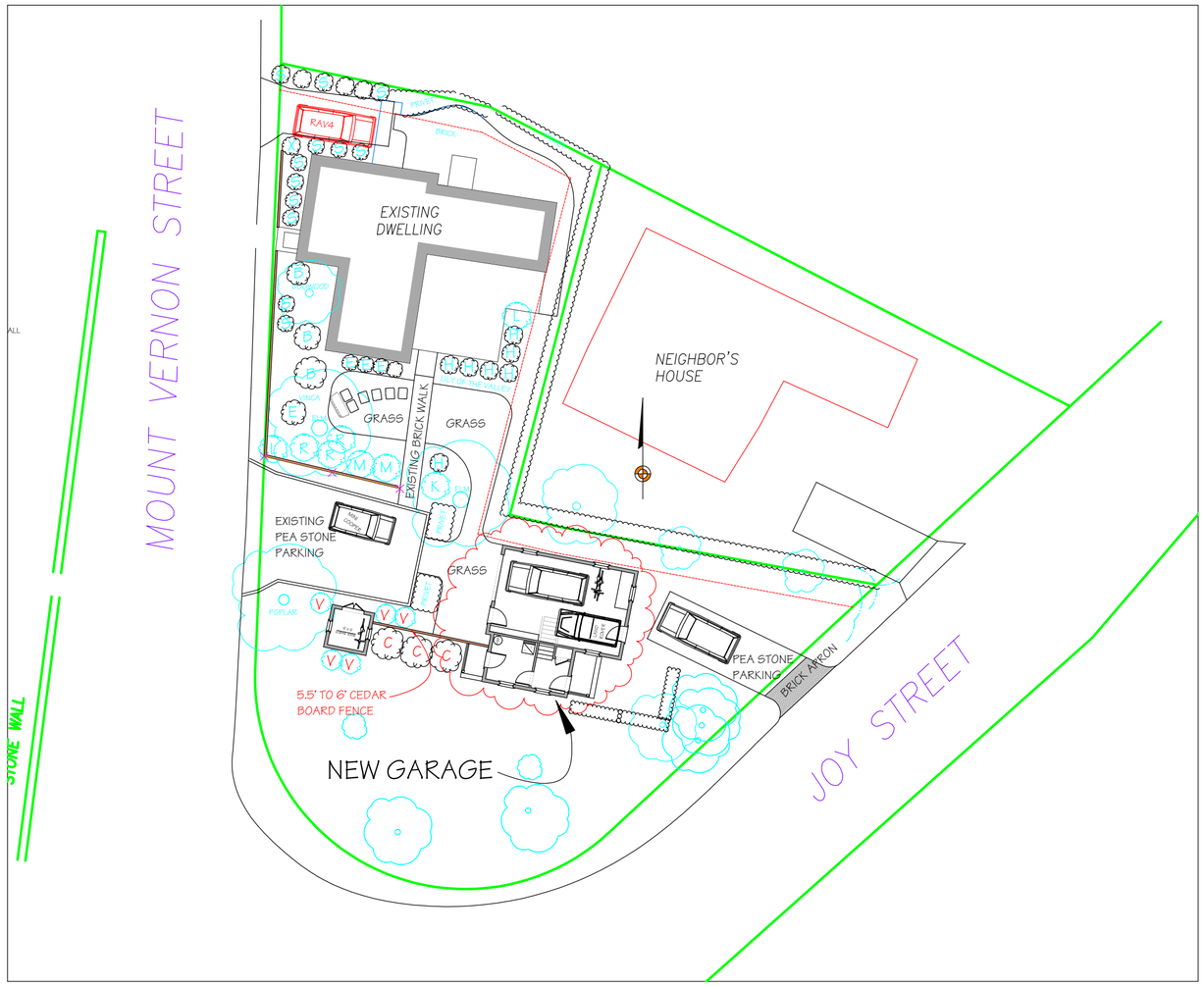
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

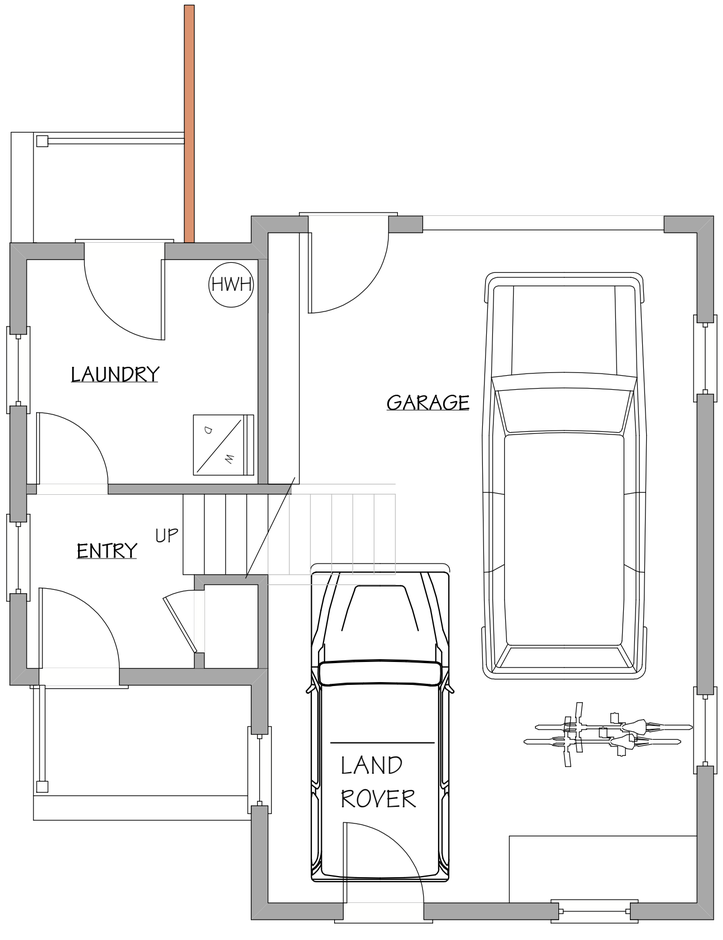


EXISTING HOUSE



FROM WEST

SECOND FLOOR



FIRST FLOOR

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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:

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

Designs and drawings herein are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ernest E Wheldon Trust
Street and Apt. No., or PO Box No.: PO Box 454
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2240 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Red Hook, NY 12571

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ann P Strain Trust Etal
Street and Apt. No., or PO Box No.: 8 Park Avenue
City, State, ZIP+4®: Red Hook, NY 12571

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2242 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Prospect Hill Cemetary Assn.
Street and Apt. No., or PO Box No.: PO Box 3066
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87111

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 16 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS*
(describe)

1. East Elevation
2. South Elevation — New driveway & fence
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5'6" - 6'0"
Type: 1x6 cedar
Length: 24' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea Stone ~~Walkways~~ Apron - brick Walls _____

* Note: Complete door and window schedules are required.

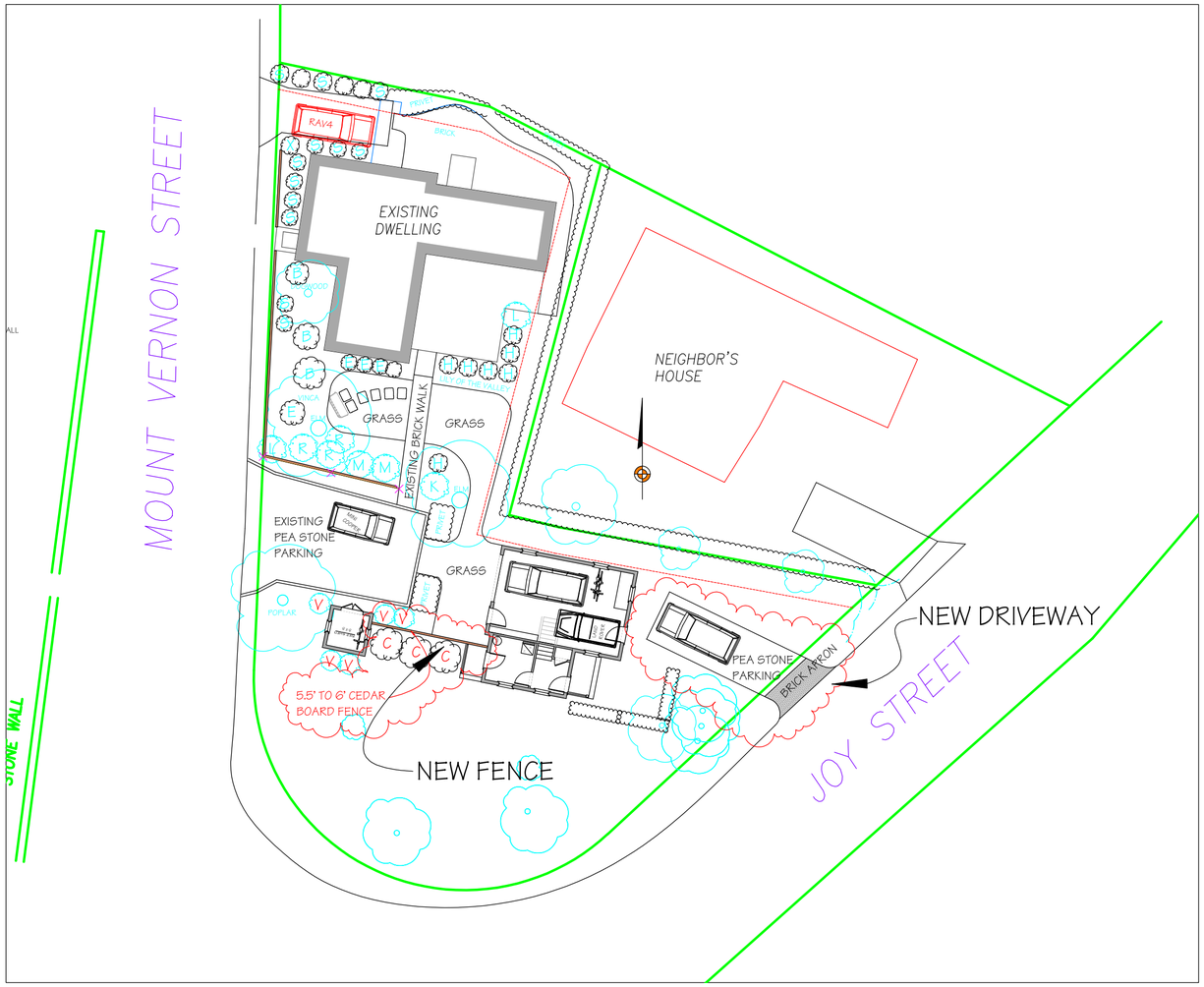
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence N.T.W. Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

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
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ernest E Wheldon Trust
Street and Apt. No., or PO Box No.: PO Box 454
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2240 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Red Hook, NY 12571

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ann P Strain Trust Etal
Street and Apt. No., or PO Box No.: 8 Park Avenue
City, State, ZIP+4®: Red Hook, NY 12571

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2242 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Prospect Hill Cemetary Assn.
Street and Apt. No., or PO Box No.: PO Box 3066
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87111

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 390

Street & Number of Proposed Work: 49 Meadowview Drive

Owner of record: Patrick Dyson

Mailing Address: 2700 N Ocean Dr #1601A
Riviera Beach Fl 33404

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nathan Barber

Mailing Address: 11 South Valley Road
Nantucket MA 02554

Contact Phone #: 646-675-3771 E-mail: Natebarber508@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other 8 feet 16 feet wide Post 6" 10', Natural

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Designed to keep deer out

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

49 Meadow View Rd

(Gate)

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

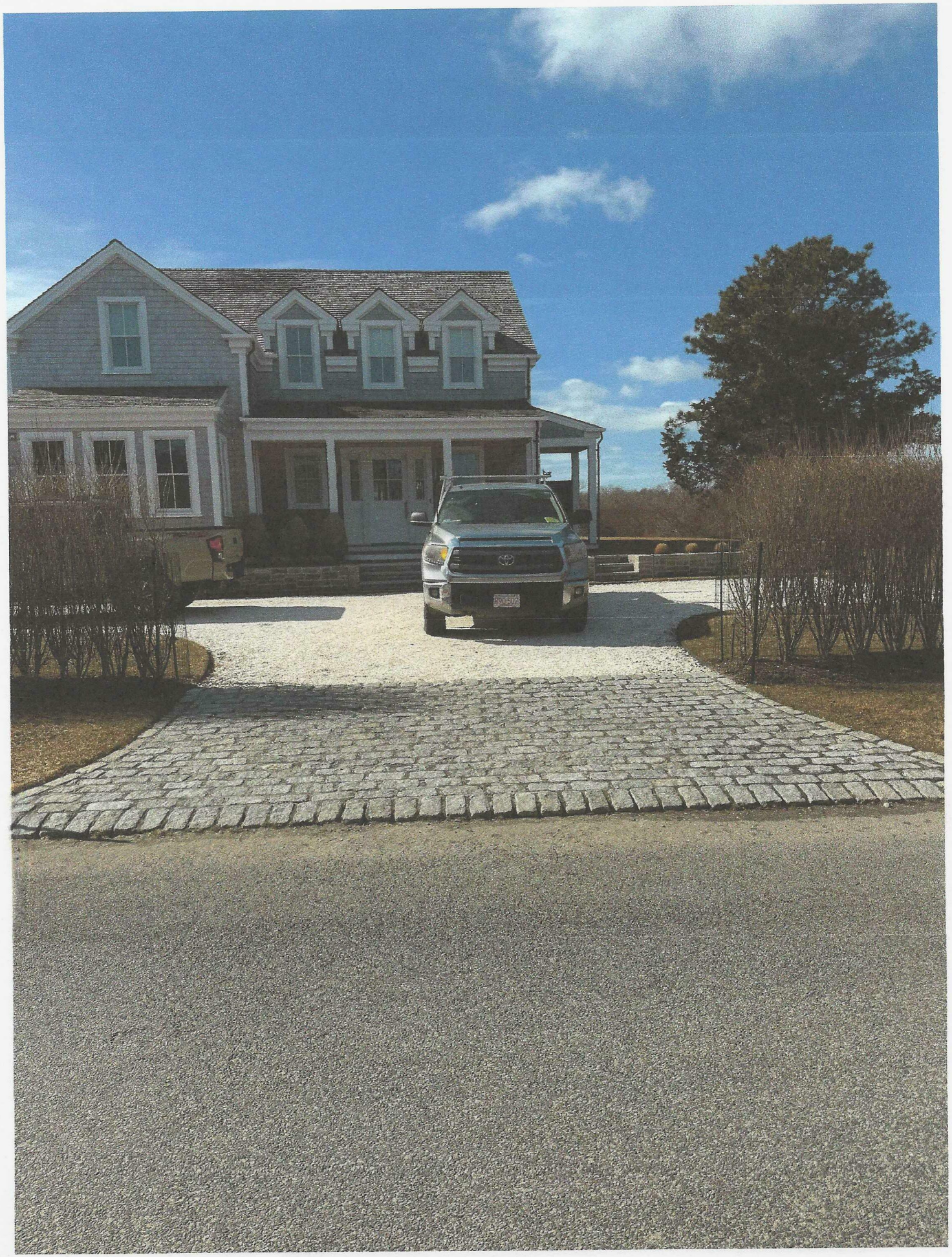
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 2/24/25



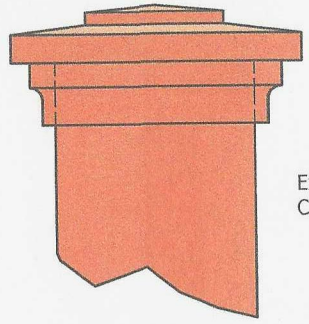



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

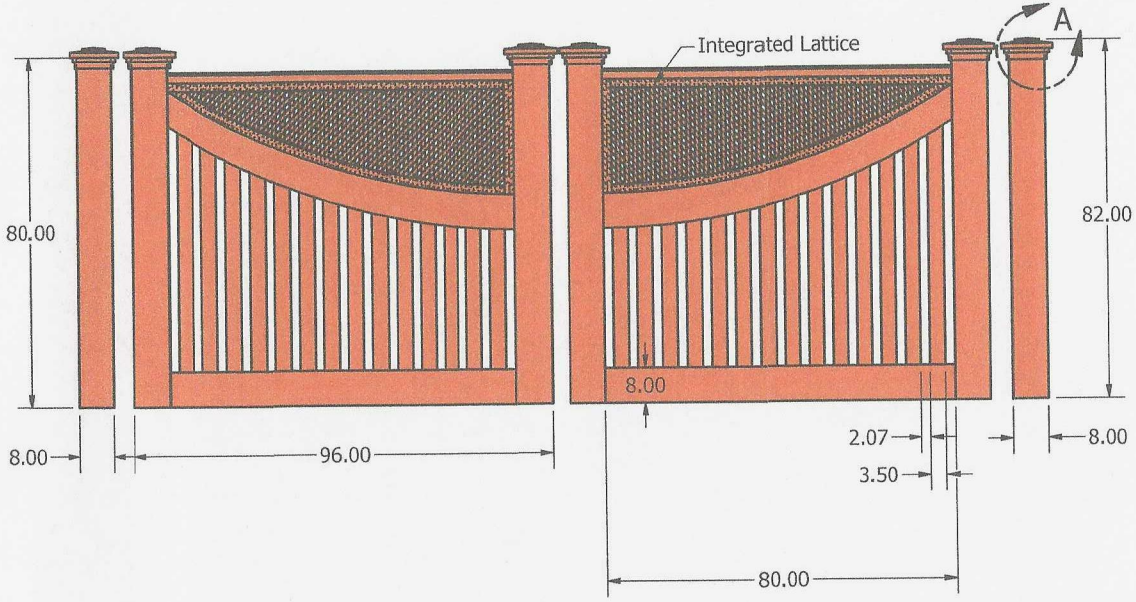

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

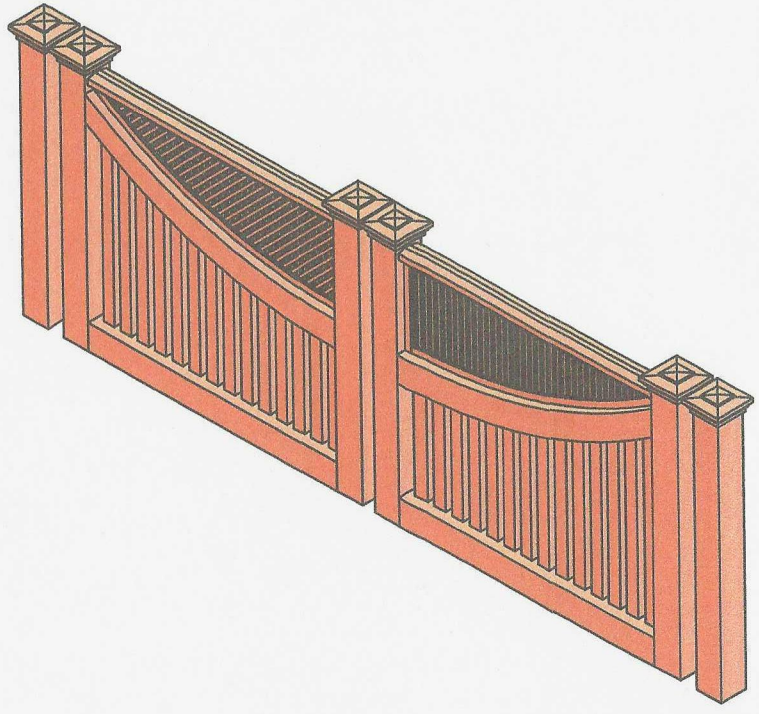

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



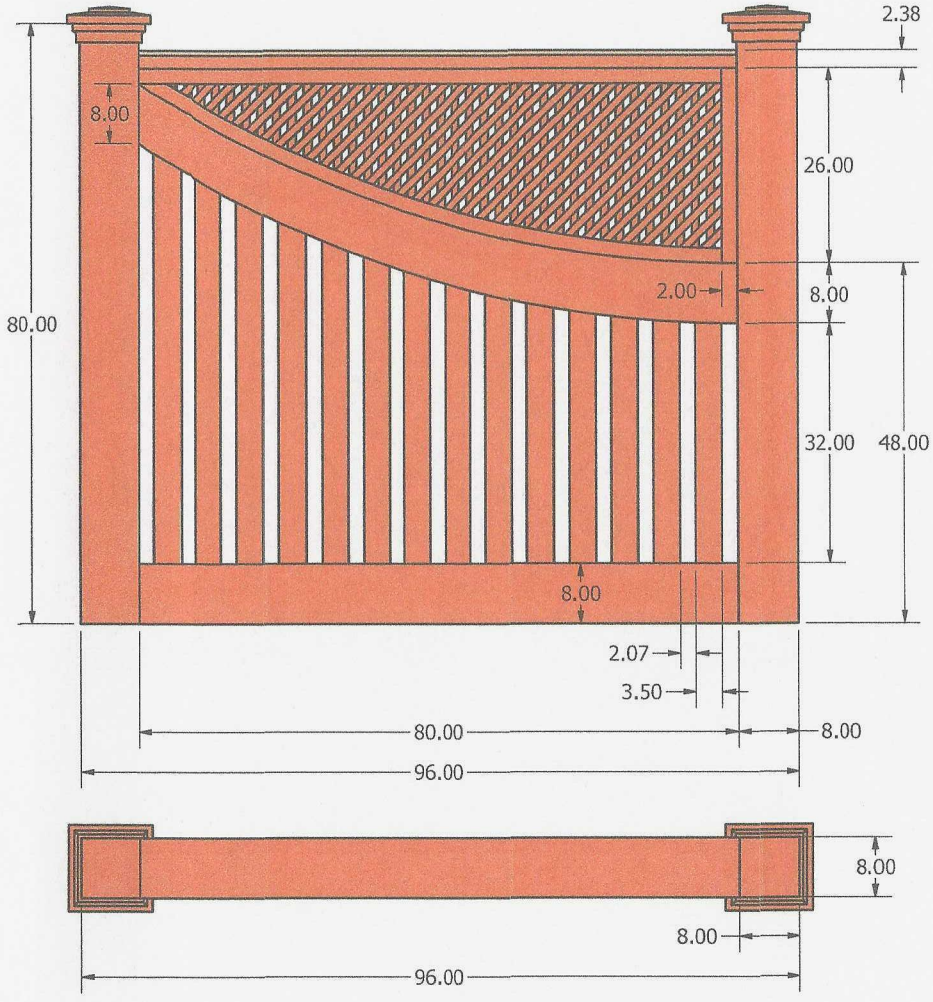


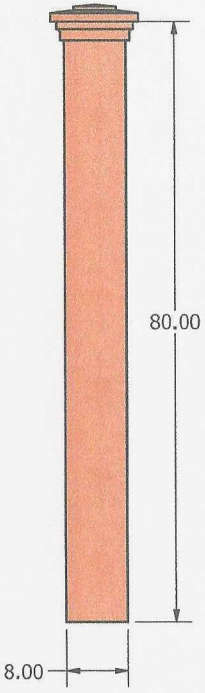


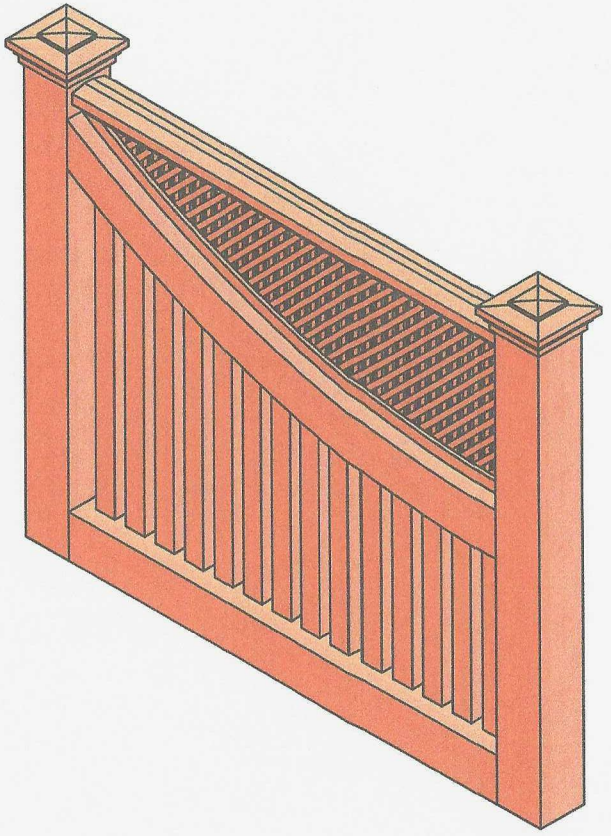
DO NOT SCALE

Unit Number: 1	Filename: Driveway Assembly.iam	2/27/2025	Customer:	NANTUCKET BUILDERS BARBER & SONS EST. 1984
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name: 49 Meadow	

View



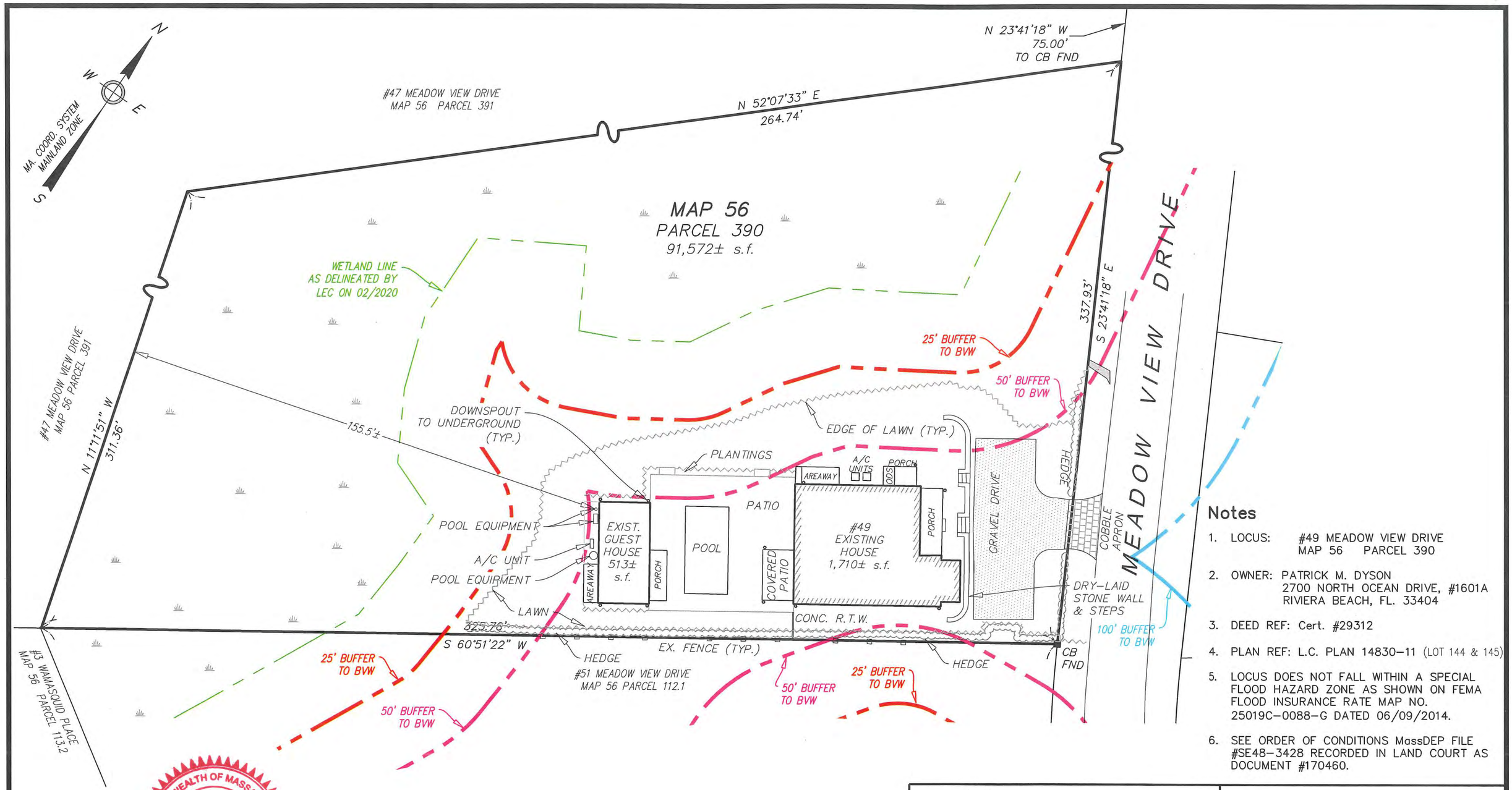




DO NOT SCALE

Unit Number: 1	Filename: Gate Assembly.iam	2/27/2025	Customer:	NANTUCKET BUILDERS BARBER & SONS EST. 1984
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name: 49 Meadow	

View



Notes

1. LOCUS: #49 MEADOW VIEW DRIVE
   MAP 56 PARCEL 390
2. OWNER: PATRICK M. DYSON
   2700 NORTH OCEAN DRIVE, #1601A
   RIVIERA BEACH, FL. 33404
3. DEED REF: Cert. #29312
4. PLAN REF: L.C. PLAN 14830-11 (LOT 144 & 145)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 25019C-0088-G DATED 06/09/2014.
6. SEE ORDER OF CONDITIONS MassDEP FILE #SE48-3428 RECORDED IN LAND COURT AS DOCUMENT #170460.

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57164
REGISTERED PROFESSIONAL LAND SURVEYOR

06/13/24

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
REV: JUNE 13, 2024 FEBRUARY 5, 2024	JMC/DAF/BEI	DFB/DAF

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSERVATION AS-BUILT PLAN
IN NANTUCKET, MA

Prepared for:
PATRICK M. DYSON
#49 MEADOW VIEW DRIVE
MAP 56 PARCEL 390

S:\Autocad Drawings\Nantucket\Meadow View Drive\49 Meadow View Drive\49 Meadow View Drive FAB ConCom.dwg

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 _____

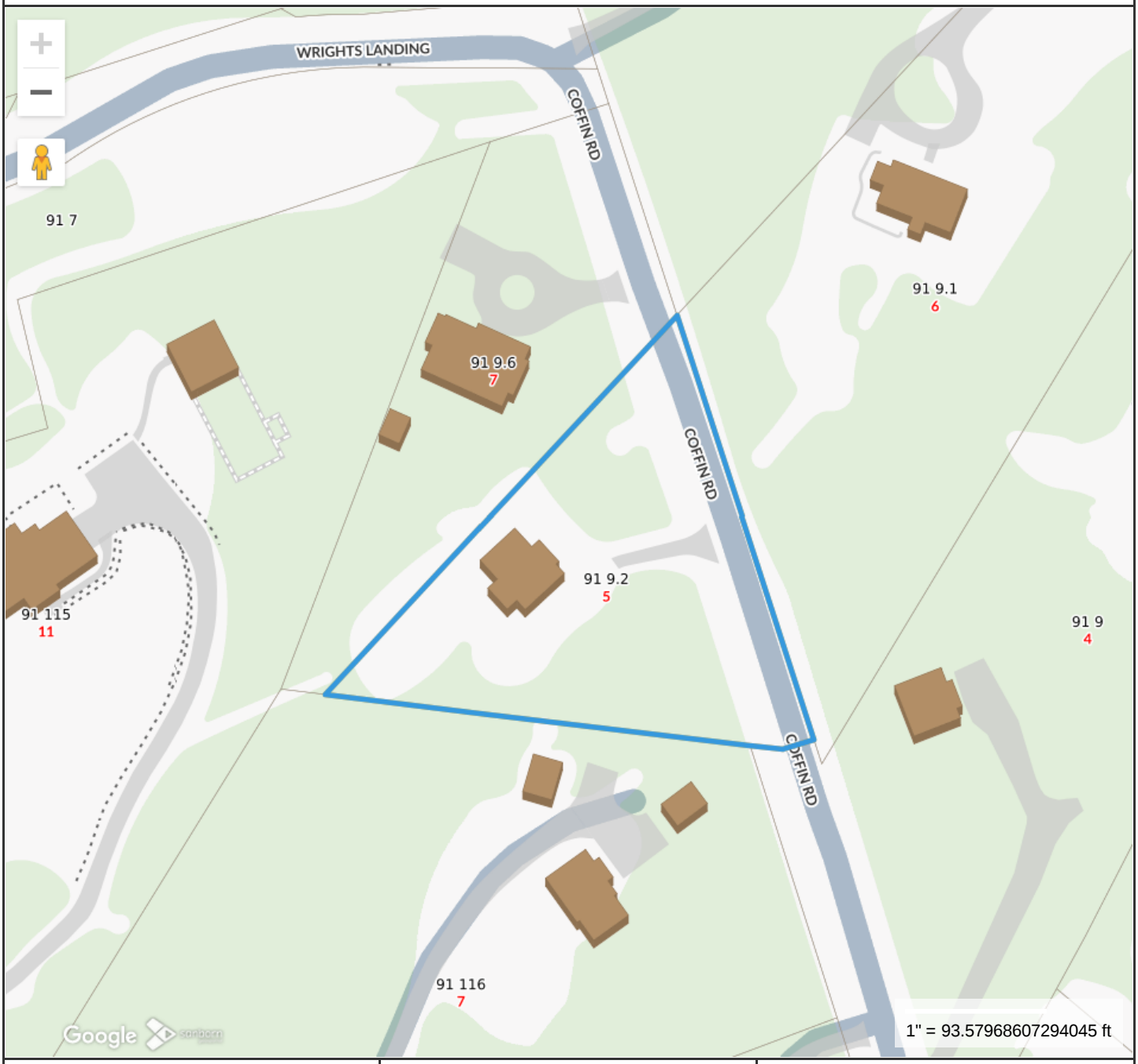
Trim _____ Sash _____ Doors _____

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.

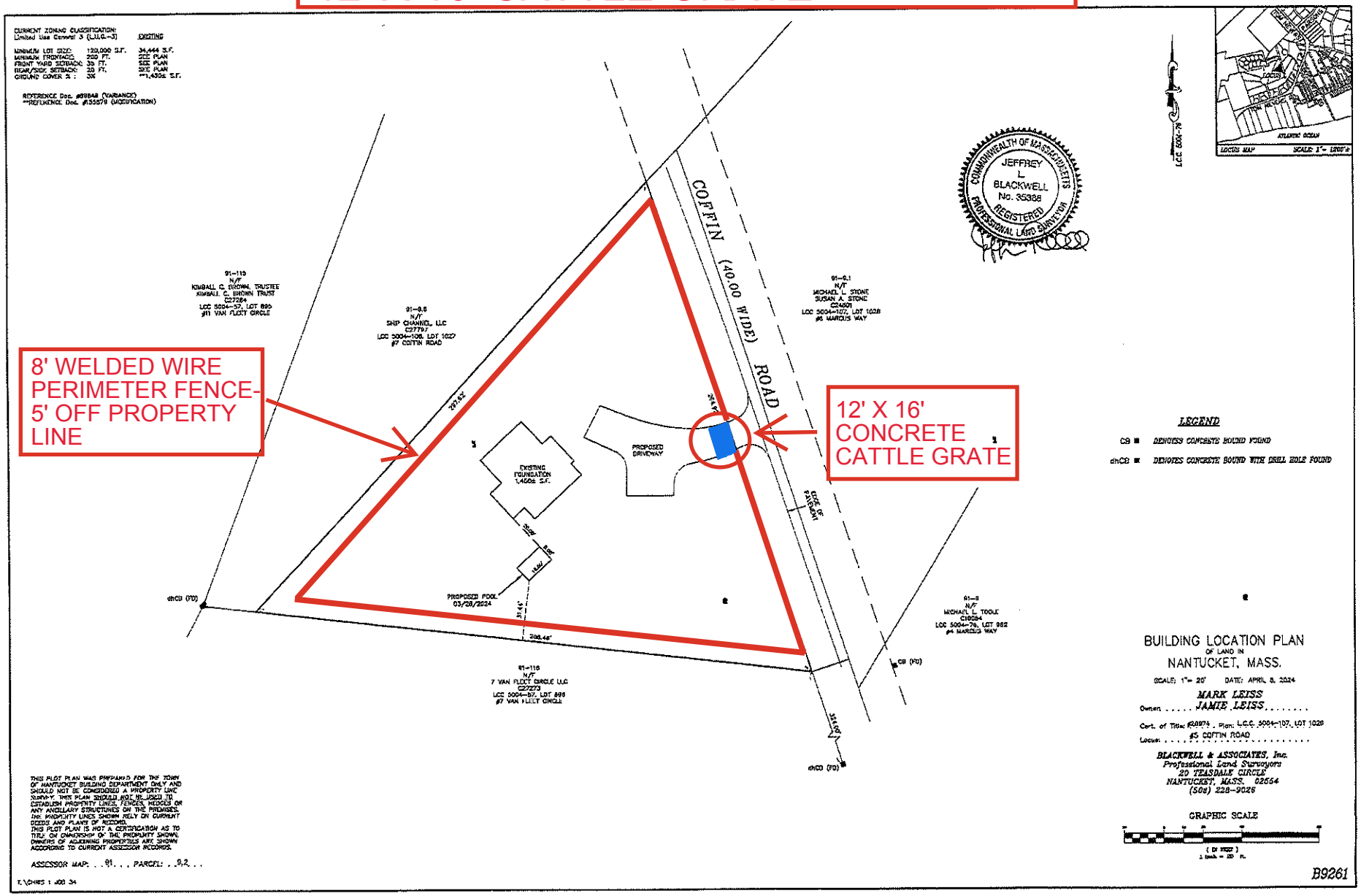
Geometry updated 10/16/2024
Data updated Jan. 2021

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

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

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 _____

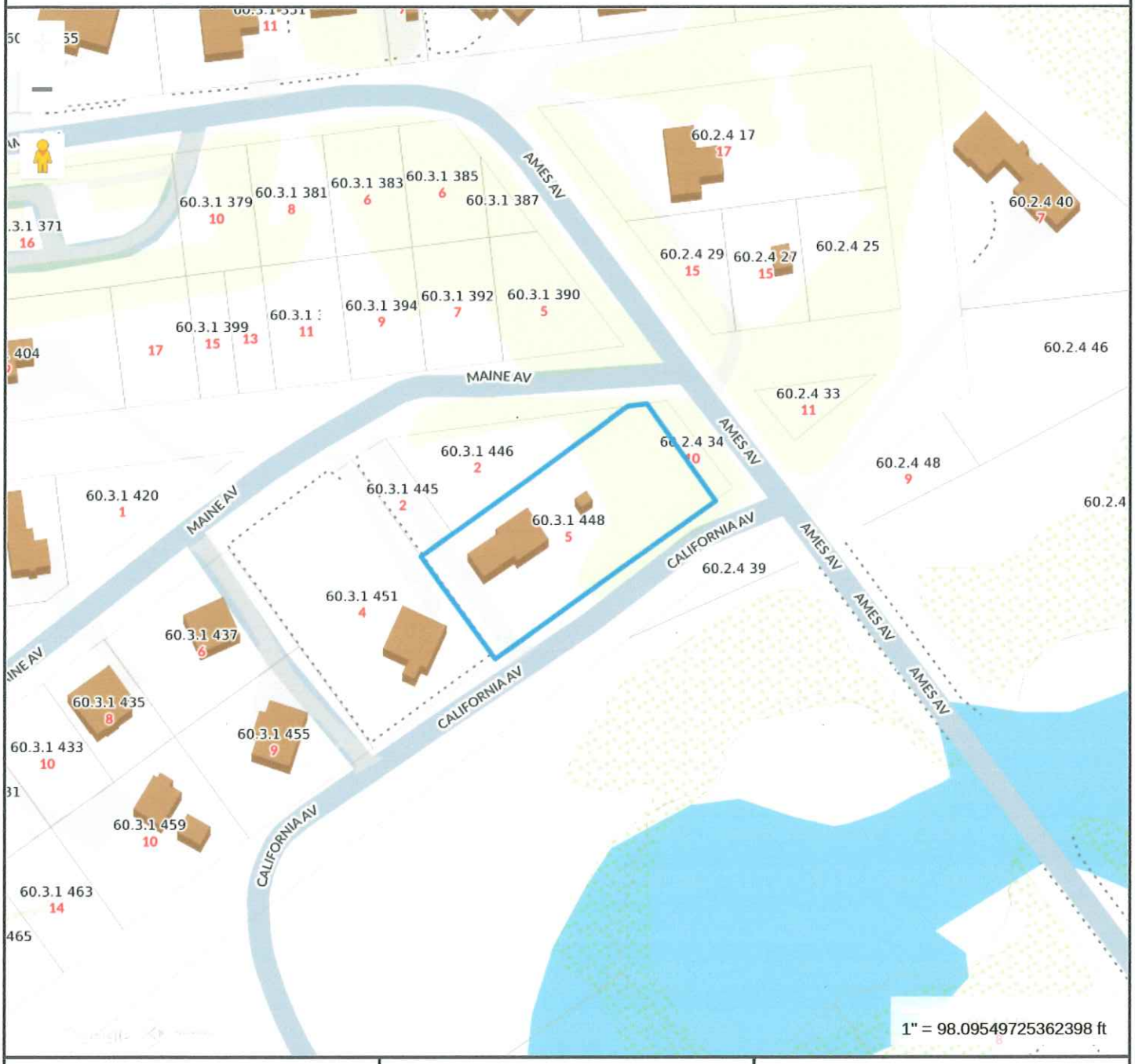
Deck Deckorators Composite (DuSK) Foundation _____ Fence _____ Shutters _____

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

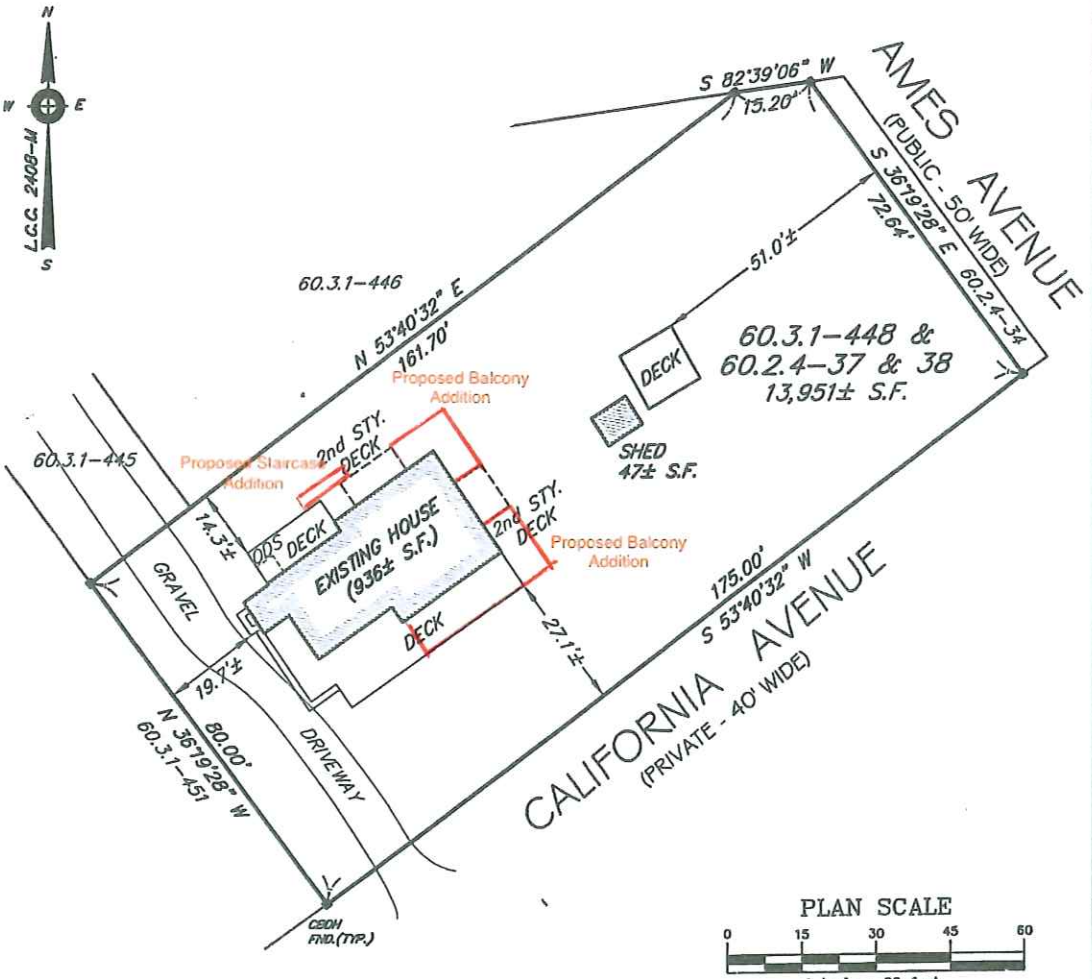
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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:

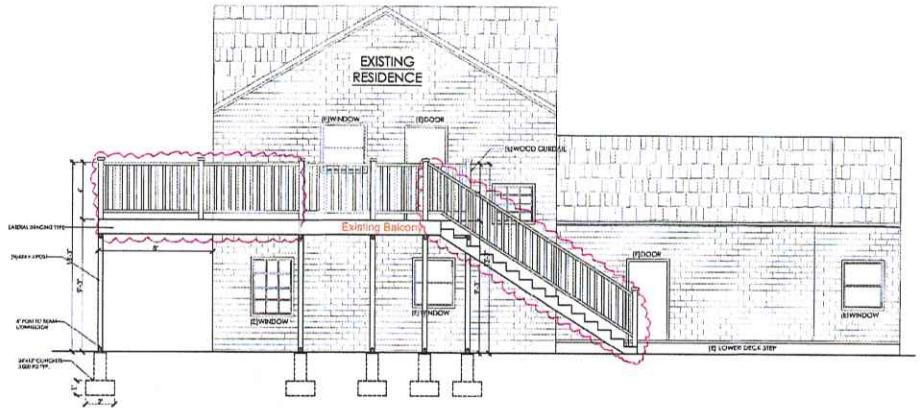
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting

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		

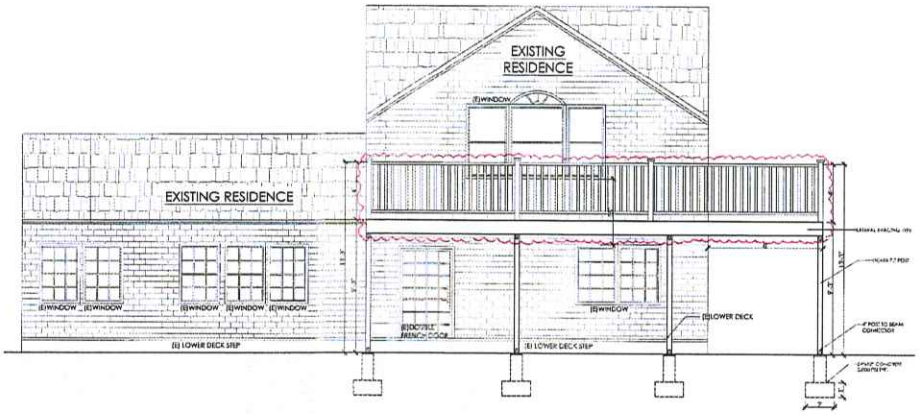
S:\Autocad Drawings\Nantucket\California Avenue\5 California Avenue\5 California Ave-AB 2-19-2013.dwg



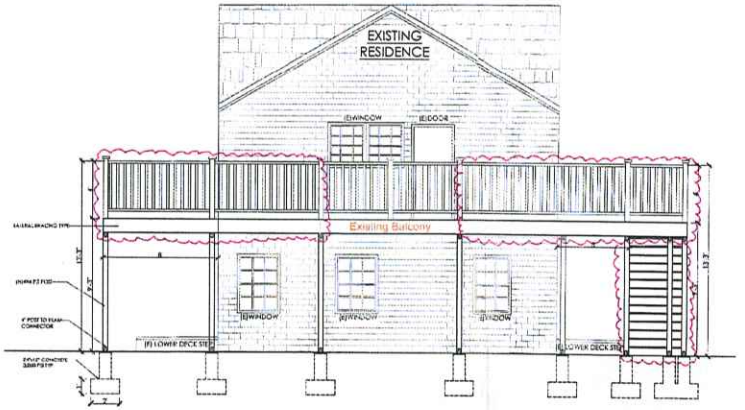
PROPOSED (WOODEN BALCONIES)
1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
2 WEST ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
3 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

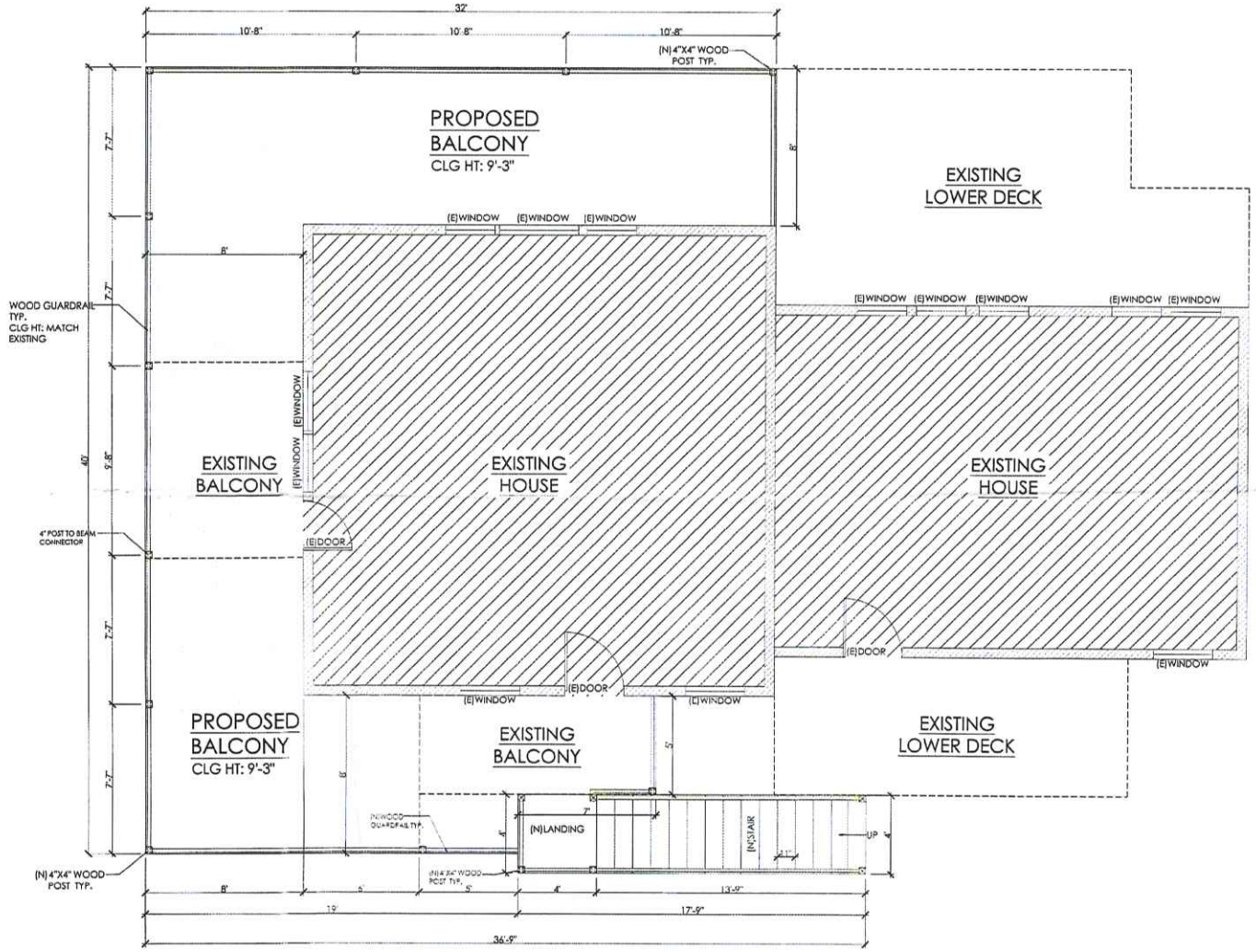


PROPOSED (WOODEN BALCONIES)
4 EAST ELEVATION
SCALE : 1/4" = 1'-0"

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. OC/SUB/SUPPLIER IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS(N.O.A) FOR ALL WINDOWS, DOORS, (INCLUDING OVERHEAD DOORS), ROOF MATERIALS, ROOF VENTS, EXHAUST FANS, SOFFIT AND SIDING MATERIALS
14. PROVIDE 3 STUDS(MIN.) AT ALL DOOR & WINDOW FRAMES NEAR INSIDE CORNERS.
15. BLOCK ALL WALLS AT 6'-6" ABV FLOOR
16. TRIM AND/ OR ADJUST TRUSSES TO PROVIDE LEVEL AND STRAIGHT CEILINGS, AND CEILING SIGHT-LINES, ESPECIALLY IN DOUBLE TRAY AND COFFERED CEILINGS.
17. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE.
18. ALL DOORS SHALL BE 4" FROM ADJ WALL U.N.O
19. ALL WINDOW & DOOR OPENINGS ARE NOMINAL U.N.O
20. ALL CEILINGS HEIGHTS NOTED ARE A.F.F (ABOVE FINISHED FLOOR)
21. ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2020 ENERGY CONSERVATION CODE R402.4
22. TIRE BLOCKING REGULATION 10' WALLS
23. CAULK ALL SEAL PLATES AND SHEATHING
24. EXTERIOR SEAL PLATE ANCHORED 48" O.C AND WITHIN 6IN FROM END OF WALL OR OPENING

BUILT-INS & FINISHES

EGRESS NOTES

AREAS	SQUARE FEET NEW
ADDITION BALCONIES	555 SQFT
--	--
TOTAL	555 SQFT

DESIGN BY
YOUSUF SHAIKH
Email: yousufshaikh747@gmail.com

PROJECT FOR
5 CALIFORNIA AVE,
NANTUCKET, MA 02554
NEW CONSTRUCTION DECK

A2.0


West Elevation


East


North
View from Maine Ave



View from Ames Ave


South
View from California Ave

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

RECEIVED
MAR 05 2025
By

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand)

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Jacob I. Martinson

Owner/GC @ J.Martinson Builders

E: jacob@nantucket-builders.com

P: 508-332-2690

www.nantucket-builders.com

Kaye Jabren 7:11 PM

to me

I, Kaye Jabren, give Jacob Martinson authorization to sign the HDC application for 5 California Ave.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Jacob Martinson

AS AGENT FOR Kaye Jabren

STREET ADDRESS 5 California Ave

MAP/PARCEL 60.3.1 448

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 6th 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/6/25
Date

















Vault Decking

WITH SURESTONE® TECHNOLOGY

OR 5/4 x 6 P.T. Pine

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 3 copies scaled at between 1"= 20' to 1"= 60' ; Site Plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X-------X------X-----X----- --------X----X----------
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Fence/Gate/Arbor Type: 3 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application c. height and length.
✓	All documents MUST be legible. All sets MUST be collated and stapled.

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

✓	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see below.

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/24/2025

CERTIFICATE NO: _____ Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92 PARCEL N°. 16

Street & Number of Proposed Work: 62 Wanoma Way

Owner of record: West Ashored LLC

Mailing Address: 106 Bay Parkway
Lake George NY 12845

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ana Maria Ribeiro

Mailing Address: Po Box 134
Siasconset MA 02564

Contact Phone #: 508 332 9312 E-mail: ackribeiro@outlook.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Gates: Red cedar (front gate 12x6 ft & gardun gate 3x11 ft) 10ft distance

Fence: Height: PT post of 8ft (4x4)
Type: Pressure threaded post
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/21/25 Signature of owner of record Ana M. R

Signed under penalties of perjury

Historic District Commission – HDC
2 Fairgrounds Road
Nantucket MA 02554

March 24th, 2025

To Whom This May Concern,

My client at 62 Wanoma Way fenced his property without prior consent from this commission, and he has now learned that his property fenced has violated several codes within Nantucket.

My client is looking to regularize the fence he built, knowing that he has to move it to make it compliant.

The current fence is located in the within wetland buffer, and my client is currently working with the Conservation Commission to remove the fence from the wetland and move it as close as possible to the 50ft buffer. Currently, his process cannot move forward without a HDC fence design and location approval.

We have highlighted the plan in blue, where my client hopes to have his fence moved to. In yellow, you will find the public path that hedges the property.

The current fence is built with 4x4 pressure treaded post with 8ft height. We hope to maintain the same aspect.

Both gates have been built with red cedar, and my client has maintained the original 2 small white posts in the front gate – please see pack photo 1 for more details.

We appreciate your time reviewing our application. We sincerely apologize for not going along the appropriate process at first, but we are looking forward to amending the mistake.

Once again, we thank you for your time and for making sure our Nantucket continues to thrive.

Sincerely,

Ana Maria Ribeiro

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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 Ana Maria Ribeiro

AS AGENT FOR West Ashored LLC

STREET ADDRESS 62 Wanoma Way

MAP/PARCEL 92 16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ana M. Ri — 3/20/25

Signature — Date

ackribeiro@outlook.com

From: Brett West <brett@westfamilymail.com>
Sent: Friday, March 21, 2025 4:19 PM
To: ackribeiro@outlook.com
Subject: Re: HDC Representation

You are fully authorized to act on my behalf.

Thank you,
-Brett West

On Mar 21, 2025, at 9:19 AM, ackribeiro@outlook.com wrote:

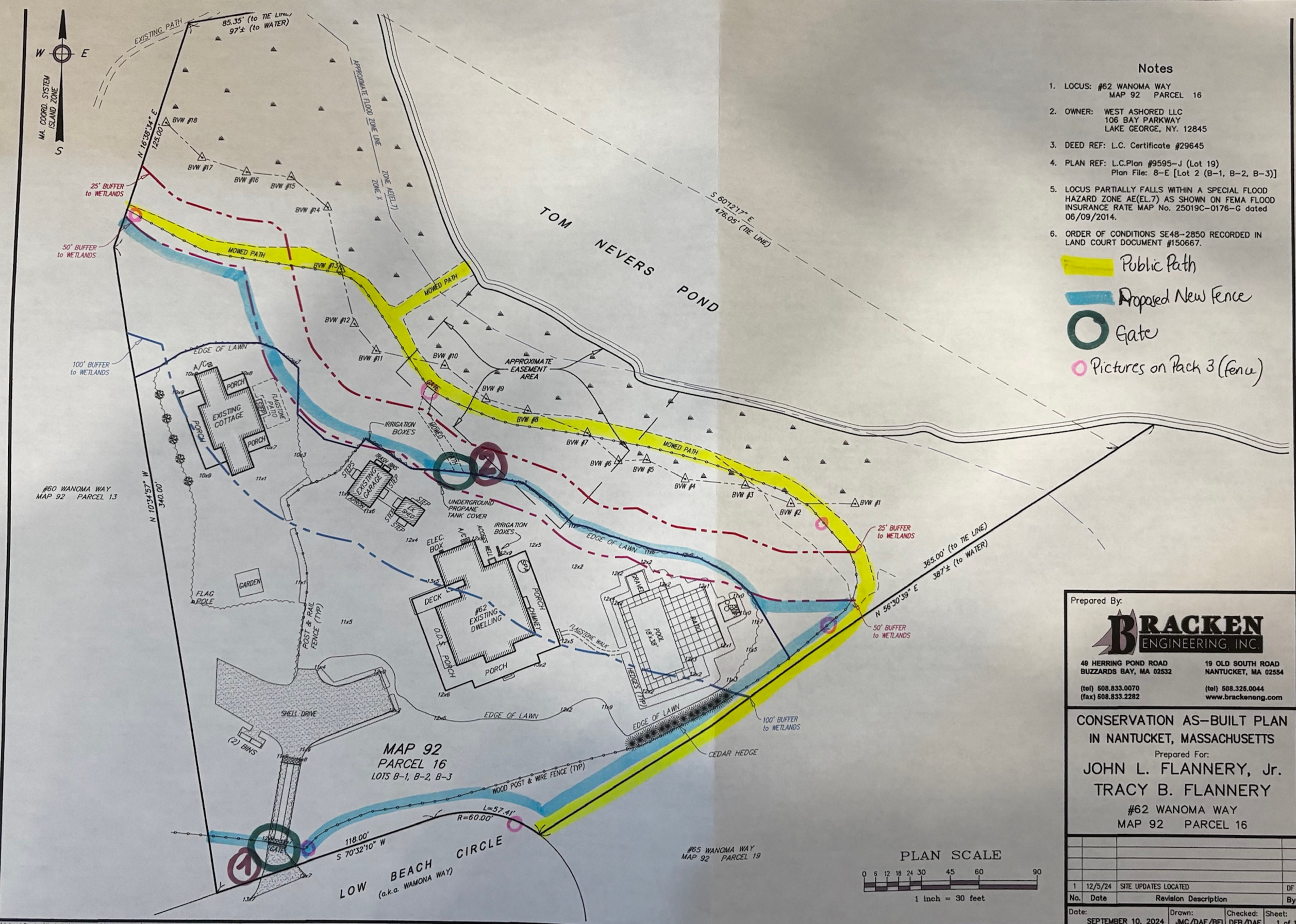
Good Morning, Brett,

Hope all is well!
In order to move forward with your HDC application, I need a written authorization letting me represent your property at 62 Wanoma Way.
Could you please respond to this email and let me know if you authorize me to represent your property with at the HDC Meeting?

Thank you!

Best,
Ana Maria Ribeiro

C: 508 332 9312



Notes

1. LOCUS: #62 WANOMA WAY
   MAP 92 PARCEL 16
2. OWNER: WEST ASHORED LLC
   106 BAY PARKWAY
   LAKE GEORGE, NY. 12845
3. DEED REF: L.C. Certificate #29645
4. PLAN REF: L.C.Plan #9595-J (Lot 19)
   Plan File: 8-E [Lot 2 (B-1, B-2, B-3)]
5. LOCUS PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G dated 06/09/2014.
6. ORDER OF CONDITIONS SE48-2850 RECORDED IN LAND COURT DOCUMENT #150667.

Public Path

Proposed New Fence

Gate

Pictures on Pack 3 (fence)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSERVATION AS-BUILT PLAN IN NANTUCKET, MASSACHUSETTS

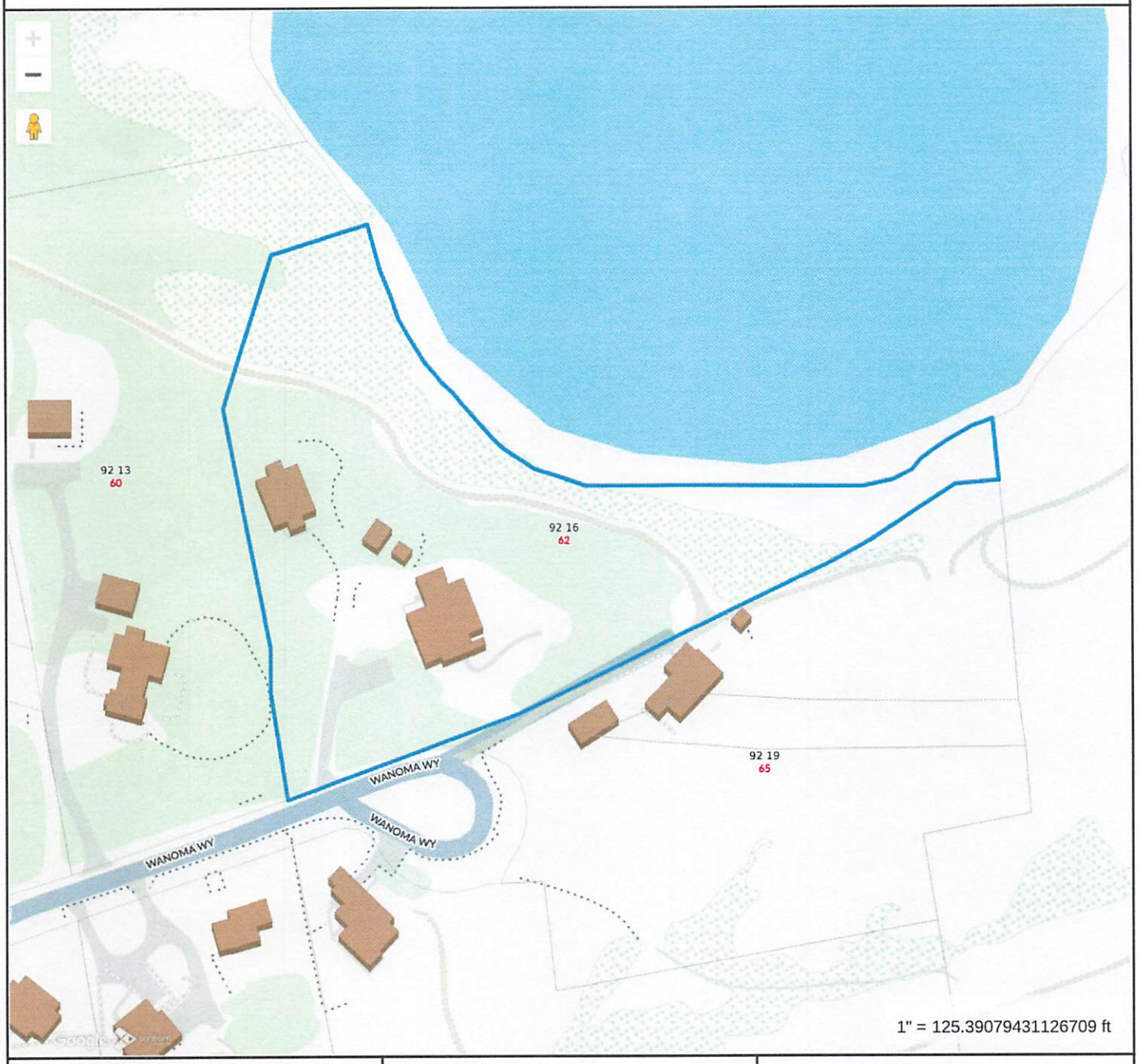
Prepared For:

JOHN L. FLANNERY, Jr.
TRACY B. FLANNERY
#62 WANOMA WAY
MAP 92 PARCEL 16

No.	Date	Revision Description	By
1	12/5/24	SITE UPDATES LOCATED	DF

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 10, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

\Autocad Drawings\Nantucket\Wanoma Way\62 Wanoma Way\62 Wanoma Way - FAB 2024 (REV 1).dwg



Property Information

Property ID	8769
Location	62 WANOMA WY
Owner	WEST ASHORED LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

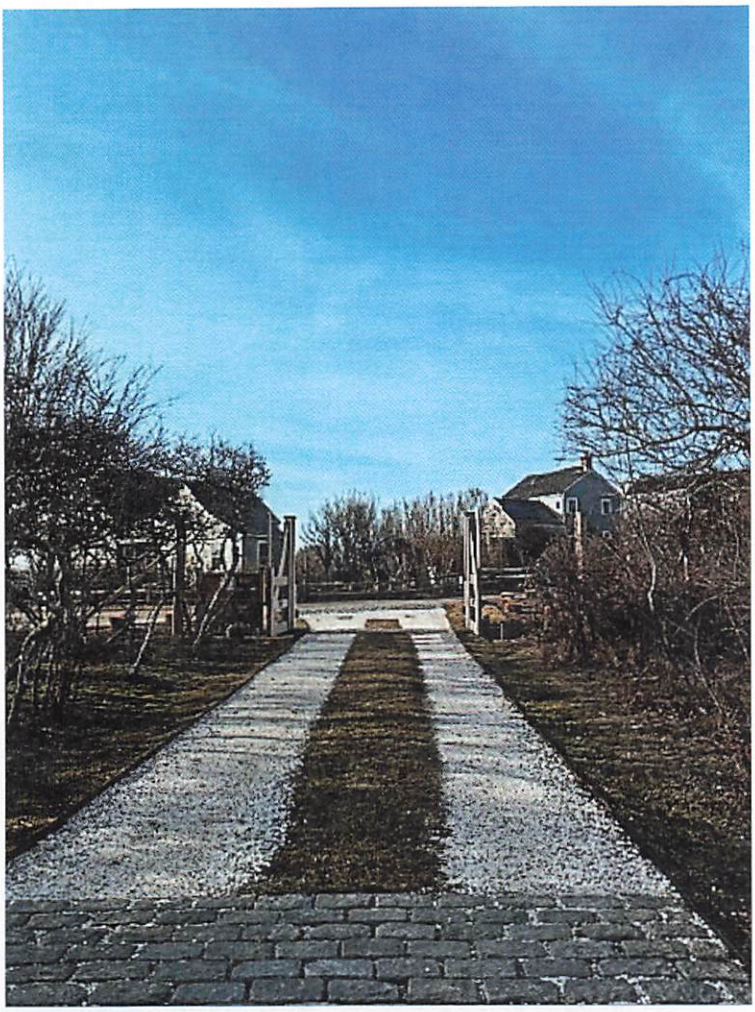
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FRONT GATE – 62 WANOMA WAY

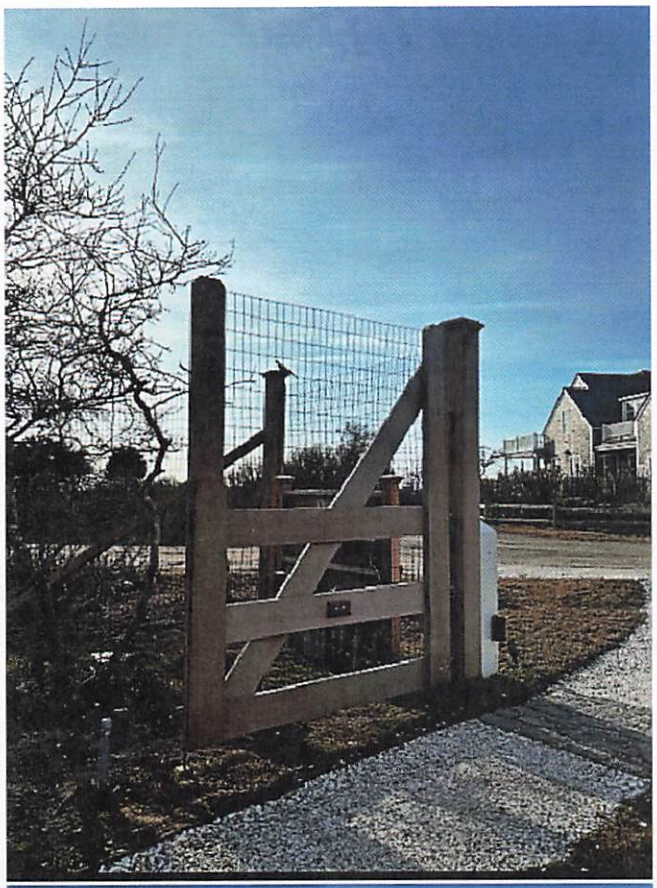
Picture set 1*



View from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side if looking from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side of front gate – view from Wanoma Way



Left side of front gate – view from Wanoma Way

FRONT GATE – 62 WANOMA WAY



View from Wanoma Way – Right side – Looking at 62 Wanoma Way in the back

FENCE – 62 WANOMA WAY

Picture Pack 3



Back of the house near neighbor at 60 Wanoma Way



Fence front of the house – Wanoma Way view

FENCE – 62 WANOMA WAY



Fence front of the house – Wanoma Way view



Public path (between 62 and 65 Wanoma Way) – plan is to extend the fence nearer the public path

FENCE – 62 WANOMA WAY



Fence looking through public path



Fence looking through public path

FENCE – 62 WANOMA WAY



Back gate facing public path

Neighbors View and Fence – 62 Wanoma Way



Pack Pictures
4

65 Wanoma Way

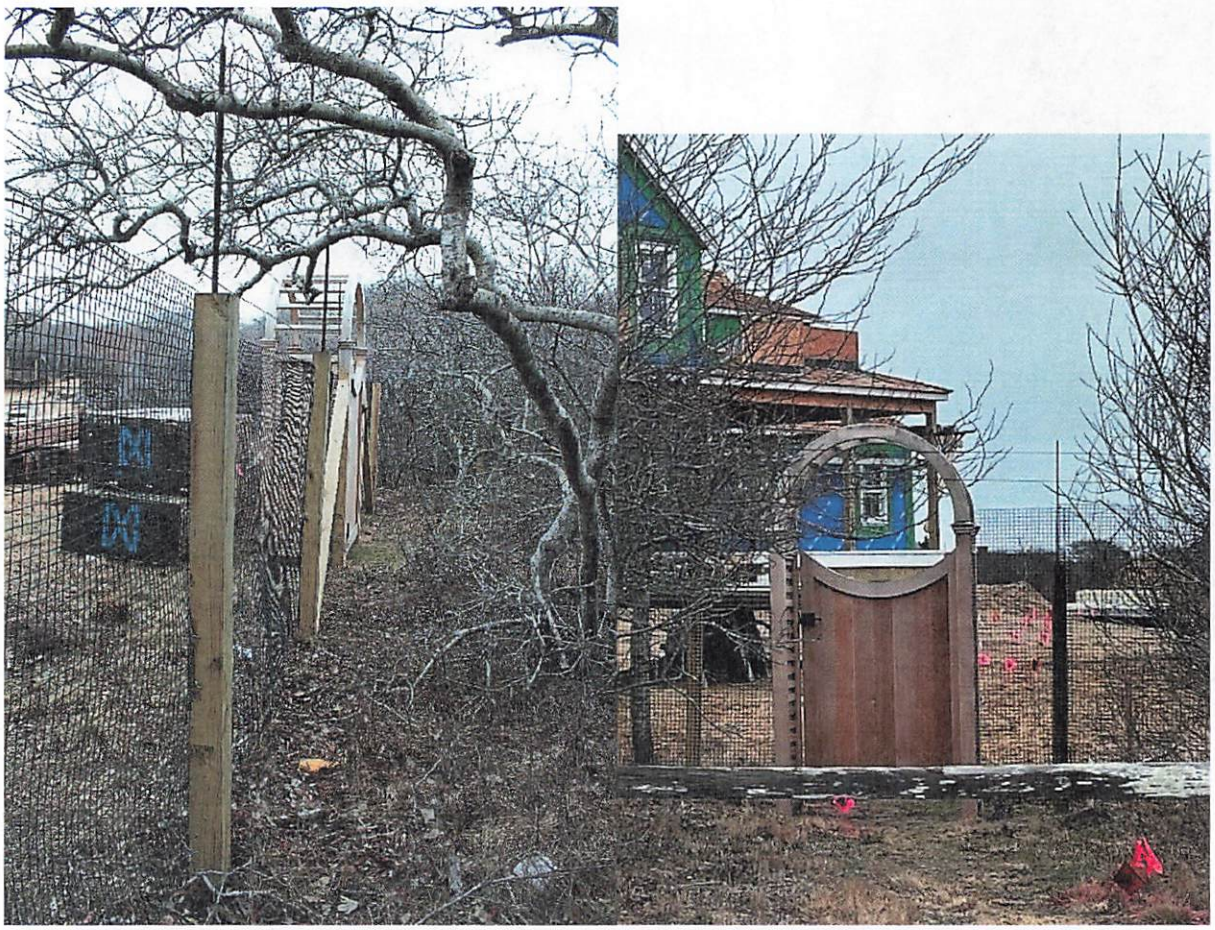


65 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way

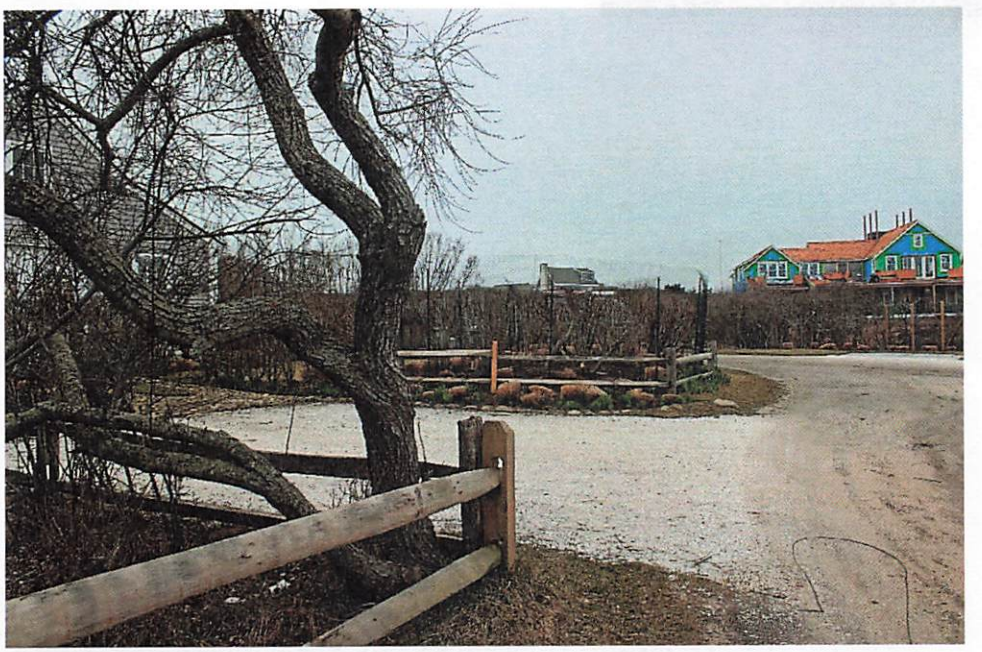


60 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way



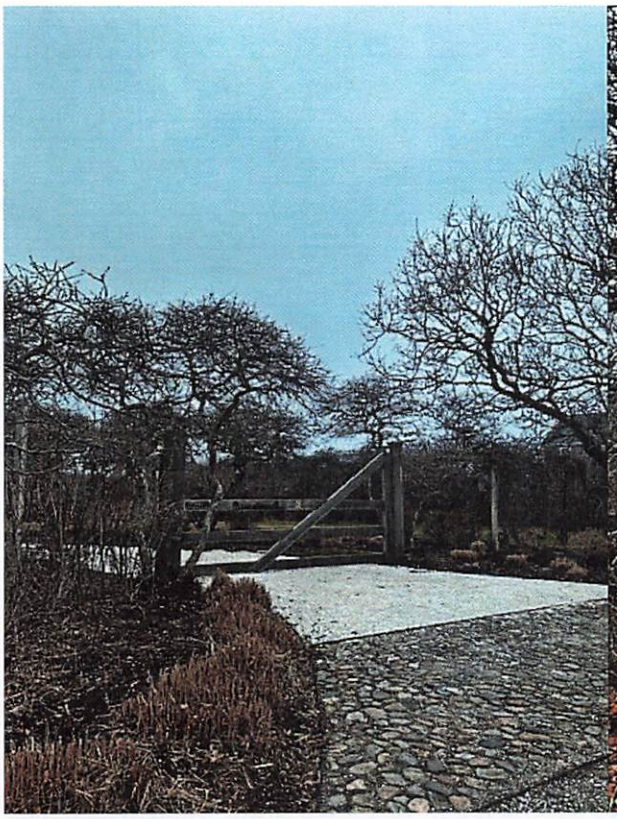
63 Wanoma Way

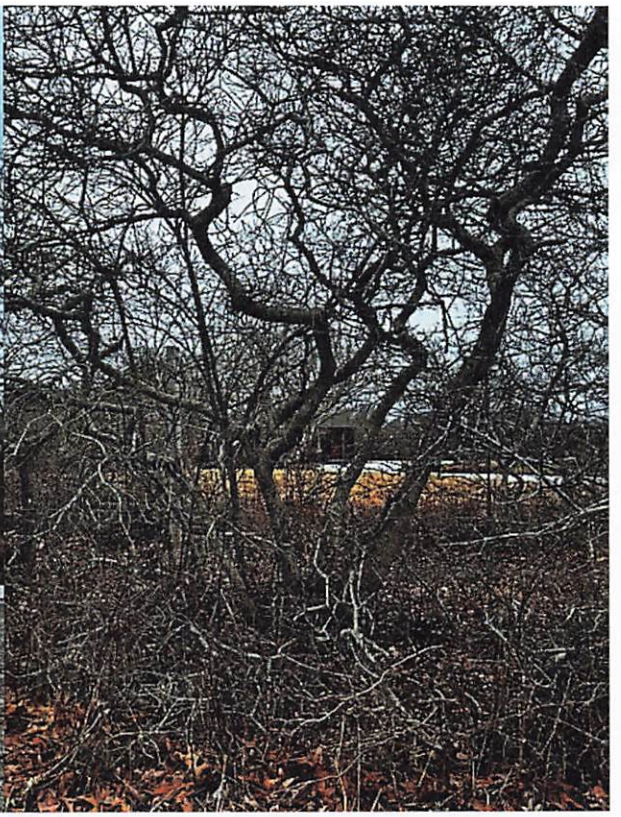
Neighbors View and Fence – 62 Wanoma Way



63 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way







4 Nichols Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 03/24/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

5WR - CABANA

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - CABANA

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX 128, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other CABANA

Size of Structure or Addition: Length: 8'-6" Sq. Footage 1st floor: 41 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-2" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 8'-6" South 8'-6" East 8'-6" West 8'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT - NO SLOPE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other NATURAL CEDAR SHIPLAP

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 10X10

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other WOOD WITH SHUTTER
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front NATURAL CEDAR SHIPLAP Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash _____ Doors NATURAL TO WEATHER
Deck 1X4 IPE DECKING Foundation _____ Fence _____ Shutters NATURAL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

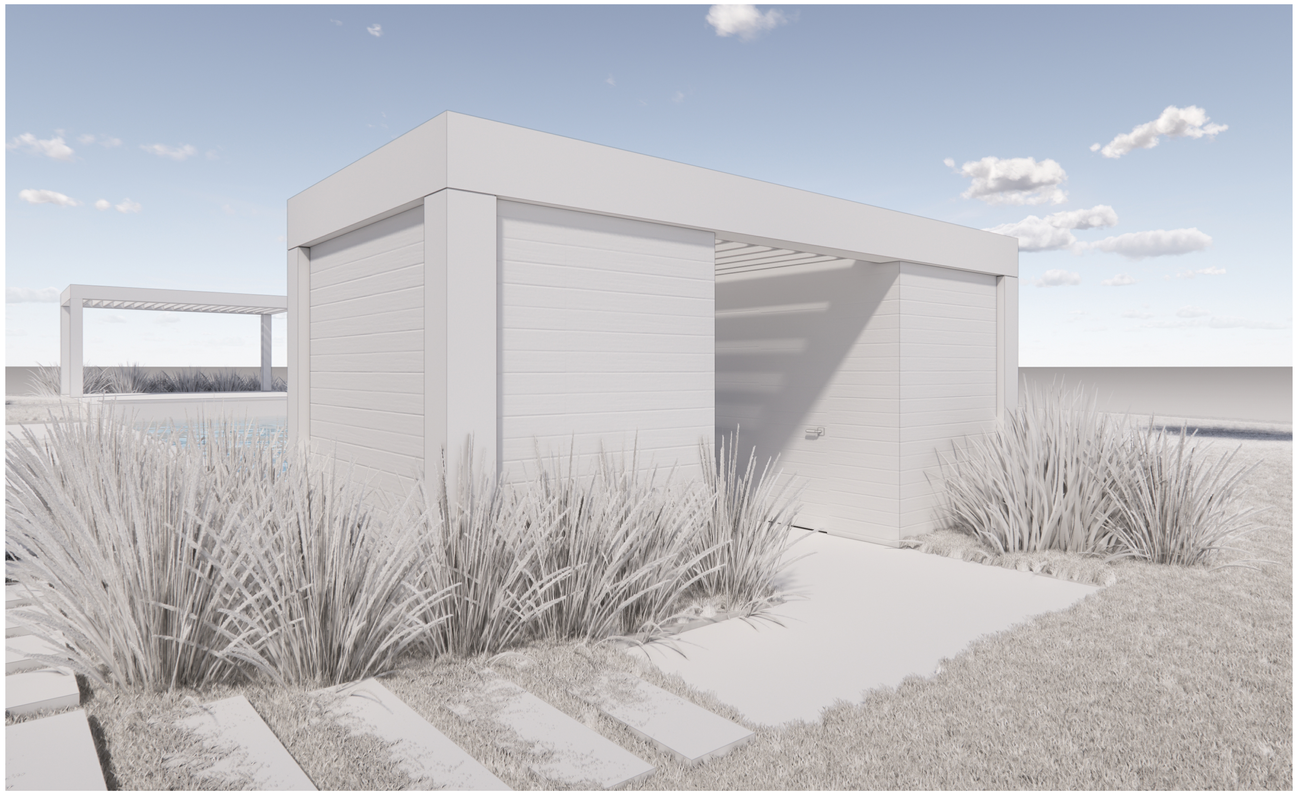
Date 3/24/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

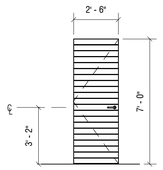
5WR CABANA

HDC - NEW BUSINESS SUBMISSION

CABANA
03/24/2025

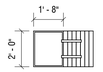


DOOR TYPES



01
TYPE: SWING
SASH: NATURAL
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A
TYPE: SOLID W/ SHUTTER
SASH: N/A
TRIM: NATURAL
MODEL: SHUTTER
MFGR: CUSTOM

ZONING INFORMATION

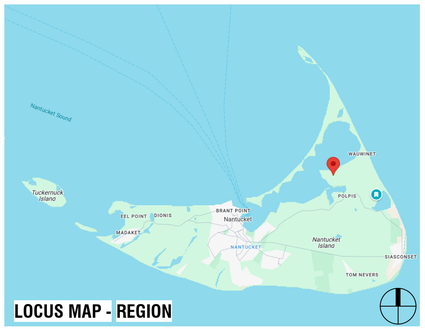
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	41 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,281 SF

EXTERIOR COLORS

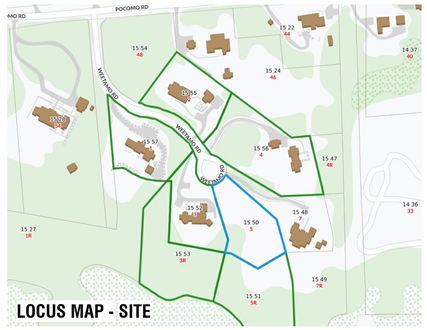
NATURAL TO WEATHER CEDAR

DRAWING INDEX

SHEET NAME	Sheet Number	03/24/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	**T-000**	•
01-GENERAL		
EXISTING CONDITIONS	**G-003**	•
02-ZONING / LANDMARK		
SITE SURVEY	**X-000**	•
SITE PLAN	**Z-100**	•
03-ARCHITECTURAL		
CABANA FLOOR PLANS & ELEVATIONS	**A-101**	•







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF*	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF*	3,281 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A *MODIFIED BY DOC. 58622	30'-0" (*MODIFIED TO 25'-0")	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		20'-0"	N/A	IN COMPLIANCE
REAR SETBACK		20'-0" (*MODIFIED TO 10'-0")	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF*	3,281 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
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

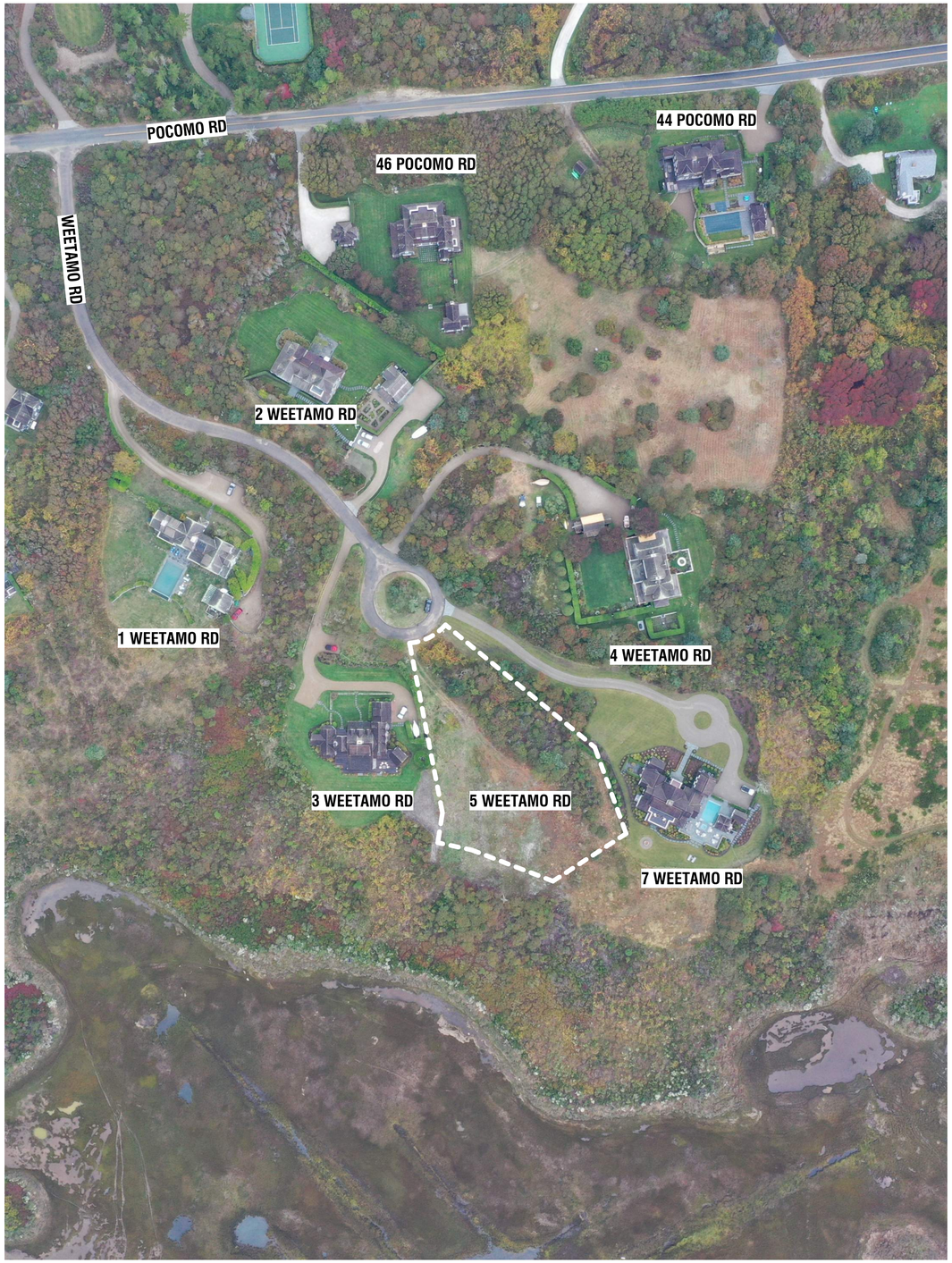
CONSTRUCTION DOCUMENTS

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

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

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

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

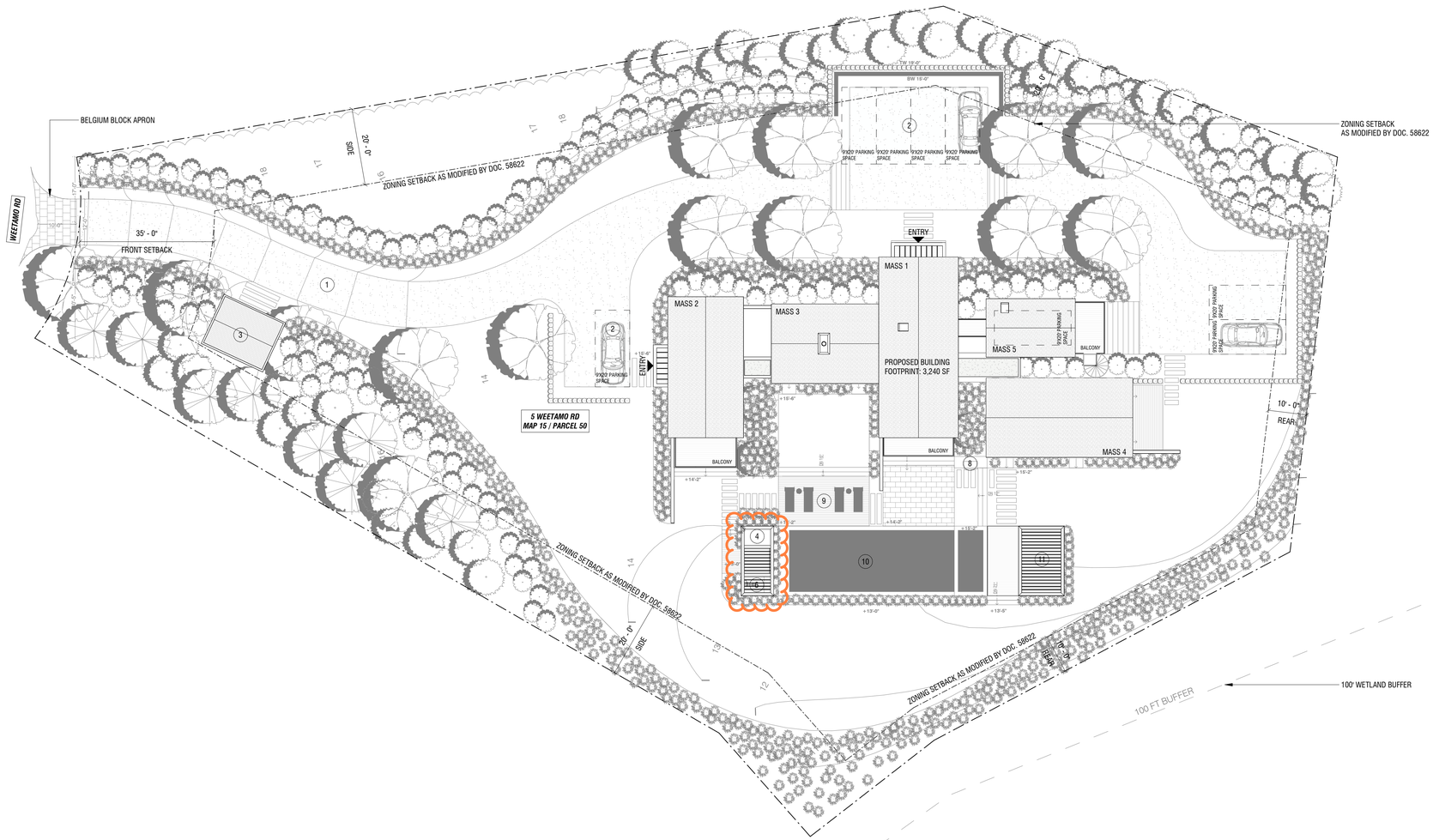
CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



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

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

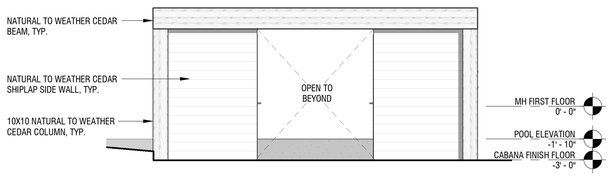
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

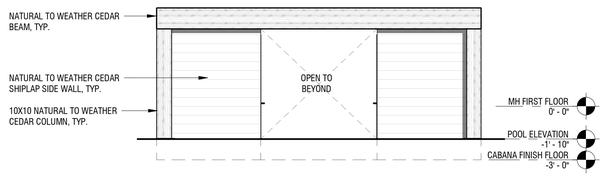
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 CABANA - WEST ELEVATION

1/4" = 1'-0"



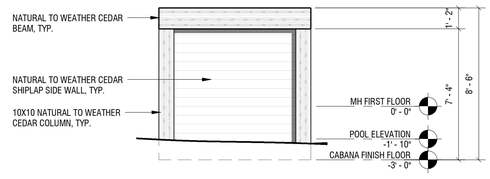
2 CABANA - EAST ELEVATION

1/4" = 1'-0"



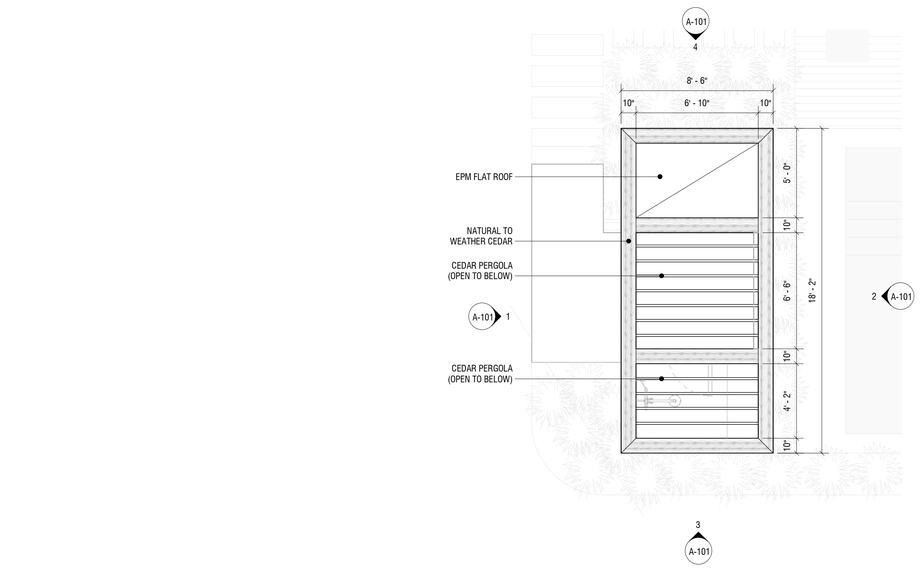
3 CABANA - SOUTH ELEVATION

1/4" = 1'-0"



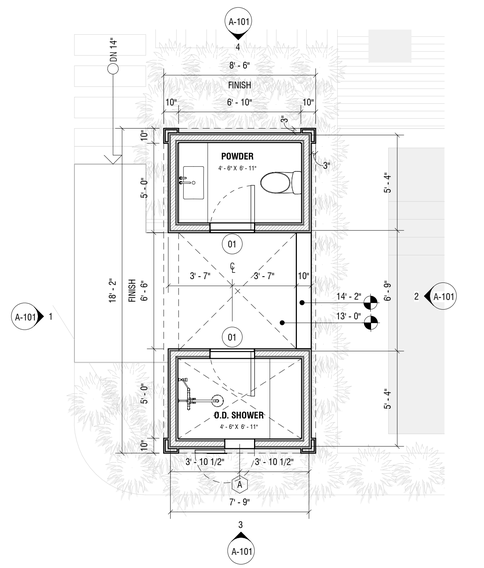
4 CABANA - NORTH ELEVATION

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

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

CABANA FLOOR PLANS & ELEVATIONS

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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...

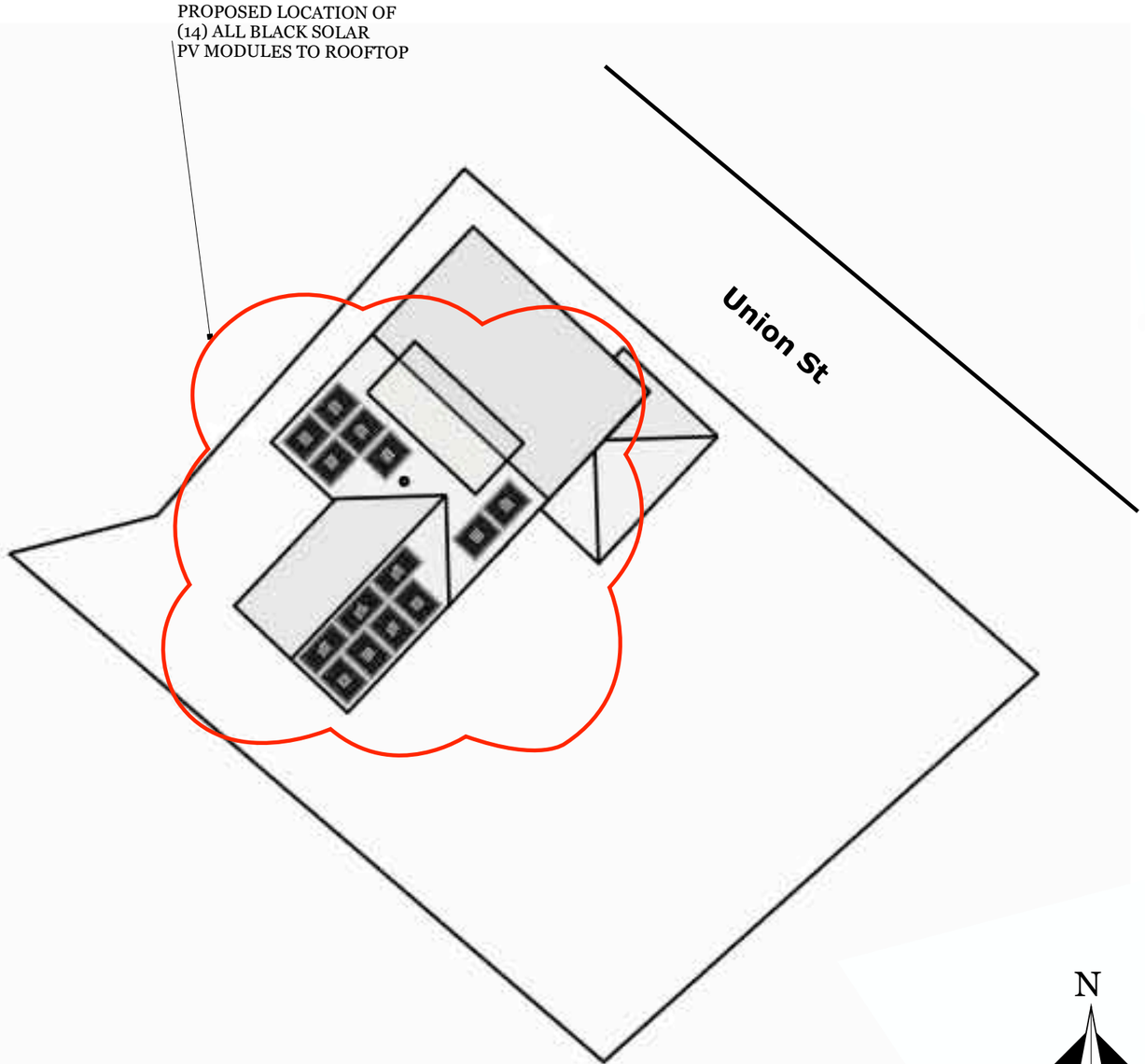
Name Mark Deck

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

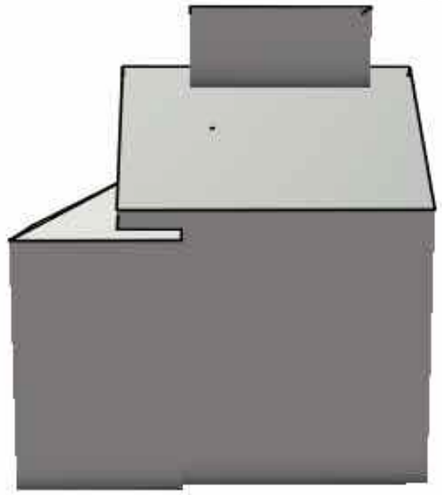
Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

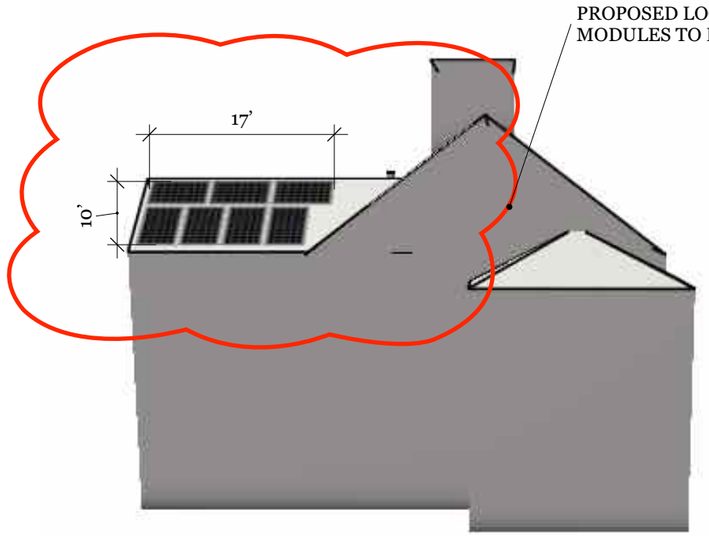
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGES
TO NORTH ELEVATION

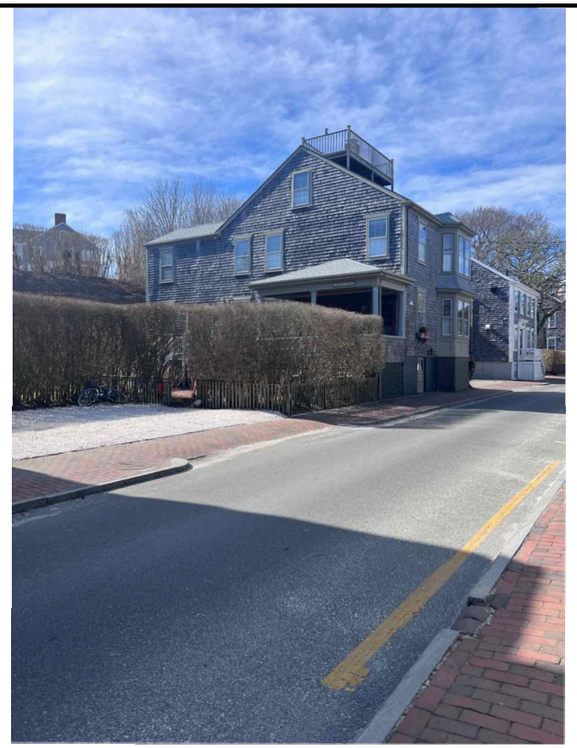


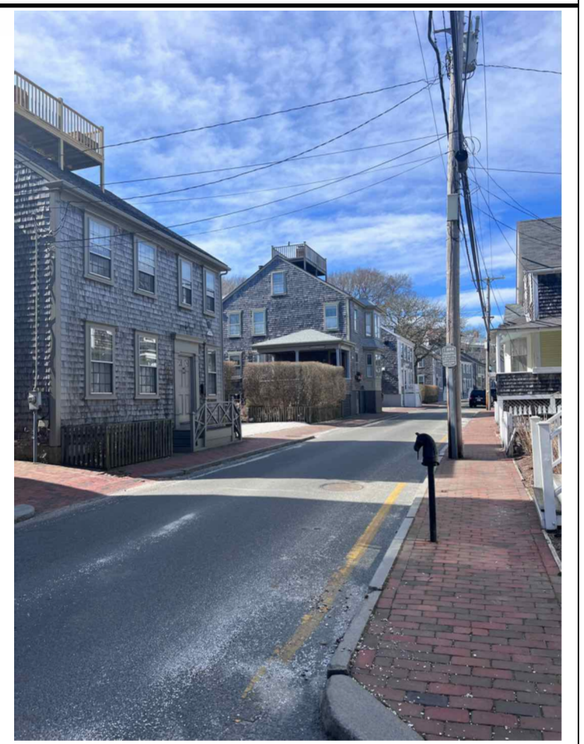
NORTH ELEVATION



EAST ELEVATION







ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

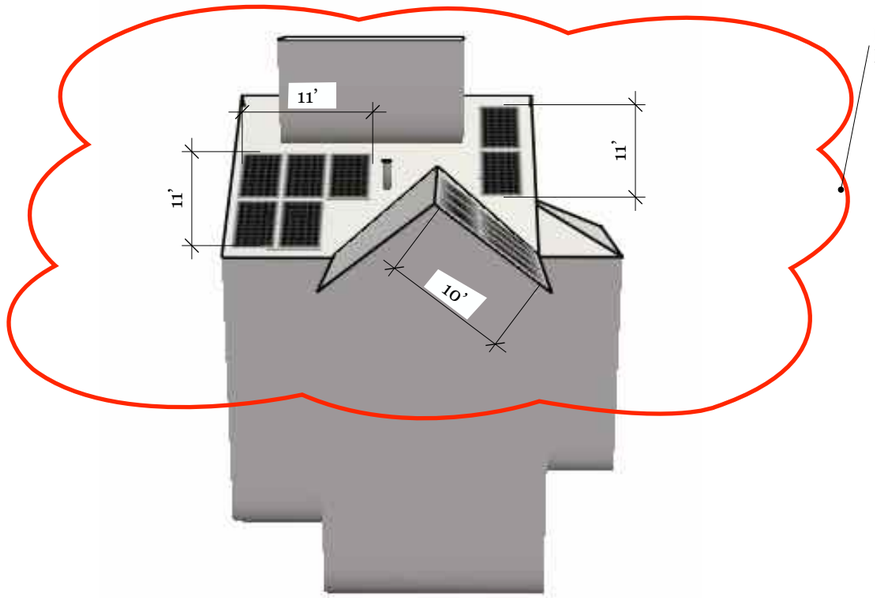
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

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		

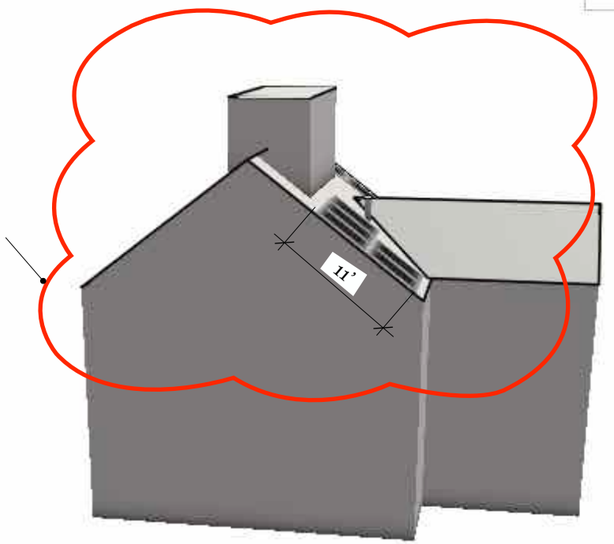
PV 02



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

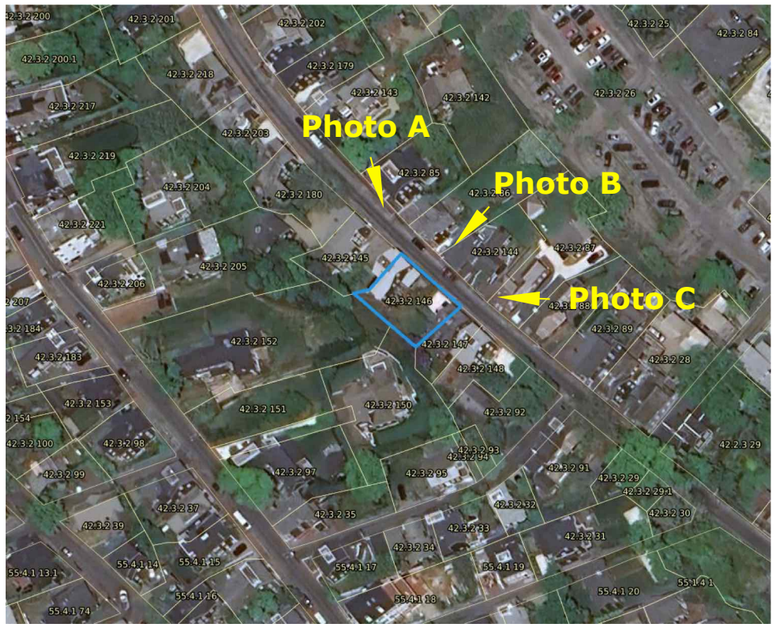
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

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



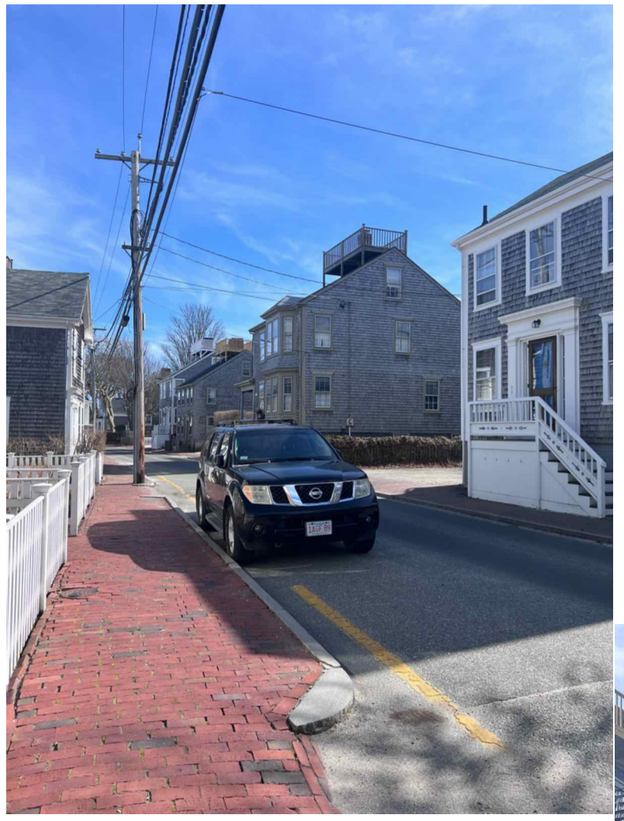


Photo A

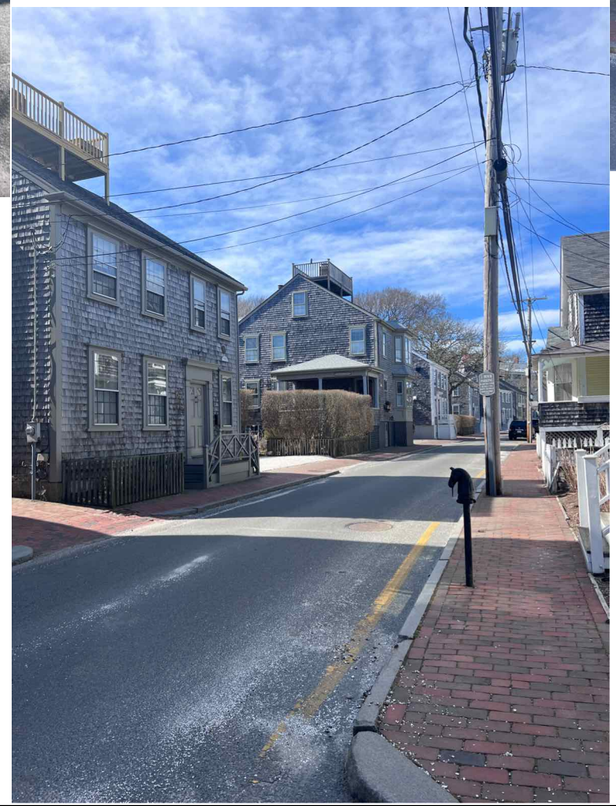


Photo C



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.

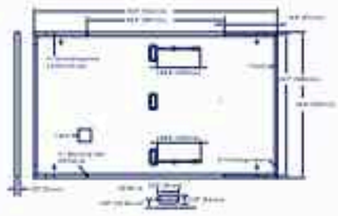
The ideal solution for:

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

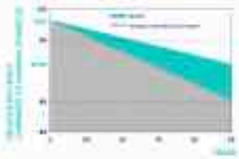


Electrical Characteristics

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

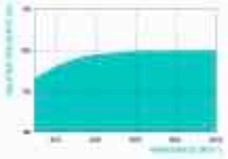
Qcells PERFORMANCE WARRANTY



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 _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 24th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____ _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ _____
Signature Date

Docusign Envelope ID: 9FFA6C87-9DE1-46CF-90E9-304EFB032F04

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 16 Cherry St (55 / 379)

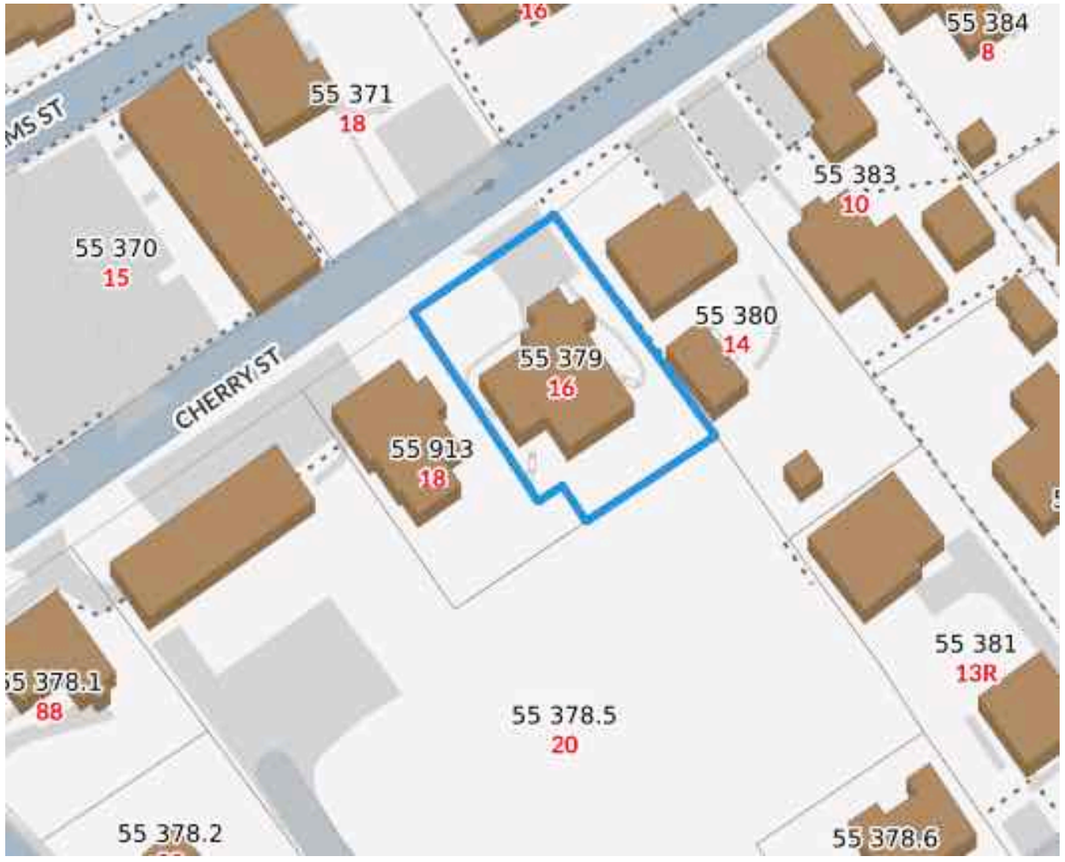
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: ED7D7645FC3548F...

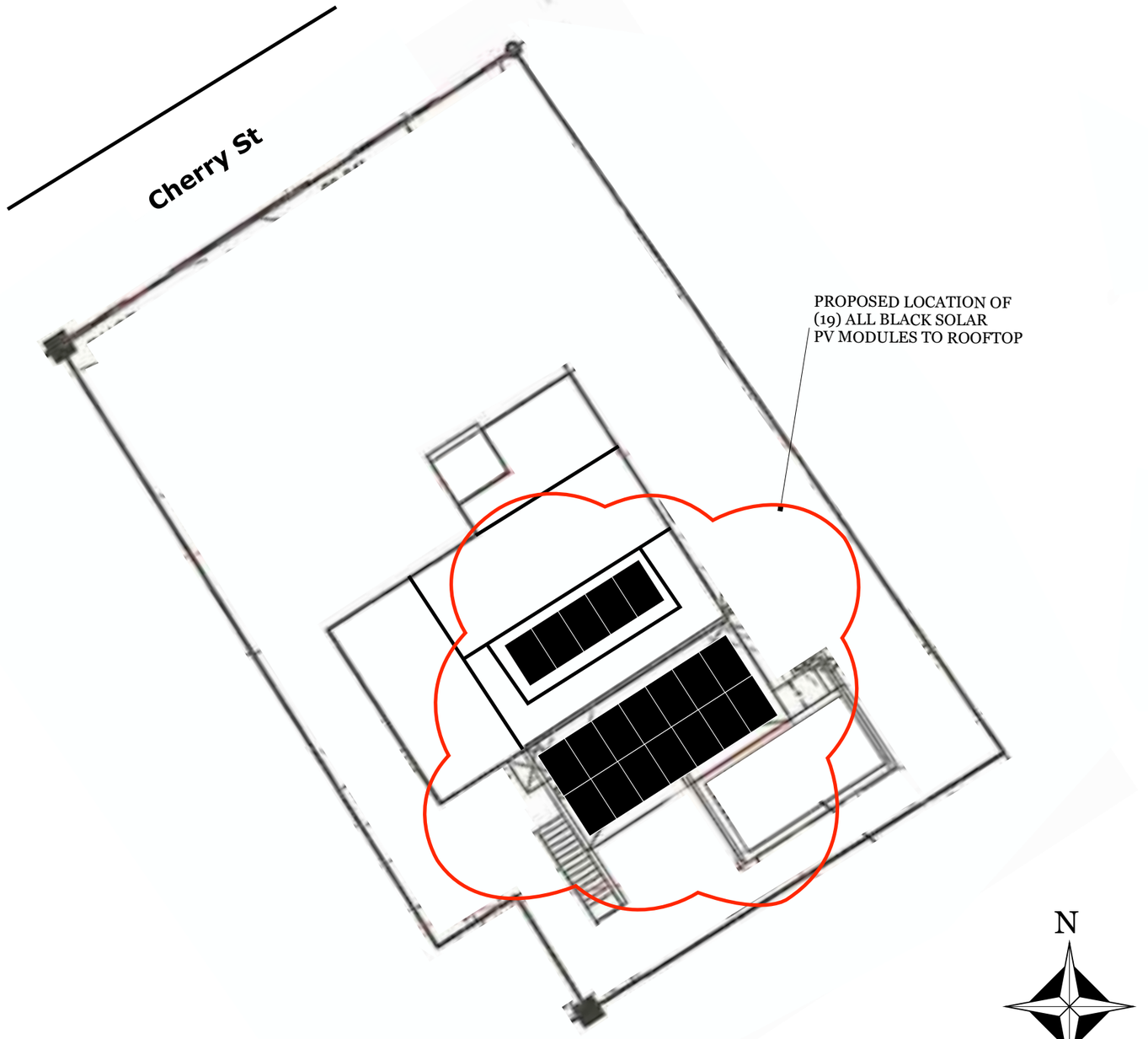
Name Mike Zarcone

Date 2/14/2025



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 15”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

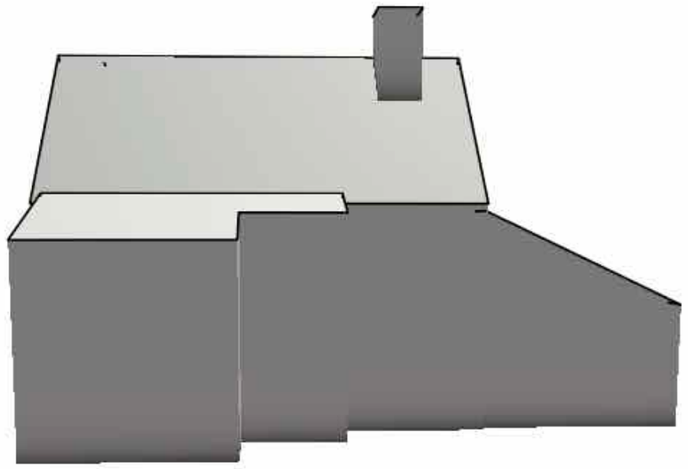
Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

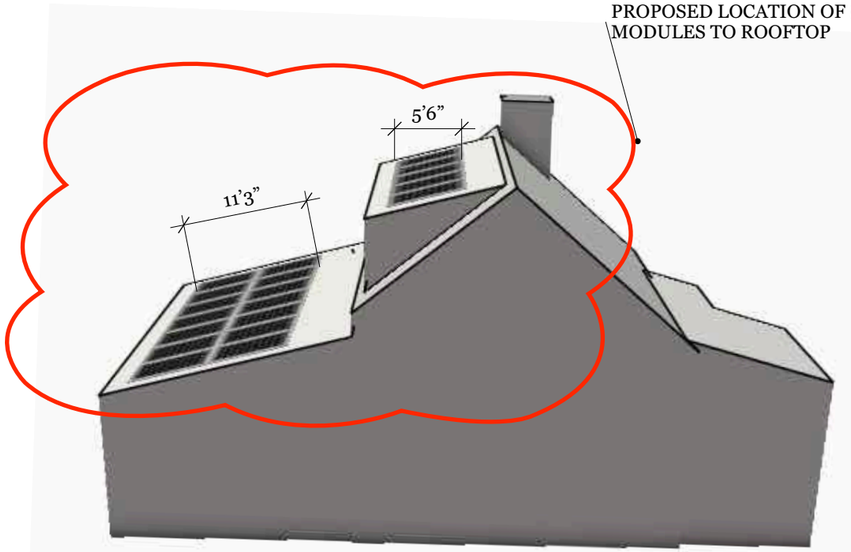
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

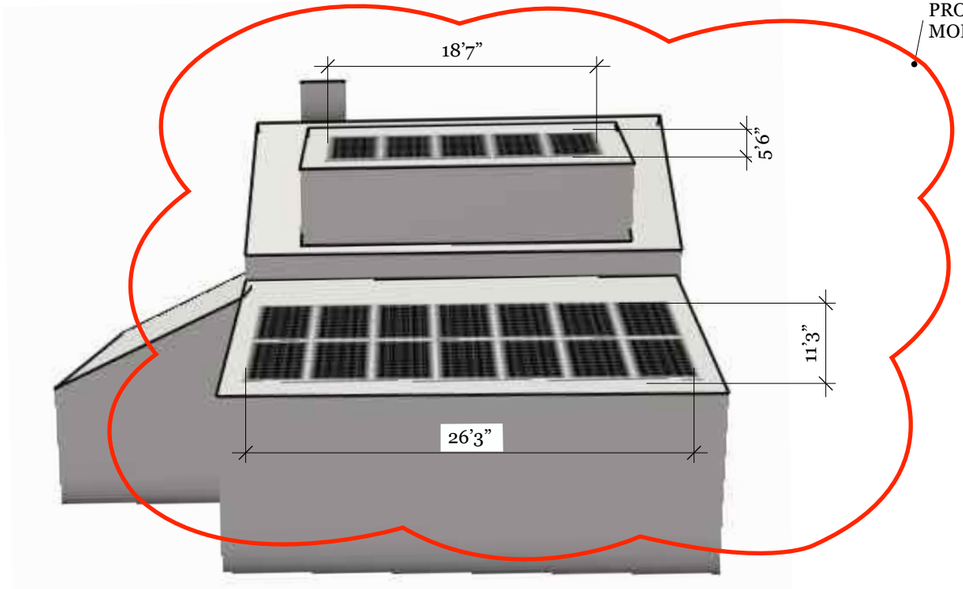
NO CHANGES
TO NORTH ELEVATION



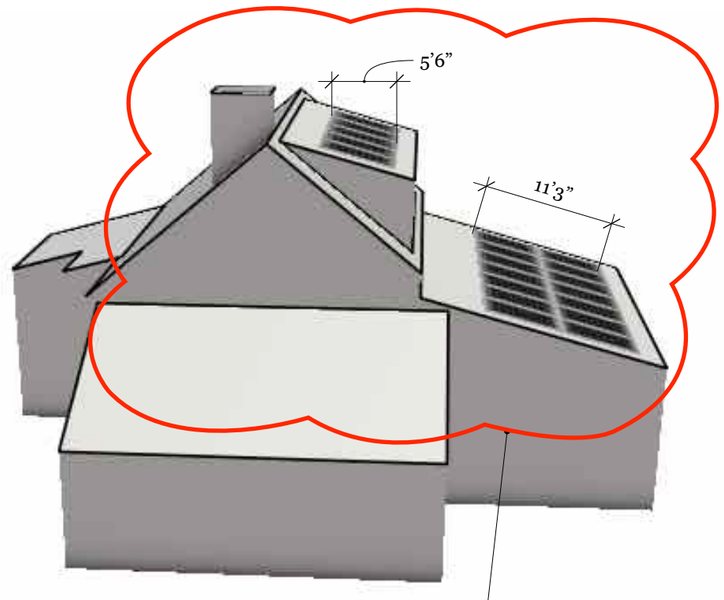
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

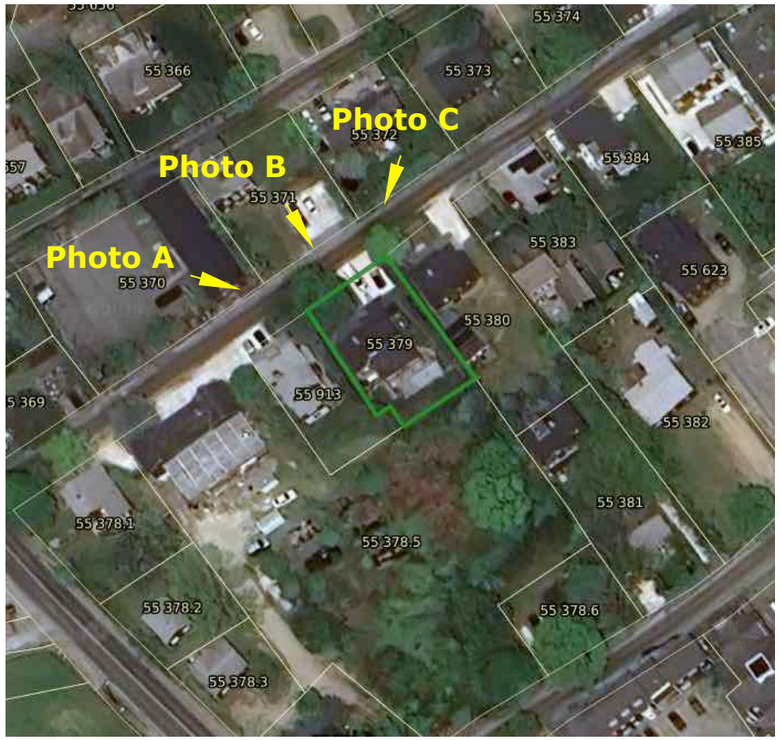
ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



Panels will not be visible from a public way.



Photo A



Photo C



Photo B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
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 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.

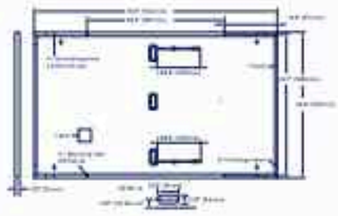
The ideal solution for:

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

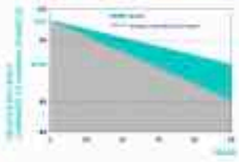


Electrical Characteristics

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

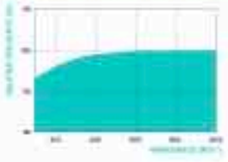
Qcells PERFORMANCE WARRANTY



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.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Raise 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



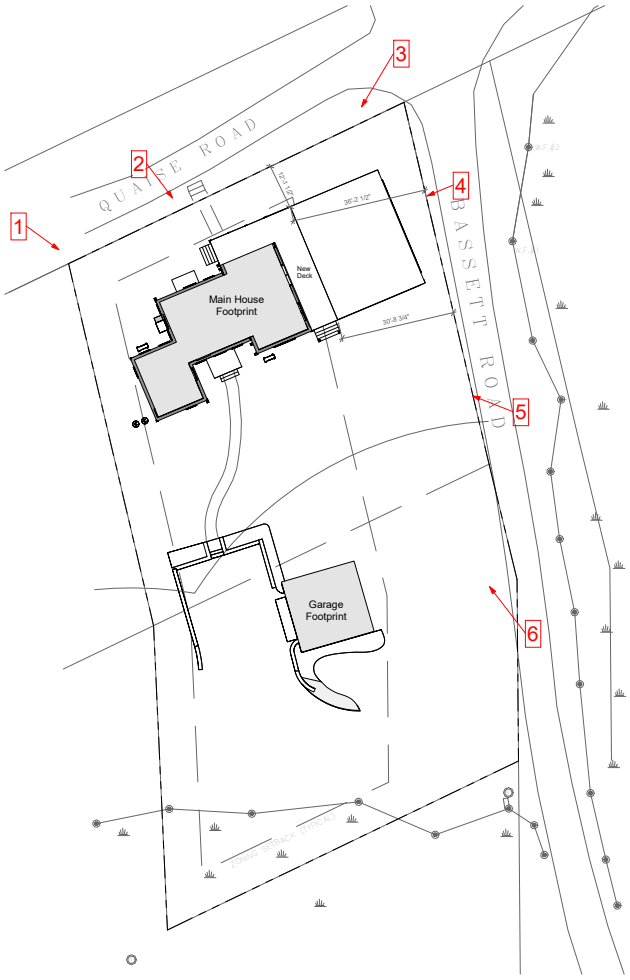
3



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

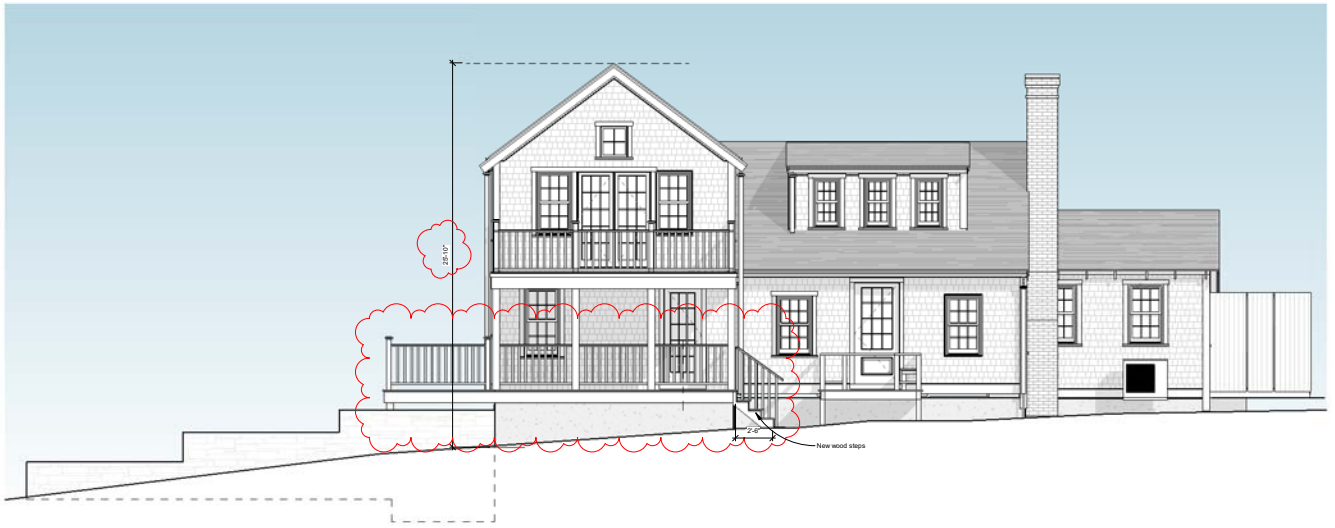
C

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

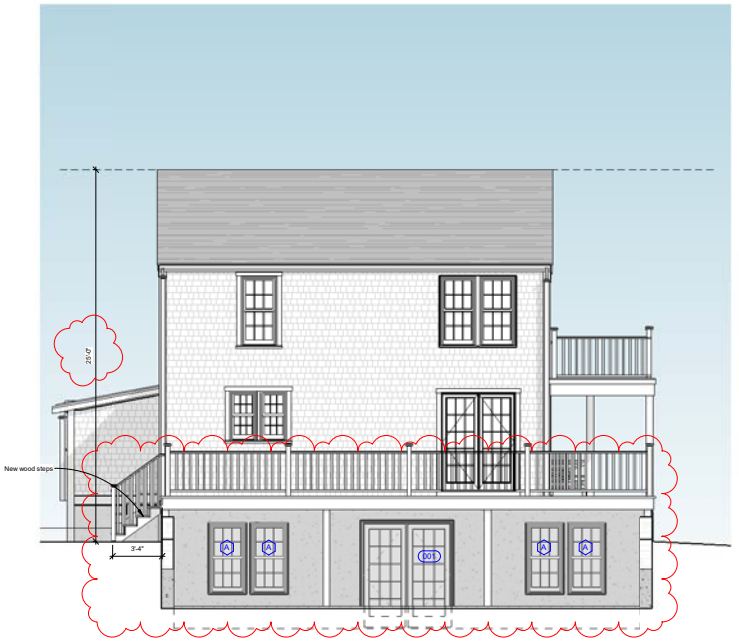
HDC1

3/24/2025 9:43:41 AM

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 East Elevation



Proposed East Elevation

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

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

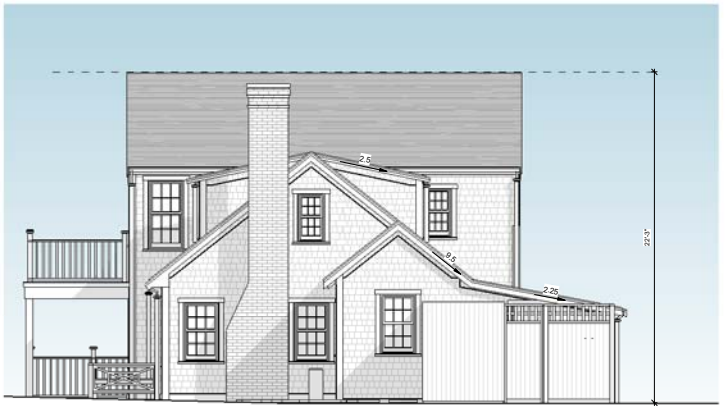
Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC3

3/24/2025 9:43:44 AM

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 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

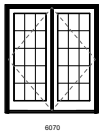
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

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	

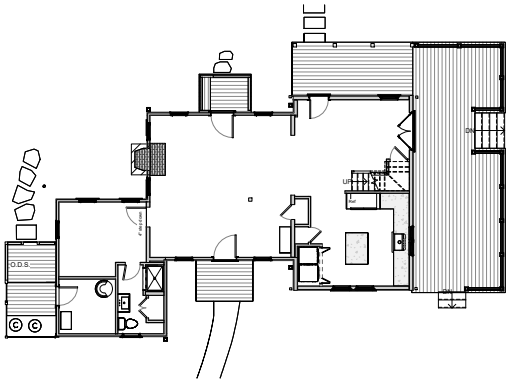


HDC Window
1/4" = 1'-0"

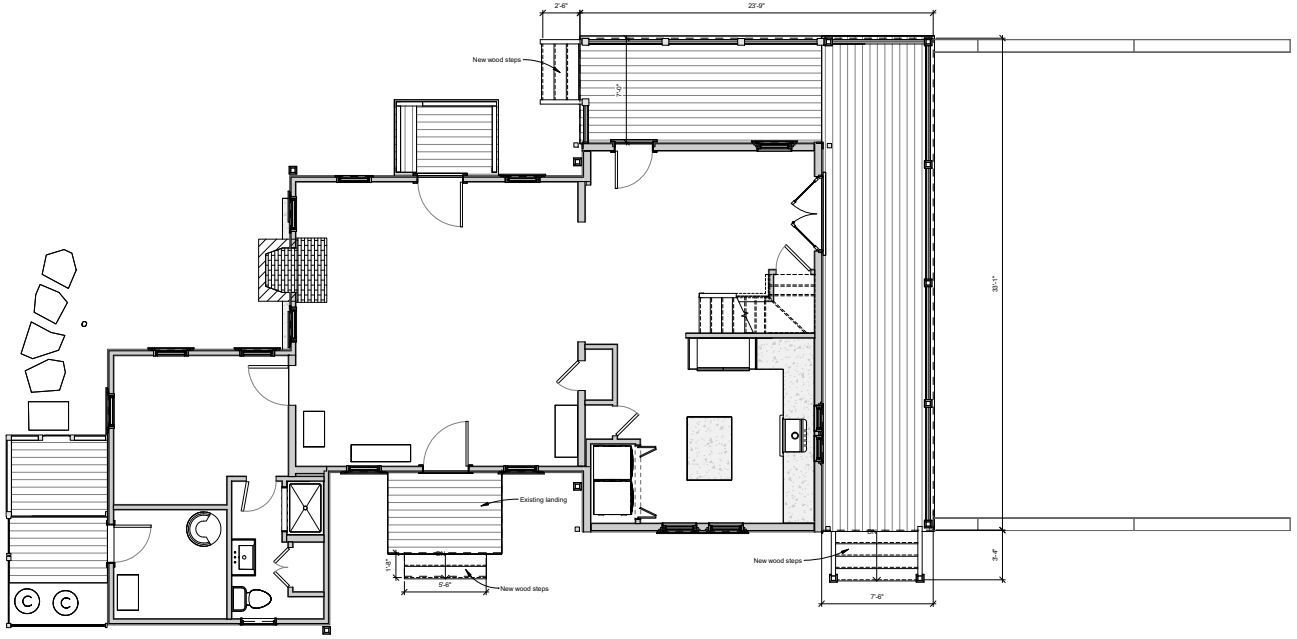
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



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

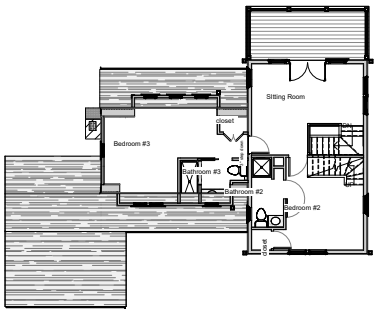
Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

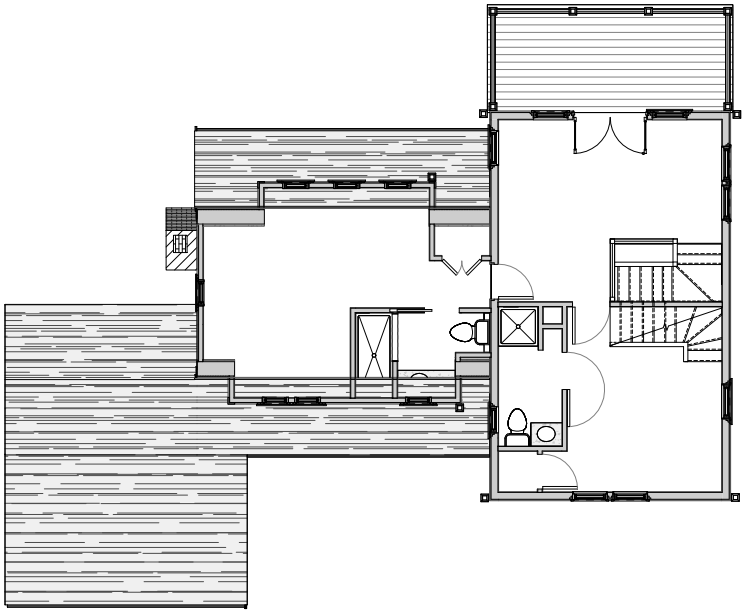
HDC5

3/24/2025 9:43:46 AM

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



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.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0681 6383 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 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

9589 0710 5270 0681 6383 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6384 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 15

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 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.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR 24 2025

03/24/2025

Sent To: McSweeney John P and Anne M
Street and Apt. No., or PO Box No.: 95 Revere Road
City, State, ZIP+4®: Manhasset NY 11020

9589 0710 5270 0681 6384 14

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Domestic Mail Only

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

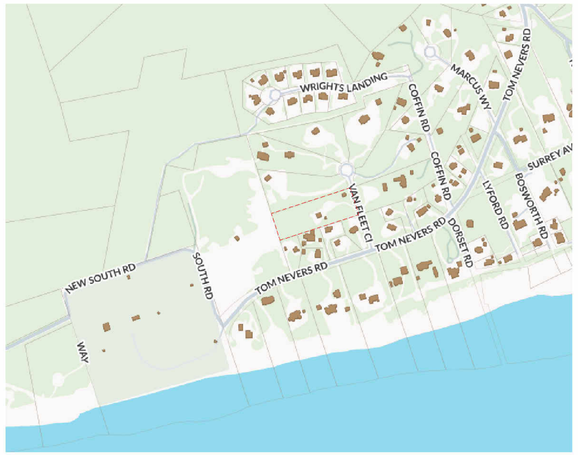
9589 0710 5270 0681 6384 52

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



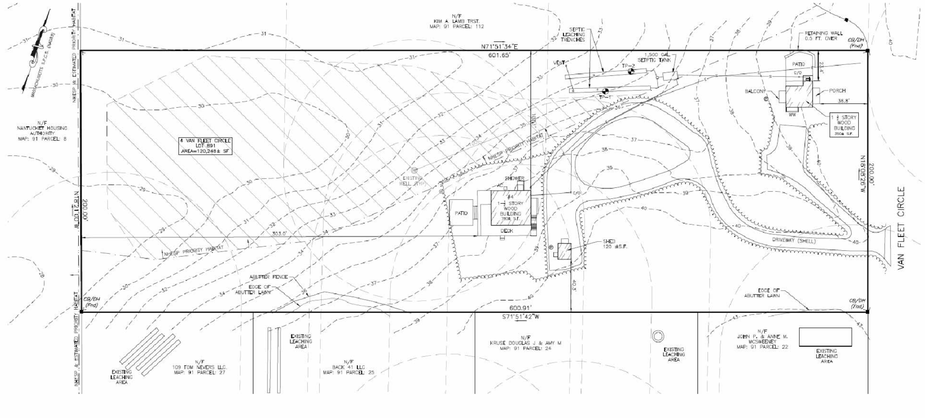
3. Existing Driveway



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

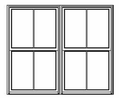
HDC1

3/23/2025 12:57:41 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



A



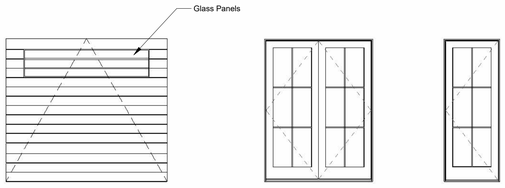
A2

Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	<varies>	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



Custom Garage Door

6080

3080

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Custom Garage Door	Custom				Exterior	
02	Custom Garage Door	Custom				Exterior	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	8'-0"		Exterior	
04	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	
05	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh wtih interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
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
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

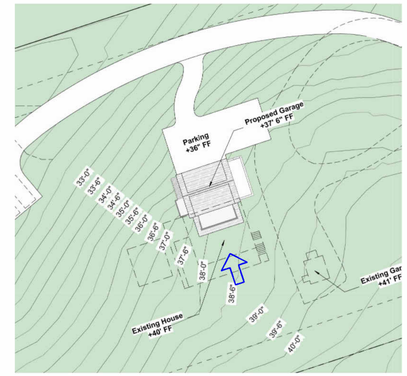
HDC2

3/23/2025 12:57:43 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



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

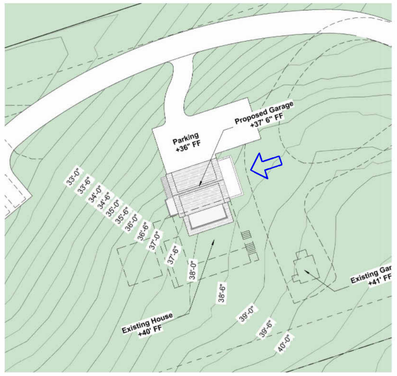
REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC3 Elevations

#	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

3/23/2025 12:57:44 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

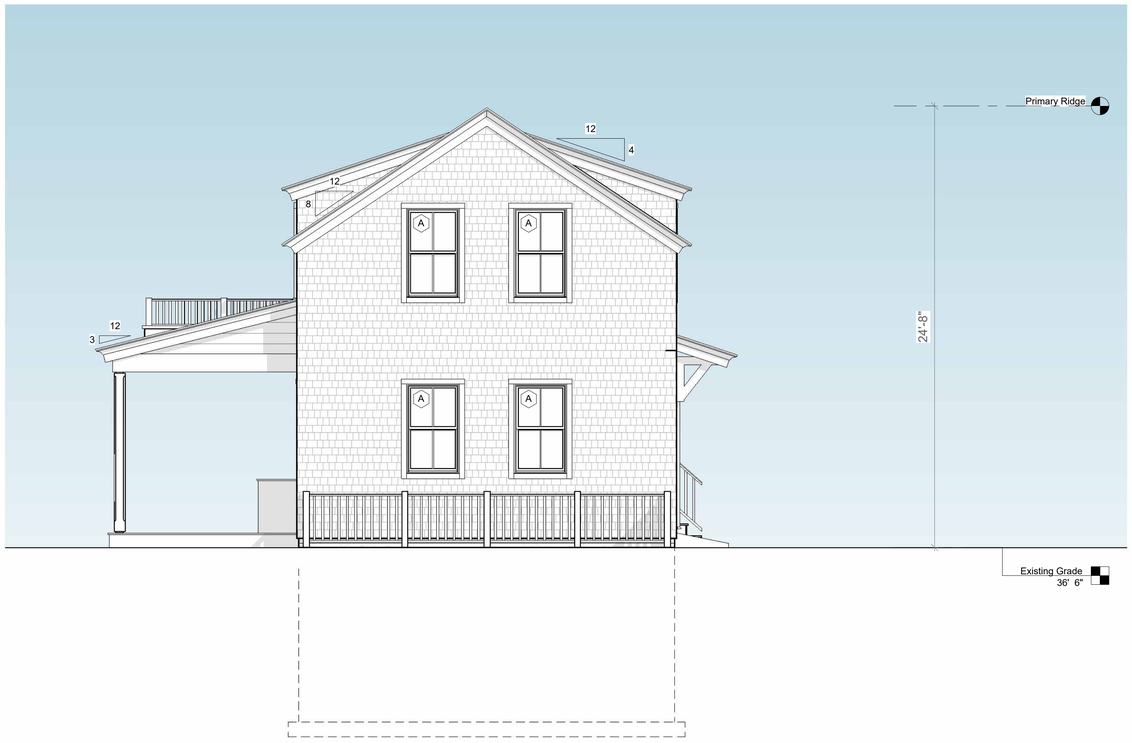


Key Plan



Key Plan

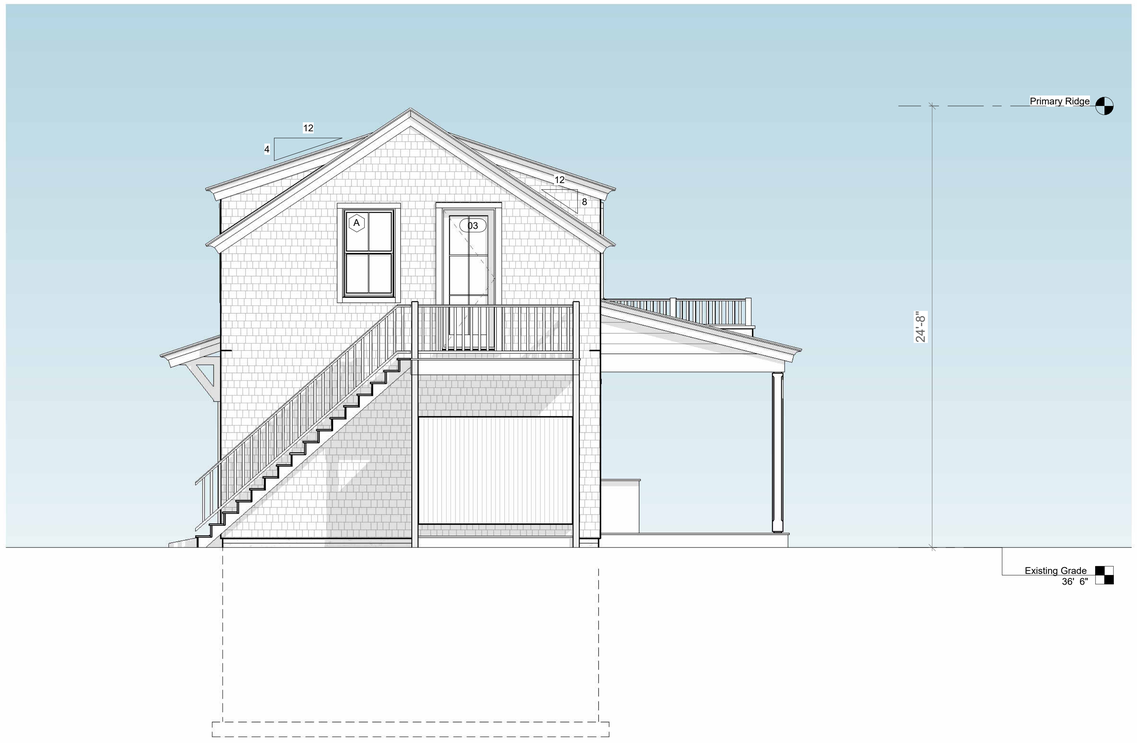
Current Submission



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

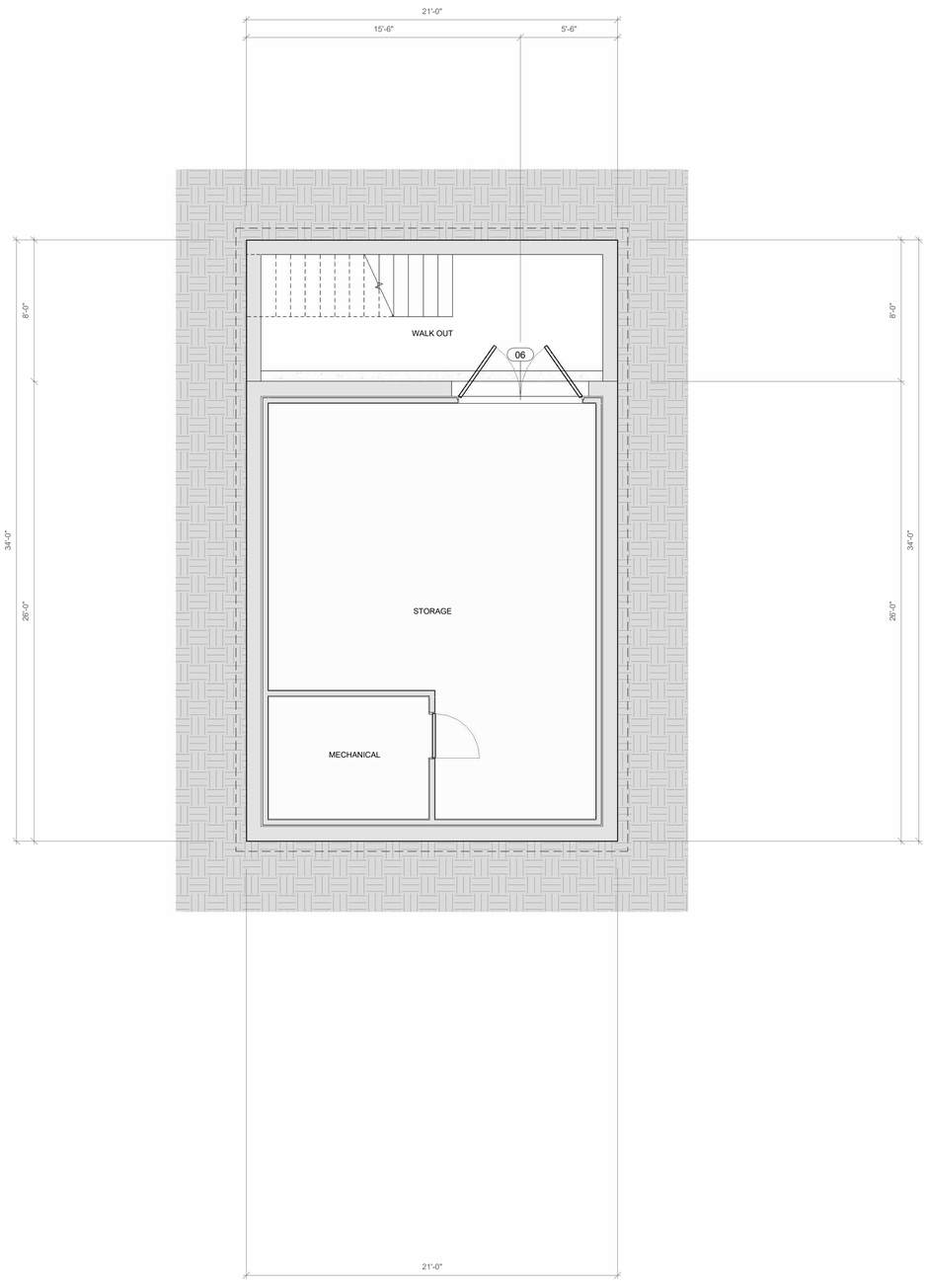
REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC4 Elevations

#	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

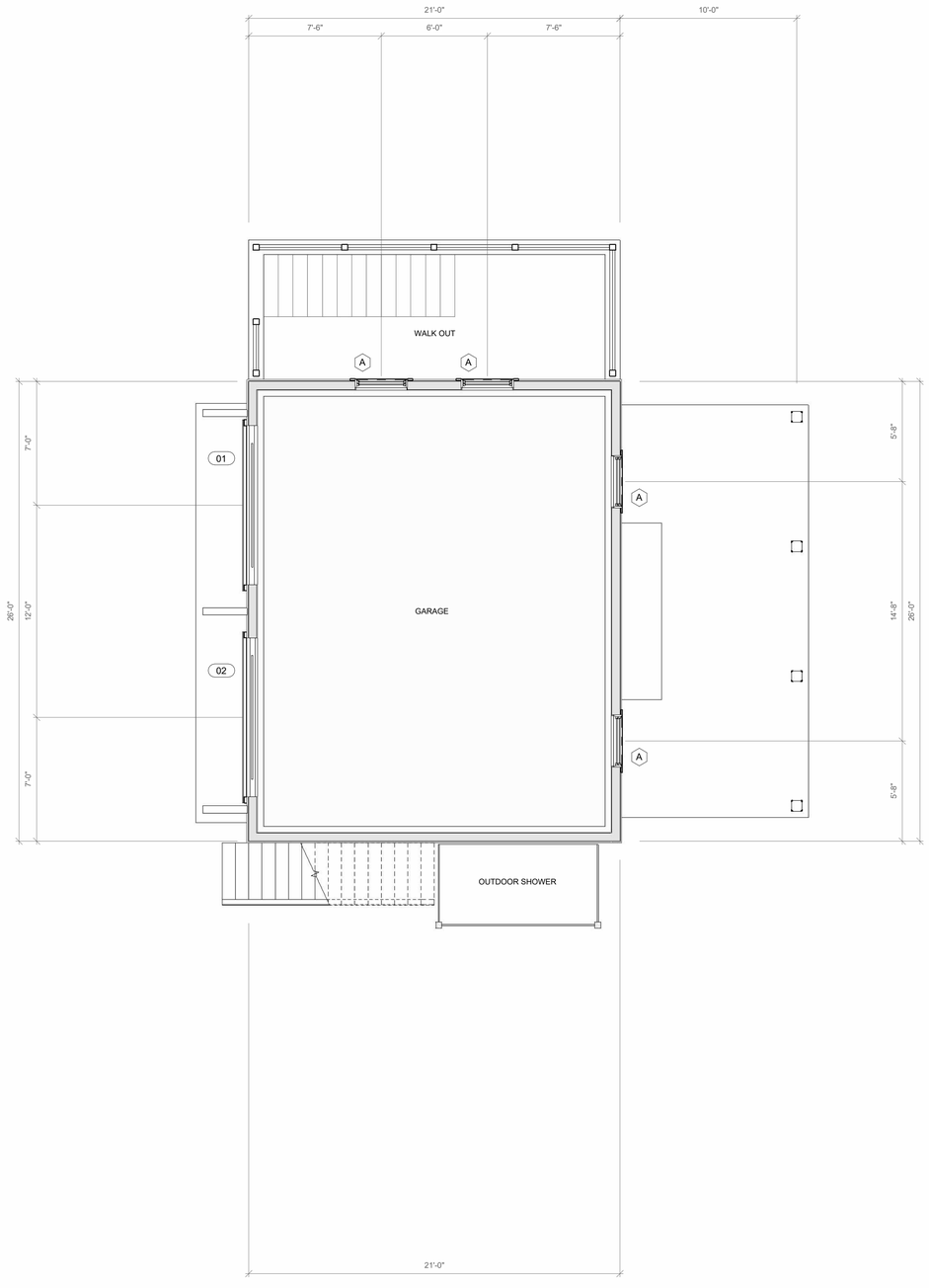
HDC4

3/23/2025 12:57:45 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 HDC - Basement Plan
1/4" = 1'-0"



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

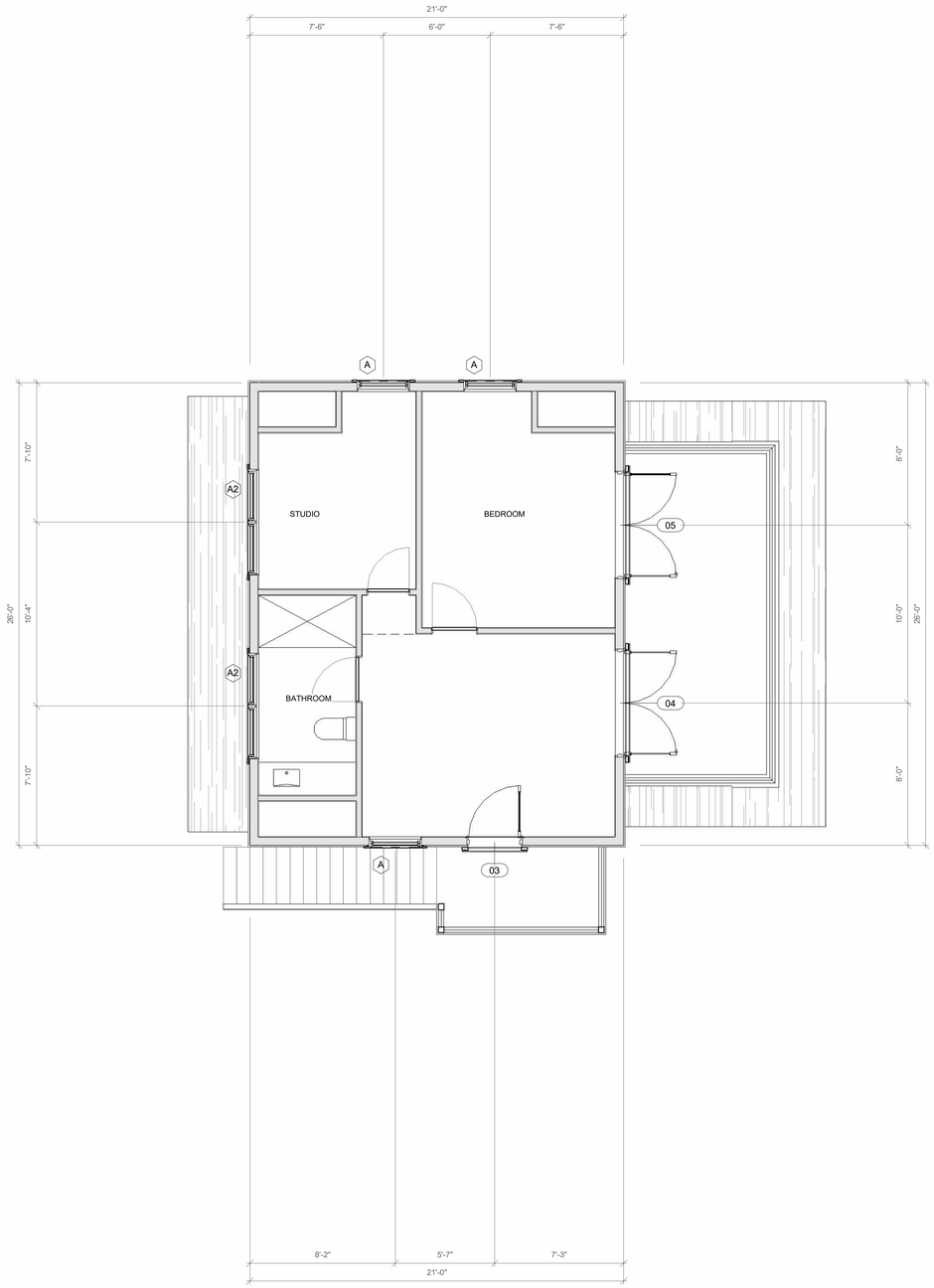
REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

3/23/2025 12:57:46 PM

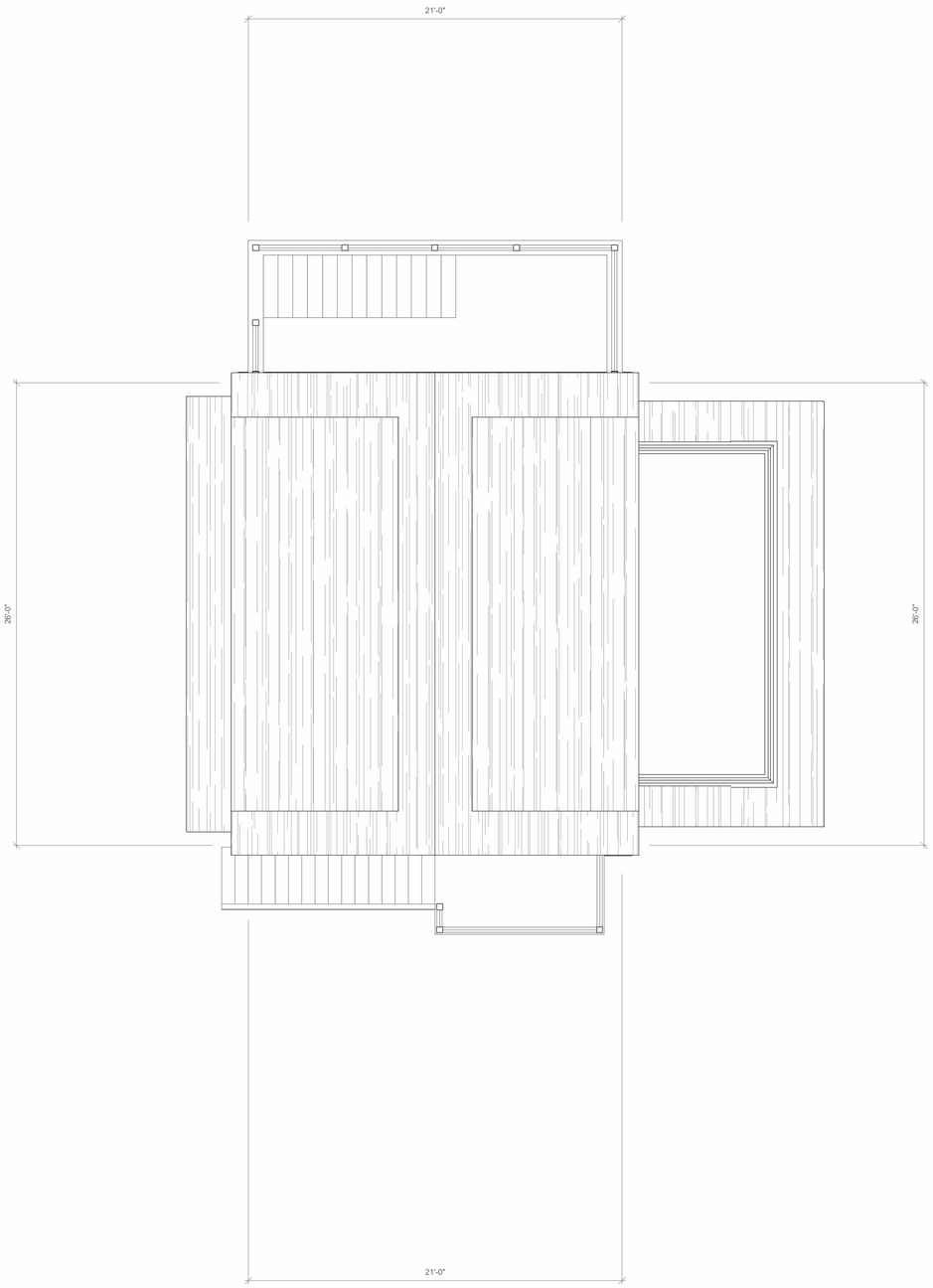
HDC5

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" 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

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

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
n/a	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
n/a	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
n/a	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNV Surf LLC

Mailing Address: PO Box 187
New Vernon, NJ, 07976

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Move off / Demo Existing SHED

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 12'-2" South 12'-2" East 12'-2" West 12'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

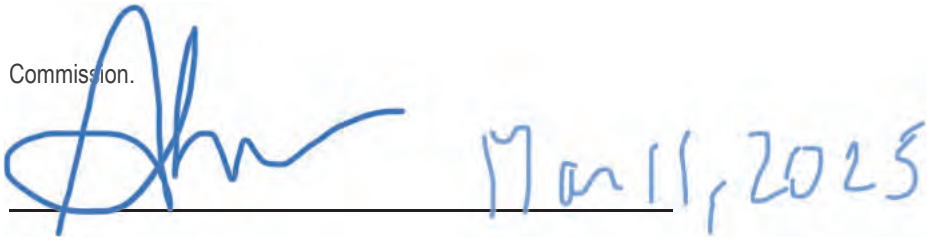
Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

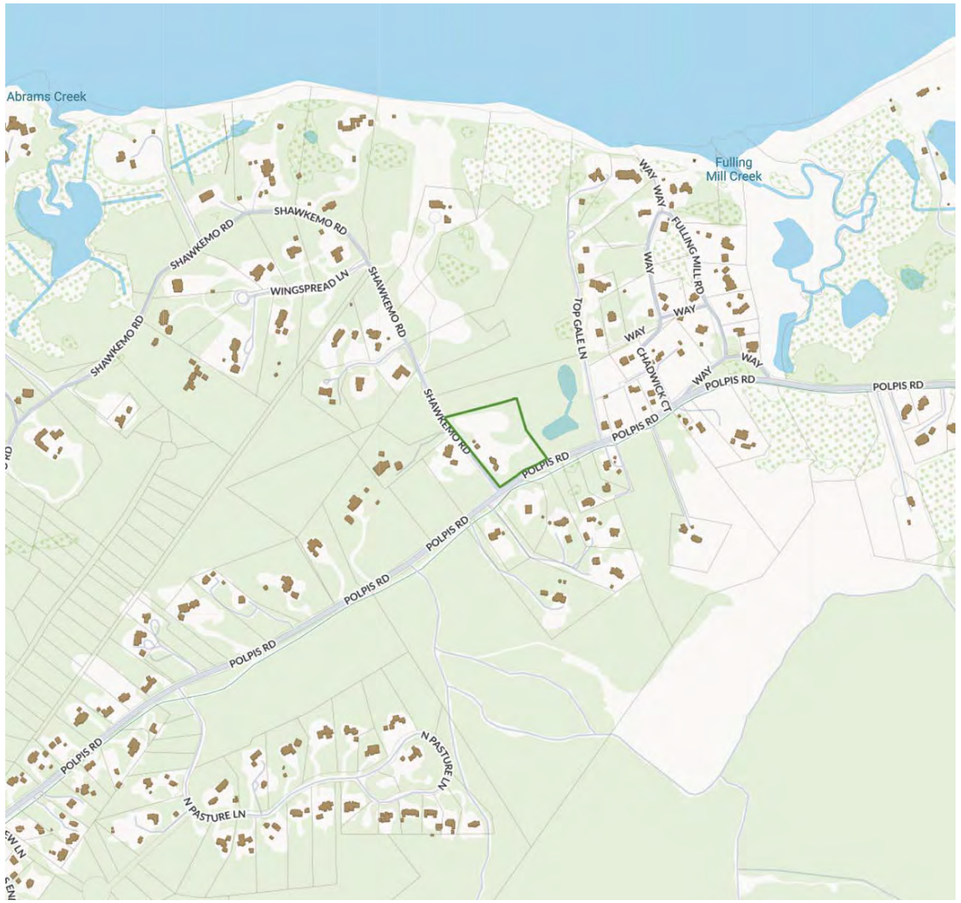
8 Williams Lane.Nantucket.MA.02554
508.325.4995





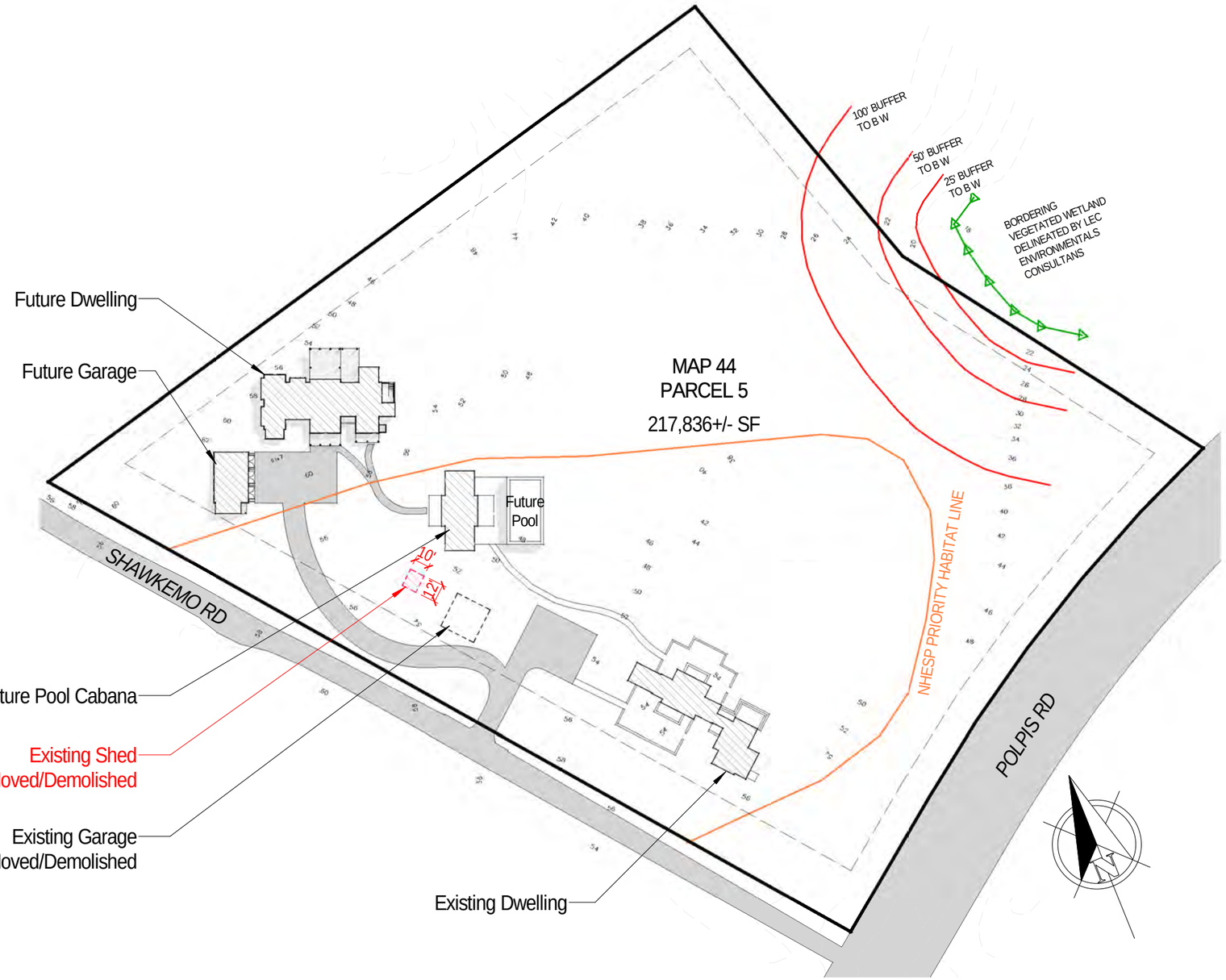






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

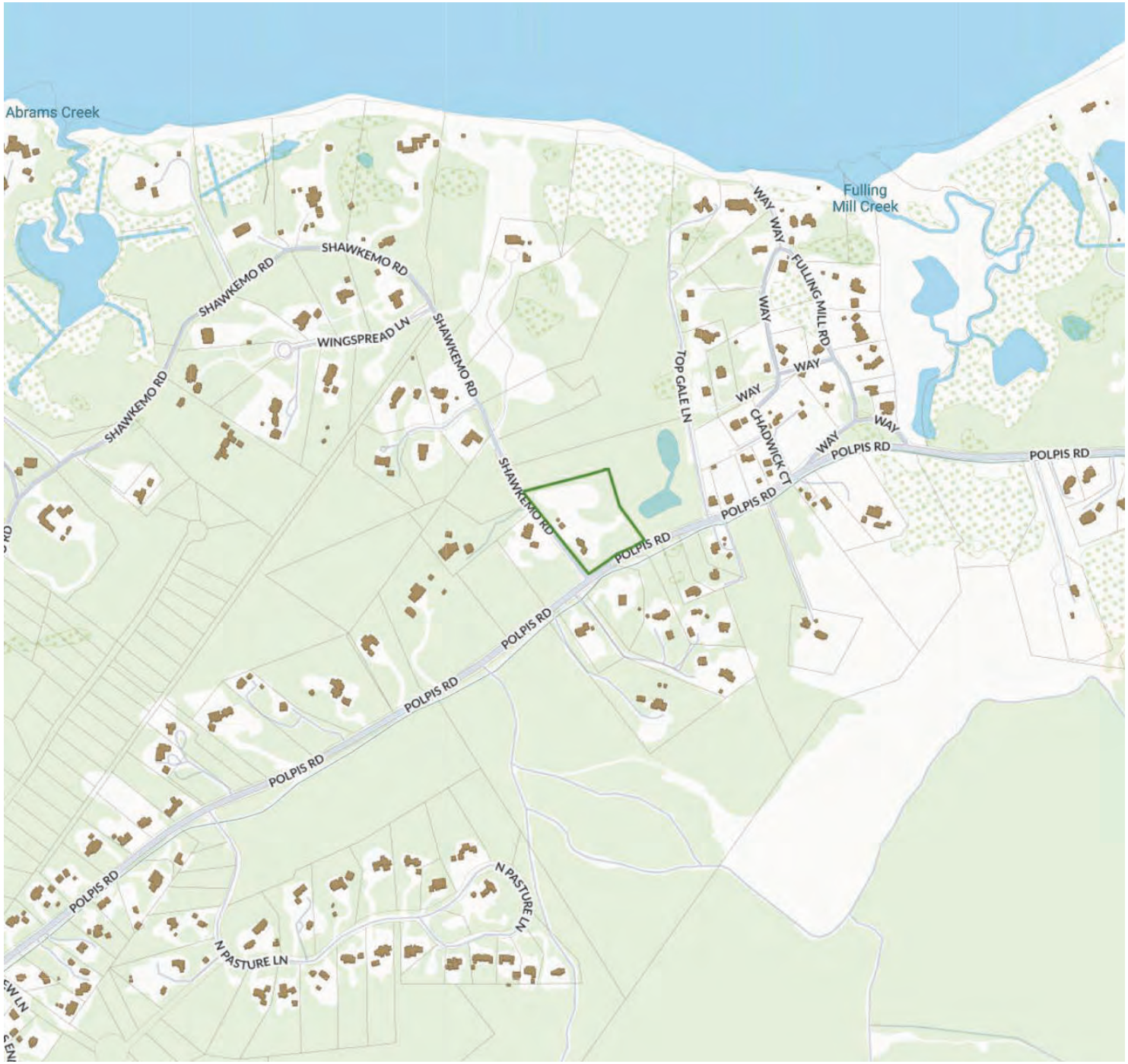
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

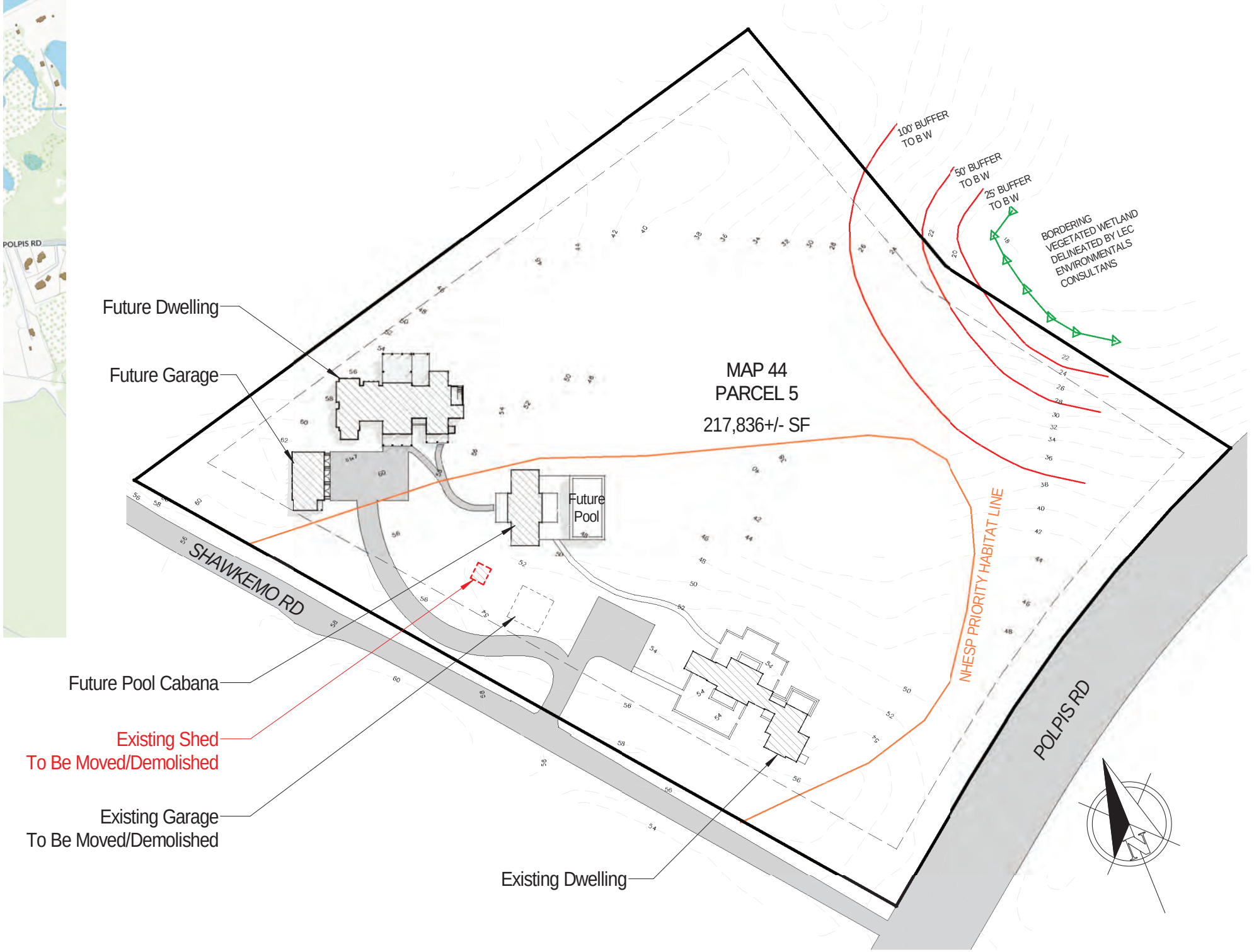
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

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 _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

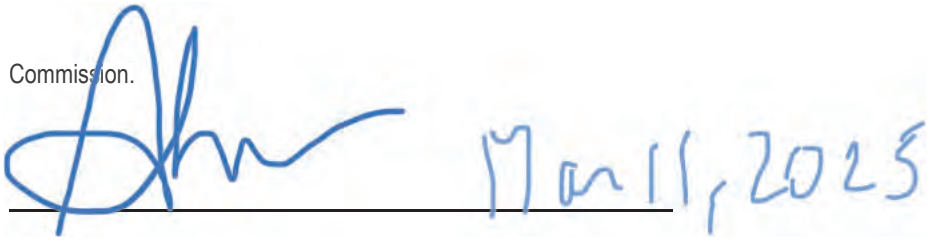
Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

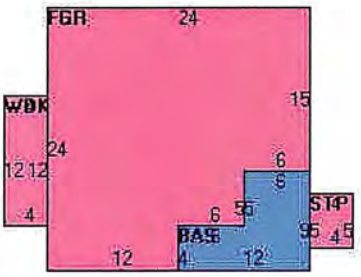
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\34\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2528_145:

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FHS	Half Story, Finished	384	192
BAS	First Floor	78	78
FGR	Garage, Finished	498	0
STP	Stoop	20	0
WDK	Deck, Wood	48	0
		1,028	270

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

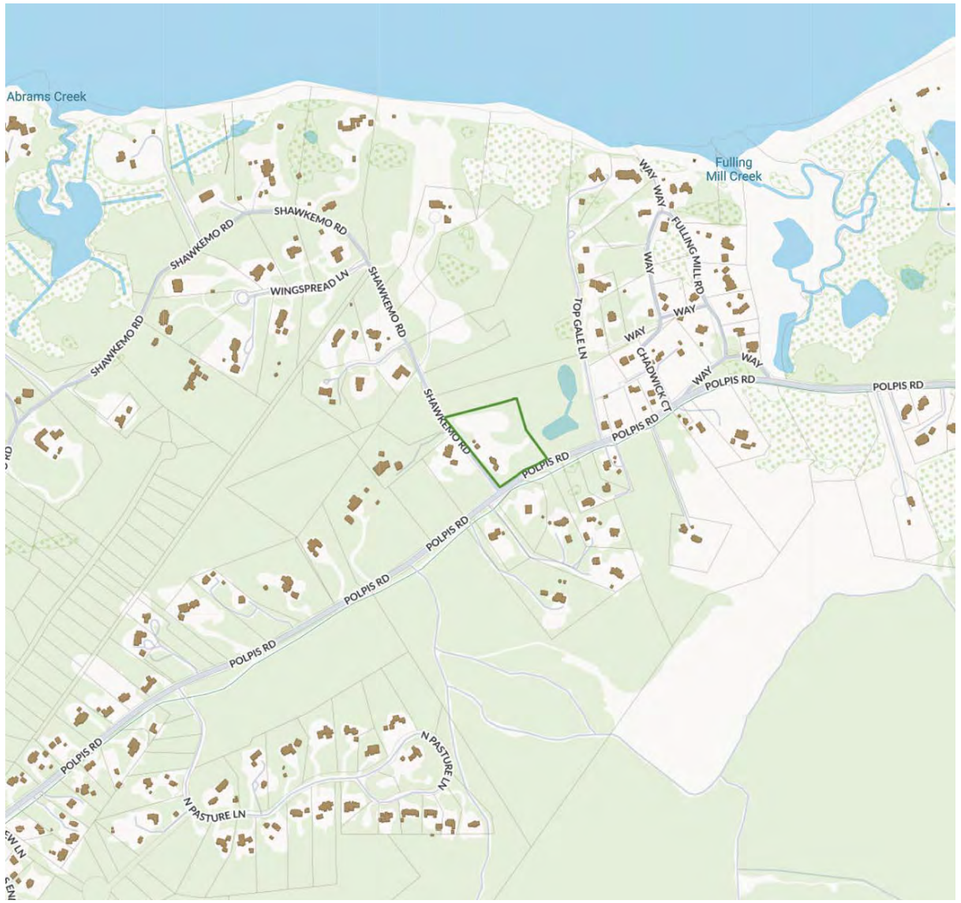
Land





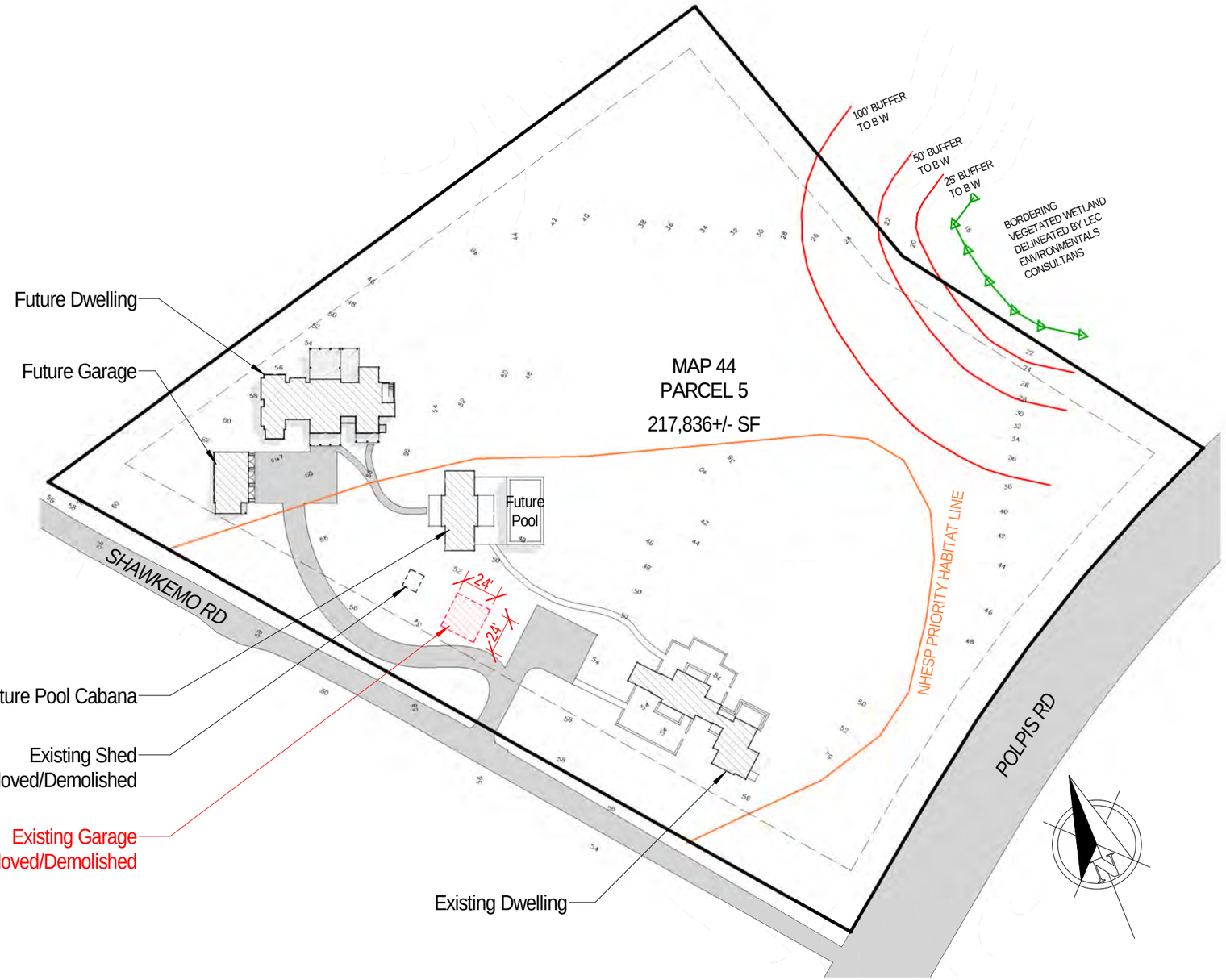






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

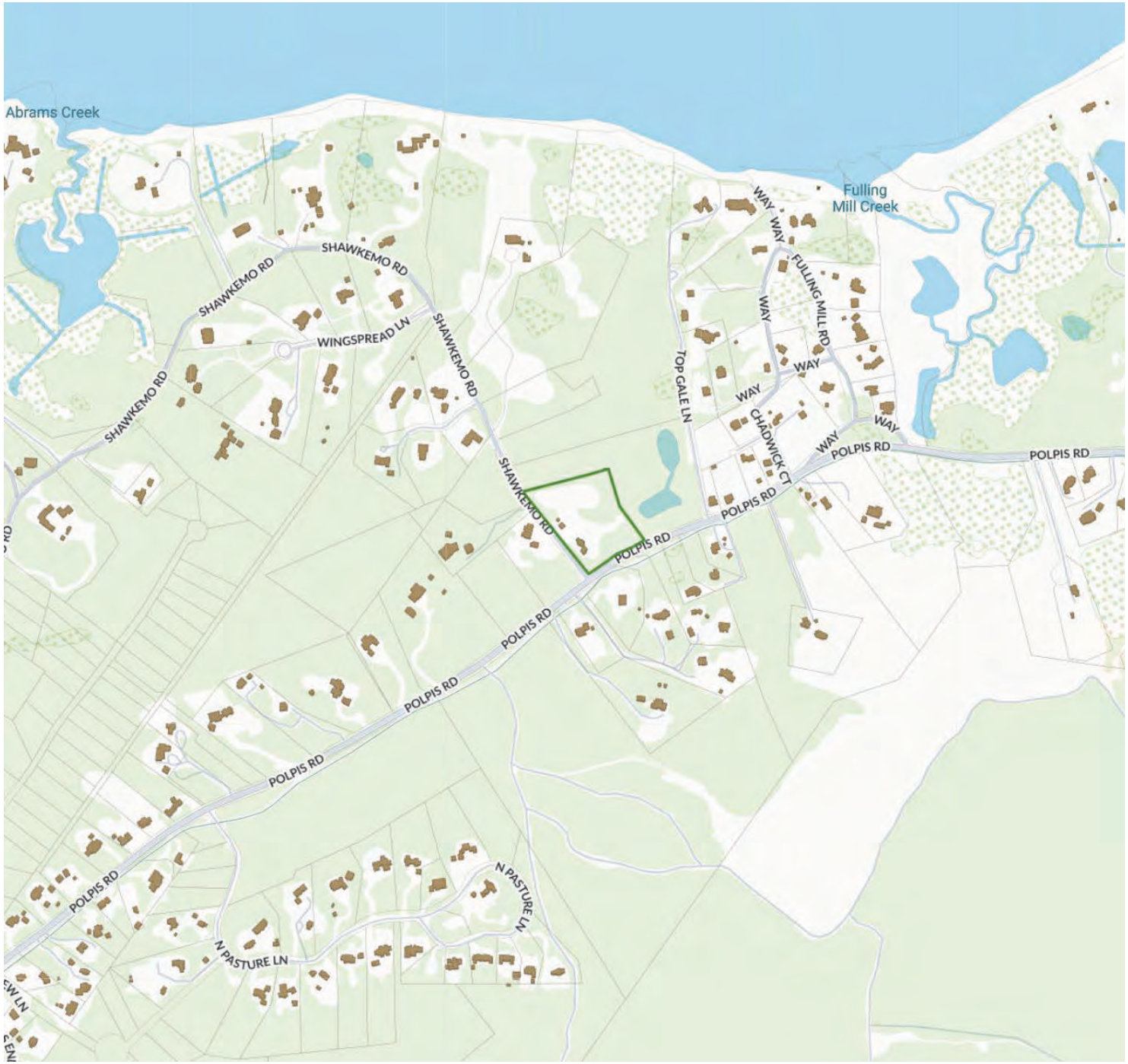
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

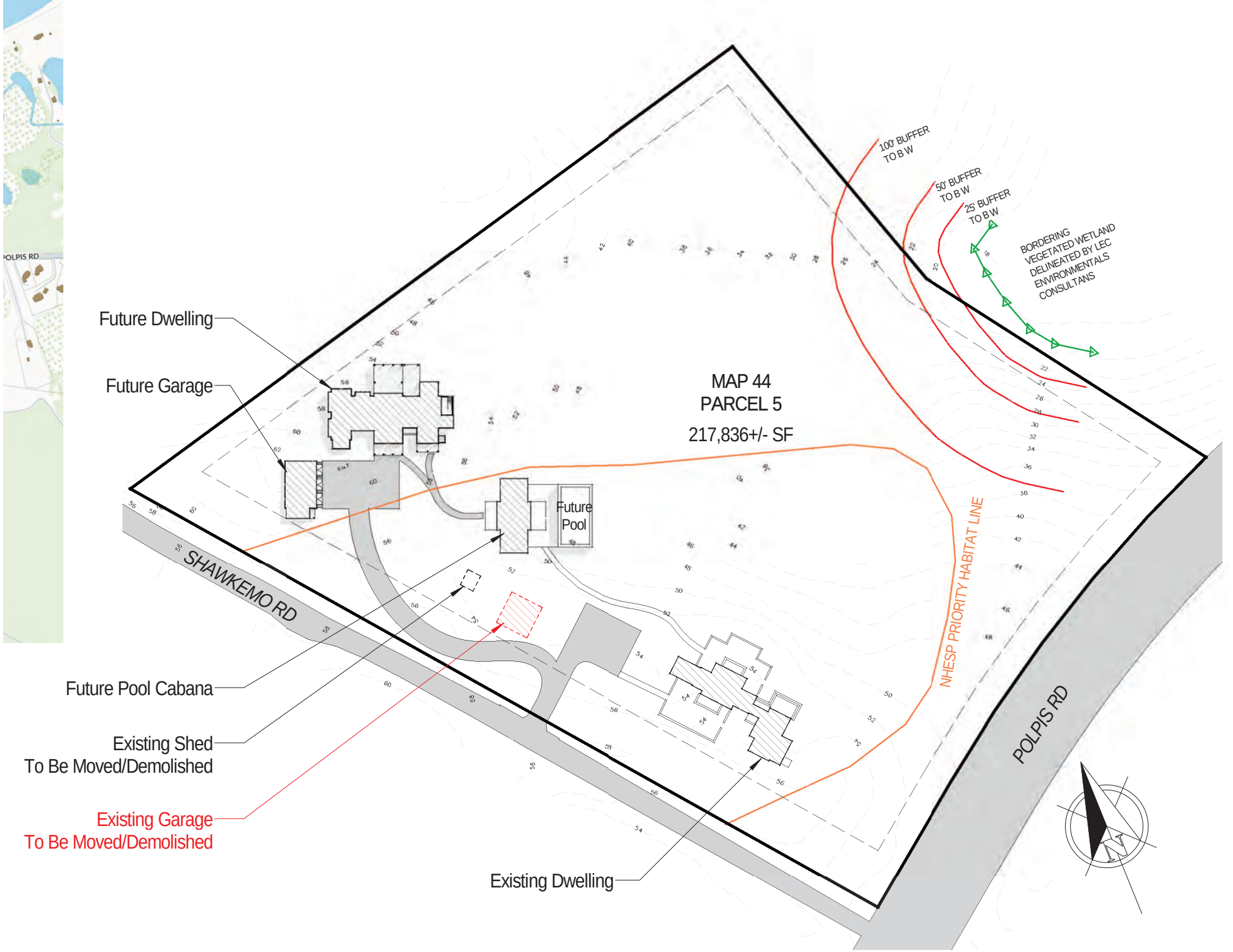
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

CURLEE
ROOF K/ALK
RENO.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $50-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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 (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.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM (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.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR 121 HANNIBAL RD LLC / CURLEE

STREET ADDRESS 121 HANNIBAL RD

MAP/PARCEL 12/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/21/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3.21.25 Date



Property Information

Property ID	60
Location	121 WAUWINET RD
Owner	121 WAUWINET ROAD LLC

1998 Aerial

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

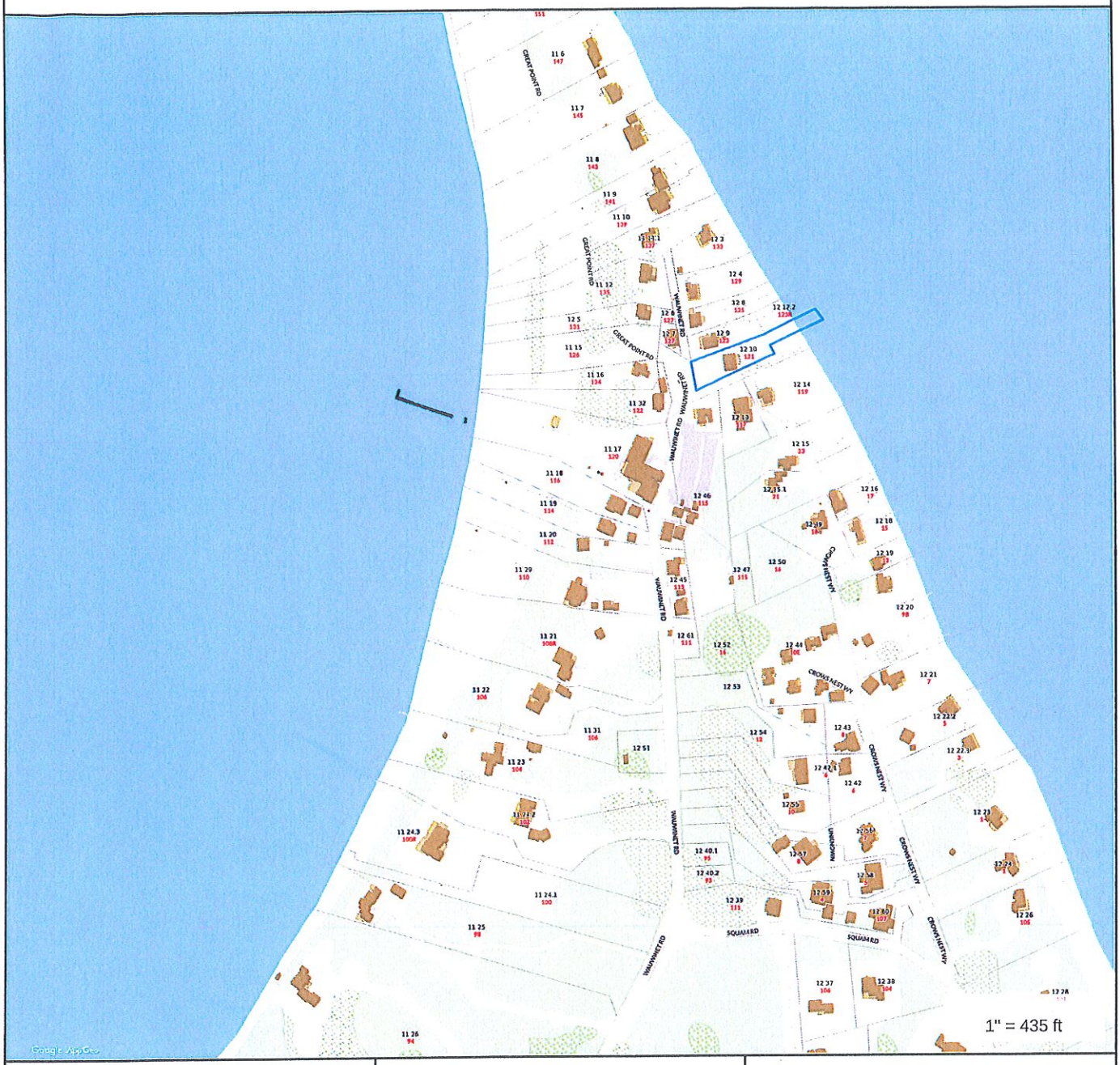
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

Town and County of Nantucket, MA

September 12, 2019



Property Information

Property ID	12 10
Location	121 WAUWINET RD
Owner	CURLEE JOANNE G 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 11/13/2018
Data updated 11/19/2018

*Elev fl pl survey

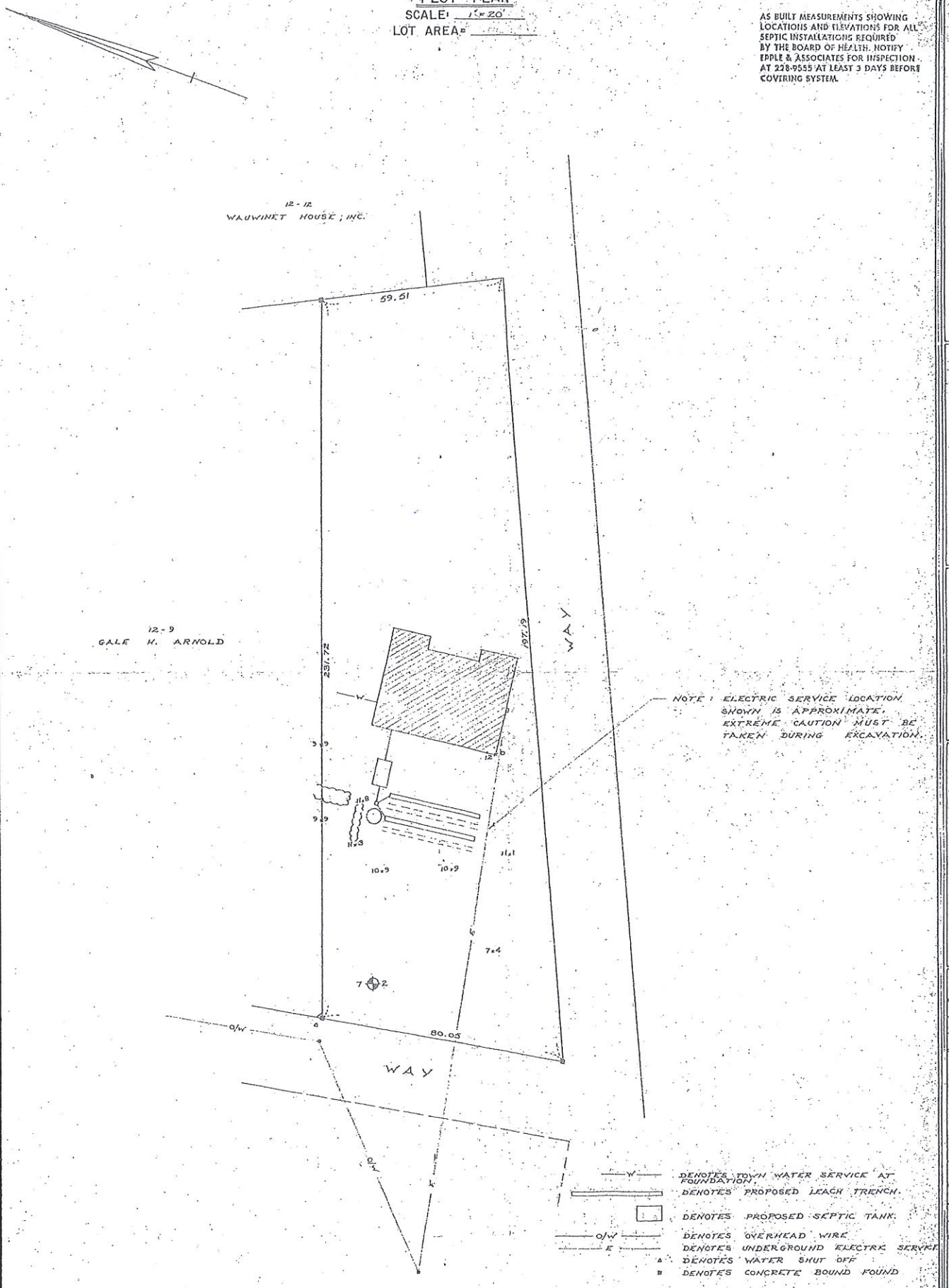
NO PLANS

PLOT PLAN

SCALE: 1" = 20'

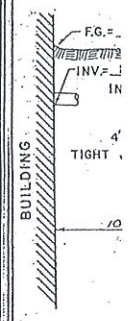
LOT AREA = _____

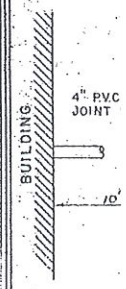
AS BUILT MEASUREMENTS SHOWING LOCATIONS AND ELEVATIONS FOR ALL SEPTIC INSTALLATIONS REQUIRED BY THE BOARD OF HEALTH. NOTIFY EPPLE & ASSOCIATES FOR INSPECTION AT 228-9555 AT LEAST 3 DAYS BEFORE COVERING SYSTEM.



ASSESSOR'S # 12 - 48 & 10 L.C. 10990 R LOTS 40 & 42 NB 7-104

MAKEPEACE





Top of f
Basement
Invert of

Invert at
Invert at

SOIL TES

HART - BLAC

DEEP TEST	
DATE OF TEST	
DEPTH	
0 - 1.0	SA
1.0 - 2.5	MI
2.5 - 4.5	M

GROUND W
DEPTH OF

DEEP TEST

DATE OF TEST

DEPTH

GROUND W
DEPTH OF

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: W2-4
MAP/PARCEL#: 12-10, 48

Recorded by: JS Date: 09/26/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 121 WAUWINET

2. Building Name: N/A

3. Ownership: Private

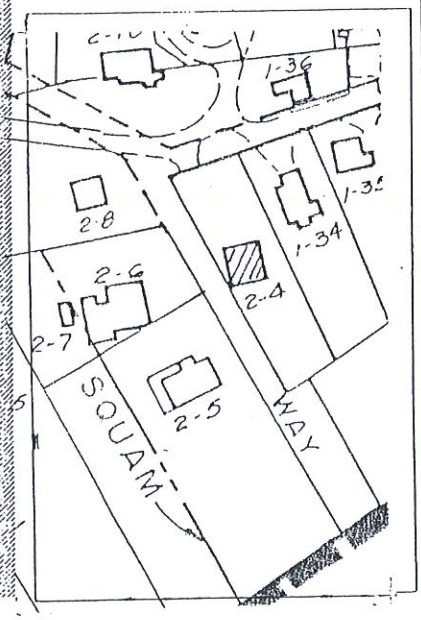
4. Present Owner: CURLEE, SHELBY & JOANNE

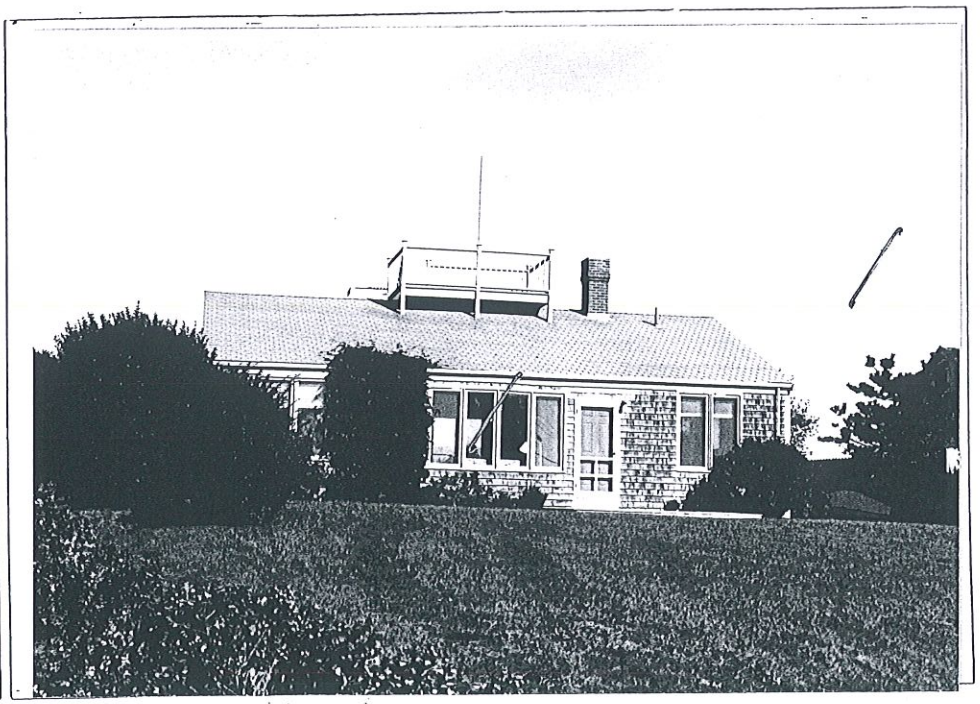
5. Ownership History:
Unknown

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 #: W2-4

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 75 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: N/A
33. Number of Bays: 4
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: Casement

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: W2-4

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa 1960
Source: Jane Lamb
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 10

Street & Number of Proposed Work: 121 KNOWINGET RD

Owner of record: 121 KNOWINGET RD LLC / CURLEE

Mailing Address: 2991 GARDENS BLVD.
NAPLES, FL 34105

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-226-8050 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 REPAIR / REPLACE ROOF W/AIR ACCESS STATR

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: N/A Decks/Patio: Size: 9X16 ☐ 1st floor ☐ 2nd floor ROOF

Width: 9' 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 EXIST. South — East — West —

Additional Remarks

Historic Name: —

Original Date: 1960

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 _____/12_____ Secondary Mass _____/12_____ Dormer _____/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 EX. Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front N/A / EXIST. Rear EXIST. Side —

Garage Door(s): Type N/A Material —

Hardscape materials: Driveways EX. Walkways EX. Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall W. CEDAR NTW Clapboard (if applicable) — Roof EX. / WEATHERED WOOD

Trim N. GRAY Sash N. GRAY Doors N. GRAY

Deck MAHOG. NTW Foundation CONCRETE 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.

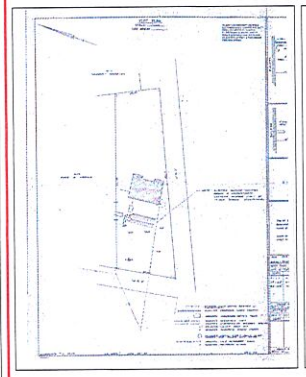
Date 3/04/25 Signature of owner of record _____ Signed under penalties of perjury

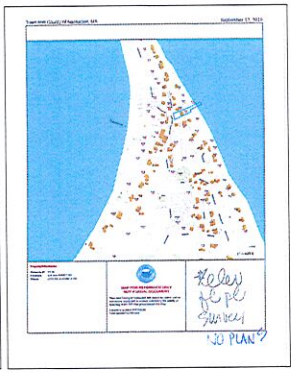
DRAWING INDEX

1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION

2 ELEVATIONS:
NORTH, SOUTH, EAST & WEST

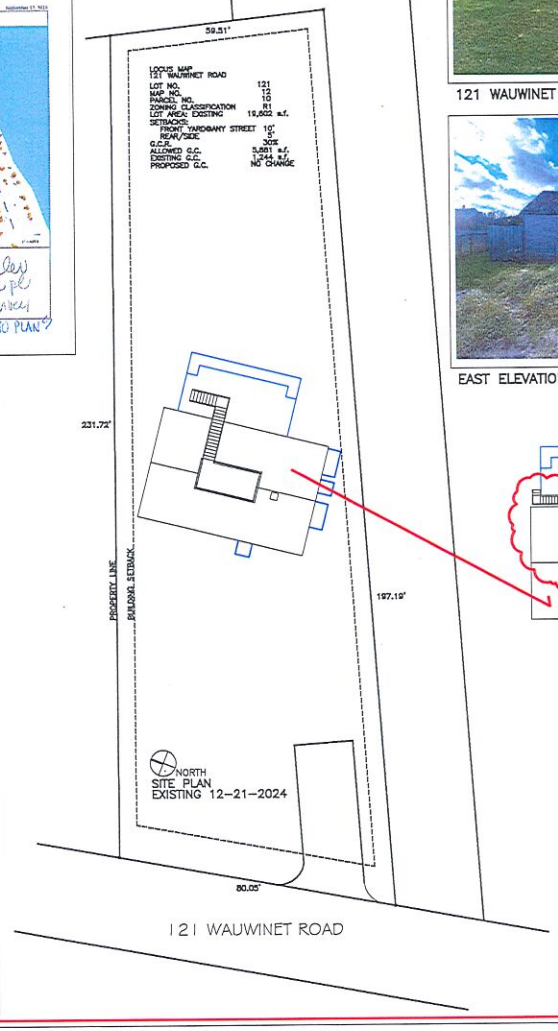
3 ELEVATIONS: EXISTING & PROPOSED
NORTH, SOUTH, EAST & WEST

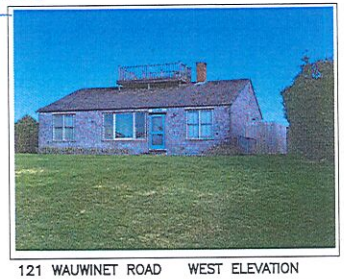




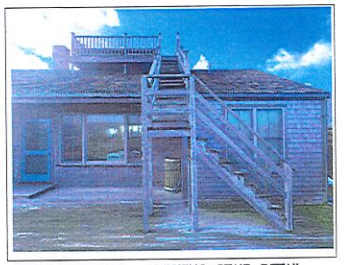


ATLANTIC OCEAN

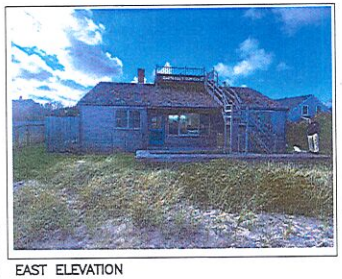




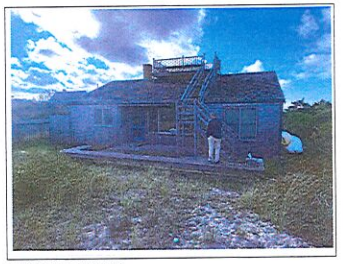
121 WAUWINET ROAD WEST ELEVATION



EAST ELEVATION EXISTING STAIR DETAIL

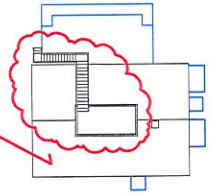


EAST ELEVATION



EAST ELEVATION

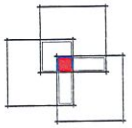
RE-BUILD STAIR ACCESS





ROOF VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

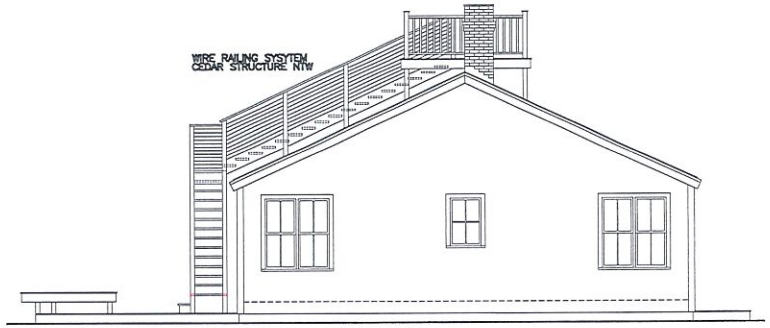
DATE
03-21-2025

SCALE
1/16"=1'0"

1



WEST ELEVATION
PROPOSED 03-21-2025



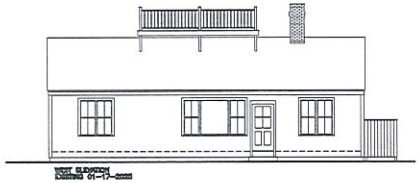
NORTH ELEVATION
PROPOSED 03-21-2025



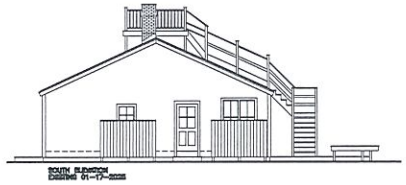
EAST ELEVATION
PROPOSED 03-21-2025

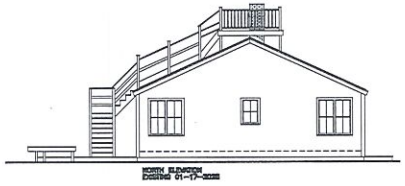


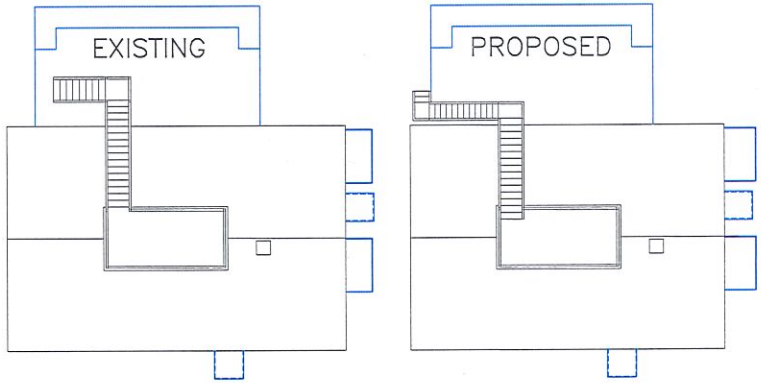
SOUTH ELEVATION
PROPOSED 03-21-2025











SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST

DATE
03-21-2025

SCALE
1/4 "=1'0"

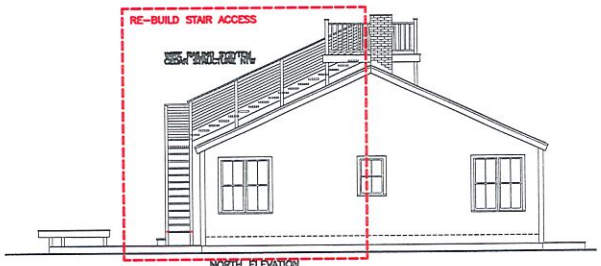
2



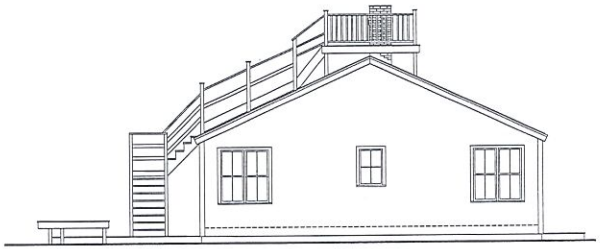
WEST ELEVATION
PROPOSED 03-21-2025



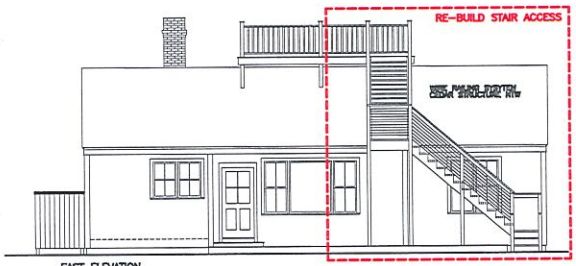
WEST ELEVATION
EXISTING 01-17-2025



NORTH ELEVATION
PROPOSED 03-21-2025



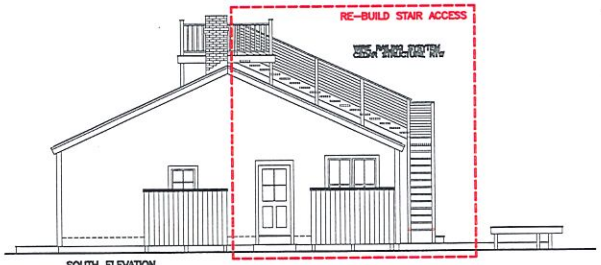
NORTH ELEVATION
EXISTING 01-17-2025



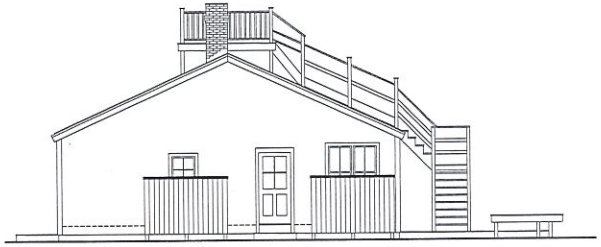
EAST ELEVATION
PROPOSED 03-21-2025



EAST ELEVATION
EXISTING 01-17-2025

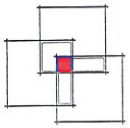


SOUTH ELEVATION
PROPOSED 03-21-2025



SOUTH ELEVATION
EXISTING 01-17-2025

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA

ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

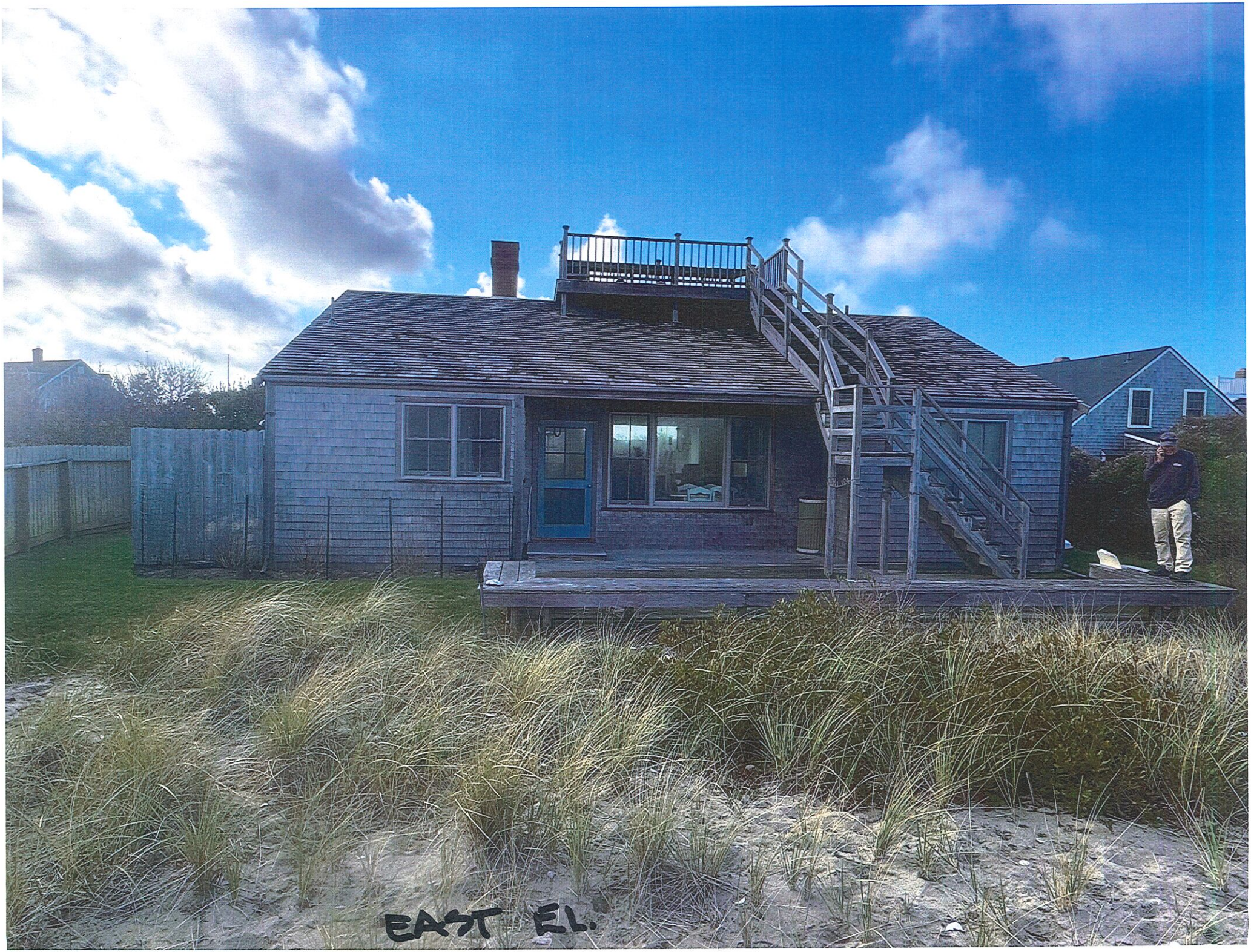
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
01-17-2025

SCALE
1/16"=1'0"

3


MISTRAL
121 WAUWINET RD WEST EL.


EAST EL.


EAST


EAST 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°: 67 PARCEL N°. 475

Street & Number of Proposed Work: 5 SEA FOX CIRCLE

Owner of record: MIGUEL & JOSEPHINE SANDOVAL TRUST

Mailing Address: 5 SEA FOX CIRCLE

NANTUCKET MA 02554

Contact Phone #: 508 566 2541 E-mail: SANDTUCKET2@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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: 6 FT
Type: CEDAR
Length: 140ft (80+60)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 any revisions to this application will initiate a new sixty-day review period.

Date 3.24.2025 Signature of owner of record _____ Signed under penalties of perjury

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 Josephine Sandoval

AS AGENT FOR MIGUEL & JOSEPHINE SANDOVAL TRUST.

STREET ADDRESS 5 Sea Fox Cir

MAP/PARCEL 0067-475

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3.24.2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Josephine Sandoval 3.24.2025

Signature Date



Property Information

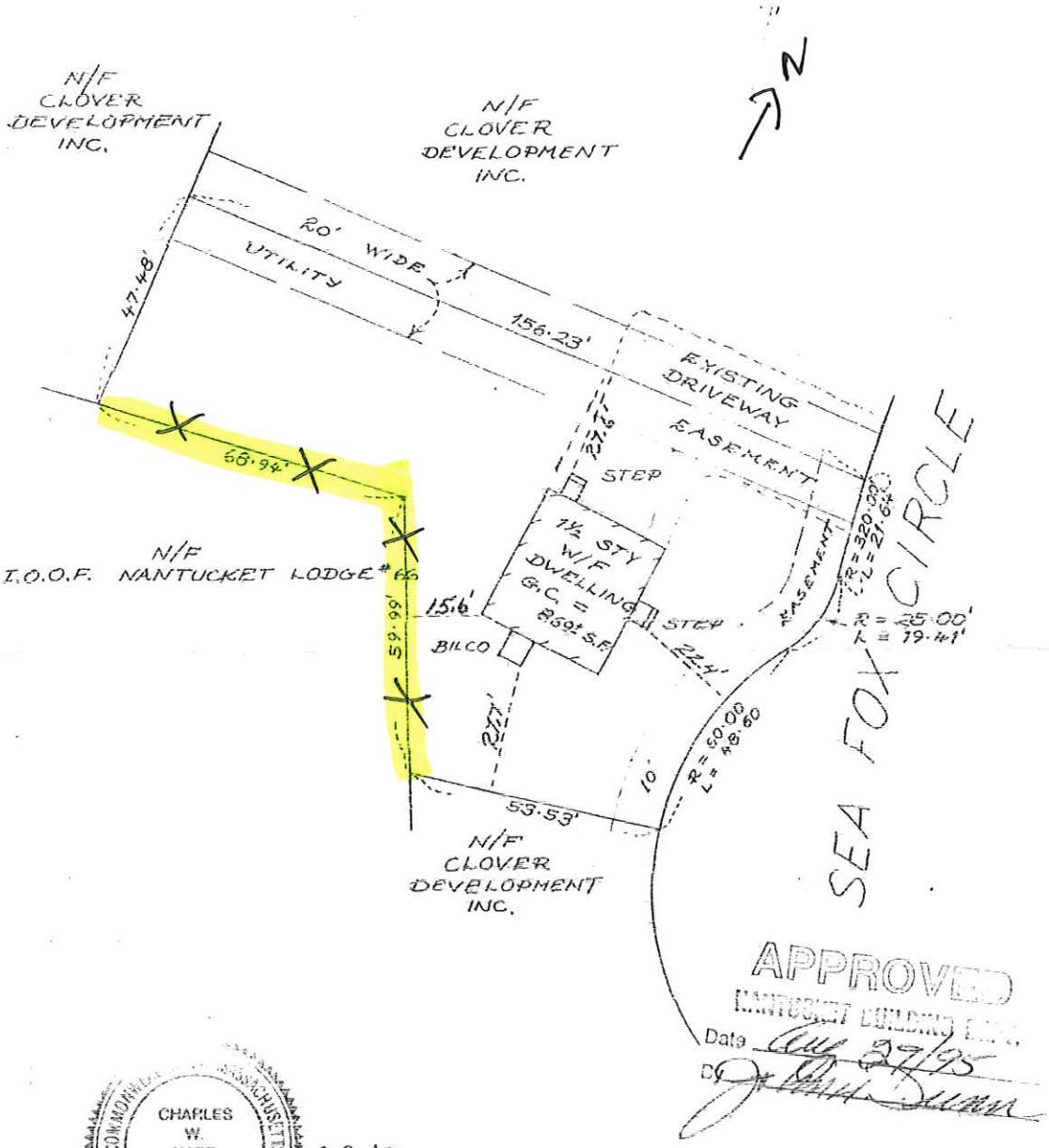
Property ID	5830
Location	5 SEA FOX CI
Owner	SANDOVAL MIGUEL A & JOSEPHINE TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



67/475

I CERTIFY, AS OF 8-8-95, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 30' DATE: 8-4-95

Owner: BARBARA A. JETTE
FREDERICK J. MOORE

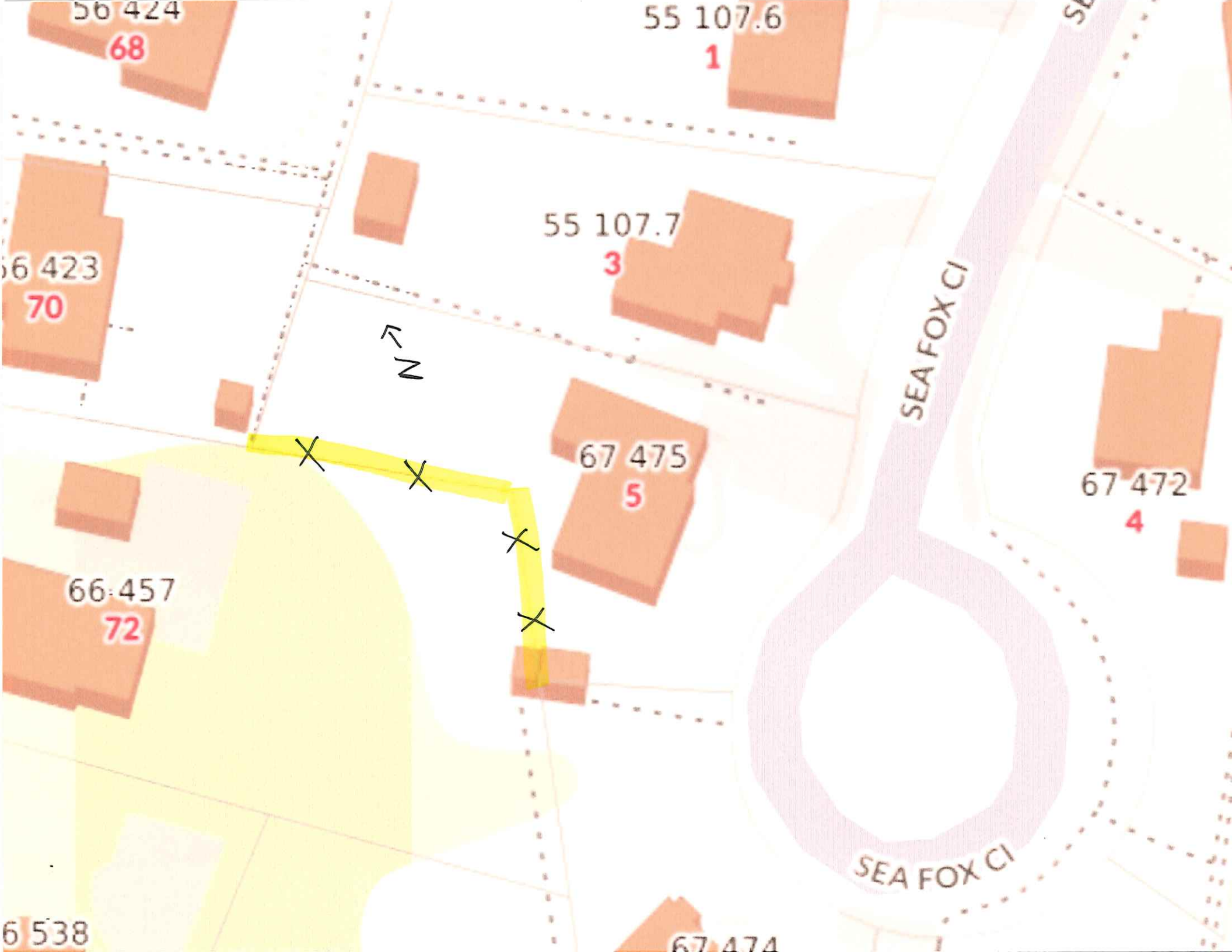
Deed: BK. 475. PG. 42. Plan FL. 46-A LOT 30

Locus 5 SEA FOX CIRCLE

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

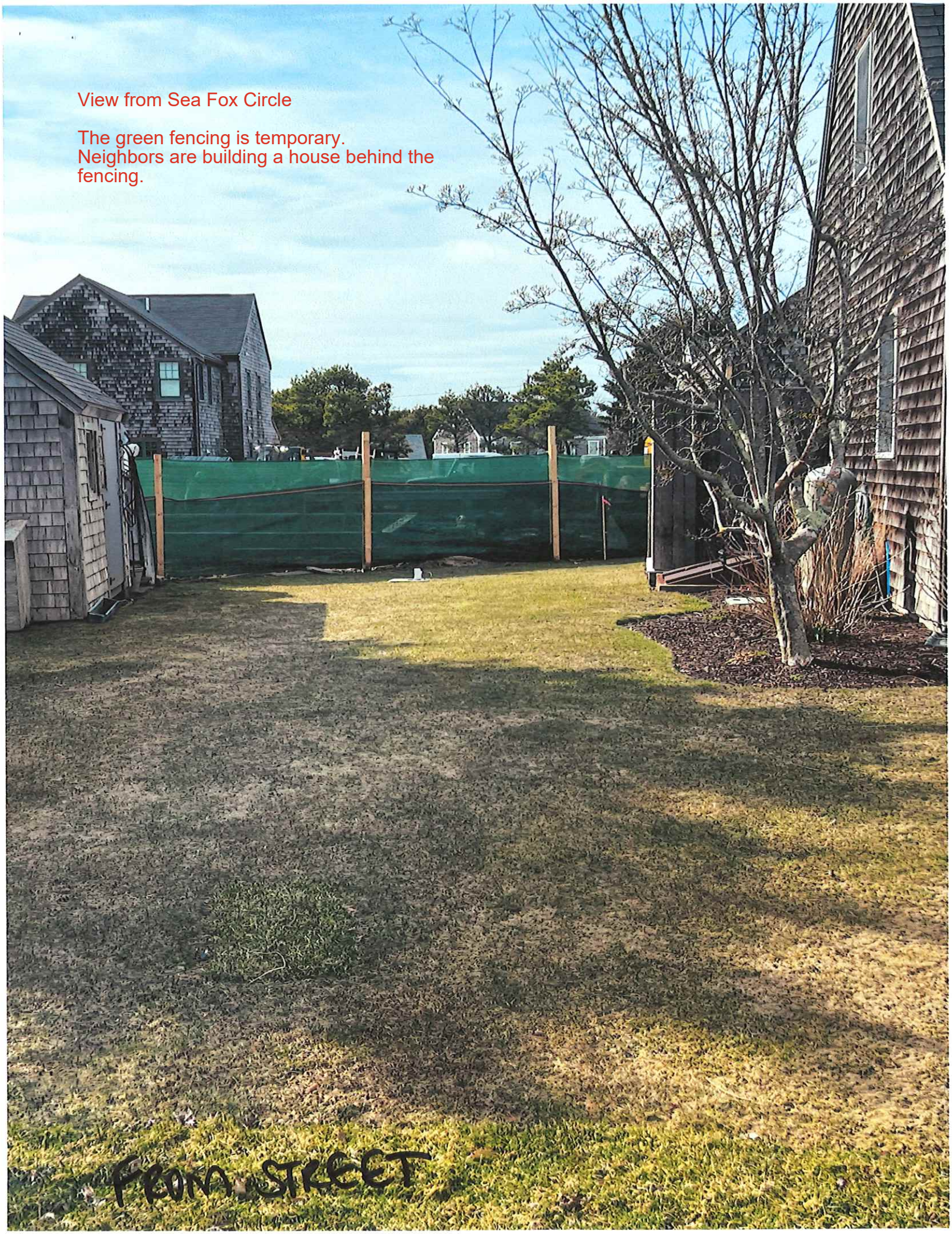
ASSESSOR MAP: 66 , PARCEL: 18 NOT TO BE RECORDED. H- 4802

\JOBS\CWH\BLP


56 424
68
55 107.6
1
55 107.7
3
66 423
70
N
67 475
5
67 472
4
66 457
72
SEA FOX CI
SEA FOX CI
6 538
67 474

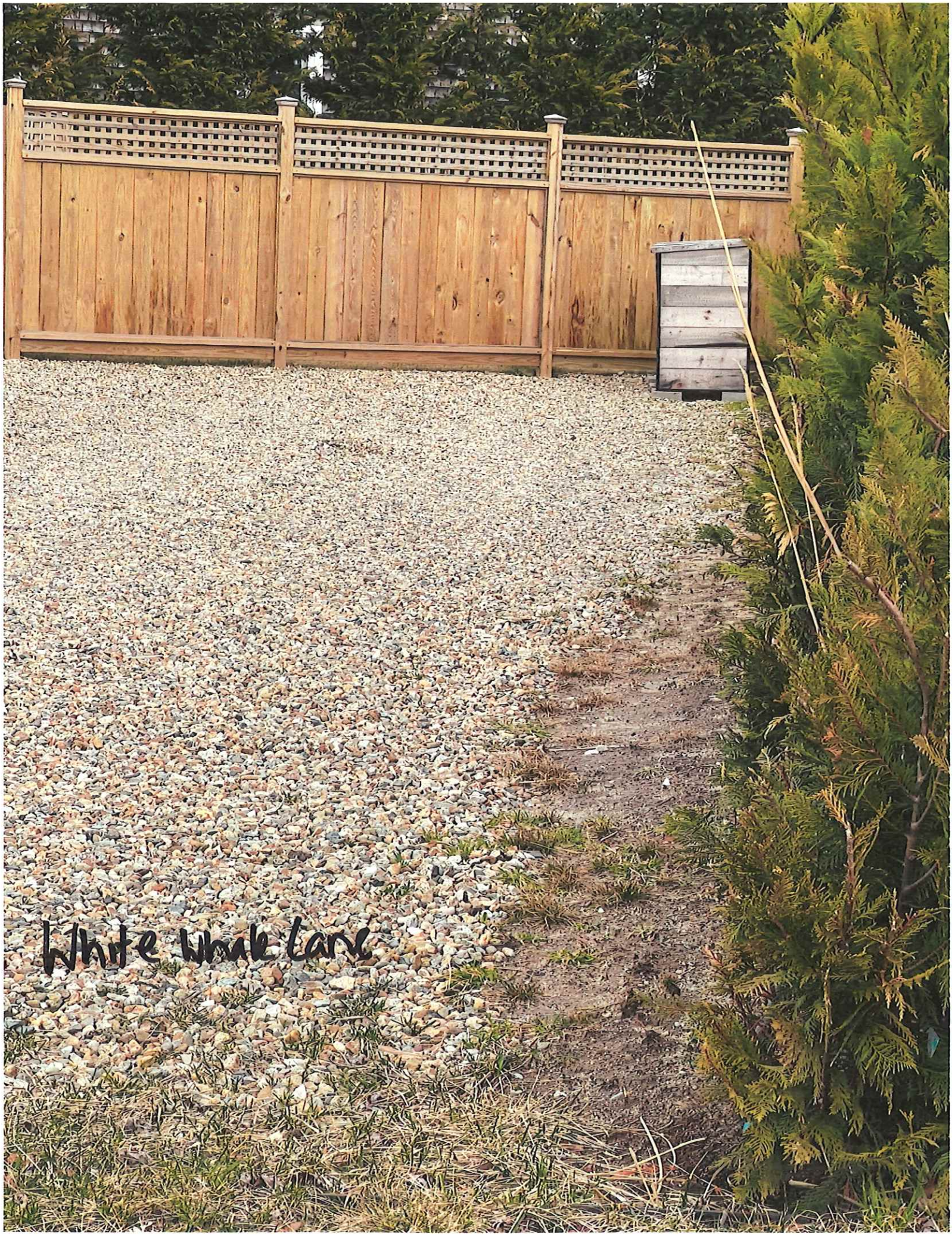





View from Sea Fox Circle
The green fencing is temporary.
Neighbors are building a house behind the fencing.
FROM STREET


Backyard view


Backyard view


White Whale Lane

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----------
	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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.2 PARCEL N°. 64

Street & Number of Proposed Work: 16 KING STREET

Owner of record: REID FAMILY TRUST

Mailing Address: 32 HOOPER FARM ROAD
NANTUCKET MA 02554

Contact Phone #: 508 737 6191 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676@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: 24' Sq. Footage 1st floor: 544
Width: 24' Sq. footage 2nd floor: 323±
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 -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 BUILDING

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 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 _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM Rear BROSCO Side BROSCO
Garage Door(s): Type CUSTOM Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

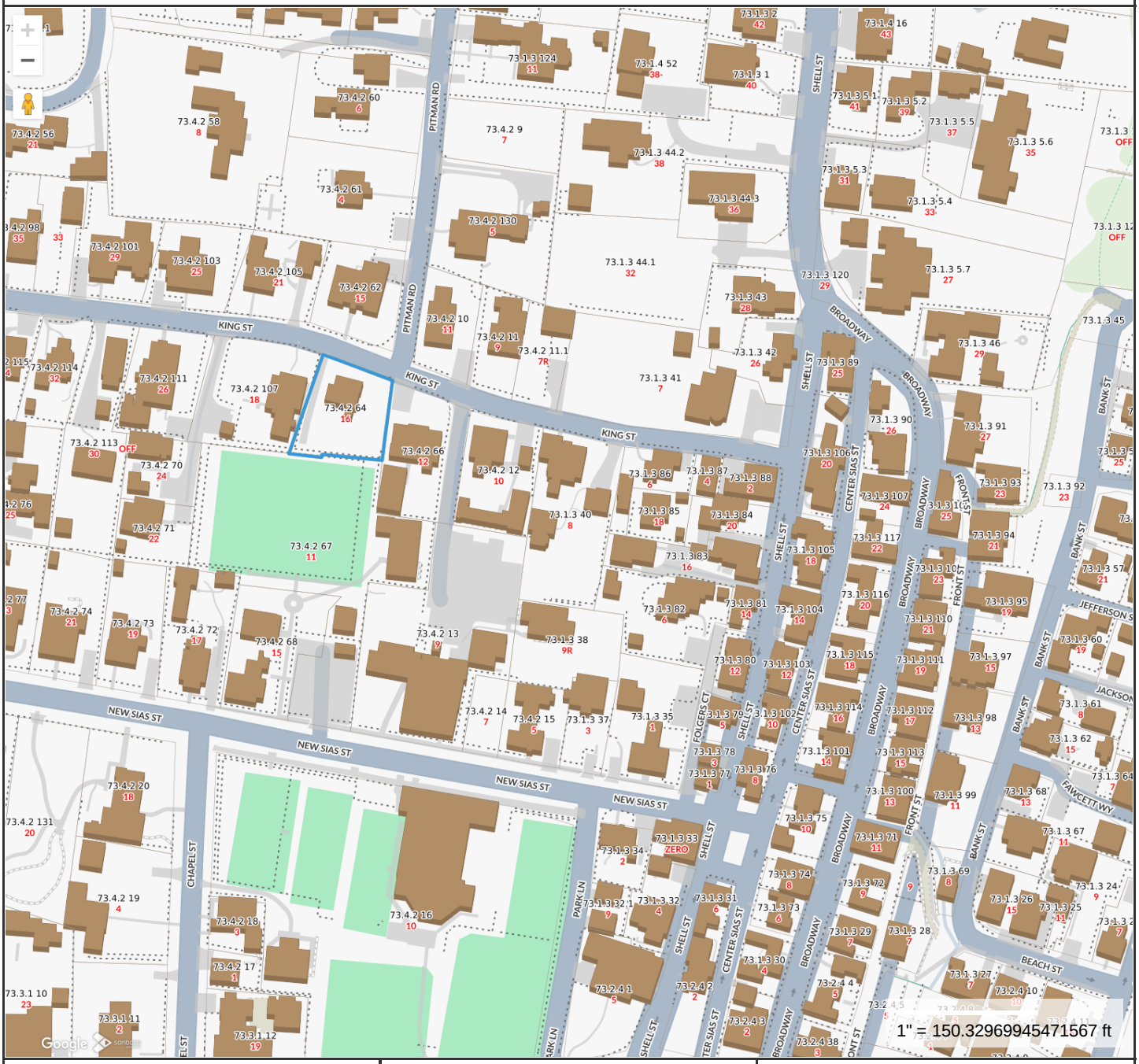
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE TME Sash WHITE TME Doors TME
Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1·10·2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	12293
Location	16 KING ST
Owner	BROWN BYRON J & MARIE H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

16 KING ST

Location	16 KING ST	**Mblu**	7342/ / 64/ /
Acct#	00012293	**Owner**	BROWN BYRON J & MARIE H TRS
Assessment	$1,568,100	**PID**	12293
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$307,100	$1,261,000	$1,568,100

Owner of Record

Owner	BROWN BYRON J & MARIE H TRS	**Sale Price**	$0
Co-Owner	BROWN NOMINEE TRUST	**Certificate**	
Address	224 BONITA AVE PIEDMONT, CA 94611	**Book & Page**	0595/222
		Sale Date	10/09/1998
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BROWN BYRON J & MARIE H TRS	$0		0595/222	99	10/09/1998
BROWN BYRON J & MARIE	$1		0363/161	99	04/24/1991
BROWN BYRON J & MARIE	$30,000		0216/096	1A	07/03/1984

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	1,253
Replacement Cost:	$467,655
Building Percent Good:	64
Replacement Cost Less Depreciation:	$299,300

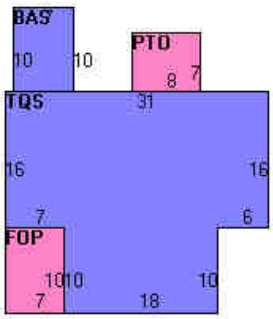
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Below Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\64\05.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12293_14094.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	746	746
TQS	Three Quarter Story	676	507
FOP	Porch, Open, Finished	70	0
PTO	Patio	56	0
		1,548	1,253

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$7,800	1

Land

Land Use

Land Line Valuation

Use Code	1010	**Size (Acres)**	0.18
Description	Single Fam M01	**Frontage**	0
Zone	SOH	**Depth**	0
Neighborhood	775	**Assessed Value**	$1,261,000
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$307,100	$1,261,000	$1,568,100
2024	$710,100	$1,179,600	$1,889,700
2023	$312,900	$1,046,300	$1,359,200
2022	$231,900	$711,700	$943,600
2021	$209,800	$776,400	$986,200

(c) 2025 Vision Government Solutions, Inc. All rights reserved.


16




HOUSE LOCATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Brown Byron J & Marie H Trust.....

MAILING ADDRESS.....224 Bonita Ave, Piedmont, CA 94611.....

PROPERTY LOCATION.....16 King Street.....

ASSESSORS MAP/PARCEL.....73.4.2 64.....

SUBMITTED BY:.....Ethan McMorrow Designs Inc.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 23, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 08:26:52 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1061 3822 62

U.S. Postal Service™ 1
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Austin, TX 78704

OFFICIAL USE

Certified Mail Fee	$4.35
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	$5.53

0056 03

Postmark Here

03/25/2025

Sent To: Thompson Trisa & Jacobi John
Street and Apt. No., or PO Box No.: 717 W Annie st
City, State, ZIP+4®: Austin, TX 78704

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3822 55

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Beverly MA 01915

OFFICIAL USE

Certified Mail Fee	$4.35
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	$5.53

0056 03

Postmark Here

03/25/2025

Sent To: Cuddy Family LLC
Street and Apt. No., or PO Box No.: 16 Princeton ave
City, State, ZIP+4®: Beverly, MA 01915

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3822 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee	$4.35
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	$5.53

0056 03

Postmark Here

03/25/2025

Sent To: Chambers Virginia
Street and Apt. No., or PO Box No.: PO Box 83
City, State, ZIP+4®: Siasconset, MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3822 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee	$4.35
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	$5.53

0056 03

Postmark Here

03/25/2025

Sent To: Siasconset Casino Ass. inc.
Street and Apt. No., or PO Box No.: PO Box 315
City, State, ZIP+4®: Siasconset, MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3822 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pebble Beach, CA 93953

OFFICIAL USE

Certified Mail Fee	$4.35
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	$5.53

0056 03

Postmark Here

03/25/2025

Sent To: Playaway Acq LLC
Street and Apt. No., or PO Box No.: 1410 Viscaino rd
City, State, ZIP+4®: Pebble Beach, CA 93953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1
7342	10		CHAMBERS VIRGINIA G TR		PO BOX 83
7342	62		THOMPSON TRISA J & JACOBI JOHN		717 W ANNIE ST
7342	66		CUDDY FAMILY LLC		16 PRINCETON AVE
7342	67		SIASCONSET CASINO ASSOC INC		PO BOX 315
7342	107		PLAYAWAY ACK LLC		1410 VISCAINO RD
Count:	**5**				

City	State	Zip	Location
SIASCONSET	MA	02564	11 KING ST
AUSTIN	TX	78704	15 KING ST
BEVERLY	MA	01915	12 KING ST
SIASCONSET	MA	02564	11 NEW SIAS ST
PEBBLE BEACH	CA	93953	18 KING ST

HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form.

If you have any questions, please contact the HDC office at (508) 228-7231.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

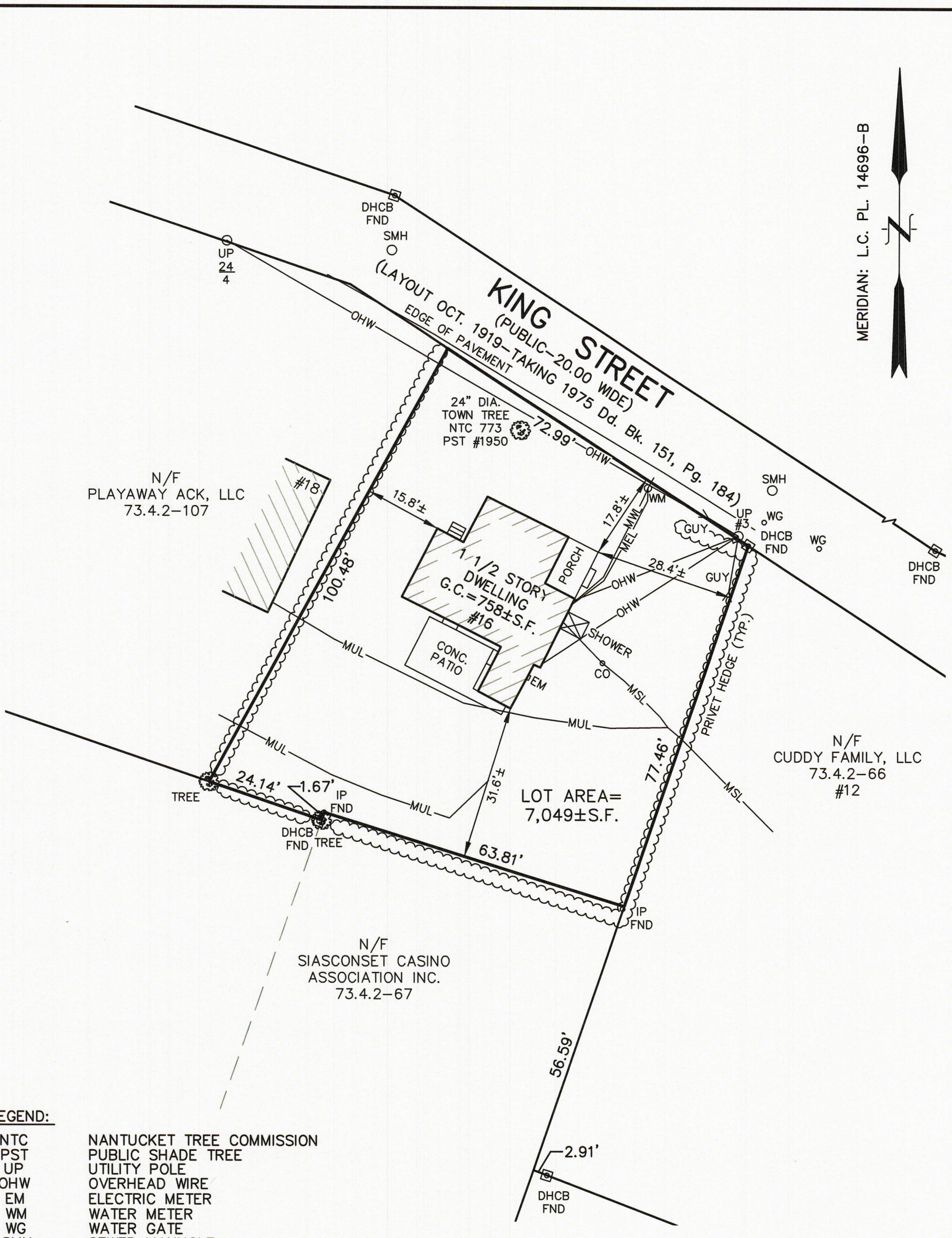
CHAMBERS VIRGINIA G TR
PO BOX 83
SIASCONSET, MA 02564

THOMPSON TRISA J & JACOBI JOHN
717 W ANNIE ST
AUSTIN, TX 78704

CUDDY FAMILY LLC
16 PRINCETON AVE
BEVERLY, MA 01915

SIASCONSET CASINO ASSOC INC
PO BOX 315
SIASCONSET, MA 02564

PLAYAWAY ACK LLC
1410 VISCAINO RD
PEBBLE BEACH, CA 93953



LEGEND:

NTC	NANTUCKET TREE COMMISSION
PST	PUBLIC SHADE TREE
UP	UTILITY POLE
OHW	OVERHEAD WIRE
EM	ELECTRIC METER
WM	WATER METER
WG	WATER GATE
SMH	SEWER MANHOLE
CO	CLEANOUT
MWL	MARKED WATER LINE
MEL	MARKED ELECTRIC LINE
MSL	MARKED SEWER LINE
MUL	MARKED UTILITY LINE

CURRENT ZONING: SOH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: NONE
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 50% (3,524 S.F.)
EXISTING G.C.R.: 10.8%± (CORNERBOARDS)

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 131/129 – 471/82(GPS) – 479/66

ADVANCE PLAN

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

AS–BUILT PLOT PLAN
#16 KING STREET
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 12/12/24

DEED REFERENCE: Dd. Bk. 595 Pg. 225
BOUNDARY LINE AGREEMENT AND LICENSE Dd. Bk. 488 Pg. 93
PLAN REFERENCE: PL. Bk. 2 Pg. 88

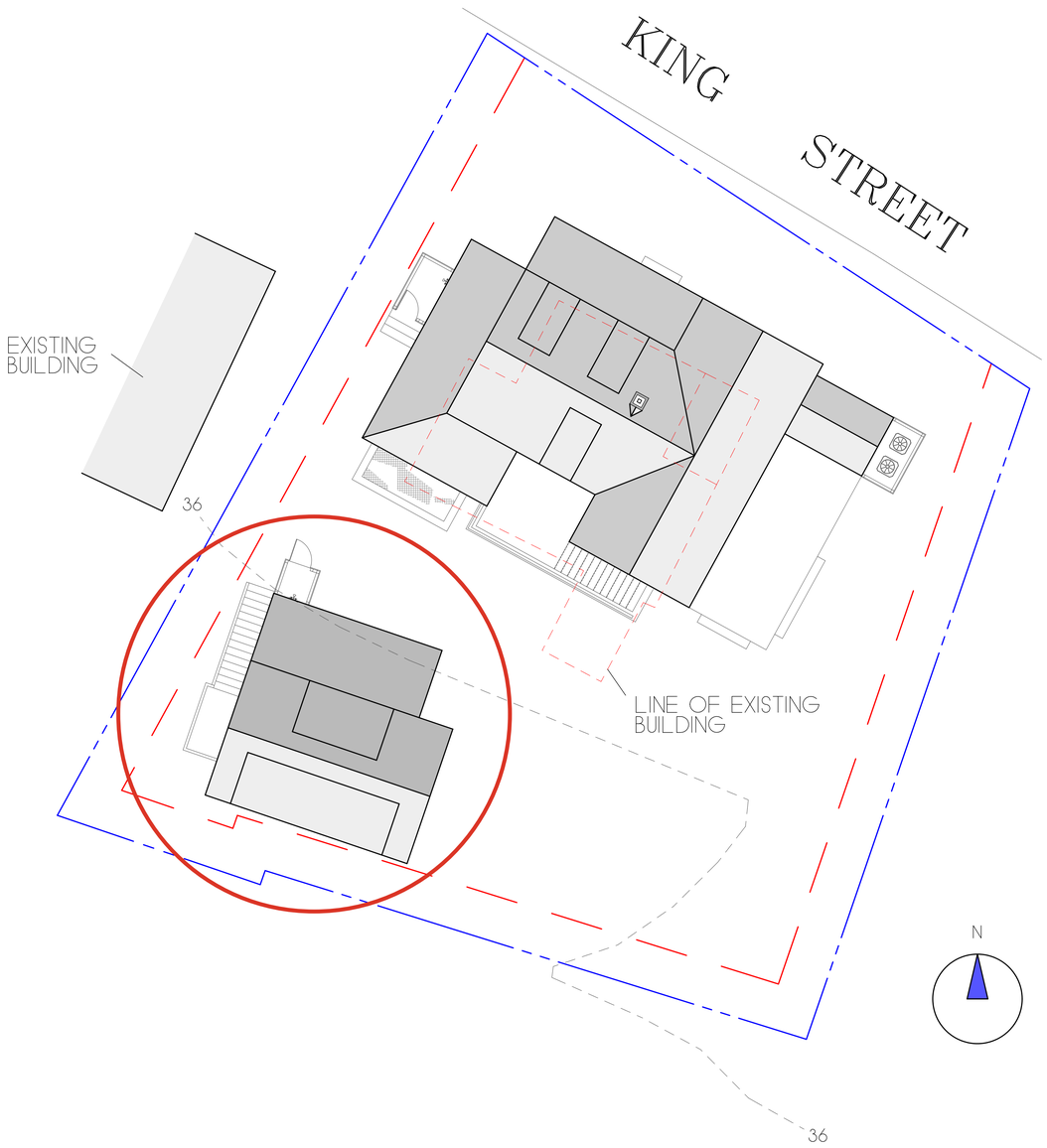
ASSESSOR'S REFERENCE:
MAP: 73.4.2 PARCEL: 64

PREPARED FOR:
ROB REID

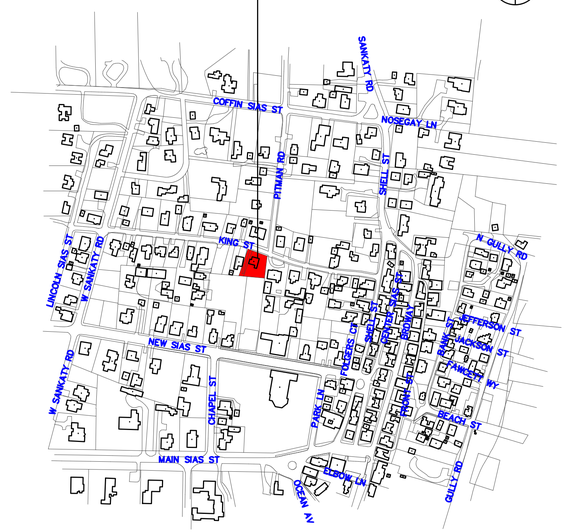
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N–11676

I:\JOBS 11000-12999\11000's\11600-11699\11670-11679\11676\AUTOCAD\N11676 ASB 12-13-24.dwg, 1:1



ZONING CLASSIFICATION: SOH	
MAP: 73.4.2	PARCEL: 64
MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
REAR & SIDE S.B.:	5 ft.
GROUND COVER (%):	50%



REVISIONS:
11/01/2024: AS-BUILT MEASURING
11/25/2024: AS-BUILT PLANS
12/12/2024: PROGRESS PRINT
1/05/2025: PROGRESS PRINT
1/22/2025: HDC PRINT
3/25/2025: HDC GARAGE SITE

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

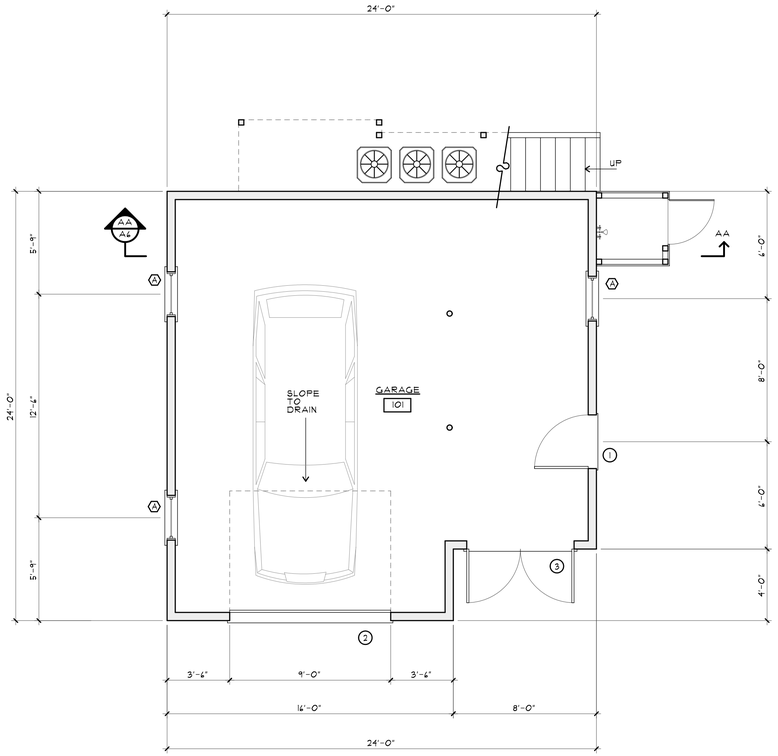
NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc., may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

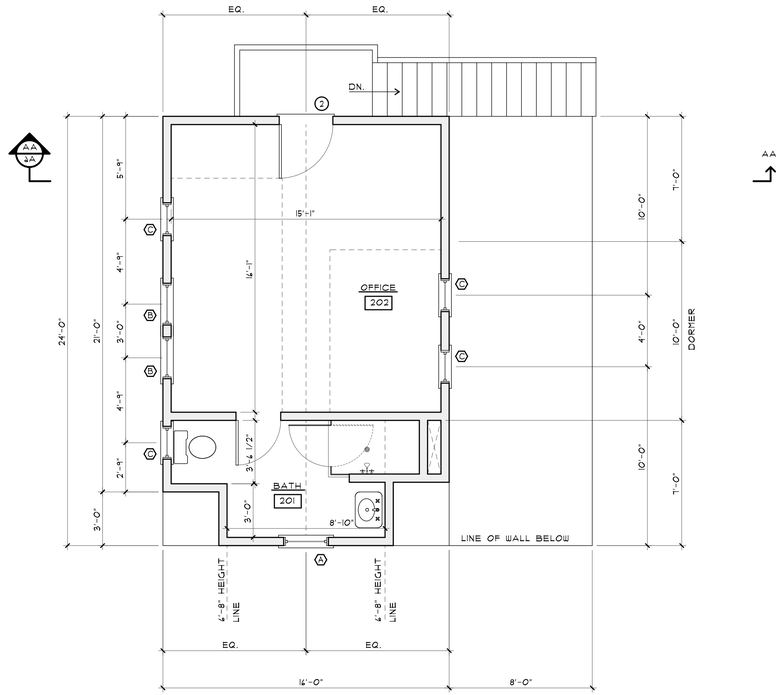
REID FAMILY TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.4.2 PARCEL: 64
H.D.C. SITE PLAN
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 3/25/2025
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 544 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 323± SF

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 4'-8"	4	2/2 D.H. (T.M.E.)
B	BOSTON SASH	2'-4" X 4'-8"	2	2/2 D.H. (T.M.E.)
C	BOSTON SASH	1'-10" X 2'-6"	4	4 LT. CASEMENTS
1	BROSCO	3'-0" X 6'-8"	2	4 LT. 1 PNL. EXTERIOR DOOR
2	CUSTOM	9'-0" X 8'-0"	1	CEDAR INSULATED OVERHEAD DOOR
3	CUSTOM	6'-0" X 7'-0"	1	DBL. WOOD DOOR
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:
1/20/2025: PROGRESS PRINT
3/20/2025: PROGRESS PRINT
3/25/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

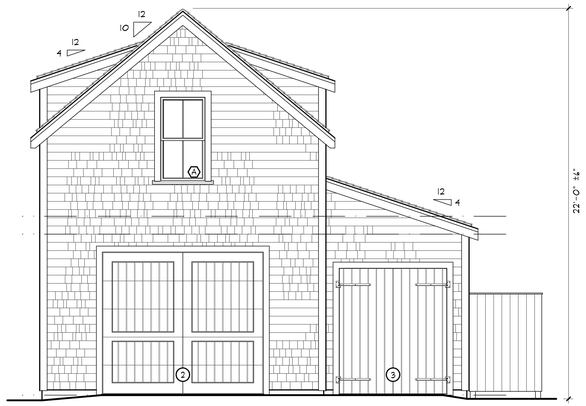
NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow.
© Ethan McMorrow Design & Associates Inc.

REID FAMILY TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan679@comcast.net

MAP: 73.4.2 PARCEL: 64
GARAGE PLANS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 3/25/2025
SCALE: 1/4" = 1'-0"

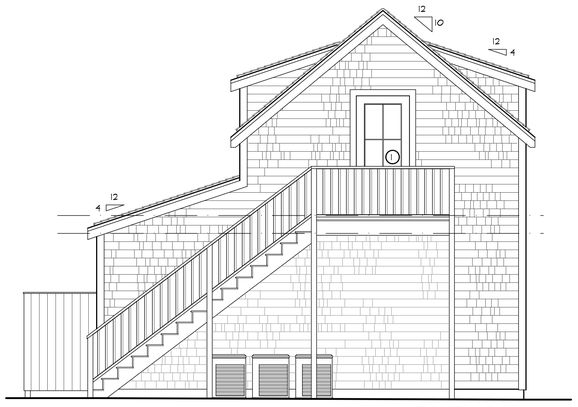
SHEET NO.
a 1



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
1/20/2025: PROGRESS PRINT
3/20/2025: PROGRESS PRINT
3/25/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

REID FAMILY TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1082
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.4.2 PARCEL: 64
GARAGE ELEVATIONS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 3/25/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



APPROVED NORTH ELEVATION
SCALE: 1/4"=1'-0"



APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"

APPROVED BUILING



APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
11/01/2024: AS-BUILT MEASURING
11/25/2024: AS-BUILT PLANS
12/12/2024: PROGRESS PRINT
1/05/2025: PROGRESS PRINT
1/22/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

REID FAMILY TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.4.2 PARCEL: 64
ELEVATIONS

ADDRESS:	DATE:	SCALE:
16 KING STREET NANTUCKET, MA 02554	1/22/2025	1/4" = 1'-0"

SHEET NO.
a 2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 14.1

Street & Number of Proposed Work: 5 Coshata Corse Way

Owner of record: Pennant Realty LLC

Mailing Address: 2555 Telegraph Road
Bloomfield Hills, MI 48302

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottinelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other 8'-8" x 8'

Size of Structure or Addition: Length: 42'-0" Sq. Footage 1st floor: 1742
Width: 50'-8" Sq. footage 2nd floor: 1344
Sq. footage 3rd floor: _____

Decks/Patio: Size: 9'-2" x 38'-3" ☑ 1st floor ☐ 2nd floor
Size: 6'-7" x 24' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North +1.5' South -1.75' East +1.5' West -1.5'

Height of ridge above final finish grade: North 32'-2" South 27'-9" East 29'-8" West 29'-9"

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" to 9'-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☑ Other STONE

Roof Pitch: Main Mass 9 /12 Secondary Mass 5 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) COPPER

Leaders (material and size): 3" 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 1x6 Soffit (Overhang) 8" ± Corner boards 5/4" x 6" Frieze 1x12
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 13" TAPER

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☑ SDL Front 4 LITE OVER 2 PANEL Rear FRENCH/WIDE Side 4 LITE OVER 2 PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

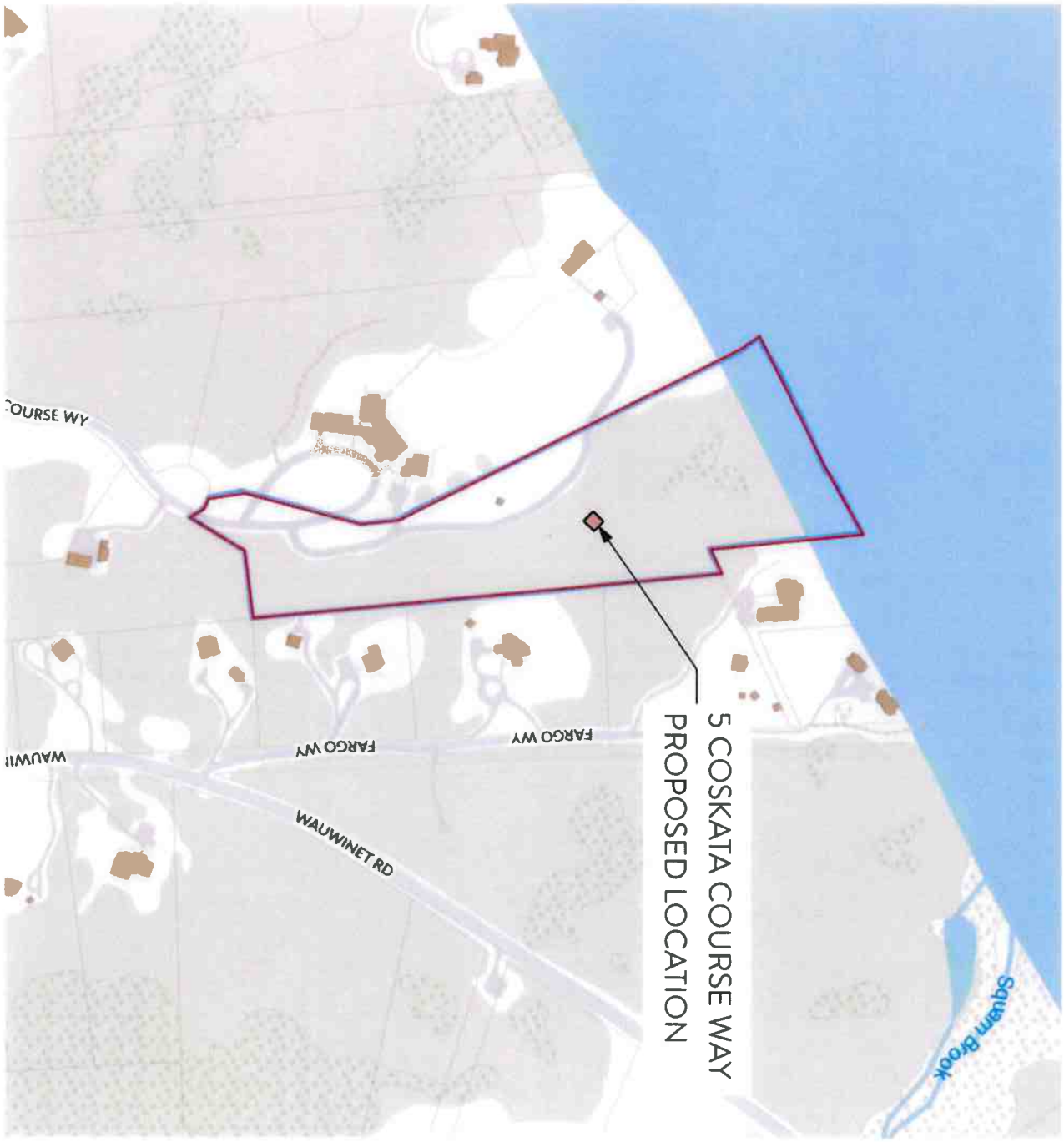
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof 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 3/26/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

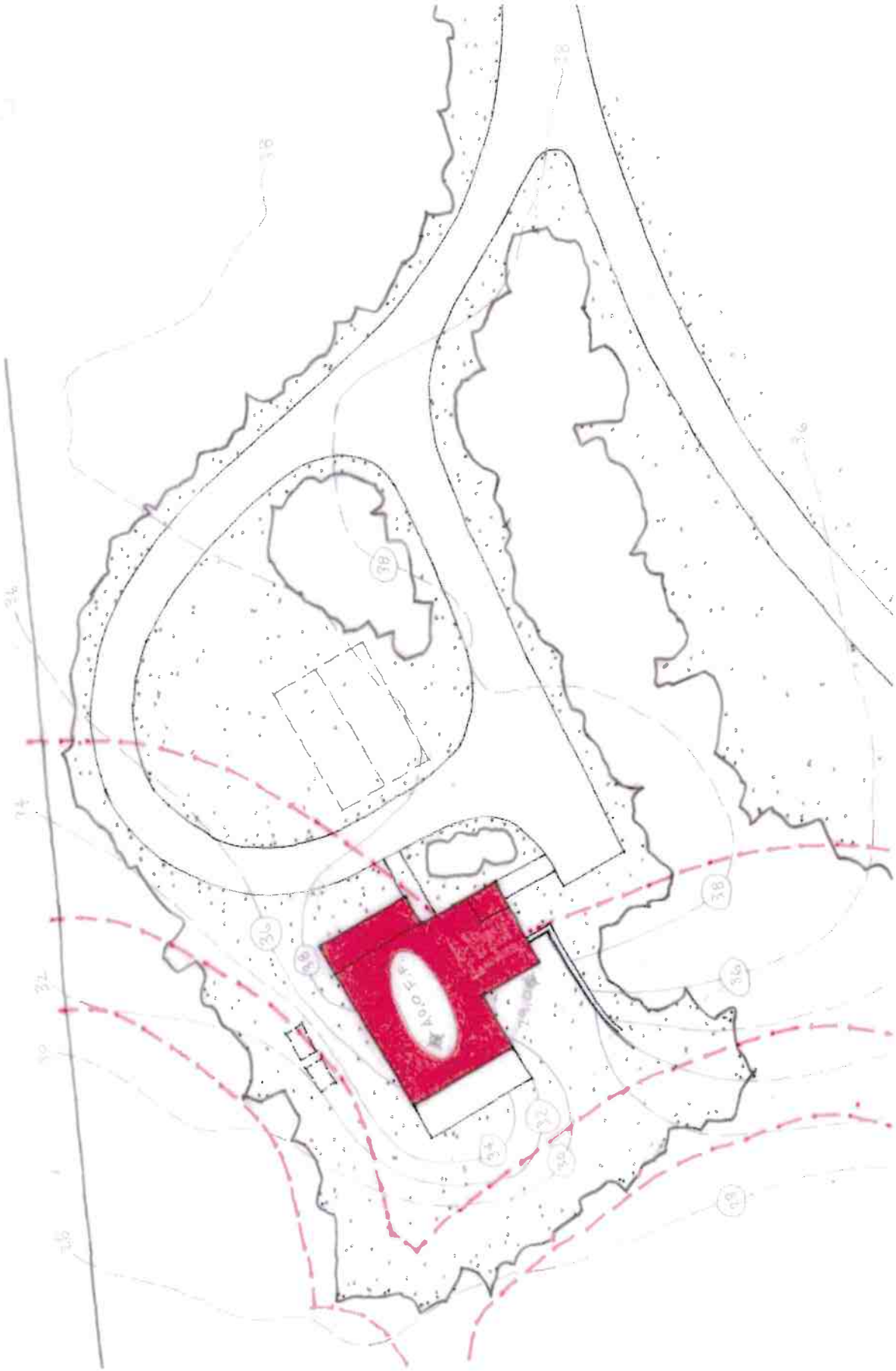
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Residence at
5 Coskata Course Way
Nantucket, MA 02554

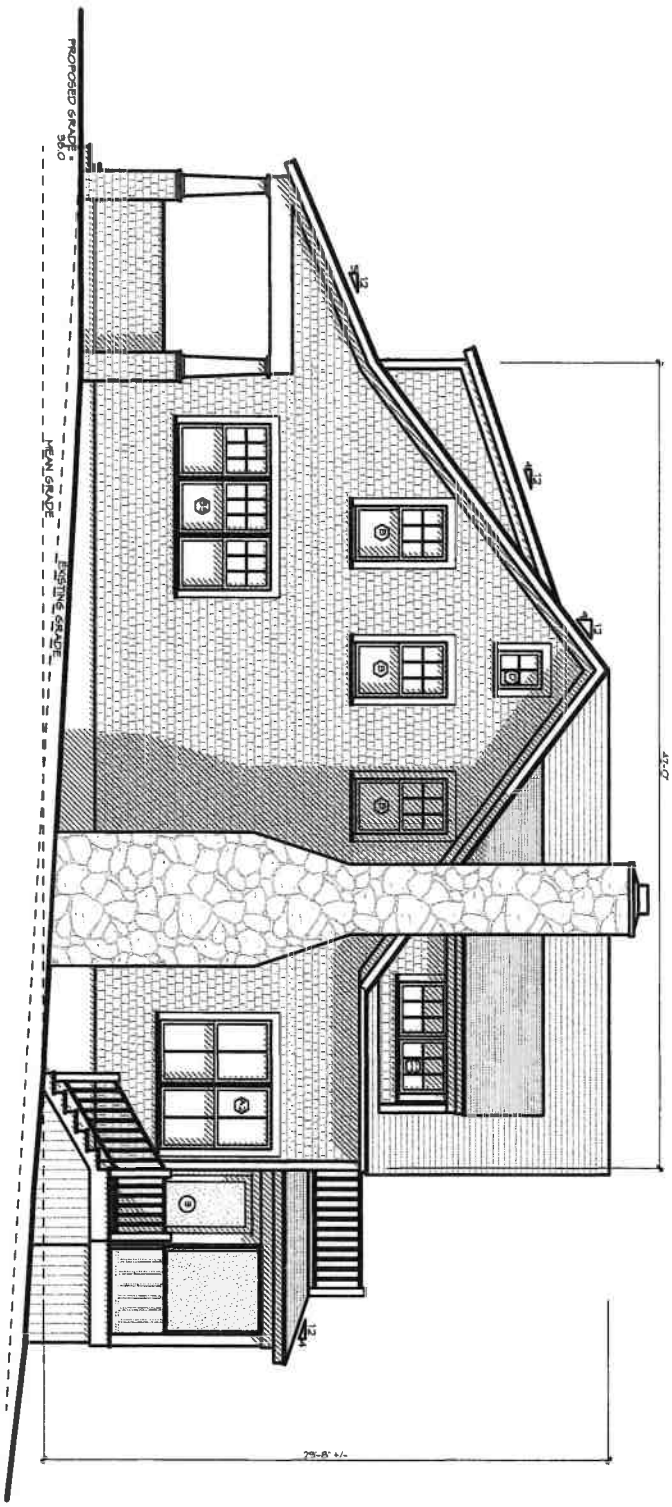
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

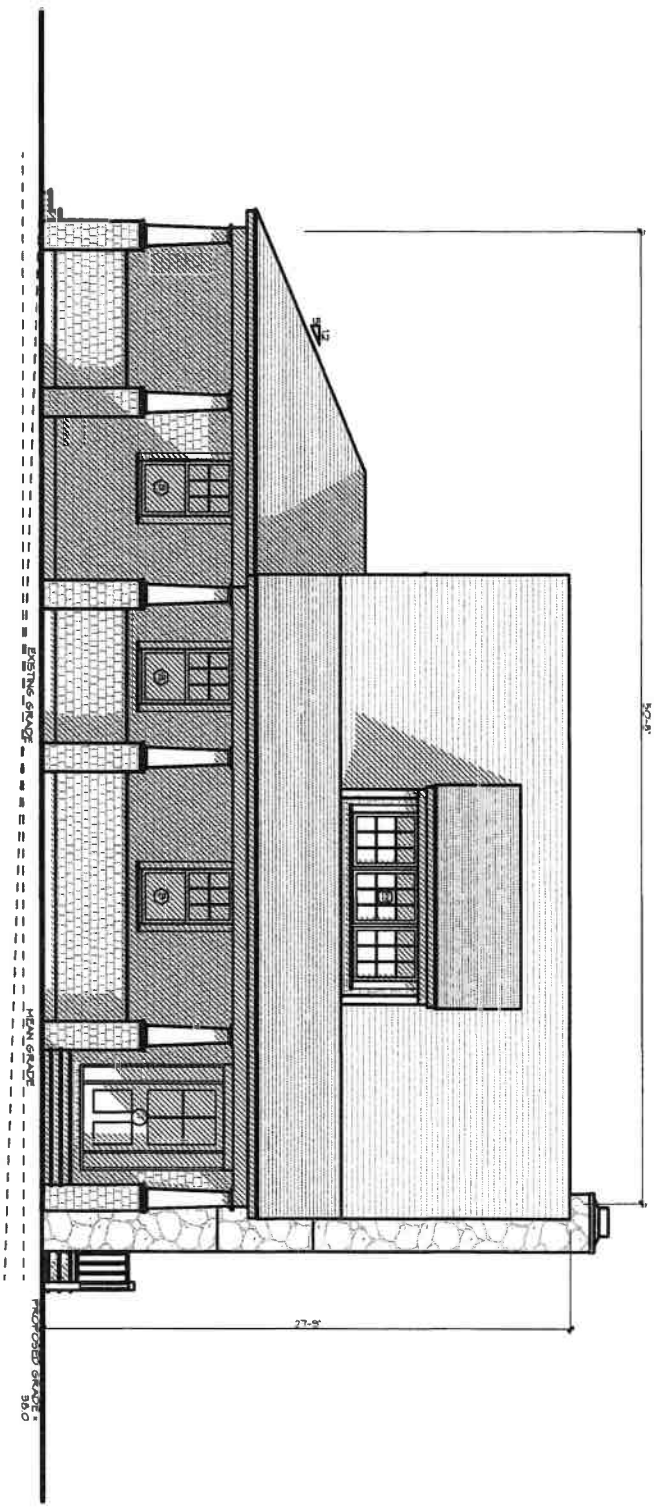
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents it permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM





A-2.1

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

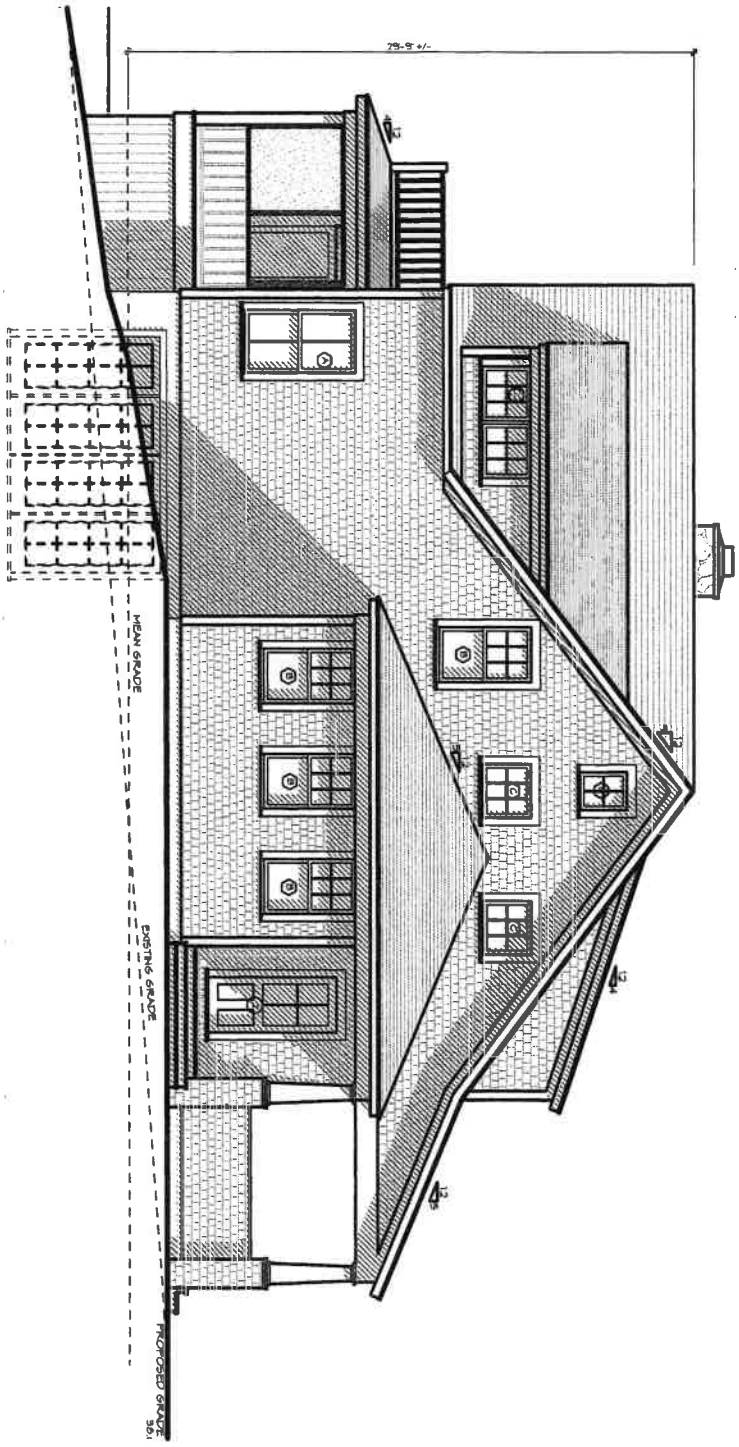
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

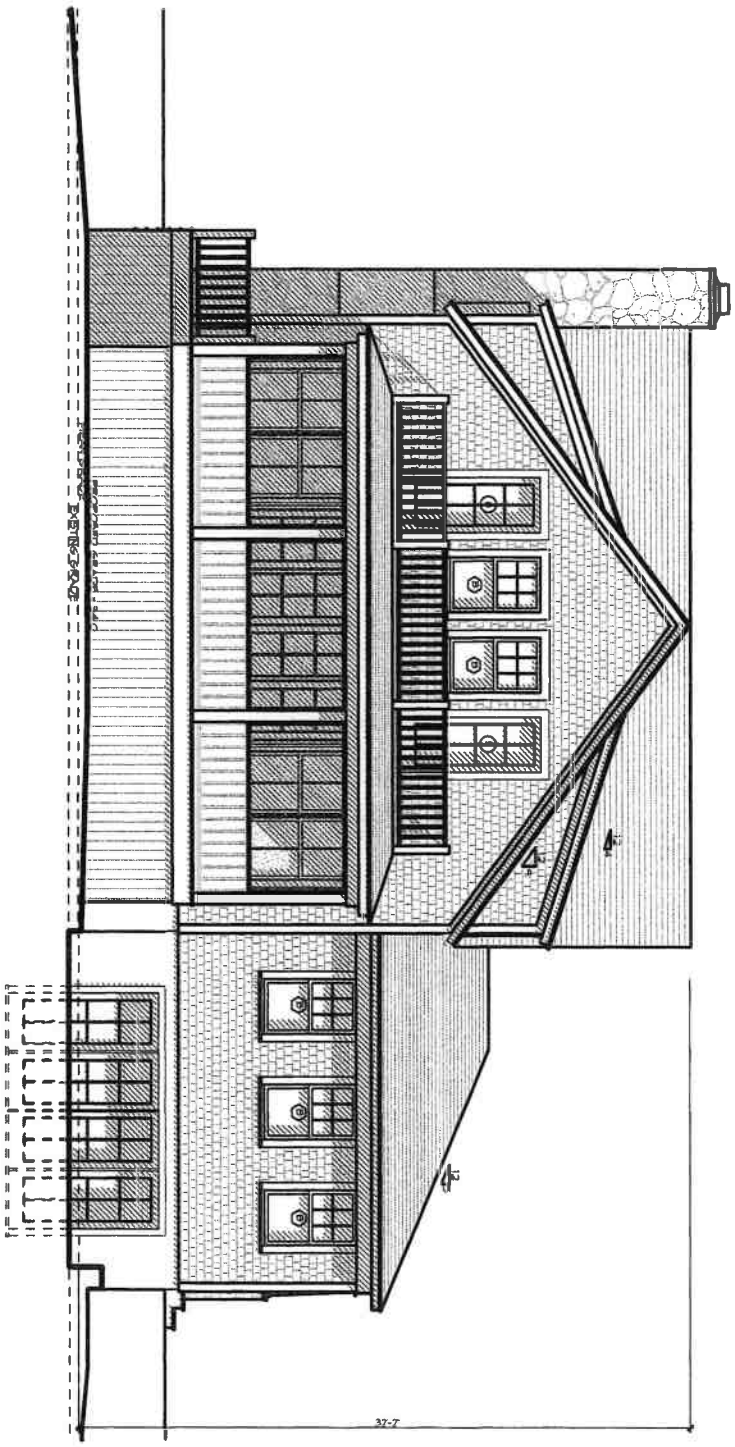
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South & East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM





A-2.2

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

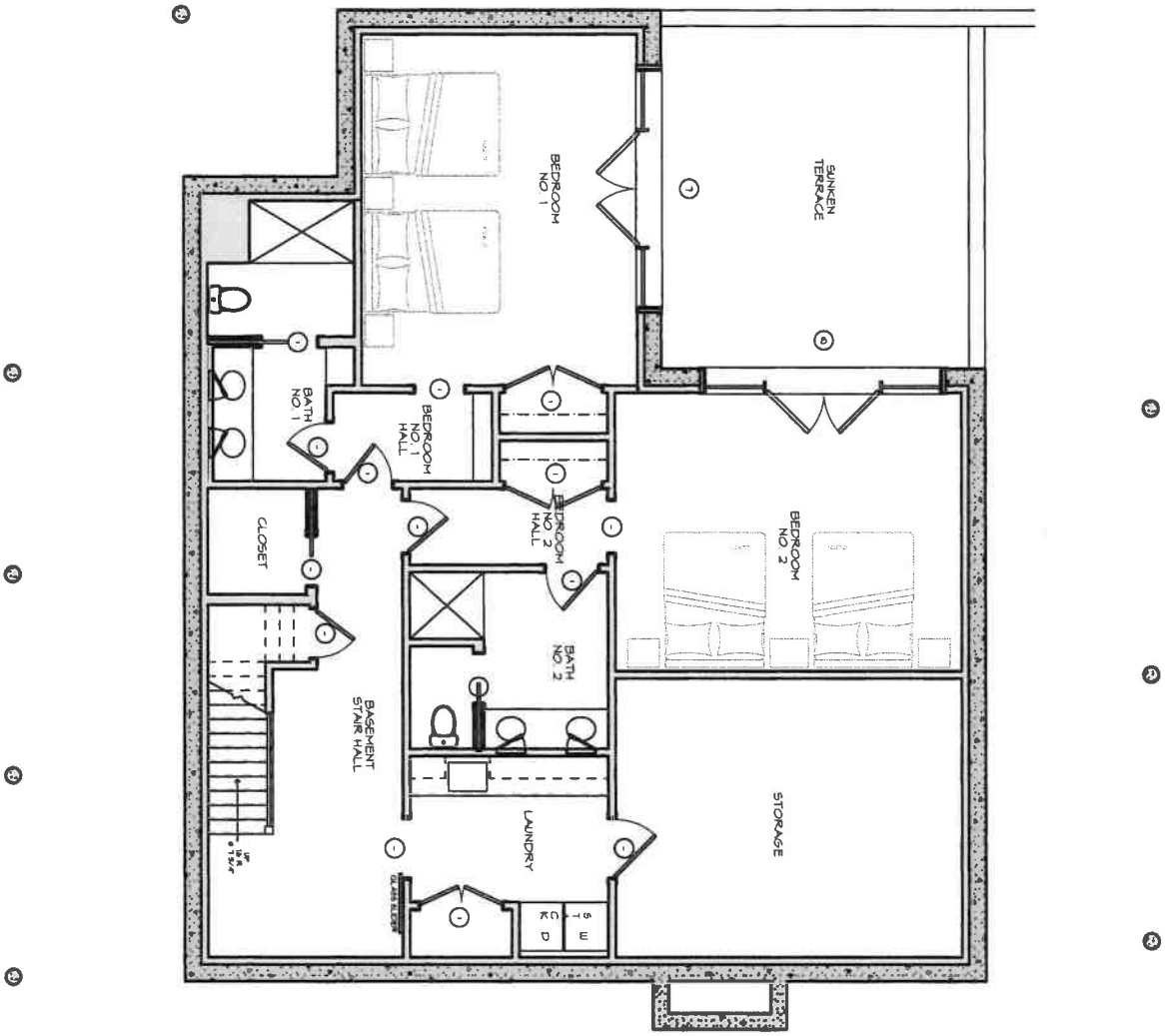
North & West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID# A-1.0

Residence at
5 Coskata Course Way
Nantucket, MA 02554

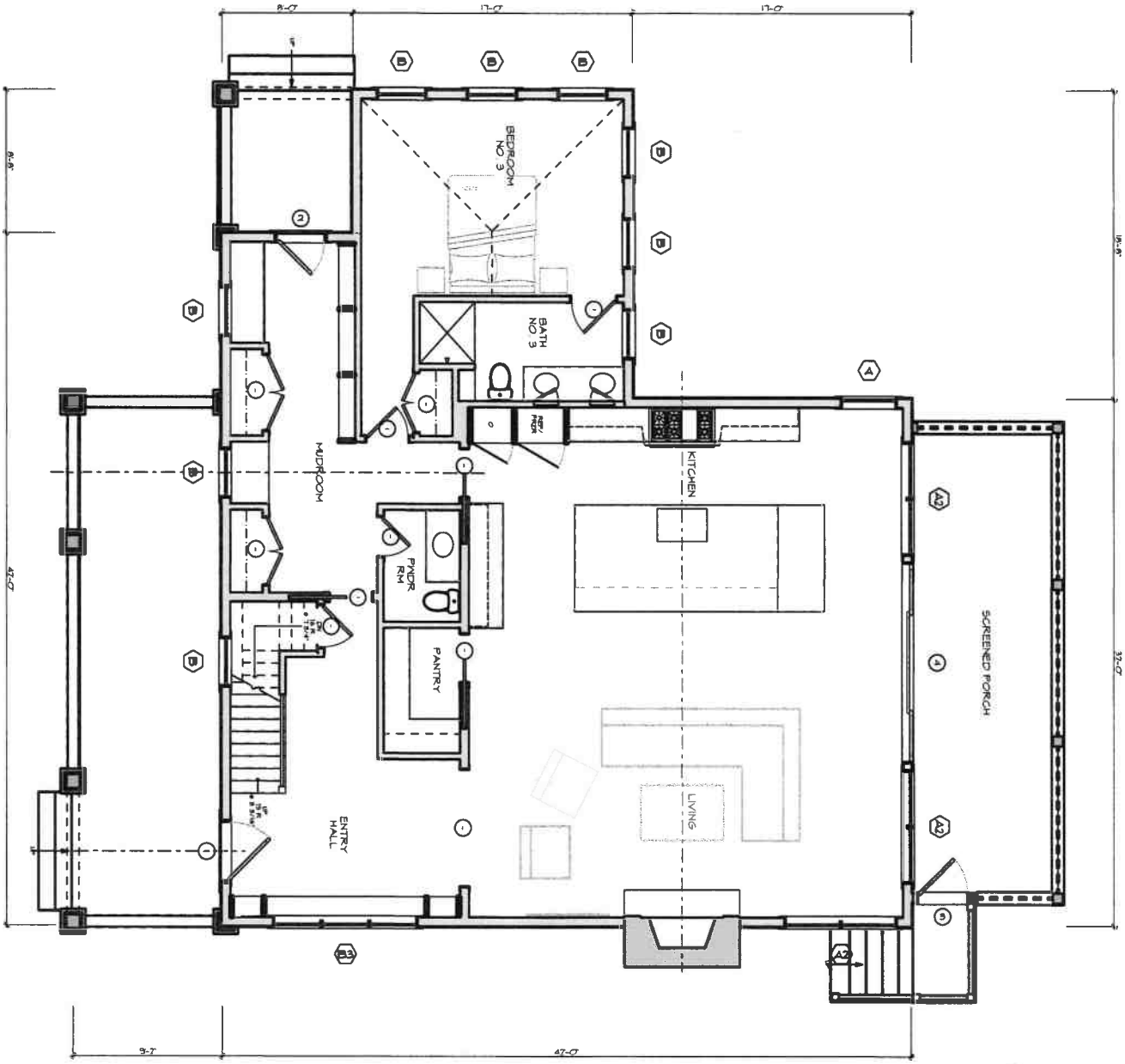
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Basement Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM





ID # A-1.1

Residence at
5 Coskata Course Way
Nantucket, MA 02554

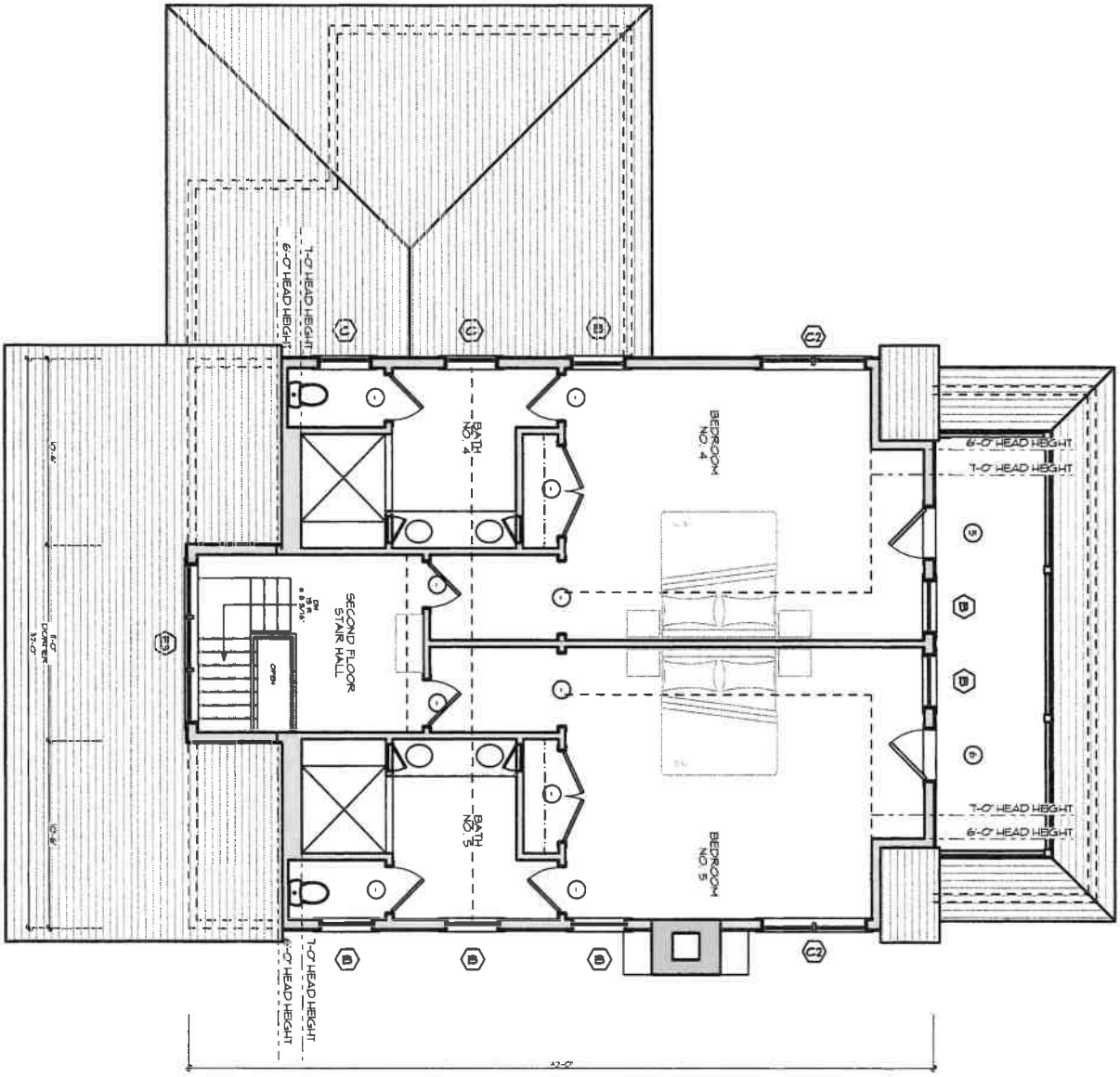
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

Guest House at
5 Coskata Course Way
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2025-03-26
Rev:

Notes:

1. All new windows to be Marvin per the schedule below, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All new doors to be Marvin per the schedule below, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
4. Storms/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Model	Frame Size	Rough Opening	Lights	Comments
A	1	Double Hung	Marvin	UWDH3632	3'-5 3/8" X 6'-1"	3'-6 3/8" x 6'-1 1/2"	2 over 2	
A2	3	Double Hung	Marvin	UWDH3632	(2) 3'-6 3/8" X 6'-1"	7'-0 3/4" x 6'-1 1/2"	2 over 2	
B	14	Double Hung	Marvin	UWDH3026	2'-11 3/8" X 5'-1"	3'-0 3/8" x 5'-1 1/2"	6 over 1	
B3	1	Double Hung	Marvin	UWDH3026	(3) 2'-11 3/8" X 5'-1"	9'-1 1/8" x 5'-1 1/2"	6 over 1	
C	2	Casement	Marvin	Custom	3'-0" x 2'-9"	6'-1" x 2'-9 1/2"	6	Match "B" window glass size
C2	2	Casement	Marvin	Custom	(2) 3'-0" x 2'-9"	3'-1" x 2'-9 1/2"	6	Match "B" window glass size
D	2	Fixed Casement	Marvin	UWCA2660	2'-2" X 2'-7 1/8"	2'-3" x 2'-7 5/8"	4	Match "B" window glass size
E3	1	Fixed Casement	Marvin	UWCA3644 E	(3) 3'-0" X 3'-8 1/16"	3'-1" x 3'-8 9/16"	9	Match "B" window glass size

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1		Entry	Custom		3'-6" X 7'-6"	TBD	4 over 2 panels	
2		Single French	Custom		2'-10" X 7'-0"	TBD	4 over 2 panels	
3		Single French	Custom		3'-0" X 7'-6"	TBD	1 over panel	
4		Double French Sliding w/ Sidelights	Custom		12'-0" X 8'-0"	TBD	8	
5		Single French	Custom		2'-8" X 7'-6"	TBD	8	
6		Single French	Custom		2'-8" X 7'-6"	TBD	8	
7		Double French w/ Sidelights	Custom		(2) 3'-0" X 8'-0"	TBD	8	
8		Double French w/ Sidelights	Custom		(2) 3'-0" X 8'-0"	TBD	8	

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

March 18, 2025

To the Commissioners,

I, , Penant Realty LLC, owner of record of property located at 5 Coskata Course Way, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Roger S. Penske
Owner of Penant Realty LLC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Penant Realty LLC

STREET ADDRESS 5 Coskata Course Way

MAP/PARCEL 14/14.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4.7.25

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] 3.26.25

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Coskata Course Way

Tax Map Number: 14 Parcel Number: 14.1

Owner of Record: Penant Realty Trust

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 4/7/25

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.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Pennant Realty LLC

MAILING ADDRESS: 2555 Telegraph Road Bloomfield Hills, MI 48302

PROPERTY LOCATION: 5 Coskata Coast Way

ASSESSORS MAP/PARCEL: 14/14.1

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.21 11:17:26 -05'00'

January 21, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
14	14		PENANT REALTY LLC		2555 TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302-0954	4 COSKATA COURSE WY
14	14	2	PENANT REALTY LLC		2555 TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302-0954	2 COSKATA COURSE WY
14	14	6	PENANT REALTY LLC		2555 TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302-0954	3 COSKATA COURSE WY
14	15		LAMBERT JESSICA L TR	WAUWINET REALTY TRUST	2 INTERNATIONAL PLACE	BOSTON	MA	02110	10 FARGO WY
14	61		LAMBERT JESSICA L TR	FARGO WAY REALTY TRUST	30 DALTON ST APT 2203	BOSTON	MA	02115	8 FARGO WY
14	61	1	VARNER K MORGAN III & CHILTON		3647 CLOUDLAND DRIVE NW	ATLANTA	GA	30327	6 FARGO WY
14	62		JACOBI JAN DEGREEFF TRST	JACOBI JAN DEGREEFF REV TRUST	86 ABERDEEN PLACE	ST LOUIS	MO	63105	4 FARGO WY

Count: 7

9589 0710 5270 2432 8095 93



CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Jacobi Jan Degreeff TRST Jacobi Jan Degreeff Rev Trust
Street and Apt. No., or PO Box No.: 86 Aberdeen Place
City, State, ZIP+4: St. Louis MO 63105

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 93



CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Jessica L. Lambert TR Fargo Way Realty Trust
Street and Apt. No., or PO Box No.: 30 Dalton Street, Apt 2203
City, State, ZIP+4: Boston, MA 02115

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 86



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Varner K Morgan III + Chilton
Street and Apt. No., or PO Box No.: 3641 Cloudland Drive NW
City, State, ZIP+4: Atlanta GA 30327

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 86



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Jessica L. Lambert TR Wawinet Realty Trust
Street and Apt. No., or PO Box No.: 2 International Place
City, State, ZIP+4: Boston MA 02110

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 71



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills, MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 62



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills, MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 55



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

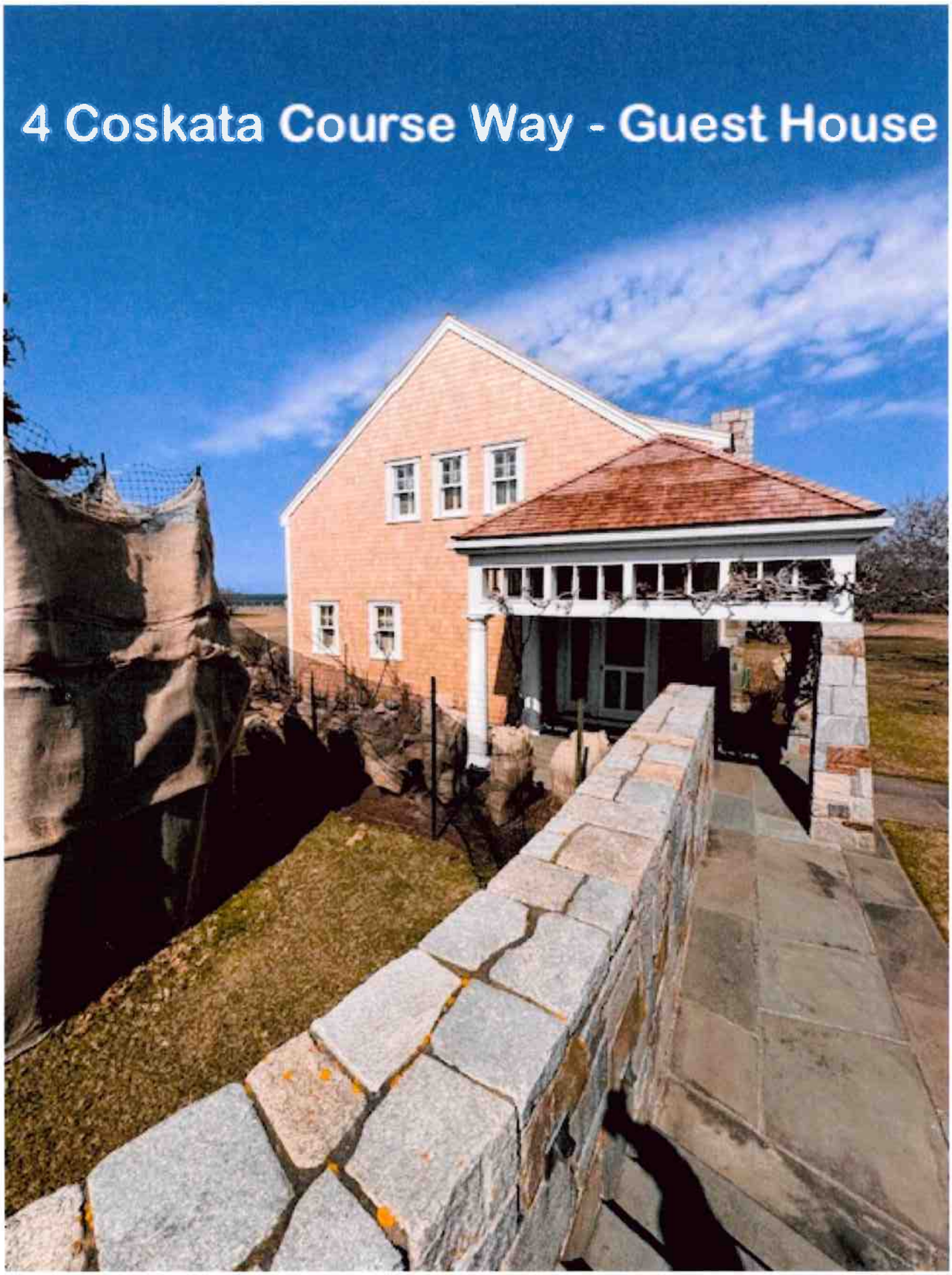
Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions


4 Coskata Course Way - Main House


4 Coskata Course Way - Main House

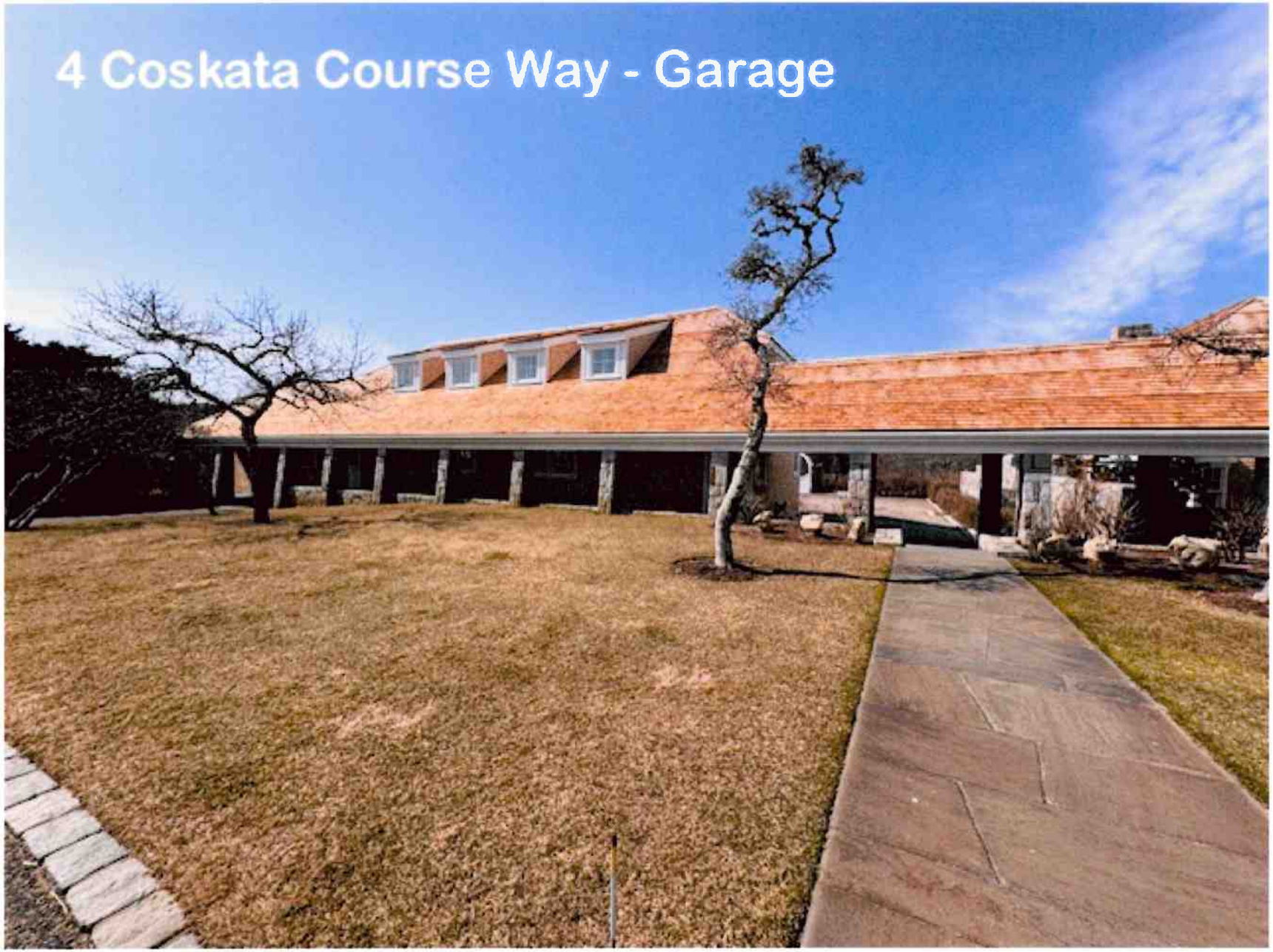
4 Coskata Course Way - Guest House




4 Coskata Course Way - Guest House


4 Coskata Way - Guest House


4 Coskata Course Way - Garage


4 Coskata Course Way - Garage


4 Coskata Course Way - Pool House


4 Coskata Course Way - Pool House


4 Coskata Course Way - Pool House

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
COI\fl\HSSIONERS

Jesse Dutra

Can'i l homewill

Siephen Welch

(.'1lhy l·l}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
llllcld-m\
cfh'llll l.i'll.' l.ll'll'l

Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Nantucket Boys and Girls Club Inc

STREET Address 73 Sparks Ave

MAP/PARCEL 55 / 193/3 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 3/27/2025
Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 193/3

Street & Number of Proposed Work: 73 Sparks AVE

Owner of record: Nantucket Boys + Girls c/o inc

Mailing Address: 61 Sparks Ave Nantucket

Contact Phone #: 5082280158 E-mail: Jamie@nantucketboysandgirlsclub.org

AGENT INFORMATION (if applicable)

Name: Sun Wind LLC / Tim Holmes

Mailing Address: PO Box 700

Brewster, MA 02631

Contact Phone #: 508 2466350 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 (Rear 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:

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)~~ Solar Panels: Manufacturer Q Cells 435 Rough Opening 3'-5" x 6'-8" Size _____ Location _____

Manufacturer All Black Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other Install Solar panels on Rear Dormer, Not visible from street.

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 3-27-2025 Signature of owner of record Timothy Holmes Signed under penalties of perjury

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Nantucket Boys and Girls Club Inc
73 Sparks Ave
Nantucket, MA 02554

Assessors Map Number: 55
Lot Number: 193 / 3

Property ID: 3332

Year Built: 2024

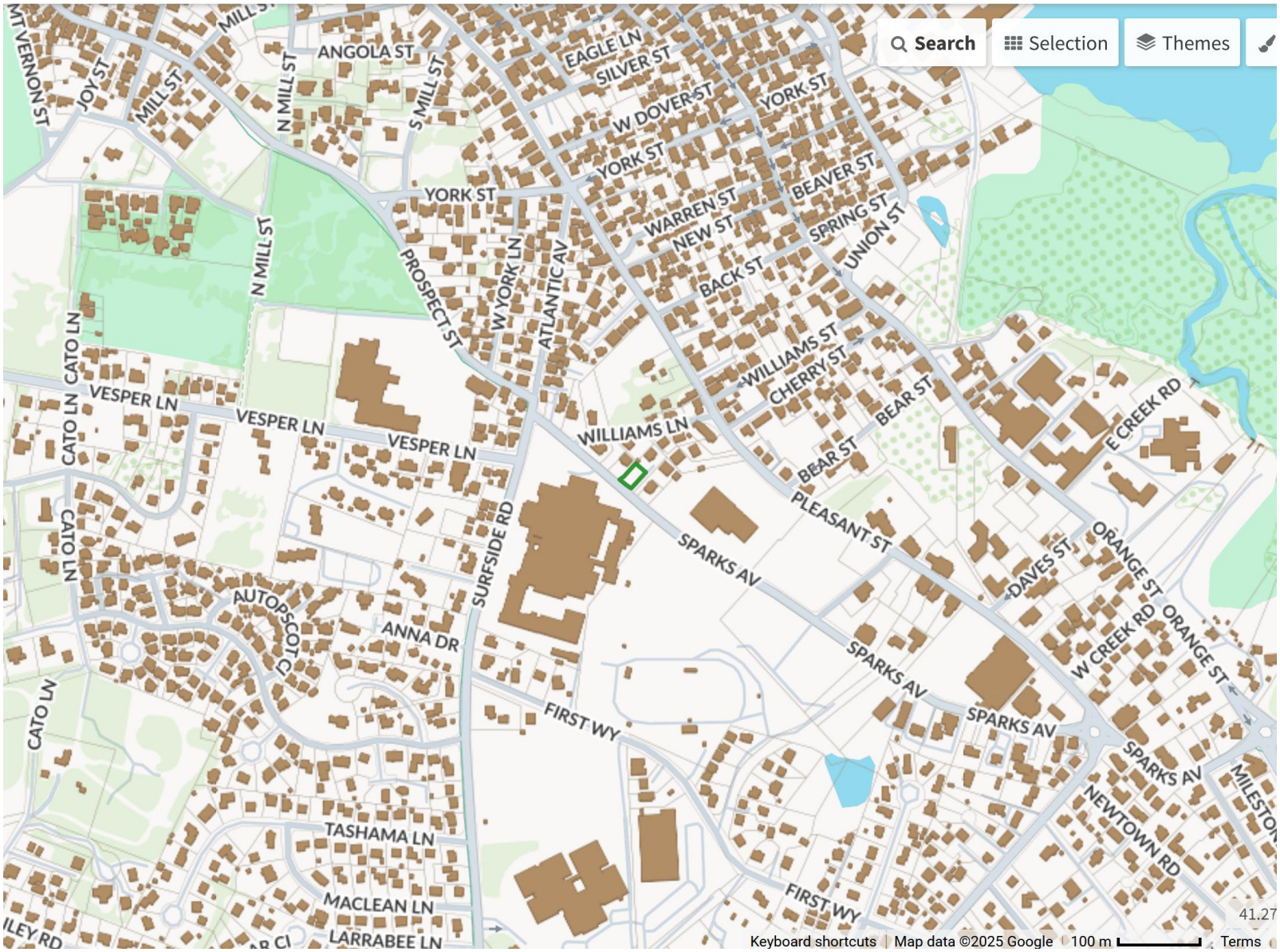
Use: 9460

Description: Educational Vacant

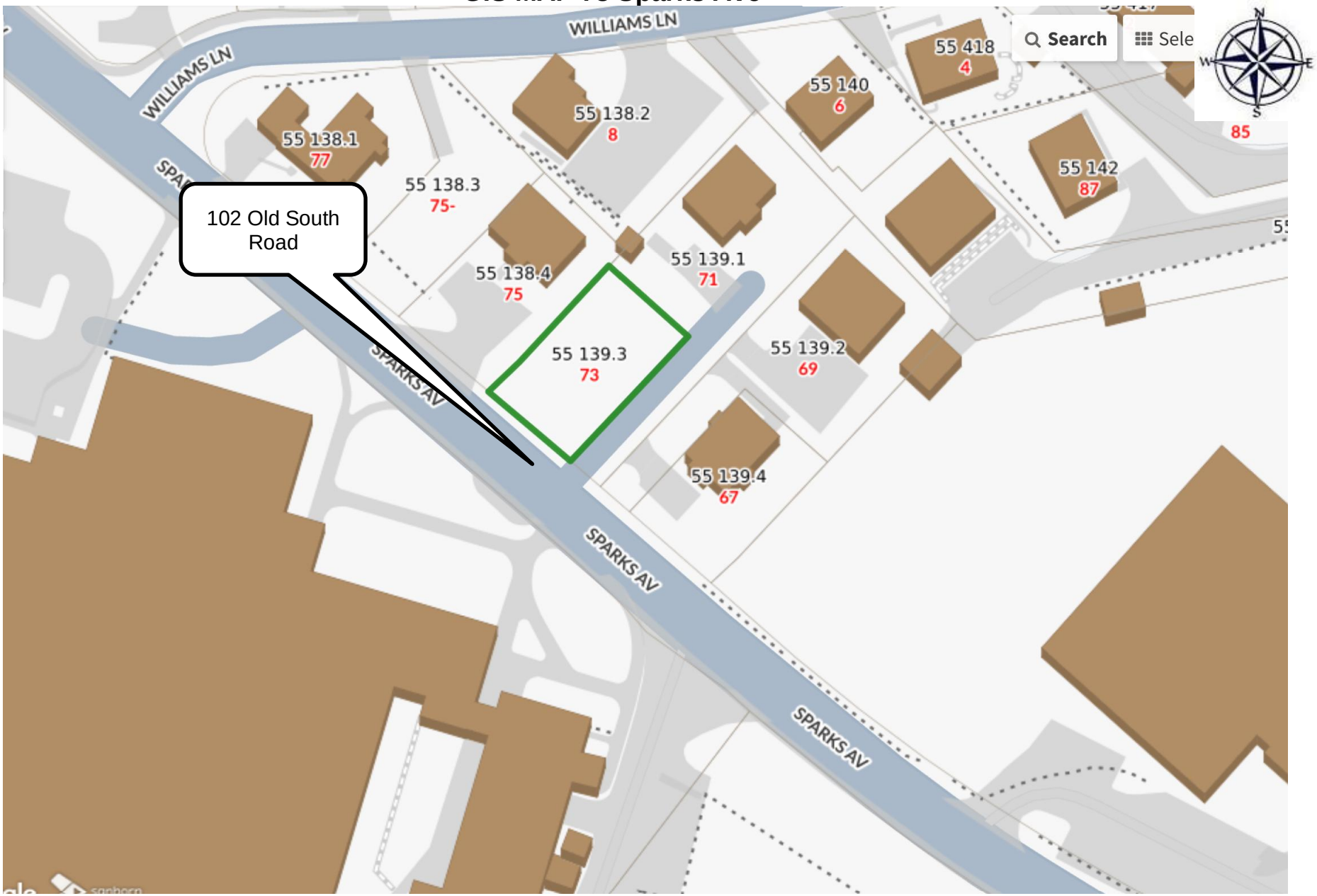
Zone: R5

Property Size: .11Acres

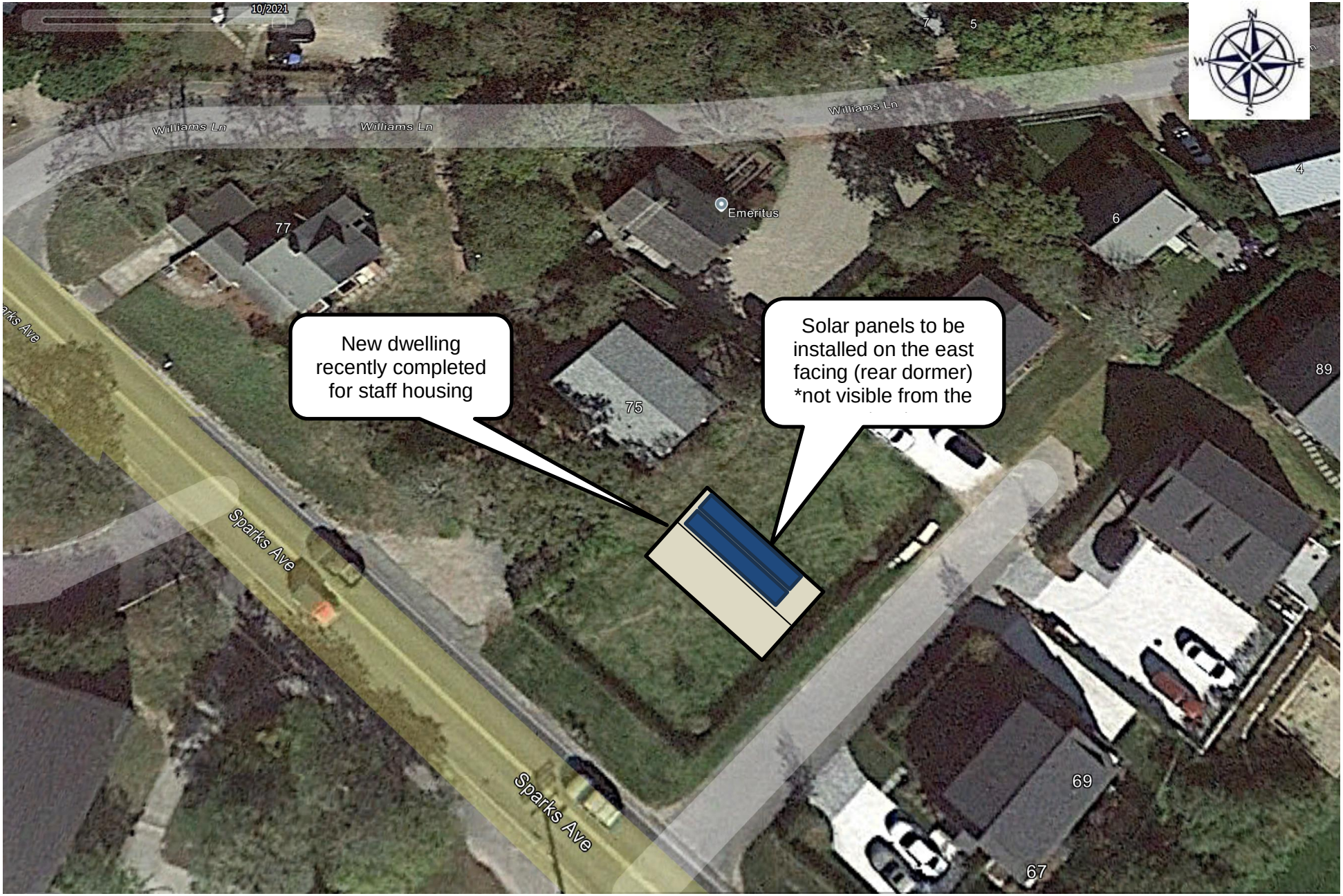
Locus Map: 73 Sparks Ave



GIS MAP 73 Sparks Ave



Satellite image of the property @ 73 Sparks Ave



View from the street looking East



73 Sparks Ave looking Northeast



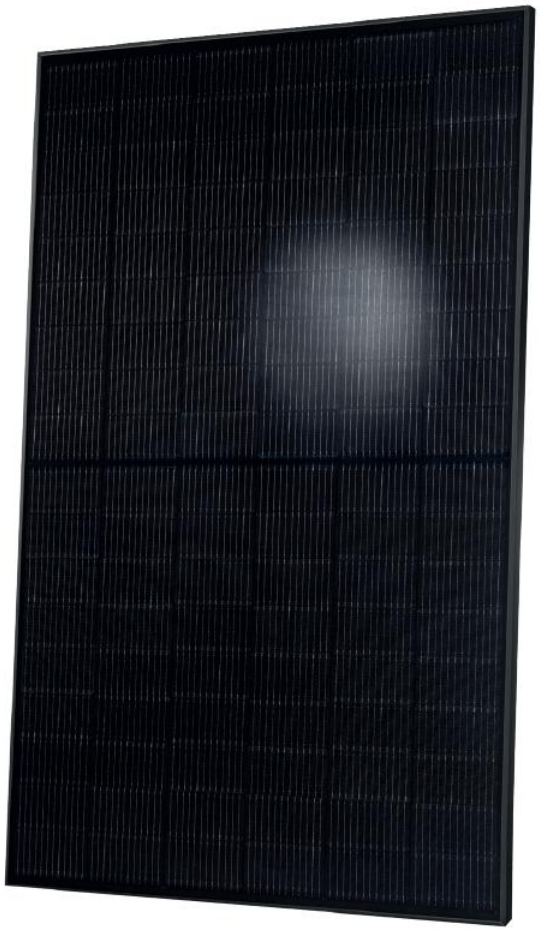
73 Sparks Ave looking southeast



Q.TRON BLK M-G2+ SERIES

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.

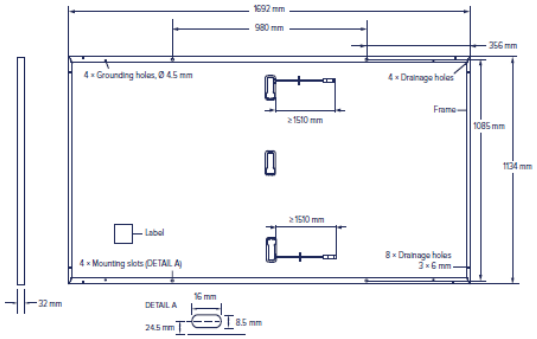
The ideal solution for:

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

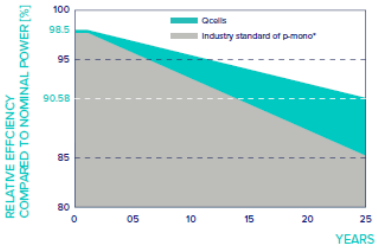


Electrical Characteristics

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

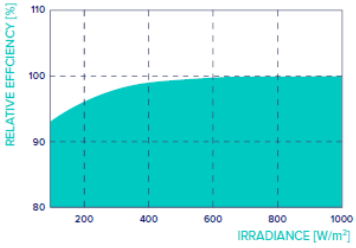


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

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

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

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-425_2022-06_Rev01_EN

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 125

Street & Number of Proposed Work: 35 VESPER LANE

Owner of record: ALFRED SANFORD, LLC

Mailing Address: 300 PIER 4 BLVD

BOSTON, MA 02210

Contact Phone #: 617-216-3870 E-mail: TS@ALFREDSANFORD.COM

AGENT INFORMATION (if applicable)

Name: RICHARD J. CROSBY

Mailing Address: 32 DEEP WOOD DRIVE

FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RICH@RIDGEVALLEYDEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition MAIN HOUSE ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ 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 3-27-2025 Signature of owner of record _____ Signed under penalties of perjury

35 VESPER LANE (WARM HOUSE)

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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 Richard J. Crespeck

AS AGENT FOR Alfred Sanford

STREET ADDRESS 35 Vesper Lane

MAP/PARCEL 55/125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 27, 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

3/27/2025
Date



Property Information

Property ID	3306
Location	35 VESPER LN
Owner	MEDEIROS WILLIAM A TRUSTEE

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.

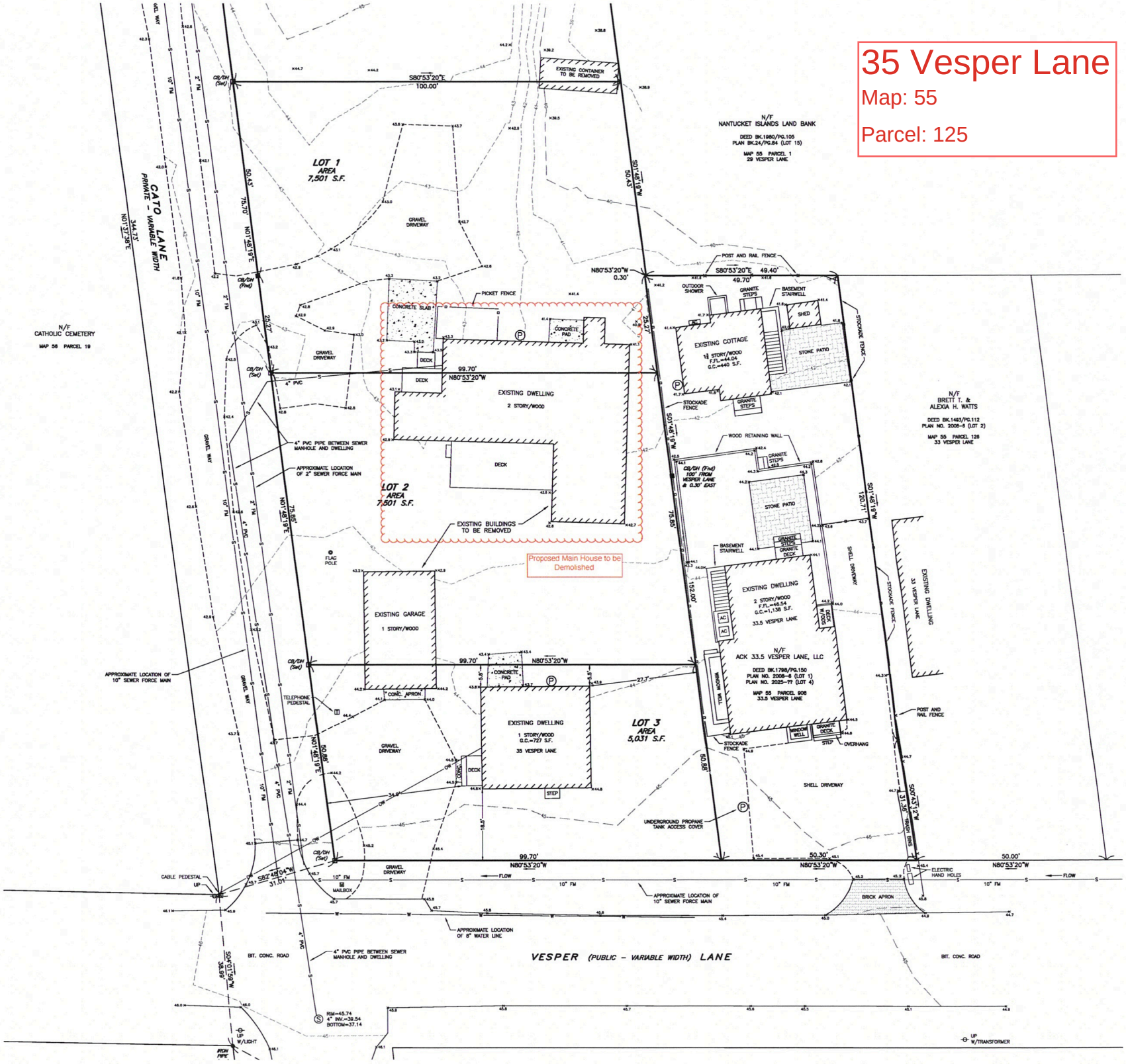
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

35 Vesper Lane

Map: 55

Parcel: 125



35 Vesper Lane (Main House // Existing Photos) // Map: 55 // Parcel: 125









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 125

Street & Number of Proposed Work: 35 VESPER LANE

Owner of record: ALFRED SANFORD, LLC

Mailing Address: 300 PIER 4 BLVD
BOSTON, MA 02210

Contact Phone #: 617-216-3870 E-mail: TS@ALFREDSANFORD.COM

AGENT INFORMATION (if applicable)

Name: RICHARD J. CRAPPACK

Mailing Address: 32 DEEPWOOD DRIVE
FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RC@RIDGEVALE 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 GARAGE ☐ 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 3-27-2025 Signature of owner of record _____ Signed under penalties of perjury

35 VESPER LANE (GARAGE)

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 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 Richard J. Crossock

AS AGENT FOR Alfred Sanford

STREET ADDRESS 35 Vesper Lane

MAP/PARCEL 55/125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 27, 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

3/27/2025
Date



Property Information

Property ID	3306
Location	35 VESPER LN
Owner	MEDEIROS WILLIAM A TRUSTEE

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.

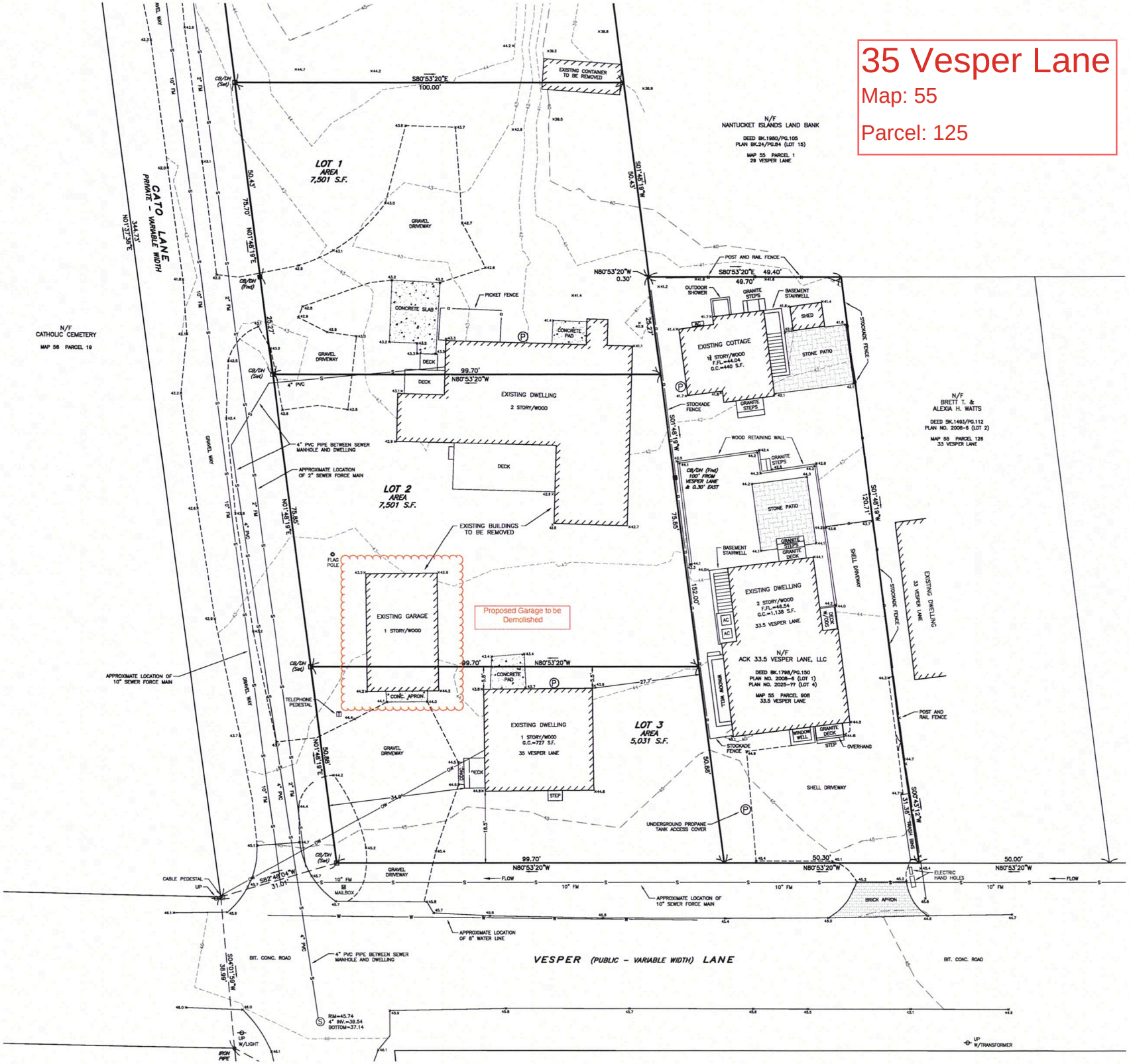
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

35 Vesper Lane

Map: 55

Parcel: 125



35 Vesper Lane (Garage // Existing Photos) // Map: 55 // Parcel: 125









CERTIFICATE NO _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 PARCEL N°. 24

Street & Number of Proposed Work: 10 LONG POND DR

Owner of record: PRICE

Mailing Address: 10 LONG POND DR
NANTUCKET MA 02554

Contact Phone #: 508 325 2025 E-mail: office @ wilsoncompany building.com

AGENT INFORMATION (if applicable)

Name: Wilson Company Building Contractors

Mailing Address: PO BOX 2615
Nantucket MA 02584

Contact Phone #: 5083252025 E-mail: office @ wilsoncompanybuilding.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 SE ADD DORMER (SHED)
3. West Elevation SW ADD DORMERS (2 DOG HOUSE)
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.) TME

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TME
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN TME

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

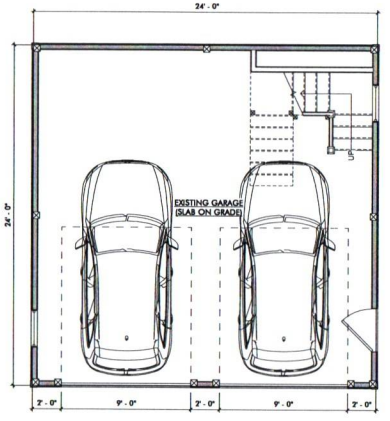
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim NTW Sash TME Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

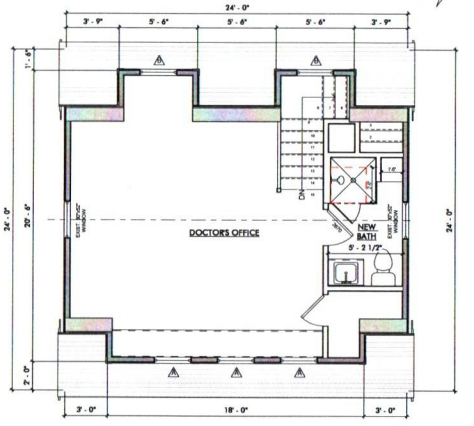
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

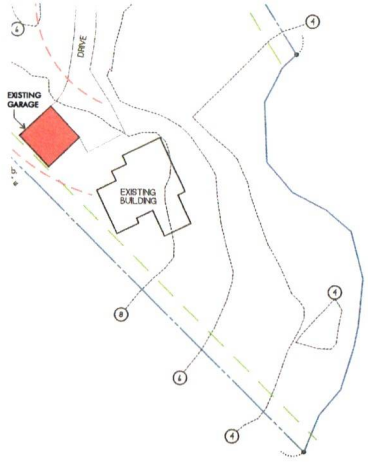
Date 3/26/25 Signature of owner of record Margaret Ann Price Signed under penalties of perjury



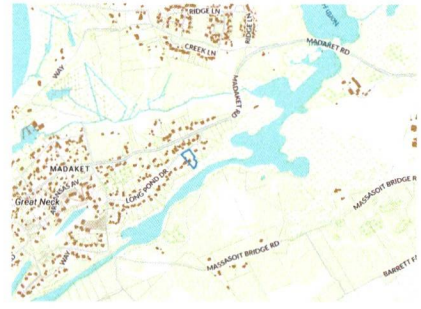
1 GARAGE FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR
1/4" = 1'-0"

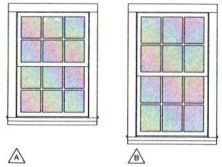


3 SITE PLAN
1/32" = 1'-0"



LOCUS
N.T.S.

NEW WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	DESCRIPTION	MODEL	FINISH
A	3	2' - 6"	3' - 8"	DH 6 OVER 6		TO MATCH EXIST
B	2	2' - 6"	4' - 4"	DH 6 OVER 6		TO MATCH EXIST

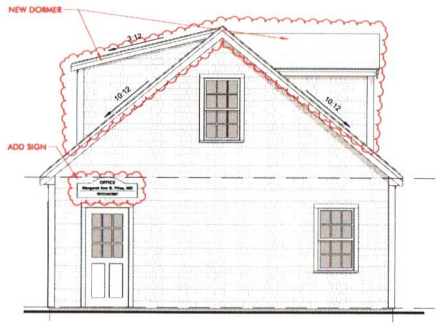


A
6 Over 6
Double Hung
Window
SDL
Dove Gray

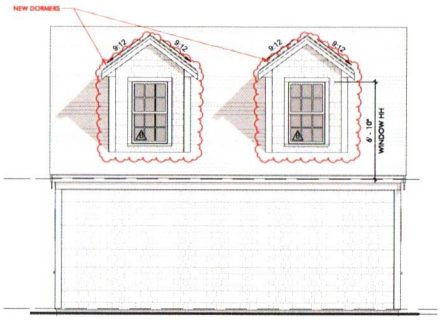
B
6 Over 6
Double Hung
Window
SDL
Dove Gray



4 PROPOSED SOUTHEAST ELEVATION
1/4" = 1'-0"



5 PROPOSED NORTHEAST ELEVATION
1/4" = 1'-0"



6 PROPOSED NORTHWEST ELEVATION
1/4" = 1'-0"



7 PROPOSED SOUTHWEST ELEVATION
1/4" = 1'-0"

GARAGE REMODEL

10 LONG POND DR,
NANTUCKET, MA
02554

FOR PERMITTING
02.27.25

CLIENT:

Wilson Company
Building Contractors, Inc.
Bertram E. Wilson, III
P.O. Box 2615
Nantucket, MA 02584
508-325-2025
office@wilsoncompanybuilding.com

ARCHITECTURAL & STRUCTURAL DRAWINGS:

Yoana K. Guzman
5 Madison Ct
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

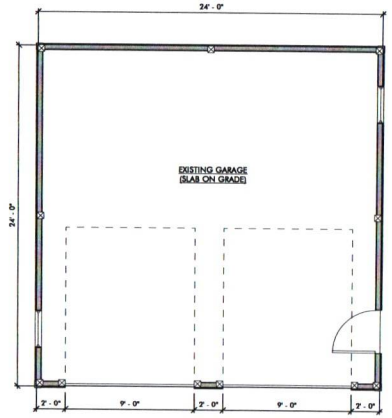
ENGINEERING:

Michele Cudilo, P.E.
123 Cottonwood Lane
Centerville, MA 02632-1979
mcudilo@comcast.net
508-737-8521

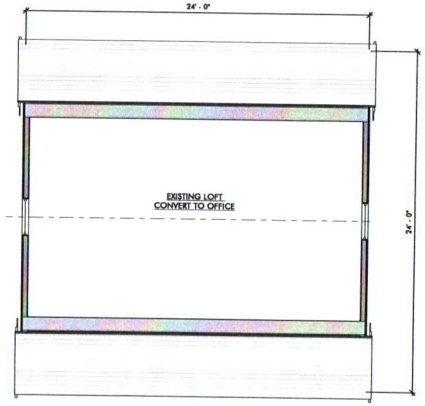
JOB# / 2025 - 31

PROPOSED FLOOR PLAN & ELEVATIONS

A-1



1 GARAGE FLOOR PLAN
1/4" = 1'-0"



2 LOFT
1/4" = 1'-0"

NOTE:

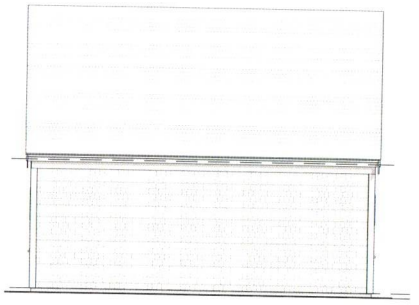
ORIGINAL DESIGNS BY
PINE HARBOR WOOD PRODUCTS



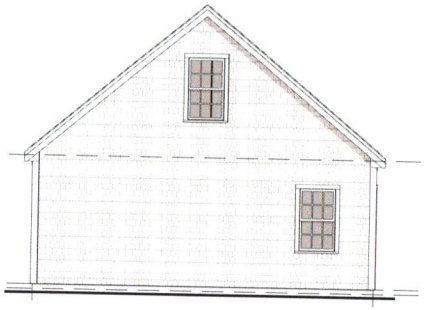
3 EXISTING SOUTHEAST ELEVATION
1/4" = 1'-0"



4 EXISTING NORTHEAST ELEVATION
1/4" = 1'-0"



5 EXISTING NORTHWEST ELEVATION
1/4" = 1'-0"



6 EXISTING SOUTHWEST ELEVATION
1/4" = 1'-0"

GARAGE REMODEL

10 LOND POND DR
NANTUCKET, MA
02554

FOR PERMITTING
02.27.25

CLIENT:

Wilson Company
Building Contractors, Inc.
Bertram E. Wilson, III
P.O. Box 2615
Nantucket, MA 02584
508-325-2025
office@wilsoncompanybuilding.com

ARCHITECTURAL & STRUCTURAL DRAWINGS:

Yoana K. Guzman
5 Madison Ct
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

ENGINEERING:

Michele Cudilo, P.E.
123 Cottonwood Lane
Centerville, MA 02632-1979
mcudilo@comcast.net
508-737-8521

JOB #/ 2025 - 31

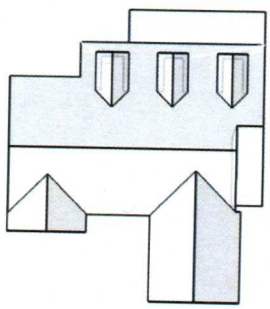
EXISTING
FLOOR PLAN &
ELEVATIONS

A-2

eagleview™

Premium Report
10/12/2022

10 Long Pond Dr, Nantucket, MA 02554-2535 Report: 49027106



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Bertram Wilson, III
Company:	Wilson Company Building Contractors Inc.
Address:	Po Box 2615 Nantucket, MA 02584-2615
Phone:	508-228-2040

TABLE OF CONTENTS

Images 1
Length Diagram 4
Pitch Diagram 5
Area Diagram 6
Notes Diagram 7
Report Summary 8

MEASUREMENTS

Total Roof Area =1,985 sq ft
Total Roof Facets =14
Predominant Pitch =9/12
Number of Stories >1
Total Ridges/Hips =103 ft
Total Valleys =70 ft
Total Rakes =157 ft
Total Eaves =134 ft

Measurements provided by www.eagleview.com

Certified Accurate

www.eagleview.com/Guarantee.aspx

© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

North Side



South Side



© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

East Side



West Side



© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

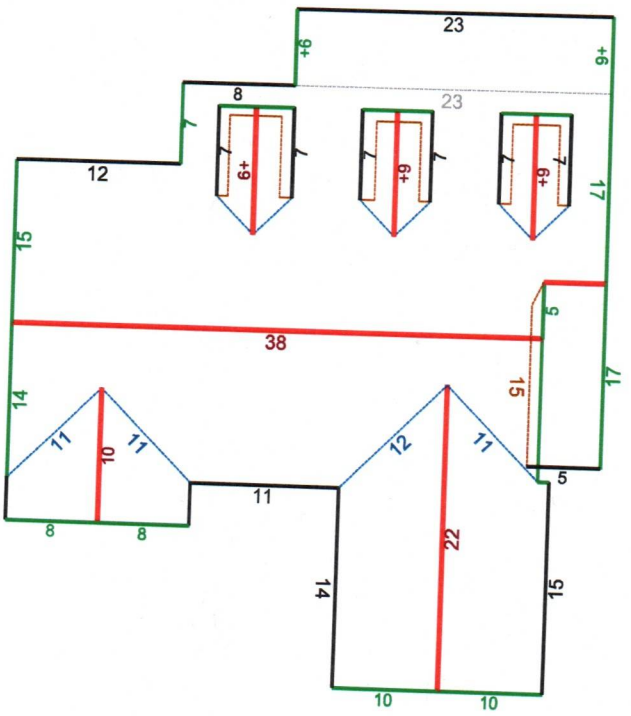
LENGTH DIAGRAM

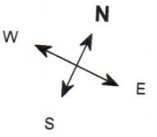
Total Line Lengths:

Ridges = 103 ft
Hips = 0 ft

Valleys = 70 ft
Rakes = 157 ft
Eaves = 134 ft

Flashing = 16 ft
Step flashing = 60 ft
Parapets = 0 ft





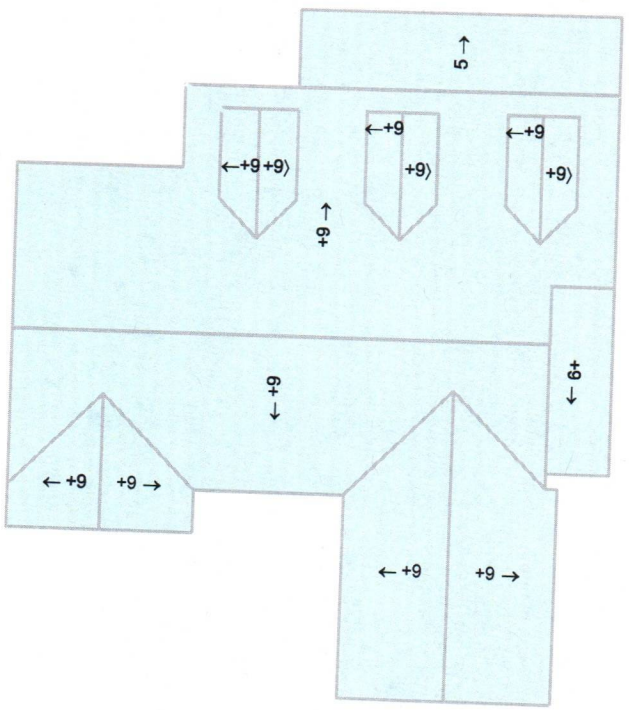
© 2022 Eagle View Technologies, Inc. All Rights Reserved.

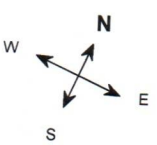
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 9/12





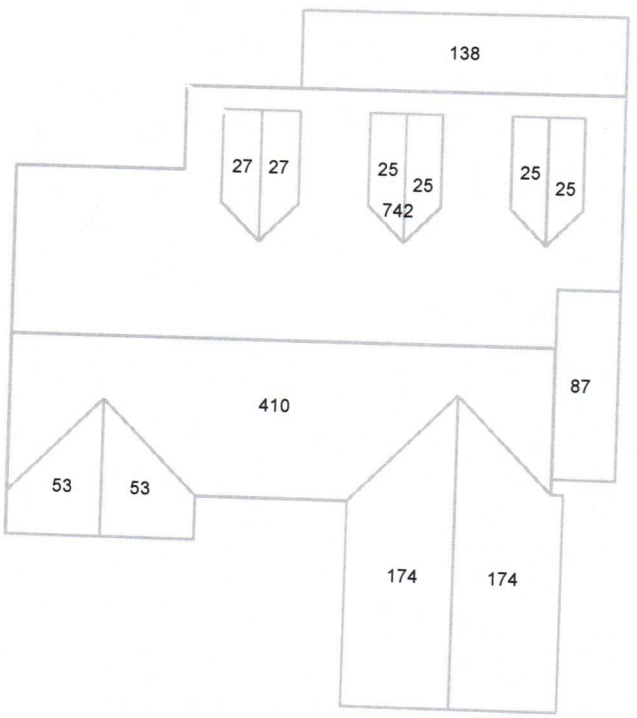
© 2022 Eagle View Technologies, Inc. All Rights Reserved

Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

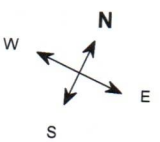
© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

AREA DIAGRAM

Total Area = 1,985 sq ft, with 14 facets.



© 2022 Eagle View Technologies, Inc. All Rights Reserved.

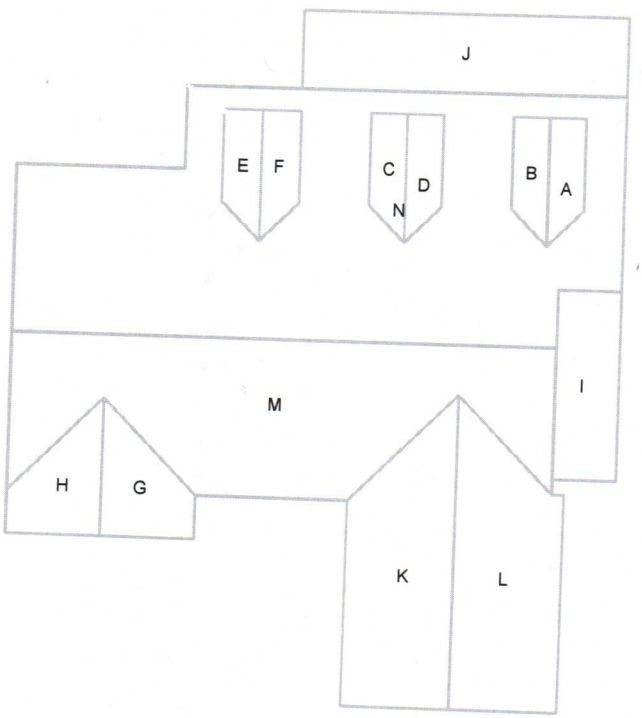


Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

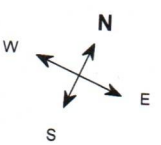
© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



© 2022 Eagle View Technologies, Inc. All Rights Reserved.



© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

REPORT SUMMARY

All Structures

Areas per Pitch		
Roof Pitches	5/12	9/12
Area (sq ft)	138.0	1846.3
% of Roof	7%	93%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation

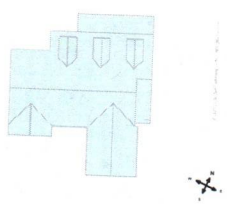
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	5%	10%	13%	**15%**	17%	20%	25%	30%
Area (Sq ft)	**1985**	2085	2184	2244	**2283**	2323	2382	2482	2581
Squares *	**20.00**	21.00	22.00	22.66	**23.00**	23.33	24.00	25.00	26.00
	Measured				**Suggested**				

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 14

Lengths, Areas and Pitches
Ridges = 103 ft (7 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 70 ft (10 Valleys)
Rakes† = 157 ft (20 Rakes)
Eaves/Starter‡ = 134 ft (15 Eaves)
Drip Edge (Eaves + Rakes) = 291 ft (35 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 16 ft (9 Lengths)
Step flashing = 60 ft (8 Lengths)
Predominant Pitch = 9/12
Total Area (All Pitches) = 1,985 sq ft

Property Location
Longitude = -70.1798524
Latitude = 41.2774831

Notes
This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

Online Maps

Online map of property
http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=10+Long+Pond+Dr,Nantucket,MA,02554-2535
Directions from Wilson Company Building Contractors Inc. to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=Po+Box+2615,Nantucket,MA,02584-2615&daddr=10+Long+Pond+Dr,Nantucket,MA,02554-2535

© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

eagleview™

Legal Notice and Disclaimer

10/12/2022

10 Long Pond Dr, Nantucket, MA 02554-2535 Report: 49027106

IMPORTANT LEGAL NOTICE AND DISCLAIMER

Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

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:

on file 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and 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.

✓ (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

on file 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 4R Jefferson Avenue

Owner of record: Mark Gotthwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, Va. 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket MA 02554

Contact Phone #: 508 325 5890 E-mail: Joseph@TophamDesignAck.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10045

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: Circa 1923

Original Builder: Unknown

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A NAN 216

REVISIONS* (describe)

1. East Elevation – NORTHEAST (FRONT) CHANGE OUTSWING GARAGE DOORS FROM 3 LIGHT TO 6 LIGHT, AND MAKE TALLER BY 12"
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 OUTSWING Material MAHOGANY

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE. Sash _____ Doors GREEN (MATCH EXISTING)

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

Garage

CERTIFICATE NO: _____ DATE ISSUED: 3/26/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 2024-03-10045 Slagg

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 4R Jefferson Avenue

Owner of record: Mark Gottwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, VA 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: 508-325-5890 E-mail: joseph@TophamDesignAck.com

FOR OFFICE USE ONLY CPA#496

Date application received: 3/11/24 Fee Paid: $ 80-

Must be acted on by: 5/10/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Raynold Pavao

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED AS SUBMITTED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

HISTORIC DETERMINATION
AE 8 = 3'-11½" RESILIENT GUIDELINES

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☒ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other proposed relocated reoriented garage w/ second story addition

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: ~~600~~ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 400 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

ELEVATION CERTIFICATE ✓

Difference between existing grade and proposed finish grade: North E. 21'7¾" South W. 21'2½" East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: N/A

Original Date: +/- 1923

Original Builder: unknown

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

NAN 21B ✓

REVISIONS (describe)

1. East Elevation – ADD second floor, second means of egress
2. South/West Elevation – second means of egress, add second floor
3. West Elevation – add second floor, add new windows
4. North/East Elevation – add second floor

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" to 12" ☐ 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 ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) 2" GUTTER

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1" Corner boards 5/4x6 Frieze _____

Window Casing 5/1x4 Door Frame 5/1x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front WOOD/GLASS Rear WOOD/GLASS Side WOOD/GLASS

Garage Door(s): Type OUTSWING Material WOOD

Hardscape materials: Driveways (EXISTING) SHELL Walkways FLAGSTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to weather Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors FRONT: EGG & DART (EXISTING)

Deck TO WEATHER Foundation GREY Fence _____ Shutters RECTANGLE TILE (EXISTING)

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/26/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: Garage HDC7021-03-10044 DATE ISSUED: 3/19/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. HISTORIC ~~PAINT~~ Determination

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 4R Jefferson Avenue

Owner of record: Mark Gottwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, VA 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: 508-325-5870 E-mail: joseph@TophamDesignNck.com

FOR OFFICE USE ONLY CHK # 4916

Date application received: 3/1/24 Fee Paid: $ 50

Must be acted on by: 5/10/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED

DESCRIPTION OF WORK TO BE PERFORMED

Garage

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other HISTORIC DETERMINATION (GARAGE)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: UNKNOWN

Original Date: ≈ 1923 GARAGE

Original Builder: UNKNOWN HDC NAN. 216

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/29/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

August 15, 2024

Address: 4R Jefferson Avenue, Nantucket, MA 02554
Map/Parcel: 29/ 48.1
Property Owner: Gottwald Family Trust

Dear Nantucket Building Commissioner,

At its March 19, 2024, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1923 garage) located at 4R Jefferson Avenue (formerly Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- As-built conditions vs. proposed changes;
- Current photographs of the structure;
- 1938 Aerial photo of the locus; Courtesy of the Town of Nantucket;
- 1940 Aerial photos of the locus, Courtesy of Nantucket Historical Association (AP1940-108 & -109);
- 1971 Aerial photo of the locus, Courtesy of Nantucket Historical Association (AP1971-1);
- 1923 & 1949 Sanborn Insurance Maps;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.216.)
-

Based on this evidence, the HDC finds that 4R Jefferson Ave (formerly known as 70 Jefferson Ave) (c.1923 garage) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, while this garage will be renovated into a cottage, following the HDC's Resilient Nantucket Design Guidelines, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2024-03-10045; HDC2024-03-10044

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.216
Historic Name:	
Common Name:	
Address:	70 Jefferson Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-048; BP7-36;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, December 14, 2023 at 9:52 AM

NAN.216

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

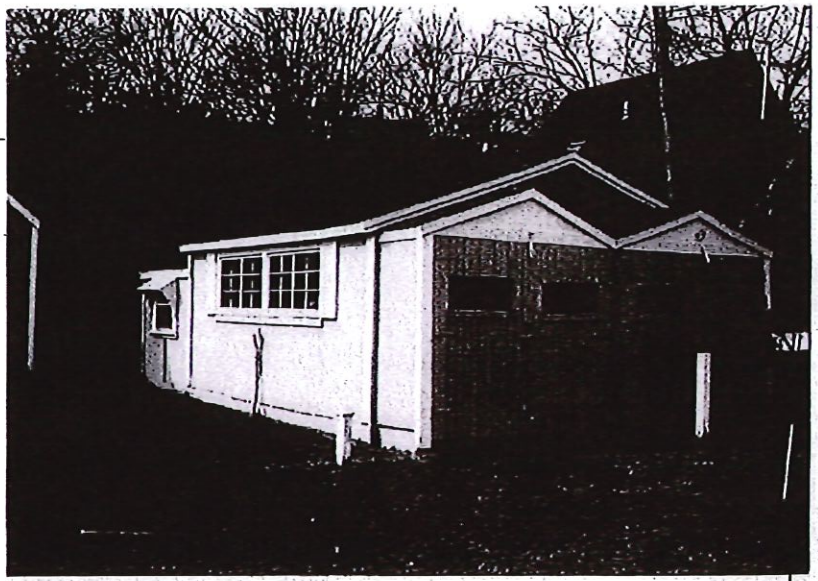
SURVEY/
FILM ROLL #: BP7-36
MAP/PARCEL#: 29-048

Recorded by: BW Date: 03/16/89 Organization: AGS

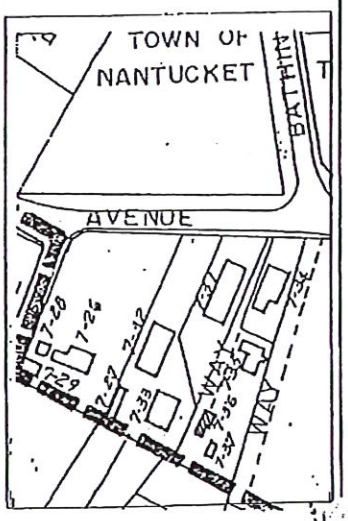
IDENTIFICATION

1. Street Name & No.: 70 JEFFERSON AVE
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: HAMBLIN, ROBERT S.
5. Ownership History:
   Unknown

6. Use: Original: Garage Present: Garage
   Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes
   Interior: N/A



8. MAP -- 3X2"



Revised 5/89

NAN.216

Survey/Film Roll #: BP7-36

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 0
12. Setback from Street (ft.):400 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP7-35,BP7-37
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Plywood
20. Exterior Wall Material, Side Elevations: Plywood
21. Exterior Wall Material, Rear Elevation: Plywood
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: N/A
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Fair
40. Integrity: N/A
41. Alterations:
N/A

NAN.216

Survey/Film Roll #: BP7-36

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: ND
  Source: Unknown
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

INDEX

1) General Information on 4R Jefferson Avenue. Sometimes referred to as 70 North Beach Street or as part of 4 Jefferson Avenue prior to recent subdivision.
   a. Property photos
   b. Locus Map
   c. Most recent Site Plan showing new subdivision to 4R
   d. Assessors Property Cards, (3; one current for 4R, one for 4R obtained from the Assessors Office when GIS was down, one for 4 Jefferson Avenue with info on the Cottage prior to subdivision to 4R).

2) Sanborn Maps for 1923, 1949
   a. 1923, pages 19 and 21, both show a structure in approximately the same locus.
   b. 1949, pages 19 and 21, both show a structure in approximately the same locus.

3) MACRIS/Nantucket Island Architectural Survey for the property once known as 70 Jefferson Avenue, now known as part of 4R Jefferson Avenue. The Cottage is deemed to be Contributing, perhaps because it is listed as being built in 1923.

4) Nantucket Historical Association's Aerial photographs which show structures on the property (1940, 1971, 1993).

5) A history of Site Plans showing the property currently owned by the Gottwalds, (1993, 1994, 1995).

6) Photographs obtained from the Nantucket Historical Association.

7) Inquirer & Mirror Property Transfer showing purchase by the Gottwalds.

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

8) An Order of Conditions issued October 17, 2023 permitting the renovation, relocation, and elevation of the two structures on 4R Jefferson Avenue, and the restoration associated grading, landscaping and utilities within Land Subject to Coastal Storm Flowage and the buffer zones to Coastal Bank and Bordering Vegetated Wetland. Waivers are required for this project.

9) Massachusetts Registry of Deeds, history of ownership.

10) Worcester Polytechnic Institute (WPI), Project Report: Managing Flooding in Nantucket, December 2020.

11) WPI Data Sheet on island area flooding during the "Perfect Storm" of October 30, 1991

12) The Nantucket Island Architectural and Cultural Resources Surveys for the abutters.

TOPHAM DESIGN

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 2/4 Jefferson Ave. M 29 /P 138

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Mark Gottwald
326 Lynton Lane
Richmond ,VA 23221

18 Hummock Pond Road, Nantucket, MA. ~ Tel: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

TOPHAM DESIGN llc.
architecture

4R JEFFERSON AVENUE
Garage

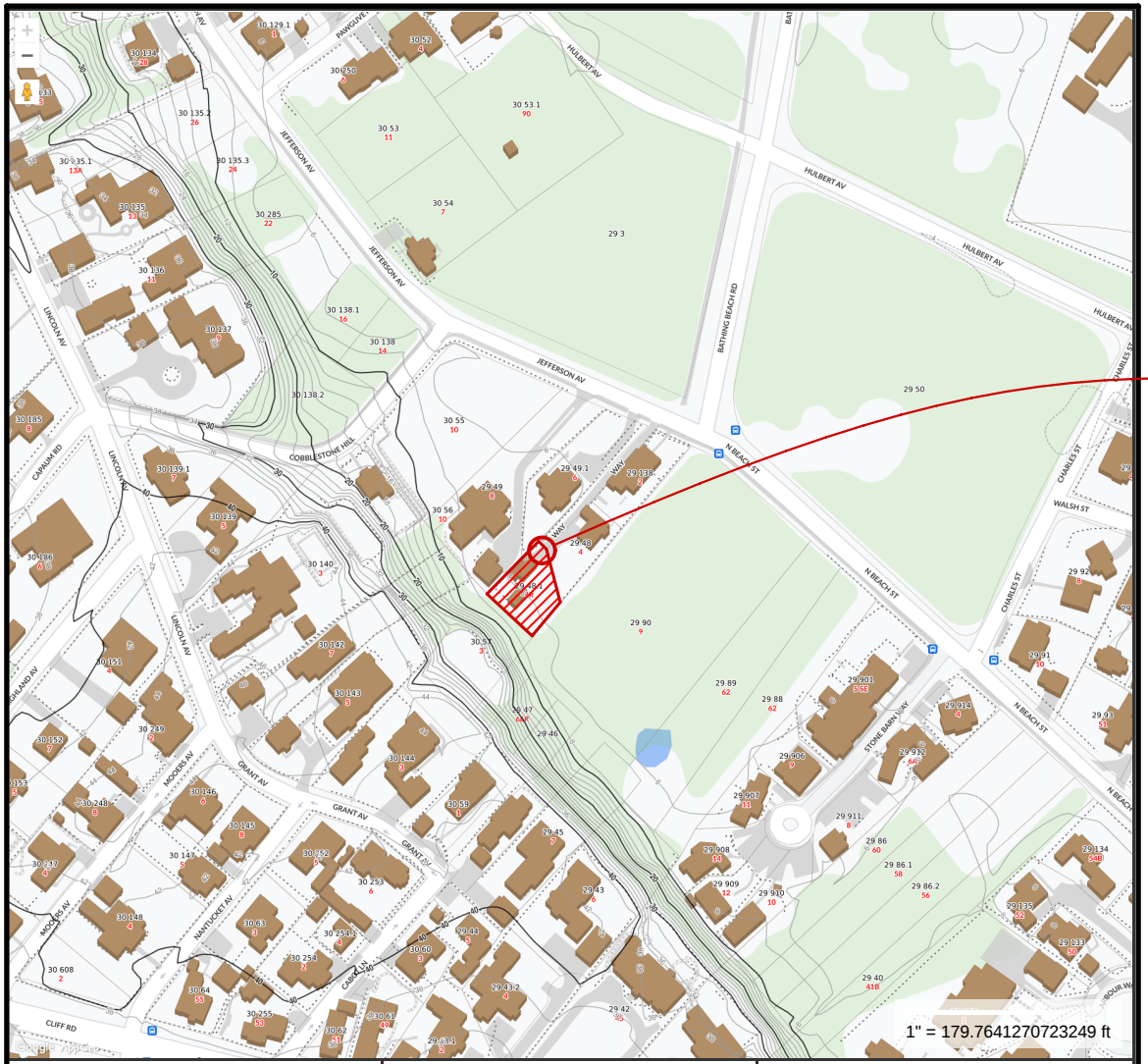




TOPHAM DESIGN llc.
architecture



GOTTWALD RESIDENCE
ADDITIONS & ALTERATIONS
EVITA CAUNE PROGRESS SET
4R JEFFERSON AV, NANTUCKET, MA, 02554



L

4R JEFFERSON AV LOCUS MAP

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023
HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

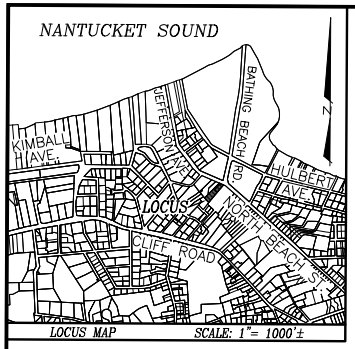
EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING :R-1	ALLOWABLE % C.30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC © 2025. NO PUBLICATION OR USE OF THESE DRAWINGS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC-0.1



OWNER INFORMATION

THOMAS E. GOTTWALD, TRUSTEE
THE MARK H. GOTTWALD FAMILY TRUST
Deed Bk./Pg.: 1308/322
Deed Bk./Pg.: 1308/325
Plan No.: 2022-60, LOT C
ASSESSOR'S MAP 29-48.1
#4R JEFFERSON AVENUE

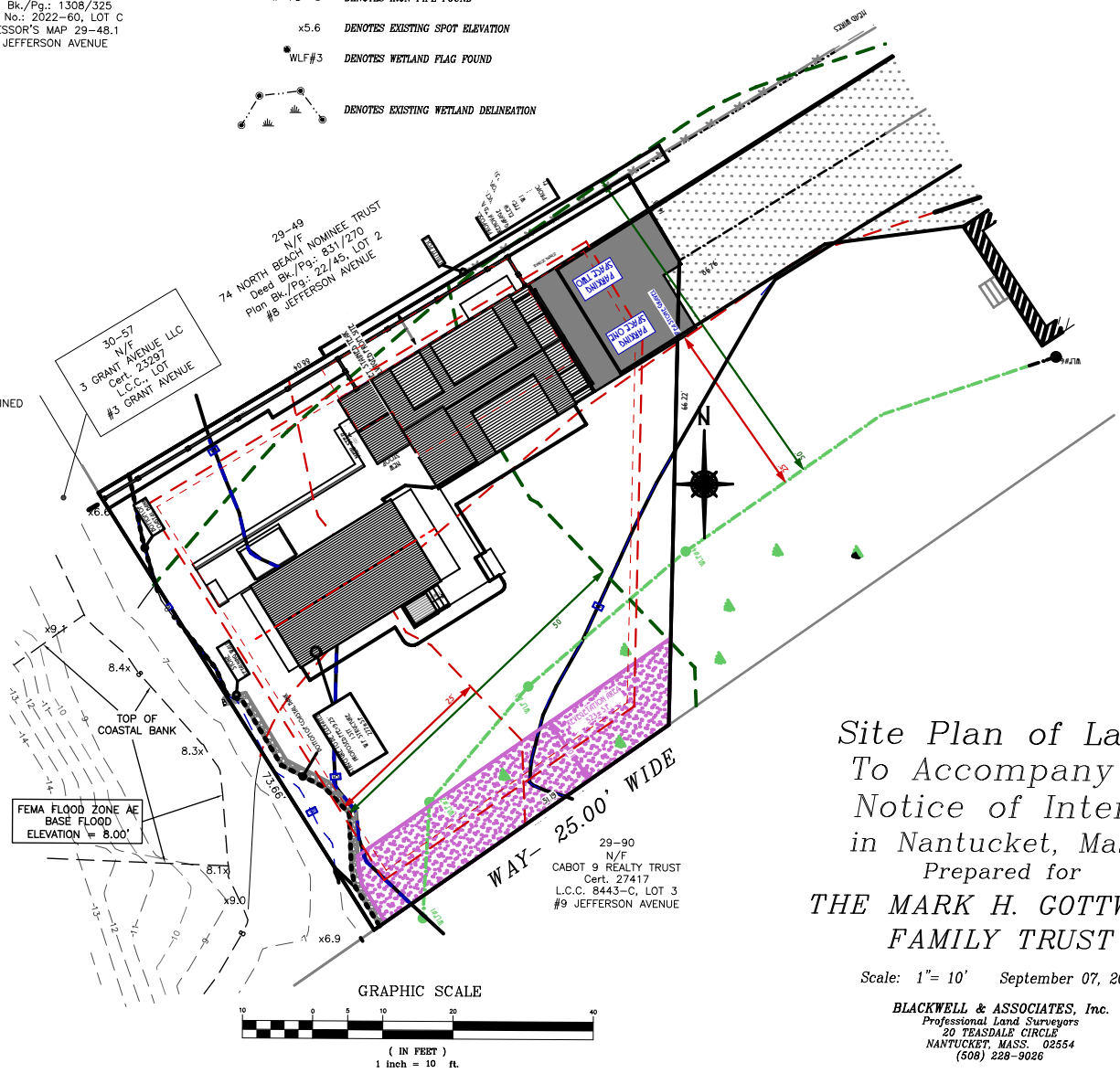
LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
x5.6	DENOTES EXISTING SPOT ELEVATION
WLF#3	DENOTES WETLAND FLAG FOUND
	DENOTES EXISTING WETLAND DELINEATION

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	5,221± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30%	15% ±

NOTE: ZONING BYLAW 139-16(C)3
FOR R-1 ZONING DISTRICT- 10' SETBACK TO BE MAINTAINED FROM ALL WAYS, WHETHER CONSRTUCTED OR NOT.



Site Plan of Land
To Accompany a Notice of Intent
in Nantucket, Mass.
Prepared for
THE MARK H. GOTTWALD FAMILY TRUST

Scale: 1"= 10' September 07, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8286

T:\LUCAS JOB 5

BLACKWELL & ASSOCIATES, INC. PROPOSED SITE PLAN

S

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BLACKWELL & ASSOCIATES, INC. · PROPOSED HDC SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023
HDC CERTIFICATE NO.:

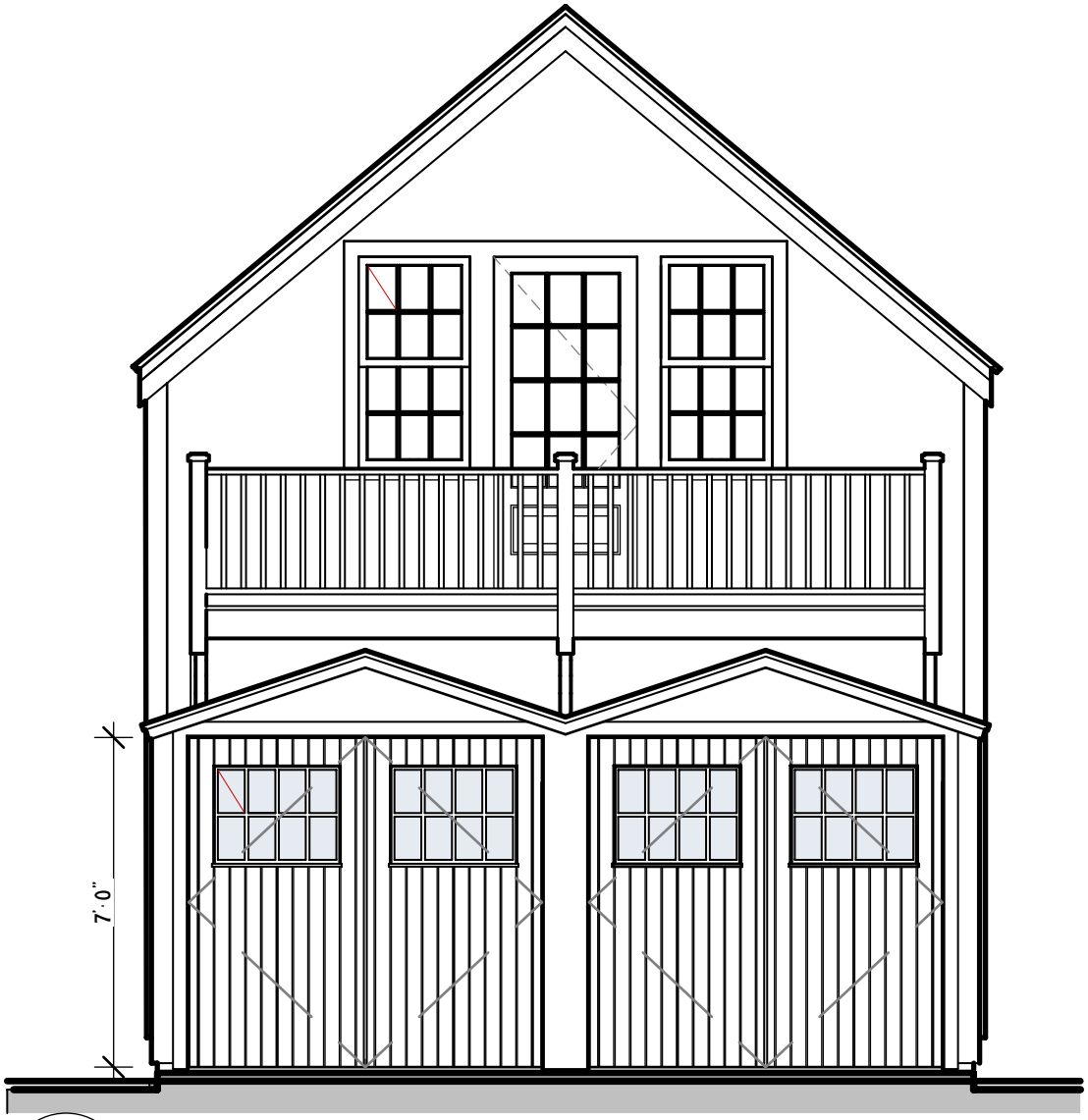
GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01
MAP NO.29 MAP NO.: 48.1
ZONING -R-1 ALLOWABLE % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC ©2025. NO PUBLICATION OR USE OF THESE DRAWINGS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC · 0.2



1

OUTSWING GARAGE DOORS OPTION ONE · SIX LIGHT, 7'-0 TALL DOORS

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325-5890 EMAIL: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

OUTSWING GARAGE DOORS OPTION ONE · SIX LIGHT, 7'-0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R Jefferson Av
Nantucket, MA 02554

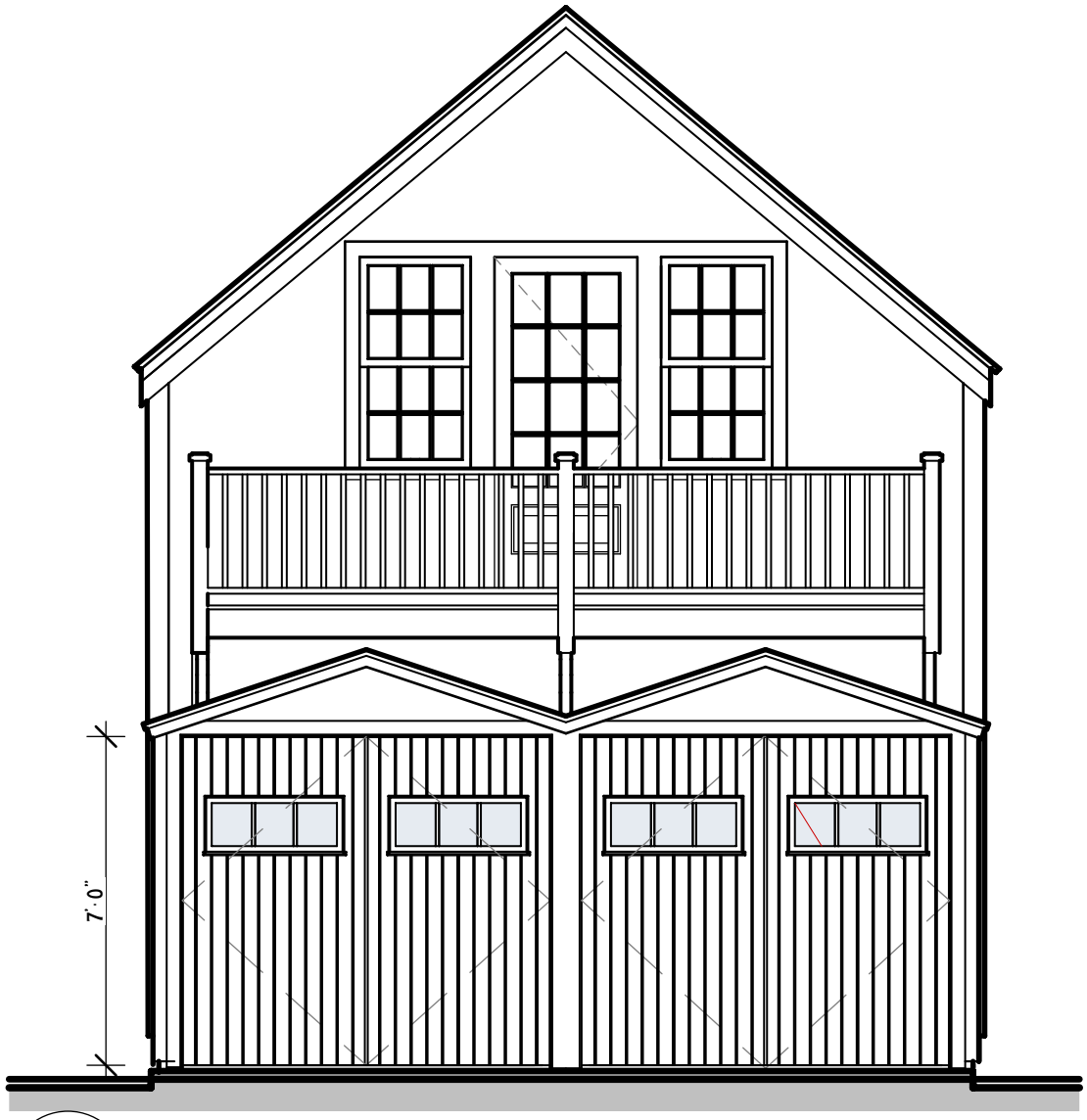
EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

Map No:29	Map No.: 48.1
Zoning :R-1	Allowable % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC-.5.1



1

OUTSWING GARAGE DOORS OPTION TWO · THREE LIGHT, 7'·0 TALL DOORS

SCALE: 1/4" = 1'·0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

OUTSWING GARAGE DOORS OPTION TWO · THREE LIGHT, 7'·0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

48 JEFFERSON AV
NANTUCKET, MA 02554

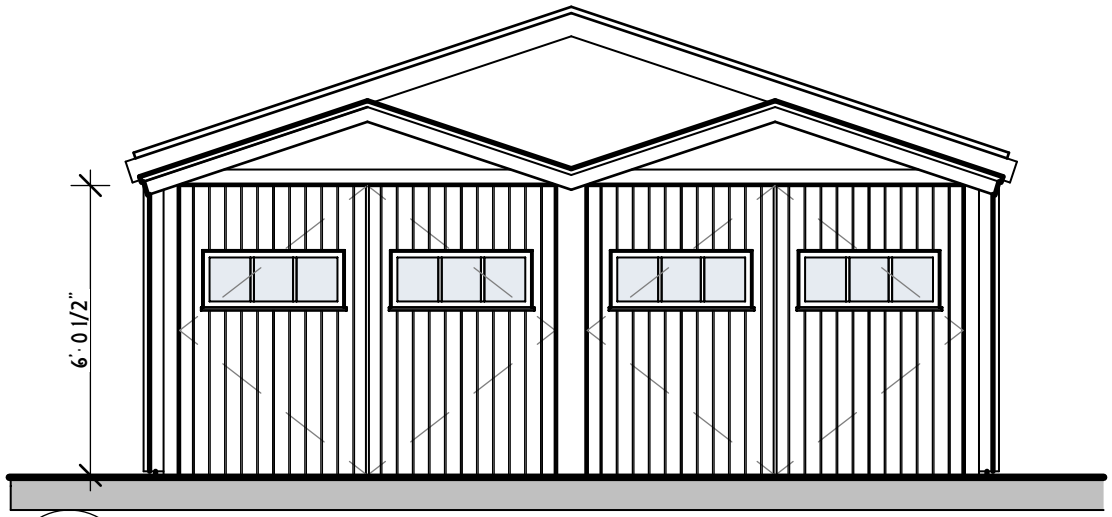
EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024·01

MAP NO.:29	MAP NO.: 48.1
ZONING :R·1	ALLOWABLE % C.30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2023.

HDC · .5.2



EX

EXISTING OUTSWING GARAGE DOORS THREE LIGHT, 6' 0 TALL DOORS

SCALE: 1/4" = 1' 0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING OUTSWING GARAGE DOORS THREE LIGHT, 6' 0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

48 JEFFERSON AV
NANTUCKET, MA 02554

EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

MAP NO:29	MAP NO.: 48.1
ZONING :R-1	ALLOWABLE % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2023.

HDC - .5.3



EX

4R JEFFERSON GARAGE DOORS_10.04.24

SCALE: 1" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING OUTSWING GARAGE DOORS THREE LIGHT, 6'-0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

MAP NO:29	MAP NO.: 48.1
ZONING: R-1	ALLOWABLE % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC - .5.4

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 Millham, Brian & Laura

STREET ADDRESS 6 Boulevarde

MAP/PARCEL 80//75.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/26/25

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 3/26/25

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°: 80 PARCEL N°: 75.1

Street & Number of Proposed Work: 6 Boulevarde

Owner of record: Millham, Brian + Laura

Mailing Address: 216 ORINDA WAY #345
Orinda, CA. 94563

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 116B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: Driveway Gate: (65' Back from Apron)
• See Proposed Options
• 14.5' +/- Total Width

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~~ Natural to Gate weather Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/26/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7542
Location	6 BOULEVARDE
Owner	MILLHAM BRIAN & LAURA

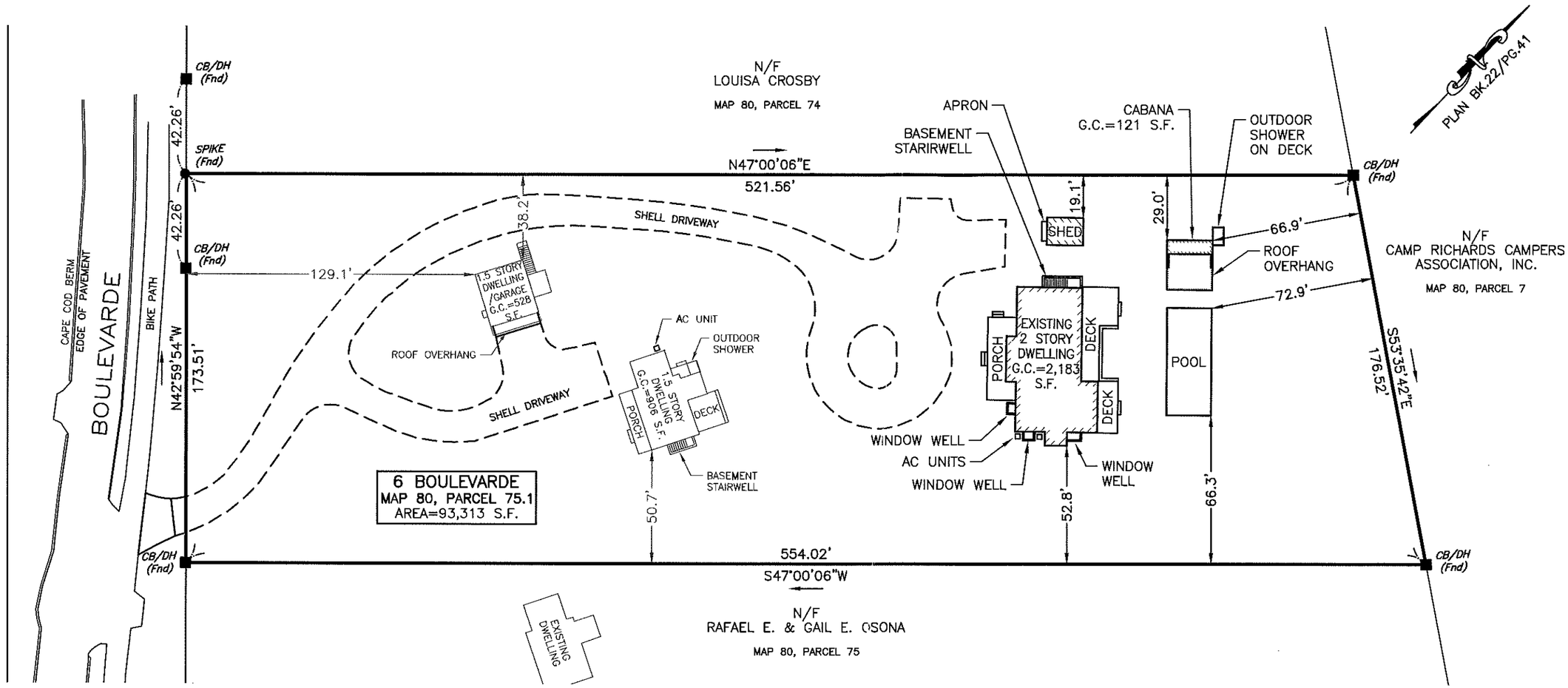
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


Boulevarde
Boulevarde
Boulevar



ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 2 (LUG-2)

	REQUIRED	EXISTING
LOT AREA	80,000 S.F.	93,312 S.F.
LOT FRONTAGE	150 FT.	173.51 FT.
FRONT YARD SETBACK	35 FT.	129.1 FT.
REAR YARD SETBACK	15 FT.	66.9 FT.
SIDE YARD SETBACK	15 FT.	29.0 FT.
MAX. GROUND COVER RATIO	4%	4.0%

OVERLAY DISTRICT APPLICABILITY

WELLHEAD PROTECTION

MA DEP ZONE II

COMMONWEALTH OF MASSACHUSETTS
ROBERT L. MASON
NO. 49249
REGISTERED PROFESSIONAL LAND SURVEYOR

50 0 25 50
SCALE: 1 INCH = 50 FEET

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JANUARY 23, 2023.
2. THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 15TH EDITION, EFFECTIVE AUGUST 1, 2021, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250230 0089 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.

DATE: FEBRUARY 28, 2023 | REV. DATE:

PROJ.#: 20249 | SCALE: 1" = 50' | DRAWN BY: SKD/RLM | CHECK BY: RLM/DCM

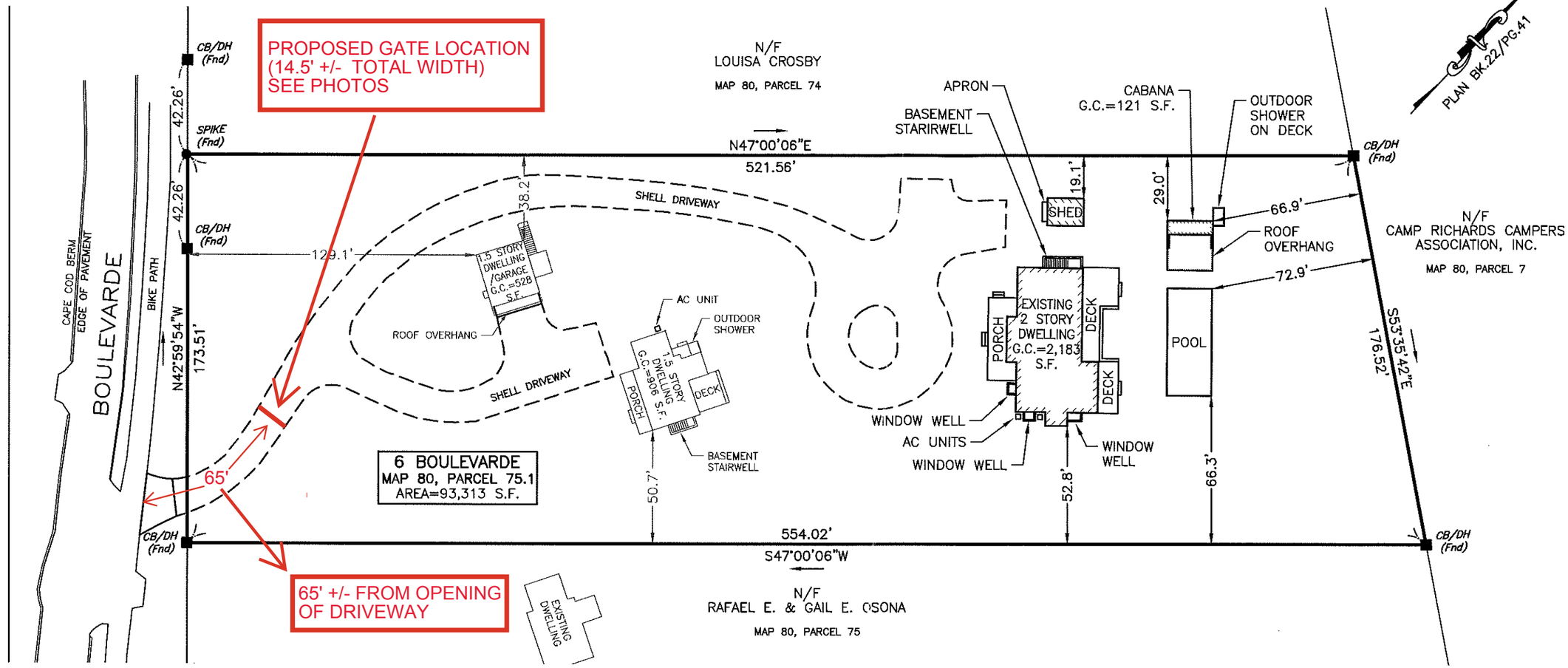
ISSUED FOR: APPROVAL

PREPARED FOR: BRIAN & LAURA MILLHAM

BUILDING AS-BUILT PLAN

6 BOULEVARDE
NANTUCKET , MASSACHUSETTS
ASSESSOR'S MAP 80, PARCEL 75.1

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM



ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 2 (LUG-2)

	REQUIRED	EXISTING
LOT AREA	80,000 S.F.	93,312 S.F.
LOT FRONTAGE	150 FT.	173.51 FT.
FRONT YARD SETBACK	35 FT.	129.1 FT.
REAR YARD SETBACK	15 FT.	66.9 FT.
SIDE YARD SETBACK	15 FT.	29.0 FT.
MAX. GROUND COVER RATIO	4%	4.0%

OVERLAY DISTRICT APPLICABILITY

WELLHEAD PROTECTION

MA DEP ZONE II

COMMONWEALTH OF MASSACHUSETTS
ROBERT L. MASON
NO. 49249
REGISTERED PROFESSIONAL LAND SURVEYOR

50 0 25 50
SCALE: 1 INCH = 50 FEET

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JANUARY 23, 2023.
2. THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 15TH EDITION, EFFECTIVE AUGUST 1, 2021, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250230 0089 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.

DATE: FEBRUARY 28, 2023 | REV. DATE:
PROJ.#: 20249 | SCALE: 1" = 50' | DRAWN BY: SKD/RLM | CHECK BY: RLM/DCM
ISSUED FOR: APPROVAL
PREPARED FOR: BRIAN & LAURA MILLHAM

BUILDING AS-BUILT PLAN
6 BOULEVARDE
NANTUCKET , MASSACHUSETTS
ASSESSOR'S MAP 80, PARCEL 75.1

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM


6 BOULEVARDE
PUBLIC WAY
6


OPTION #1
(CLIENT PREFERRED)



6 BOULEVARDE

Location	6 BOULEVARDE	**Mblu**	80/ / 75/1 /
Acct#	00007542	**Owner**	MILLHAM BRIAN & LAURA
Assessment	$8,034,600	**PID**	7542
Building Count	3		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$6,718,700	$1,315,900	$8,034,600

Owner of Record

Owner	MILLHAM BRIAN & LAURA	**Sale Price**	$2,000,000
Co-Owner		**Certificate**	
Address	21C ORINDA WAY # 345 ORINDA , CA 94563	**Book & Page**	1835/127
		Sale Date	07/02/2021
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MILLHAM BRIAN & LAURA	$2,000,000		1835/127	1U	07/02/2021
6 BLVD LLC	$1,975,000		1813/131	1O	03/31/2021
PAPADOPOULOS ALEXANDROS S ETAL	$1,500,000		0979/082	00	09/22/2005
STONE DENNIS	$0		0438/262	1H	02/11/1994
ARENT WENDY W	$210,000		0382/298	01	03/10/1992

Building Information

Building 1 : Section 1

Building Photo

Year Built: 1985
Living Area: 1,380
Replacement Cost: $1,048,568
Building Percent Good: 92
Replacement Cost Less Depreciation: $964,700

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 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	

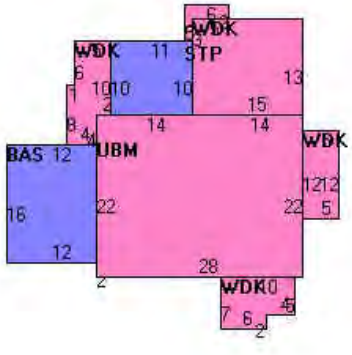
Building 2 : Section 1

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7542_87

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	918	918
TQS	Three Quarter Story	616	462
FOP	Porch, Open, Finished	335	0
UBM	Basement, Unfinished	616	0
WDK	Deck, Wood	76	0
		2,561	1,380

Year Built: 1992
Living Area: 444
Replacement Cost: $273,210
Building Percent Good: 92
Replacement Cost Less Depreciation: $251,400

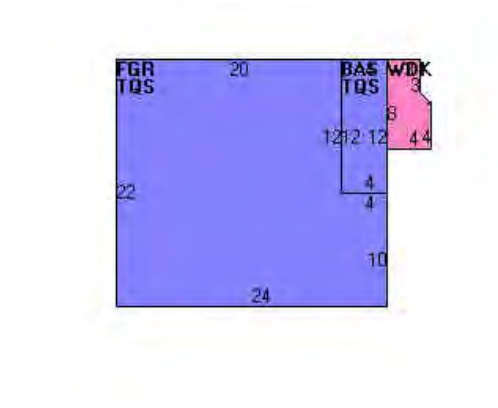
Building Attributes : Bldg 2 of 3	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	No Kitchen
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7542_87

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	528	396
BAS	First Floor	48	48
CAN	Canopy	96	0
FGR	Garage, Finished	480	0
WDK	Deck, Wood	80	0
		1,232	444

Building 3 : Section 1

Year Built: 2021
Living Area: 5,587
Replacement Cost: $5,335,009
Building Percent Good: 100
Replacement Cost Less Depreciation: $5,335,000

Building Attributes : Bldg 3 of 3	
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	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	6
Total Half Baths:	4
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7542_11

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,430	2,430
FBM	Basement, Finished	2,430	1,701
FUS	Upper Story, Finished	1,456	1,456
ARB	Arbor	198	0
FOP	Porch, Open, Finished	1,052	0
WDK	Deck, Wood	1,046	0
		8,612	5,587

Basement	
Usrfld 706	

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$12,200	3

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.14
Frontage	0
Depth	0
Assessed Value	$1,315,900

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			800.00 S.F.	$88,800	3
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	3
PAT2	PATIO-GOOD			1470.00 S.F.	$33,100	3
BTH2	W/PLUMBING			120.00 S.F.	$17,500	3
SHD1	SHED FRAME			192.00 S.F.	$5,200	3

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$6,718,700	$1,315,900	$8,034,600
2024	$6,255,500	$1,315,900	$7,571,400
2023	$2,501,900	$1,254,300	$3,756,200
2022	$498,100	$884,000	$1,382,100
2021	$489,700	$939,200	$1,428,900

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 616

Street & Number of Proposed Work: 40 Goldfinch

Owner of record: Anthony & Ann Marie Tropasso

Mailing Address: 40 Goldfinch
Nantucket

Contact Phone #: 978-855-2058 E-mail: ATRAPASSO@halstead ins.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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

☐ _____ PAINT PAINT

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front PAINT BLACK 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) Cliffside Gray Roof _____

Trim _____ Sash _____ 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 3-28-2025 Signature of owner of record [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Anthony P. Trapasso Jr

AS AGENT FOR _____

STREET ADDRESS 40 Goldfinch

MAP/PARCEL 68 616

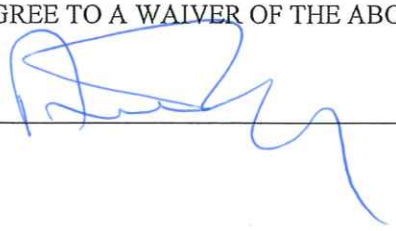
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3-28-2025

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 3-28-2025 Date

2025 00181382
Cert: 29818 Doc: DD
Registered: 01/07/2025 09:50 AM

QUITCLAIM DEED

Cape Cod Five Cents Savings Bank, Trustee of The Carolyn K. Wells 2011 Revocable Trust, under Declaration of Trust dated January 14, 2011, as amended by the First Amendment dated July 17, 2013, and Second Amendment dated June 3, 2021, as evidenced by a Trustee's Certificate pursuant to M.G.L. Ch. 184, sec. 35, filed with the Nantucket Registry District of the Land Court as Document No. 169861, (the "Grantor"),

for consideration of TWO MILLION FOUR HUNDRED THOUSAND AND NO/100 ($2,400,000.00) DOLLARS, paid,

Re: 40 Goldfinch Drive, Nantucket, MA

grant to **Anthony P. Trapasso, Jr., Trustee of the Anthony P. Trapasso Jr. Trust**, for which a Trustee Certificate pursuant to M. G. L. Ch. 184, sec. 35 is registered as Document No. 173609 at the Registry District of Nantucket County, for a fifty percent (50%) interest and **Ann Marie Trapasso, Trustee of the Ann Marie Trapasso Trust**, for which a Trustee Certificate pursuant to M.G.L. Ch. 184, sec. 35 is registered as Document No. 173610 at the Registry District of Nantucket County, for a fifty percent (50%) interest, with a mailing address of 15 Evergreen Circle, Sterling, MA 01564, (the "Grantees"),

with *quitclaim covenants*,

that certain parcel of land, together with the buildings and improvements thereon, located in the Town and County of Nantucket, described as follows:

LOT 364

LAND COURT PLAN 16514-12

The Grantor hereby releases any and all homestead rights in the property and warrants and represents under the pains and penalties of perjury that there are no persons entitled to any rights of homestead under M.G.L. c. 188 in the premises conveyed by this deed.

The Grantor, Cape Cod Five Cents Savings Bank, Trustee of The Carolyn K. Wells 2011 Revocable Trust, hereby certifies, under the pains and penalties of perjury, as follows:

1. That the Trust is in existence and that Cape Cod Five Cents Savings Bank is the Trustee of the Trust.

2. That the Trust has not been altered or amended except as referenced herein.

3. That all of the beneficiaries of the Trust are of full age and are legally competent.

4. That all beneficiaries of the Trust have directed Cape Cod Five Cents Savings Bank, as Trustee, to execute, acknowledge as required, and deliver any and all documents necessary to effectuate the sale of the above described property for consideration of $2,400,000.00.

For title see Certificate of Title No. 24879.

Signed under the pains and penalties of perjury this 31st day of December, 2024.

Cape Cod Five Cents Savings Bank, Trustee

By: Christine A. Jeness
Name: Christine A. Jeness
Title: AVP Trust & Asset Management Dept.
FOR AUTHORITY TO SIGN
SEE BOOK 1691, PAGE 300

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 31st day of December, 2024, before me, the undersigned notary public, personally appeared Christine A Jeness on behalf of Cape Cod Five Cents Savings Bank, Trustee as aforesaid, personally known to me or proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Kathleen A Boisvert
Notary Public
My commission expires: 7/17/26

KATHLEEN A. BOISVERT
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 17, 2026

7028212.1

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 01/07/2025 09:50 AM
Ctrl# 467126 30116 Doc# 00181382
Fee: $10,944.00 Cons: $2,400,000.00

NANTUCKET LAND BANK
CERTIFICATE
☒ Paid $ 48,000
☐ Exempt
☐ Non-applicable
47185 1/7/25
No. Date
Authorization: MW

181382

.00

DOC No: 00181382

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

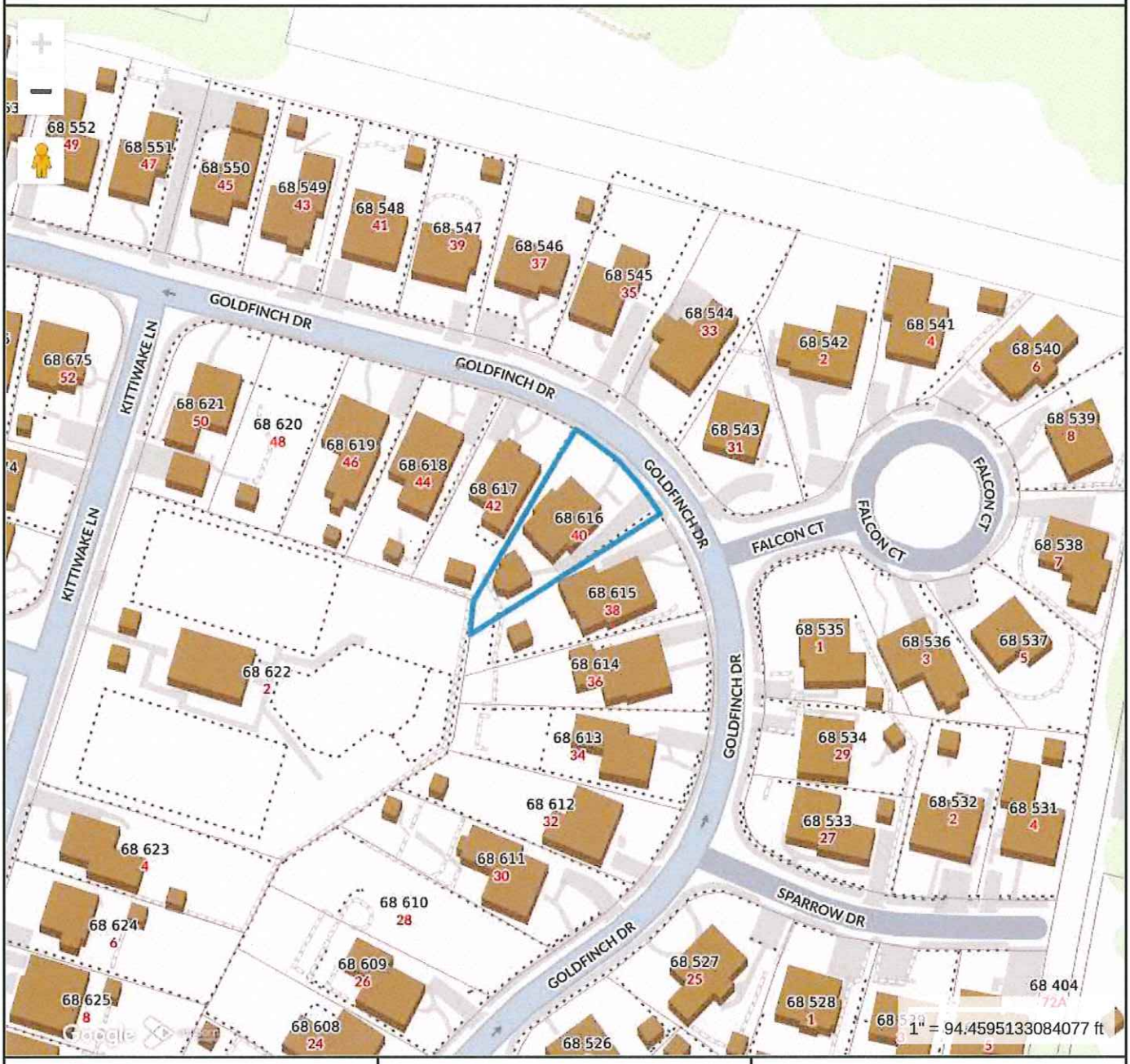
** RECEIVED FOR REGISTRATION **

On: Jan 07,2025 at 09:50A

Document Fee: 155.00 Rec Total:$11,389

CERTIFICATE No: 29818

Also noted on CERT 24879



Property Information

Property ID	6406
Location	40 GOLDFINCH DR
Owner	WELLS CAROLYN K 2011 REV TRUST

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.


ACK SNT

40

MILES ACE
TRUCKING

ROOF CHECKLIST

COTTAGE #1 (EAST)

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

X	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
X	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
N/A	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
X	Application fee: $50.00
X	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	COLORED Pictures: 3 sets, including the entire context of the house-
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
X	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/21/24

East College



East Cottage



East Cottage



East Cottage



Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 23

Street & Number of Proposed Work: 55 WAUWINET RD.

Owner of record: NISDA

Mailing Address: 23-25 WAUWINET RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVAL DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325 4219 E-mail: ack@valolivaldesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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: COFFEE ONE (LOST)

Original Date: 1949

Original Builder: MOVED FROM 71 WASHINGTON ST.

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 NICHIHA CINDY (3 TAB)

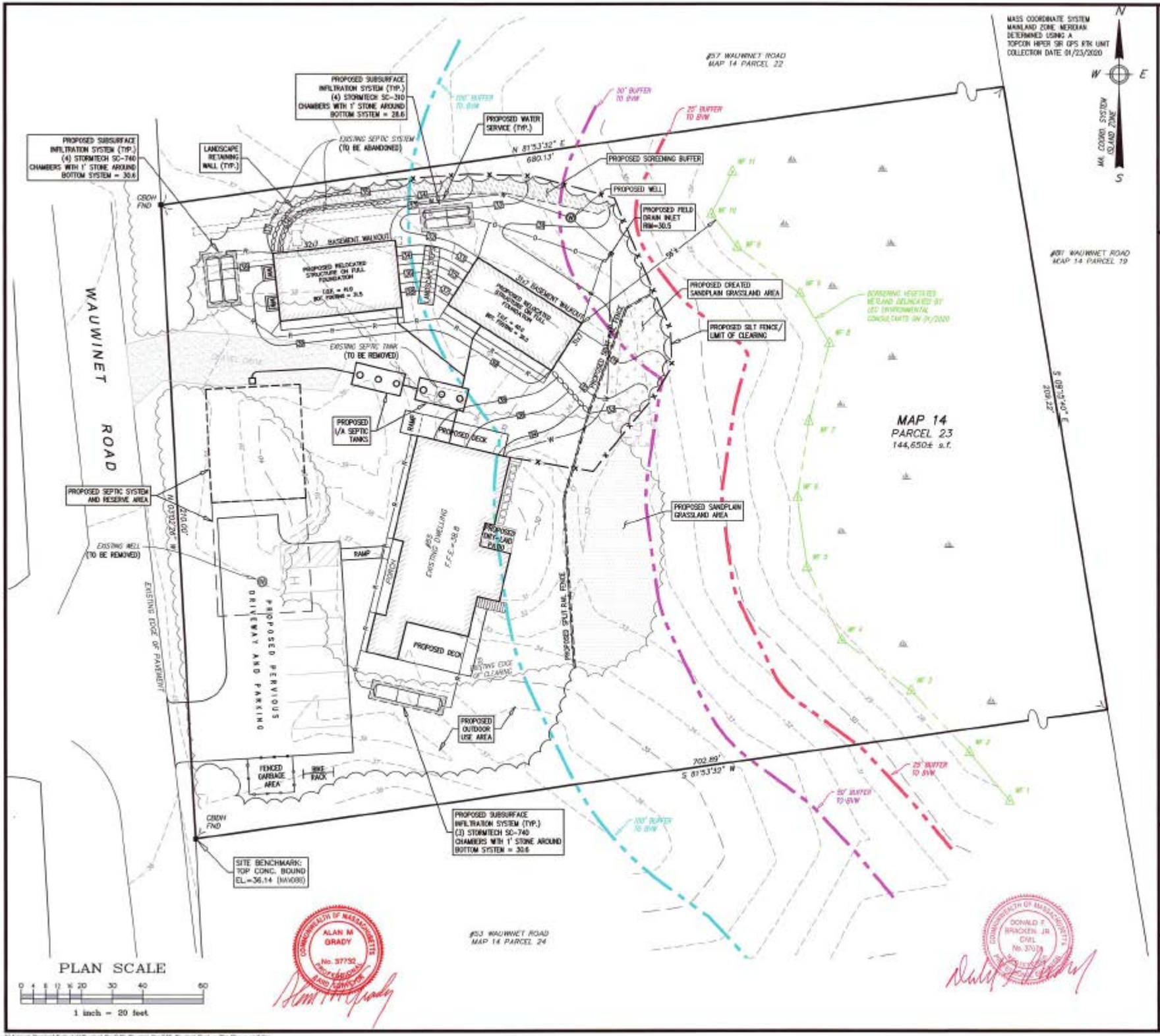
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

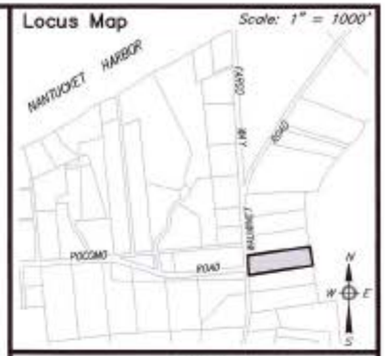
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/31/25 Signature of owner of record _____ Signed under penalties of perjury



Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #55 WAUWINET ROAD
   MAP 14 PARCEL 23
2. OWNER: NANTUCKET ISLAND SCHOOL OF DESIGN AND THE ARTS, INC.
   23 WAUWINET ROAD
   NANTUCKET, MA 02554
3. DEED REF: L.C. CERTIFICATE #19448
4. PLAN REF: L.C. PLAN 15961-X (LOT 86)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0084-G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0670
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0544
www.brackeneng.com

CONSERVATION SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

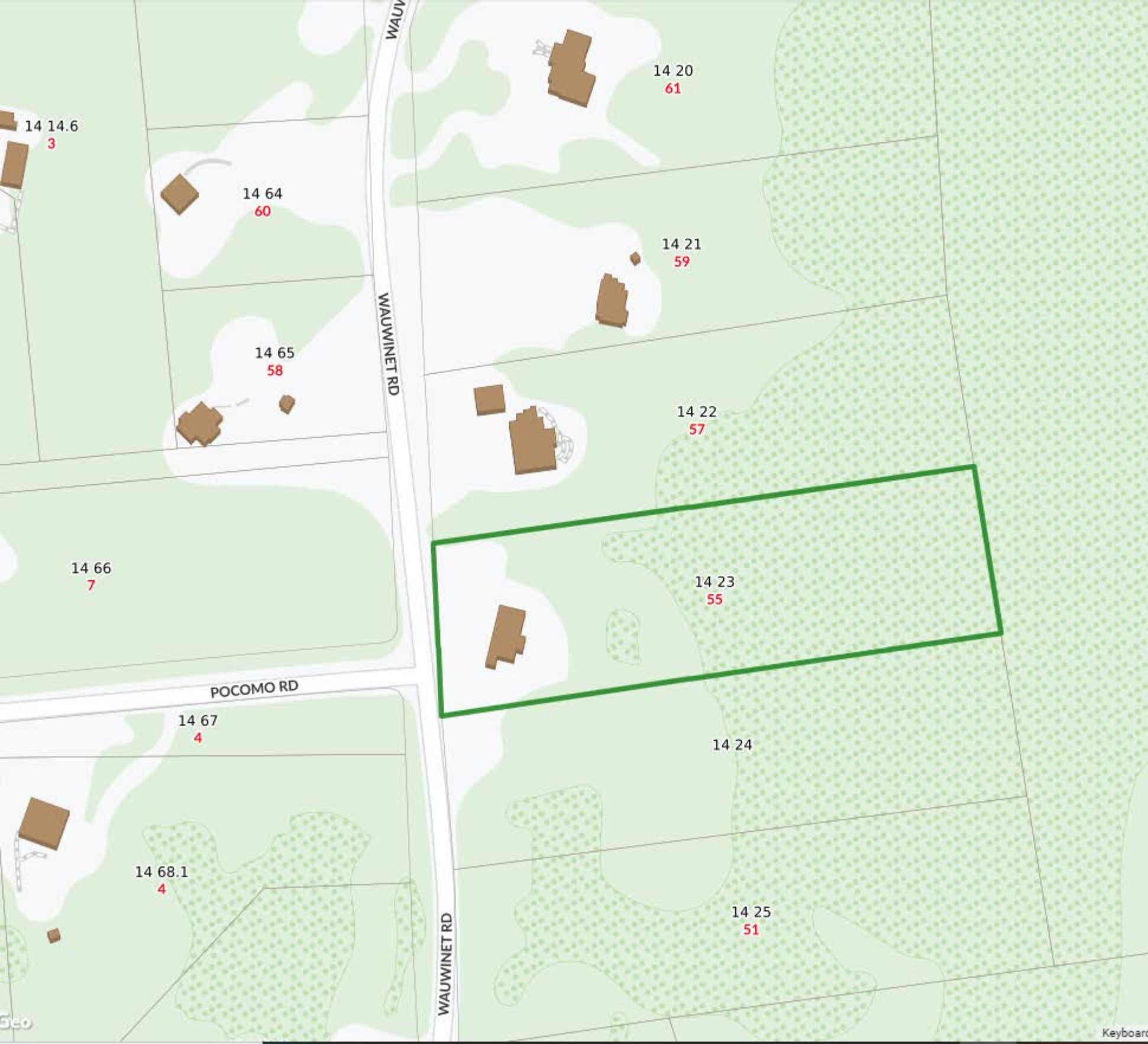
NISDA, INC.

#55 WAUWINET ROAD

MAP 14 PARCEL 23

No.	Date	Revision Description	By
3	11/9/21	REVISE SITE PROGRAMMING	RMM
2	8/16/21	ADD HABITAT MANAGEMENT & SANDPLAIN AREAS, MISC	RMM
1	6/1/21	ADD SEPTIC SYSTEM	RMM

Date:	Drawn:	Checked:	Sheet:
JUNE 1, 2021	RMM/DAF/BEI	DFB/AMG	1 of 1


14 14.6
3
14 64
60
14 65
58
14 66
7
14 67
4
14 68.1
4
14 20
61
14 21
59
14 22
57
14 23
55
14 24
14 25
51
WAUWINET RD
WAUWINET RD
POCOMO RD

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 23

Street & Number of Proposed Work: 35 WAUWINET RD.

Owner of record: NISSIM

Mailing Address: 23-25 WAUWINET RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OWEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325 4719 E-mail: advan@comcast.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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: COTTAGE 2 (WEST)

Original Date: 1949

Original Builder: MOVED FROM 71 WASHINGTON ST

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 NICKEL GRAY

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/31/25 Signature of owner of record _____ Signed under penalties of perjury

ROOF CHECKLIST

COTTAGE #2 (WEST)

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

X	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
X	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
NA	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
X	Application fee: $50.00
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	COLORED Pictures: 4 sets, including the entire context of the house-
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
X	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/31/25

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

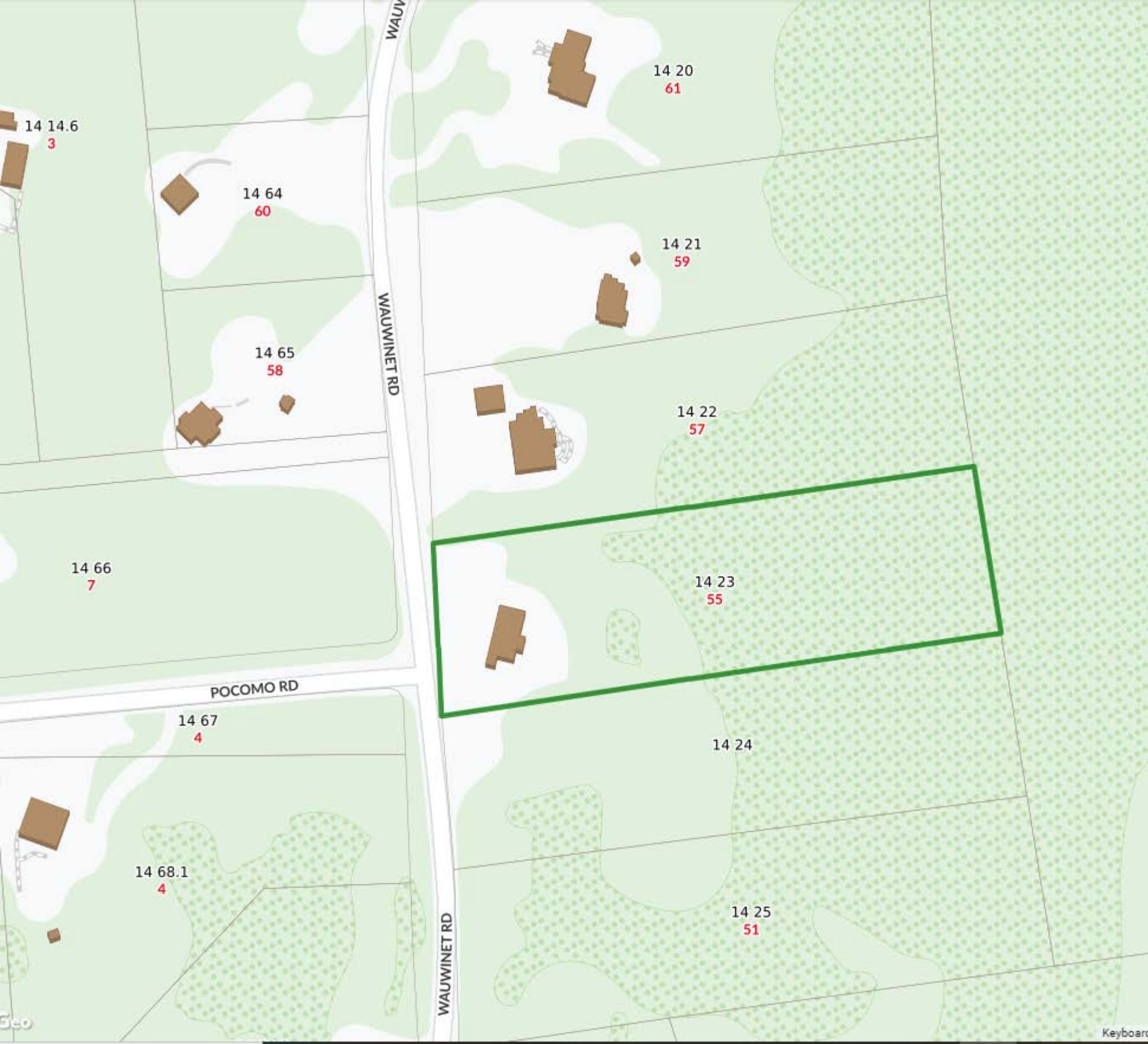
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

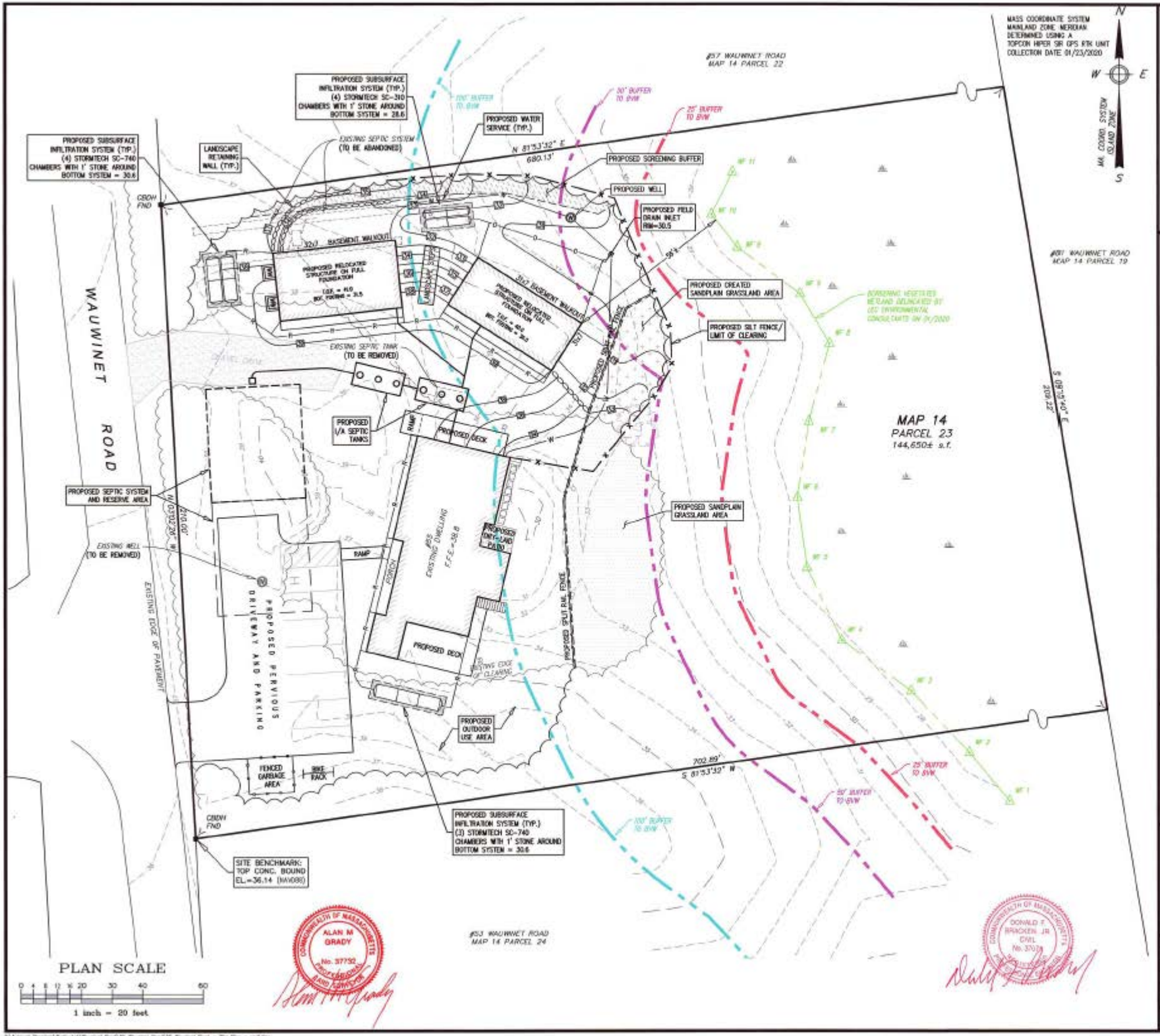
--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES Style (Architectural or 3-tab), Manufacturer & Color		***APPROVABLE*** *Old Historic Districts (OHD & SOHD)*	***APPROVABLE*** *All other areas*
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

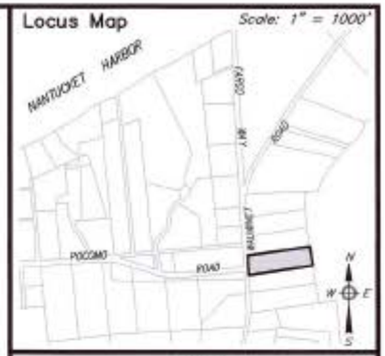
UPDATED BY HDC VOTE: 4-22-2021


14 14.6
3
14 64
60
14 65
58
14 66
7
14 67
4
14 68.1
4
14 20
61
14 21
59
14 22
57
14 23
55
14 24
14 25
51
WAUWINET RD
WAUWINET RD
POCOMO RD



Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #55 WAUWINET ROAD
   MAP 14 PARCEL 23
2. OWNER: NANTUCKET ISLAND SCHOOL OF DESIGN AND THE ARTS, INC.
   23 WAUWINET ROAD
   NANTUCKET, MA 02554
3. DEED REF: L.C. CERTIFICATE #19448
4. PLAN REF: L.C. PLAN 15961-X (LOT 86)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0084-G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0670
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0544
www.brackeneng.com

CONSERVATION SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

NISDA, INC.

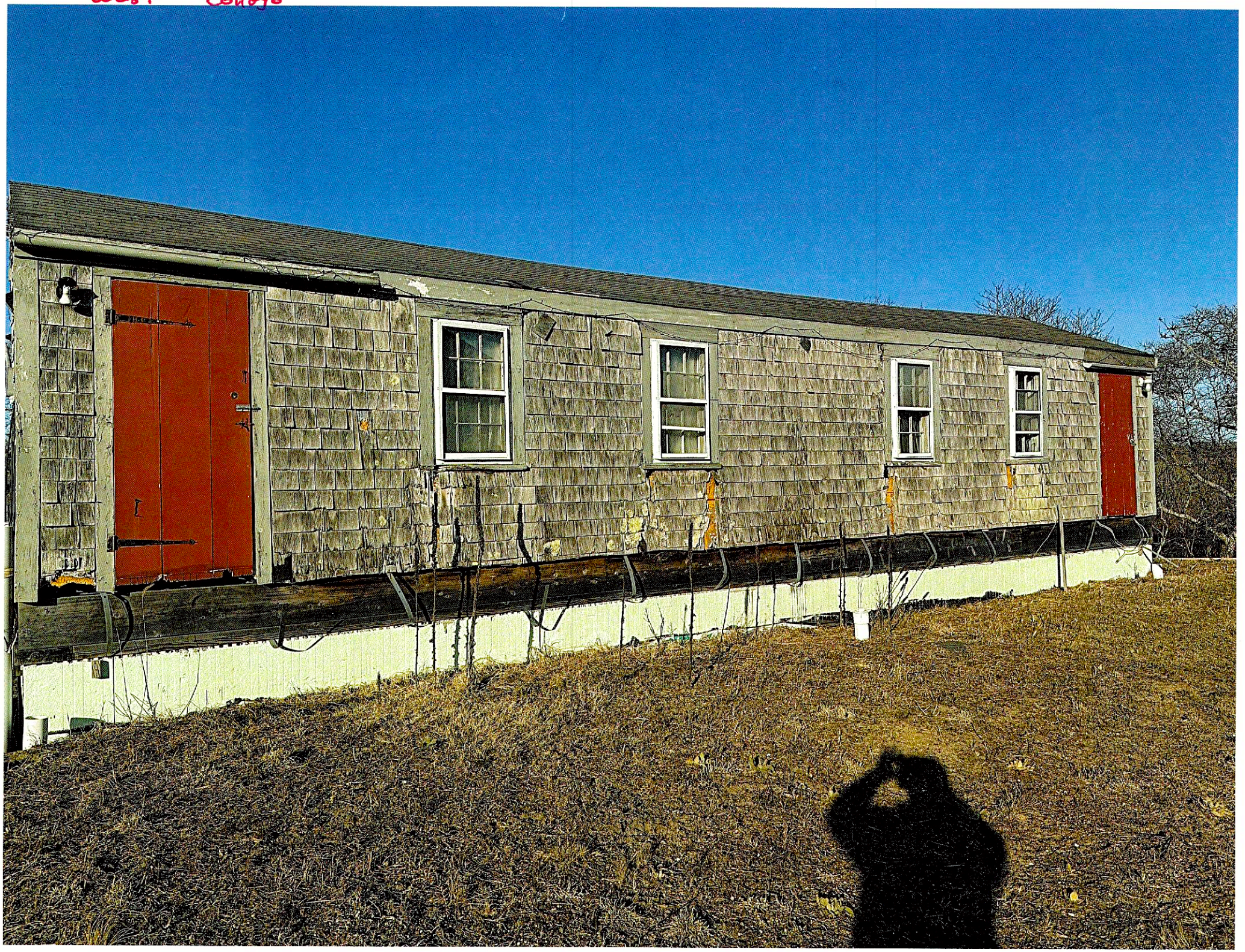
#55 WAUWINET ROAD

MAP 14 PARCEL 23

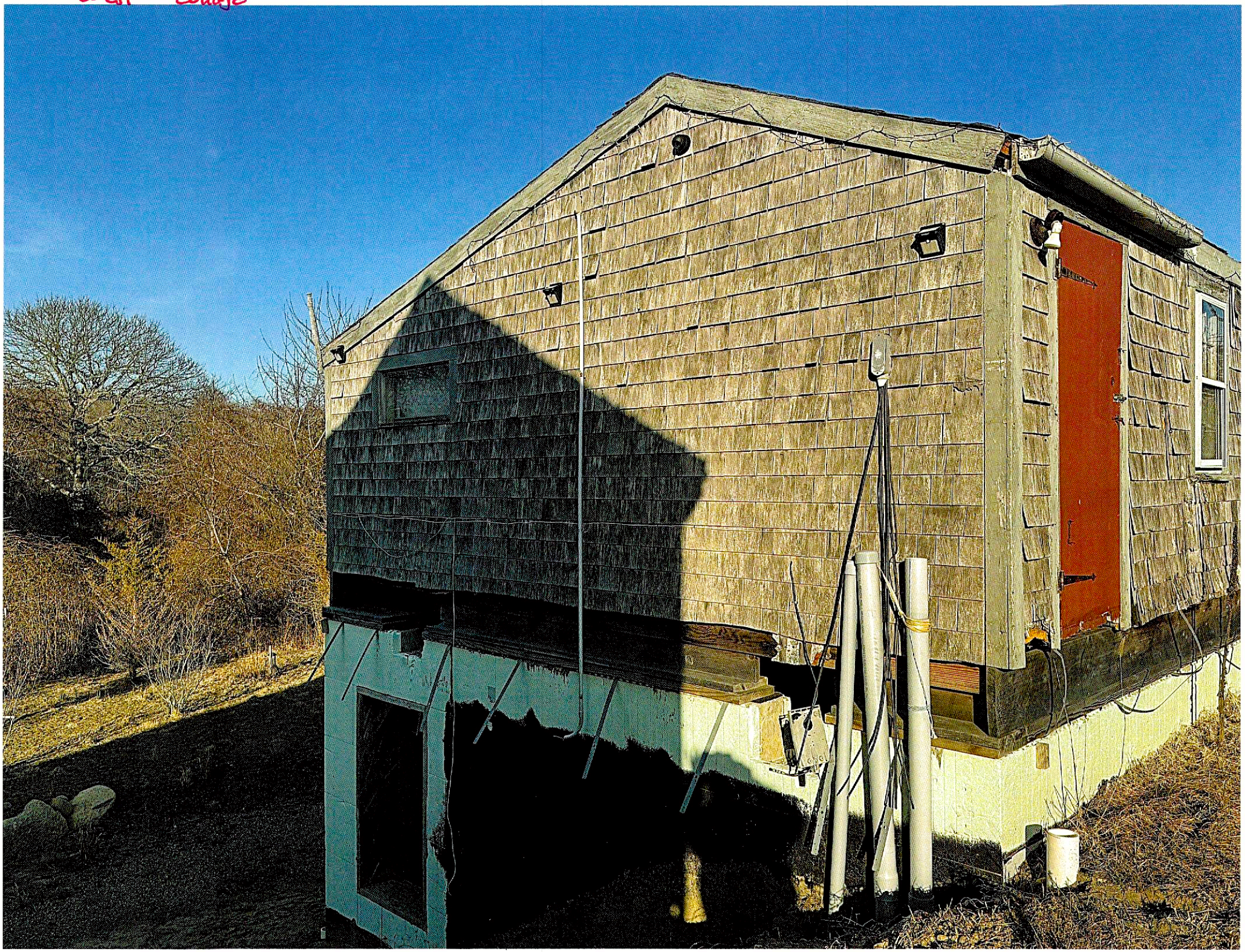
No.	Date	Revision Description	By
3	11/9/21	REVISE SITE PROGRAMMING	RMM
2	8/16/21	ADD HABITAT MANAGEMENT & SANDPLAIN AREAS, MISC	RMM
1	6/1/21	ADD SEPTIC SYSTEM	RMM

Date:	Drawn:	Checked:	Sheet:
JUNE 1, 2021	RMM/DAF/BEI	DFB/AMG	1 of 1

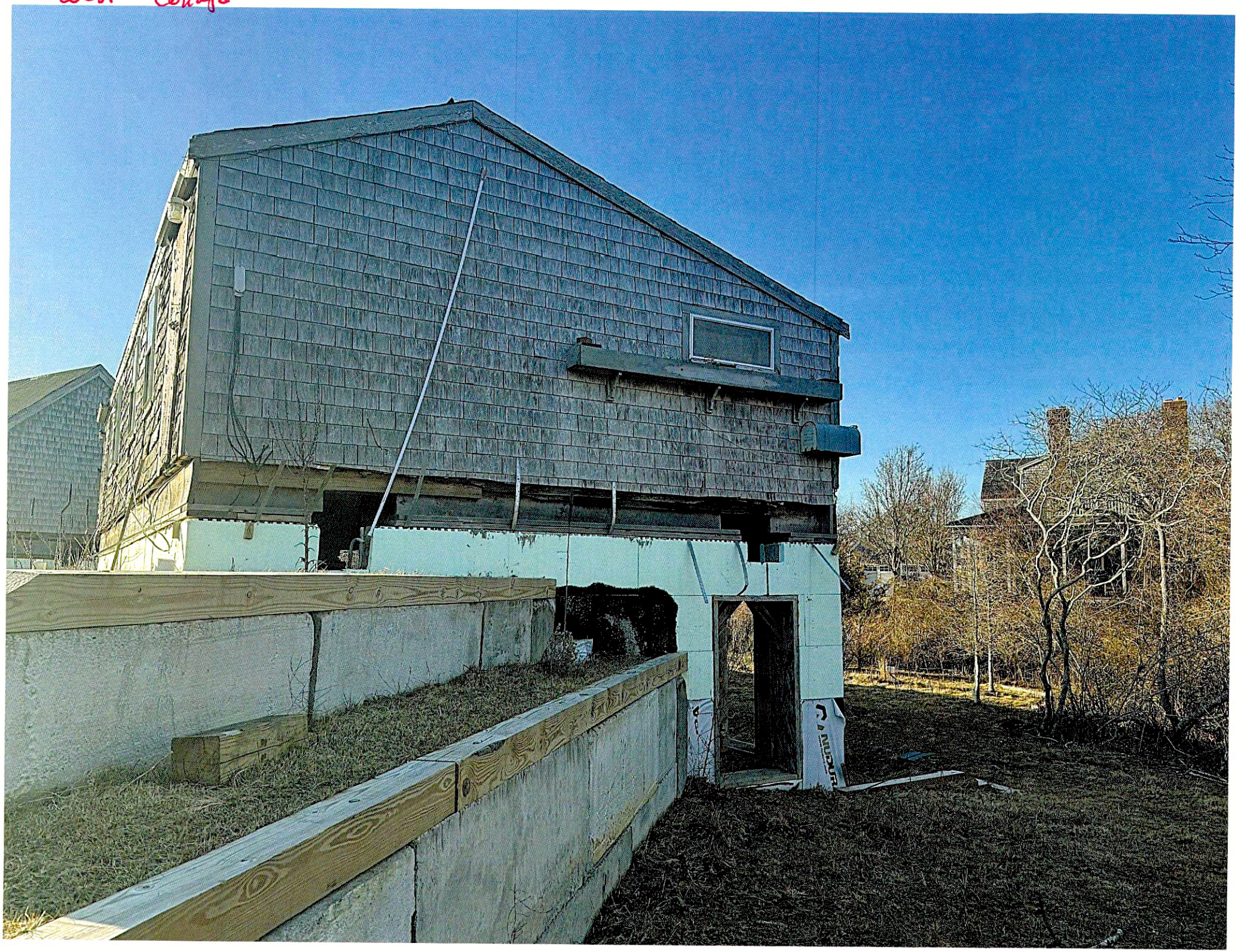
west cottage



West Cottage



west Cottage



west college



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:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ (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.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 607

Street & Number of Proposed Work: 80 Cliff Road

Owner of record: Sleeping Indian LLC

Mailing Address: 4400 Leland Street
Chevy Chase, MD 20815

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket, Ma 02554

Contact Phone #: 5083255890 E-mail: Joseph@
TophamDesignAck.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other REAR DECK

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 21 x 21 ☒ 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: 2003

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation proposed covered porch; proposed egress well
2. South Elevation proposed covered porch, change window to egress door
3. West Elevation Proposed covered Porch
4. North Elevation No change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 4/12 DECK

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear WOOD/GLASS Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TW Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash _____ Doors WHITE
Deck TW 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 _____ Signature of owner of record _____ Signed under penalties of perjury

TOPHAM DESIGN

March 2, 2023

Esmeralda Martinez
Land Use Specialist/HDC Compliance Coordinator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 80 Cliff Rd Map 30 Parcel 607

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

John K. Keppler

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

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 Kerry Flynn / Topham Design

AS AGENT FOR Sleeping Indian LLC

STREET ADDRESS 80 Cliff Road

MAP/PARCEL 30/607

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4.1.25

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.

Kerry Flynn 4/1/25

Signature Date

TOPHAM DESIGN

80 CLIFF ROAD

NORTH ELEVATION



WEST ELEVATION



18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

WEST ELEVATION, CONT'D



SOUTH ELEVATION



EAST ELEVATIONS (2)





18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

80 Cliff Rd



L 80 CLIFF RD LOCUS MAP

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNSHACK.COM

MARK	DATE	DESCRIPTION
	/ /	

80 CLIFF ROAD LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: CERTIFICATE NO.:

KEPPLER RESIDENCE

80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

PROJECT NO.2024-XX

MAP NO.:66 MAP NO.: 46

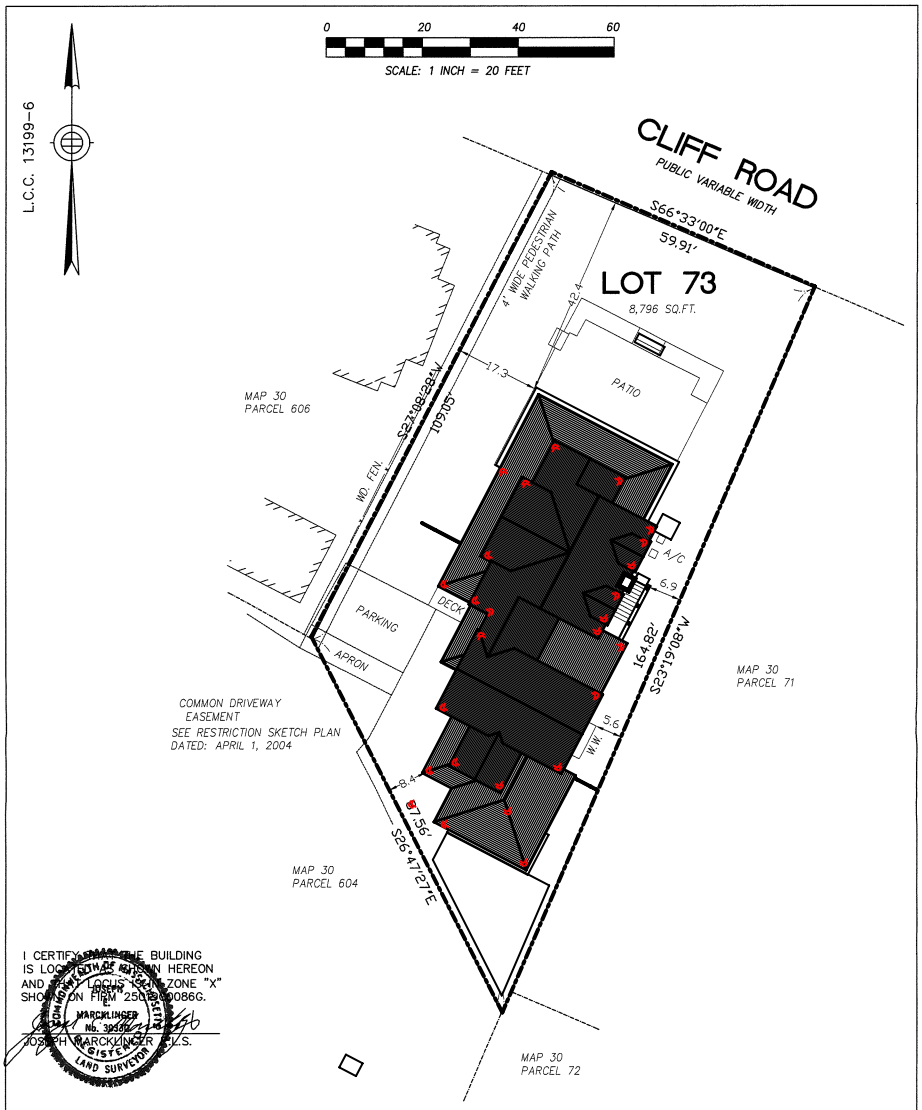
ZONING: R-1 ALLOWABLE G.C.:30%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 0.1

PROPOSED HDC SITE PLAN (SOH)

SCALE: 1" = 40'



I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON AND THAT LOCUS IS IN ZONE "X" SHOWN ON FIRM 25019C0086G.

JOSEPH MARCKLINGER P.L.S.

ZONING CLASSIFICATION: R-1

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 10 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5/10 FT.
GROUND COVER RATIO = 30%

EXISTING GROUND COVER RATIO = 23.4%

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT
80 CLIFF ROAD
FEBRUARY 20, 2020

L.C.C. 13199-6 CERT.: 22256
ASSESSORS MAP 30, PARCEL 607
OWNER: WILLIAM & ANNE FARRELL
PREPARED FOR: SLEEPING INDIAN, LLC
LENDER: THE CAPE COD FIVE CENTS BANK

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

HDC 0.2

KEPPLER RESIDENCE
80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

PROJECT NO 2024-XX
ZONING: R-1
MAP NO: 66
MAP NO: 46
ALLOWABLE G.C. 30%

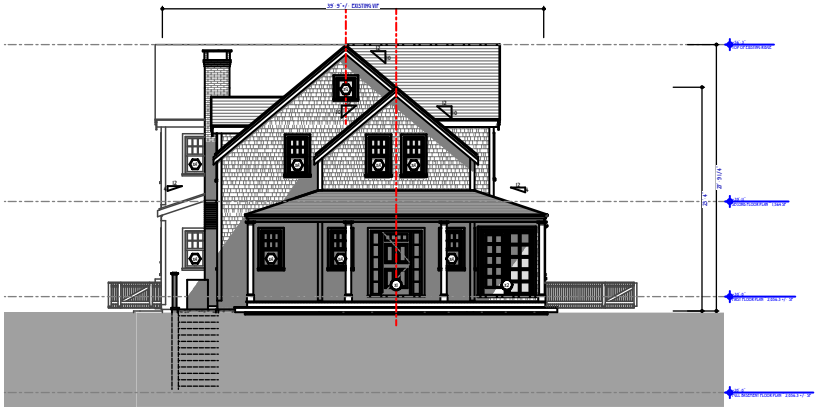
80 CLIFF ROAD PROPOSED SITE PLAN

HDC SUBMISSION: DAT MONTH 2024
HDC APPROVAL: CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

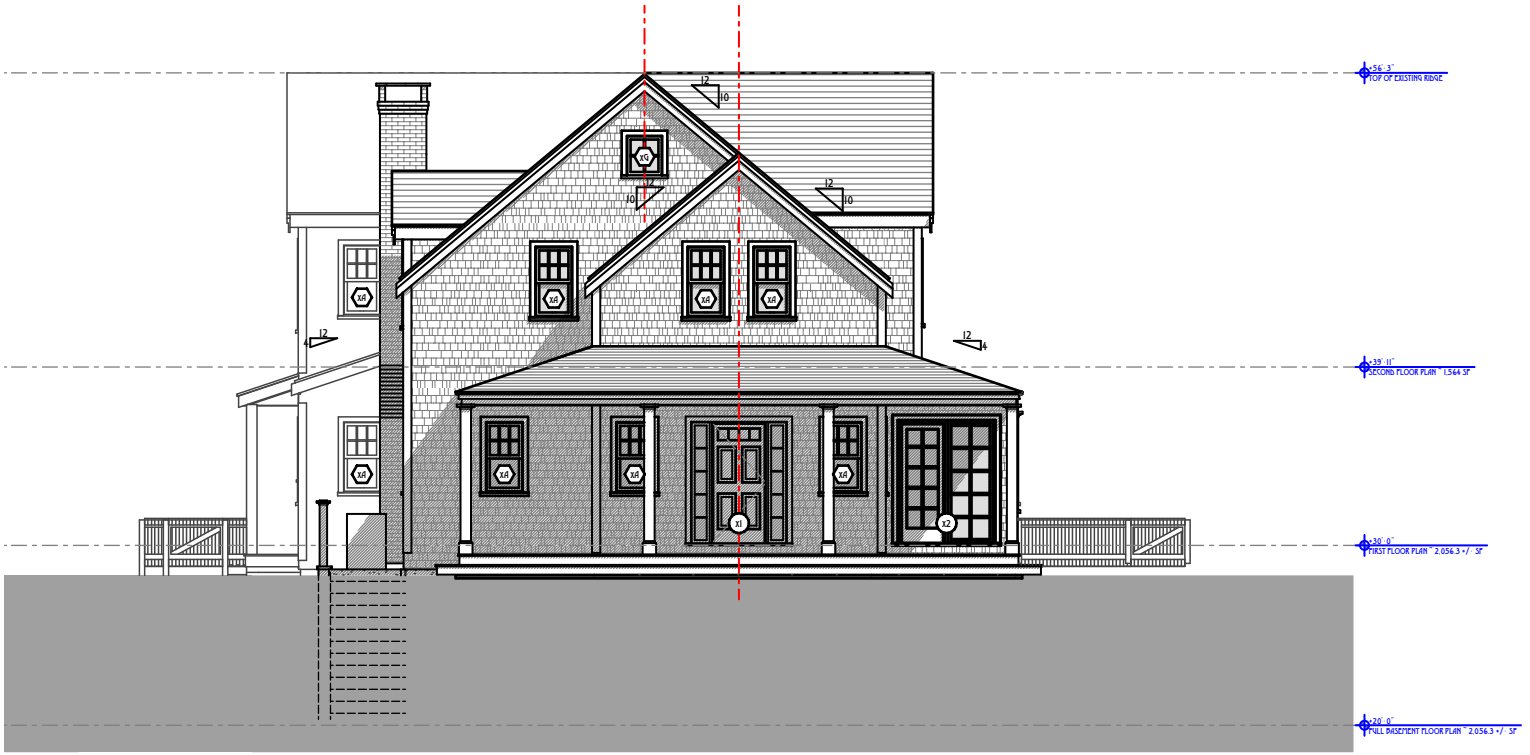
REVISIONS: 28 MARCH 2025
1. NO CHANGE



XE

EXISTING NORTH ELEVATION (FRONT · CLIFF RD)

SCALE: 1" = 20'



N

PROPOSED NORTH ELEVATION (FRONT · CLIFF RD)

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: CERTIFICATE NO.:

KEPPLER RESIDENCE

80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

PROJECT NO.2024-XX

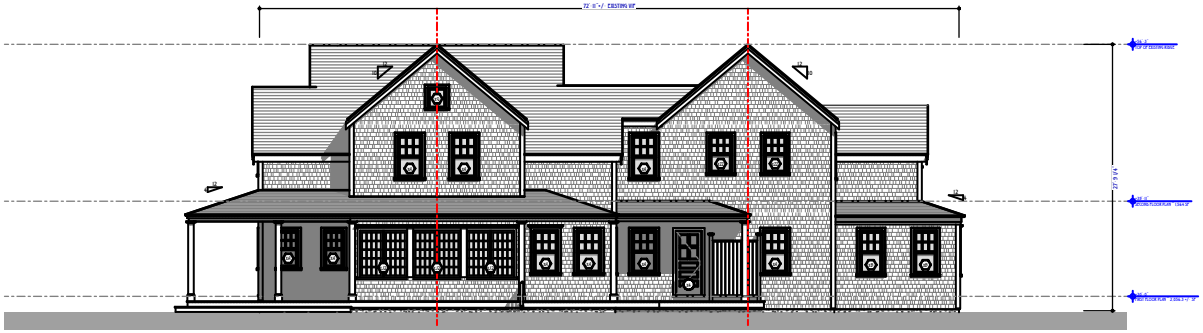
MAP NO.:66 MAP NO.: 46

ZONING : R-1 ALLOWABLE G.C.:30%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 2.1

REVISIONS: 28 MARCH 2025
1. PROPOSED COVERED PORCH



XW

EXISTING WEST ELEVATION (COMMON DRIVEWAY · SIDE ACCESS)

SCALE: 1" = 20'



W

PROPOSED WEST ELEVATION (COMMON DRIVEWAY · SIDE ACCESS)

SCALE: 1:145.45

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: CERTIFICATE NO.:

KEPPLER RESIDENCE

80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

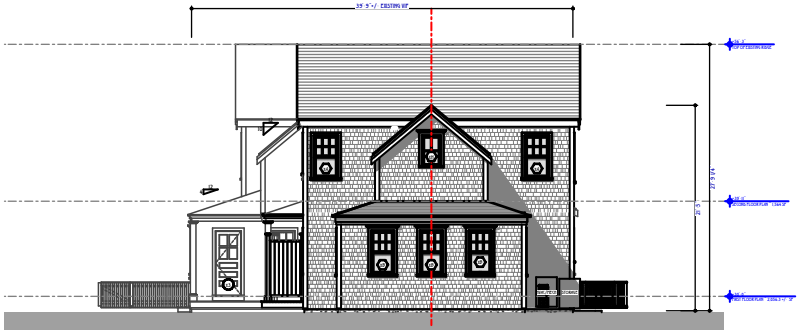
PROJECT NO.2024-XX

MAP NO.:66	MAP NO.: 46
ZONING : R-1	ALLOWABLE O.C.30%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 2.2

REVISIONS: 28 MARCH 2025
1. PROPOSED COVERED PORCH



XS

EXISTING SOUTH ELEVATION (COMMON DRIVEWAY)

SCALE: 1" = 20'



S

PROPOSED SOUTH ELEVATION (COMMON DRIVEWAY)

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: CERTIFICATE NO.:

KEPPLER RESIDENCE

80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

PROJECT NO.2024-XX

MAP NO.:66	MAP NO.: 46
ZONING : R-1	ALLOWABLE G.C.:30%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 2.3

REVISIONS: 28 MARCH 2025
1. PROPOSED COVERED PORCH
2. PROPOSED EGRESS WELL



XE

EXISTING EAST ELEVATION (REAR)

SCALE: 1" = 20'



E

PROPOSED EAST ELEVATION (REAR)

SCALE: 1:150

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 - 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: DAT MONTH 2024

HDC APPROVAL: CERTIFICATE NO.:

KEPPLER RESIDENCE

80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

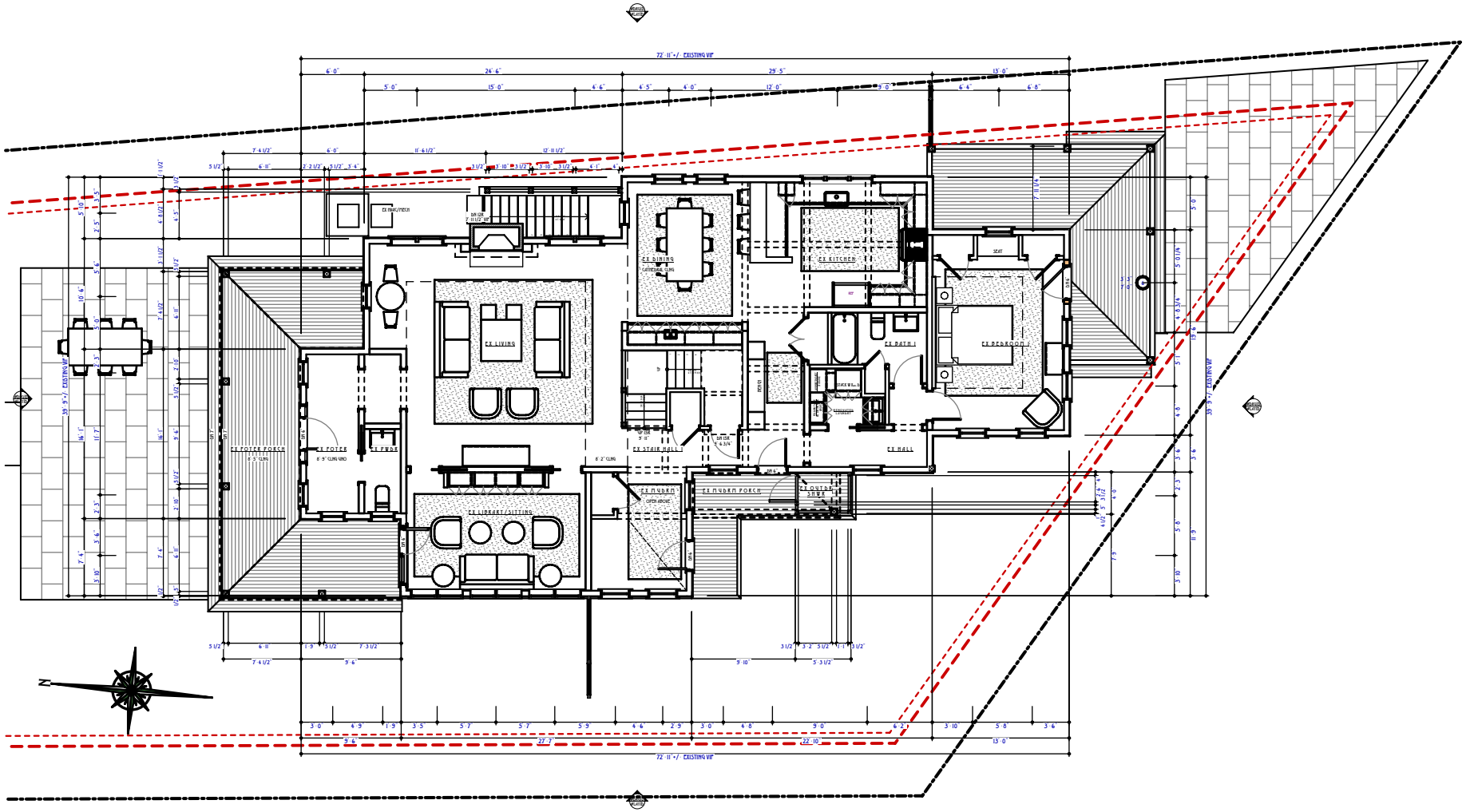
PROJECT NO.2024-XX

MAP NO.:66 MAP NO.: 46

ZONING : R-1 ALLOWABLE O.C.30%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 2.2



1 PROPOSED FIRST FLOOR PLAN ~ 2,056.3 +/- SF

SCALE: 1:174.55

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 896 SF

BUILDING PERMIT NO.:

HDC SUBMISSION: DAY MONTH 2024

HDC APPROVAL: CERTIFICATE NO.:

KEPPLER RESIDENCE

80 CLIFF RD
NANTUCKET, MA 02554

EXISTING CONDITIONS
3/31/25

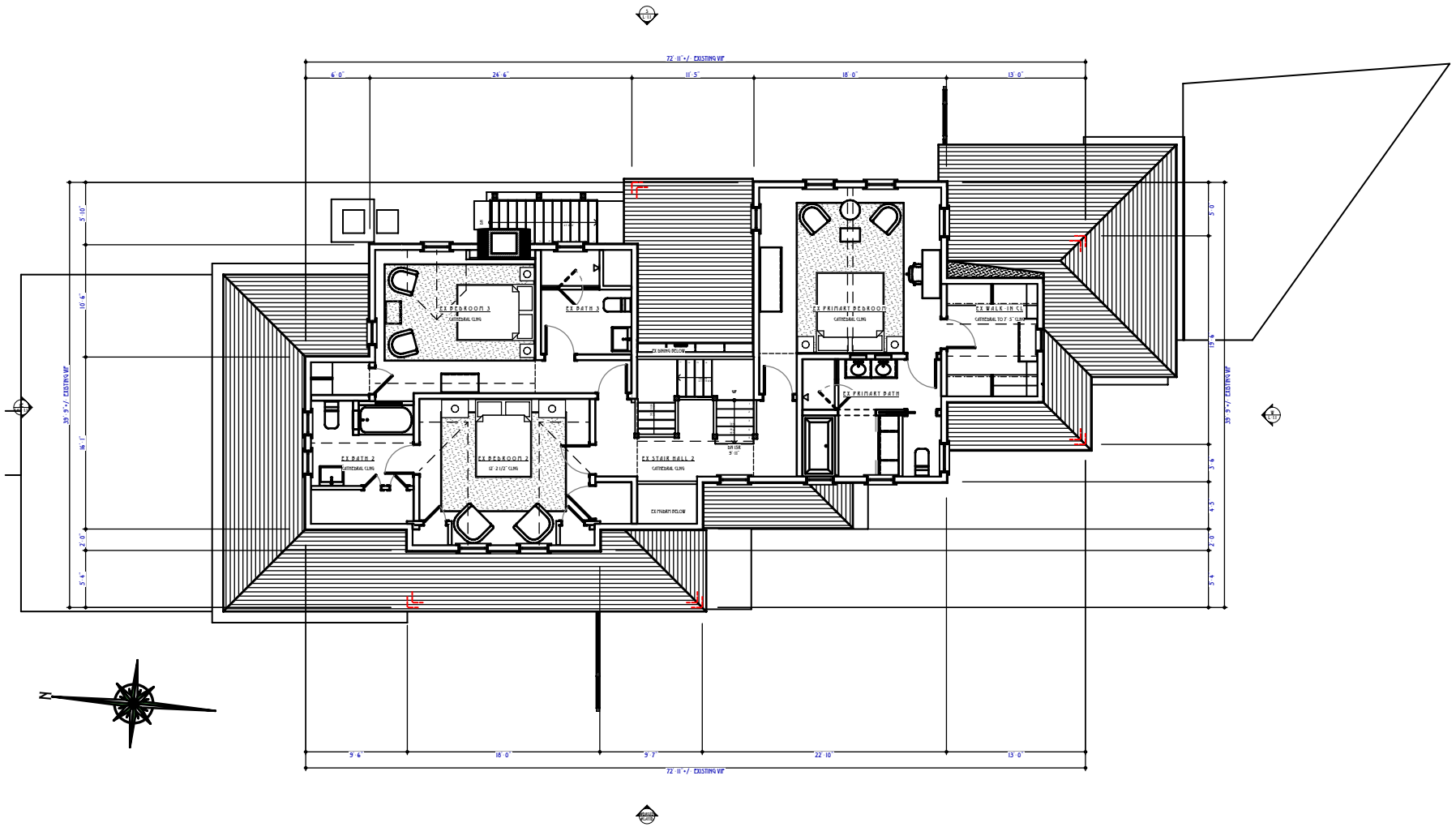
PROJECT NO.2024-XX

MAP NO.:66 | MAP NO.: 46

ZONING: R-1 | ALLOWABLE C.C.30%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 1.1



1 PROPOSED SECOND FLOOR PLAN ~ 1,564 SF

SCALE: 1:174.55

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325 · 5890 email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN ~ 896 SF

Building Permit No.:

HDC Submission: 1st Month 2024

HDC Approval: Certificate No.:

KEPPLER RESIDENCE

80 Cliff Rd
Nantucket, MA 02554

Existing Conditions
3/31/25

PROJECT NO.2024-XX

Map No.:66	Map No.: 46
Zoning : R-1	Allowable G.C.:30%

All drawings and designs contained are the sole property of Topham Design, LLC. 2024. No publication or use of these documents is permitted without prior approval from Topham Design, LLC. 2024.

HDC 1.2

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:

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 (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.

✓ 5. **Topographic Map**: Must show existing and 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)

AP 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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°: 82 PARCEL N°. 12

Street & Number of Proposed Work: 10 SMOOTH HUMMOCKS WAY

Owner of record: SMOOTH HUMMOCKS LLC.; PETER MCCARTHY MANAGER

Mailing Address: PO BOX 274

LAFAYETTE HILL, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BOTTCELLI AND POHL

Mailing Address: 11 OLD SOUTH ROAD

NANTUCKET, MA 02554

Contact Phone #: 228 9455 E-mail: TIMY@BOTTCELLIANDPOHL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other RELOCATE ON LOT

Size of Structure or Addition: Length: 48'-0" Sq. Footage 1st floor: 1042 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 34'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

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 9.1.25 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

Locus Map



Property Information

Property ID	82 12
Location	10 SMOOTH HUMMOCKS WY
Owner	MCCAUSLAND PETER F

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 07/29/2021
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



South Elevation



North Elevation



West Elevation



East Elevation

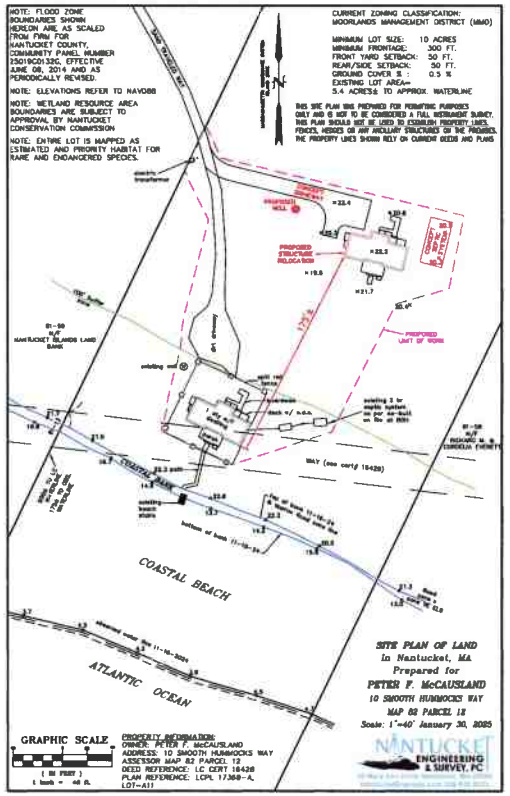


Proposed Location



Locus Map

NOT TO SCALE



Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508.228.1405 | P 617.482.4543

DATE REVISIONS

Locus, Site Plan, & Photos

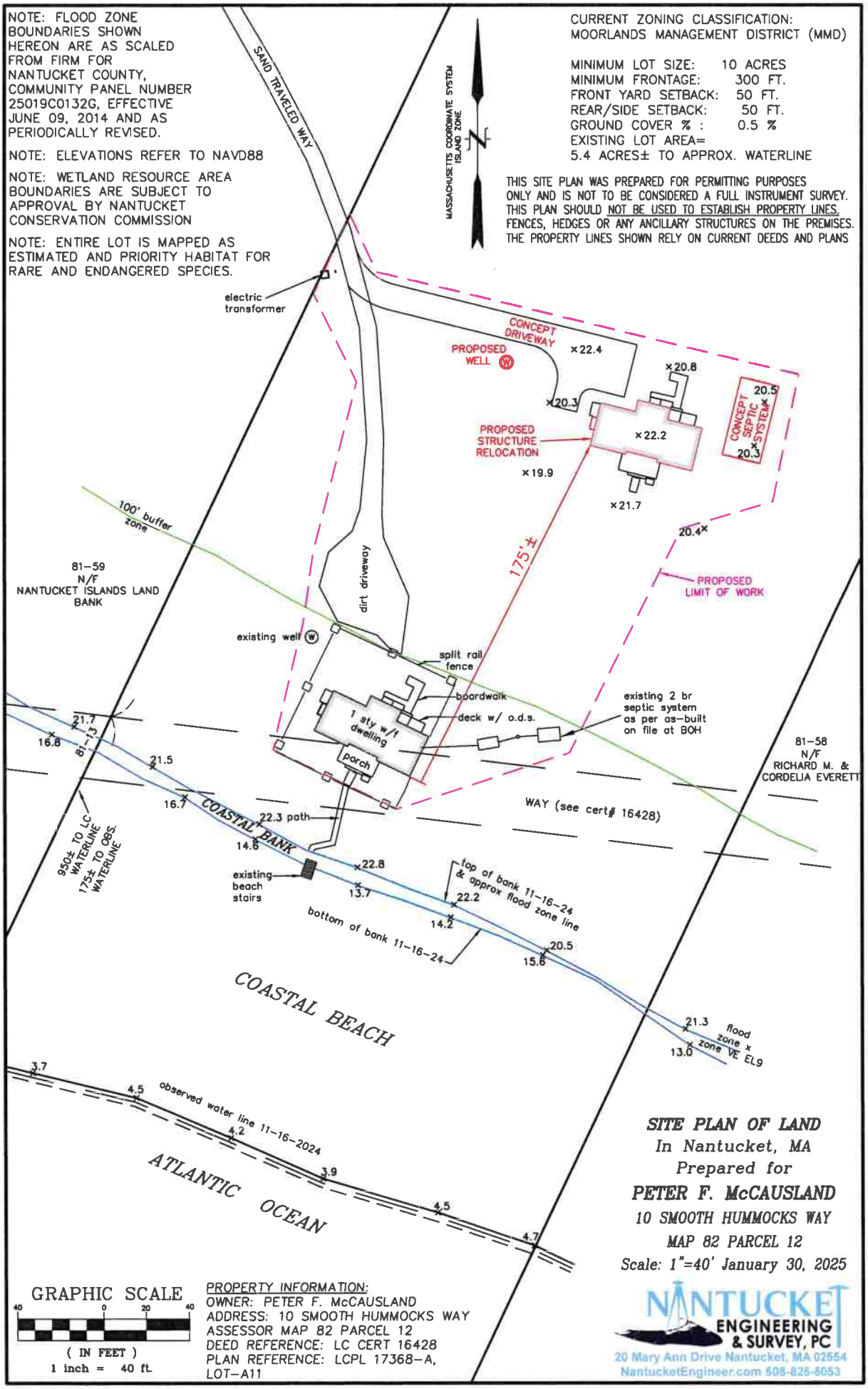
Beach Box
10 Smooth Hummocks Way
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 12 PROJECT NO: REVISED: 4/1/25

All drawings and images contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#

A-1.1


NOTE: FLOOD ZONE BOUNDARIES SHOWN HEREON ARE AS SCALED FROM FIRM FOR NANTUCKET COUNTY, COMMUNITY PANEL NUMBER 25019C0132G, EFFECTIVE JUNE 09, 2014 AND AS PERIODICALLY REVISED.
NOTE: ELEVATIONS REFER TO NAVD88
NOTE: WETLAND RESOURCE AREA BOUNDARIES ARE SUBJECT TO APPROVAL BY NANTUCKET CONSERVATION COMMISSION
NOTE: ENTIRE LOT IS MAPPED AS ESTIMATED AND PRIORITY HABITAT FOR RARE AND ENDANGERED SPECIES.
SAND TRAVELED WAY
MASSACHUSETTS COORDINATE SYSTEM ISLAND ZONE
CURRENT ZONING CLASSIFICATION: MOORLANDS MANAGEMENT DISTRICT (MMD)
MINIMUM LOT SIZE: 10 ACRES
MINIMUM FRONTAGE: 300 FT.
FRONT YARD SETBACK: 50 FT.
REAR/SIDE SETBACK: 50 FT.
GROUND COVER % : 0.5 %
EXISTING LOT AREA= 5.4 ACRES± TO APPROX. WATERLINE
THIS SITE PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS
electric transformer
CONCEPT DRIVEWAY
PROPOSED WELL
PROPOSED STRUCTURE RELOCATION
CONCEPT SEPTIC SYSTEM
100' buffer zone
81-59 N/F NANTUCKET ISLANDS LAND BANK
dirt driveway
175'±
PROPOSED LIMIT OF WORK
existing well
split rail fence
boardwalk
deck w/ o.d.s.
1 sty w/f dwelling
porch
existing 2 br septic system as per as-built on file at BOH
81-58 N/F RICHARD M. & CORDELIA EVERETT
WAY (see cert# 16428)
81-13
950± TO LC WATERLINE
175± TO OBS. WATERLINE
COASTAL BANK
22.3 path
existing beach stairs
top of bank 11-16-24 & approx flood zone line
bottom of bank 11-16-24
COASTAL BEACH
observed water line 11-16-2024
ATLANTIC OCEAN
flood zone x
zone VE EL9
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
PROPERTY INFORMATION:
OWNER: PETER F. McCAUSLAND
ADDRESS: 10 SMOOTH HUMMOCKS WAY
ASSESSOR MAP 82 PARCEL 12
DEED REFERENCE: LC CERT 16428
PLAN REFERENCE: LCPL 17368-A, LOT-A11
SITE PLAN OF LAND
In Nantucket, MA
Prepared for
PETER F. McCAUSLAND
10 SMOOTH HUMMOCKS WAY
MAP 82 PARCEL 12
Scale: 1"=40' January 30, 2025
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-6053

BOTTICELLI
& POHL
ARCHITECTS

1 April, 2025

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Dear Commissioners,

I, Peter McCausland, Manager of Smooth Hummocks, LLC owner of 10 Smooth Hummocks Way, hereby authorize Botticelli & Pohl, P.C. to sign applications and/or to make necessary changes/revisions on my behalf.

Sincerely,

Peter McCausland
Apr 1, 2025 2:25 PM EDT

A PROFESSIONAL CORPORATION
82 Easton Street | Nantucket, Massachusetts 02554 | tel 508 228 5455 | fax 508 228 3718
36 Bromfield Street | Suite 503 | Boston, Massachusetts 02108 | tel 617 482 4543 | fax 617 482 4562

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Peter F. McCausland

MAILING ADDRESS..... PO Box 274 Lafayette Hill, PA 19444

PROPERTY LOCATION..... 10 Smooth Humocks Way

ASSESSORS MAP/PARCEL..... 82 / 12

SUBMITTED BY:..... Botticelli & Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 1, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.01 08:44:35 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
RETT RICHARD M & CORDELIA	LIFE ESTATE	115 PATTON AVE	PRINCETON	NJ	08540	SMOOTH HUMMOCKS
ITUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	OFF BARTLETT RD
LORING LINDA	C/O J GRAHAM	1 POST OFFICE SQ STE 2300	BOSTON	MA	02109	SMOOTH HUMMOCKS

EVERETT RICHARD M & CORDELIA
LIFE ESTATE
115 PATTON AVE
PRINCETON, NJ 08540

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

LORING LINDA
C/O J GRAHAM
1 POST OFFICE SQ STE 2300
BOSTON, MA 02109

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 10 SMOOTH HUMMOCKS WAY

Tax Map Number: 82 Parcel Number: 12

Owner of Record: SMOOTH HUMMOCKS LLC PETER MCCLELLAND MANAGER

Description of Proposal:

RELOCATE EXISTING DWELLING ON LOT

Anticipated HDC Submission Date: 4.7.25

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.



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boston, MA 02109

OFFICIAL USE

Certified Mail Fee $4.85

$ $0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

$

Total Postage and Fees $5.58

$

0056 08

NANTUCKET MA 02584 APR - 1 2025 USPS

Postmark Here

04/01/2025

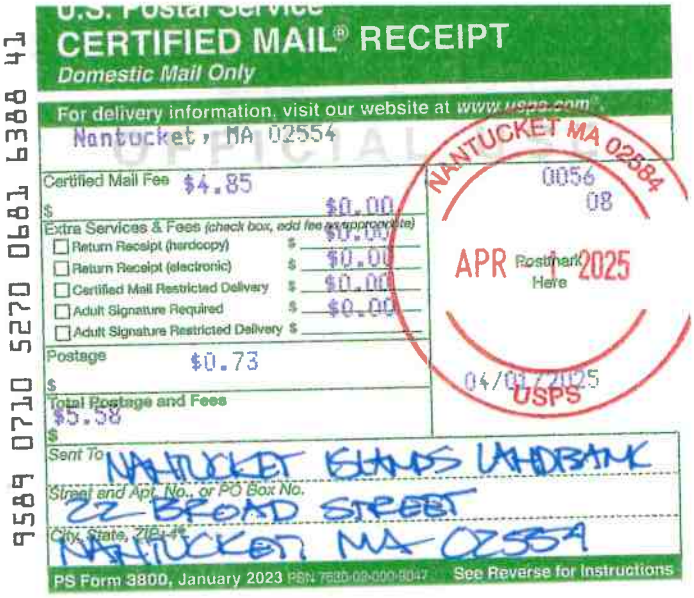
Sent To LINDA LORING % J. GRAHM

Street and Apt. No., or PO Box No. 1 POST OFFICE SQUARE STE 2300

City, State, ZIP+4® BOSTON, MA 02109

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6388 34



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

$ $0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

$

Total Postage and Fees $5.58

$

0056 08

NANTUCKET MA 02584 APR 2025 USPS

Postmark Here

04/01/2025

Sent To NANTUCKET ISLANDS LANDBANK

Street and Apt. No., or PO Box No. 22 BROAD STREET

City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6388 41



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Princeton, NJ 08540

OFFICIAL USE

Certified Mail Fee $4.85

$ $0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

$

Total Postage and Fees $5.58

$

0056 08

APR - 1 2025

Postmark Here

04/01/2025

Sent To RICHARD M. + CORDELIA [illegible]

Street and Apt. No., or PO Box No. 115 PATTON AVENUE

City, State, ZIP+4® PRINCETON, NJ 08540

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6388 58

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 Palten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I LISA BOTTICELLI

AS AGENT FOR PETER F. McCAUSLAND

STREET ADDRESS 10 SMOOTH HUMMOCKS WAY

MAP/PARCEL 82/12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4.7.25

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] 4.1.25

Signature Date



South Elevation



North Elevation



West Elevation



East Elevation



Proposed Location

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 69

Street & Number of Proposed Work: 125 Somerset Rd.

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: _____ 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: 25' Sq. Footage 1st floor: 730 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 29' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Unknown

Original Date: Unknown

Original Builder: Barn associated to Starbuck Farm

REVISIONS* (describe)
1. East Elevation - Relocated existing barn on site
2. South Elevation - new foundation
3. West Elevation - fenestration revisions
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 14" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 4 panel 2 light
Garage Door(s): Type Overhead Material wood - N.T.W.

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim Natural
Deck _____
Clapboard (if applicable) _____
Sash Gray - TME
Foundation Grey
Roof Grey
Doors Green - TME
~~Fence~~ _____
Shutters _____
Garage door: N.T.W.

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/2/25 Signature of owner of record _____ Signed under penalties of perjury

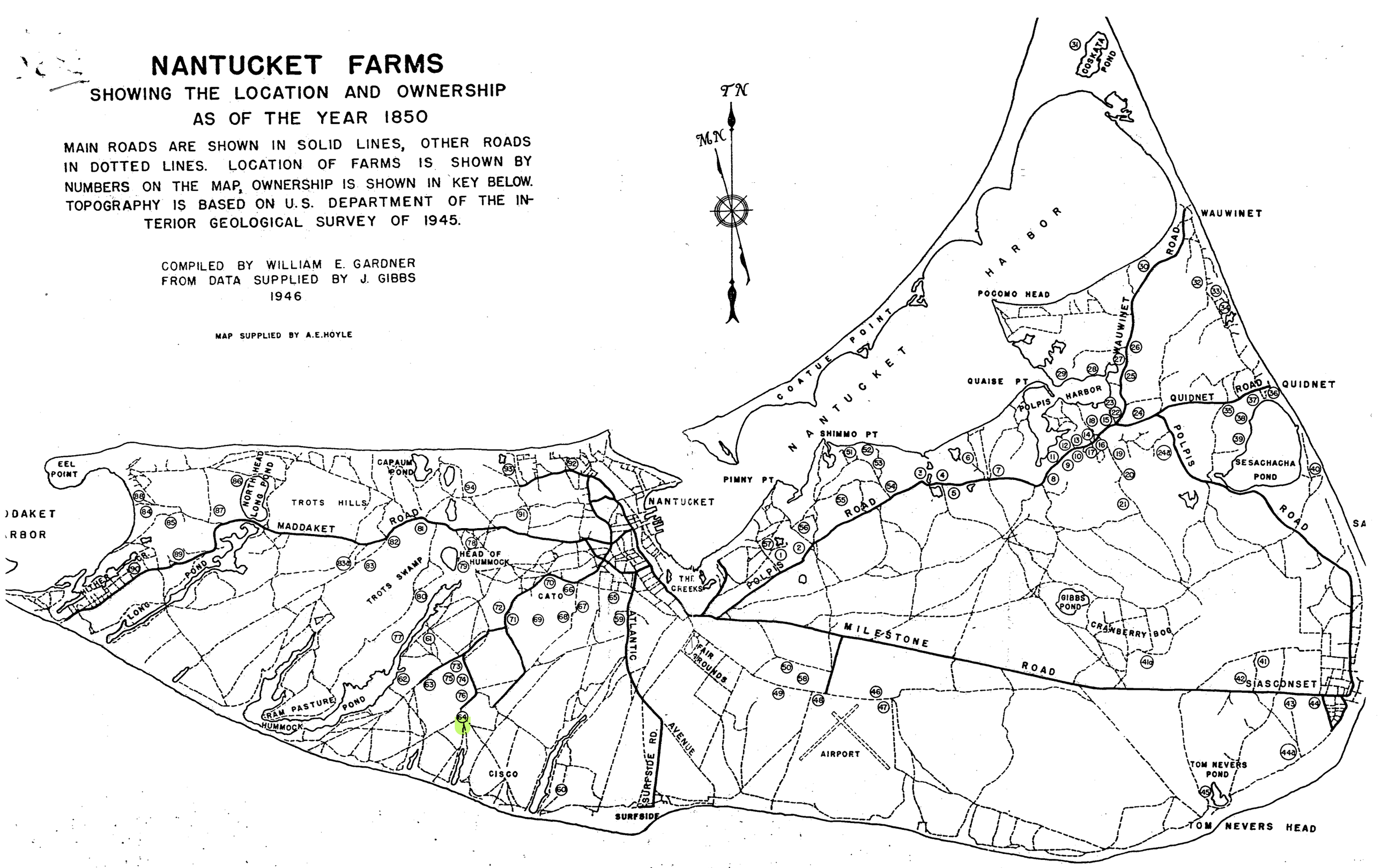
NANTUCKET FARMS

SHOWING THE LOCATION AND OWNERSHIP AS OF THE YEAR 1850

MAIN ROADS ARE SHOWN IN SOLID LINES, OTHER ROADS IN DOTTED LINES. LOCATION OF FARMS IS SHOWN BY NUMBERS ON THE MAP, OWNERSHIP IS SHOWN IN KEY BELOW. TOPOGRAPHY IS BASED ON U.S. DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY OF 1945.

COMPILED BY WILLIAM E. GARDNER
FROM DATA SUPPLIED BY J. GIBBS
1946

MAP SUPPLIED BY A.E.HOYLE



1. Polpis Road—Seth Clisby, R. E. Burgess, Lawrence Mooney.
2. Polpis Road—William Shaw.
3. Polpis Road—Obed Swain, David Worth, Charles Burgess.
4. Polpis Road—Charles Burgess.
5. Polpis Road—Joseph Folger, Harrison Gardner, George Norcross, Harry Gordon.
6. Polpis Road—Kezia ("Miriam") Coffin, William B. Starbuck.
7. Polpis Road—"Town Farm," John Harps.
8. Polpis—"Norwood Farm," F. C. Sanford.
9. Polpis—David Joy.
10. Polpis—Reuben Joy.
11. Polpis—Charles C. Chadwick.
12. Polpis—Benjamin Swain, Benjamin Eldridge, Benj. Worth.
13. Polpis—Obed Macy, "Spotswood," F. C. Sanford.
14. Polpis—Capt. Samuel Harris.
15. Polpis—Benjamin Robinson, Frank Chadwick.
16. Polpis—John Swain, Harvey Smith, Charles Swain.
17. Polpis—Heiry Swain, Josiah B. Gould.
18. Polpis—Benjamin Ray, Charles Rule, John Enos.
19. Polpis—Charles Swain (J. E. C. Farnham lived here, see "My Boyhood Days on Nantucket.")
20. Polpis—Gardner Coffin, Robert Mooney.
21. Polpis—"Beachwood Farm," F. C. Sanford.
22. Polpis—"Milton Farm," Edward Morris, Jonathan Parker, Edward Ray, Charles Swain.
23. Polpis—William Phinney, William Perkins, Jacob Gibbs.
24. Polpis—William Rawson, Henry Swain, Charles Swain.

24.a Polpis—George B. Starbuck.

25. Polpis—"Eatfire Springs," Albert Easton, Sylvanus Morey, Henry Fay.
26. Squam—Oliver Backus, John Harps, Henry Fay.
27. Squam—David Phinney.
28. Pocomo—"Boden Farm," Joseph Steingardt, Edward Boden.
29. Pocomo—"Steingardt Farm," Manuel Enos, Joseph Steingardt.
30. Wauwinet—Elijah Luce, LeGrand Canon Tibbetts.
31. Coskata—Capt. Edward Coffin, Philip Folger.
32. Squam—Sylvanus Morey, LeGrand Çanon Tibbetts.
33. Squam—"Chadwick Farm," William Henry Chadwick.
34. Squam—Thomas Ray.
35. Quidnet—George Norcross, Capt. John Killen.
36. Quidnet—George Chadwick.
37. Quidnet—Edward Norcross, Oscar Norcross, Allan Norcross.
38. Sesachacha—James Norcross.
39. Sesachacha—Charles Chadwick.
40. Sesachacha—James Maguire, James Norcross, "Beach Club."
41. 'Sconset—Philip Folger, Levi Coffin.

41.a 'Sconset—"Tashama Island," Albert Easton.

42. 'Sconset—Matthew Crosby, Levi Coffin, "Bloomingdale Golf Club."
43. 'Sconset—Sidney B. Folger.
44. 'Sconset—Samuel Pitman.

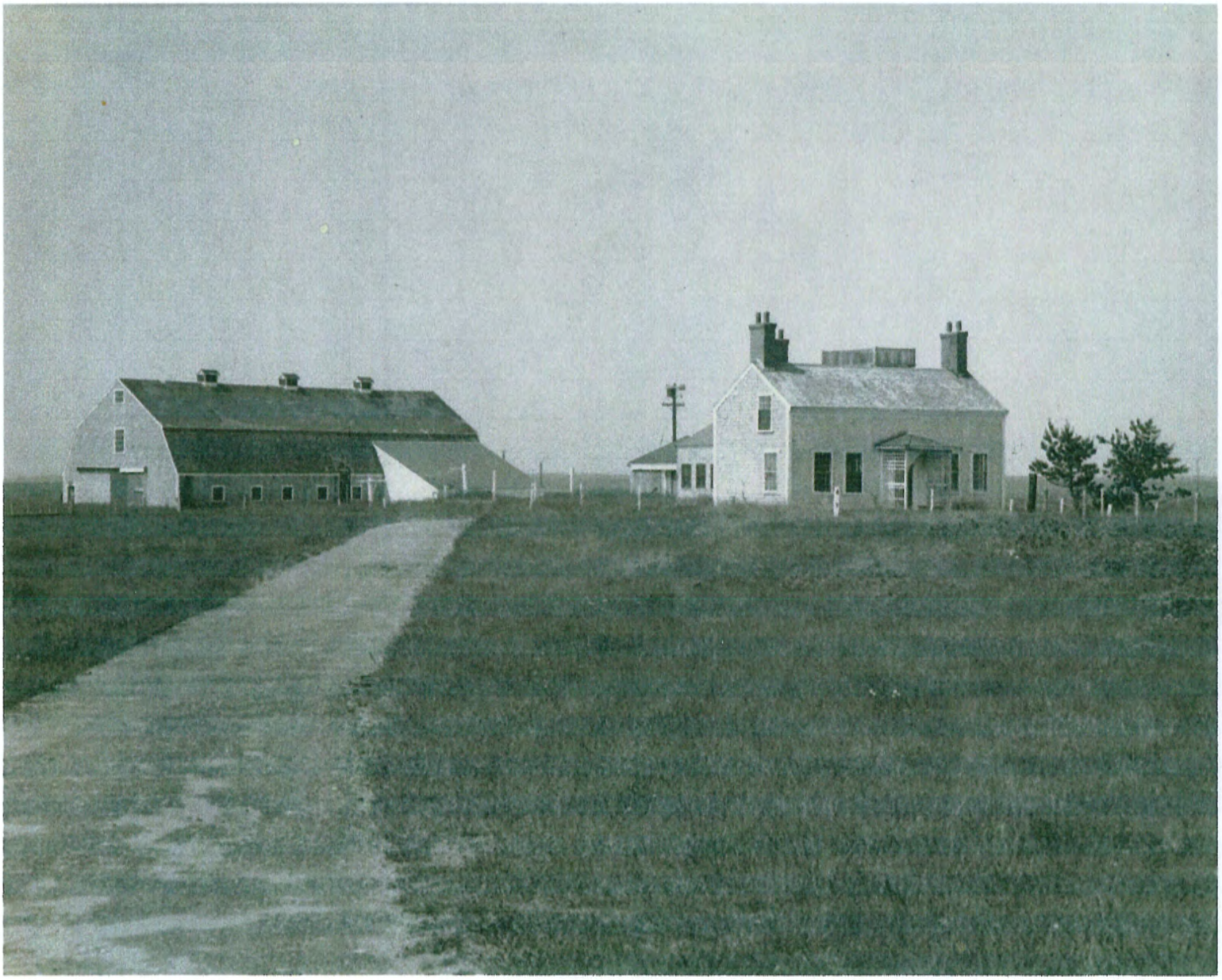
44.a 'Sconset—Low Beach, Henry C. Coffin.

45. Tom Nevers—Thomas Ray.
46. Nobadeer—"Nobadeer Farm," William Worth.
47. Nobadeer—Frank Sylvia.
48. Nobadeer—Joseph Vincent, Isaac Hills, Frank Holm.
49. Nobadeer—"Myrick Farm," "Morse Farm," Abner Fish, Frederick Fish.
50. Nobadeer—Matthew Macy.
51. Shimmo—Captain Andrew Arthur.
52. Shimmon—Aaron Swain.
53. Shimmo—Stephen Gibbs.
54. Shimmo—Coffin Macy.
55. Shimmo—Paul Clisby.
56. Shimmo—Brown Gardner.
57. Monomoy—Zimri Cathcart, S. S. Lewis, Jr.
58. Nobadeer—"Hinsdale Farm," Fred Fish, Leslie Holm.
59. Surfside—"Spring Garden," Edward Hammond, William MacIntosh, "Tashama Farm."
60. Surfside—"Miacomet Farm," John Appleton.
61. Cisco—John O'Connell, Dr. Charles Congdon.
62. Cisco—John Wilson, Thomas Gibbs, Albert Chase, John Bartlett, Joseph Grouard.
63. Cisco—George H. Gardner.
64. Cisco—Joseph Starbuck, William Starbuck.

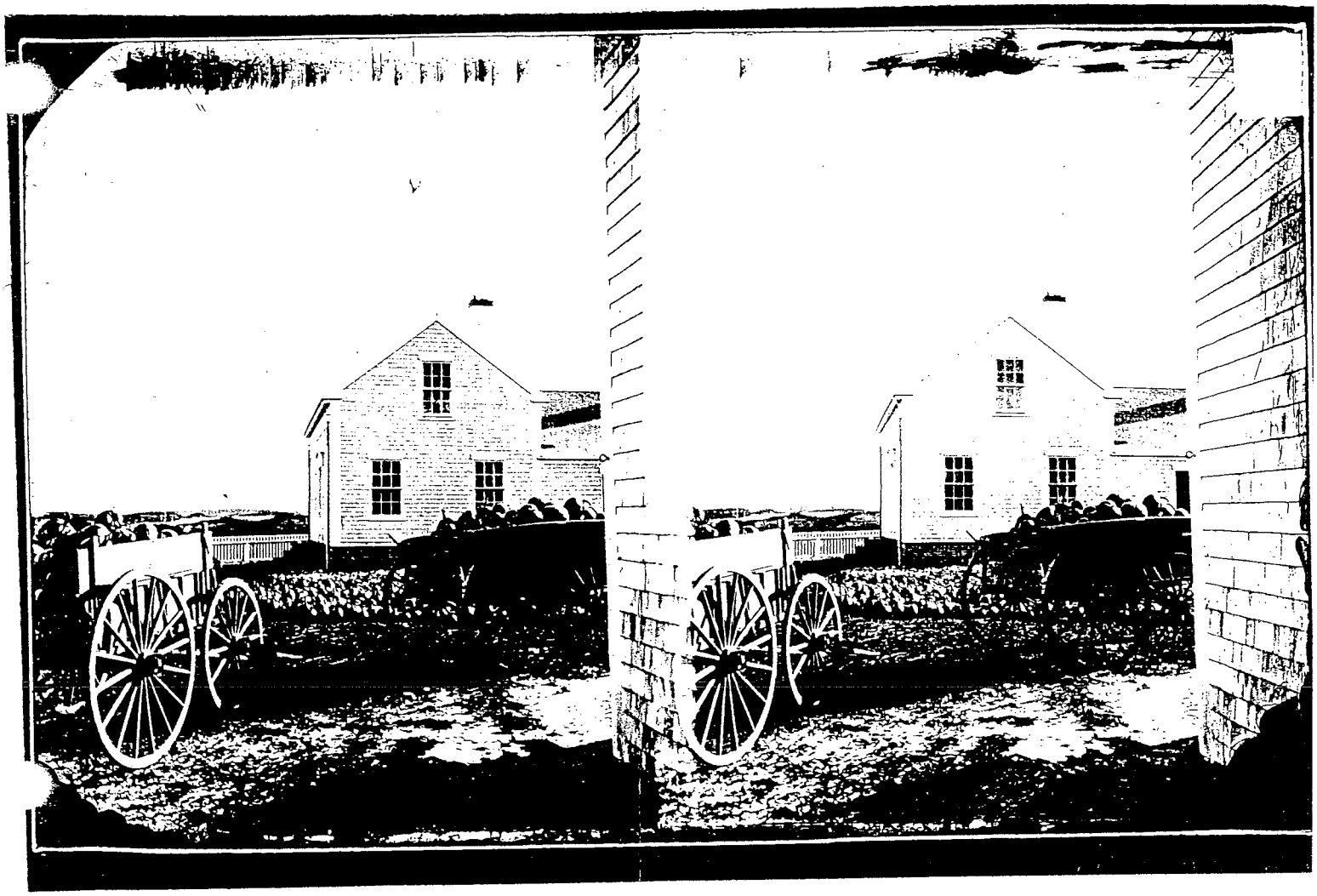
65. Cato—Narcissa Coffin, Joseph Sylvia de Rosa.
66. Cato—"Appleton Farm," John S. Appleton, Noah Appleton, Nathaniel Lowell.
67. Cato—"Mitchell Farm," John Roberts.
68. Cato—Obed Starbuck, Charles Starbuck, Walter Dawson, John Ring.
69. Cato—"Cherry Grove," Eliot Cathcart, Thomas Macy, Clinton Hussey, Nathaniel Lowell, E. McLaughlin.
70. Cato—D. B. Allen, Arnold Morse, Daniel Brayton, Clinton Hussey, Nathaniel Lowell.
71. Hummock Pond Road—Edward Macy, Reuben Chadwick, Andrew Sandsbury, Charles G. Austin.
72. Hummock Pond Road—"Burnt Swamp"—Albert Folger.
73. Hummock Pond Road—"Mount Vernon Farm," ..... Cartwright, Laban Paddock, Fred Paddock, Charles G. Gardner, Wallace Gardner.
74. Hummock Pond Road—Capt. Shubael Allen (part of 73), Capt. Henry Coleman, John J. Gardner, Charles W. Gardner, Wallace Gardner.
75. Hummock Pond—George Starbuck (part of 73), Judge Edward Gardner.
76. Hummock Pond—"Bartlett Farm," Henry Coffin, Albert Bartlett, John Bartlett.
77. Hummock Pond—"Rams Pasture," Lot Palmer, Henry Coleman, May Brayton, William Wallace.
78. Hummock Pond—Elihu Coleman, William Hosier.
79. Hummock Pond—William Randall.
80. Hummock Pond—David G. Hussey.
81. Madaket—"Cambridge," site of farm of "Great Mary" Starbuck, "Cornish Farm,"-Bailey Cornish, William T. Swain.
82. Madaket—Andrew Backus.
83. Madaket—"Trott's Swamp," William Bartlett, "Gibson Farm."

83.a Madaket—James Collins, George Barrett.

84. Madaket—Nathan Chase, "Bennett Farm," Warren Ramsdell, "Madaket Gun Club."
85. Madaket—Warren Ramsdell, William Ray, Benjamin Pease.
86. Madaket—William Ramsdell.
87. Madaket—Washington I. Fisher.
88. Madaket—Joseph Fisher, Isaac Hills.
89. Madaket—Colin Small, Daniel Folger, Ernest G. Eliot.
90. Madaket—Valentine Small.
91. North Shore—"Franklin Valley Farm," William H. H. Smith, Mary E. Crosby.
92. North Shore—"Hamblin Farm," Thomas Hamblin.
93. North Shore—"Hinckley Farm," Eben Hinckley.
94. North Shore—George Robinson.



P8439
1955



PINE GROVE FARM SOMERSET ROAD

SLIDE/NEG. # 440

NHD

Nantucket House Documentation

BLUE BALLIETT · BROAD STREET · NANTUCKET, MASSACHUSETTS 02554 · (617) 228-9488

The following documentation of the Joseph Starbuck Farm was prepared for Ralph and Sylvia Marble. Materials were drawn from Registry and Probate Court town records and from Nantucket Historical Association archives. The first three deeds are land transfers which do not identify the house as it now stands, for they represent shares in a parcel of common land. These deeds had no actual correllation in property boundaries. Copies of all original deeds are arranged sequentially from past to present. 12/17/1981.

Book 29, p. 204: 3/17/1827
Daniel Allen, yeoman, to Joseph Starbuck, merchant, for $59.08. 63 acres and 92 rods in share 21 of Smooth Hummocks.

42, 313: 10/5/1841
Charles G. Coffin, merchant, to Joseph Starbuck for $10.00. 90 Sheeps Commons in share 21 of Smooth Hummocks.

42, 474: 10/13/1842
Philip H. Folger, merchant, to Joseph Starbuck for $10.00. 90 Sheeps Commons in share 21 of Smooth Hummocks.

Will: written 5/29/1860, executed 1861
Estate of Joseph Starbuck, real and personal, to be divided seven ways between his children as they saw fit.

59, 85: 5/1/1861
George Starbuck, Matthew Starbuck, Josiah and Sarah Gorham (Josiah in the right of Sarah), William and Eunice Hadwen (William in the right of Eunice), Nathaniel and Eliza Barney (Nathaniel in the right of Eliza), William C. and Mary Swain (William in the right of Mary), co-heirs with the grantee of Joseph Starbuck, to William Starbuck for $1250.00. "...sundry tracts of land situated at and near the Smooth Hummocks in

said Nantucket together with the dwelling house and the other buildings standing thereon and making and constituting the Joseph Starbuck Farm..."

62, 317: 1/11/1862
Heirs of Joseph Starbuck to William Starbuck; price deleted. All of Joseph Starbuck's shares in the Common and Undivided Lands of Nantucket, including share no. 7 and share no. 17 of Smooth Hummocks.

70, 396: 3/11/1886
Deed of Trust: Alfred Starbuck to Daniel Folger and Charles B. Swain for $1.00. Management of his interest in the late William Starbuck's estate, including one third part of "...the farm which my father purchased of his father's estate in said Nantucket..."

70, 511: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Walter Starbuck, son of the late William Starbuck, for $2.00. "...one third part of the Farm at Mioxes ...known as the Joseph Starbuck Farm..."

70, 512: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Alfred Starbuck, son of the late William Starbuck, for $2.00. One third part of the farm.

70, 514: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Martha A. Fenton, daughter of the late William Starbuck, for $2.00. One third part of the farm.

71, 137: 11/17/1886
Walter Starbuck to David Folger and Charles B. Swain, trustees under the provisions of the deed of trust stated in 70, 396, for $266.67. One third part of all land in Smooth Hummocks inherited through the will of William Starbuck, including the farm.

71, 139: 11/17/1886
Charles B. Swain and David Folger, guardians of Martha A. Fenton, non compos, to Charles B. Swain and David Folger for $266.66. One third part of land and farm.

93, 278: 6/11/1890
David Folger and Charles B. Swain, trustees under the provisions of the deed of trust stated in 70, 396, to Alfred Starbuck, for $1.00. Farm and land, "...meaning hereby to convey all the estate that was conveyed to us, as trustees, as aforesaid by deeds of Walter Starbuck and Martha A. Fenton..."

Will: 5/15/1922
Alfred Starbuck to wife Elizabeth M. Starbuck. "Dwellings, barns, and buildings" assessed at $2,250.00.

Will: 10/3/1933
Elizabeth M. Starbuck to Matthew L. Jaeckle. Buildings assessed at $1,200.00.

115, 591: 8/23/1955
Matthew L. Jaeckle and Vera M. Jaeckle to Raymond Foulkrod and Cornelia S. Foulkrod.

119, 299: 11/23/1959
Raymond Foulkrod and Cornelia S. Foulkrod to Ralph P. Marble Jr. and Sylvia F. Marble.

Land Court cert. #5520: 3/21/1968
Ralph P. Marble Jr. and Sylvia F. Marble.

N.B.:
Joseph Starbuck was not a man who wasted much time worrying about what others thought of his actions; he was shrewd, speculative, consistently quick to assess and act upon an opportunity. In three separate purchases made between 1827 and 1842, he bought into the Sheeps Commons of share 21 in Smooth Hummocks. Although these purchases

totalled about one third of share 21, they were an abstract percentage within a common ownership, and did not constitute a delineated piece of property. It seems that by the 1830s, however, Joseph had erected at least a part of the farm now standing in that area. Although he built illegally on the land, he was not a man with whom many could raise an objection.

The 'under the table' nature of the building of the farm may account for the paucity of information or records of any kind concerning Joseph's ownership. His account and letter books in the Whaling Museum do not mention the Smooth Hummocks land. It has been suggested that the older section of the farm building may at one time have been a shelter used during sheeping, and that Joseph built onto that original structure. This may well be accurate, but unfortunately none of the owners Joseph bought shares from left records that indicated any such existing structures, although there were undoubtedly a number of common shelters scattered across the Sheeps Commons. The early history of the farm remains frustratingly obscure.

Will Gardner's Three Bricks and Three Brothers (1958) presents an overview of Joseph's family and career, although it does not mention the farm. (Will Gardner must have encountered the same lack of information and decided to delete the farm altogether.) Joseph, born in 1774, was the son of Thomas Starbuck, and one of nine children. He married Sally Gardner, and had ten children, three of whom died in childhood. When Joseph died in 1861, having outlived his wife, he left his massive estate to his seven children: Sarah Gorham, Eunice Hadwen, Eliza Barney, Mary Swain, and George, Matthew, and William Starbuck. William Starbuck purchased the farm from the others heirs in 1861. On William's death in 1873, ownership of the farm was divided three ways between his children Alfred, Martha Fenton, and Walter. By 1890 Alfred Starbuck had bought out the other heirs. Edouard Stackpole says that he remembers visiting the farm as a boy and meeting Alfred Starbuck, who had a sizeable beard and a matching temper. Alfred Starbuck had, or so the story goes, started out with a shoe business in town, but a drinking problem had caused him to lose the business. Mr. Stackpole says that Alfred Starbuck always felt degraded by being a 'Starbuck

from Main Street' who ended up working the farm. When Alfred died in 1921, he left the farm to his wife Elizabeth. It wasn't until her death in 1933 that ownership of the farm passed out of the Starbuck name.

Included is an Inquirer and Mirror article summarizing the complex history of the 'Common and Undivided Lands', written by Edouard Stackpole in 1940. Also included is a 1951 article from the Grace Brown Gardner Scrapbooks in the Peter Foulger Museum. It describes Somerset Farm's advanced irrigation techniques.

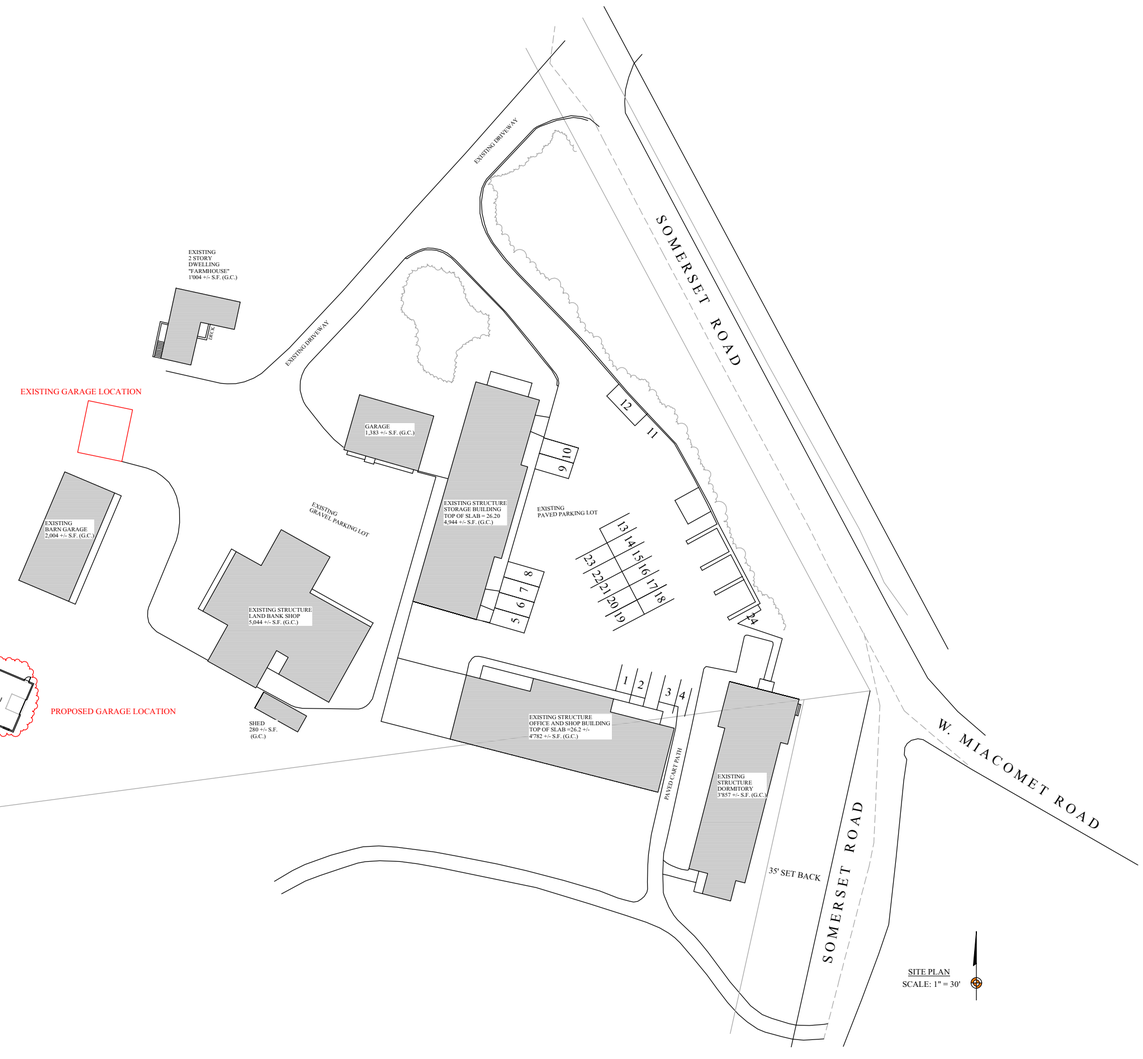
The Joseph Starbuck farm has the distinction of being the Starbuck family 'skeleton in the closet'; Joseph left no information on this illegally constructed building, and it has been overshadowed, in historical writings, by the flashier Starbuck dwelling houses in town. It is a simple house which seems to have an older section and an addition, and the interior woodwork is beautifully detailed. When Joseph set out to do something, he did it well.







NANTUCKET LAND BANK
125 SOMERSET ROAD
NANTUCKET, MA 02554



BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

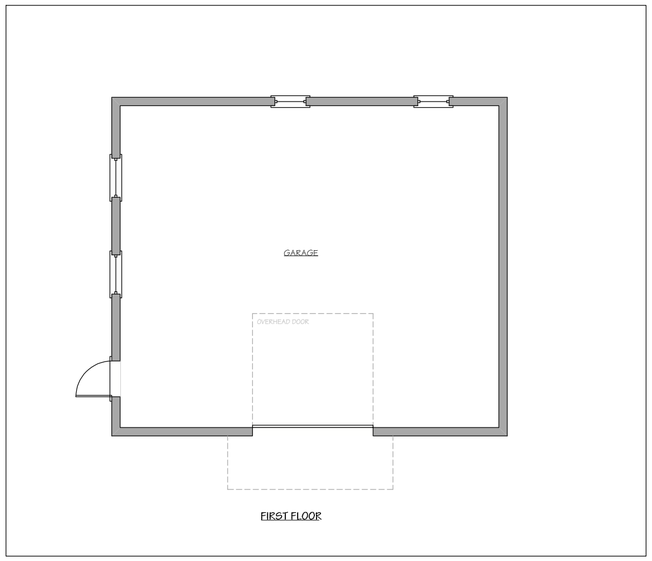
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 66 / 69

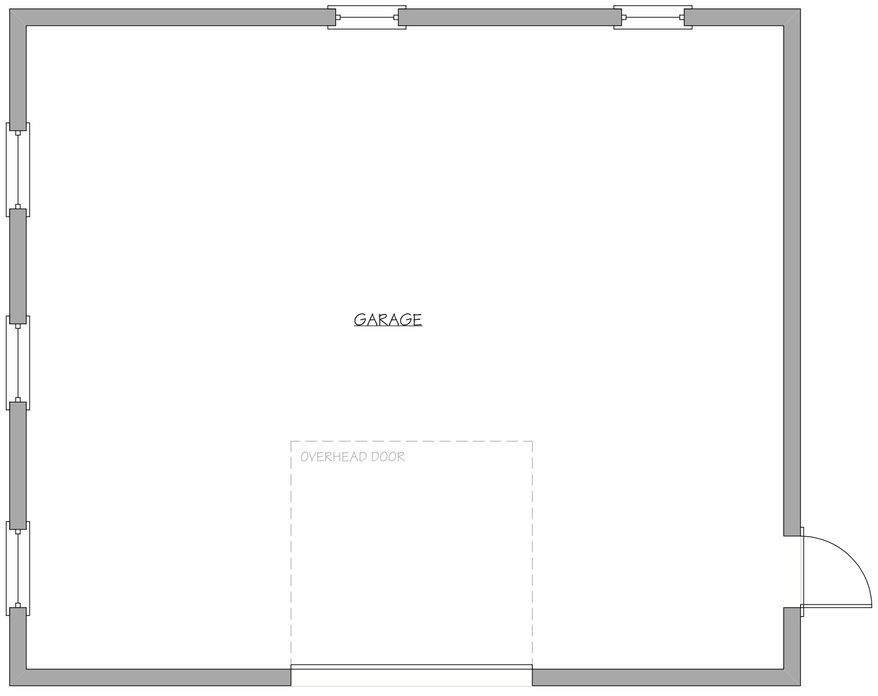
NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

A



FIRST FLOOR

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

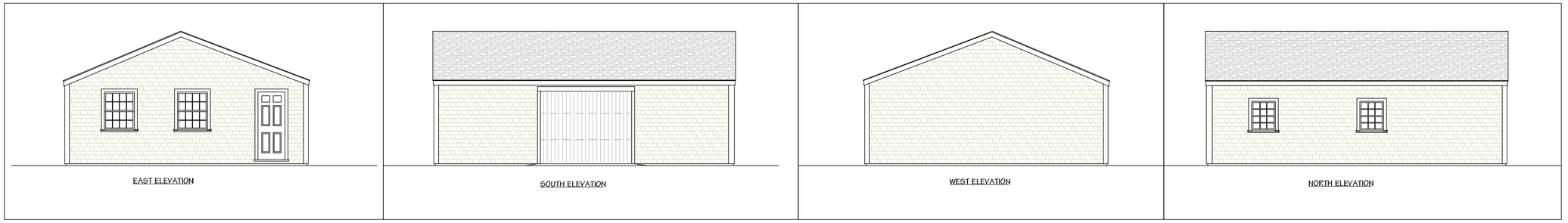
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

FLOOR PLAN
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

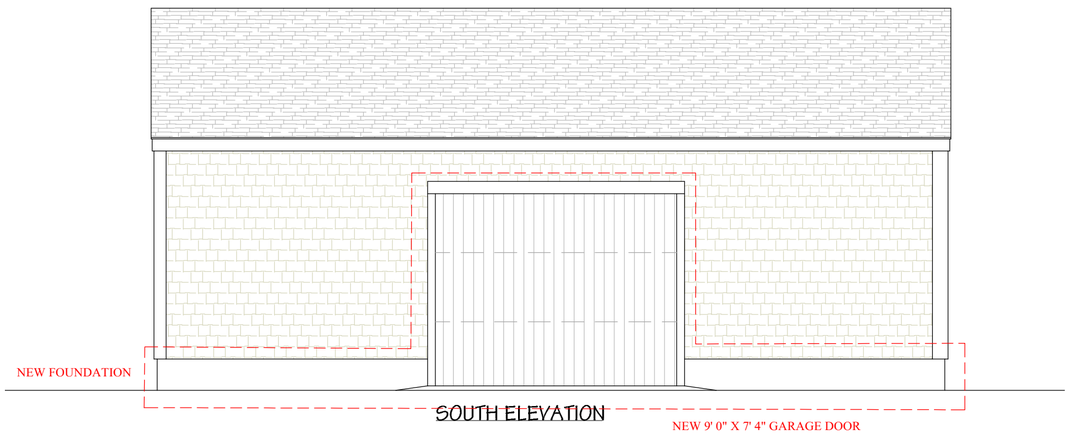
NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

1

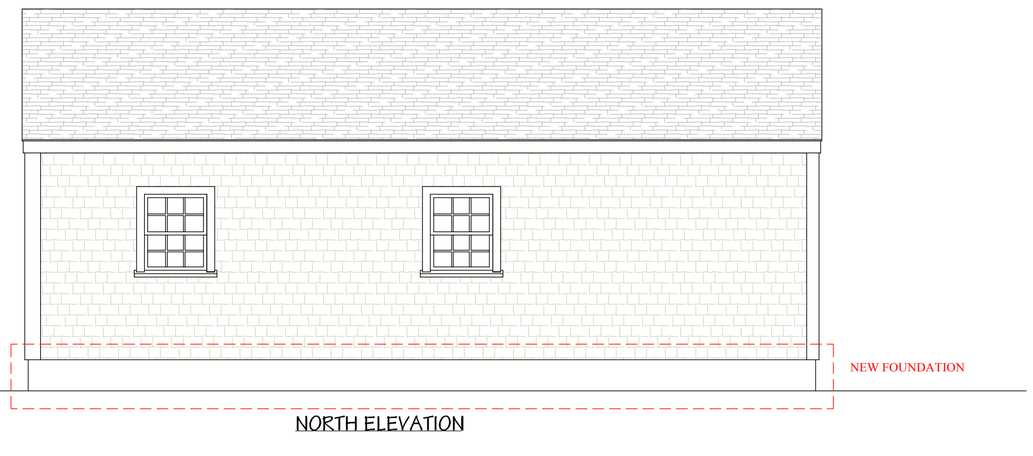


AS-BUILT









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

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.

$100.00 ✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Nantucket Land Bank

STREET ADDRESS 125 Somerset Rd

MAP/PARCEL 66/69

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/2/2025

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 4/2/25
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke J Thornewill

AS AGENT FOR Polly Harvey

STREET ADDRESS 124 Wauwinet Rd

MAP/PARCEL 11/16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/3/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke J Thornewill 4/3/25

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 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.

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 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.

KJ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 11 PARCEL N°. 16

Street & Number of Proposed Work: 124 Wauwinet Rd

Owner of record: Polly Harvey

Mailing Address: 124 Wauwinet Road
Nantucket Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Road
Nantucket, Ma 02554

Contact Phone #: 5083330702 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2025-01-11913

☐ 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: N/A Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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 – sky light previously proposed omitted.
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.) N/A

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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.

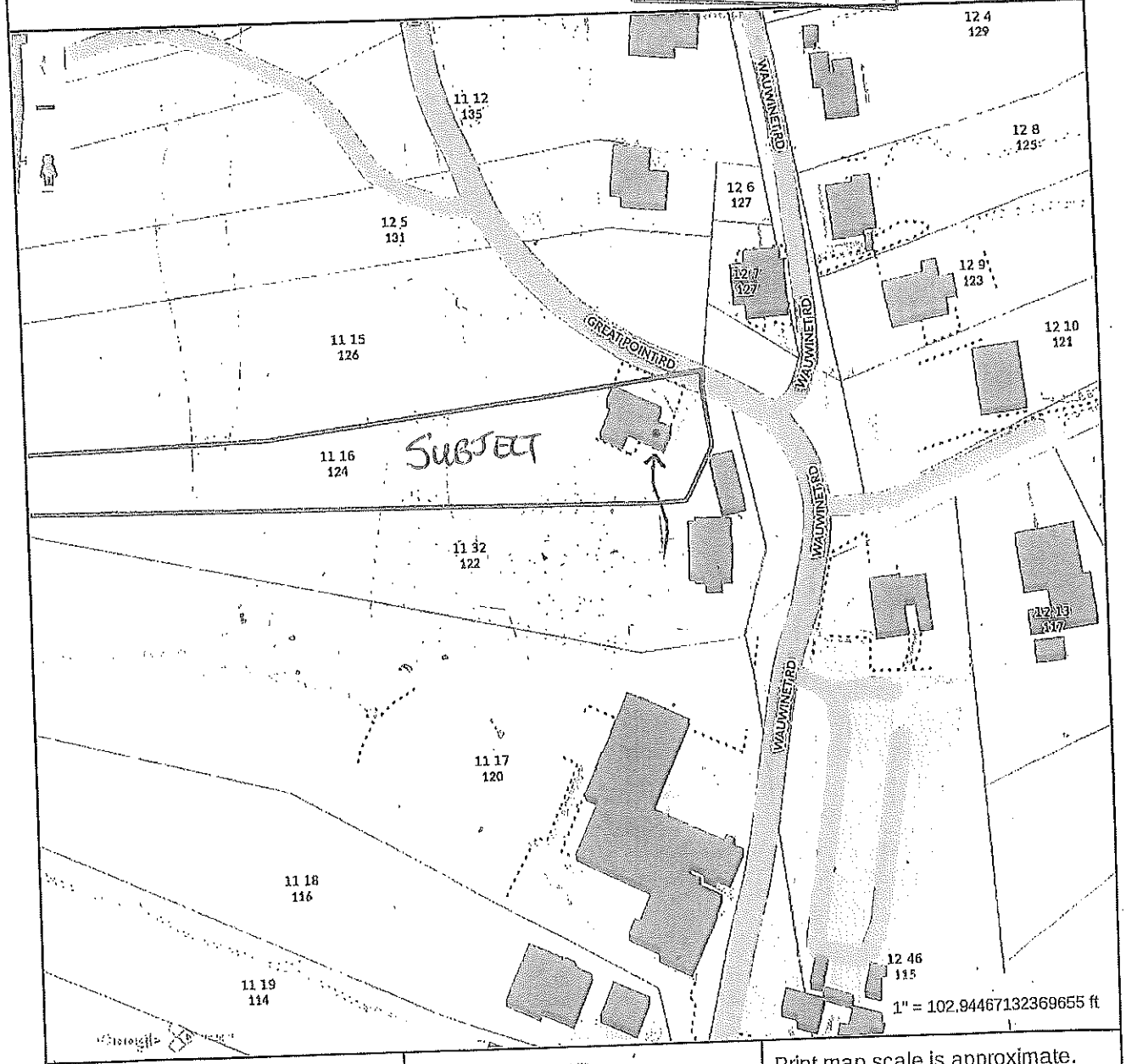
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/3/25 Signature of owner of record _____ Signed under penalties of perjury

RECEIVED
APR 02 2025
By

Town and County of Nantucket, MA

January 24, 2025



Property Information

Property ID	32
Location	124 WAUWINET RD
Owner	HARVEY JESSIE P TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Proposed
omit
skylight



3/3 WINDOW
REPLACED
BUT 4"
TALLER

SOUTH WEST ELEVATION - REAR LAWN

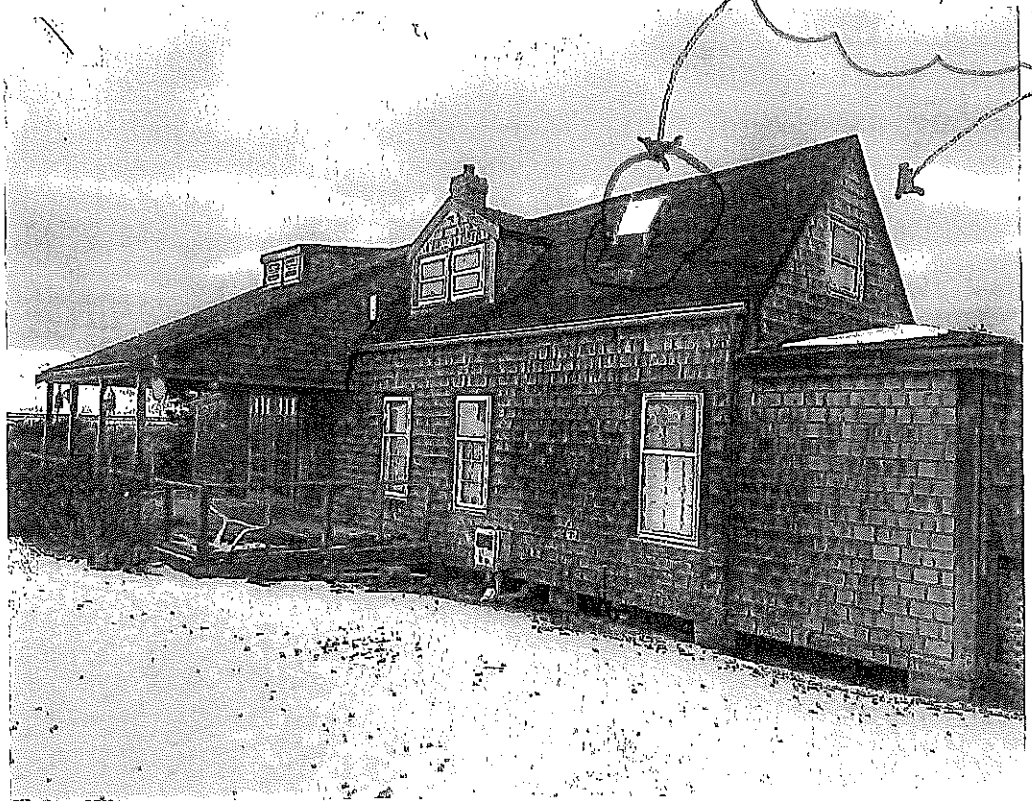
14 Tadema

RECEIVED
APR 02 2025
By

PREVIOUS APPROVAL

4/2/25
STAFF APPROVAL SKYLIGHT IN UPPER THIRD OF ROOF. BOXED W/ NAT WOOD BWNIM

3/3 WINDOW REPLACED BUT 4" TALLER



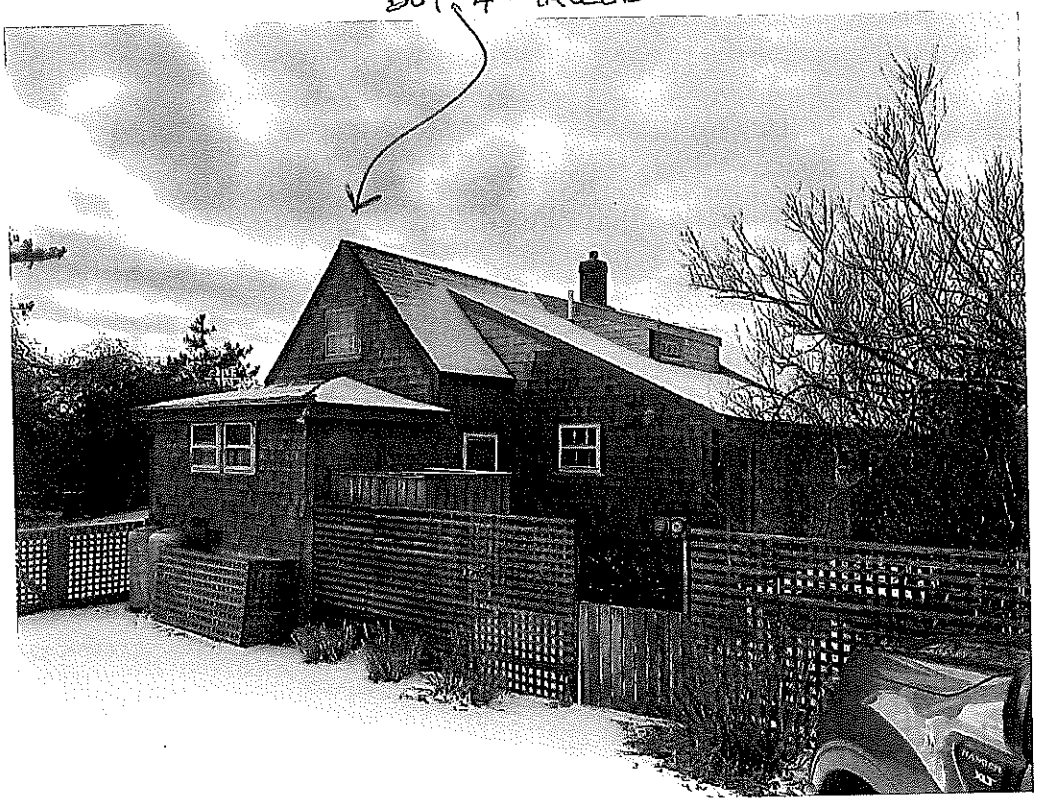
SOUTH WEST ELEVATION - REAR LAWN

14 Tadema

RECEIVED
APR 02 2025
By

~~SKYLIGHT NOT VISIBLE~~

3/3 WINDOW Replaced BUT 4" TALLER ✓ Approved HDC 2/04/25



GREAT POINT ROAD @ DRIVEWAY

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: W1-33
MAP/PARCEL#: 11-16

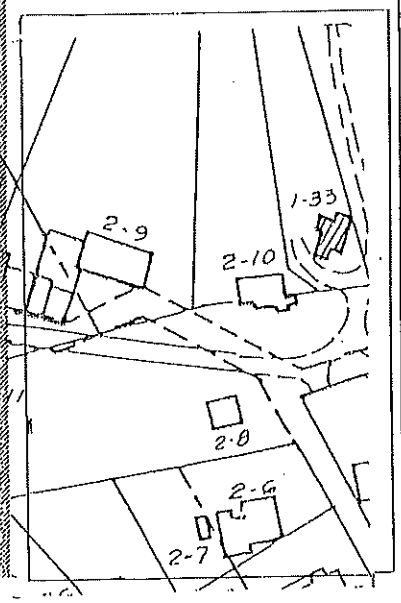
Recorded by: JS Date: 09/25/89 Organization: AGS

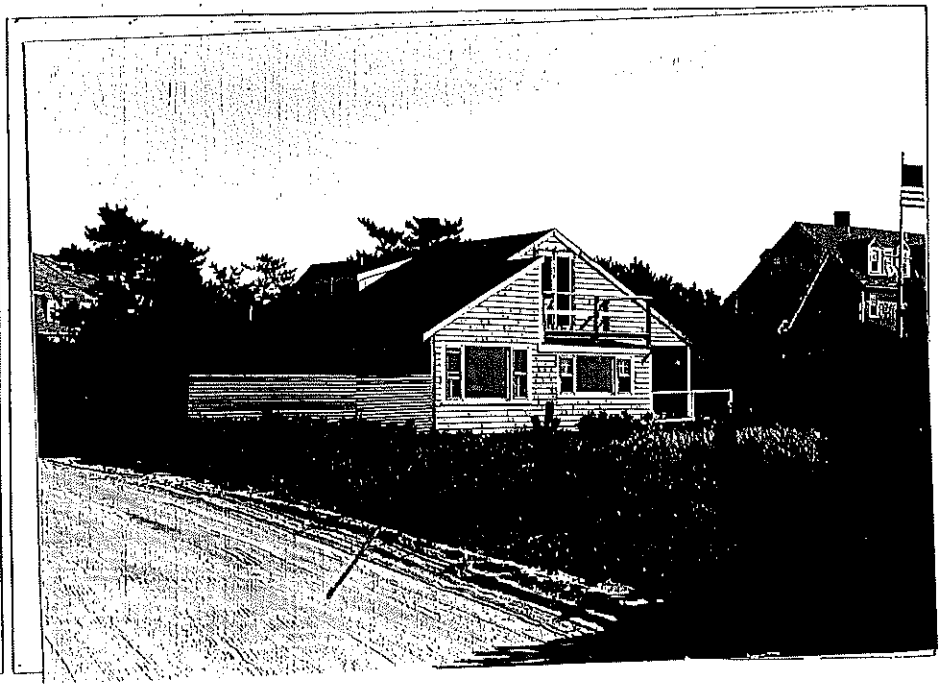
IDENTIFICATION

1. Street Name & No.: 124 WAUWINET
2. Building Name: BEACH COTE
3. Ownership: Private
4. Present Owner: WIELAGE, JESSIE
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence,Deck
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): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,Picture, 4/4
36. Porch: Rear
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
Moved to location by 1909; building is older

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1909
Source: Sanborn Maps, 1909
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

ROOF CHECKLIST



Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
	Application fee: $50.00
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	COLORED Pictures: 4 sets, including the entire context of the house-
	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 04/02/25

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kiril Stojanov

AS AGENT FOR Pada Gowfrade

STREET ADDRESS 20 Federal St.

MAP/PARCEL 42.3.1 8

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 04/02/25

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 8

Street & Number of Proposed Work: 20 Federal St.

Owner of record: Paola Gondrade

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Kiril Stojanov

Mailing Address: 4 Celtic Dr

Nantucket MA 02554

Contact Phone #: 561 386 5625 E-mail: Stojanovinc@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Replacing new roof like kind with approved HDC architectural shingles. Replace like kind all rotted exterior trim and handrails.

Is there an HDC survey form for 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) [redacted] Gutters.

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 IKO Charcoal Gray

Trim _____ Sash _____ Doors _____

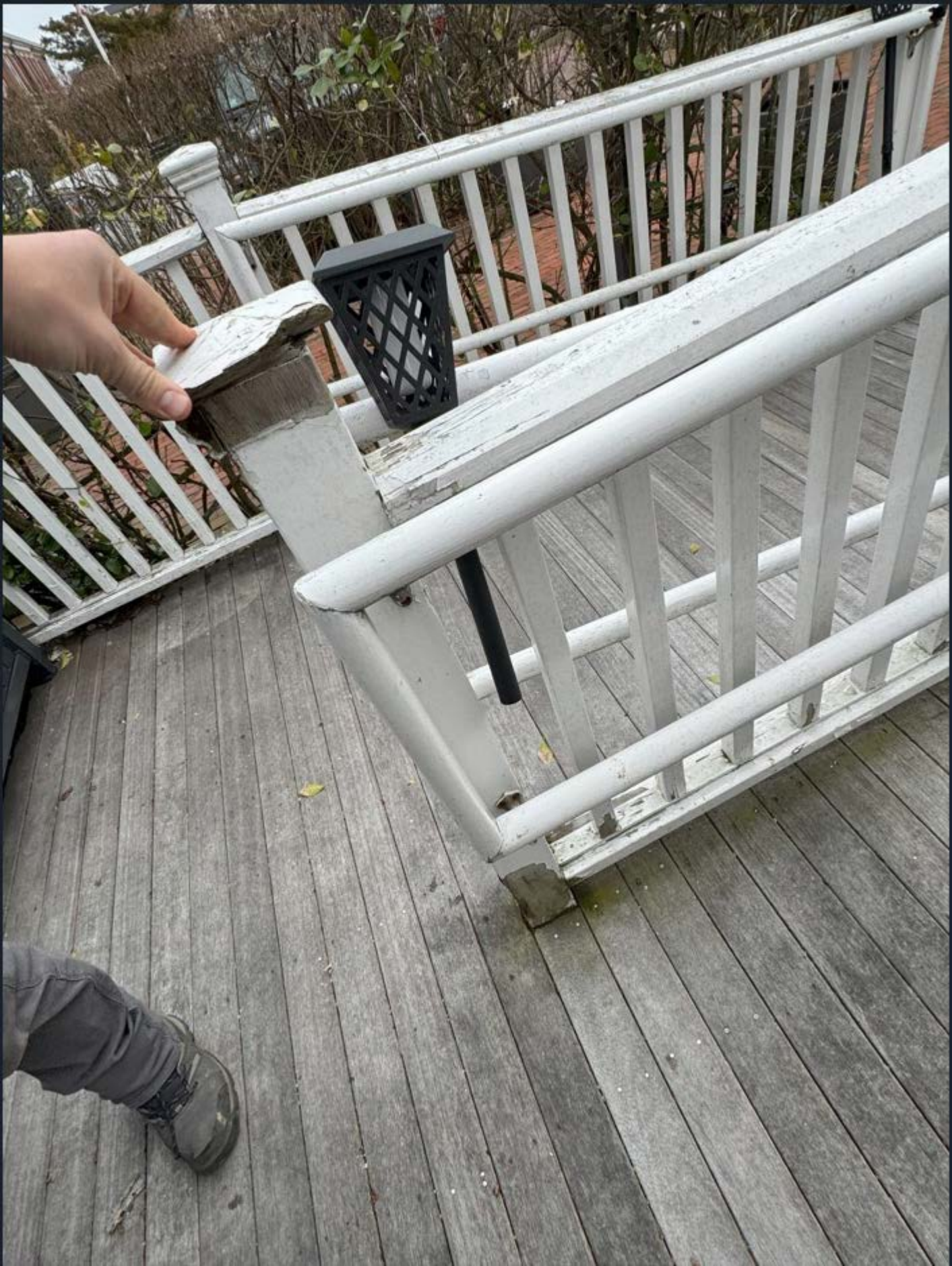
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04/02/25 Signature of owner of record _____ Signed under penalties of perjury


42.4.2 31
22
42.4.2 32
18
42.4.2 33
20
42.4.2 34
22
36
42.4.2 35
24
42.3.1 3
35
42.3.1 4
33
42.3.1 5
5
42.3.1 6
3
42.3.1 7
1
42.3.1 8
20
42.4.2 29
20
FEDERAL ST
CHESTNUT ST
CHESTNUT ST
CENTER ST
E CHESTNUT ST
42.3.1 10.1
4
42.3.1 9.2
2
8
42.3.1 9.3
23
42.3.1 10.3
6
42.3.1 9.1
21
Keyboard shortcuts
Map data ©2025 Google
10 m
Terms
Report a map error




















gypsy





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55-08 PARCEL N°. 3155

Street & Number of Proposed Work: 17 Atlantic Ave

Owner of record: Jacqueline McGrady

Mailing Address: 17 Atlantic Ave

Nantucket, MA 02554

Contact Phone #: 508-228-1891 E-mail: mcgradyjac@comcast.net

AGENT INFORMATION (if applicable)

Name: Same as above

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick / Dirt / Paved 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 3.27.25 Signature of owner of record Jacqueline McGrady Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING 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	
	_____ with the application. If not included the application is deemed incomplete.
	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----------
	Pictures: (3 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.
	_____ 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.
	single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE-GATE-ARBOR- CURBING CHECKLIST

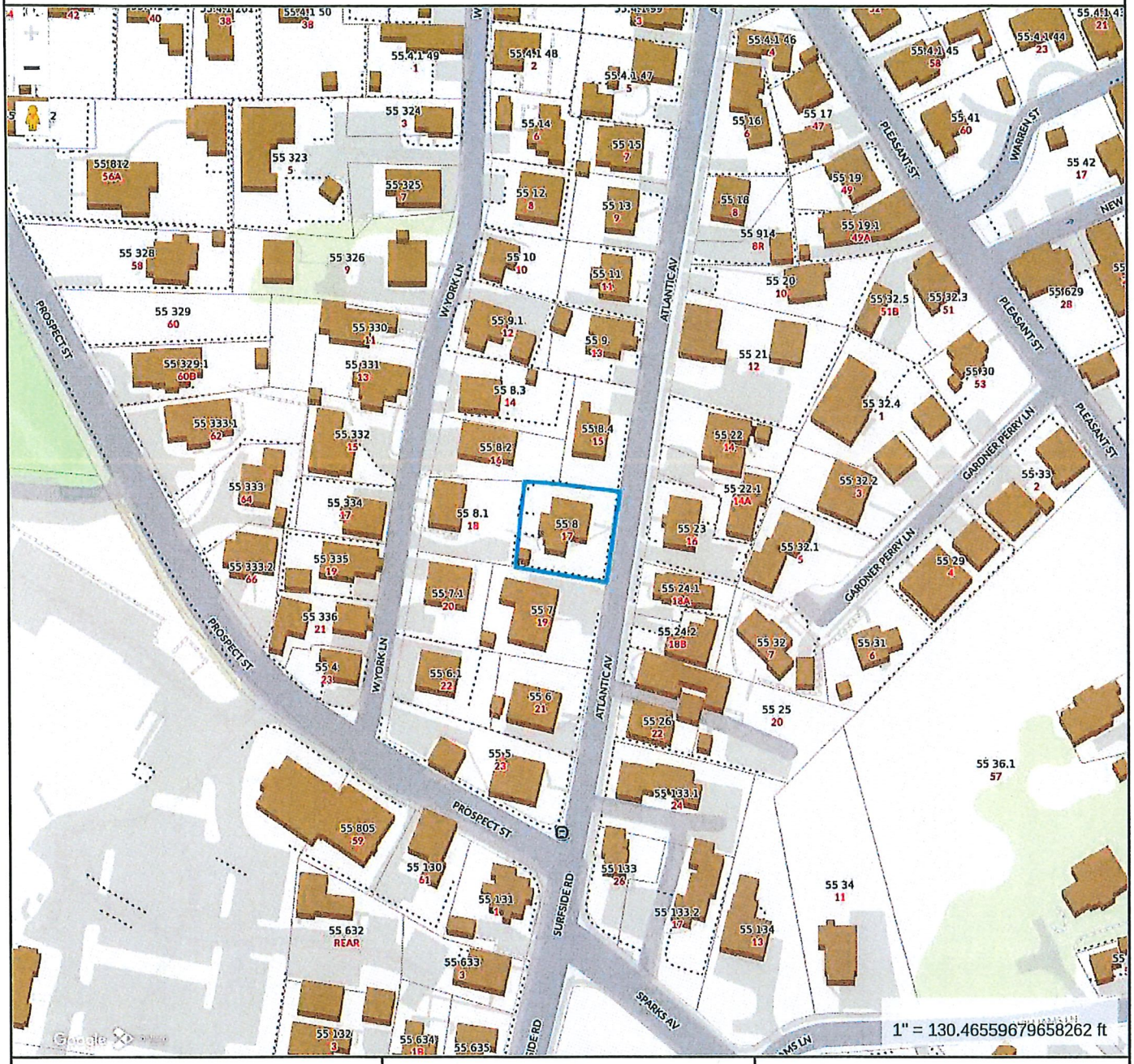
**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**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: Jacqueline McGrady Date: 3.27.25



Property Information

Property ID	3155
Location	17 ATLANTIC AV
Owner	MCGRADY PATRICIA F & JOHN F JR LIFE EST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

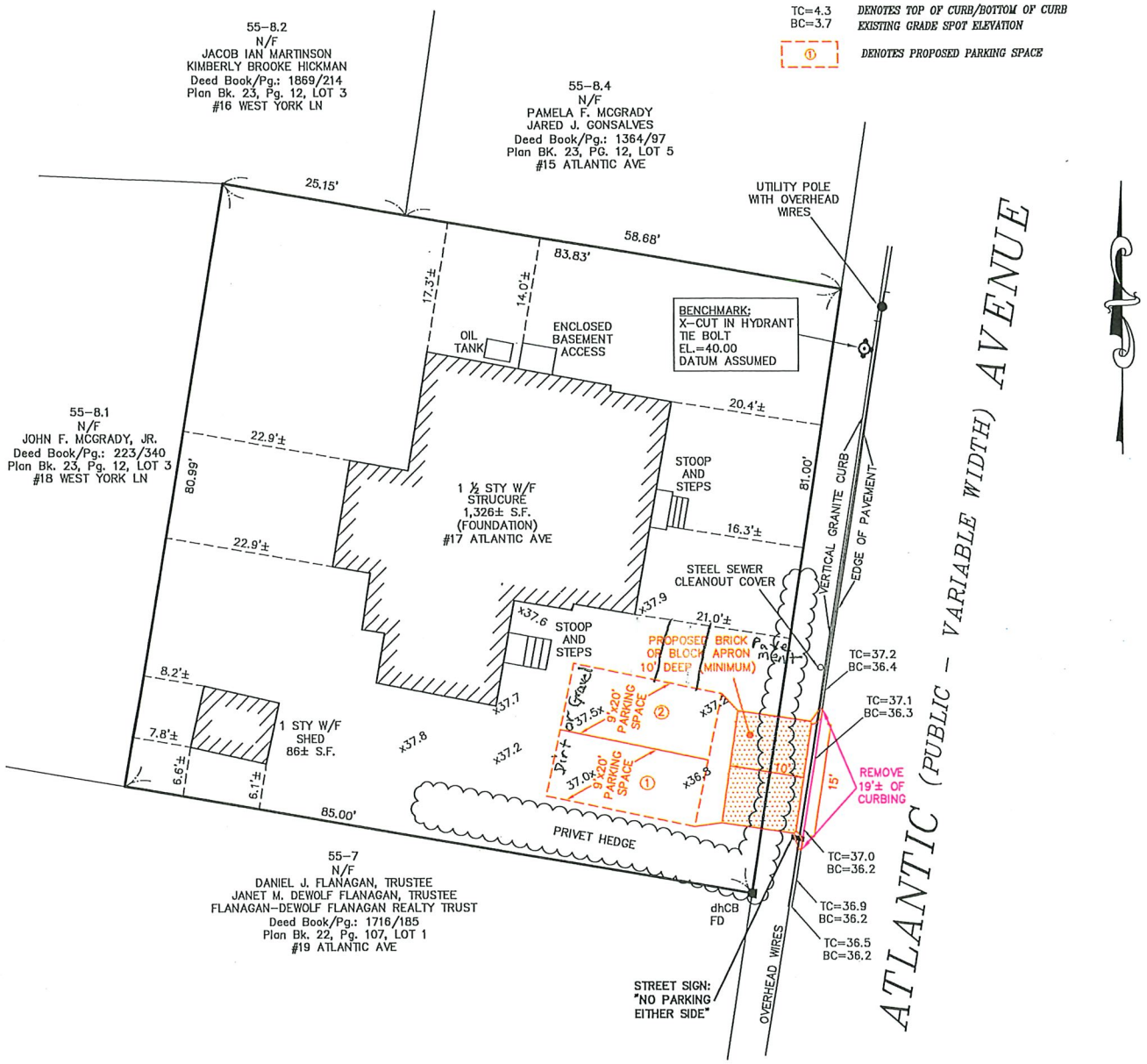
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

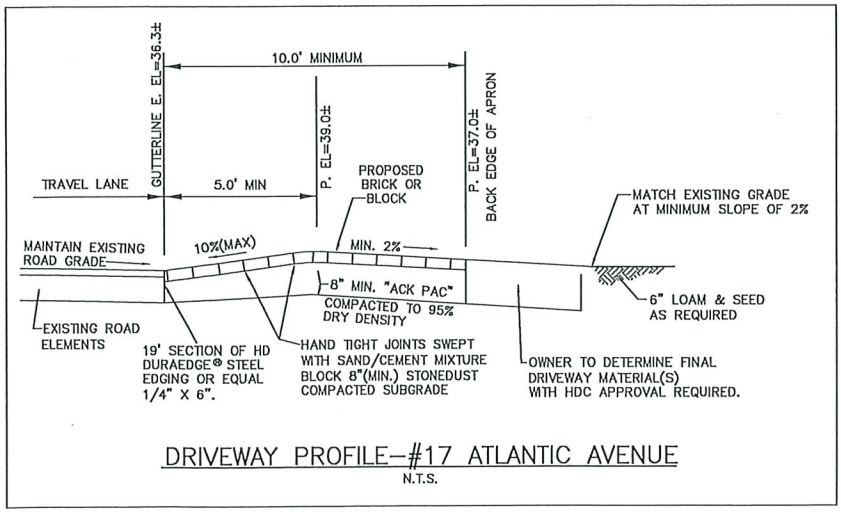
CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	6,837± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30 %	19.4%

LEGEND

- dhCB FND ■ — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXISTING HYRDRANT
- DENOTES EXISTING UTILITY POLE WITH OVERHEAD WIRES
- x34.5 — DENOTES EXISTING SPOT ELEVATION
- TC=4.3 / BC=3.7 — DENOTES TOP OF CURB/BOTTOM OF CURB EXISTING GRADE SPOT ELEVATION
- ① — DENOTES PROPOSED PARKING SPACE





DRIVEWAY PROFILE-#17 ATLANTIC AVENUE
N.T.S.

CURB CUT PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 10' DATE: FEBRUARY 03, 2025

Owner: *JACQUELINE A. MCGRADY*

Deed Bk./Pg.: 1555/115 Plan: Bk. 23, Pg. 12, LOT 1

Assessors Map/Parcel: 55-08

Locus: #17 ATLANTIC AVENUE

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

B9327

T:\CHRIS 1 JOB 218

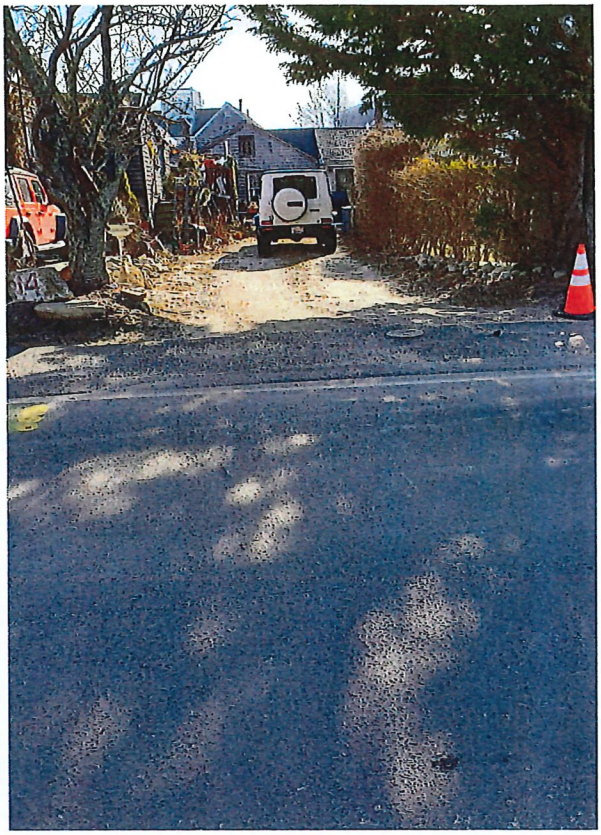
V:\DRAWFILES\B9327\BLP.dwg 2/4/2025 13:39:53

Immediate Neighboring Parking Spots to 17 Atlantic Avenue

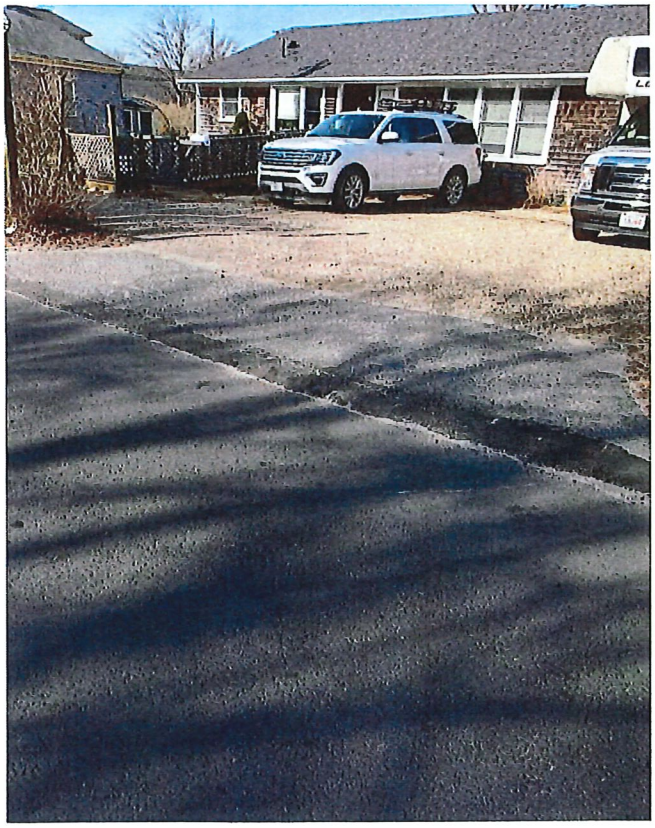
15 Atlantic Ave



16 Atlantic Ave



19 Atlantic Ave



18 Atlantic Ave



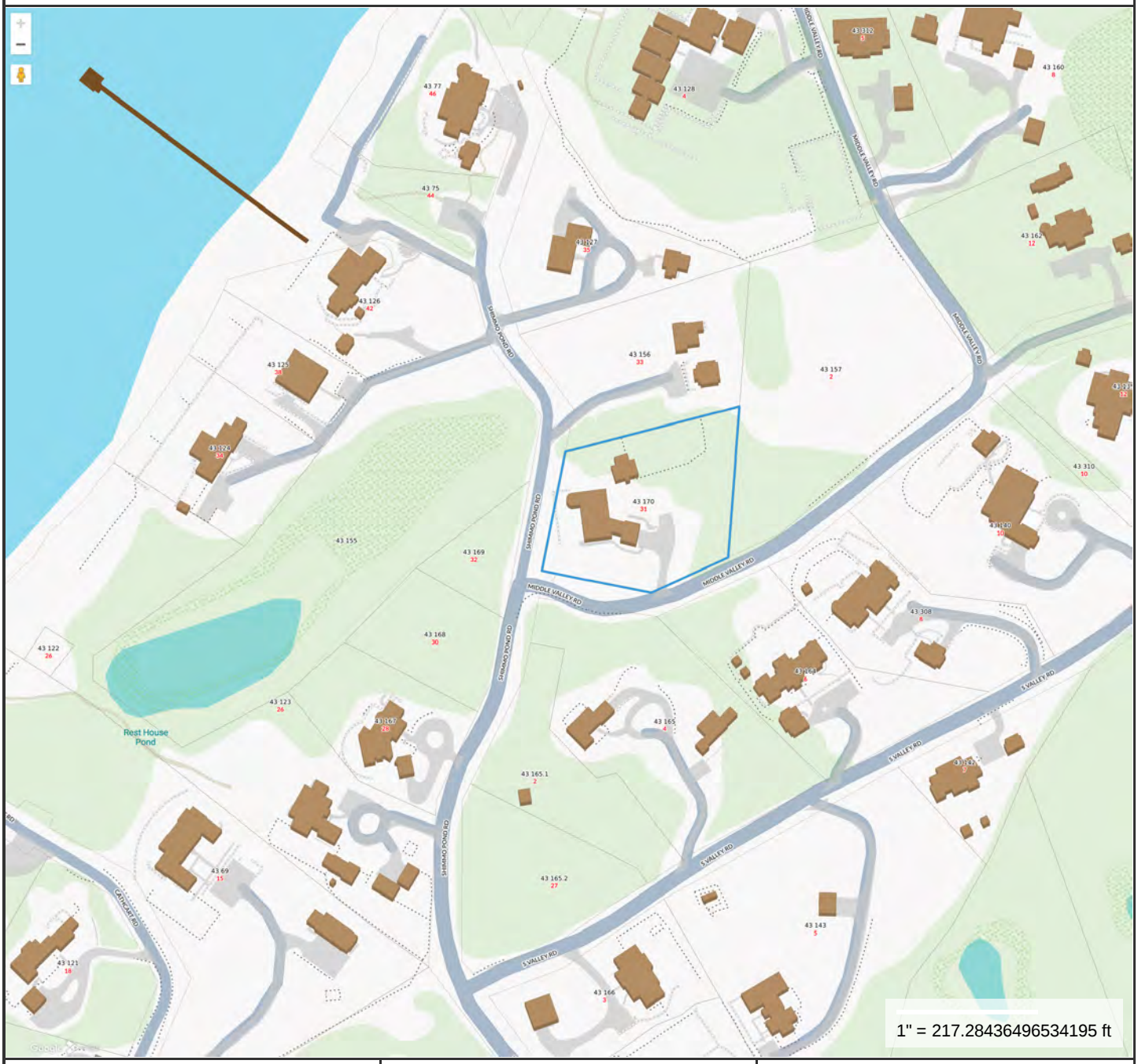
17 Atlantic Ave Various Views











Property Information

Property ID	2462
Location	31 SHIMMO POND RD
Owner	REARDON ABIGAIL T

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.


SHIMMO POND ROAD
MIDDLE VALLEY ROAD
LOT 87
LOT AREA-54201±S.F.
2 STORY W.F.D.
DECK
PORCH
BILCO
GARAGE
STONE PATIO
INGROUND POOL
STORY POOLHOUSE
WIRE FENCE
PICKET FENCE
CURRENT ZONING: LUG 1
MINIMUM LOT SIZE: 40,000 SF
MINIMUM FRONTAGE: 100 FT
FRONTYARD SETBACK: 35 FT
SIDE AND REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 6.0% ±
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.
AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 7-19-2004
DEED REFERENCE: L.C.CERT#8820
PLAN REFERENCE: L.C.PLAN#11461-0
ASSESSOR'S REFERENCE:
MAP: 43 PARCEL: 170
PREPARED FOR:
ARTHUR A. ROSNELL &
ABIGAIL T. REARDON
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554
COPYRIGHT BY NANTUCKET SURVEYORS, INC.
N-7908

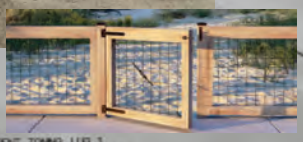






3.5' cedar
private fence





8' Cedar Gate



8' metal mesh/pt 4x4 posts
deer fencing 5' set back

8' metal mesh/pt 4x4 posts
deer fencing 5' set back

8' metal mesh/steel stakes
deer fencing 5' set back







8' Cedar Gate

10' steel deer grate

Street View of Cedar Privacy Fence Proposed Location



Street View of Proposed Location for Cedar Privacy Fence



3.5’ Cedar Privacy Fence Example



Street View of Proposed Location for Steel Deer Grate



Example of 10’ Steel Deer Grate Proposed



Street View from Middle Valley Road



Example of 8’ Deer Fence Proposed - Pressure Treated 4x4 Posts, Metal Mesh Fencing



Shimmo Pond Rd and Middle Valley Road Connection



Proposed 8’ Cedar Gate



Proposed Location #1 of 8’ Cedar Gate



Proposed Location #2 of 8’ Cedar Gate





JC Pleasant

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

NA 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.

NA 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 41 PARCEL N°. 97

Street & Number of Proposed Work: 52 Pleasant Street

Owner of record: David + Patricia Dick

Mailing Address: 52 Pleasant Street
Nantucket, MA 02554

Contact Phone #: 781-258-6285 E-mail: dfdockpsd@comcast.net

AGENT INFORMATION (if applicable)

Name: Greg Mazares

Mailing Address: 10 Reservoir Rd
Smithfield, RI 02917

Contact Phone #: 401-648-8888 E-mail: permits@renewalsne.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 Replacement

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weathe ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pa ☐ SDL's (Simulated Divided Lights) Manufacturer Renewal by Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required

COLORS

Sidewall _____ 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 31 2025 Signature of owner of record David J. Dick Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Greg Mazares

AS AGENT FOR David & Patricia Dick

STREET ADDRESS 52 Pleasant St.

MAP/PARCEL 55 41 / 97

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/2/25

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 4/1/25 Date

Heather Newell

From: Pat and David <dfdackpsd@comcast.net>
Sent: Monday, March 17, 2025 4:23 PM
To: Heather Newell
Subject: Re: 52 Pleasant - HDC Approval

Sent from my iPad. I, David F. Dick, the owner of property at 52 Pleasant St. Nantucket,MA authorize Renwal by Andersen to apply for a building permit to change out a set of casement windows in my kitchen exterior south wall. This authorization is also given to Southern New England Windows as well as Renewal by Andersen.

52 PLEASANT ST



Google Directions Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	52 PLEASANT ST
ID	55.4.1 97

Ownership

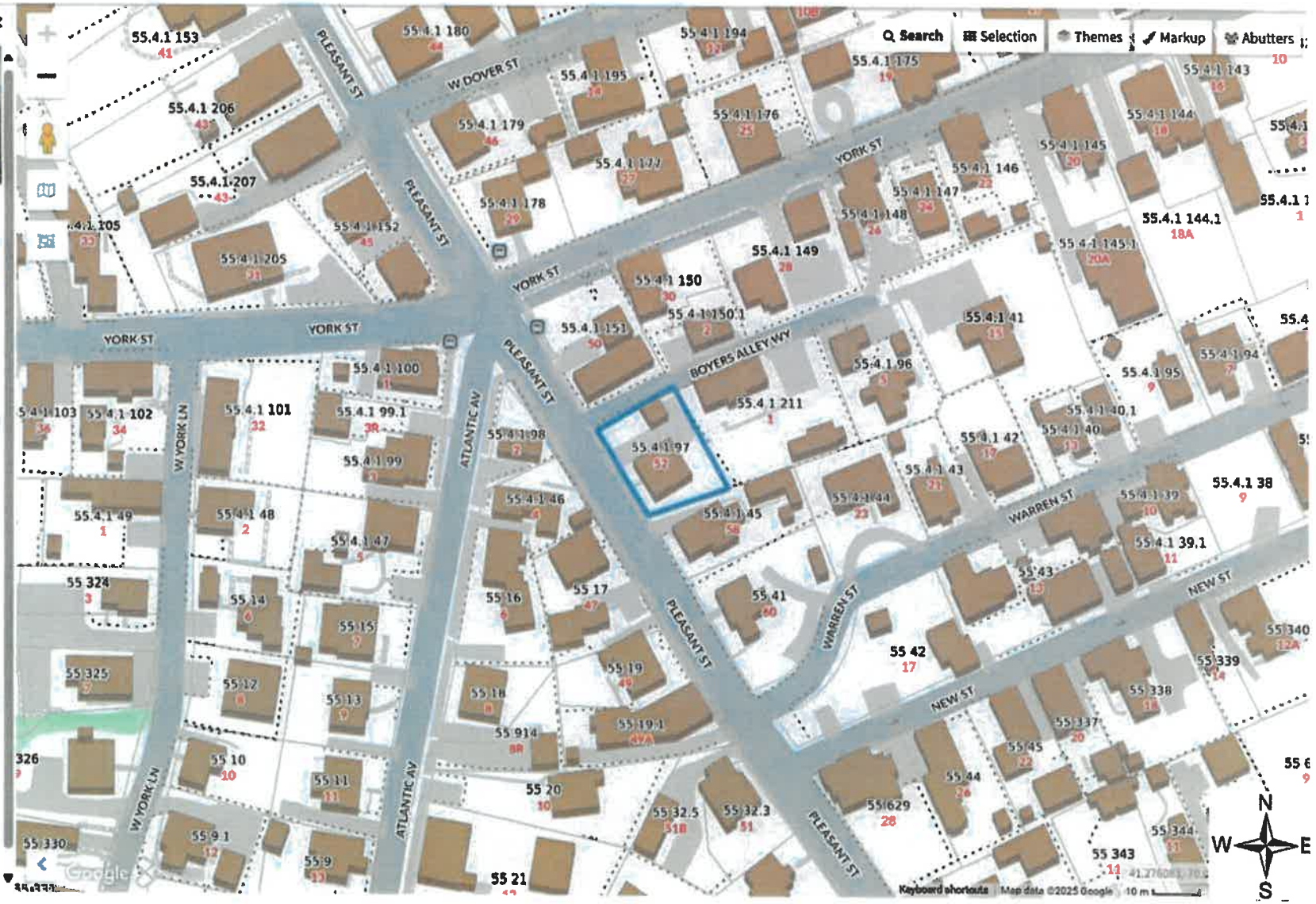
Name	DICK DAVID F & PATRICIA S TR
Co-Owner Name	DICK DAVID F & PATRICIA S REV TRUST
Address	14 WOODCOCK RD, N DARTMOUTH, MA 02747

Valuation

Total	$1,237,600
Land	$766,400
Last Sale	$0 on 2018-07-25
Book/Page	1656/180

Land

Area	0.11 AC



Window Survey

Date: 3/7/25
Sheet 1 of 1
Project: 52 Pleasant

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	WD/Vinyl Clad	Case-4	IV	IV	IV		X		Composite	Case-3	Hardware stripped Owner wants more light in kitchen - 3 panel allows more light







Side Street View

Front Street View



52 Pleasant



Side Street View

Rear View

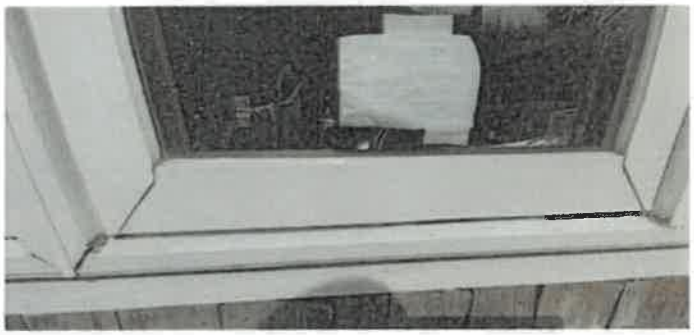


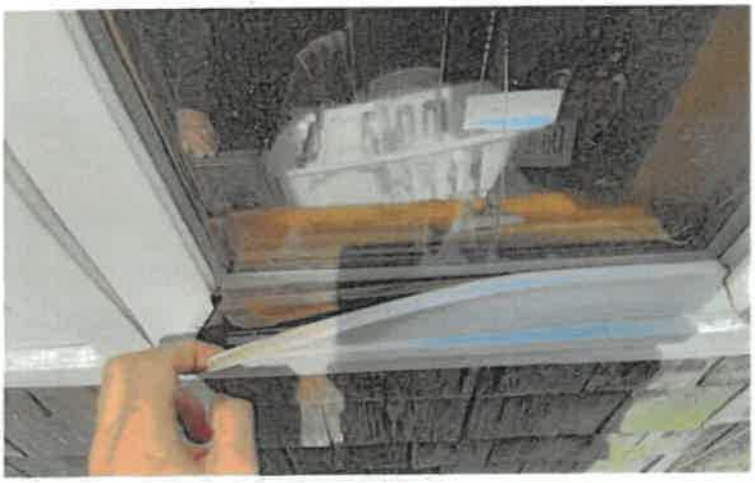
52 Pleasant

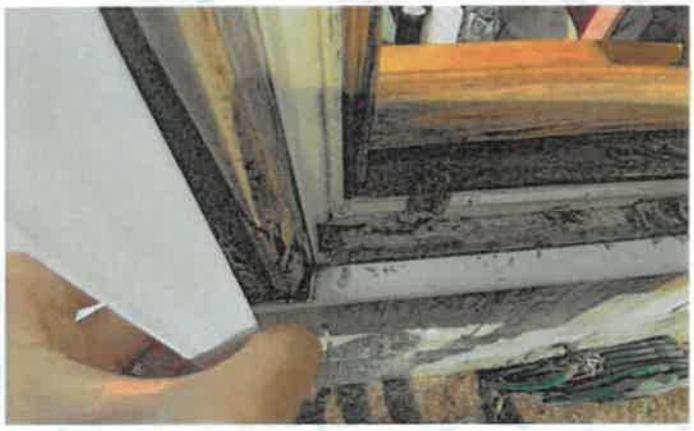


















52 Pleasant



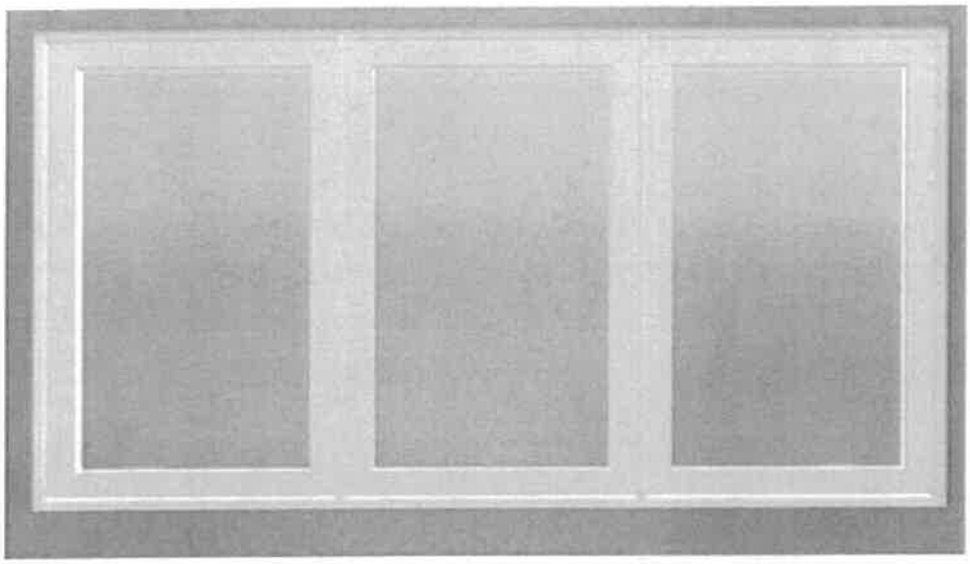







52 Pleasant

PROPOSED WINDOWS:



52 Pleasant

Home Improvement Agreement and Payment Terms

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David Dick
52 Pleasant St
Nantucket, MA 02554
Year Built: 1930
H: (781)258-6285

David Dick	03/06/25
BUYER(S) NAME	**CONTRACT DATE**

52 Pleasant St, Nantucket, MA 02554	(781)258-6285	
BUYER(S) STREET ADDRESS	**PRIMARY NUMBER**	**SECONDARY NUMBER**

dfdackpsd@comcast.net	
PRIMARY EMAIL	**SECONDARY EMAIL**

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Southern New England Windows, LLC d/b/a Renewal By Andersen of Southern New England("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL CONTRACT PRICE:	$9,557
DOWN PAYMENT:	$3,185
BALANCE DUE:	$6,372
AMOUNT FINANCED:	$0
METHOD OF PAYMENT:	Cash Check

NOTES: Permitted in Nantucket

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Estimated Start:
Before 6/1/2025

Estimated Completion:
Before 6/1/2025

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 03/10/2025 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Jake Roberts	David P. Dick	
SIGNATURE OF SALES PERSON:	**SIGNATURE OF CUSTOMER 1:**	**SIGNATURE OF CUSTOMER 2:**
Jake Roberts	David Dick	
PRINT NAME OF SALES PERSON	**PRINT NAME**	**PRINT NAME**

Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David Dick
52 Pleasant St
Nantucket, MA 02554
Year Built: 1930
H: (781)258-6285

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Misc: Misc, Job Note, * Island Resident - THANK YOU!, Quantity 1, START TIMES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. Renewal will secure a building permit as needed for your project. As a reminder, it is the customer's responsibility to do any painting, staining or touch up work after installation. We appreciate your business and look forward to exceeding your expectations.	
104	Kitchen sink		**Window:** Acclaim™ Casement Triple 1:1:1 Left Vent / Stat / Right Vent Base Frame Exterior White Interior Pine **Glass:** All Sash: High Performance, No Pattern **Hardware:** Stone Wide Opening Hinge **Screen:** Fiberglass Full Screen **Grille Style:** No Grille **Misc:** Full Window Tear Out (Add trim cost) EXT Composite Casing BRIGHT WHITE ONLY, customer to paint if needed. INT Pre-Primed Pine Casing Includes stool & apron, if applicable. Customer will need to paint or stain. Island Window Surcharge per Unit	

WINDOWS: 1	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 1	PROJECT TOTAL	$9,557

Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

Scanned 2029

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 296

Street & Number of Proposed Work: 21 BREWSTER ROAD

Owner of record: JOHN CALNAN

Mailing Address: 3 BATTERY MARCH PARK - 5TH FL QUINCY, MA 02169

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: ACKCARINA1@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 ALL PURPOSE SPORT COURT

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ 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 ALL-PURPOSE SPORT COURT- DARK GREEN COLOR - 30'X60' - SURROUNDED BY GALVANIZED WIRE FENCE IN VEGETATION 8'- - 10'X20' BLUESTONE PATIO ADJACENT

Is there an HDC survey form for 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: GALVANIZED MESH IN
Length: VEGETATION - 180' AROUND THE COURT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways PATIO 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 4/3/2025 Signature of owner of record _____ Signed under penalties of perjury

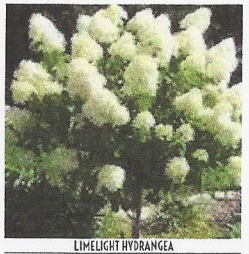
21 BREWSTER ROAD – SPORT COURT





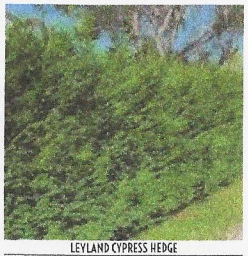


1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'



LIMELIGHT HYDRANGEA

LL



LEYLAND CYPRESS HEDGE

LC LC LC

atlantic LANDSCAPING INC.

MARK	DATE

NOT FOR CONSTRUCTION

Preliminary Landscape Plan

Not for use without Permission from Atlantic Landscaping Inc

Landscape at
21 Brewster Rd
Nantucket, Ma. 02554

M: 54
P: 296
Zoning: LUG1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 2/17/2025
Drawing No.:

L-0.1

Surveyor	Contact
Surveyor	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



DON ALLEN GARAGE/PARKING ABUTTER




Poplis Rd







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 987

Street & Number of Proposed Work: 38 Lowers Ln. Lot D

Owner of record: Hey Lower LLC

Mailing Address: 14 Plum St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2024 12-1702
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 81 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation - Increase 1st floor 81 s.f.
2. South Elevation - fenestration changes
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 Natural Clapboard (if applicable) _____ Roof Natural
Trim Quaker Grey Sash Black Doors Black
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 4/3/2025 Signature of owner of record _____ - agent Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 1/7/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-12-11702

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: ~~Map~~ 79 PARCEL N°. 987

Street & Number of Proposed Work: 38 Lovers Lane

Owner of record: Hey Lover LLC

Mailing Address: 14 Plum St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/17/24 Fee Paid: $ 762.50 (762.50)

Must be acted on by: 2/14/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: AW

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: 92' Sq. Footage 1st floor: 3113 s.f. Decks/Patio: Size: 2500 s.f. ☑ 1st floor ☐ 2nd floor
Width: 60' Sq. footage 2nd floor: 1700 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 23' 7" ~~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 Dwelling

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☑ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: ~~Red Cedar~~ White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 1 light ~~Rear~~ → Side _____
Garage Door(s): Type overhead Material Wood - painted to match trim

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

CDLDRS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Quaker Grey Sash Black Doors Black
Deck Natural Foundation Grey Fence Natural ~~Shutters~~ _____
Garage door - Quaker Grey

* Attach manufacturer's color samples if color is not from HDC approval list.

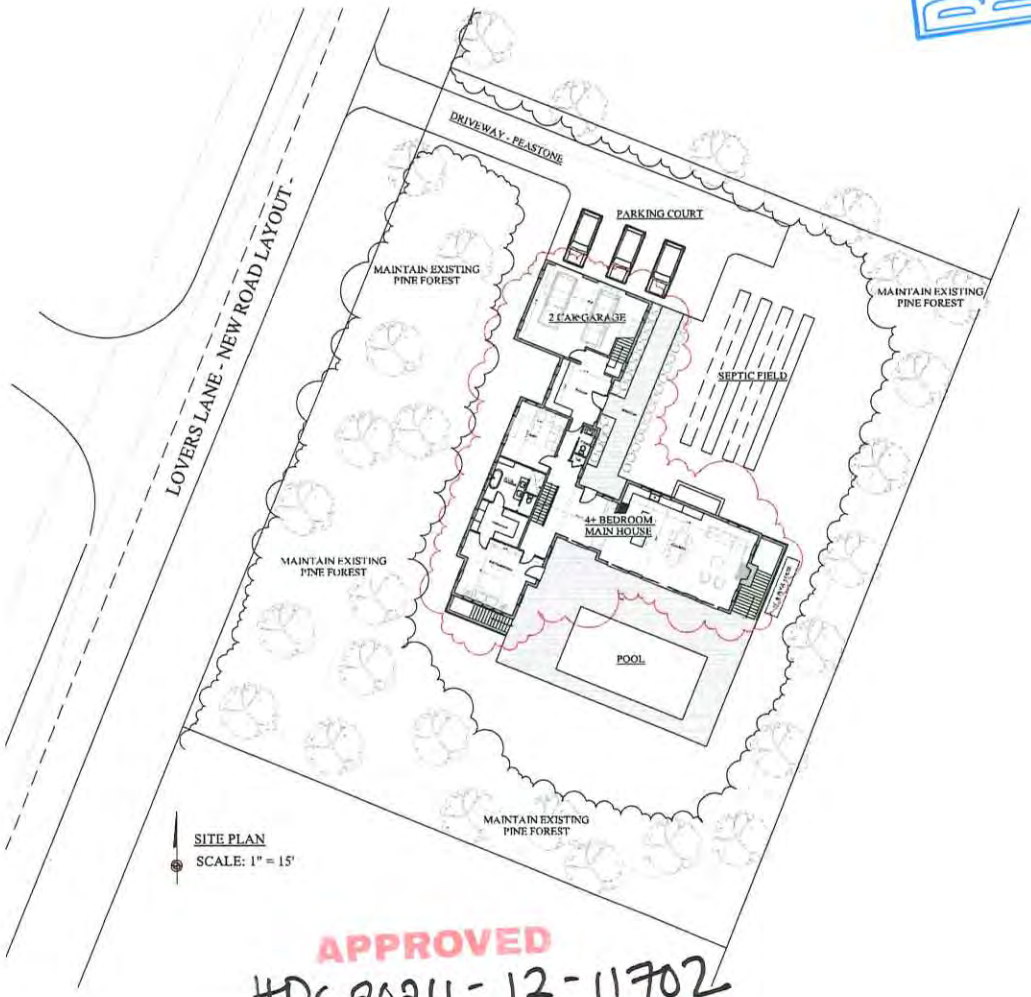
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission c any revisions to this application will initiate a new sixty-day review period.

Date 12/10/2024 Signature of owner of record _____ Signed under penalties of perjury

38 LOVERS LANE LOT D
NANTUCKET, MA 02554



MAP & PARCEL: 79 X 987
ZONE: R-20
FRONT / REAR SETBACKS: 30' / 10'
MINIMUM LOT SIZE: 20,000 S.F.
LOT AREA: 29,276 S.F.
GROUND COVER RATIO: 12.5%
PROPOSED NEW GROUND COVER: 3,113 S.F.
TOTAL GROUND COVER: 3.113 S.F.
ALLOWABLE GROUND COVER: 3,660 S.F.



RECEIVED
DEC 13 2024
By

APPROVED
HDC2024-12-11702
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

NORMAND RESIDENTIAL

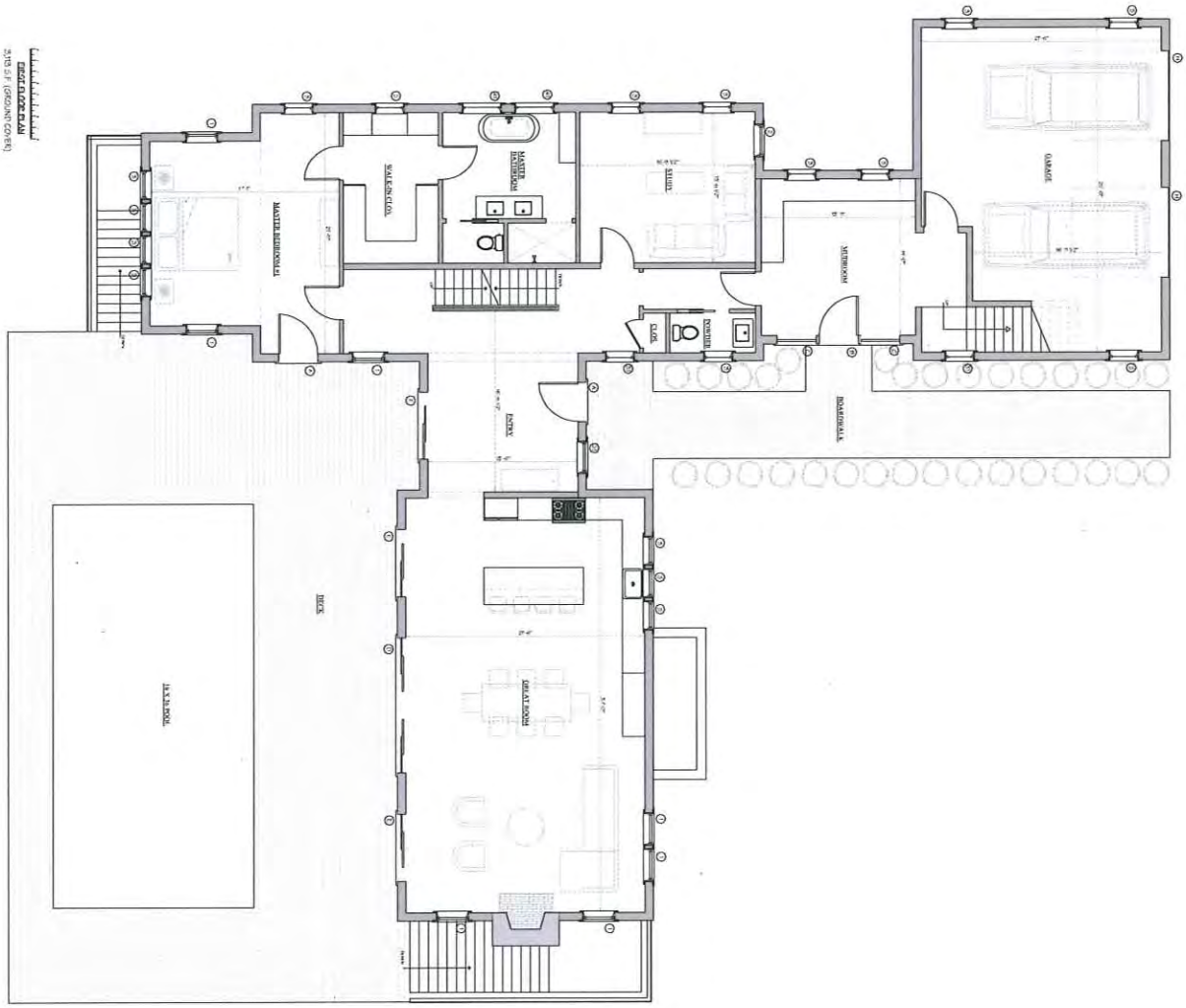
COVER SHEET
DATE: 12/09/2024
SCALE: AS NOTED

38 LOVERS LN, LOT D
NANTUCKET, MA

A

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN
2,515 S.F. (GROUND COVER)



RECEIVED
DEC 13 2024
By

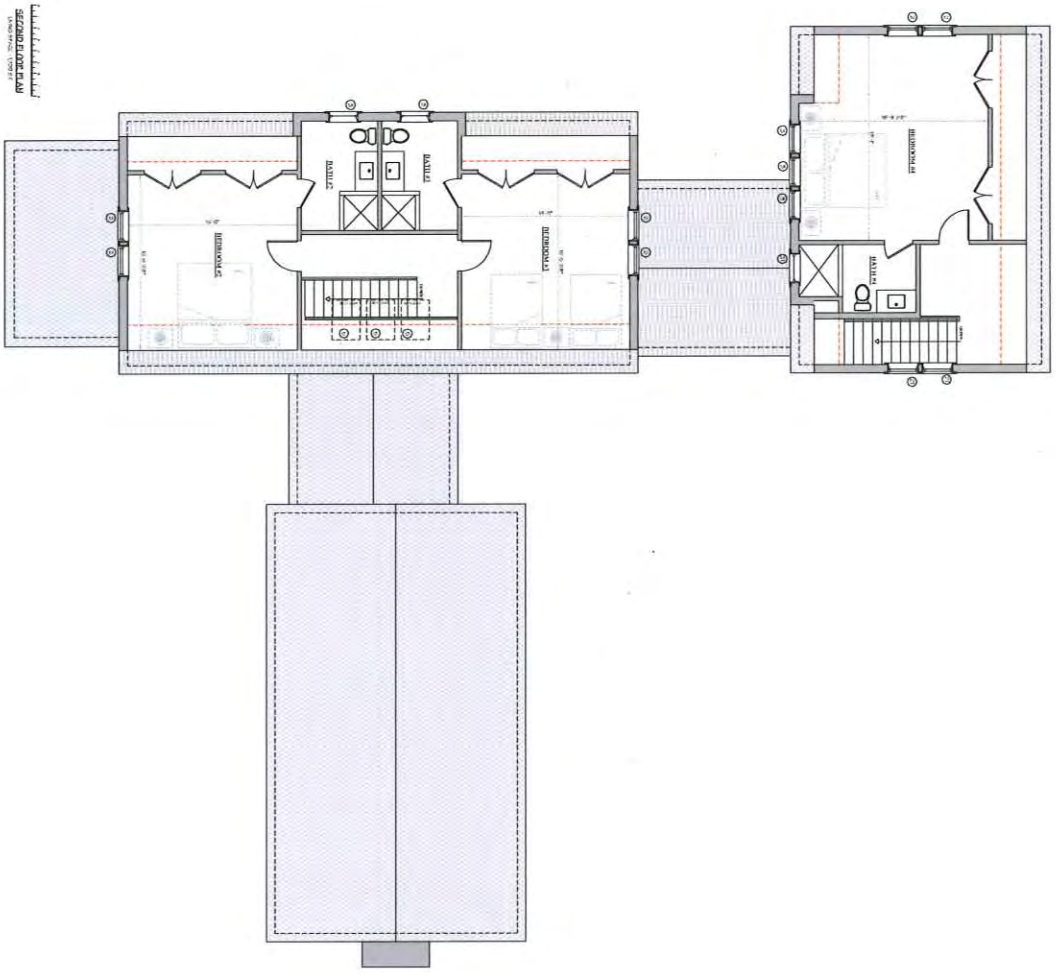
1

38 LOVERS LN. LOT D
NANTUCKET, MA

FIRST FLOOR PLAN
DATE: 12/09/2024
SCALE: AS NOTED

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1373 - NANTUCKET, MA 02554
(508) 229-2644 NORMANDRESIDENTIAL.COM

NOT FOR CONSTRUCTION

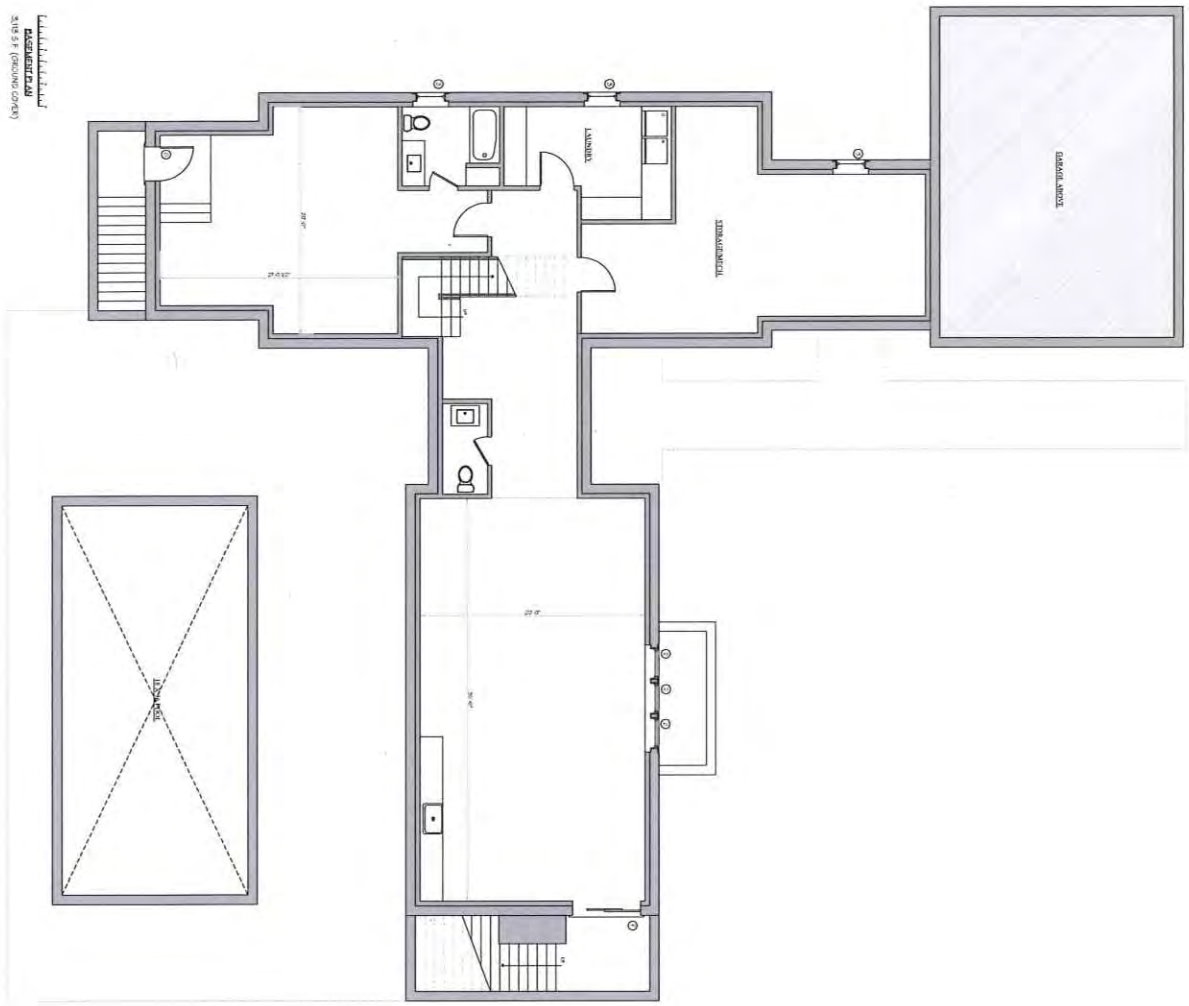


38 LOVERS LN, LOT D
NANTUCKET, MA

SECOND FLOOR PLAN
DATE: 12/09/2024
SCALE: AS NOTED

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1325 – NANTUCKET, MA 02554
(508) 228-2644 NORMANDDESIGN@AOL.COM

RECEIVED
DEC 13 2024
BY



RECEIVED
DEC 13 2024
By

38 LOVERS LN. LOT D
NANTUCKET, MA

BASEMENT PLAN
DATE: 12/09/2024
SCALE: AS NOTED

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-3264 NORMANDRESIDENTIAL.COM

38 Lovers Lot D

Number	Rough Opening	Manuf.	Type	Lock	Model No.	Notes	Details
1	2' 6 1/4" x 4' 11 1/4"	2' 10" x 5' 6"	Andersen	2/2 DHL Hung	Single	A2042T1H	
2	2' 6 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 DHL Hung	Single	A2042T1H4	
2T	2' 6 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 DHL Hung	Single	A2042T1H4	Tempered
3	2' 1 1/2" x 5' 11 15/16"	2' 6" x 5' 9 1/2"	Andersen	4 light casement	Single	CA33	
3T	2' 1 1/2" x 5' 11 15/16"	2' 6" x 5' 9 1/2"	Andersen	4 light casement	Single	CA33	Tempered
4T	5' 4 1/4" x 4' 9"	5' 8 1/4" x 4' 9 1/2"	Andersen	4 light casement	Single	CA3TDM	Tempered
5	10' 9 1/4" x 10' 3 1/4"	10' 11 1/4" x 10' 7 1/4"	Vyko	Skylight	Single	MSK	
A	5' 6" x 7' 6"	TBD	TBD	1 light	Single		
B	5' 6" x 7' 6"	TBD	TBD	1 light	Single		
C	5' 6" x 7' 6"	TBD	TBD	1 light	Single		
D	11' 9" x 7' 6"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height
E	7' 10" x 7' 6"	6' 10" x TBD	Andersen	1 light slider	custom		custom height
F	5' 10" x 6' 10 1/2"	6' 6" x 6' 11"	Andersen	1 light slider	custom		
G	7' 6" x 6' 6"	TBD	TBD	1 light	Single		
H	8' 6" x 8' 6"	TBD	TBD	Hatch	Single	overhead	



WEST ELEVATION



NORTH ELEVATION

APPROVED
HDC 2024-12-11702
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

DESIGNER
NORMAND RESIDENTIAL
DESIGN BY
NORMAND RESIDENTIAL
ROBERT LEE - NANTUCKET, MA 02554
(508) 228-2044 WWW.NORMANDRESIDENTIAL.COM

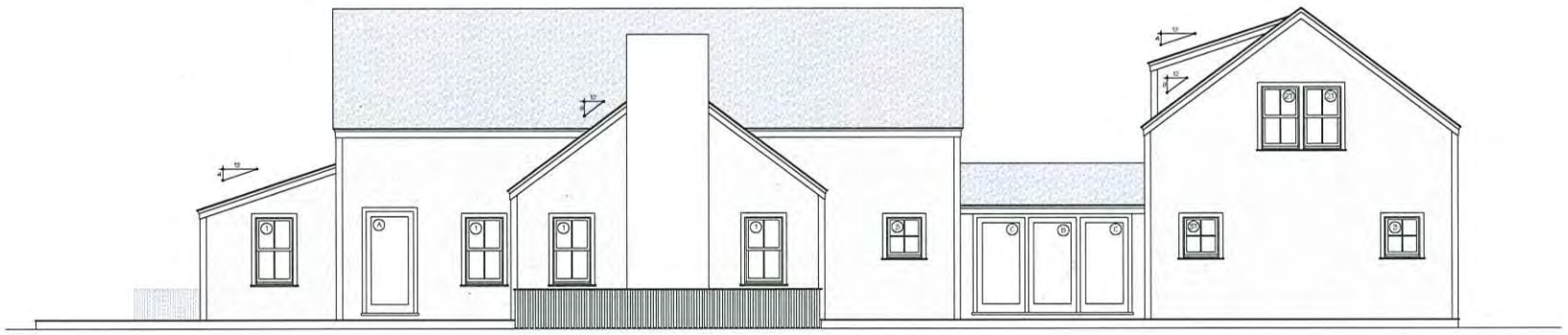
ELEVATIONS
DATE: 12/09/2024
SCALE: 1/4" = 1'0"

M.P. 79 / 963

38 LOVERS LN. LOT D
NANTUCKET, MA

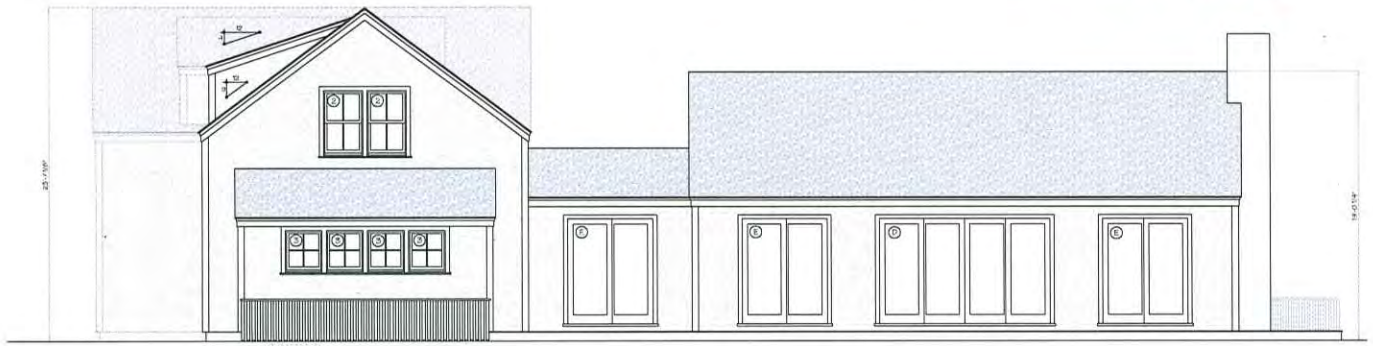
4

DECEIVED
DEC 13 2024
By



EAST ELEVATION

APPROVED
HDC2024-12-11702
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

RECEIVED
DEC 13 2024
By

NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1773 - NANTUCKET, MA 02554
(508) 225-2044 NORMANDRESIDENTIAL.COM

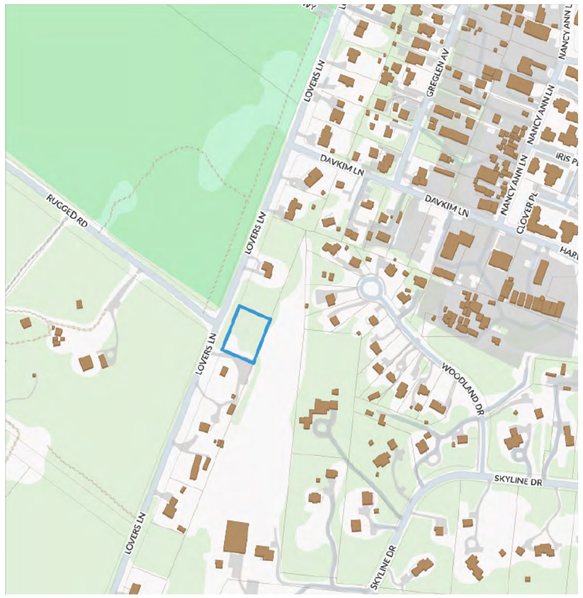
ELEVATIONS
DATE: 12/09/2024
SCALE: 1/4" = 1'0"

M/P: 79 / 987

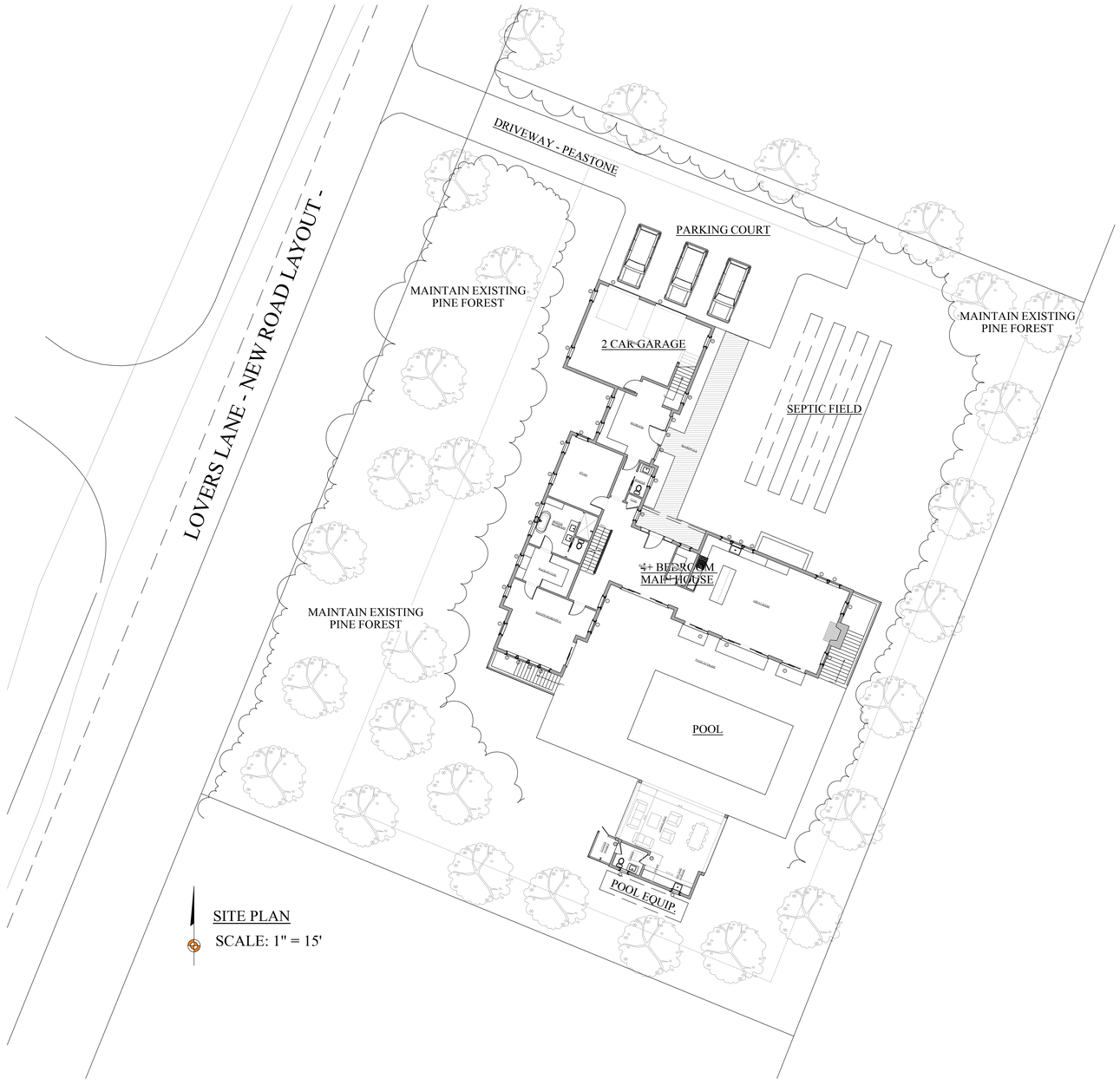
38 LOVERS LN. LOT D
NANTUCKET, MA

5

38 LOVERS LANE LOT D
NANTUCKET, MA 02554



MAP & PARCEL: 79 X 987
ZONE: R-20
FRONT / REAR SETBACKS: 30' / 10'
MINIMUM LOT SIZE: 20,000 S.F.
LOT AREA: 29,276 S.F.
GROUND COVER RATIO: 12.5%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 3,194 S.F.
CABANA: 56 S.F.
TOTAL GROUND COVER: 3,250 S.F.
ALLOWABLE GROUND COVER: 3,660 S.F.



SITE PLAN
SCALE: 1" = 15'

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

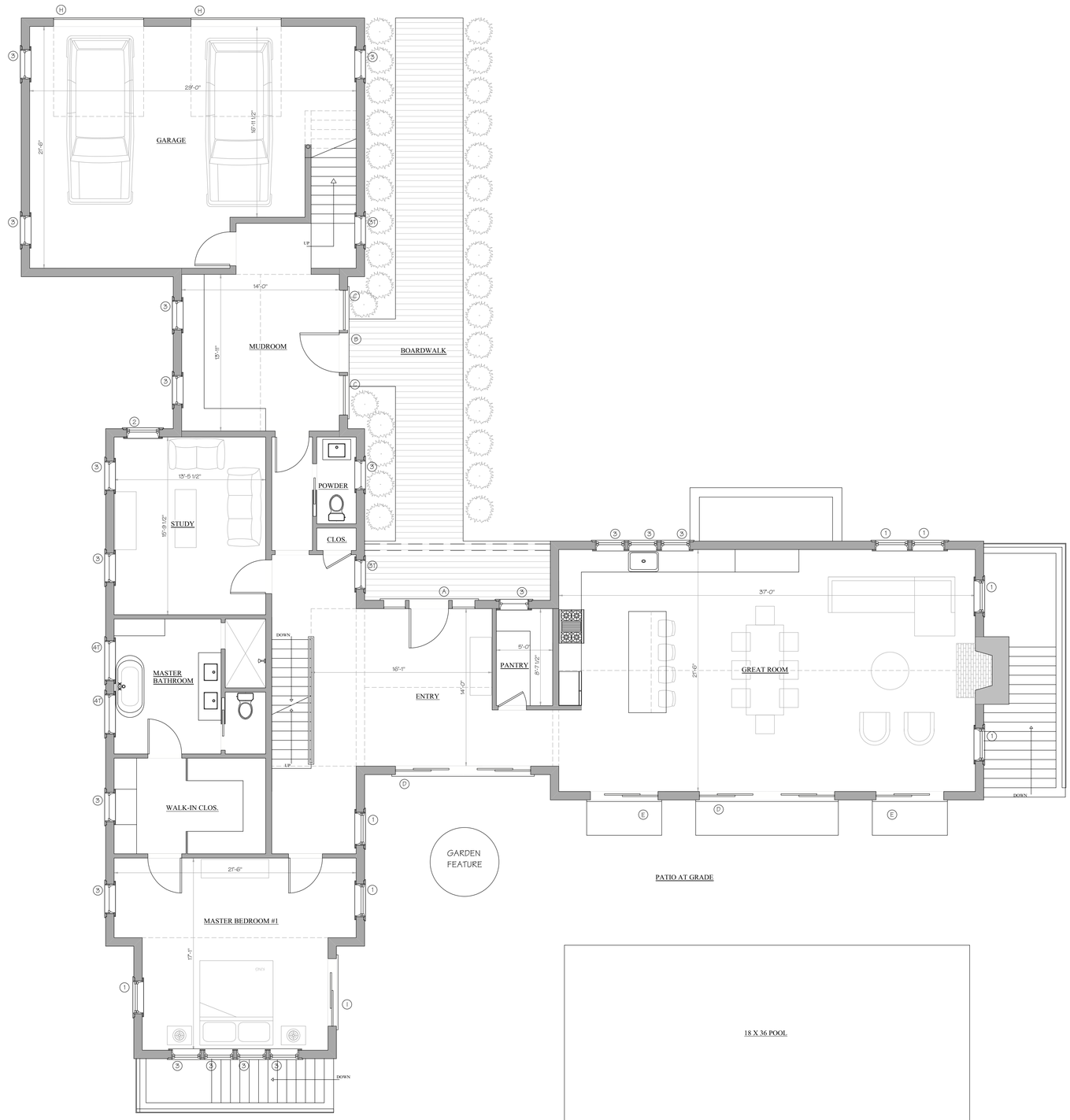
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express consent of the author. All applicable copyright laws can and will be enforced.

COVER SHEET
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 79 / 987

38 LOVERS LN. LOT D
NANTUCKET, MA

A



FIRST FLOOR PLAN
3,194 S.F. (GROUND COVER)

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

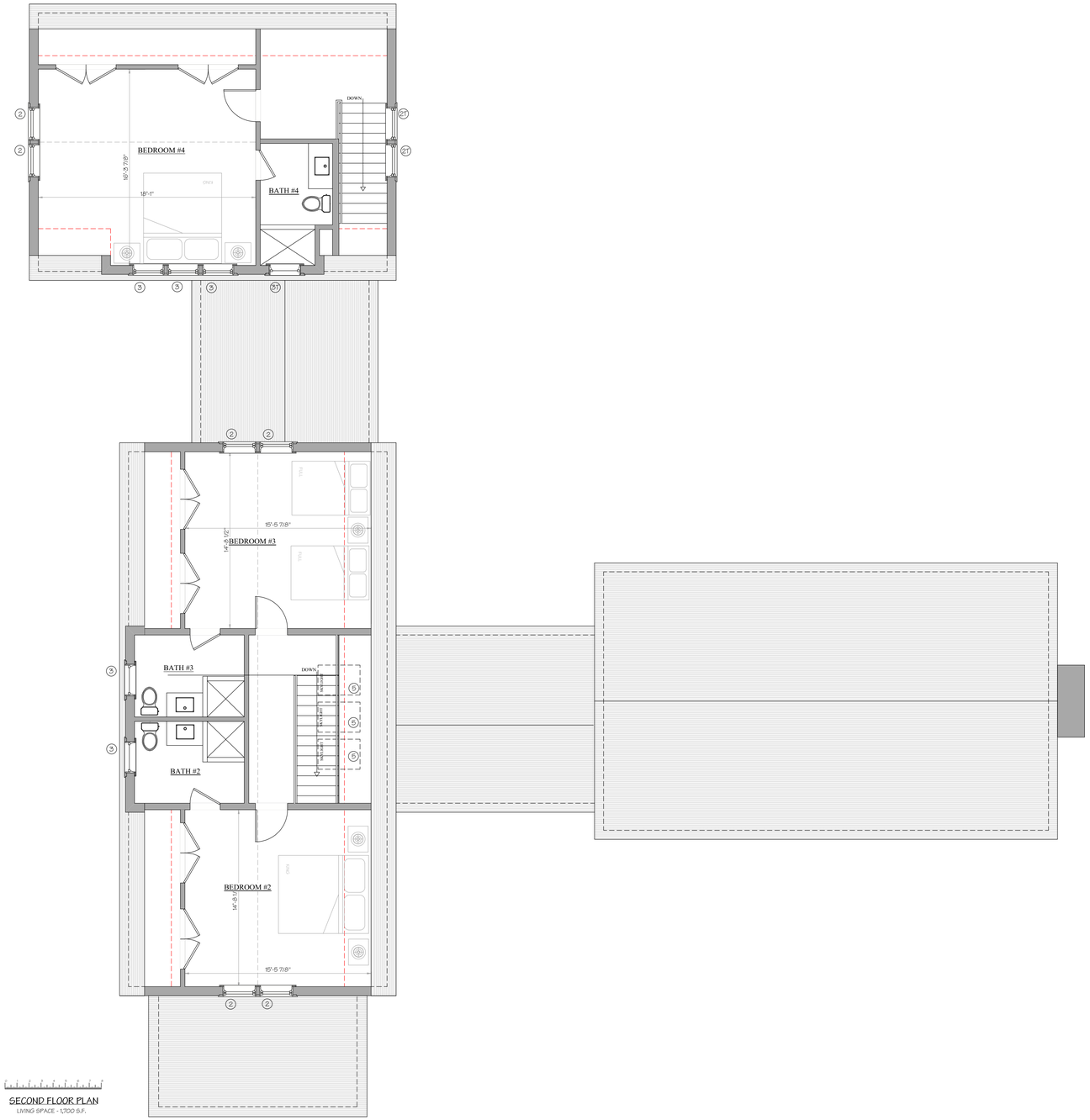
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

FIRST FLOOR PLAN
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 79 / 987

38 LOVERS LN. LOT D
NANTUCKET, MA

1



SECOND FLOOR PLAN
LIVING SPACE - 1,700 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

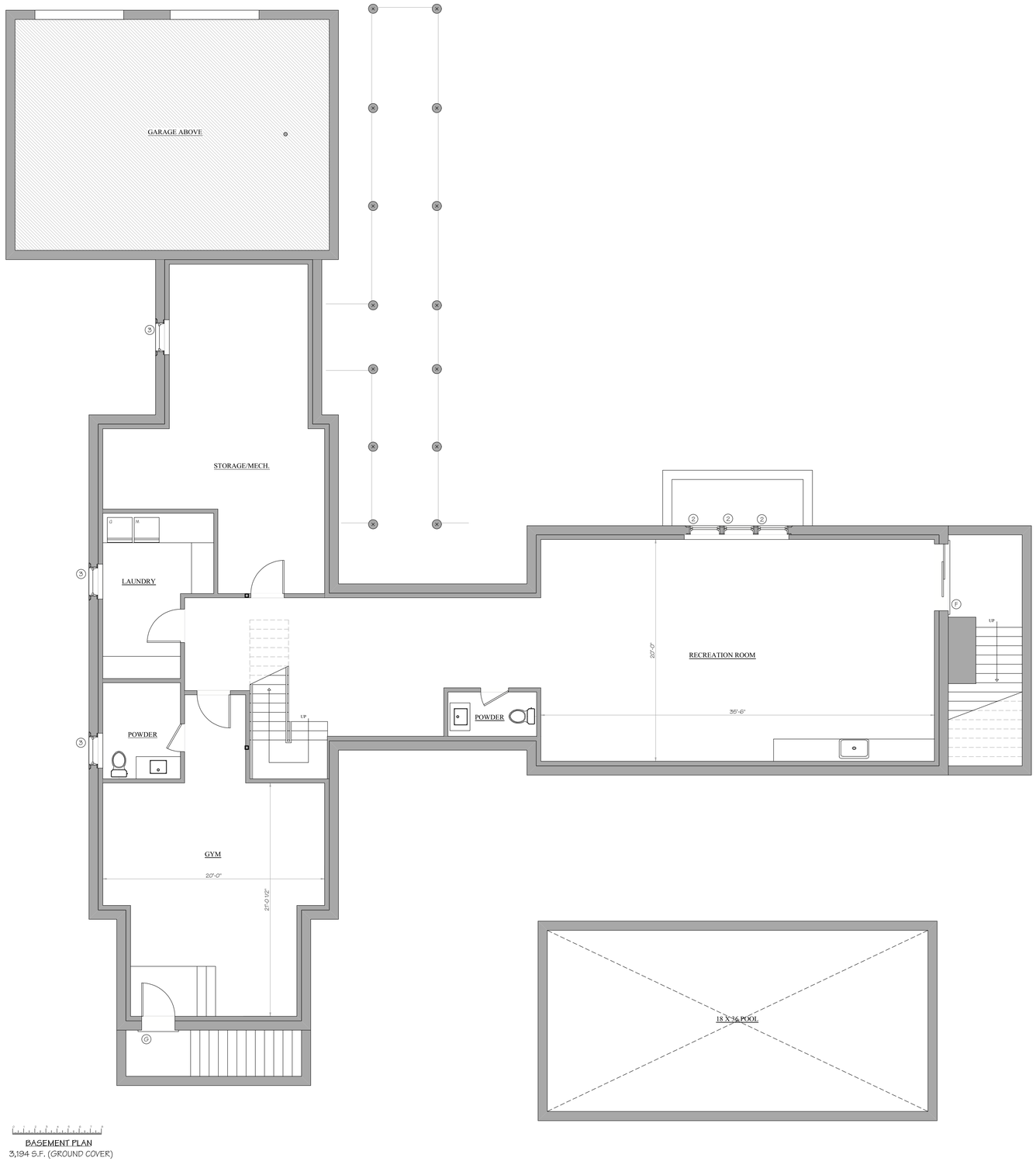
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

SECOND FLOOR PLAN
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 79 / 987

38 LOVERS LN. LOT D
NANTUCKET, MA

2



BASEMENT PLAN
3,194 S.F. (GROUND COVER)

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

BASEMENT PLAN
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 79 / 987

38 LOVERS LN. LOT D
NANTUCKET, MA

3

PREVIOUS APPROVAL



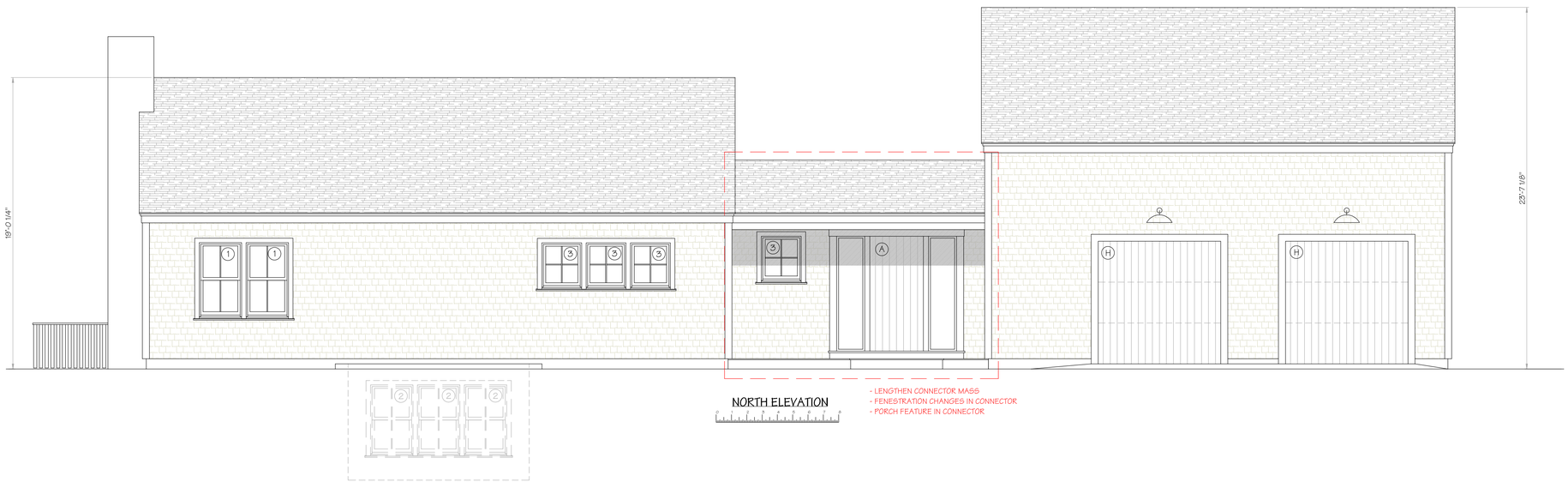
PREVIOUS APPROVAL



38 Lovers Lot D

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH3150		7
2	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		7
2T	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	2
3	2' 7 1/2" x 2' 11 15/16"	2' 8" x 3' 0 1/2"	Andersen	4 light casement	Single	CX13		23
3T	2' 7 1/2" x 2' 11 15/16"	2' 8" x 3' 0 1/2"	Andersen	4 light casement	Single	CX13	Tempered	1
4T	3' 4 3/4" x 4' 0"	3' 5 1/4" x 4' 0 1/2"	Andersen	4 light casement	Single	CUSTOM	Tempered	2
5	30 9/16" x 38 3/8"	30 1/16" x 37 7/8"	Velux	Skylight	Single	M04		3
A	3' 6" x 7' 6"	TBD	TBD	Batten	Single	W/ sidelights		1
B	3' 6" x 7' 0"	TBD	TBD	1 light	Single			1
C	3' 6" x 7' 0"	TBD	TBD	1 light	Single	FIXED		2
D	11' 9" x 7' 6"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	2
E	5' 10" x 7' 6"	6' 0" x TBD	Andersen	1 light slider	double		custom height	3
F	5' 10" x 6' 10 1/2"	6' 0" x 6' 11"	Andersen	1 light slider	double			1
G	3' 0" x 6' 8"	TBD	TBD	1 light	Single			1
H	8' 0" x 8' 0"	TBD	TBD	batten	Single	overhead		2
I	5' 10" x 7' 0"	6' 0" x 7' 3"	Andersen	1 light slider	double		custom height	1





NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All rights able copyright laws can and will be reinforced.

ELEVATIONS
DATE: 04/02/2025
SCALE: 1/4" = 1' 0"

M/P: 79 / 987

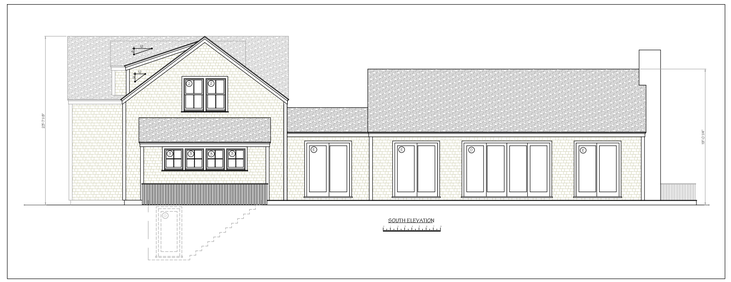
38 LOVERS LN. LOT D
NANTUCKET, MA

4

PREVIOUS APPROVAL

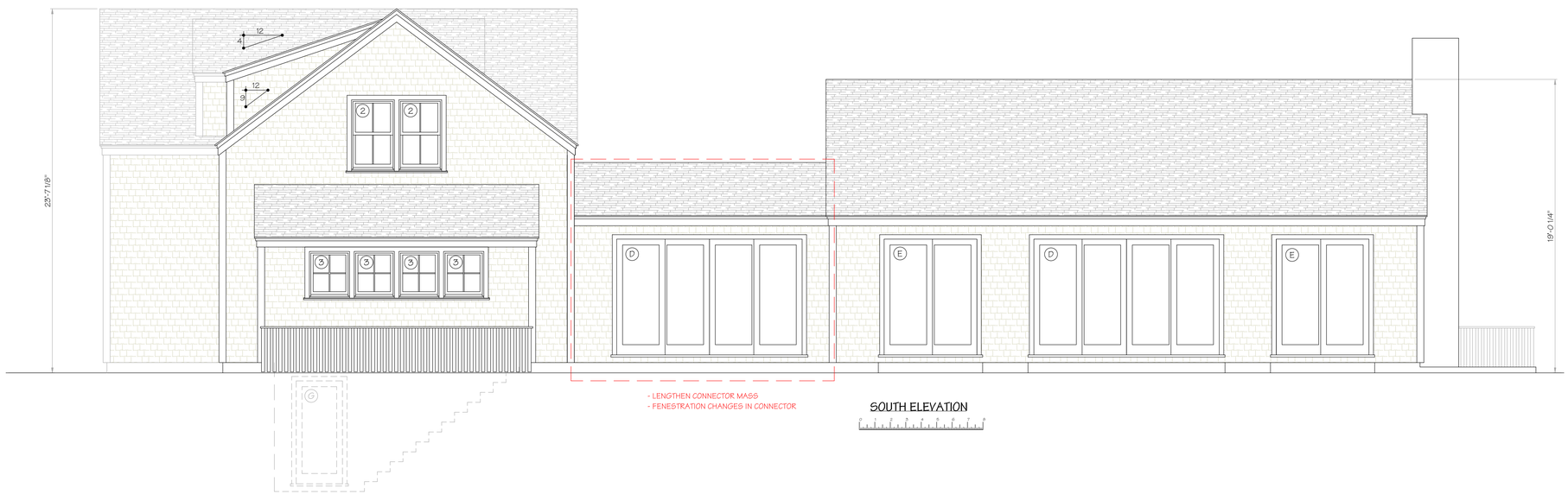


PREVIOUS APPROVAL





EAST ELEVATION



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1371 - NANTUCKET, MA 02554
(508) 228-2044 - NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their permission. All rights reserved under the copyright laws of the United States.

ELEVATIONS
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 79 / 987

38 LOVERS LN. LOT D
NANTUCKET, MA

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

NA 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Hey Tower LLC

STREET ADDRESS 38 Towers Lane Lot D

MAP/PARCEL 79/967

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/3/2025

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 4/3/2025
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°: 79 PARCEL N°. 957

Street & Number of Proposed Work: 38 Lowers Ln. Lot D

Owner of record: Hey Lower LLC

Mailing Address: 14 Plum St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Cabana

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 56 s.f. Decks/Patio: Size: 435 s.f. ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 15' 0" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation New Cabana
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 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: ~~Red Cedar~~ White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6 x 6

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 Batten Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

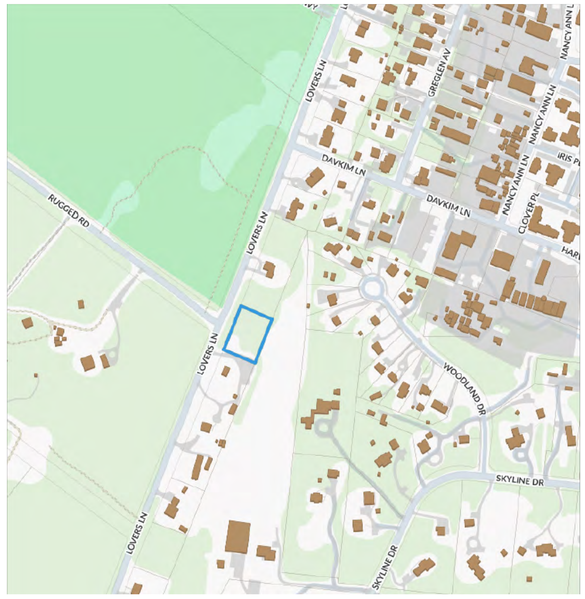
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Quaker Grey Sash Black Doors Black
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

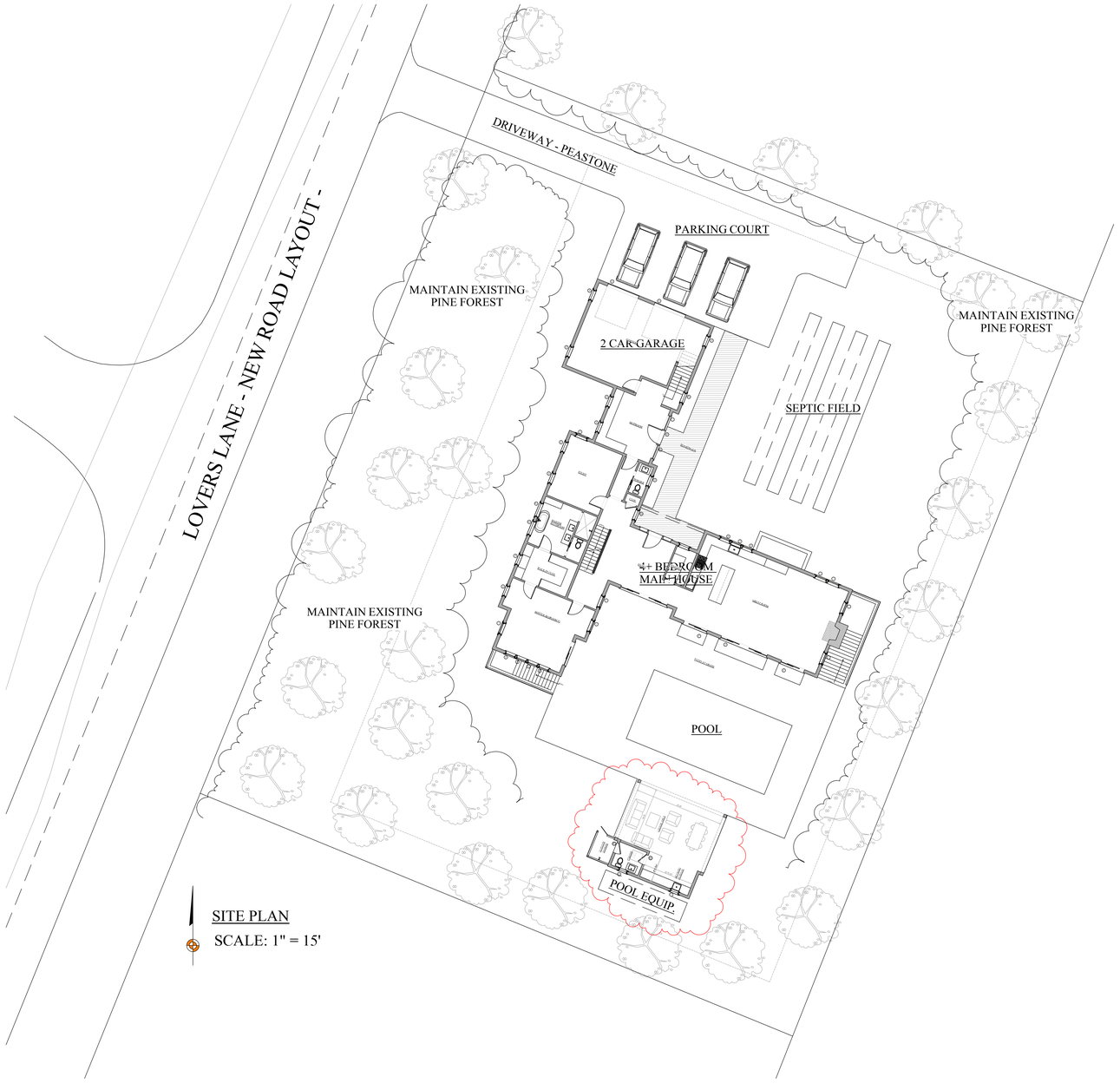
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/3/2025 Signature of owner of record [signature] - agent Signed under penalties of perjury

38 LOVERS LANE LOT D
NANTUCKET, MA 02554



MAP & PARCEL: 79 X 987
ZONE: R-20
FRONT / REAR SETBACKS: 30' / 10'
MINIMUM LOT SIZE: 20,000 S.F.
LOT AREA: 29,276 S.F.
GROUND COVER RATIO: 12.5%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 3,194 S.F.
CABANA: 56 S.F.
TOTAL GROUND COVER: 3,250 S.F.
ALLOWABLE GROUND COVER: 3,660 S.F.



SITE PLAN
SCALE: 1" = 15'

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

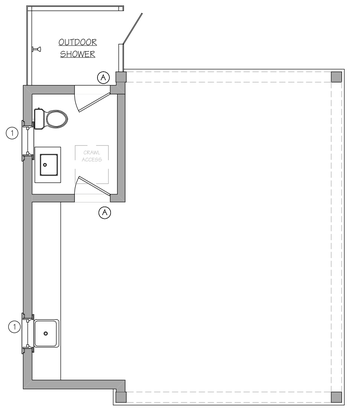
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

COVER SHEET
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 79 / 987

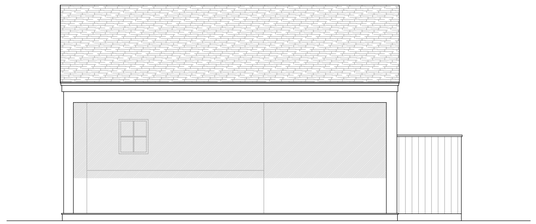
38 LOVERS LN. LOT D
NANTUCKET, MA

A

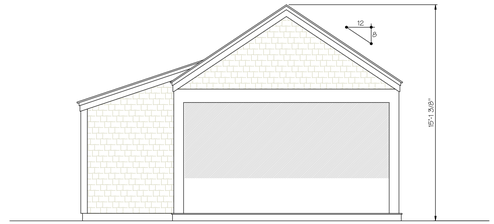


FIRST FLOOR PLAN

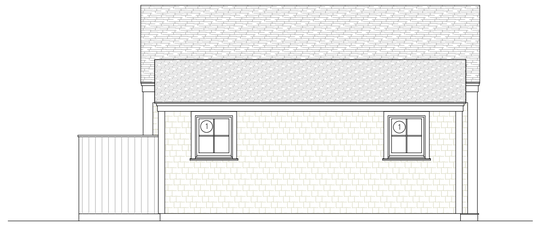
1	- 2' 7" 1/2" X 2' 11 15/16" CASEMENT
A	- 2' 6" X 6' 8" BATTEN DOOR



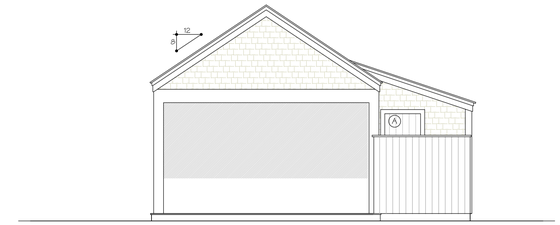
NORTH ELEVATION



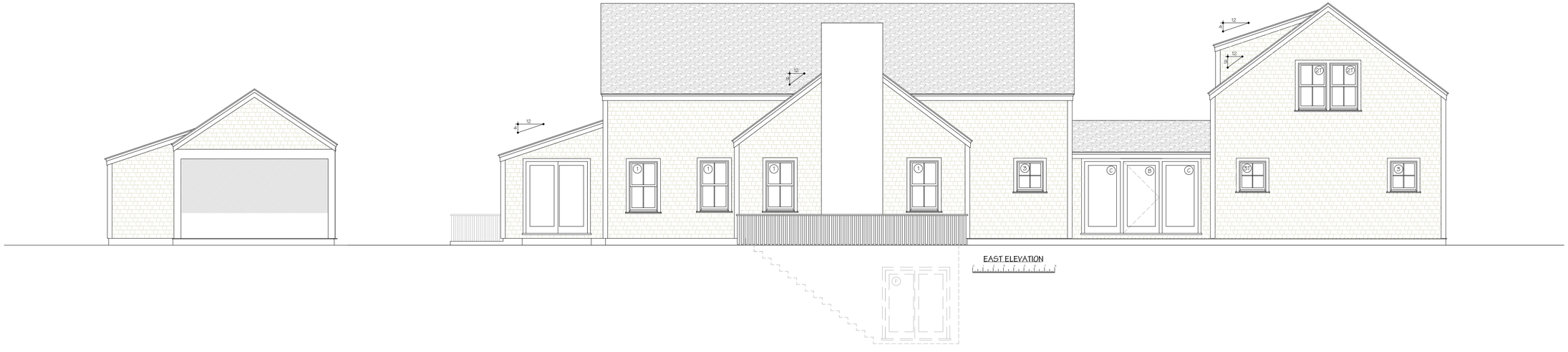
EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

CABANA PLAN AND ELEVATIONS
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 79 / 987

38 LOVERS LN. LOT D
NANTUCKET, MA

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 Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

NA 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Hey Lower LLC

STREET ADDRESS 36 Lowers Ln Lot D

MAP/PARCEL 79/987

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/4/2025

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 4/3/2025

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3-1 PARCEL N°. 137

Street & Number of Proposed Work: 10 STRAIGHT WHARF

Owner of record: T&N STRAIGHT WHARF LLC

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KimGlowacki@comcast.net

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO Box 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: czarinaunda@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. 2024-02-10021
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 236SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'3" Sq. footage 2nd floor: 236 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—

Height of ridge above final finish grade: North — South 20'1 1/4" East — West 20'1 1/4"

Additional Remarks

Historic Name: AFTER 1898 - MAIN PORTION BY 1904 - ADDITIONS LATER

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW ADDITION ON WEST ELEVATION TO COMMERCIAL BUILDING - ICE CREAM SHOP - REMOVE SIDE FENCE THAT WAS APPROVED IN LOCATION OF NEW ADDITION.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 TWO Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH CO. TYME

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM - CO. TYME Rear B/B TYME Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

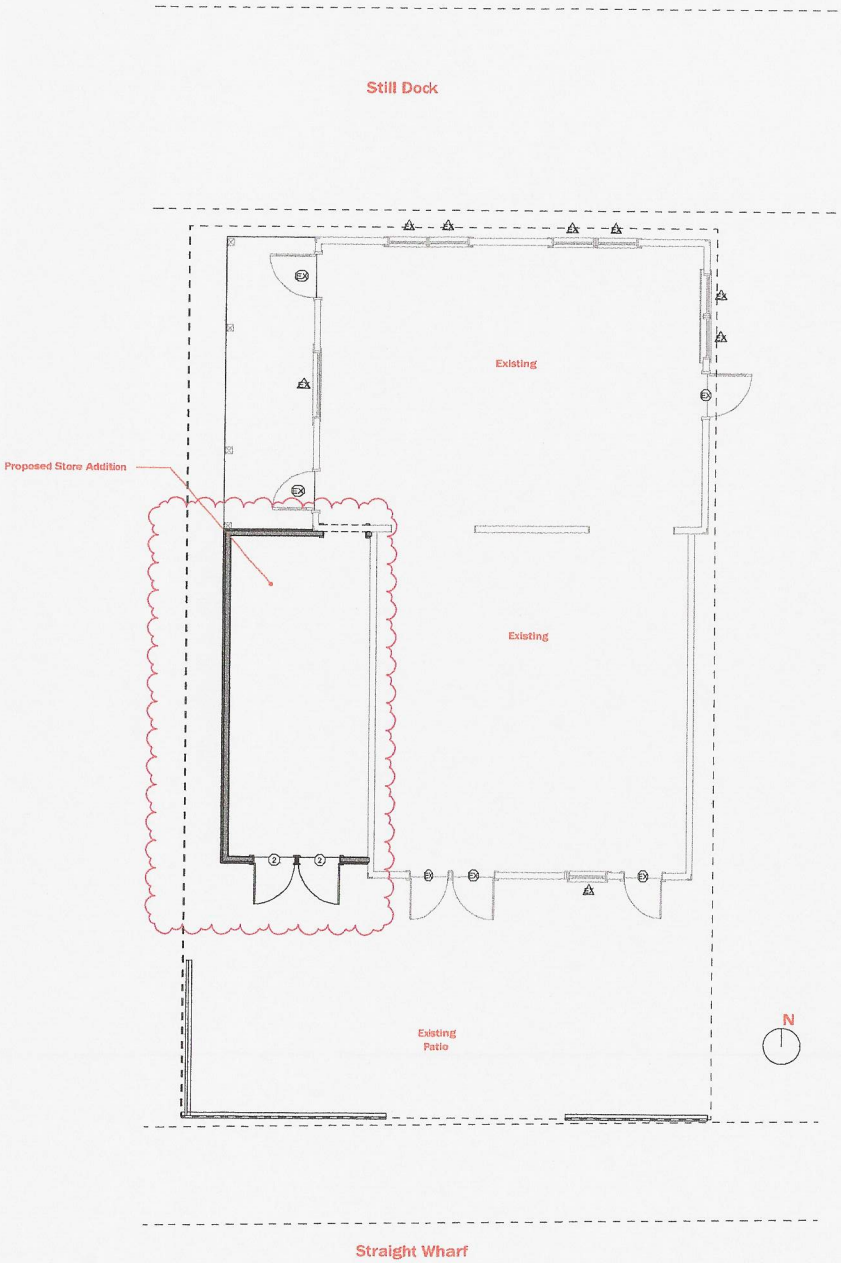
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK TYME
Trim WHITE TYME Sash WHITE TYME Doors BLACK TYME
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

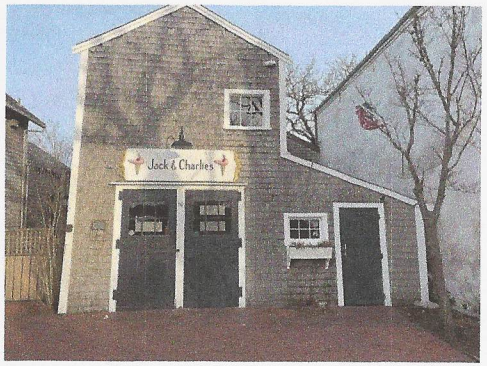
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/3/2025 Signature of owner of record _____ Signed under penalties of perjury

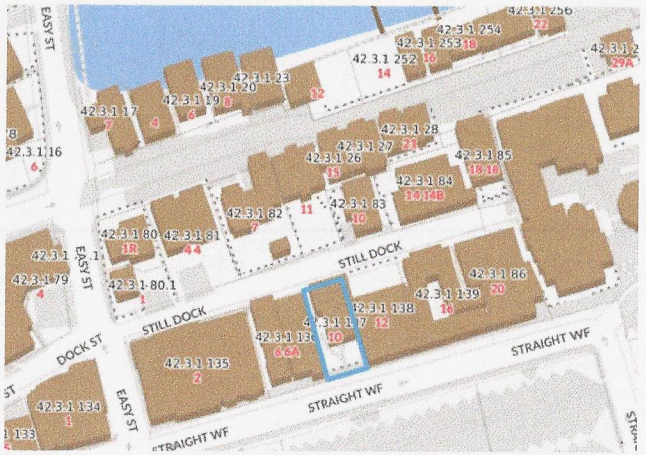


Site Plan - Proposed
1/4" = 1'-0"

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1379 SF (63.3%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT



Jack and Charlie's



Locus Map

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

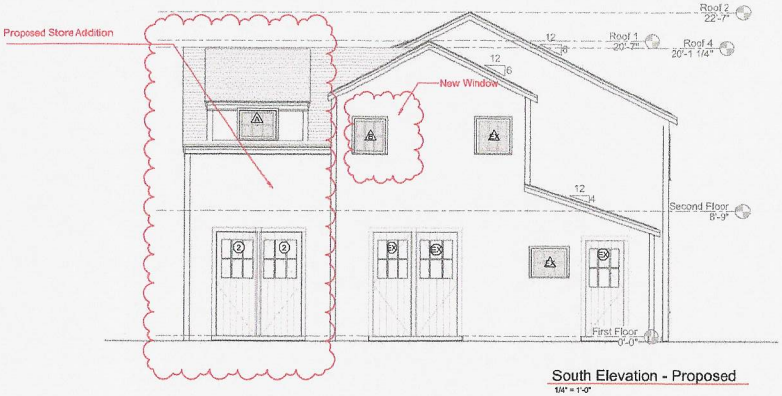
DA	02/18/25
PROJECT	2410052
T NO	
REVISION	DATE
1	Date 1

HDC Submission

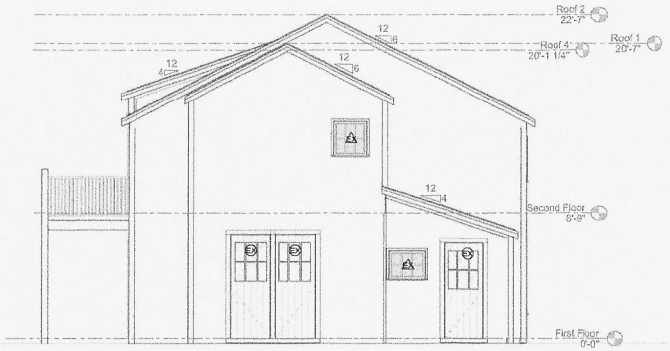
Survey and Locas Map

A.100

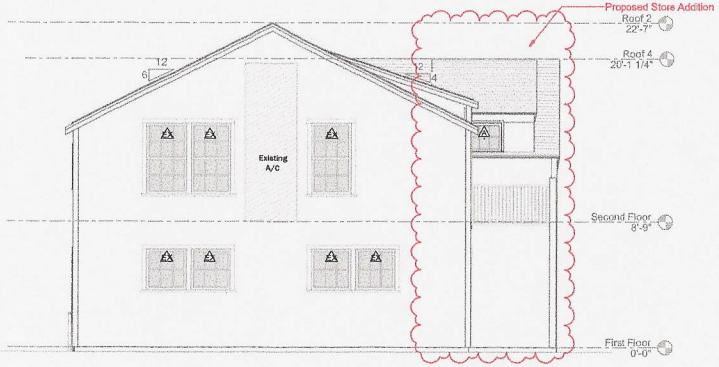
DRAWN BY: PFQ



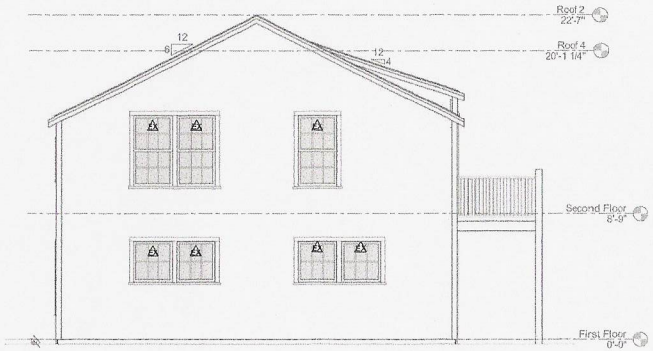
South Elevation - Proposed
1/4" = 1'-0"



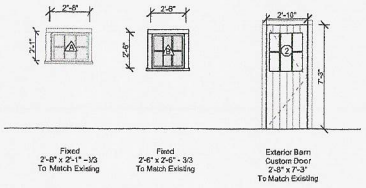
South Elevation - Existing
1/4" = 1'-0"



North Elevation - Proposed
1/4" = 1'-0"

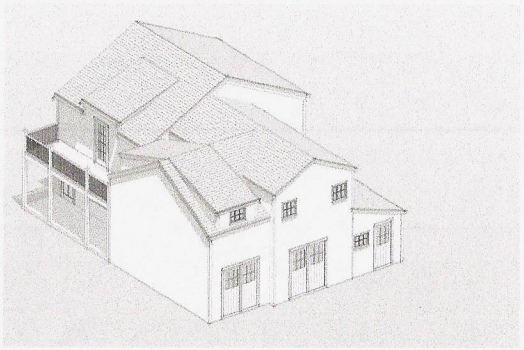


North Elevation - Existing
1/4" = 1'-0"

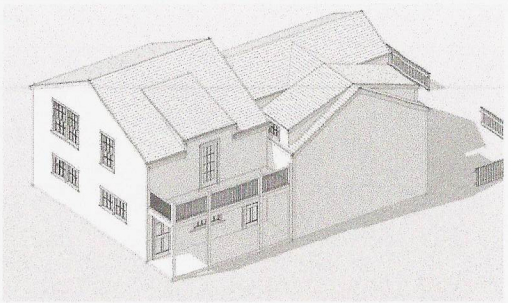


Window Legend
1/4" = 1'-0"

Door Legend
1/4" = 1'-0"



Southwest- Proposed



Northwest - Proposed

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJECT	2410052
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

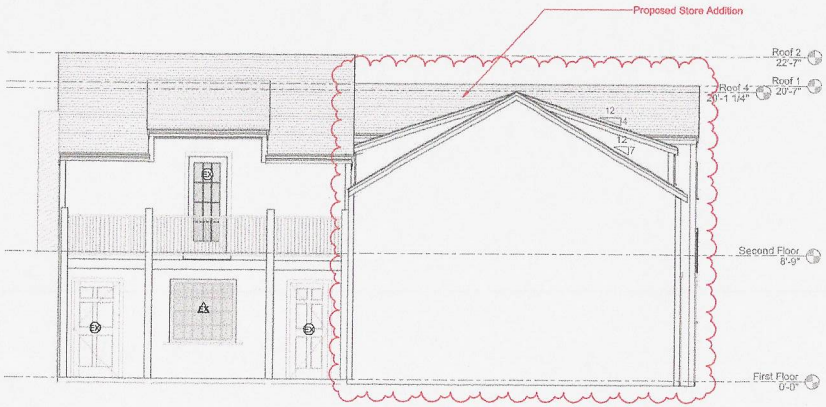
Building Elevations

A.150

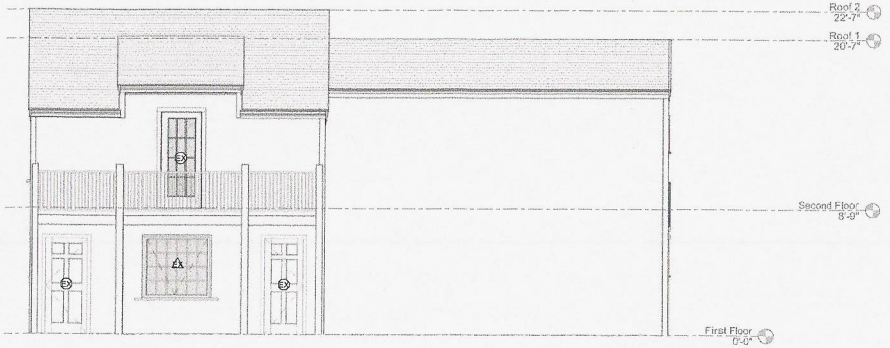
DRAWN BY: PFQ



East Elevation - No Change
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/26
PROJEC	2410052
T NO	
REVISION	DATE
1	Date 1

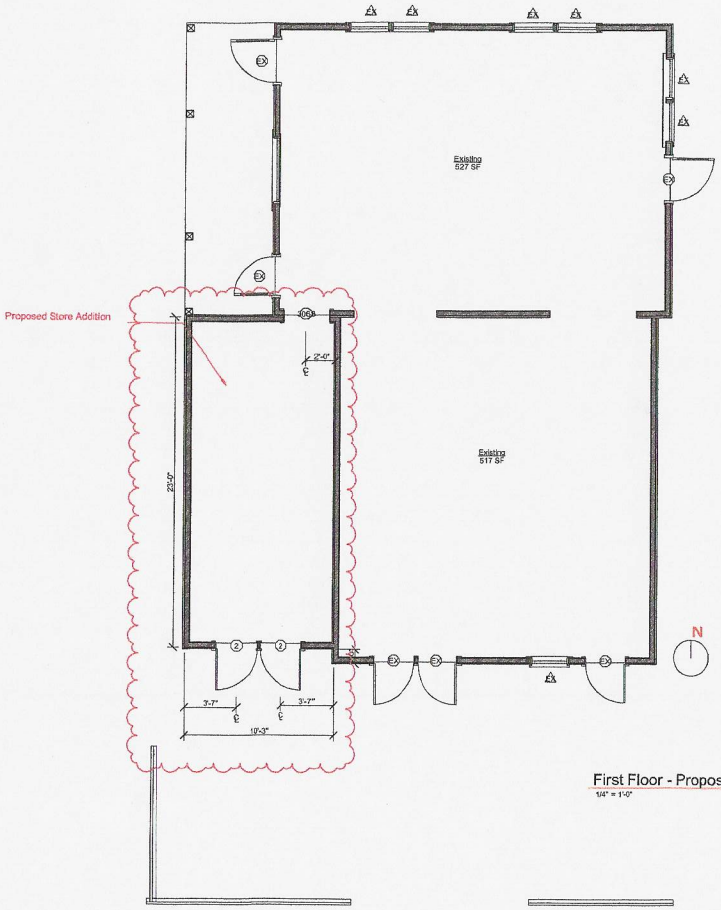
NOTES:

HDC Submission

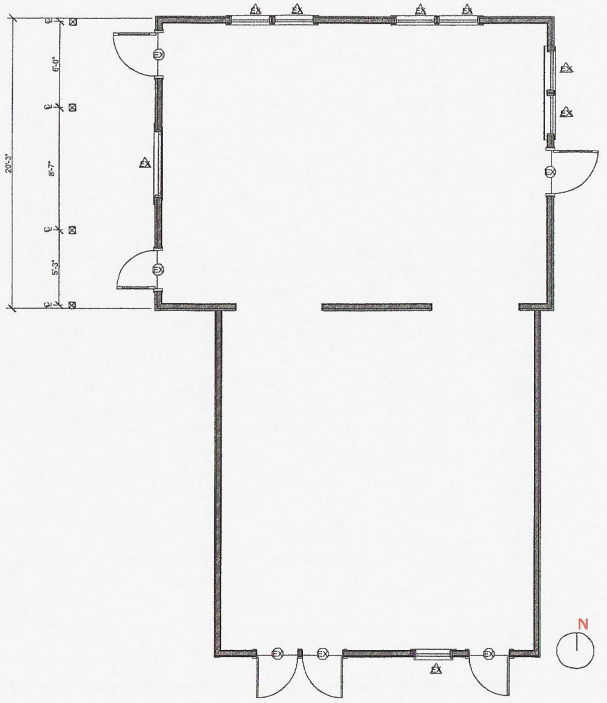
Building Elevations

A.151

DRAWN BY: PQ



First Floor - Proposed
1/4" = 1'-0"



First Floor - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ.
Jack and Charlie's

Nantucket, MA 02554

DATE 02/18/25
PROJECT NO 2410052
REVISION DATE
1 Date 1

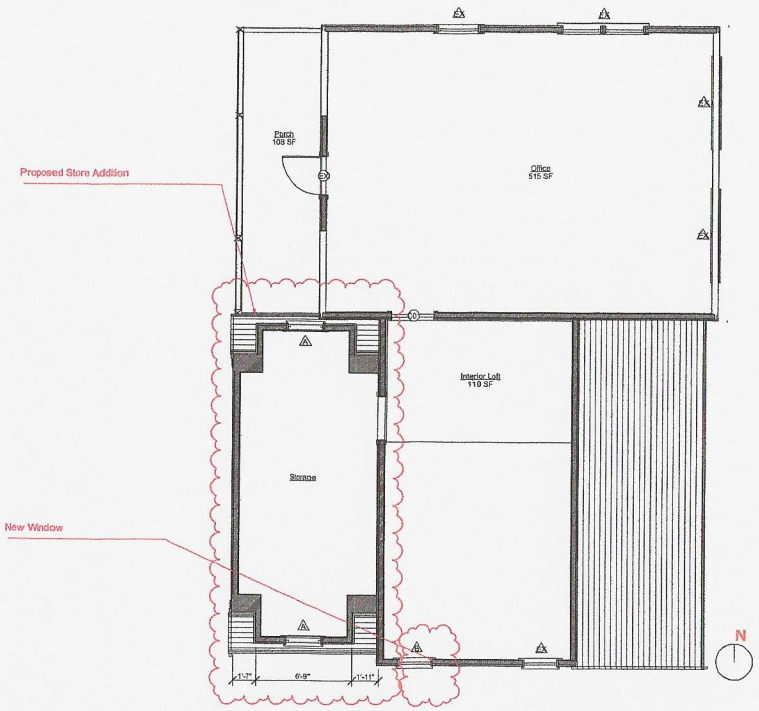
NOTES:

HDC Submission

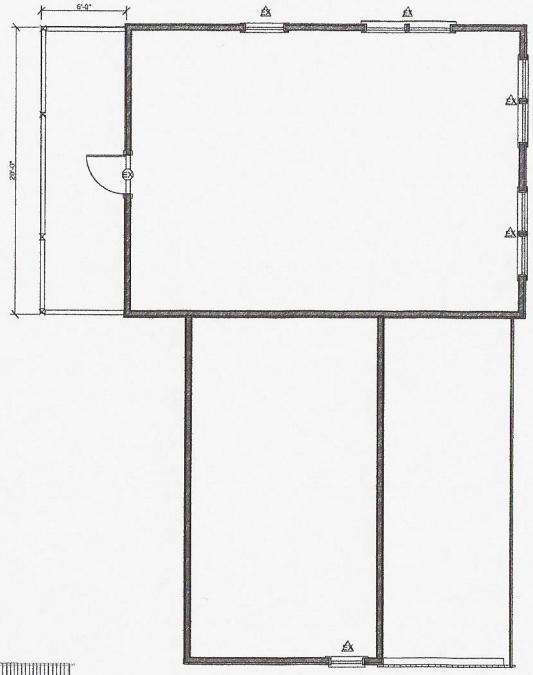
Floor Plans

A.250

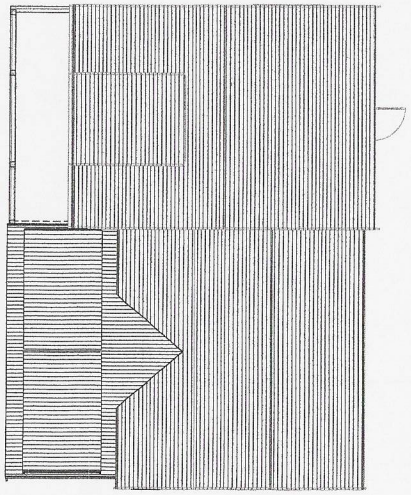
DRAWN BY: PO



Second Floor - Proposed
1/4" = 1'-0"



Second Floor - Existing
1/4" = 1'-0"



Roof - Proposed
3/16" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE 02/18/25
PROJECT NO. 2410052
REVISION 1 DATE Date 1

NOTES:

HDC Submission

Floor Plans

A.251

DRAWN BY: PQ

PREVIOUS APPROVAL

CERTIFICATE NO: _____ DATE ISSUED: 3/19/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-02-10021

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY 1433

Date application received: 2/29/24 Fee Paid: $50

Must be acted on by: 4/26/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 137

Street & Number of Proposed Work: 10 STRAIGHT WHARF

Owner of record: TEN STRAIGHT WHARF LLC

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO Box 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINA-LINDA @COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other ENCLOSE AREA UNDER DECK

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: PARTIAL-1849

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REUSE EXISTING WINDOW ON WEST- MOVE TO SOUTH
3. West Elevation — ENCLOSE 6'X20.5' AREA UNDER EXISTING
4. North Elevation SECOND FLOOR DECK TO EXPAND INTERIOR COMMERCIAL SPACE

Is there an HDC survey form for 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 REUSE EXISTING-MUST PANE WINDOW

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

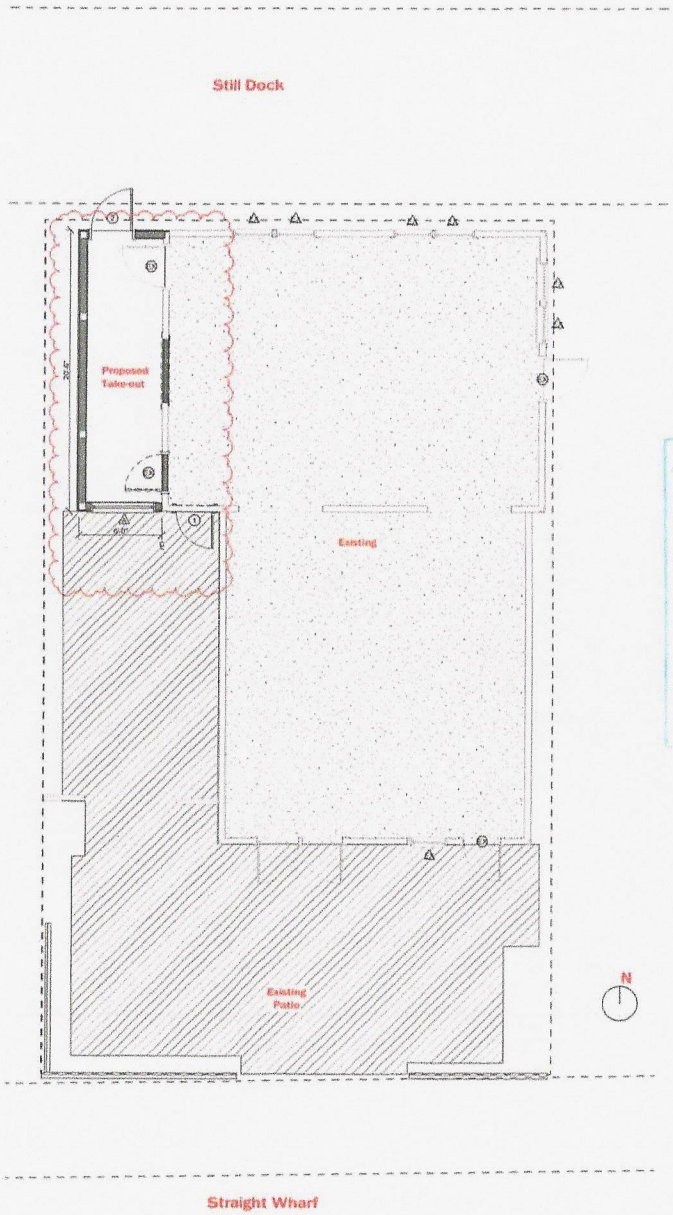
COLORS

Sidewall NATCO
Trim WHITE TIME
Deck _____
Clapboard (if applicable) _____
Sash WHITE TIME
Foundation _____
Roof _____
Doors _____
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury



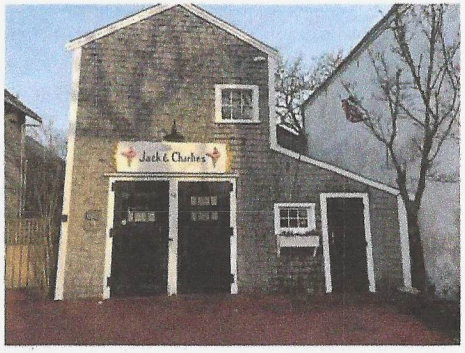
Site Plan - Proposed
1/4" = 1'-0"

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1262 SF (58%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT

HDC 2024 - 02 - 10021

Without HDC Approval

RECEIVED FEB 26 2024



Jack and Charlie's
1" = 20'-0"



Locus Map

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DR.	02/15/24
PROJECT	2410028
REVISION	DATE
1	Date 1

NOTES

HDC Submission

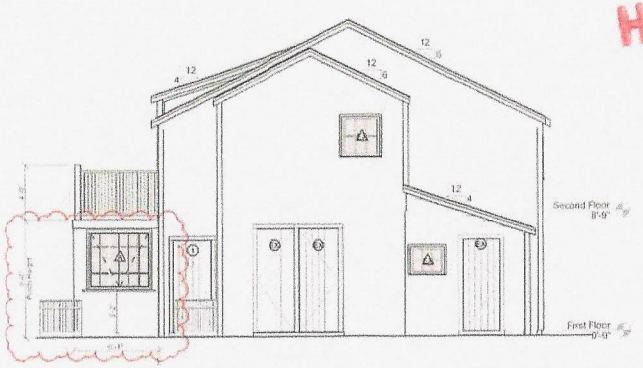
Survey and Locas Map

A.1.1

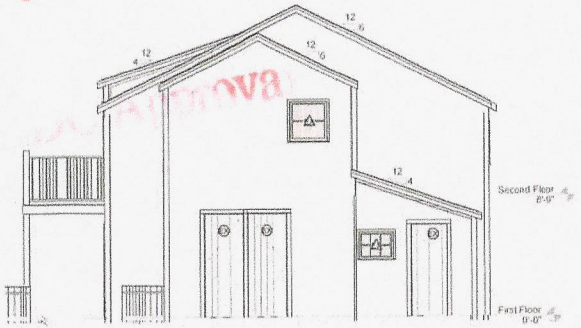
DRAWN Kim
CHECKED Chrisbacker

APPROVED

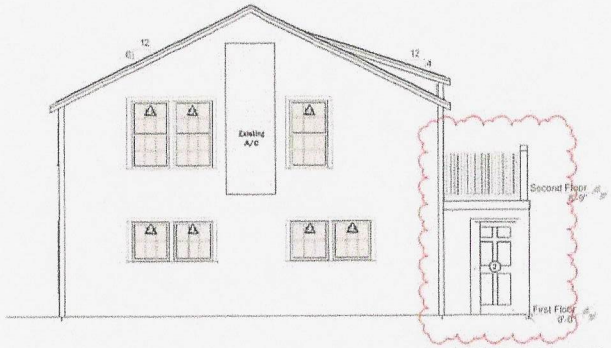
HDC 2024-02-10021



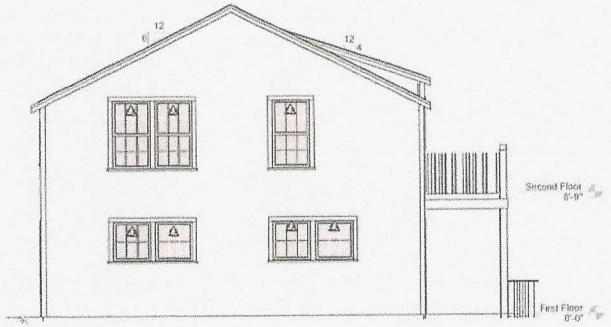
South Elevation - Proposed
1/4" = 1'-0"



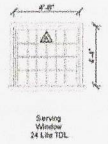
South Elevation - Existing
1/4" = 1'-0"



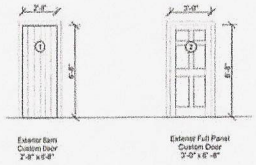
North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"



Door Legend
1/4" = 1'-0"

FEB 26 2024

Structures Unlimited

FROM
Jack and Charlie's

Nantucket, MA 02554

DA	10/06/23
PROJECT	2410020
TWO	
REVISION	DATE
1	Date 1

NOTES

HDC Submission

Building Elevations

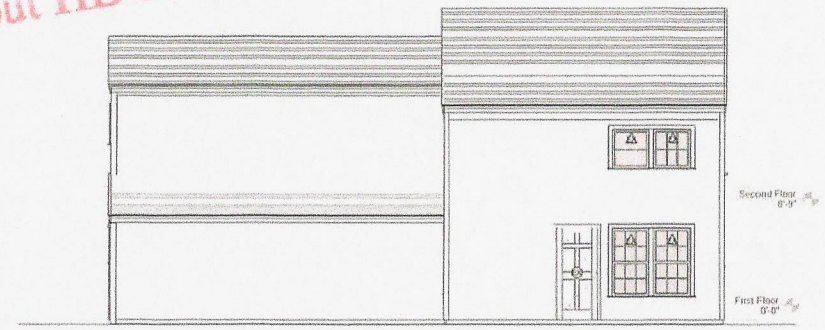
A.1.2

Drawn: Kim
Checked:

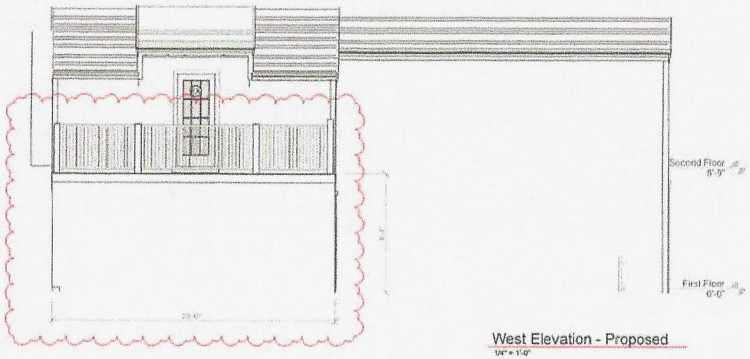
HDC 2024 -02-10021

Without HDC Approva

FEB 26 2024



East Elevation - No Change
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	10/08/23
PROJECT	2410020
T NO	
REVISION	DATE
1	Date 1

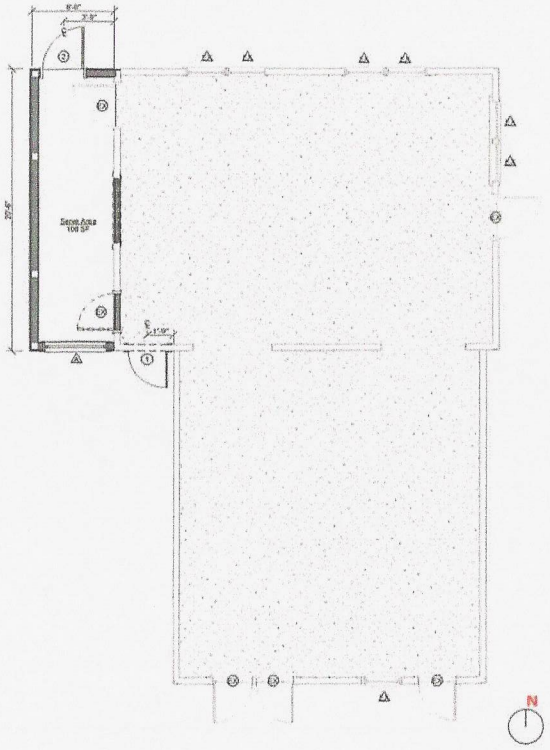
NOTES

HDC Submission

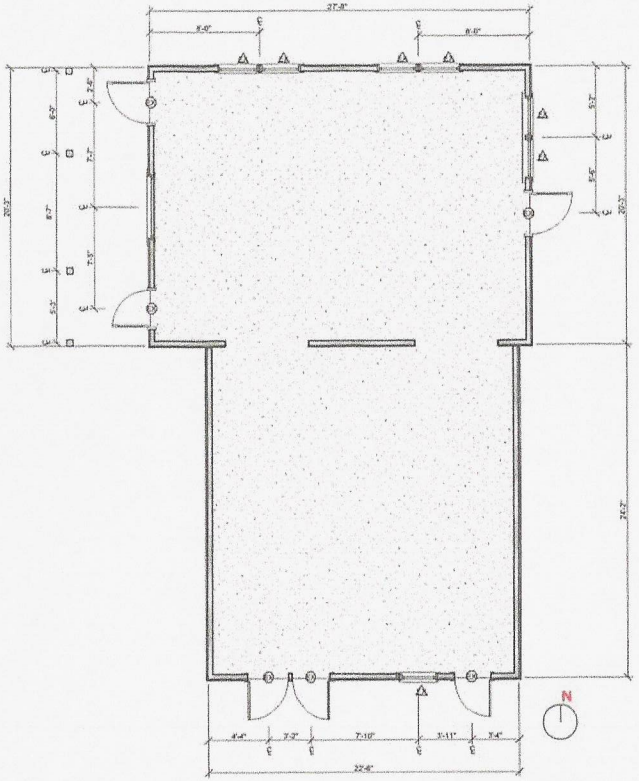
Building Elevations

A.1.3

DRAWN Kim



First Floor - Proposed
1/4" = 1'-0"



First Floor - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DR 10/08/23
PROJECT 2410028
2 NO
REVISION DATE

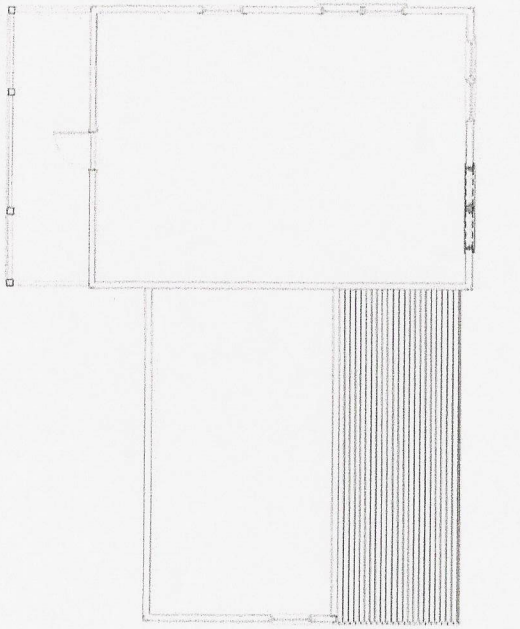
NOTES

HDC Submission

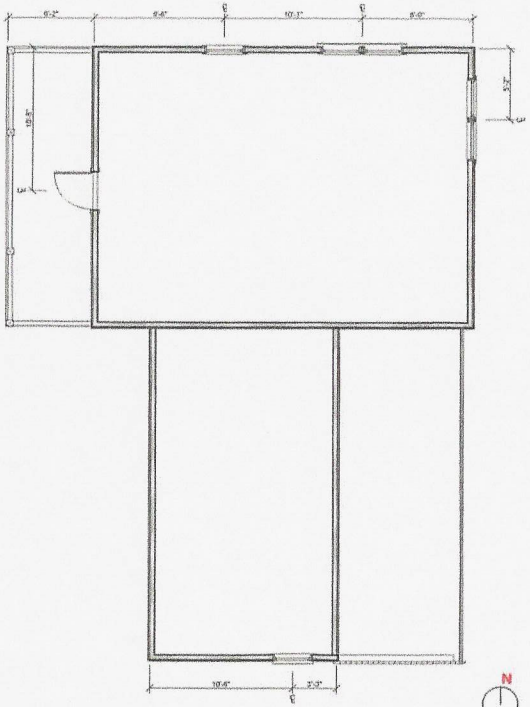
Floor Plans - First Floor

A.1.4

DRAWN Kim



Second Floor - Proposed



Second Floor - Existing

Structures Unlimited

PROJECT
Jack and Charlie's

Nantucket, MA 02554

DR	10/05/23
PROJECT	2410028
ENG	
REVISION	DATE

NOTES

HDC Submission

Floor Plans - Second Floor

A.1.5

DRAWN: Kim Chilvers

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... **10 Straight Wharf LLC**

MAILING ADDRESS..... **10 Straight Wharf LLC**

PROPERTY LOCATION..... **10 Straight Wharf**

ASSESSORS MAP/PARCEL..... **42.3.1 / 137**

SUBMITTED BY:..... **Structures Unlimited**

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 14:35:44 -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
4231	24		NANTUCKET EASTWIND LLC		49 MILK ST	NANTUCKET	MA	02554	11 OLD NORTH WF
4231	82		SIMBLARIS LAMPE LEAH TRST	OLDNAN REALTY TRUST	17 SMITHS POINT RD	MANCHESTER	MA	01944	7 OLD NORTH WF
4231	87		NIR SALEM ST LLC	C/O NEW ENGLAND DEVELOPMENT	75 PARK PLAZA #3	BOSTON	MA	02116	2 NEW WHALE ST
4231	136	1	GTKT LLC	C/O KELLI TRAINOR	5186 GLORIA AVE	ENCINO	CA	91436	6 STRAIGHT WF
4321	136	2	6 STRAIGHT WF	C/O KELLI TRAINOR	5186 GLORIA AVE	ENCINO	CA	91436	6 STRAIGHT WF
4321	136	3	RUBIN MARCIA P & HAROLD E		PO BOX 959	NANTUCKET	MA	02554	6 STRAIGHT WF
4231	138		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	12 STRAIGHT WF
Count:	**7**								

NANTUCKET EASTWIND LLC
49 MILK ST
NANTUCKET, MA 02554

SIMBLARIS LAMPE LEAH TRST
OLDNAN REALTY TRUST
17 SMITHS POINT RD
MANCHESTER, MA 01944

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

GTKT LLC
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

6 STRAIGHT WF
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

RUBIN MARCIA P & HAROLD E
PO BOX 959
NANTUCKET, MA O2554

NANTUCKET HISTORICAL ASSN
PO BOX 1016
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: 10 STRAIGHT WHARF

Tax Map Number: 42.3.1 Parcel Numbers: 137

Owner of Record TEN STRAIGHT WHARF LLC

Description of Proposal: NEW ADDITION TO A COMMERCIAL BUILDING (ICE CREAM SHOP). THIS IS A RENOTICING AS THE MATTER WAS WITHDRAWN AND RESUBMITTED

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.


1938


1957

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-11-8
MAP/PARCEL#: 42.3.1-134

Recorded By: AEG Date: 10/17 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: ex 10 straight Wharf 2. BUILDING NAME: "The Little Gallery" Artists' Association of Nantucket

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Nantucket Historical Assoc

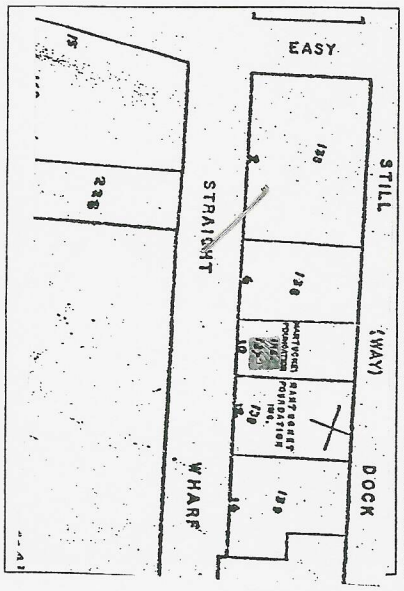
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1966

6. USE: Original: Gallery Present: Gallery
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: yes

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: none visible

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ✓ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ✓ c. brick, parged slightly ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ✓ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: double doors, 6 lts. each

26. NUMBER OF BAYS:

- ⊘ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 6 lt. & 2 lt., 5 req.

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ⊘ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊘ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ⊘ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ⊘ b. additive
- ⊘ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,080 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

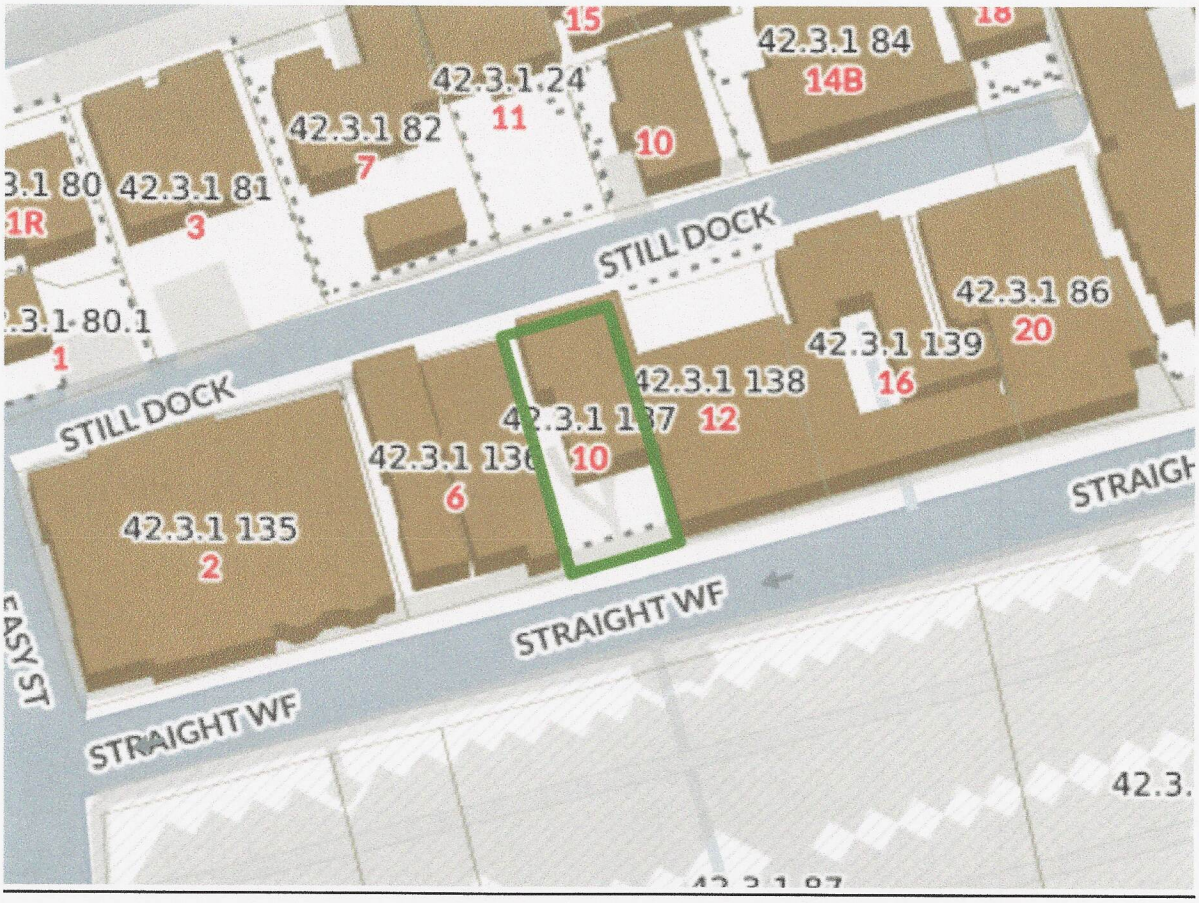
See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

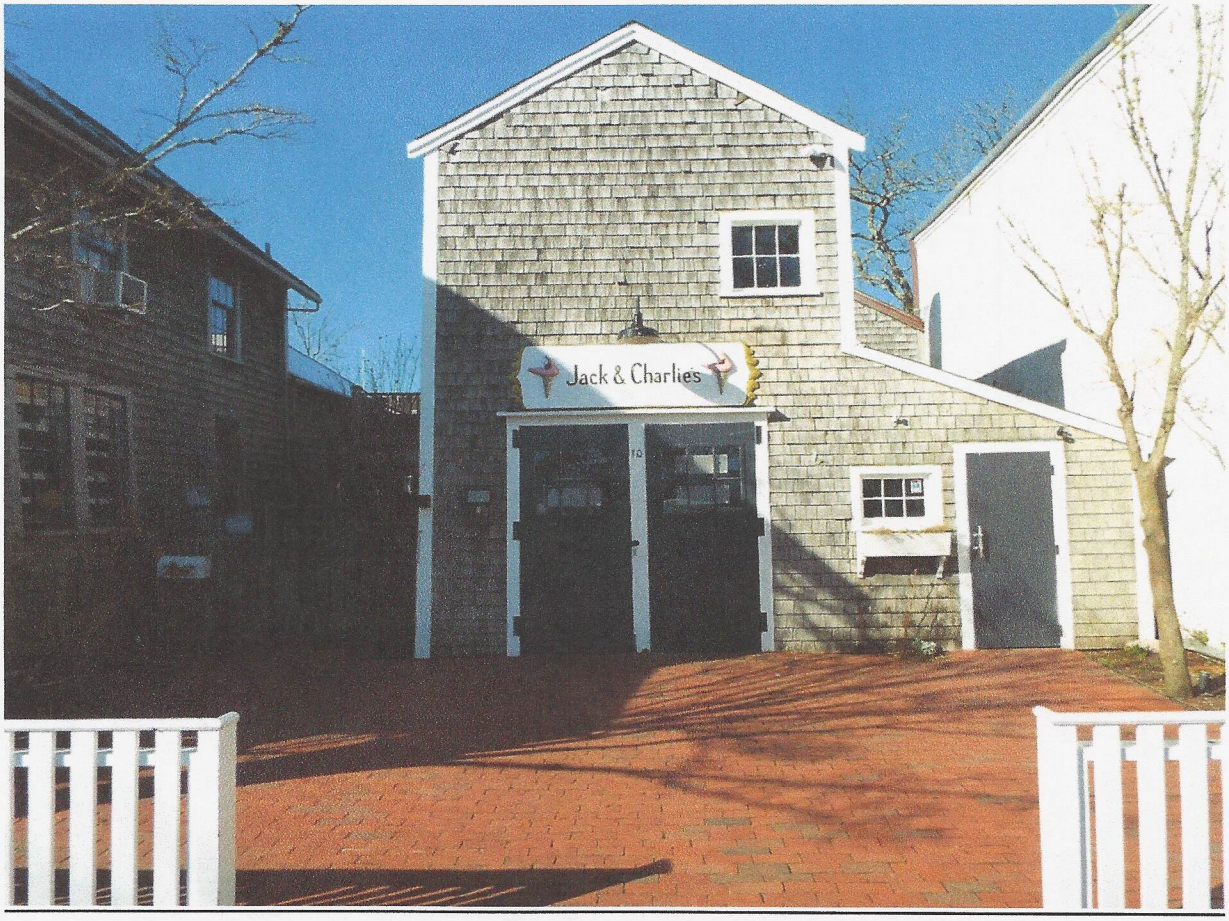
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known)

10 STRAIGHT WHARF – NEW ADDITION TO THED WEST/LEFT SIDE






Jack & Charlies


JACK + CHARLIE'S
ICE CREAM



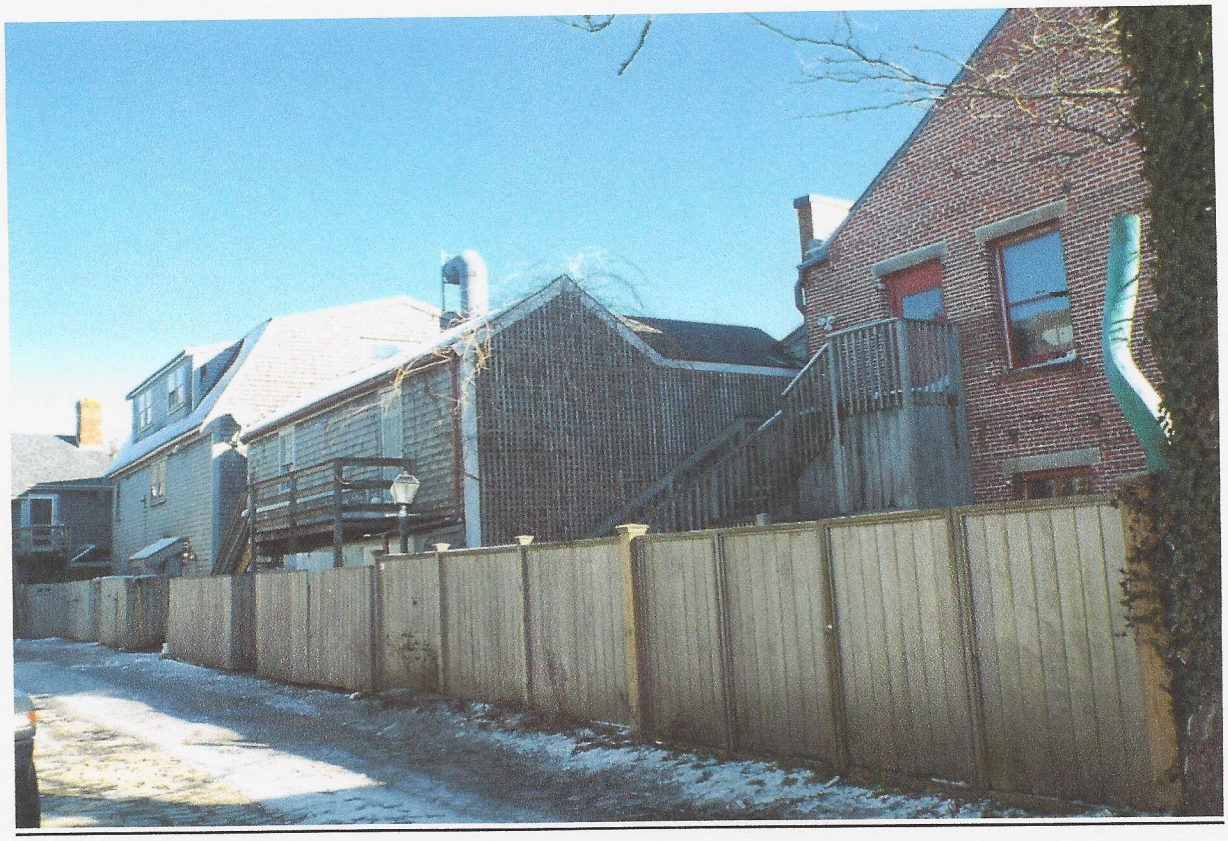




FROM STILL DOCK

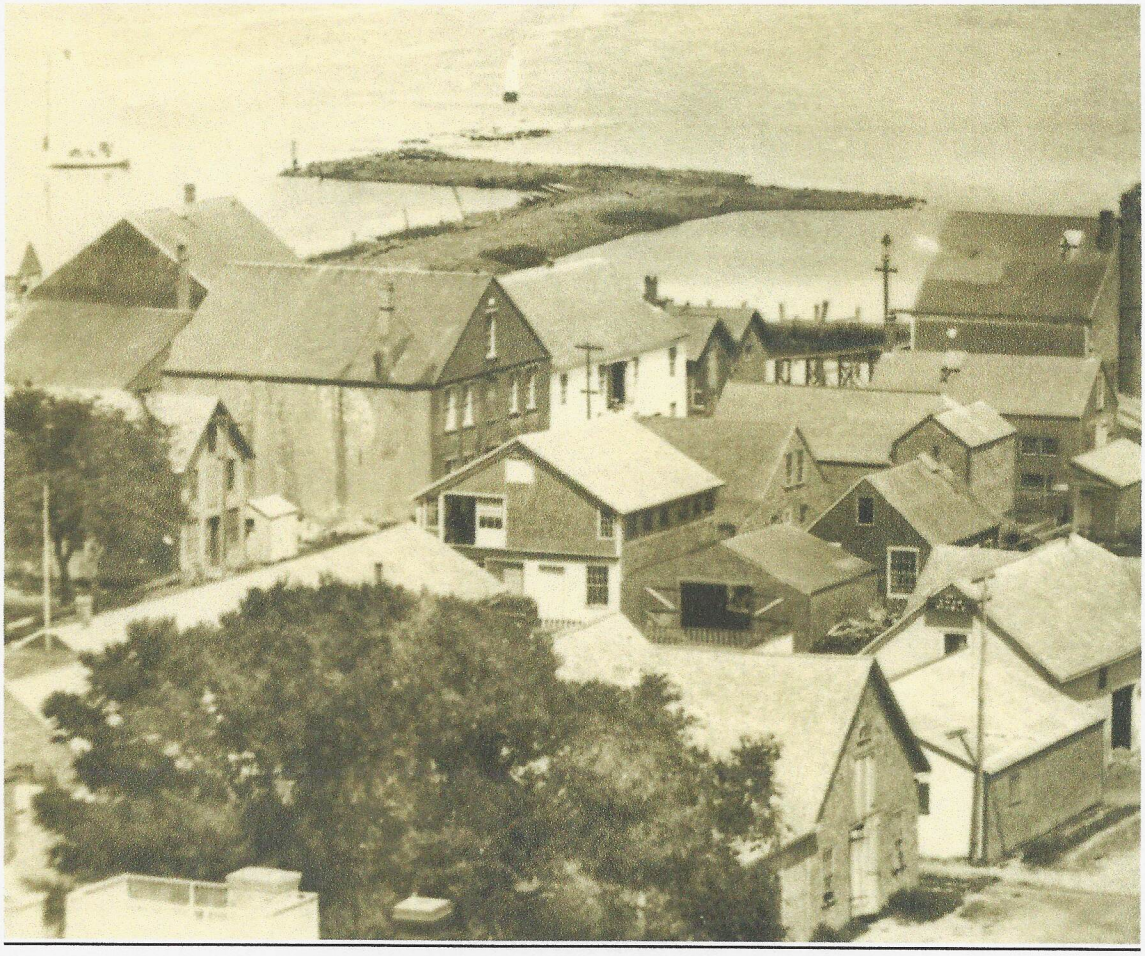


STILL DOCK



1890s NHA – NOT PRESENT





1944 NHA



1950s NHA



1966 NHA





1970s NHA



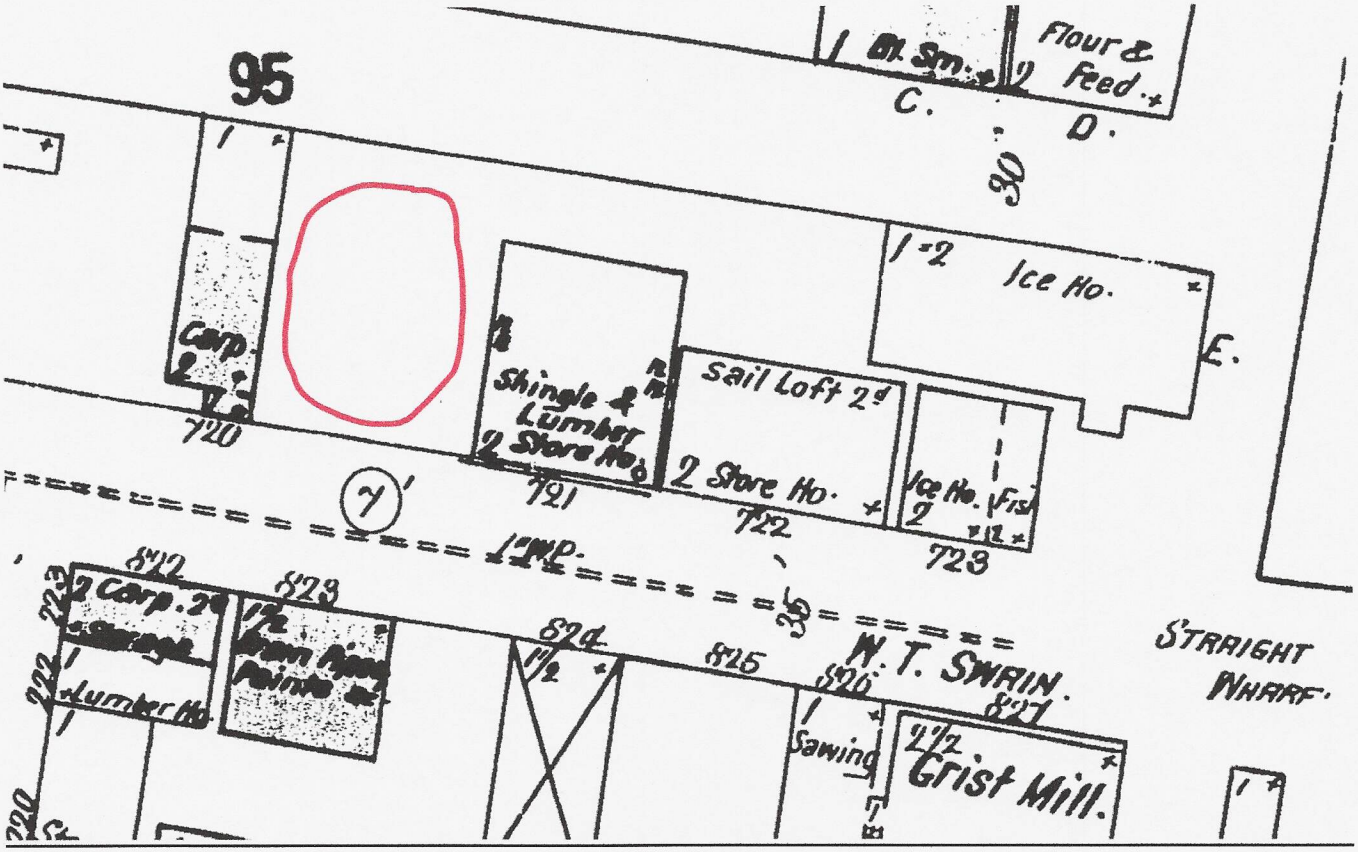
1986 NHA



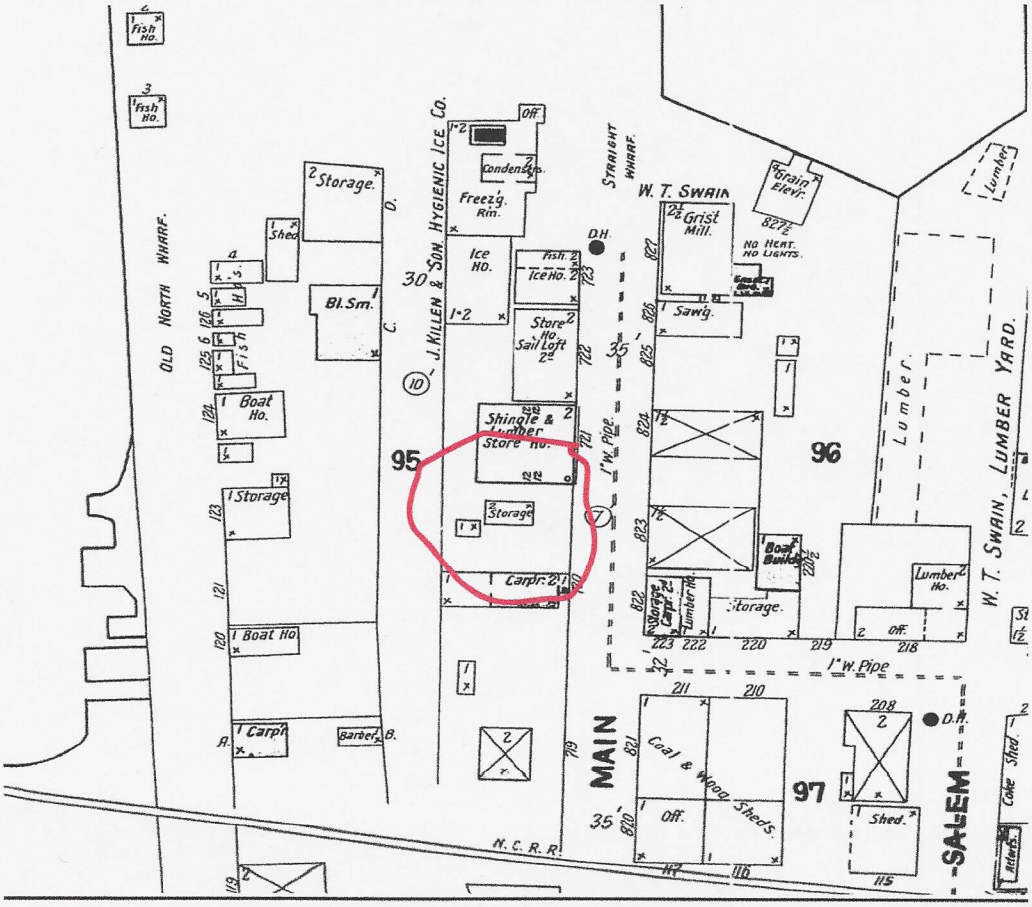
1985 NHA -REAR NORTH ELEVATION



1898 SANBORN MAP – NOT PRESENT



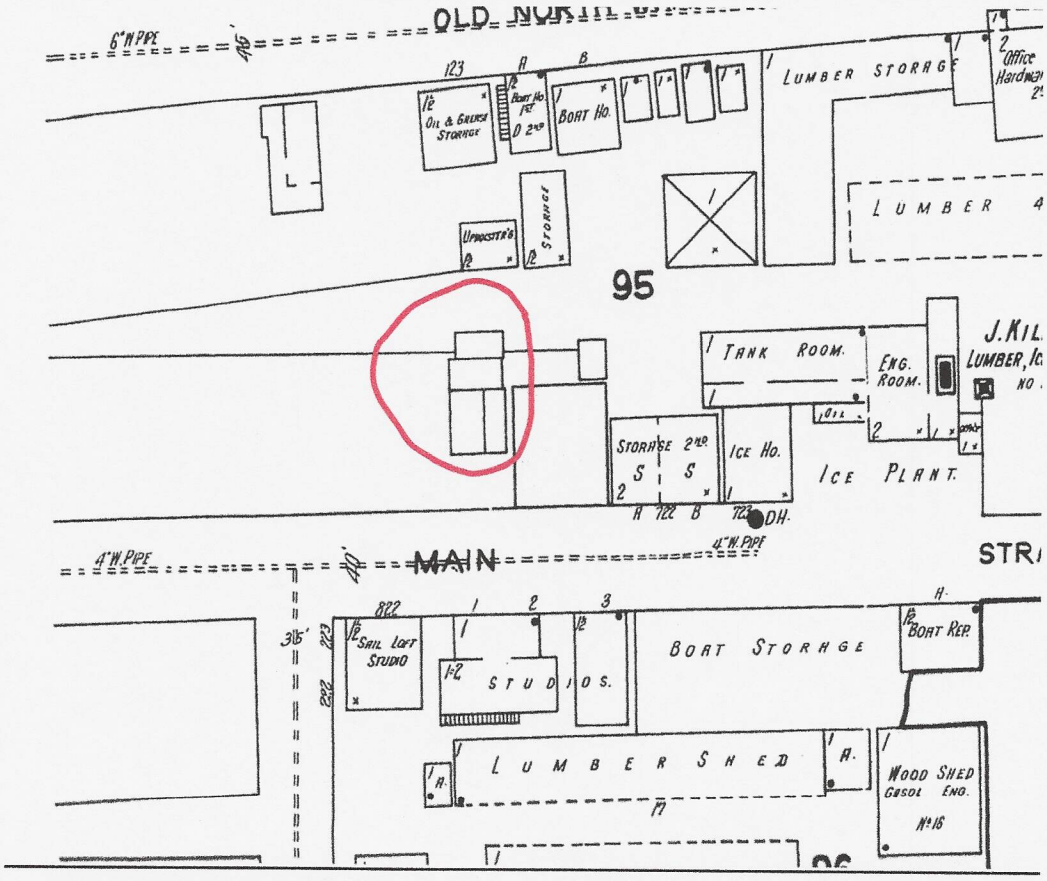
1904 SANBORN MAP – SMALLER "STORAGE" BUILDING PRESENT – NO LEAN-TO



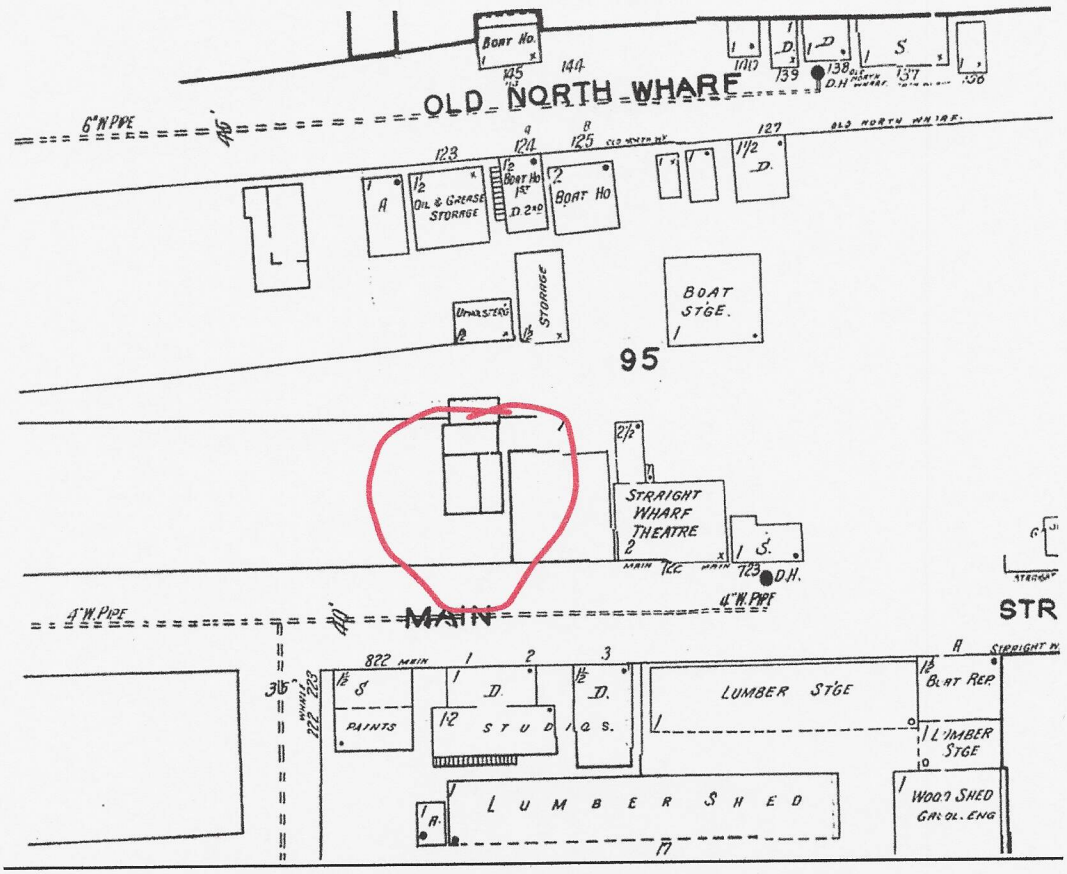
1909 SANBORN MAP – NO CHANGE



1923 SANBORN MAP – EAST SIDE LEAN-TO AND THE REAR ADDITION SHOWN



1949 SANBORN MAP



1935 NHA AERIAL PHOTOGRAPH



CERTIFICATE NO: _____ DATE ISSUED: _____

Scanned 08/

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 467

Street & Number of Proposed Work: 2 MARY ANN DRIVE

Owner of record: 2 MARY ANN DRIVE LLC

Mailing Address: 2 MARY ANN DRIVE
NANTUCKET, MA 02554

Contact Phone #: 508-825-2020 E-mail: ACK DIGITAL ART @ outlook.com

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0632 E-mail: CARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2001

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE GRAVEL AND BELGIAN BLOCK PARKING AREA TO RUNNING BOND BRICK TO MATCH HANDICAP RAMP AND WALKWAY

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

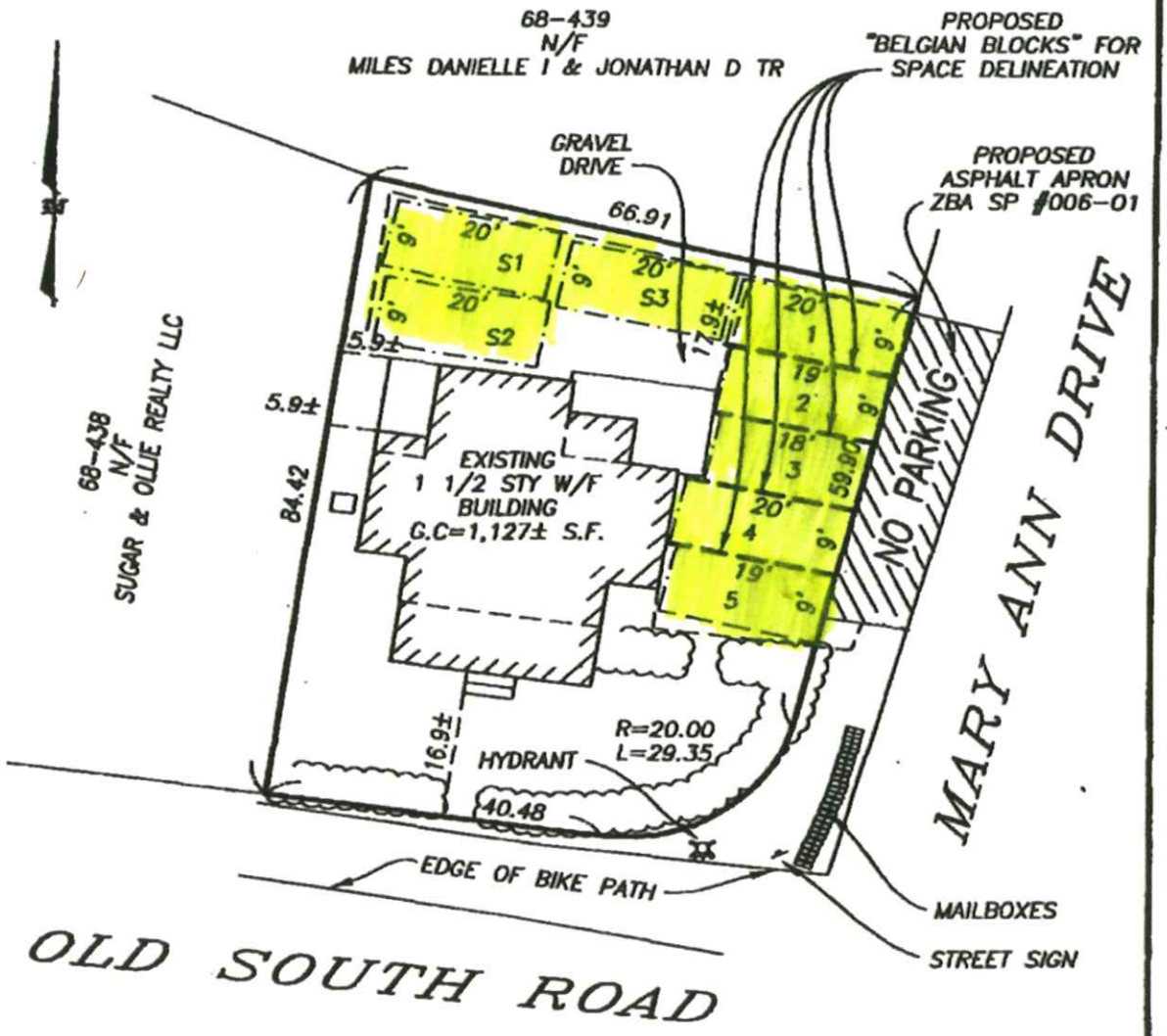
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/3/2025 Signature of owner of record _____ Signed under penalties of perjury

UPDATED 6-7-19

CURRENT ZONING CLASSIFICATION:
Commercial Neighborhood (CN)

		EXISTING
MINIMUM LOT SIZE:	7,500 S.F.	5,010± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
SIDE/REAR SETBACK:	5/10 FT.	SEE PLAN
GROUND COVER % :	40%	SEE PLAN



I CERTIFY, AS OF : . . . . . THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . . 68 . . . , PARCEL: . . 467 . . .

EXISTING CONDITIONS PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 15' DATE: JUNE 5, 2019

Owner: . . . . . AIRPORT STOP, LLC . . . . . .

Deed: CERT. 24,493 . . . Plan: L.C. 16514-33; LOT 584

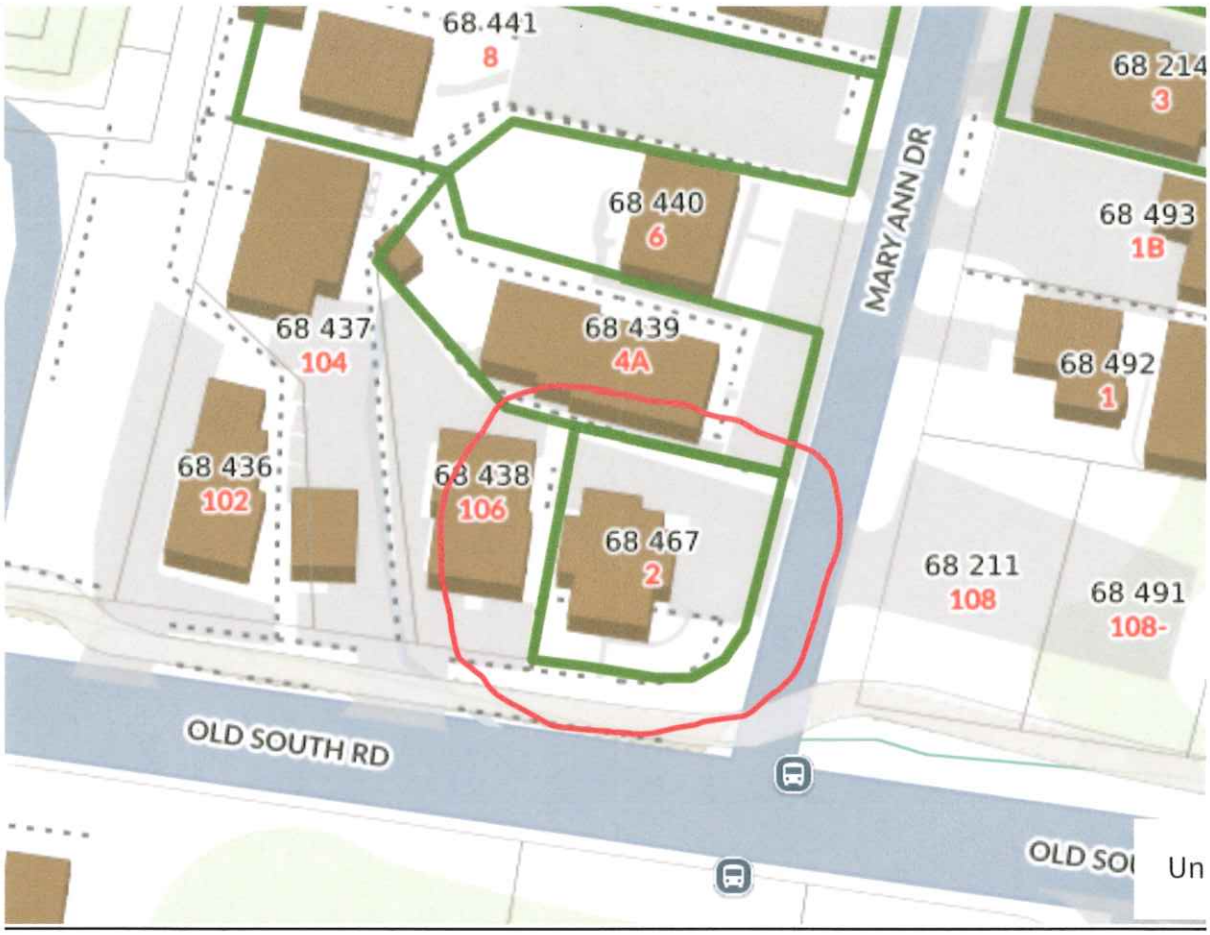
Locus: . . . . . 2 MARY ANN DRIVE . . . . . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

K-817

2 MARY ANN DRIVE – MINOR MODIFICATION – PARKING AREA

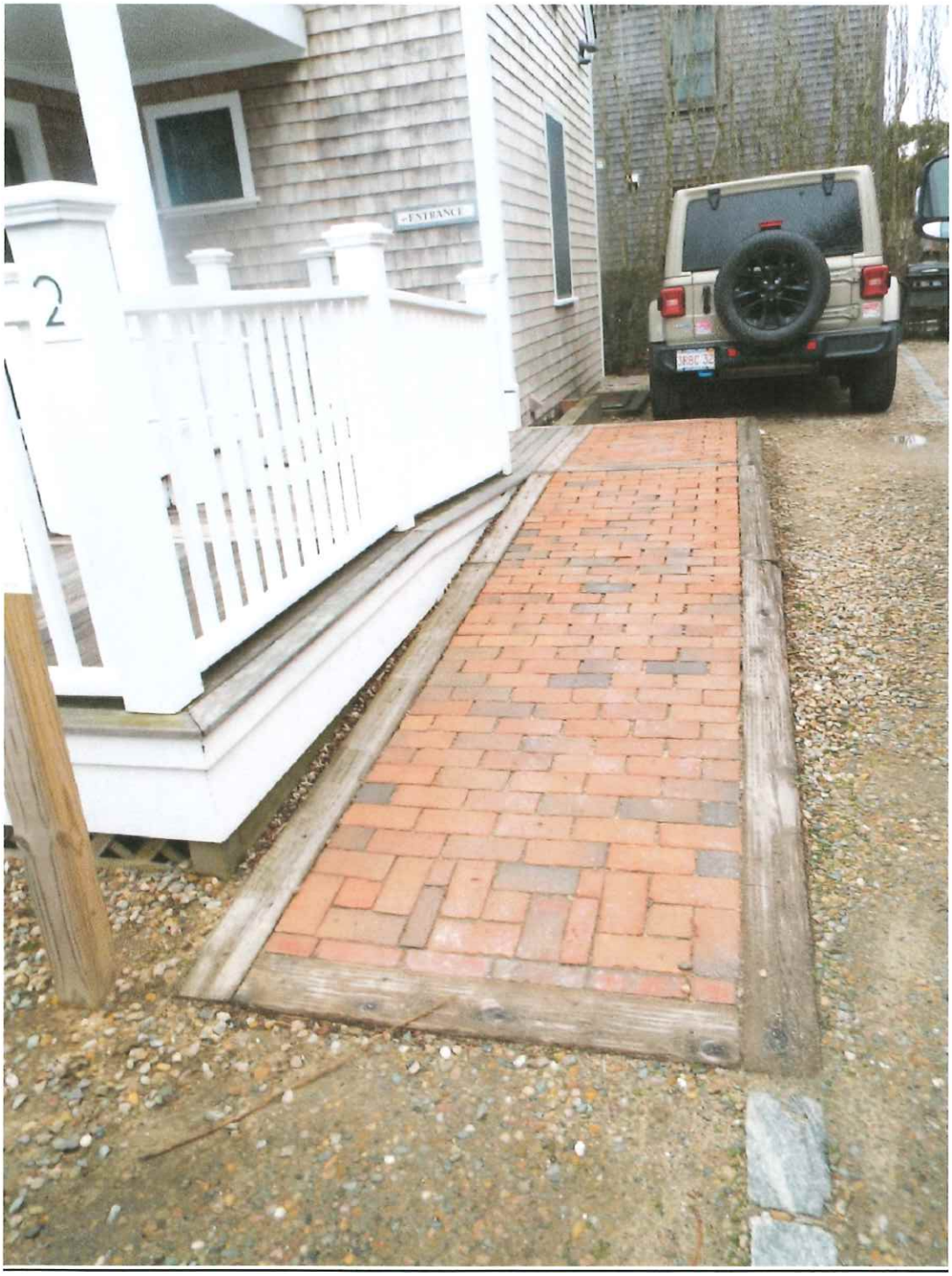
CHANGE GRAVEL/BELGIAN BLOCK TO ALL BRICK








T76513


ENTRANCE
2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

Scanned 2029

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 296

Street & Number of Proposed Work: 21 BREWSTER ROAD

Owner of record: JOHN CALNAN

Mailing Address: 3 BATTERY MARCH PARK - 5TH FL QUINCY, MA 02169

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: ACKCARINA1@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 ALL PURPOSE SPORT COURT

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ 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 ALL-PURPOSE SPORT COURT- DARK GREEN COLOR - 30'X60' - SURROUNDED BY GALVANIZED WIRE FENCE IN VEGETATION 8'- - 10'X20' BLUESTONE PATIO ADJACENT

Is there an HDC survey form for 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: GALVANIZED MESH IN
Length: VEGETATION - 180' AROUND THE COURT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways PATIO 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 4/3/2025 Signature of owner of record _____ Signed under penalties of perjury

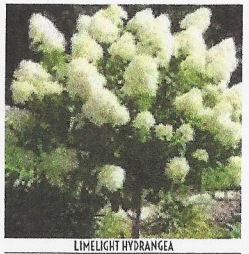
21 BREWSTER ROAD – SPORT COURT





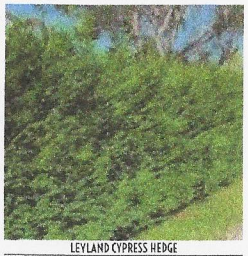


1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'



LIMELIGHT HYDRANGEA

LL



LEYLAND CYPRESS HEDGE

LC LC LC

atlantic LANDSCAPING INC.

MARK	DATE

NOT FOR CONSTRUCTION

Preliminary Landscape Plan

Not for use without Permission from Atlantic Landscaping Inc

Landscape at
21 Brewster Rd
Nantucket, Ma. 02554

M: 54
P: 296
Zoning: LUG1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 2/17/2025
Drawing No.:

L-0.1

Surveyor	Contact
Surveyor	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



DON ALLEN GARAGE/PARKING ABUTTER




Poplis Rd







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 173

Street & Number of Proposed Work: 15 PARKER LANE

Owner of record: PARKER ESTATES LLC

Mailing Address: 140 WEST NEWTON ST
BOSTON, MA 02118

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW-2024

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

THE ORIGINAL STAMPED PLANS WERE NOT IN THE FILE - IT WAS DEFICIENT IN DETAIL - THIS IS A NEW PLAN TO PUT ON RECORD - THE POOL WAS ALREADY APPROVED - SIZE OF POOL + LOCATION OF POOL EQUIPMENT WERE NOT INDICATED - FENCE WAS APPROVED IN PART. POOL - 8' X 16'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5/1 NTW
Type: W/ GATE + 4' NTW
Length: FENCE @ POOL EQUIPMENT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways PATIO - BLUE STONE Walls _____

* Note: Complete door and window schedules are required.

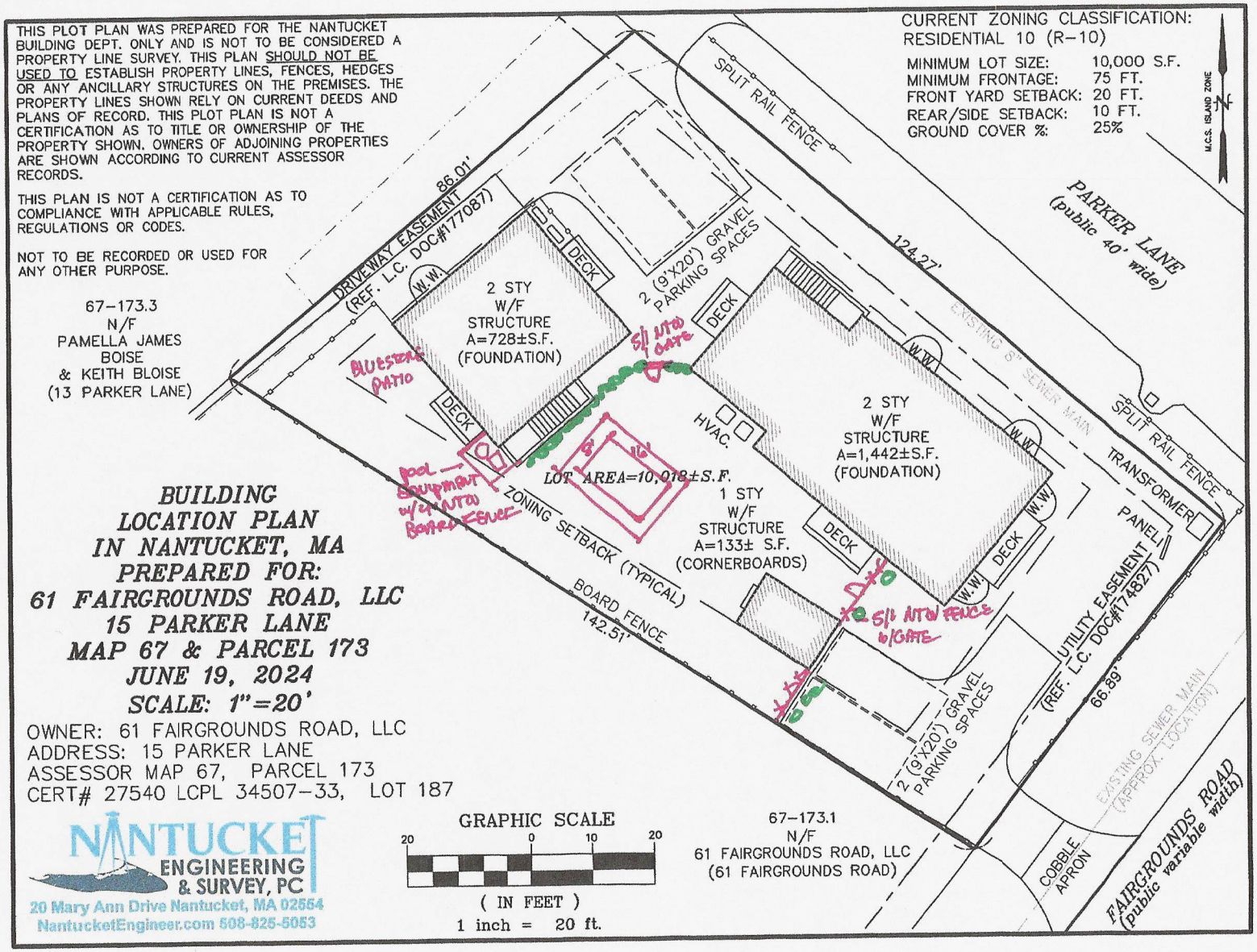
COLORS

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 4/3/2025 Signature of owner of record _____ Signed under penalties of perjury


THIS PLOT PLAN WAS PREPARED FOR THE NANTUCKET BUILDING DEPT. ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
THIS PLAN IS NOT A CERTIFICATION AS TO COMPLIANCE WITH APPLICABLE RULES, REGULATIONS OR CODES.
NOT TO BE RECORDED OR USED FOR ANY OTHER PURPOSE.
67-173.3
N/F
PAMELLA JAMES BOISE
& KEITH BLOISE
(13 PARKER LANE)
CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 10 (R-10)
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 25%
M.C.S. ISLAND ZONE
PARKER LANE
(public 40' wide)
SPLIT RAIL FENCE
86.01'
DRIVEWAY EASEMENT
(REF. L.C. DOC#177087)
W.W.
DECK
2 STY W/F STRUCTURE A=728±S.F. (FOUNDATION)
2 (9'X20') GRAVEL PARKING SPACES
5' WIDE GATE
BLUESTONE PATIO
124.27'
EXISTING 8" SEWER MAIN
2 STY W/F STRUCTURE A=1,442±S.F. (FOUNDATION)
HVAC.
TRANSFORMER PANEL
LOT AREA=10,018±S.F.
1 STY W/F STRUCTURE A=133± S.F. (CORNERBOARDS)
ZONING SETBACK (TYPICAL)
BOARD FENCE
142.51'
5' WIDE GATE
UTILITY EASEMENT
(REF. L.C. DOC#174827)
66.89'
2 (9'X20') GRAVEL PARKING SPACES
EXISTING SEWER MAIN
(APPROX. LOCATION)
COBBLE APRON
FAIRGROUNDS ROAD
(public variable width)
BUILDING LOCATION PLAN
IN NANTUCKET, MA
PREPARED FOR:
61 FAIRGROUNDS ROAD, LLC
15 PARKER LANE
MAP 67 & PARCEL 173
JUNE 19, 2024
SCALE: 1"=20'
OWNER: 61 FAIRGROUNDS ROAD, LLC
ADDRESS: 15 PARKER LANE
ASSESSOR MAP 67, PARCEL 173
CERT# 27540 LCPL 34507-33, LOT 187
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.
67-173.1
N/F
61 FAIRGROUNDS ROAD, LLC
(61 FAIRGROUNDS ROAD)

MEMO: 15 PARKER LANE

RE: PREVIOUS APPROVAL

The hardscape with pool and fence was approved on May 14, 2024. There was no size indicated for the pool on the COA or the plan, the pool equipment was not indicated, the fence on the Fairgrounds Road side was incomplete and there was no screening indicated from Parker Lane to block the visibility of the pool. Nor was the patio behind the cottage shown.

A new plan was brought in prior to that meeting and the one submitted with the application was withdrawn in favor of a new proper plan. Unfortunately, the new plan was not the one shown in the packet when it was placed on the Consent with Conditions list. There was an attempt to delete the first plan and place the new one in the packet. It was not completed properly.

To compound the issue, the stamped plan was not in the HDC file when recently reviewed nor was it scanned into the town data base as required at the office once stamped by the staff. The computer says it is "in review" though the minutes do not indicate a reason to be in review and not issued.

To rectify this situation and have a COA issued in order to obtain a building permit for the pool, an entirely new application with the proper plan is being submitted now for approval by the HDC. This will put the plan on record in the HDC file for this property.

The minutes from the May 14, 2024 meeting are included in the packet along with the application that was approved at that meeting indicating that the pool was approved with the standard condition about visibility at the time of inspection.

15 PARKER LANE – REDUCE SIZE OF POOL AN REORIENT THE SHED





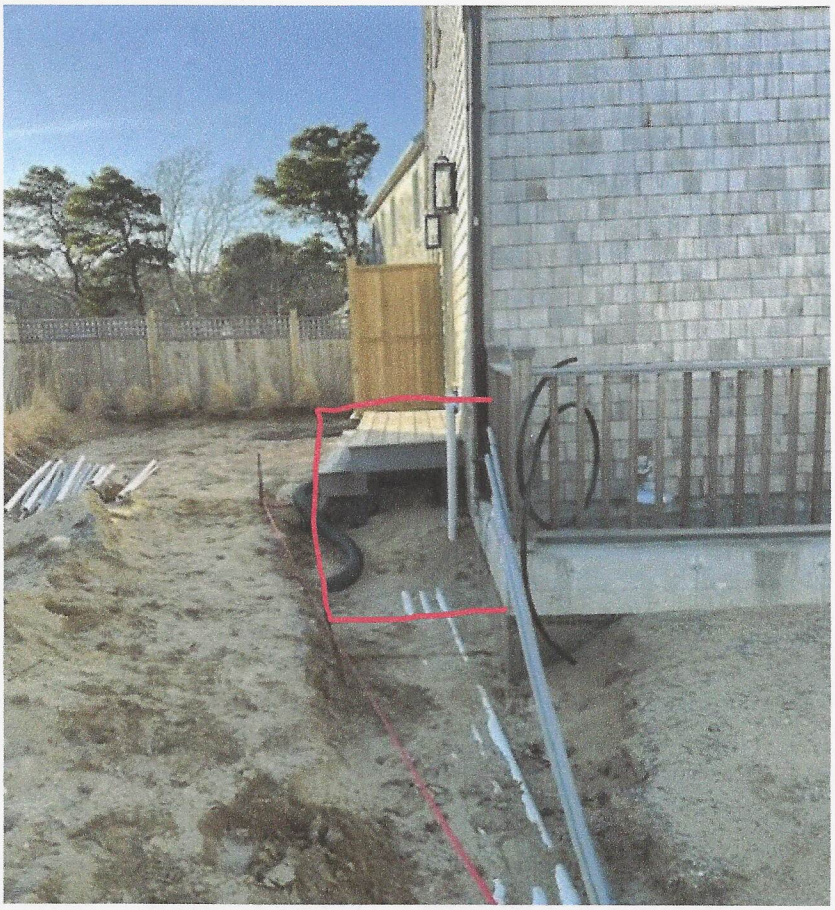
FROM FAIRGROUNDS ROAD – 5/1 NTW BOARD FENCE WITH GATE FROM FENCE ON LEFT TO SHED AND FROM SHED TO HOUSE (ALREADY APPROVED)



FROM PARKER LANE – BETWEEN THE MAIN HOUSE AND THE COTTAGE A EVERGREEN HEDGE WITH 5/1 NTW GATE TO MATCH FENCES



LOCATION OF THE POOL EQUIPMENT – BEHIND THE COTTAGE



EXAMPLE OF POOL EQIUPMENT FROM PROPERTY ON FAIRGROUNDS ROAD





5/1 NTW BOARD FENCE – ALREADY APPROVED ON THE SITE



NTW 4' BOARD FENCE AROUND THE POOL EQUIPMENT



BLUESTONE PATIO IN REAR OF THE COTTAGE AND AROUND THE POOL



PREVIOUS APPROVAL

35.	Marsh Hawk LLC	11 Marsh Hawk Way	Shed	56/112	Structures Unltd
36.	Gilbert/Linda Adams	11 Beach Street	Roof change	73.1.3/25	Gerardo Nolosco
37.	Littlefield	3 Franklin Street	Hardscape	41/267	Julie Jordan
38.	55 South Shore Rd LLC	56 South Shore Road	Demolish structure	80/114	EMDA
39.	David Freysinger Tr Et Al	8 Shimmo Pond Road	Hardscape/pool	54/258	Ahern LLC
40.	NIR LLC	19 N Water St (Lot 9)	Revision door/windows	42.4.2/3	Emeritus LLC
41.	NHA Properties	75B Old South Road	Fence	68/999.1	LFW
42.	Housing Nantucket Inc.	73A Old South Road	Fence	68/248	LFW
43.	Bridgett Bloise-Smith	10C Thirty Acres	Fence	67/777	Self
44.	Ruby Fee	56 Fairgrounds Road	Window/door/stairs	67/300	Self
45.	N. Harnishfegger	5 Nanina Drive	Move on/72 Pocomo	67/587	LINK
46.	Jonathan Jacoby	3 Tautemo Way	Revision	83/22	EMDA
47.	Sankaty Head Golf Club	18 Hoicks Hollow Rd	Demolish pool	23/9	Emeritus LLC
48.	Steven/Marjorie Lewis	124 Tom Nevers Road	Door/window change	91/43.2	EMDA
49.	P&M Reis Trucking	10 Green Meadows	Fence	67/382	Joseph Martinez
50.	Tim Reinemo	85 Bartlett Road	Rooftop solar	66/408	Cotuit Solar
51.	Joanne Johnsen	40 Lovers Lane	Rooftop solar	79/3	Cotuit Solar
52.	Skyline Drive LLC	6 Woodland Drive	Cabana	79/209	Stowe Mtn Blders
53.	19 Broad Street LLC	19 Broad Street	Ramp	42.4.2/875	LFW

III. CONSENT WITH CONDITIONS

****Due to the discussion noted above under Public Comment and concerns about some items included on the list for consent, with conditions, the Commission voted, by a motion from Coombs, to continue all Consent with Conditions Agenda items to 5/21/2024 – Welch, Camp. Coombs, Patten with Pohl and Oliver recused.**

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Carolyn Higgins RT	6 Fair Street	Rev. 2023-08-8907	43.3.1/151	Botticelli & Pohl
	• Consent subject to 2nd floor railing being shingled as previously approved.				
2.	Conway Family	11 Western Avenue	Driveway	87/117	Val Oliver
	• Driveway to meet Zoning Bylaw 139-20.1 and shown on the site plan.				
3.	Paul Abbott	6 Bailey Road	Hardscape/pool	55/106.6	LFW
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing/or as noted on application.				
4.	Henry Spitzer	1 Sconset Avenue	Hardscape/bocce ct.	73.4.1/8	KMLD
	• Bocce Court not to be visible at time of inspection.				
5.	Richmond Great Point	30A Evergreen Way	Revisions A/C	98/711.2	KOH
	• NTW fence surround with vegetative screening in perpetuity.				
6.	Carl &Ga Karen Nelson	21 Wigwam	Gate	77/5.9	CWA
	• Gate post shall be NTW and not white.				
7.	Robert Sarkasian	8 North Mill Street	Driveway/curb cut	55.4.4/78.2	KMLD
	• Apron depth must extend to 10' for zoning compliance and shown on site plan.				
8.	Steven Artz	5 Flintlock Road	Fence	75/94	Self
	• Gate must not be visible at time of inspection and in perpetuity.				
9.	61 Fairgrounds LLC	15 Parler Lane Lot B	Fence/pool	67/173	LFW
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing/or as noted on application.				

NOTE: Item #45 on the Consent Agenda – N. Harnishfegger, 5 Nanina Drive, was asked to be reconsidered by the representative, Tori Ewing of LINK. The matter was time sensitive. A motion was made by Camp to reconsider the original vote to continue the Consent Agenda items to 5/21/2024 and was passed by a unanimous vote, Welch, Camp, Coombs, Patten. A motion was then made by Camp to continue items #1 through #44 to 5/21/2024. It was passed by unanimous vote, Welch, Camp. Coombs, Patten. A brief presentation was made by Ewing that if the move of the gazebo was not approved, the owner had a demolition permit for it.

- **A motion was made by Oliver to approve the move on, and was passed by a unanimous vote, Pohl, Welch, Camp, Coombs, Oliver.**

IV. NEW BUSINESS 04/02/2024 VIEW

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	**Michelle&Darren Black**	**25 Eel Point Road**	**Breezeway**	**40/44**	**Emeritus LLC**

Voting Unknown
Alternates Unknown
Recused None
Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 173

Street & Number of Proposed Work: 15 Parker Ln

Owner of record: GI Fairgrounds LLC

Mailing Address: PO Box 535

Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jury@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☒ Other Outdoor Shower, NTW

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: 6'
Type: 5/1 NTW
Length: 154'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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.

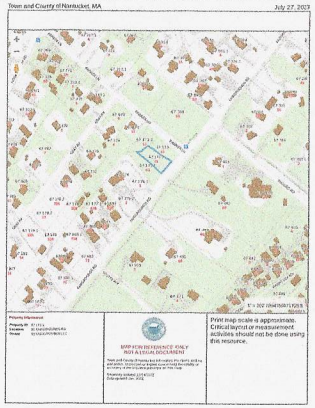
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/25/24 Signature of owner of record _____ Signed under penalties of perjury

For HDC Submission Only - Not For Construction



1 Site Plan - Proposed
1/16" = 1'-0"



2 Locus Map.
NTS



3 6' Tall, 5/1 NTW Board Fence Example
NTS

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS IN BY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Lot B Hardscaping

15 Parker Lane,
Nantucket, MA 02554

Sheet
Site Plans

Date
02.12.2024

Revisions

C.105

Scale As indicated

2/13/2024 12:31:39 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 29.1

Street & Number of Proposed Work: 5 SUN ISLAND RD.

Owner of record: ACK STORAGE UNITS TRUST

Mailing Address: 270 COMMUNICATIONS WAY
HYANNIS MA 02601

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMOR DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ackvalue2gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50-

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other SIDEWALL CHANGE TO METAL TO MATCH EXIST BUILDINGS

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

BUILDING B

Is there an HDC survey form for 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 GRAY (TWO BUILDINGS) Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

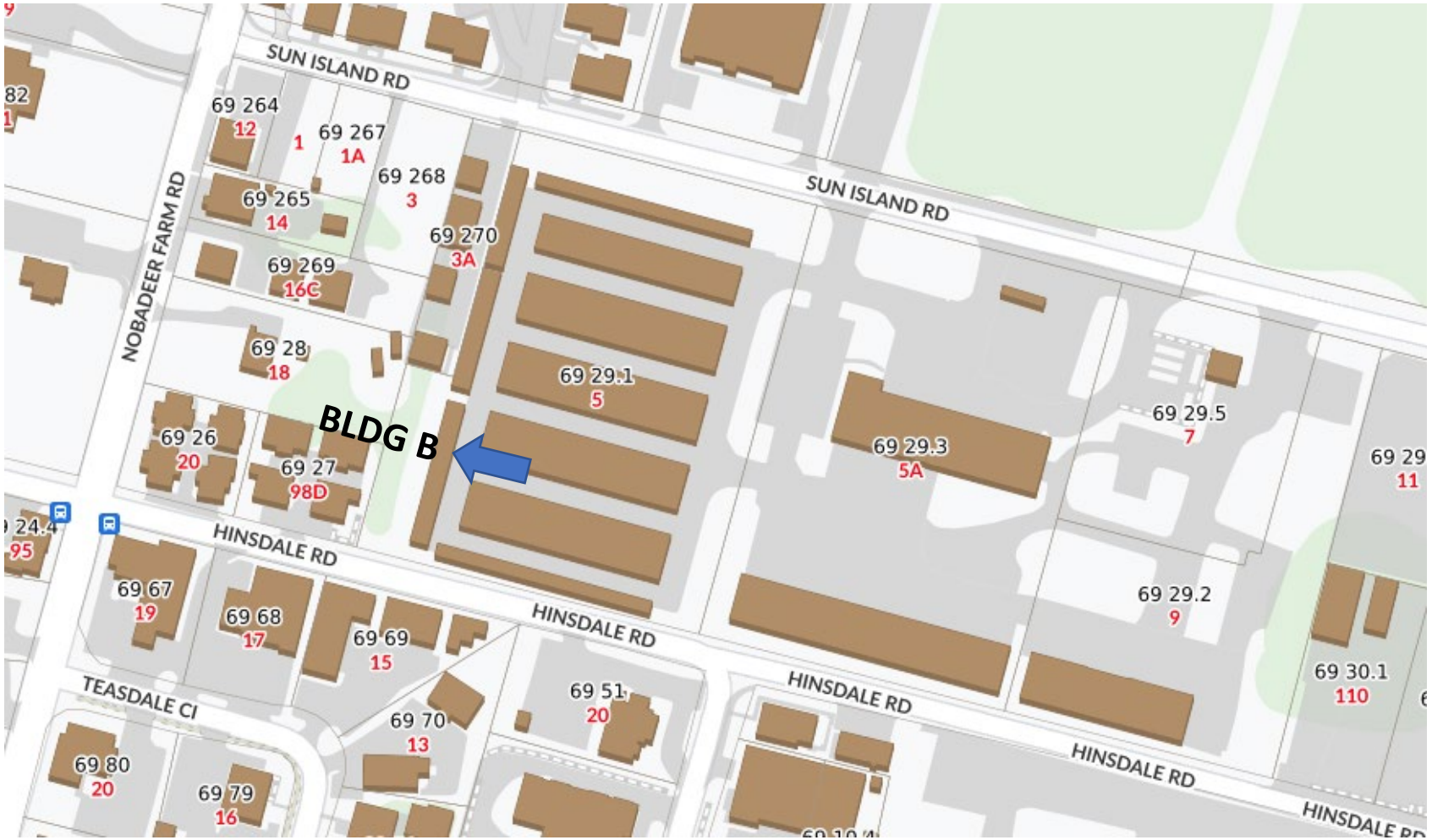
* Attach manufacturer's color samples if color is not from HDC approval list.

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 4/1/25 Signature of owner of record _____ Signed under penalties of perjury

Sun Island Nom. Trust

RESIDEWALL STORAGE BUILDINGS



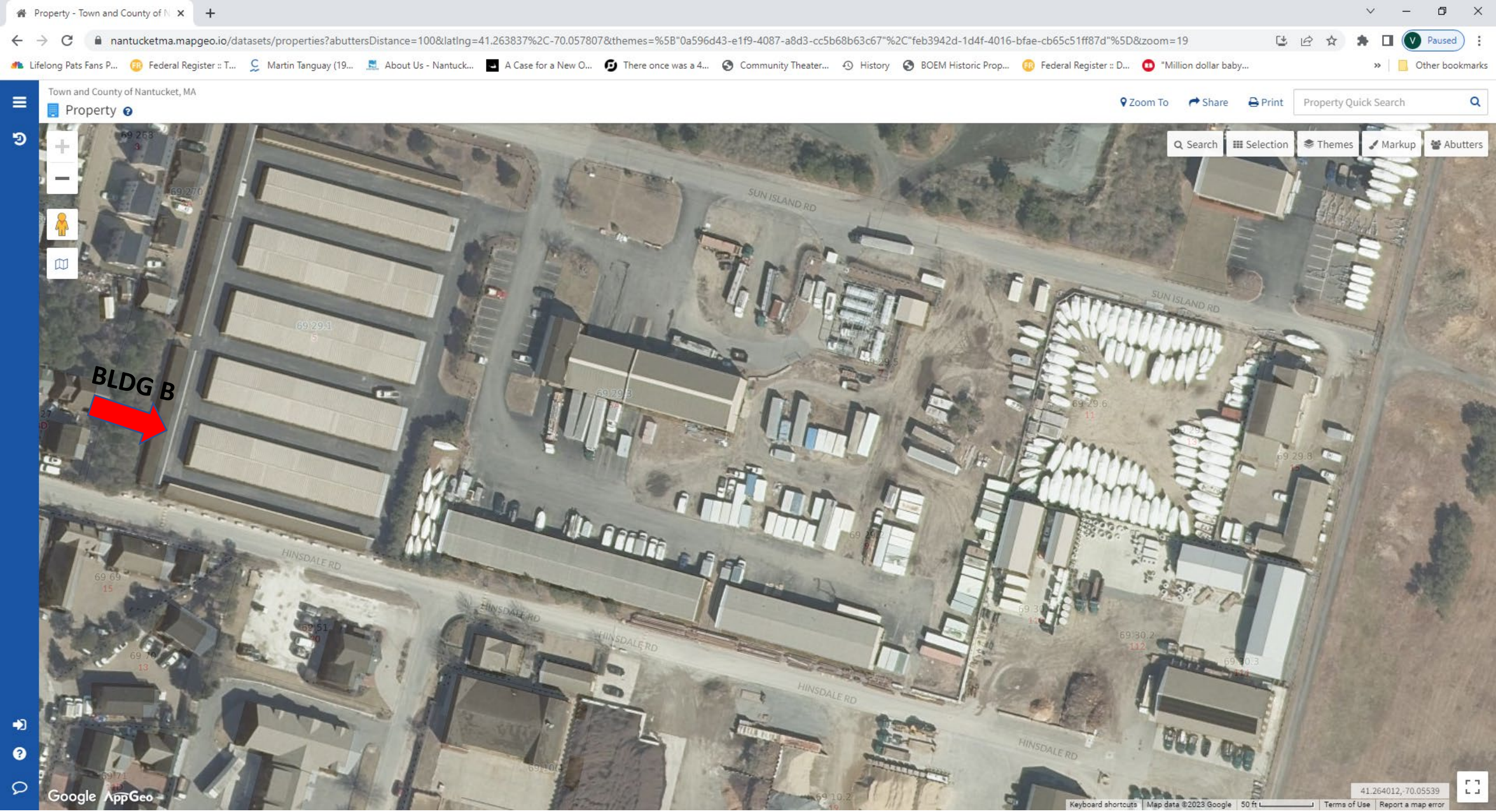
METAL SIDING ON SHINGLED FACADES

TO MATCH Existing Grey

Larger buildings on Site

BUILDING B

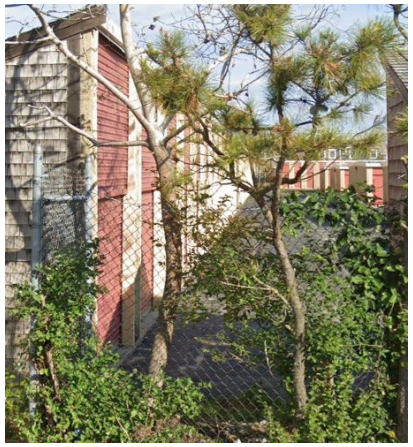
3-23-25


Property - Town and County of N
nantucketma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=41.263837%2C-70.057807&themes=%5B"0a596d43-e1f9-4087-a8d3-cc5b68b63c67"%2C"feb3942d-1d4f-4016-bfae-cb65c51ff87d"%5D&zoom=19
Paused
Lifelong Pats Fans P...
Federal Register :: T...
Martin Tanguay (19...
About Us - Nantuck...
A Case for a New O...
There once was a 4...
Community Theater...
History
BOEM Historic Prop...
Federal Register :: D...
"Million dollar baby...
Other bookmarks
Town and County of Nantucket, MA
Property
Zoom To
Share
Print
Property Quick Search
Search
Selection
Themes
Markup
Abutters
BLDG B
SUN ISLAND RD
HINSDALE RD
Google AppGeo
41.264012,-70.05539
Keyboard shortcuts
Map data ©2023 Google
50 ft
Terms of Use
Report a map error

Existing Siding TO BECOME METAL TO MATCH

Larger Bldgs on Site

BLDG B









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 29.1

Street & Number of Proposed Work: 5 SUN ISLAND RD

Owner of record: ACK STORAGE UNITS TRUST

Mailing Address: 210 COMMUNICATIONS WAY
HYANNIS, MA 02601

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMEL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET MA 02584

Contact Phone #: (508) 325-4319 E-mail: acvalue@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other SKYLIGHT CHANGE TO METAL TO MATCH EXIST BLDGS ON SITE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

BUILDING C

Is there an HDC survey form for 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 METAL (TIME) BLDGS Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

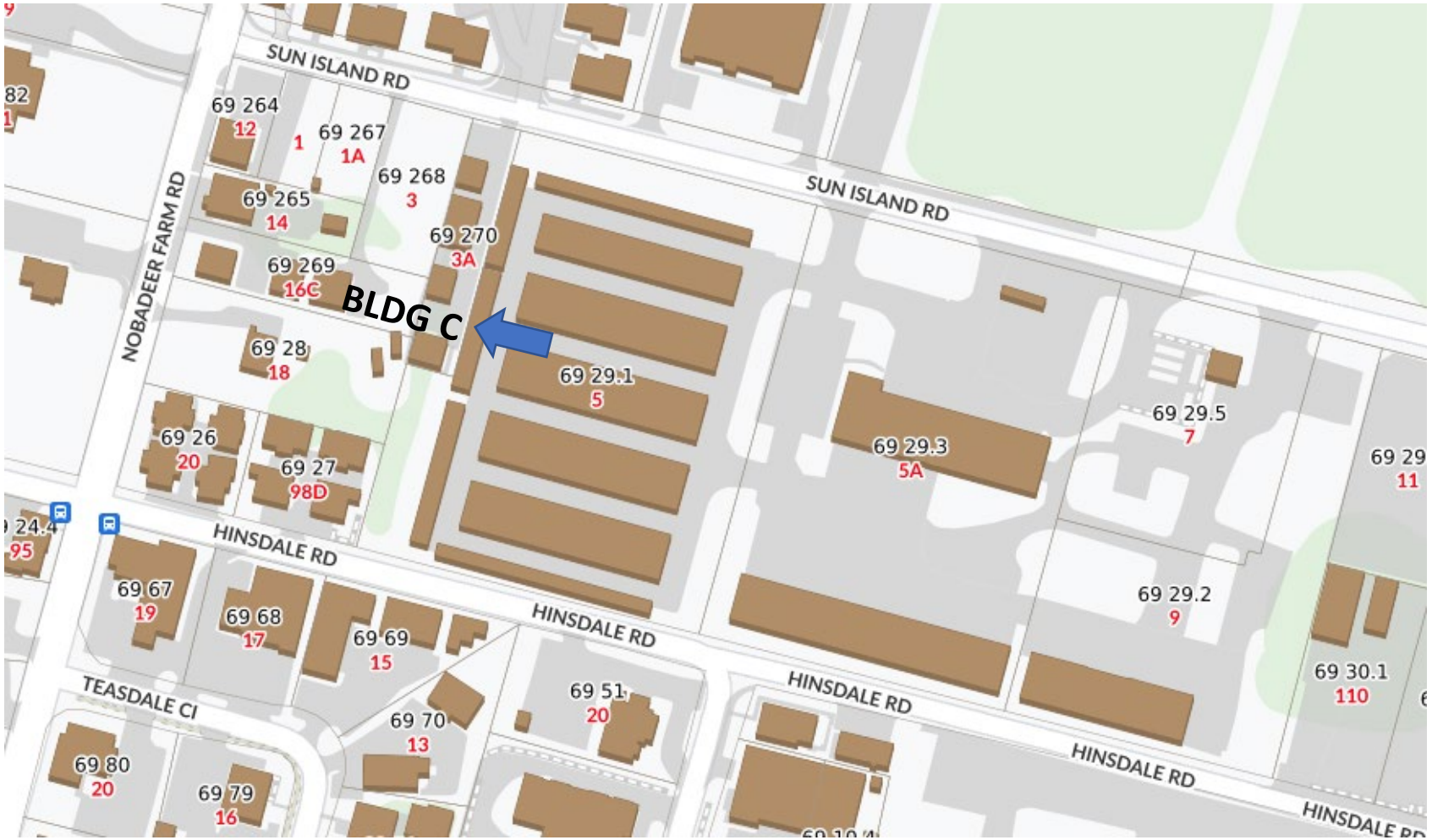
* Attach manufacturer's color samples if color is not from HDC approval list.

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 4/1/25 Signature of owner of record _____ Signed under penalties of perjury

Sun Island Nom. Trust

RESIDEWALL STORAGE BUILDINGS



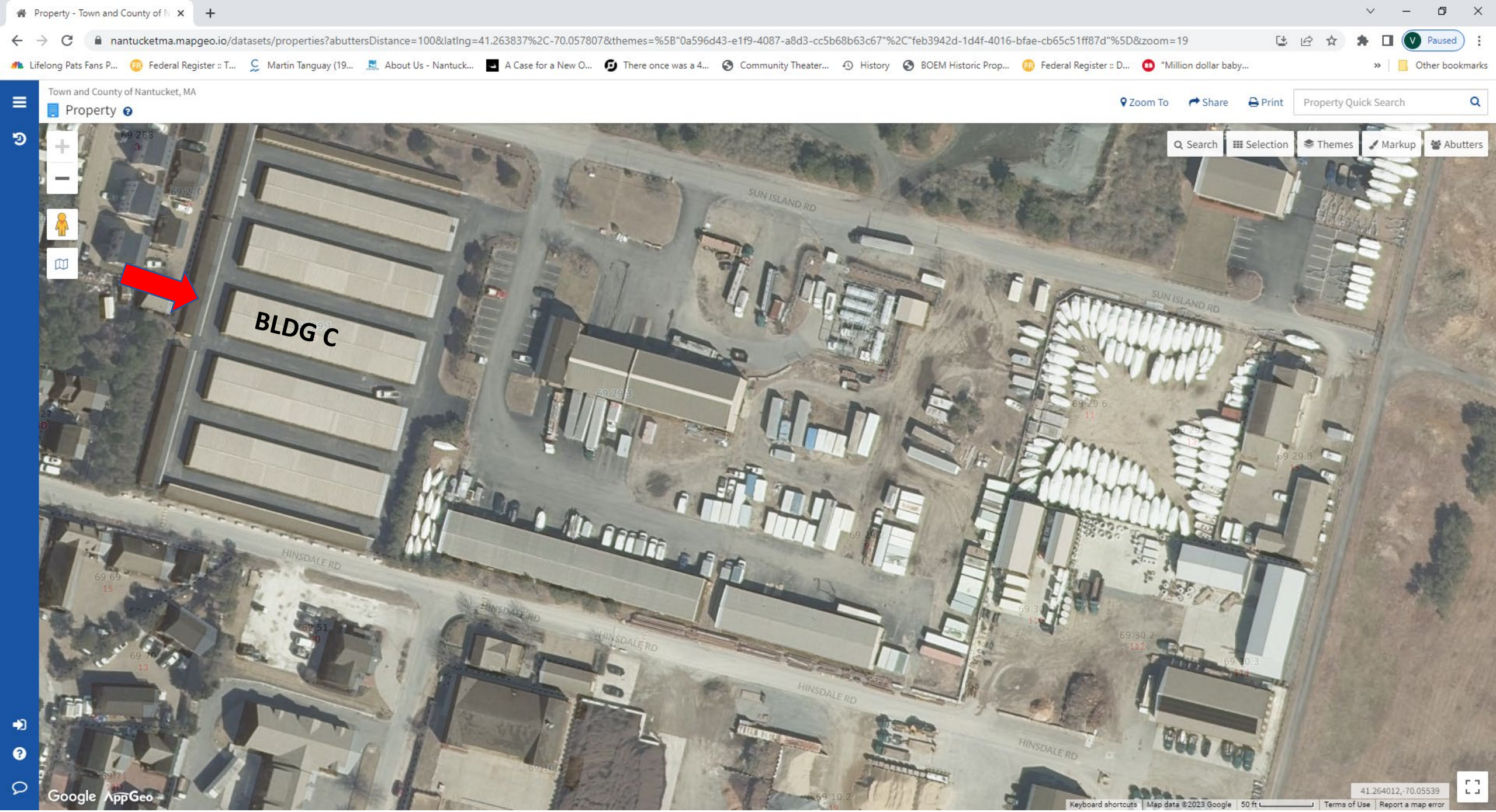
METAL SIDING ON SHINGLED FACADES

TO MATCH Existing Grey

Larger buildings on Site

BUILDING C

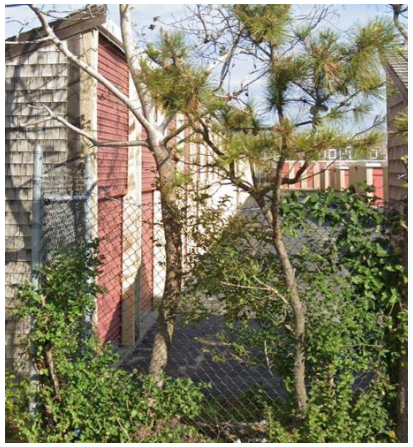
3-23-25


Property - Town and County of N
nantucketma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=41.263837%2C-70.057807&themes=%5B"0a596d43-e1f9-4087-a8d3-cc5b68b63c67"%2C"feb3942d-1d4f-4016-bfae-cb65c51ff87d"%5D&zoom=19
Paused
Lifelong Pats Fans P...
Federal Register :: T...
Martin Tanguay (19...
About Us - Nantuck...
A Case for a New O...
There once was a 4...
Community Theater...
History
BOEM Historic Prop...
Federal Register :: D...
"Million dollar baby...
Other bookmarks
Town and County of Nantucket, MA
Property
Zoom To
Share
Print
Property Quick Search
Search
Selection
Themes
Markup
Abutters
BLDG C
SUN ISLAND RD
HINSDALE RD
Google AppGeo
41.264012,-70.05539
Keyboard shortcuts
Map data ©2023 Google
50 ft
Terms of Use
Report a map error

Existing Siding TO BECOME METAL TO MATCH

Larger Bldgs on Site

BLDG C









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 29.1

Street & Number of Proposed Work: 5 SAN ISLAND RD.

Owner of record: ACK STORAGE UNITS TRUST

Mailing Address: 270 COMMUNICATIONS WAY
HYANNIS, MA 02601

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMEL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4379 E-mail: allvalle@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 CHANGE SIDEWALL TO METAL TO MATCH EXIST BUILDGS

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

BUILDING D

Is there an HDC survey form for 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 METAL (TMB) BUILDGS Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

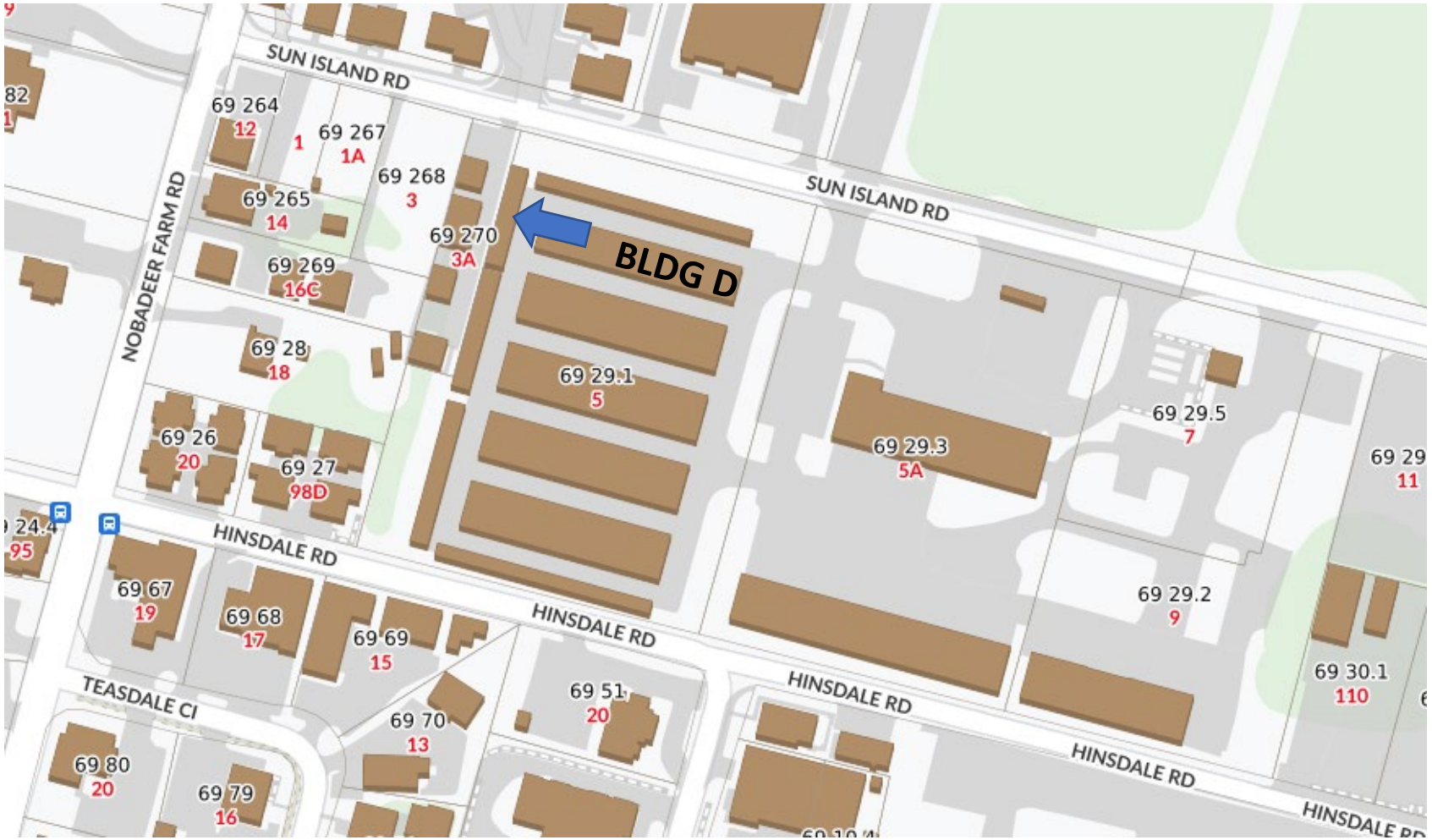
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/11/25 Signature of owner of record _____ Signed under penalties of perjury

Sun Island Nom. Trust

RESIDEWALL STORAGE BUILDINGS



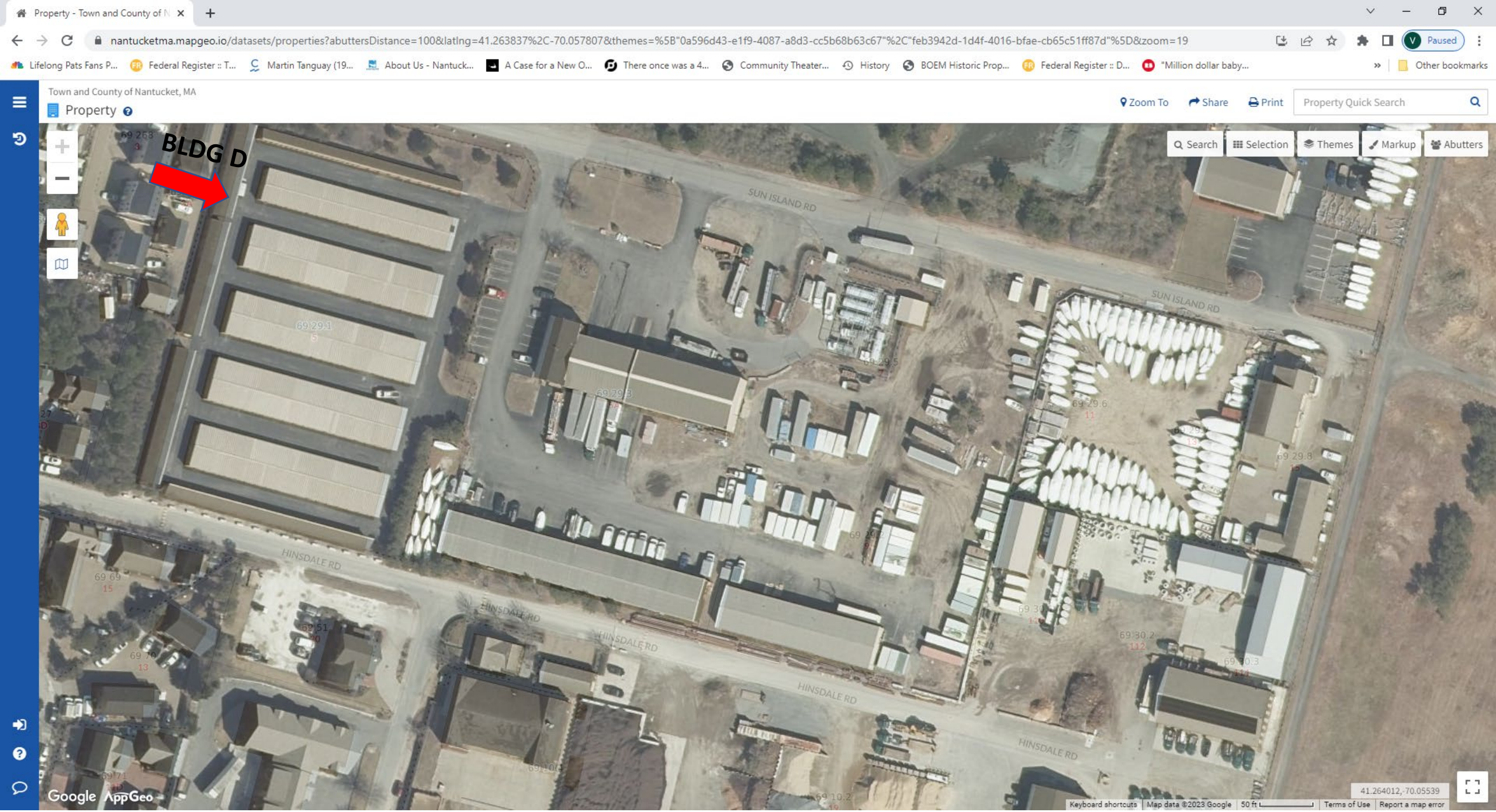
METAL SIDING ON SHINGLED FACADES

TO MATCH Existing Grey

Larger buildings on Site

BUILDING D

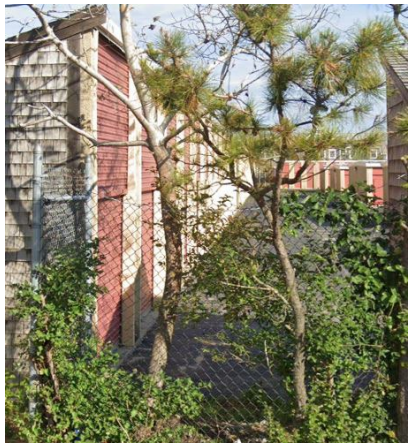
3-23-25


Property - Town and County of N
nantucketma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=41.263837%2C-70.057807&themes=%5B"0a596d43-e1f9-4087-a8d3-cc5b68b63c67"%2C"feb3942d-1d4f-4016-bfae-cb65c51ff87d"%5D&zoom=19
Paused
Lifelong Pats Fans P...
Federal Register :: T...
Martin Tanguay (19...
About Us - Nantuck...
A Case for a New O...
There once was a 4...
Community Theater...
History
BOEM Historic Prop...
Federal Register :: D...
"Million dollar baby...
Other bookmarks
Town and County of Nantucket, MA
Property
Zoom To
Share
Print
Property Quick Search
Search
Selection
Themes
Markup
Abutters
BLDG D
SUN ISLAND RD
HINSDALE RD
Google AppGeo
41.264012,-70.05539
Keyboard shortcuts
Map data ©2023 Google
50 ft
Terms of Use
Report a map error

Existing Siding TO BECOME METAL TO MATCH

Larger Bldgs on Site

BLDG D









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 29.1

Street & Number of Proposed Work: 5 SUNISLAND RD.

Owner of record: ACK STORAGE UNITS TRUST

Mailing Address: 270 COMMUNICATIONS WAY
HYANNIS, MA. 02601

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OMEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET MA 02584

Contact Phone #: 508 325-4219 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other SIDEWALL CHANGE TO METAL TO MATCH ~~[illegible]~~

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: EAST ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: BULKS ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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

BUILDING A - 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

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall METAL (TIME) COLOR 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 3/23/25 Signature of owner of record _____ Signed under penalties of perjury

Sun Island Nom. Trust

RESIDEWALL STORAGE BUILDINGS



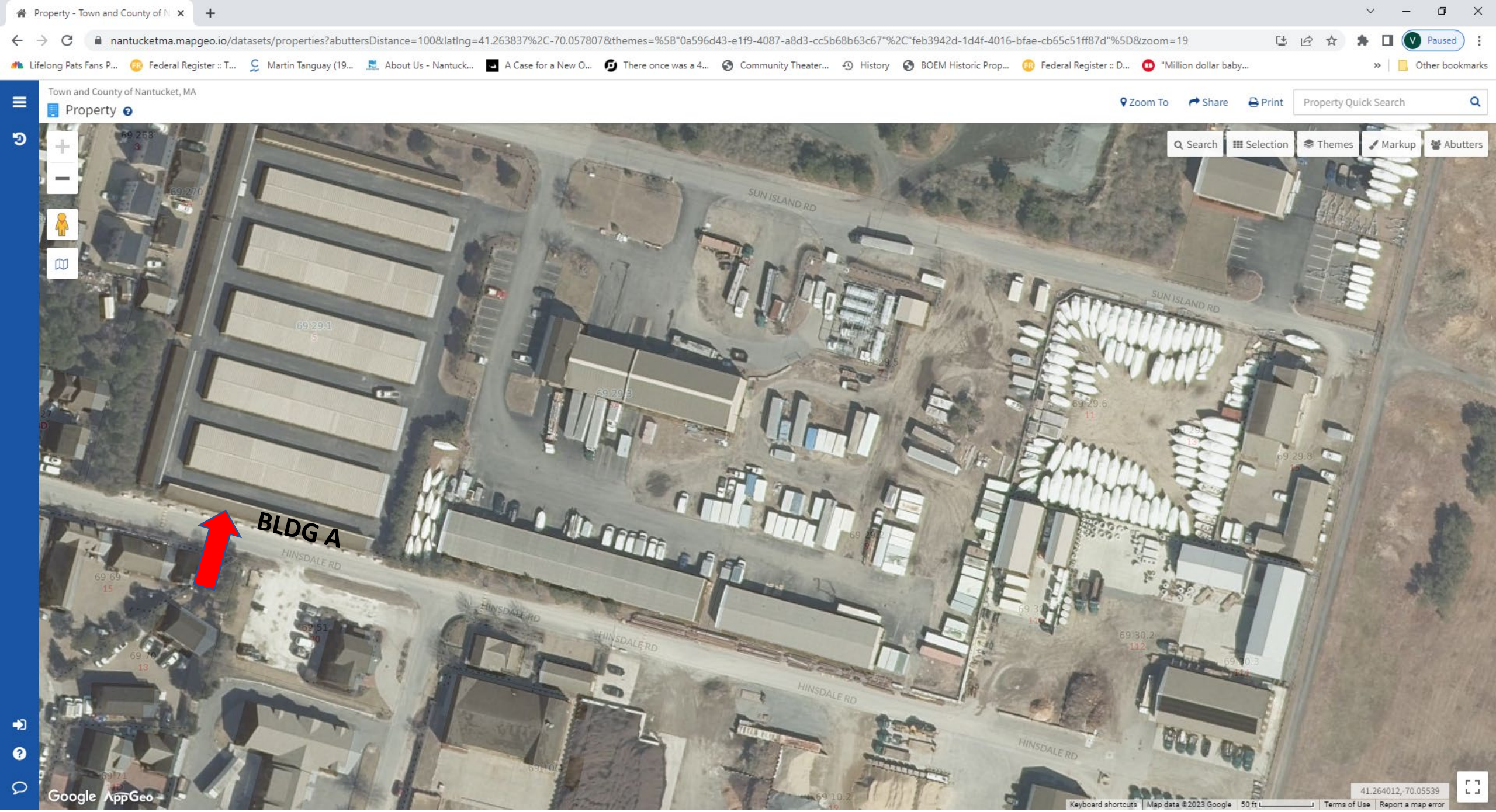
METAL SIDING ON SHINGLED FACADES

TO MATCH Existing Grey

Larger buildings on Site

BUILDING A

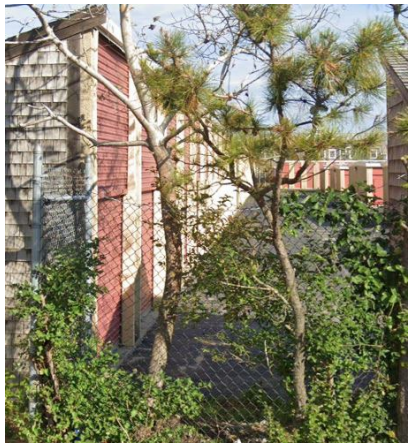
3-23-25


Property - Town and County of N
nantucketma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=41.263837%2C-70.057807&themes=%5B"0a596d43-e1f9-4087-a8d3-cc5b68b63c67"%2C"feb3942d-1d4f-4016-bfae-cb65c51ff87d"%5D&zoom=19
Paused
Lifelong Pats Fans P...
Federal Register :: T...
Martin Tanguay (19...
About Us - Nantuck...
A Case for a New O...
There once was a 4...
Community Theater...
History
BOEM Historic Prop...
Federal Register :: D...
"Million dollar baby...
Other bookmarks
Town and County of Nantucket, MA
Property
Zoom To
Share
Print
Property Quick Search
Search
Selection
Themes
Markup
Abutters
SUN ISLAND RD
HINSDALE RD
BLDG A
Google AppGeo
41.264012,-70.05539
Keyboard shortcuts
Map data ©2023 Google
50 ft
Terms of Use
Report a map error

Existing Siding TO BECOME METAL TO MATCH

Larger Bldgs on Site

BLDG A









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 87 PARCEL N°. 11

Street & Number of Proposed Work: 14 NONANTUM AVE

Owner of record: HAWES BEACH DEV LLC

Mailing Address: 99 ROWES RD.

STAMFORD, CT. 06902

Contact Phone #: (212) 893-9520 E-mail: jrathereweas.com

AGENT INFORMATION (if applicable)

Name: MATTHEW BROMLEY

Mailing Address: 24 VILLAGE GREEN

BEDFORD, NY. 10506

Contact Phone #(917)796-4242 E-mail: mbromleye bromleylandscaping.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 200

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: _____ 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 _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation – REMOVE EXISTING POOL (OVAL) – INSTALL NEW POOL 18x36
3. West Elevation – PATIO - CEDAR LANE CLASSIC
4. North Elevation – PLANTING (TYP)

Is there an HDC survey form for 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: 4'0"

Type: NEW WOOD POST / WIRE MESH

Length: 170 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 CROWN LANE CARVILLE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/25 Signature of owner of record _____ Signed under penalties of perjury

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION

14 NONANTUM AVE

14 NONANTUM AVE
NANTUCKET, MA 02554

LANDSCAPE HDC SUBMISSION

ISSUED: 04.04.2025

LIST OF DRAWINGS:

GENERAL
L-0.0 - CONTENTS & CONTEXT
L-0.1 - EXISTING CONDITIONS PLAN
L-0.2 - PROPOSED LANDSCAPE PLAN
L-1.1 - DETAILS



VICINITY MAP

BROMLEY
LANDSCAPE DESIGN

RELEASES

DATE	PURPOSE
2025-02-11	BID SET
2025-02-28	REVISED BID SET

Drawings & specifications are the property of Bromley Landscape Design. Not to be used by the owner, contractor, sub-contractor or suppliers on any other projects or for changes to this project outside the scope of work. All rights reserved to Bromley Landscape Design. This design and all described including all other drawings pertaining to this project can not be copied, duplicated or commercially exploited without the written authorization of Bromley Landscape Design.

PREPARED BY:

BROMLEY
LANDSCAPE DESIGN

34 VILLAGE GREEN
BEDFORD, NEW YORK 10506
PHONE: 914-228-3145

PROJECT:

14 NONANTUM AVE

14 NONANTUM AVE
NANTUCKET, MA 02554

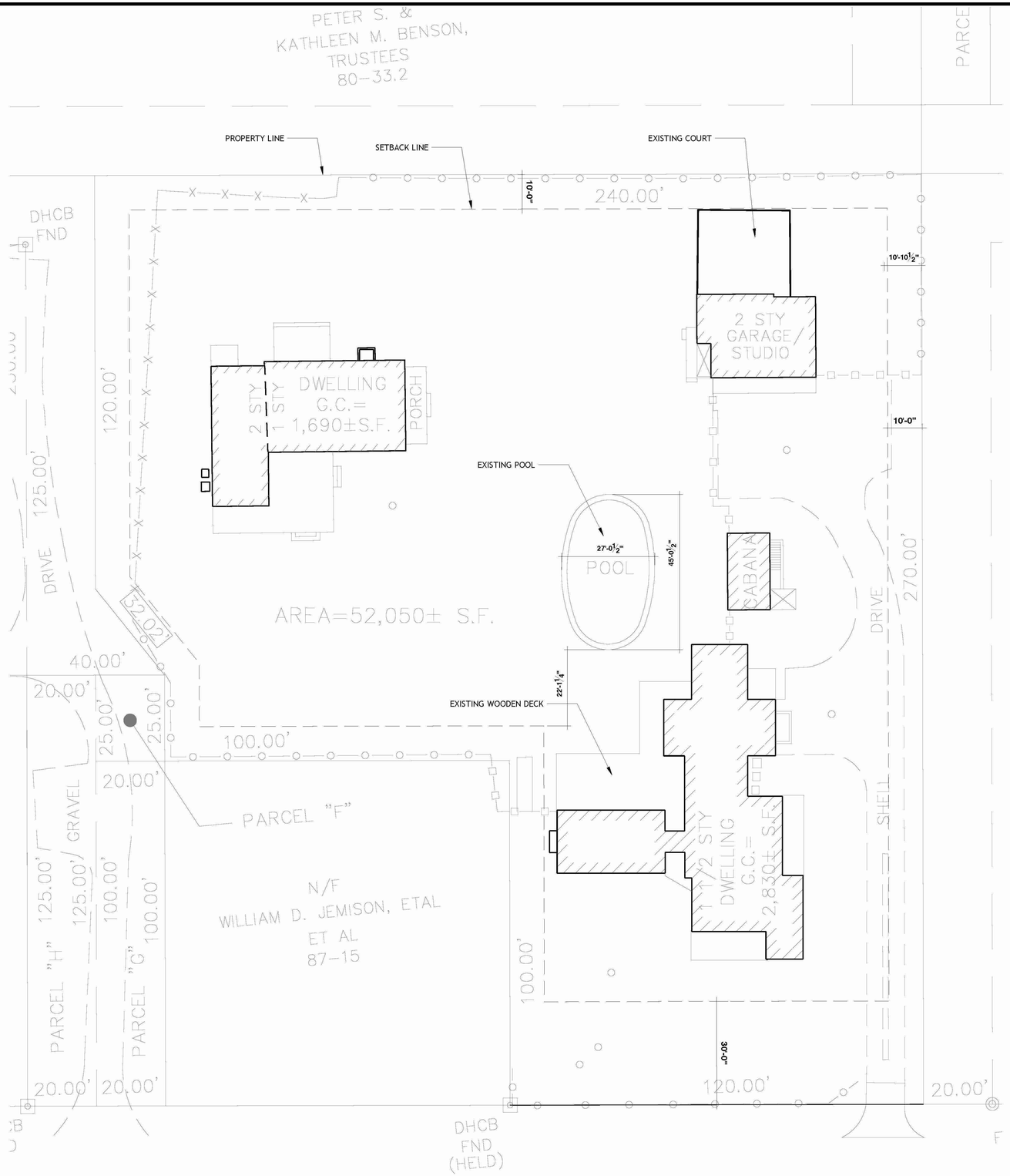
DRAWING NAME:

CONTENTS + CONTEXT

DRAWN BY: NS
CHECKED BY:
SCALE: N.T.S.
CURRENT ISSUE DATE: 04.04.2025

SET:
SHEET: L-0.0

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



1 **EXISTING CONDITIONS PLAN**
SCALE: 1/16"=1'-0"

BROMLEY
LANDSCAPE DESIGN

RELEASES

DATE	PURPOSE
2025-02-11	BID SET
2025-02-28	REVISED BID SET

Drawings & specifications are the property of Bromley Landscape Design. Not to be used by the owner, contractor, sub-contractor or suppliers on any other projects or for changes to this project outside the scope of work. All rights reserved to Bromley Landscape Design. This design and all described including all other drawings pertaining to this project can not be copied, duplicated or commercially exploited without the written authorization of Bromley Landscape Design.

PREPARED BY:

BROMLEY
LANDSCAPE DESIGN

34 VILLAGE GREEN
BEDFORD, NEW YORK 10506
PHONE: 914-229-3145

PROJECT:

14 NONANTUM AVE

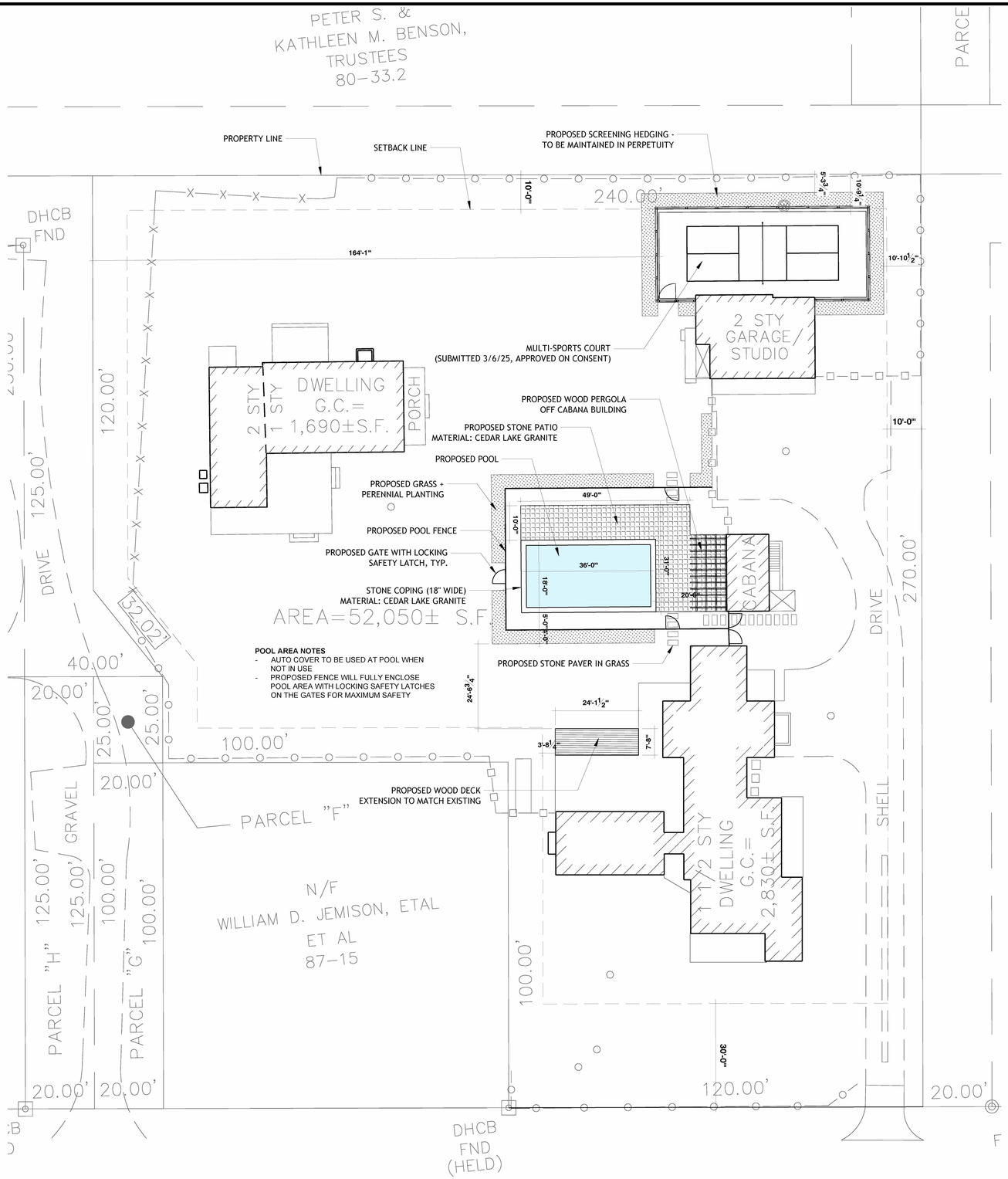
14 NONANTUM AVE
NANTUCKET, MA 02554

DRAWING NAME:

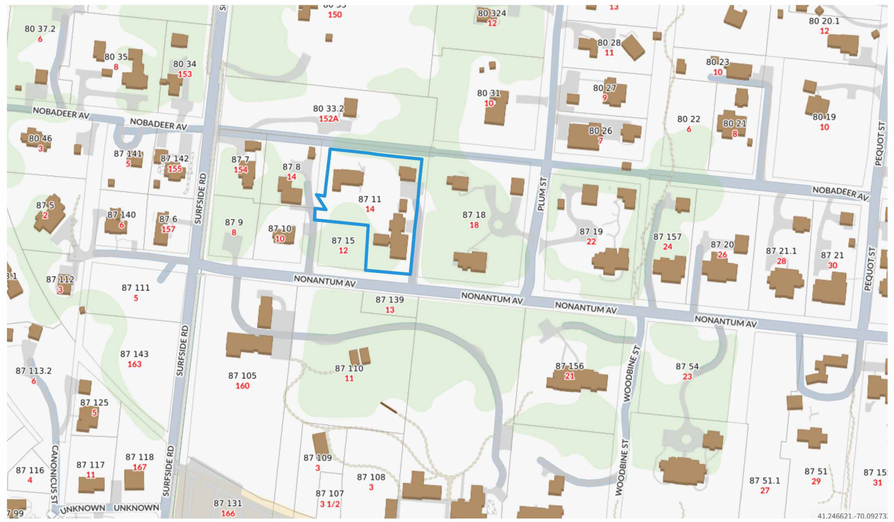
EXISTING CONDITIONS

DRAWN BY: NS
CHECKED BY:
SCALE: AS NOTED
CURRENT ISSUE DATE: 04.04.2025
SET:
SHEET: L-0.1

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



1 PROPOSED LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

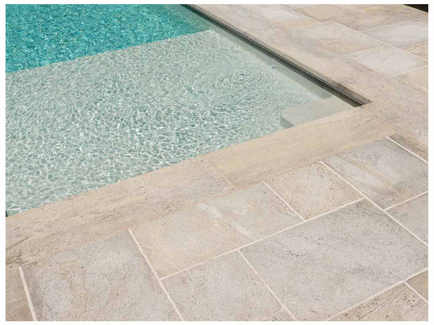


PROPERTY INFO:

MAP & PARCEL: 87 11 / 14

DISTRICT/ZONING: R20

LOT SIZE: 1.19 acres



CEDAR LAKE GRANITE STONE PATIO REFERENCE



WOODEN PERGOLA REFERENCE



POOL FENCE REFERENCE

POOL AREA NOTES
- AUTO COVER TO BE USED AT POOL WHEN NOT IN USE
- PROPOSED FENCE WILL FULLY ENCLOSE POOL AREA WITH LOCKING SAFETY LATCHES ON THE GATES FOR MAXIMUM SAFETY

BROMLEY
LANDSCAPE DESIGN

RELEASES

DATE	PURPOSE
2025-02-11	BID SET
2025-02-28	REVISED BID SET

Drawings & specifications are the property of Bromley Landscape Design. Not to be used by the owner, contractor, sub-contractor or suppliers on any other projects or for changes to this project outside the scope of work. All rights reserved to Bromley Landscape Design. This design and all described including all other drawings pertaining to this project can not be copied, duplicated or commercially exploited without the written authorization of Bromley Landscape Design.

PREPARED BY:

BROMLEY
LANDSCAPE DESIGN

34 VILLAGE GREEN
BEDFORD, NEW YORK 10506
PHONE: 914-229-3145

PROJECT:

14 NONANTUM AVE

14 NONANTUM AVE
NANTUCKET, MA 02554

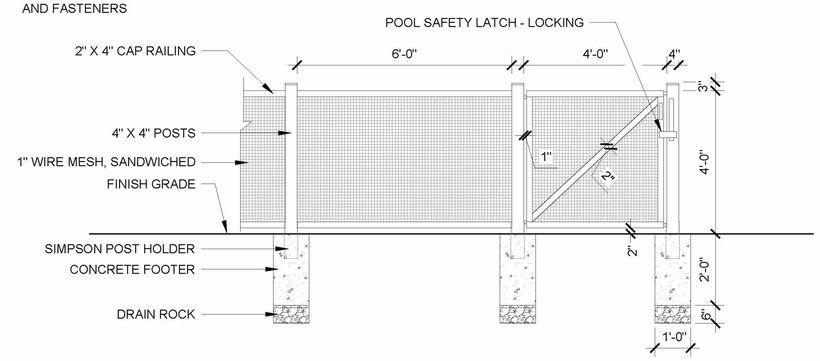
DRAWING NAME:

LANDSCAPE PLAN

DRAWN BY: NS
CHECKED BY:
SCALE: AS NOTED
CURRENT ISSUE DATE: 04.04.2025
SET:
SHEET: L-0.2

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION

MATERIALS NOTE:
A GRADE CEDAR LUMBER
STAINLESS STEEL HANDLES
AND FASTENERS



1 **POOL FENCE DETAIL**
SCALE: 1"=1'-0"

BROMLEY
LANDSCAPE DESIGN

RELEASES

DATE	PURPOSE
2025-02-11	BID SET
2025-02-28	REVISED BID SET

Drawings & specifications are the property of Bromley Landscape Design. Not to be used by the owner, contractor, sub-contractor or suppliers on any other projects or for changes to this project outside the scope of work. All rights reserved to Bromley Landscape Design. This design and all described including all other drawings pertaining to this project can not be copied, duplicated or commercially exploited without the written authorization of Bromley Landscape Design.

PREPARED BY:

BROMLEY
LANDSCAPE DESIGN

34 VILLAGE GREEN
BEDFORD, NEW YORK 10506
PHONE: 914-229-3145

PROJECT:

14 NONANTUM AVE

14 NONANTUM AVE
NANTUCKET, MA 02554

DRAWING NAME:

DETAILS

DRAWN BY: NS
CHECKED BY:
SCALE: AS NOTED
CURRENT ISSUE DATE: 04.04.2025
SET:
SHEET: L-1.1

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°: 55.4.1 PARCEL N°. 178

Street & Number of Proposed Work: 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. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other WINDOW MAINTENANCE — NO 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 INDIVIDUALLY SIGNIFICANT BUILDING

Historic Name: AFRICAN MEETING HOUSE (describe)

Original Date: c. 1824

Original Builder:

HDC SURVEY NAT. 1

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

1. East Elevation — WINDOW PROCESS
2. South Elevation — - REMOVAL
3. West Elevation — - RESTORED
4. North Elevation — - RE-INSTALLED SAME PLACE
- NO CHANGE

*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 APRIL 3, 2025 Signature of owner of record Marsha L. Fader, Agent for MAAH Signed under penalties of perjury



Property Information

Property ID	55.4.1%20178
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.

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.

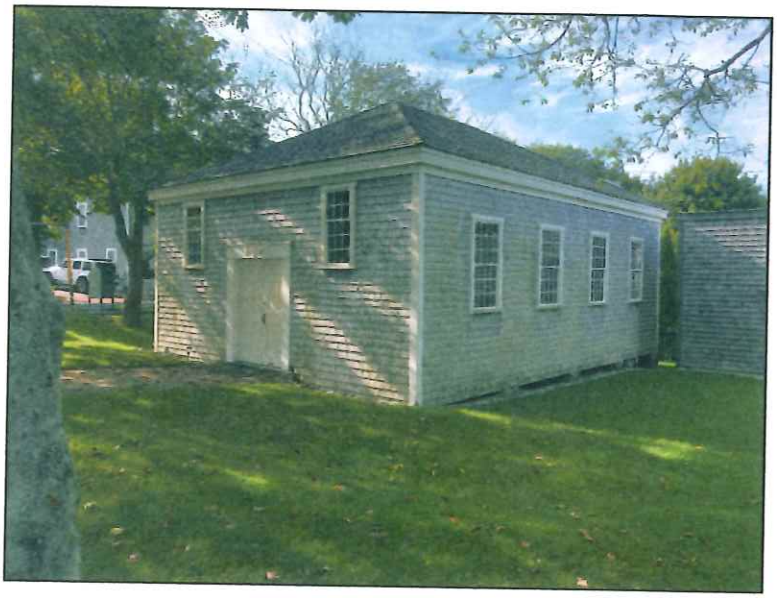
"We hope that the public will join us on this journey and consider donating to the action fund and signing up for our newsletter, but most importantly we hope that this makes people curious about understanding the full American story," Leggs said.

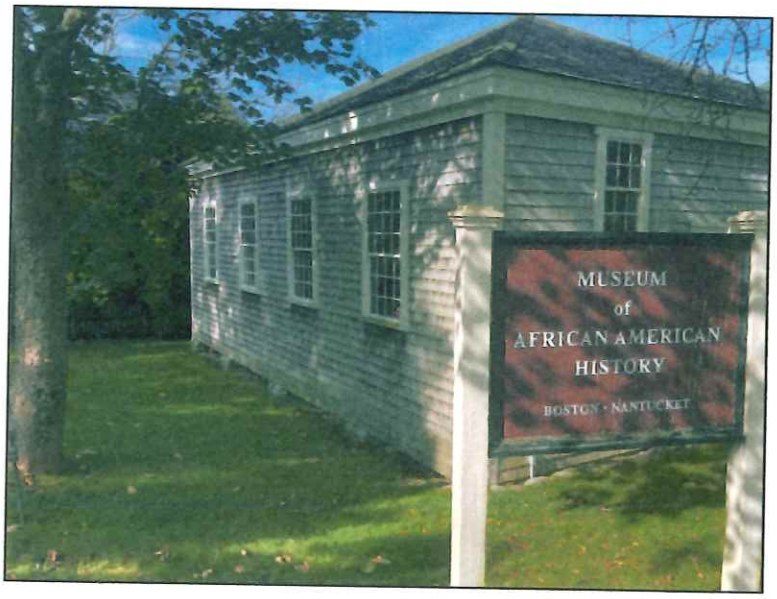
WINDOW MAINTENANCE

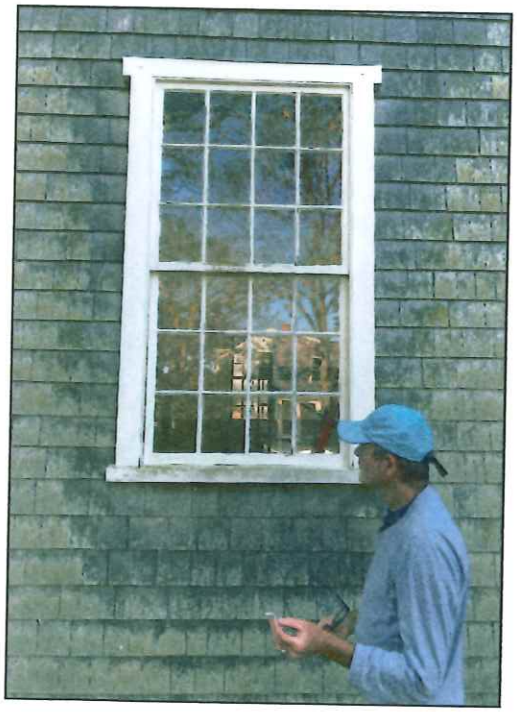
Museum of African American History
29 York Street, Nantucket
April 2025

AACHAF Grant Project
Window Sash at the Meeting House
will be removed for
re-caulking & painting and re-installed.

There are no changes.
This is a maintenance project.







WINDOW MAINTENANCE

2025 Existing Conditions

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
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, NAN.D
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:	Roof: Cedar Shingle; Wall: Cedar Shingle; Wood; Foundation: Concrete Unspecified; Steel; Stone, Uncut;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

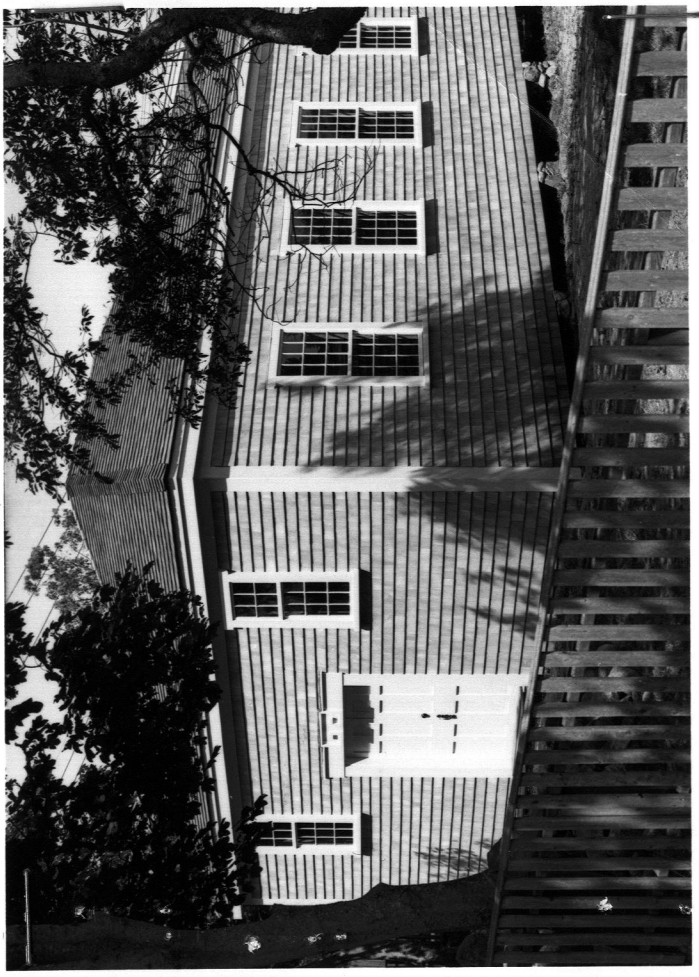
Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, April 7, 2025 at 12:32 PM

PR 10/10/96 NAN. 1



Assessor's Number	USGS Quad	Area(s)	Form Number
55.4.1.178	Nantucket	C, D	1

Town Nantucket, Massachusetts

Place *(neighborhood or village)* Five Corners; once called New Guinea

Address York and Pleasant Streets

Historic Names 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

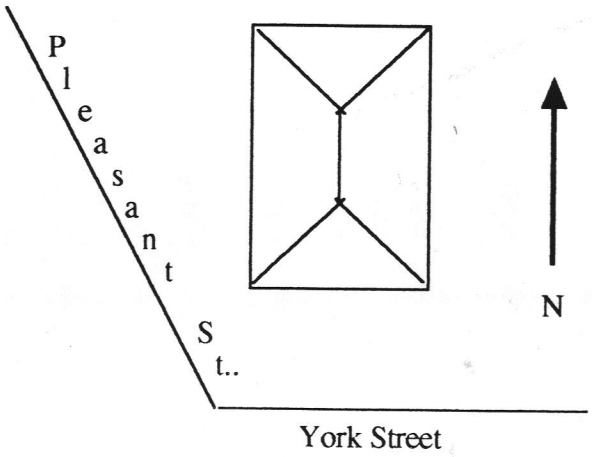
Moved x no __ yes Date _____

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristic of this building in terms of other buildings within the community

One room, brace-framed, hip roofed, symmetrical post and beam on stone piers, with the roof ridge on a north-south axis. East and west walls are mirror images, with four 12-over-12 windows on each side. South (front) facade has double six-paneled doors with a federal surround flanked by 6-over-9 windows flush to the eves. North (rear) wall has one central 6-over-9 window flush to the eves.
The door surround is topped by a Greek key detail which is found on several other buildings on the island that were designed by the same person. One of these buildings is the Summer Street Baptist Church which was built in 1840.
Few hipped roof buildings other than garages exist on the island. The building most like the African Meeting House is the two-story Quaker Meeting House on Fair Street, built in 1834 and also originally used as a school. Its facade includes double doors flanked by a pair of windows flush to the eves.

HISTORICAL NARRATIVE ☒ *see continuation sheet*

Discuss the history of the building. Explain its association with local (or state) history. Include uses of the building and the role(s) the owner/occupants played within the community.

SEE Continuation Sheet #1 "History and Usage"
and Continuation Sheet #2 " History, Reality, and Vision - 1994"

BIBLIOGRAPHY and/or REFERENCES ☒ *see continuation sheet*

SEE Continuation Sheet #3 - Bibliography

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

already listed, as an individually significant building in the Nantucket Historic District, all of which is included in the National Register; see NRHP certificate following.

PR: 10/10/96 NAN.1 NOT MAPPED ON BASE MAPS

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA IX - 29,30,31
MAP/PARCEL#: 55.4.1 - 178

Recorded By: AH Date: 6/88 Organization: HDC

~~1933~~ 1

IDENTIFICATION:

1. STREET NAME & NO.: 29 York St 2. BUILDING NAME:

3. OWNERSHIP: Ø a. public O b. private 4. PRESENT OWNER: Afro-American History Museum, Boston

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1826 - land bought by trustees of African Baptist Society from Jeffrey Summons; 1911 - sold to Henry Chase; 1933 purchased from Chase's estate by Florence Higginbotham; willed to Higginbotham; 1989

HABS Information;

6. USE: Original: African Baptist Church Present: not in use
O a. seasonal O b. year-round

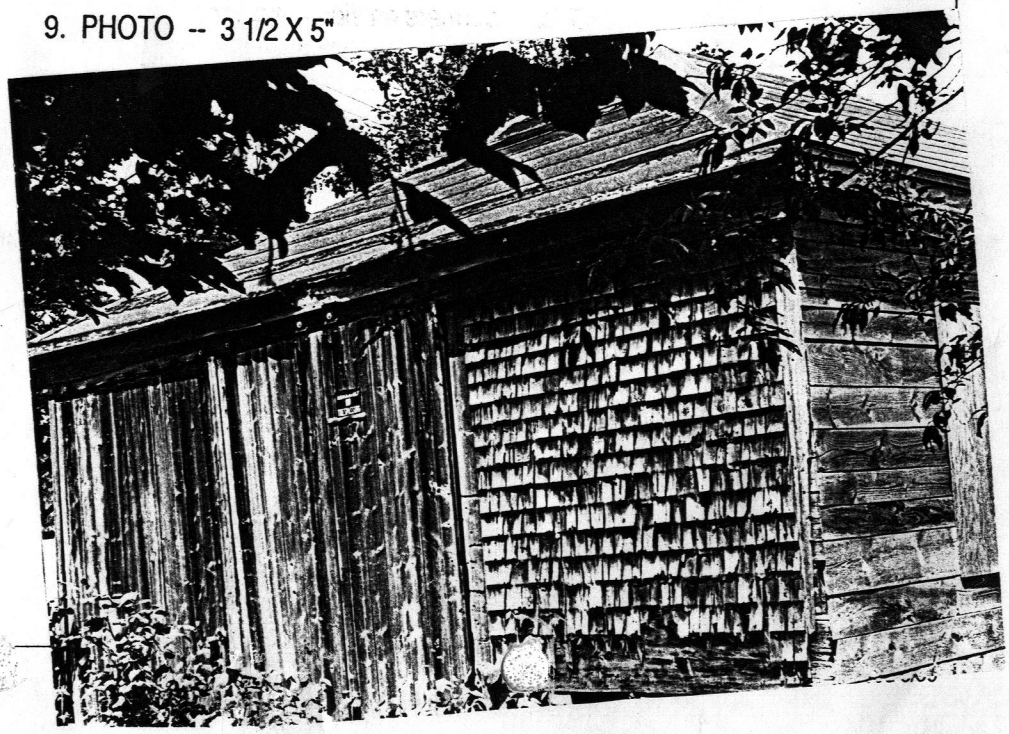
7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: Ø a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

SEE ATTACHED

9. PHOTO -- 3 1/2 X 5"



NAN.1

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ⊘ d. other: unknown

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ⊘ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ⊘ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ⊘ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ⊘ tar paper
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

NAN.1

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS:
○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE:
○ a. flush ○ c. bull-nose
Ø b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
Ø 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 Ø d. deteriorated

32. INTEGRITY:
Ø a. original site ○ b. moved if so, when?: _____

Major alterations or additions: converted into a garage
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
Ø a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1825 SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
Ø a. box ○ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

NAN.1

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
O c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- Ø c. Lancaster, The Architecture of Historic Nantucket, page: 244
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- Ø f. NHA photos: _____
- Ø g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: Ø a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 25 feet

41. SETBACK FROM STREET:

O a.	at sidewalk	O c.	20 feet or less
Ø b.	10 feet or less	O d.	other: _____

42. ORIENTATION TO STREET ADDRESS: Ø a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

Ø a.	densely built-up	Ø d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): NAX1-32

O a.	barn	O b.	privy	O c.	shop	O d.	arbor
O e.	carriage house	Ø f.	shed	O g.	gardens	O h.	deck
O i.	garage	O j.	greenhouse	O k.	fence	O l.	parking

O m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

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 SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR LORD ROBIN B

STREET ADDRESS 9 Old Westmoor Farm Road

MAP/PARCEL 41 / 829

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2025.04.04

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.

Samuel W. Titone (AS REPRESENTATIVE OF WORKSHOP/APD) 2025.04.04

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:

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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

LR2 - SECONDARY DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 829

Street & Number of Proposed Work: 9 Old Westmoor Farm Road

Owner of record: LORD ROBIN B

Mailing Address: 931 Weed Street

New Canaan, CT 06840

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. HDC-2023-12-9594
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45'-0" Sq. Footage 1st floor: 1,052 Decks/Patio: Size: 18'X17' ☒ 1st floor ☐ 2nd floor
Width: 38'-0" Sq. footage 2nd floor: 132 Size: 17'X15' ☒ 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 19'-2 1/4" South 19'-2 1/4" East 19'-2 1/4" West 19'-2 1/4"

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 1. REMOVED (2) WINDOWS AND RELOCATED (1) WINDOW.
2. South Elevation
3. West Elevation 1. CHANGE IN (5) WINDOW SIZES.
4. North Elevation 1. SMALL 4-LITE CASEMENT WINDOW TO 6/6 DOUBLE HUNG.

*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.

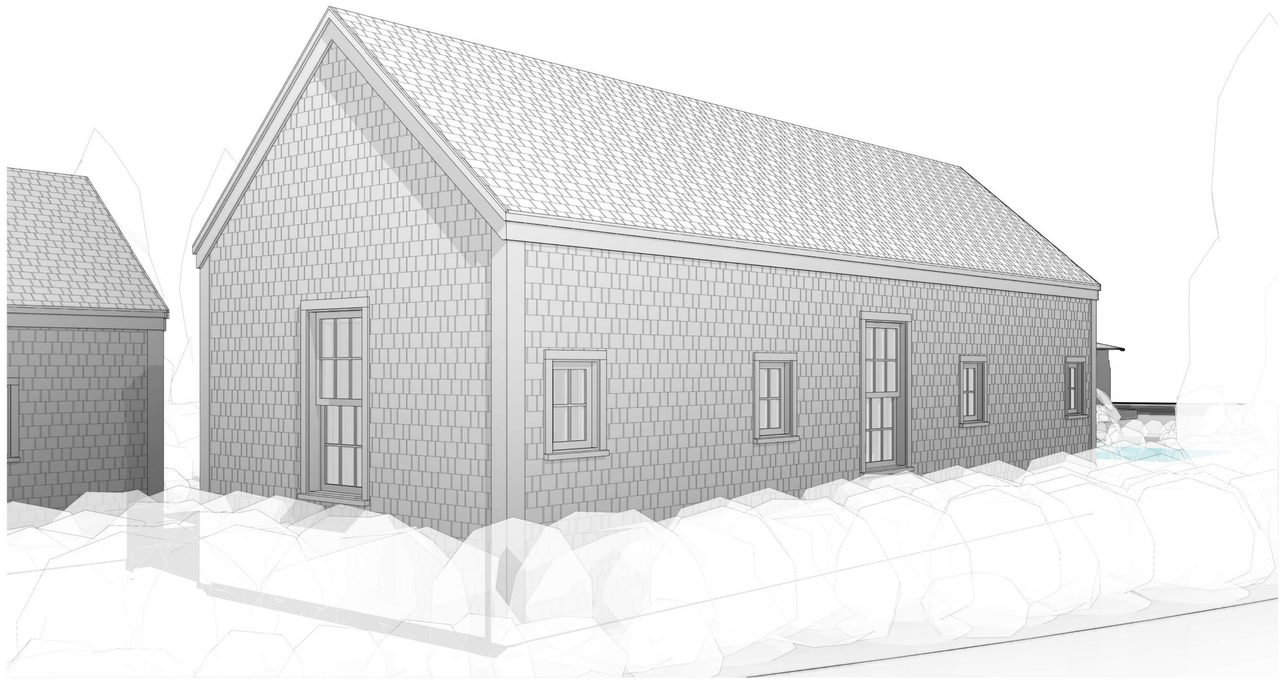
Date 2025.04.04 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

LR2 SECONDARY DWELLING

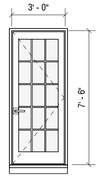
HDC REVISION TO PREVIOUS COA #2023-12-9594
04/04/2025

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

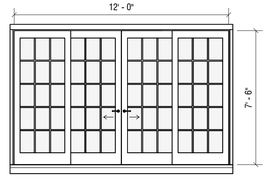
PERSPECTIVE VIEW



EXTERIOR DOOR LEGEND

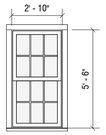


Ⓐ
TYPE: FRENCH DOOR
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: ANDERSEN

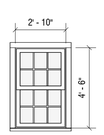


Ⓑ
TYPE: DOUBLE SLIDER
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: SLIDING
MFGR: ANDERSEN

EXTERIOR WINDOW LEGEND



Ⓐ
TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG
MFGR: ANDERSEN



Ⓑ
TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG
MFGR: ANDERSEN

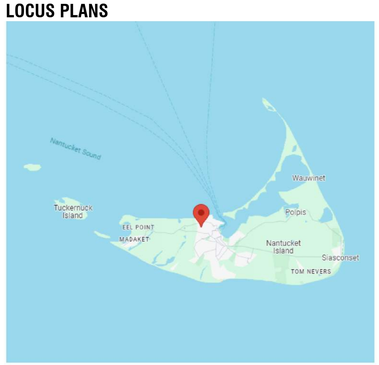


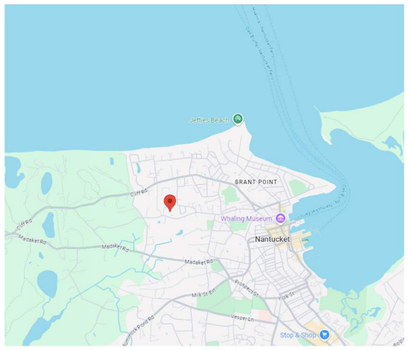
Ⓒ
TYPE: 4 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: CASEMENT
MFGR: ANDERSEN

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	12/03/2023 - HDC SUBMISSION	04/04/2025 - HDC REV TO PREV CERT
TITLE			
T-000	TITLE SHEET	•	•
ZONING			
L-100	SITE PLAN	•	•
ARCHITECTURAL			
HDC-100	FLOOR PLANS	•	•
HDC-200	BUILDING ELEVATIONS	•	•
Grand total: 4			

LOCUS PLANS







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 41/829
CURRENT ZONING: R-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	28,480 SF - EXISTING LOT	IN COMPLIANCE
EXISTING GROUND COVER	ARTICLE V - 16.A	12.5 %	7.6%	
		3,560 SF	2,185 SF - EXISTING GC	
PROPOSED GROUND COVER			1,052 SF - NEW GUEST HOUSE GC	
			312 SF - NEW GARAGE GC	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	19' 4 1/4"	IN COMPLIANCE
		2 STORIES	1 STORY	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	35'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,560 SF	3,549 SF	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	198 SF	IN COMPLIANCE

HDC APPROVED COLORS

SASH: WHITE (TO MATCH EXISTING MAIN HOUSE)
TRIM: WHITE (TO MATCH EXISTING MAIN HOUSE)

LR2

SECONDARY DWELLING

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER
LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR
REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

1		HDC REVISION 1

SIGN & SEAL

ISSUES

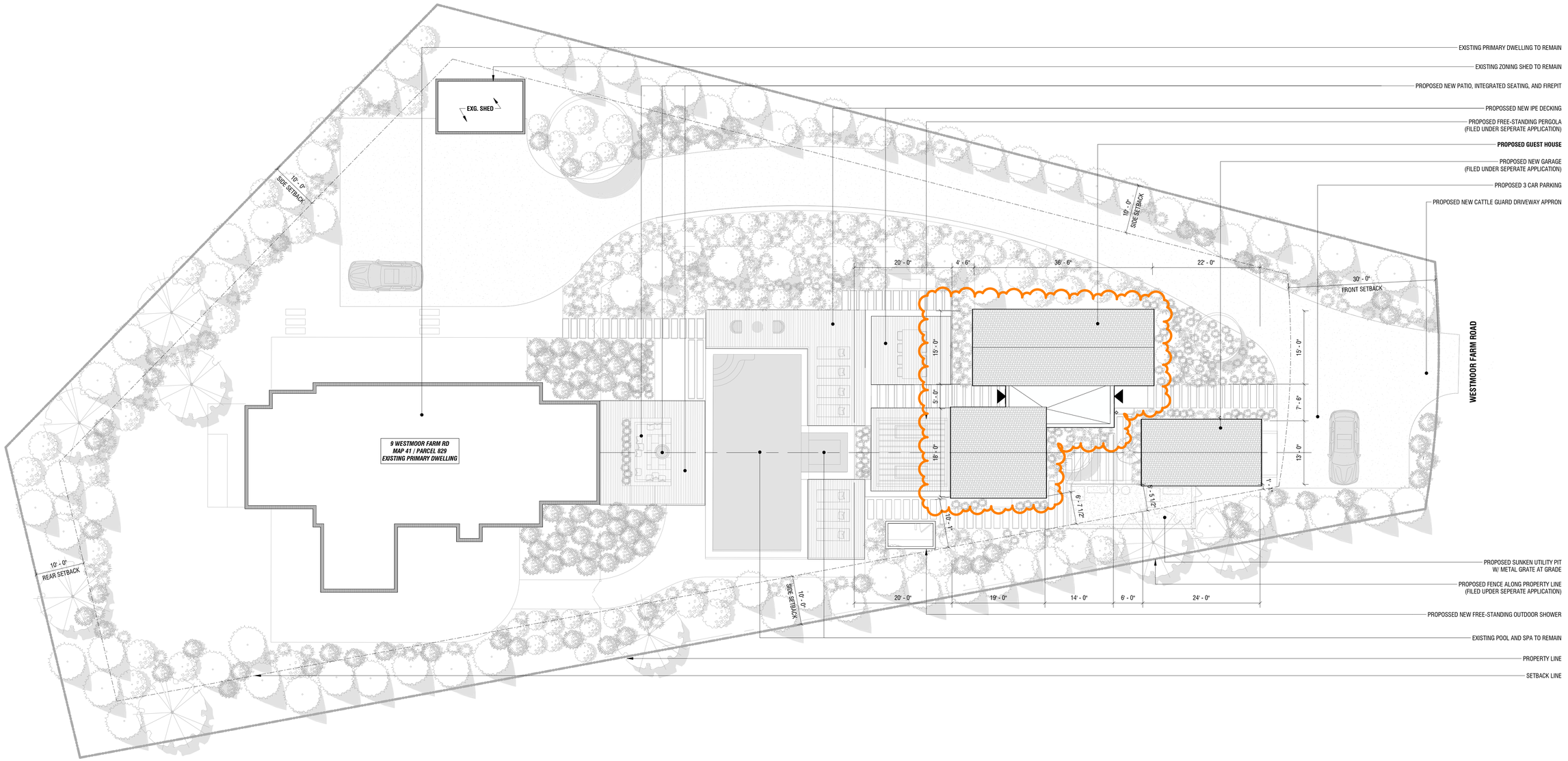
12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW
DATE:	12/20/2024
SCALE:	No Scale
PROJ. NO.	323025

TITLE SHEET

T-000

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 **SITE PLAN**
1" = 10'-0"

LR2

GUEST HOUSE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER
LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR
REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

DRAWING INFO

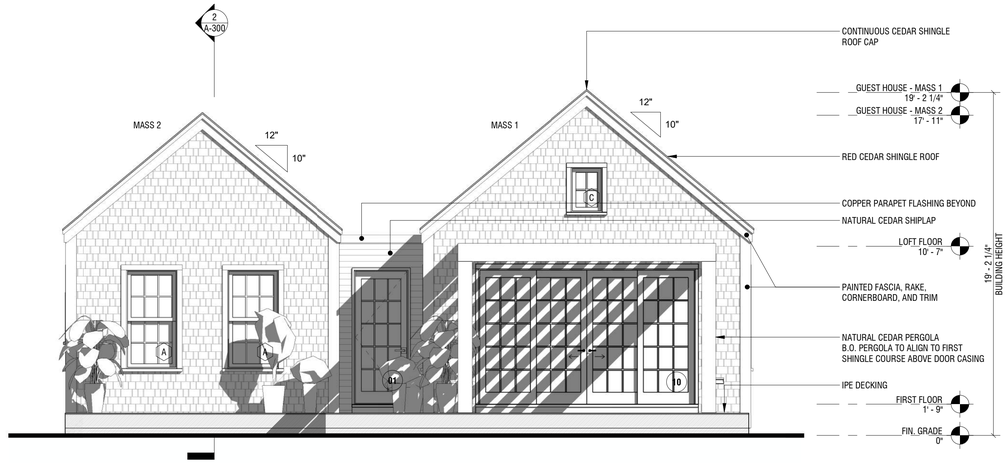
CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW
DATE:	12/04/2023
SCALE:	No Scale
PROJ. NO.	323025

SITE PLAN

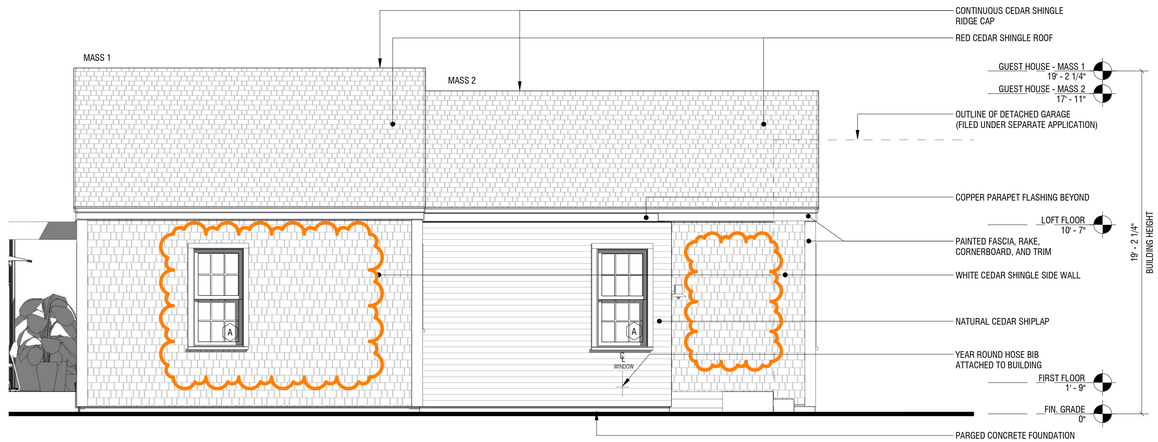
L-100

COPYRIGHT © 2022 WORKSHOP/APD ARCHITECTURE DPC



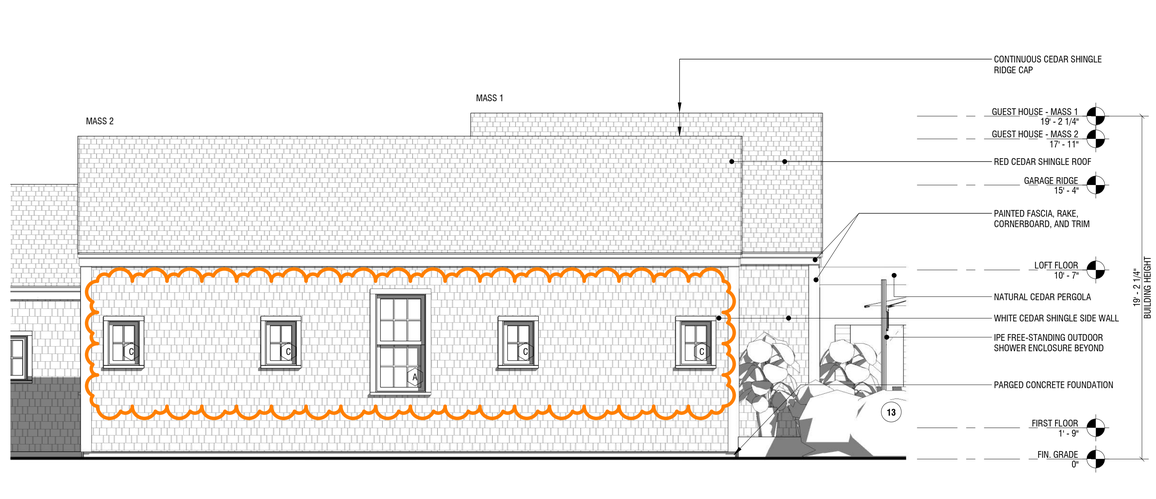
1 BUILDING ELEVATION - GUEST HOUSE - SOUTH

1/4" = 1'-0"



2 BUILDING ELEVATION - GUEST HOUSE - EAST

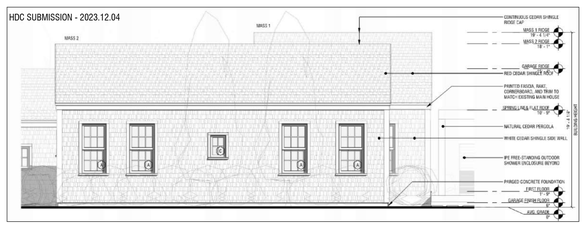
1/4" = 1'-0"



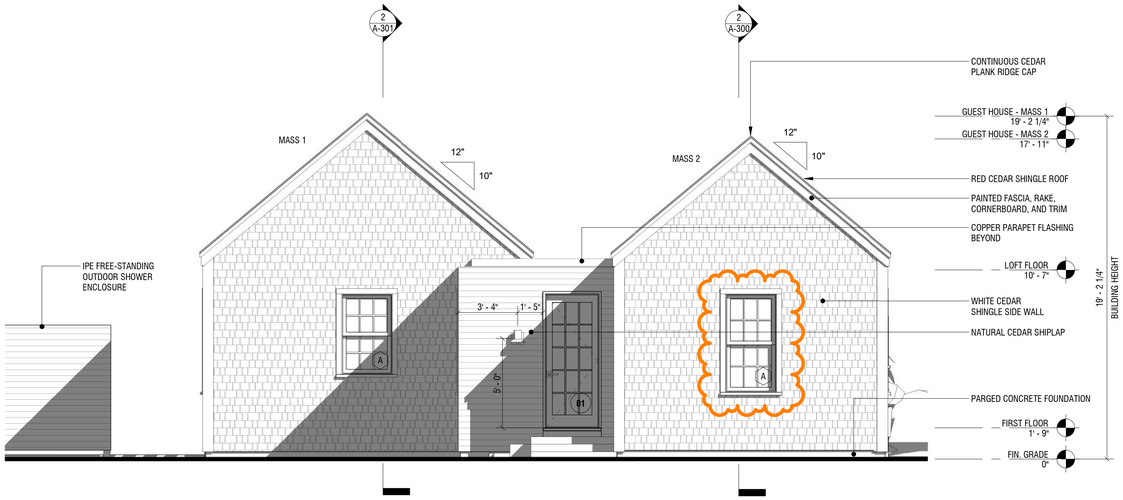
3 BUILDING ELEVATION - GUEST HOUSE - WEST

1/4" = 1'-0"

HDC SUBMISSION - 2023.12.04



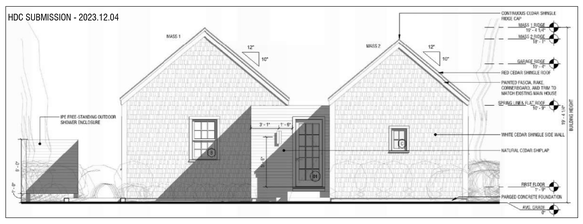
PREVIOUS ELEVATION:
1. CHANGE IN (5) WINDOW SIZES.



4 BUILDING ELEVATION - GUEST HOUSE - NORTH

1/4" = 1'-0"

HDC SUBMISSION - 2023.12.04



PREVIOUS ELEVATION:
1. SMALL 4-LITE CASEMENT WINDOW TO 6/6 DOUBLE HUNG.

LR2

SECONDARY DWELLING

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR

REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

1		HDC REVISION 1

SIGN & SEAL

ISSUES

12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS

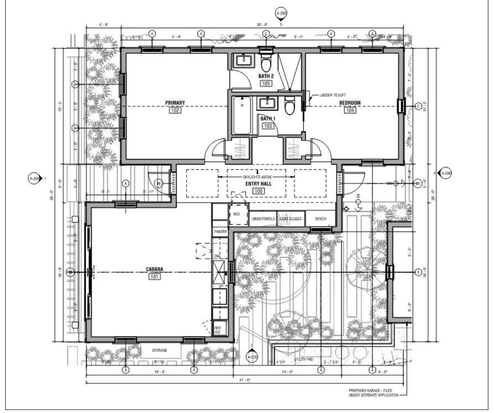
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/27/25
SCALE:	No Scale
PROJ. NO.	323025

BUILDING ELEVATIONS

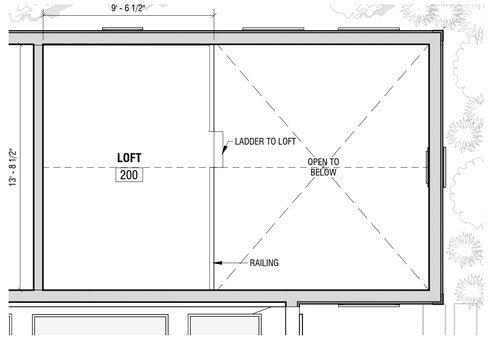
HDC-200

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

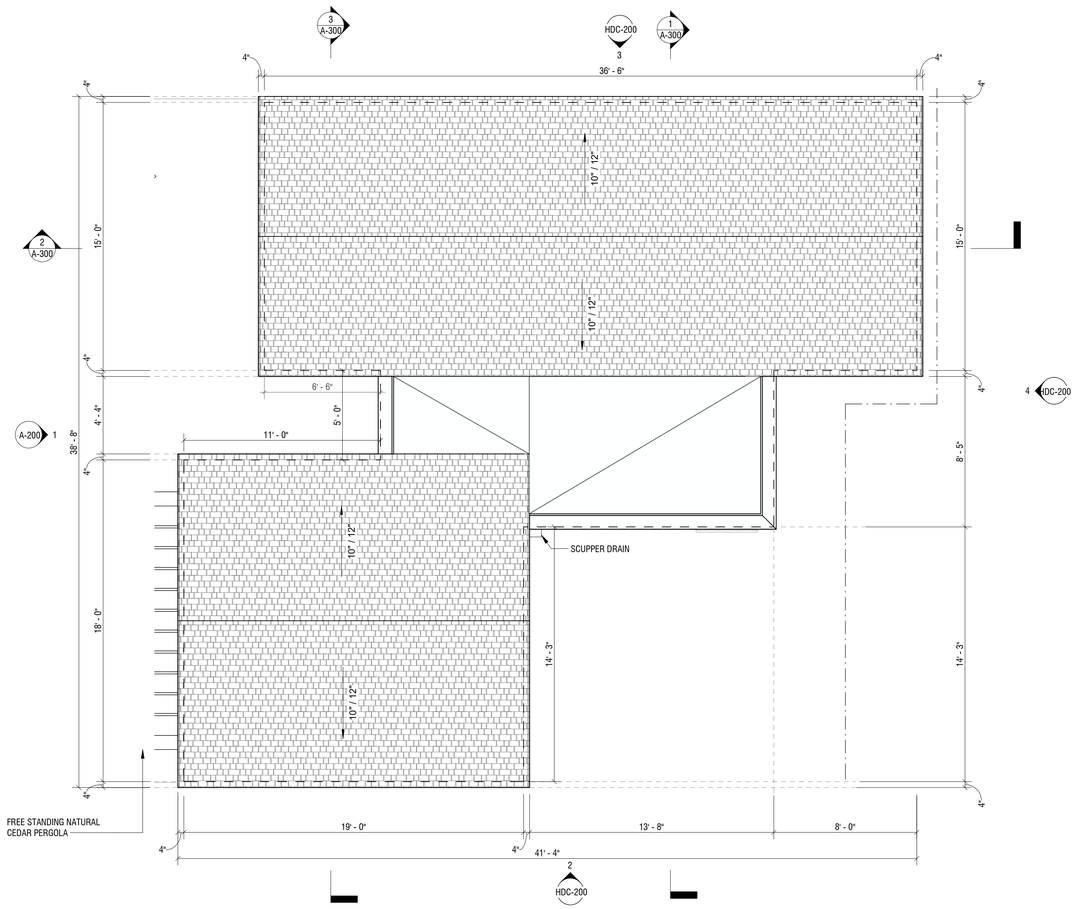
HDC SUBMISSION - 2023.12.04



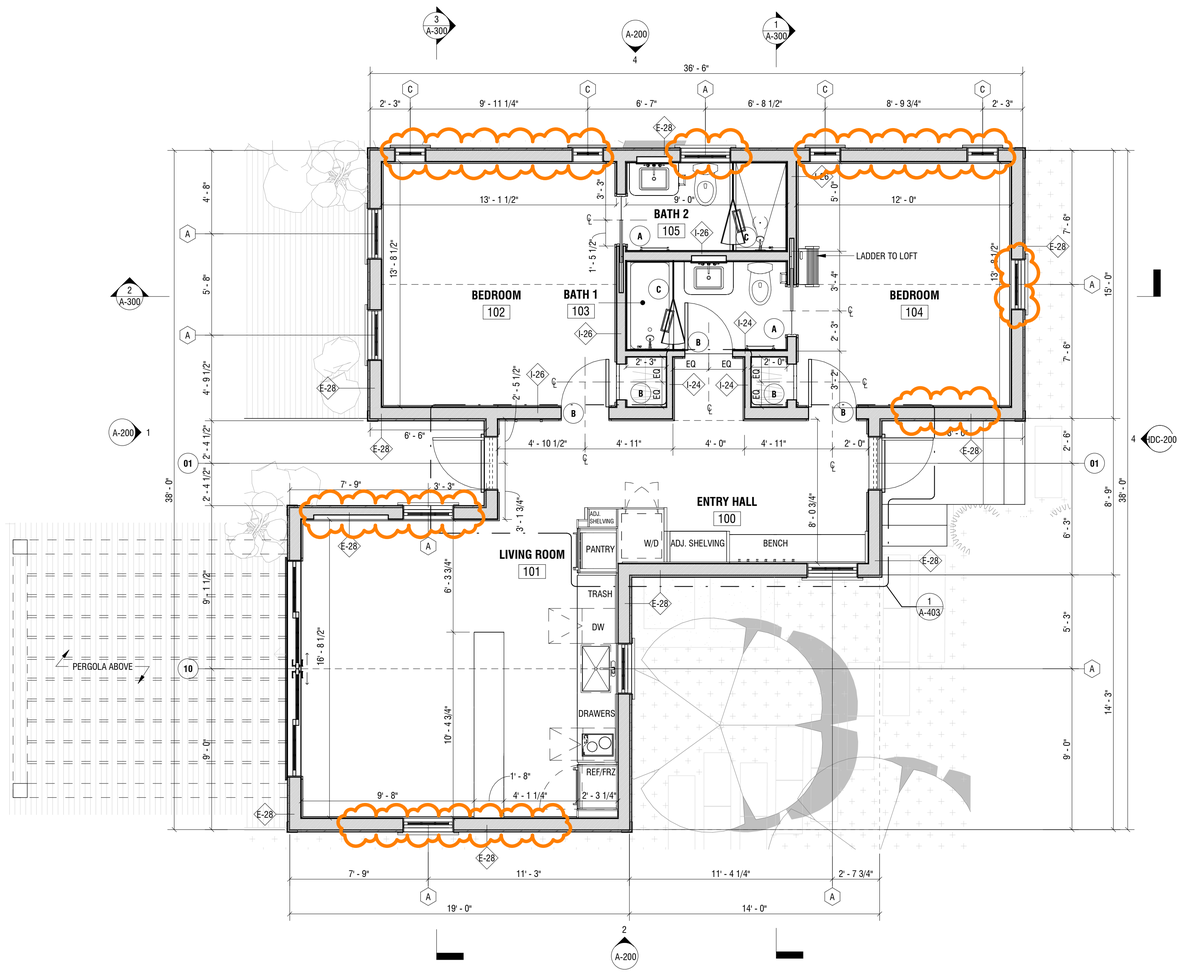
PREVIOUS PLAN:
1. CHANGES IN WINDOW LOCATION & OPENING SIZE.



2 LOFT FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

LR2

SECONDARY DWELLING

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER
LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR
REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

1		HDC REVISION 1

SIGN & SEAL

ISSUES

12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/28/25
SCALE:	No Scale
PROJ. NO.	323025

FLOOR PLANS

HDC-100

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR LORD ROBIN B

STREET ADDRESS 9 Old Westmoor Farm Road

MAP/PARCEL 41 / 829

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2025.04.04

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.

Samuel W. Titone (AS REPRESENTATIVE OF WORKSHOP/APD) 2025.04.04

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:

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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

LR2 - 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°: 41 PARCEL N°. 829

Street & Number of Proposed Work: 9 Old Westmoor Farm Road

Owner of record: LORD ROBIN B

Mailing Address: 931 Weed Street

New Canaan, CT 06840

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. HDC-2023-12-9593
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22'-9" Sq. Footage 1st floor: 296 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13'-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 15'-4" South 15'-4" East 15'-4" West 15'-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 — 1. ADDED (2) 6/6 DOUBLE HUNG WINDOWS
2. South Elevation
3. West Elevation — 1. REPLACED SWING DOOR W/ 4-LITE CASEMENT WINDOW
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2025.04.04 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

LR2 GARAGE

HDC REVISION TO PREVIOUS COA #2023-12-9593

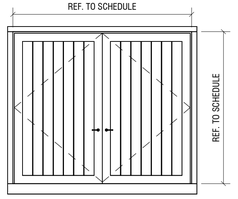
04/04/2025

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

PERSPECTIVE VIEW



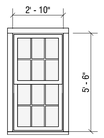
DOOR LEGEND



Ⓐ

TYPE: CARRIAGE DOORS
DOOR: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: ANDERSEN

WINDOW LEGEND



Ⓐ

TYPE: 4 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: CASEMENT
MFGR: ANDERSEN



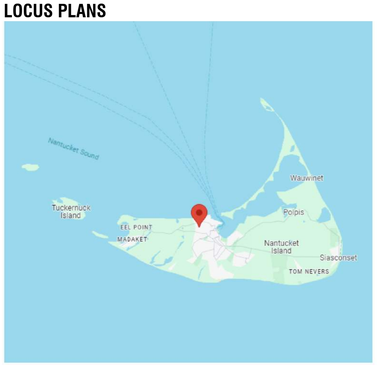
Ⓒ

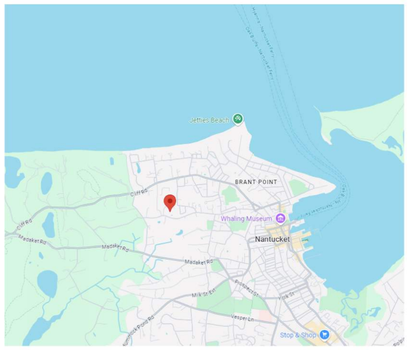
TYPE: 4 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: CASEMENT
MFGR: ANDERSEN

DRAWING INDEX - GARAGE HDC

SHEET NUMBER	SHEET NAME	12/03/2023 - HDC SUBMISSION	04/04/2025 - HDC REV TO PREV CERT
TITLE			
HDC-002	TITLE SHEET	•	•
ZONING			
L-101	SITE PLAN - GARAGE	•	•
ARCHITECTURAL			
HDC-101	GARAGE PLANS & ELEVATIONS	•	•
Grand total: 3			

LOCUS PLANS







NANTUCKET, MA - ZONING ANALYSIS

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

MAP & PARCEL: 41/829
CURRENT ZONING: R-20

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	28,480 SF - EXISTING LOT	IN COMPLIANCE
EXISTING GROUND COVER	ARTICLE V - 16.A	12.5 %	7.6%	
		3,560 SF	2,185 SF - EXISTING GC	
PROPOSED GROUND COVER			1,052 SF - NEW GUEST HOUSE GC	
			312 SF - NEW GARAGE GC	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	19' 4 1/4"	IN COMPLIANCE
		2 STORIES	1 STORY	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	35'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,560 SF	3,549 SF	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	198 SF	IN COMPLIANCE

HDC APPROVED COLORS

SASH: WHITE (TO MATCH EXISTING MAIN HOUSE)
TRIM: WHITE (TO MATCH EXISTING MAIN HOUSE)

LR2

GARAGE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER
LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR
REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

1		HDC REVISION 1

SIGN & SEAL

ISSUES

12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

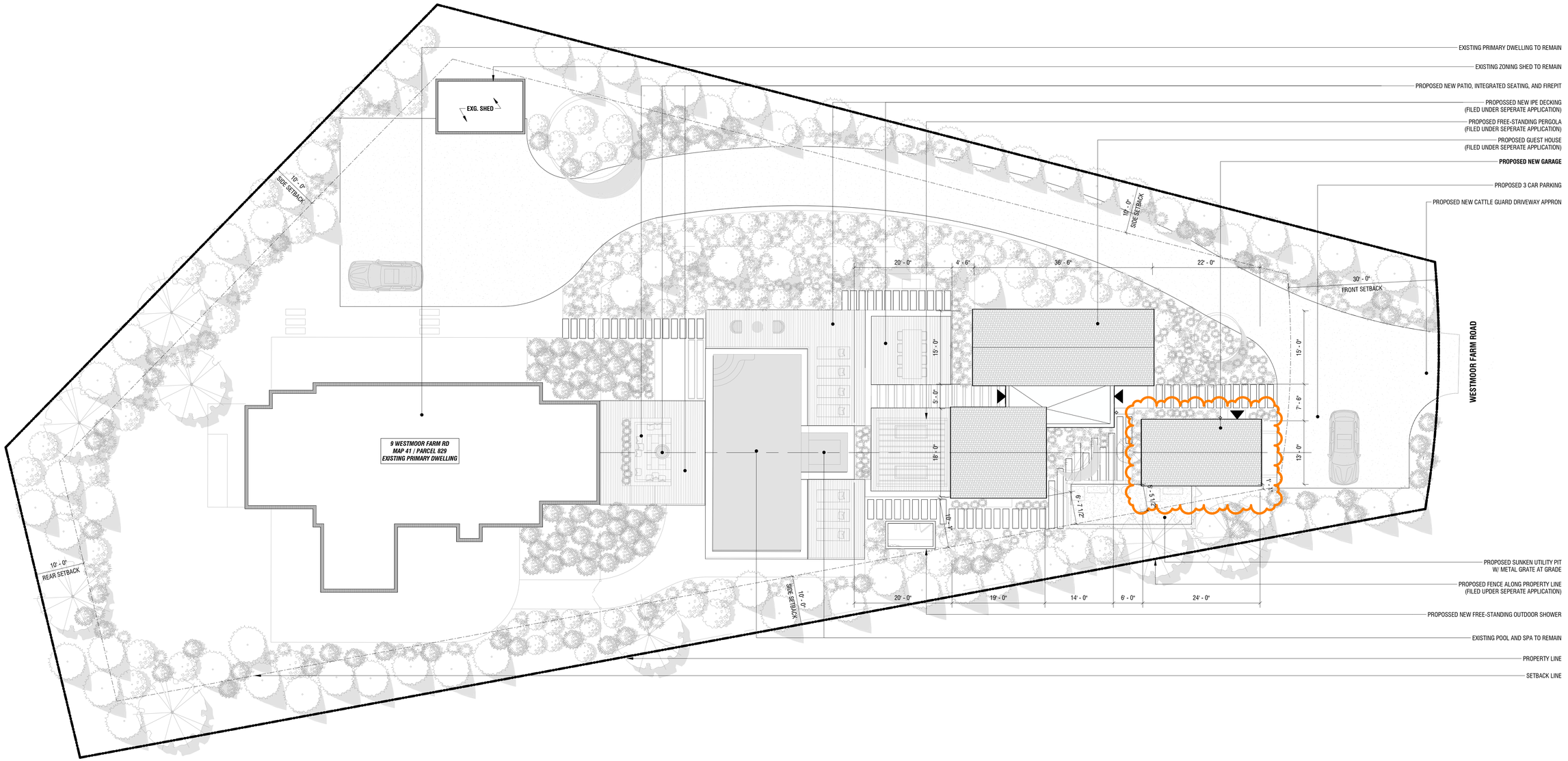
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW
DATE:	12/20/2024
SCALE:	No Scale
PROJ. NO.	323025

TITLE SHEET

HDC-002

COPYRIGHT © 2022 WORKSHOP/APD ARCHITECTURE DPC



1 SITE PLAN

1" = 10'-0"

LR2

GUEST HOUSE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR

REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

DRAWING INFO

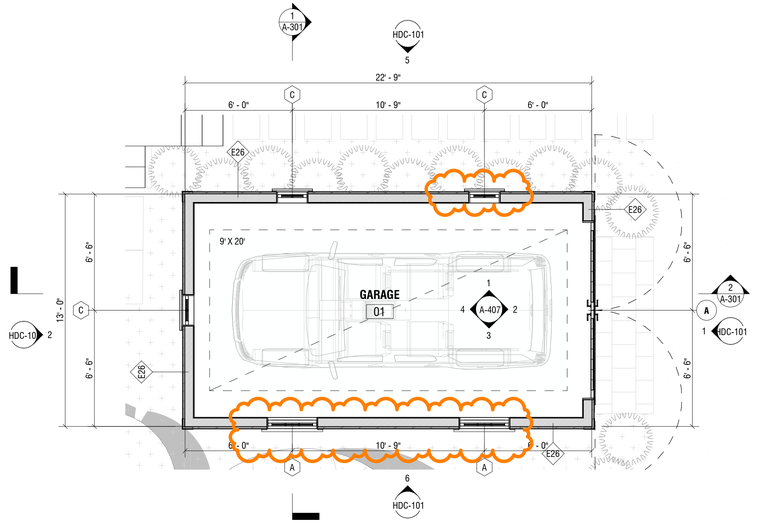
CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW
DATE:	12/04/2023
SCALE:	No Scale
PROJ. NO.	323025

SITE PLAN - GARAGE

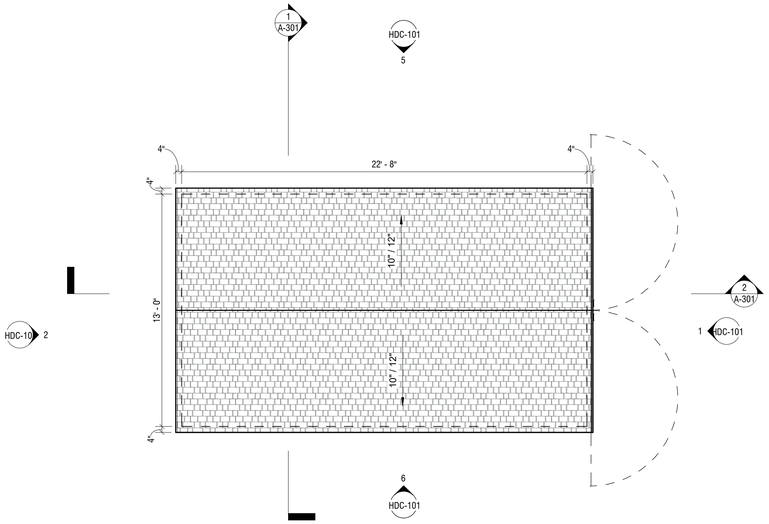
L-101

COPYRIGHT © 2022 WORKSHOP/APD ARCHITECTURE DPC



4 FIRST FLOOR PLAN - GARAGE

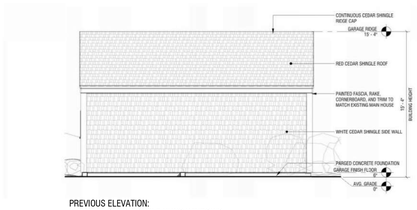
1/4" = 1'-0"



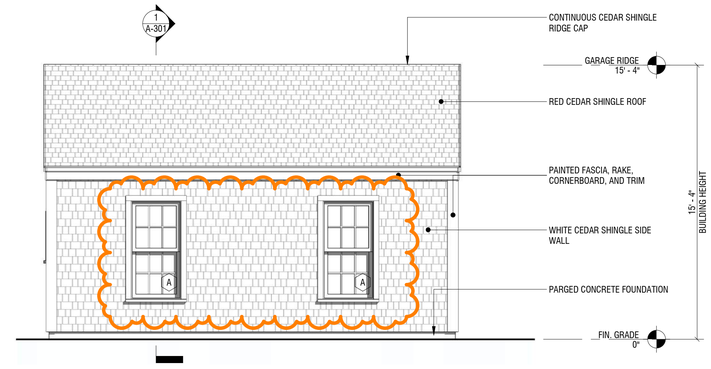
3 ROOF PLAN - GARAGE

1/4" = 1'-0"

HDC SUBMISSION - 2023.12.04

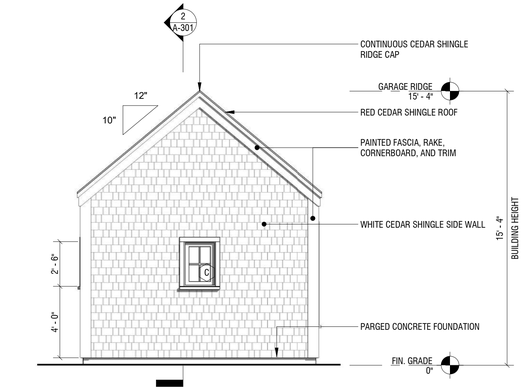


PREVIOUS ELEVATION:
1. ADDED (2) 6/6 DOUBLE HUNG WINDOWS



6 BUILDING ELEVATION - GARAGE - EAST

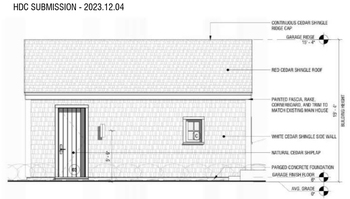
1/4" = 1'-0"



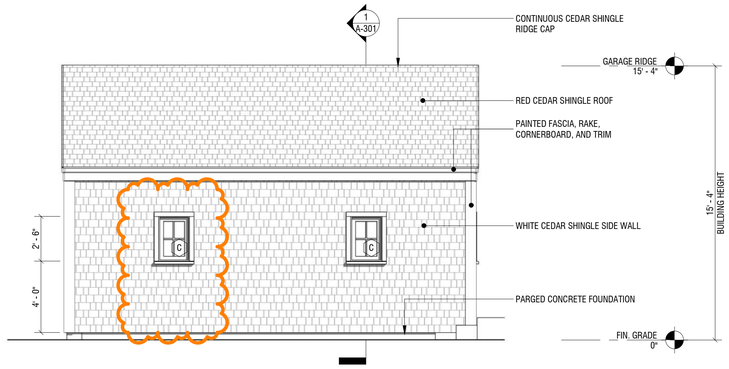
2 BUILDING ELEVATION - GARAGE - SOUTH

1/4" = 1'-0"

HDC SUBMISSION - 2023.12.04

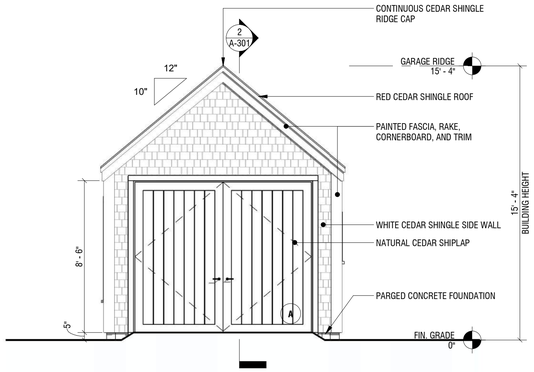


PREVIOUS ELEVATION:
1. REPLACED SWING DOOR W/ 4-LITE CASEMENT WINDOW



5 BUILDING ELEVATION - GARAGE - WEST

1/4" = 1'-0"



1 BUILDING ELEVATION - GARAGE - NORTH

1/4" = 1'-0"

LR2

SECONDARY DWELLING

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 WINDY WAY
NANTUCKET, MA 02554
T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR

REID BUILDERS
7 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

1		HDC REVISION 1

SIGN & SEAL

ISSUES

12/03/2023	HDC SUBMISSION
04/04/2025	HDC REV TO PREV CERT

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW
DATE:	12/20/2024
SCALE:	No Scale
PROJ. NO.	323025

GARAGE PLANS & ELEVATIONS

HDC-101

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR LORD ROBIN B

STREET ADDRESS 9 Old Westmoor Farm Rd

MAP/PARCEL 41 / 829

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04/07/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern 03/27/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

MA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 829

Street & Number of Proposed Work: 9 OLD WESTMOOR FARM RD

Owner of record: LORD ROBIN B

Mailing Address: 931 WEED ST, NEW CANAAN CT, 06840

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. HDC 2023-12-9585

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 5'-2" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

COLD PLUNGE Width: 3'-8" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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: 3 FT
Type: HORIZONTAL BOARD
Length: 142 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 _____

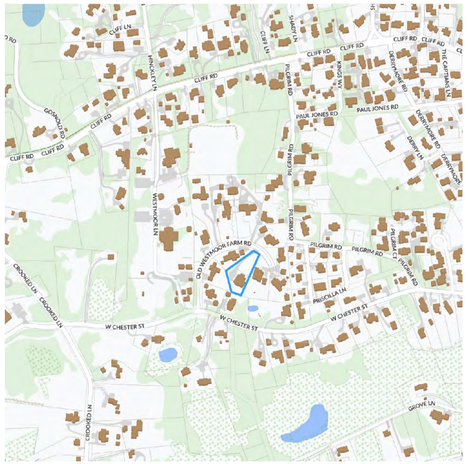
Deck _____ Foundation _____ Fence NTW Shutters _____

* 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 03/27/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 41 / 829



AERIAL MAP: 41 / 829



VIEW FROM DRIVEWAY ENTRANCE

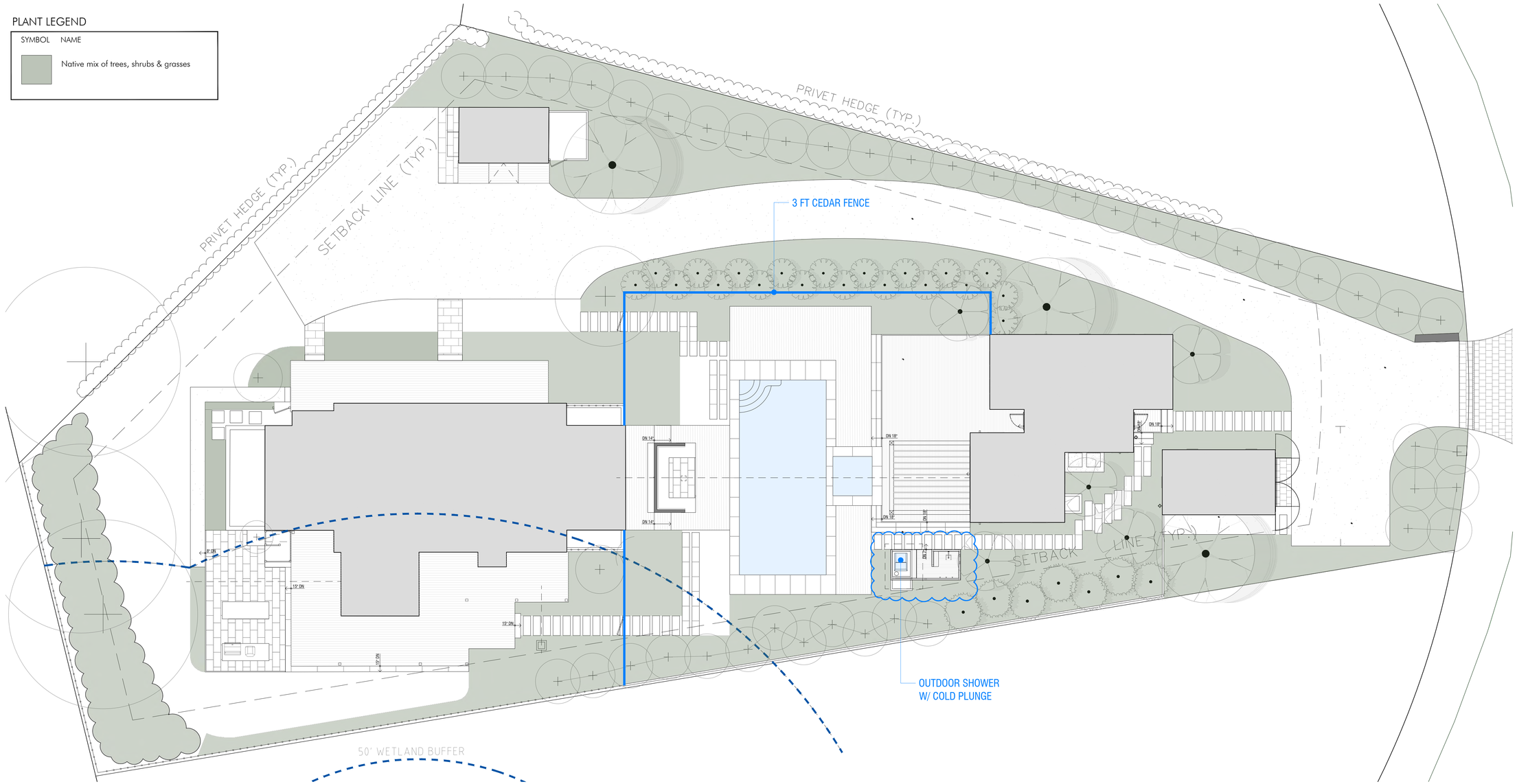


VIEW FROM DRIVEWAY LOOKING SOUTH



PLANT LEGEND

SYMBOL	NAME
	Native mix of trees, shrubs & grasses



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

LR2

9 OLD WESTMOOR FARM RD.
NANTUCKET MA

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN,
CT 06840

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NANTUCKET SURVEYORS, INC.
5 Windy Way, Nantucket MA 02554

PROPERTY INFO

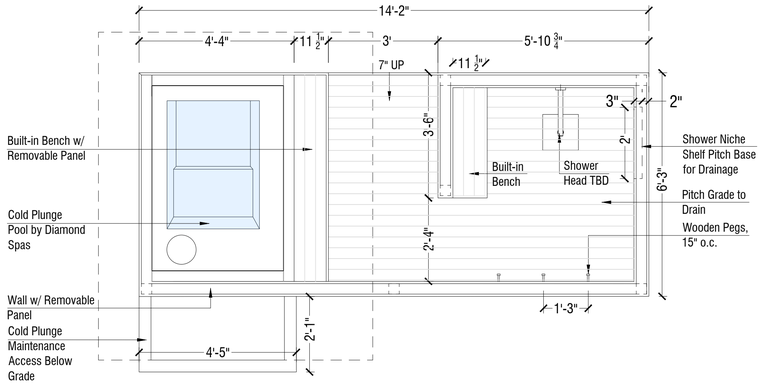
ZONE:	R20
MAP / PARCEL:	41 / 829
LOT SIZE:	28,750 SF
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER:	12.5 % MAX

HDC SUBMISSION
REV TO CERTIFICATE
2023-12-9585

DRAWING INFO

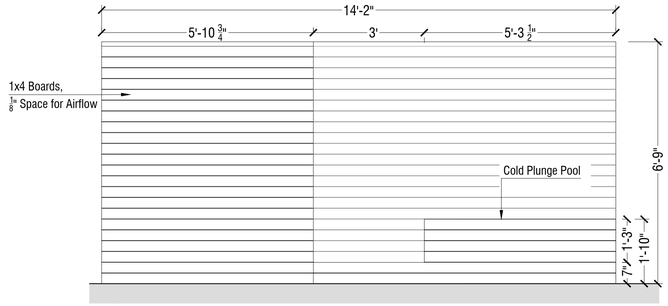
DATE	MARCH 27, 2025
SCALE	1/16" = 1' - 0"
DRAWN BY	VS

HDC-01



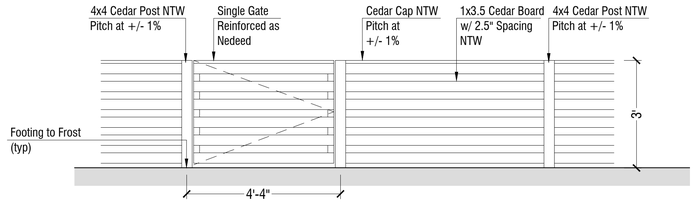
01 OUTDOOR SHOWER: Plan View

Scale: 1/2" = 1'-0"



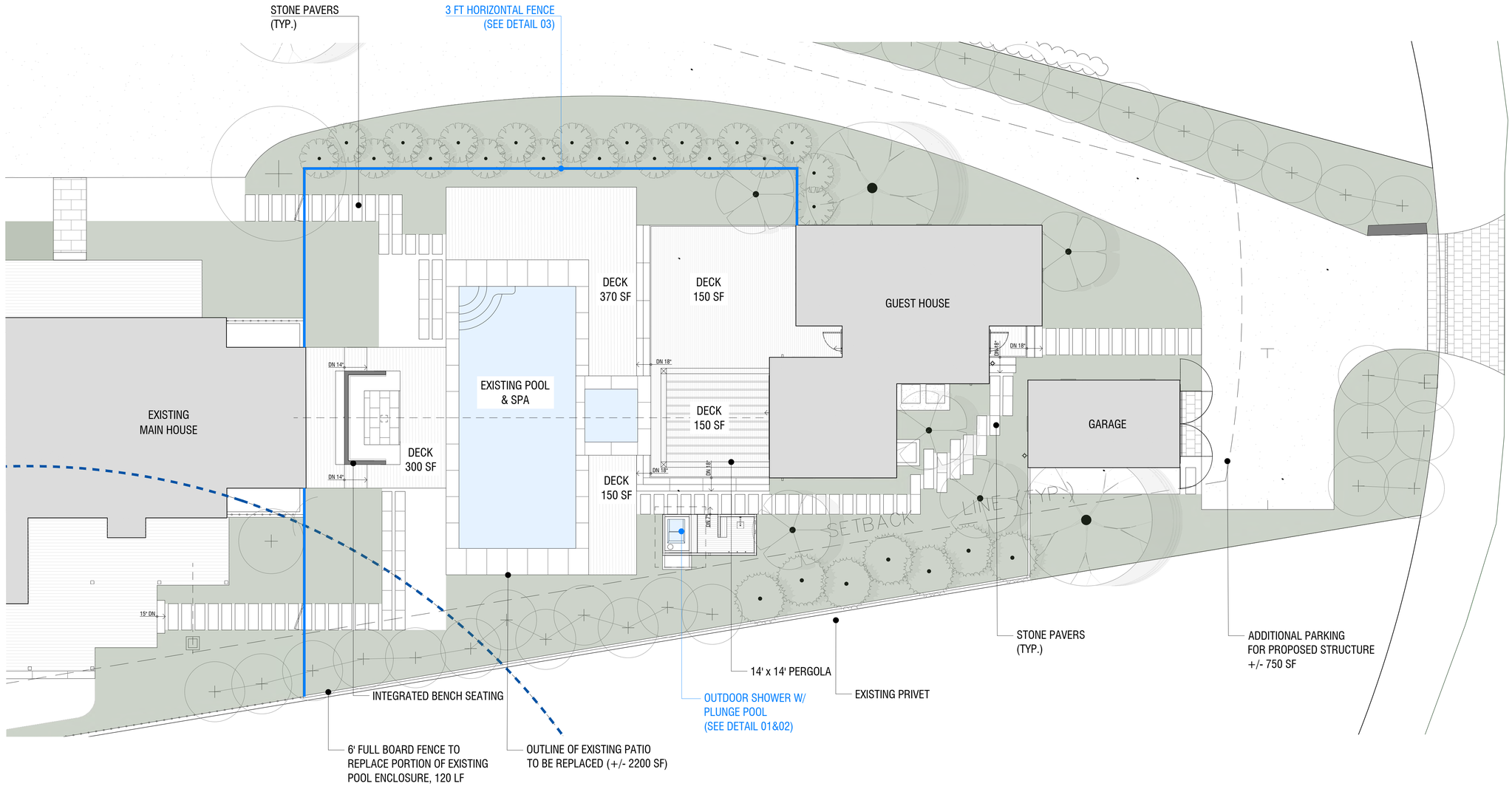
02 OUTDOOR SHOWER: Front Elevation

Scale: 1/2" = 1'-0"



03 FENCE W/GATE: 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

LR2

9 OLD WESTMOOR FARM RD.
NANTUCKET MA

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN,
CT 06840

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NANTUCKET SURVEYORS, INC.
5 Windy Way, Nantucket MA 02554

PROPERTY INFO

ZONE:	R20
MAP / PARCEL:	41 / 829
LOT SIZE:	28,750 SF
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER:	12.5 % MAX

HDC SUBMISSION
REV TO CERTIFICATE
2023-12-9585

DRAWING INFO

DATE	MARCH 27, 2025
SCALE	1/8" = 1' - 0"
DRAWN BY	VS

HDC.02

CERTIFICATE NO: _____ DATE ISSUED: 12/12/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2023-12-9585

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 829

Street & Number of Proposed Work: 9 OLD WESTMOOR FARM RD.

Owner of record: LORD ROBIN B.

Mailing Address: 931 WEED ST.
NEW CANAAN, CT

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET MA 02554

Contact Phone #: 5083335138 E-mail: DESIGN@AHERNLLC.COM

FOR OFFICE USE ONLY 2239

Date application received: 12/4/23 Fee Paid: $ 50

Must be acted on by: 1/14/24

Extended to: _____

Approved: 6-0 (acting) Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 14' Sq. Footage 1st floor: _____

Width: 14' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 870 ☐ 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:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: FULL BOARD
Length: 120 LF

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 STONE DUST Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

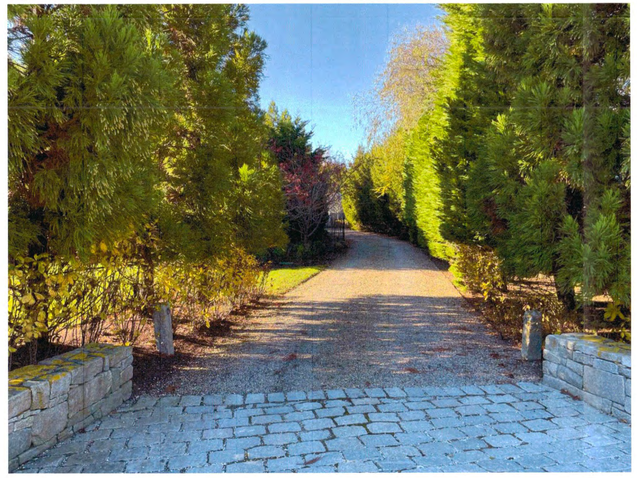
Deck NTW Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. PERGOLA: NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/2023 Signature of owner of record _____ Signed under penalties of perjury

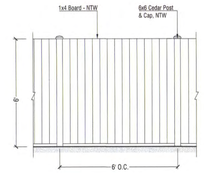
VIEW FROM DRIVEWAY ENTRANCE



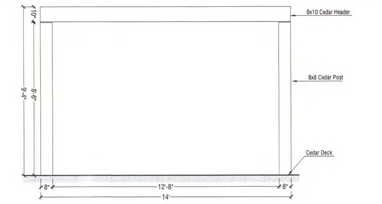
VIEW FROM DRIVEWAY LOOKING SOUTH

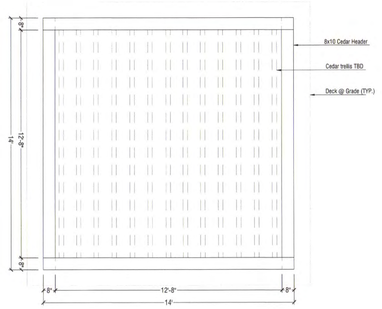


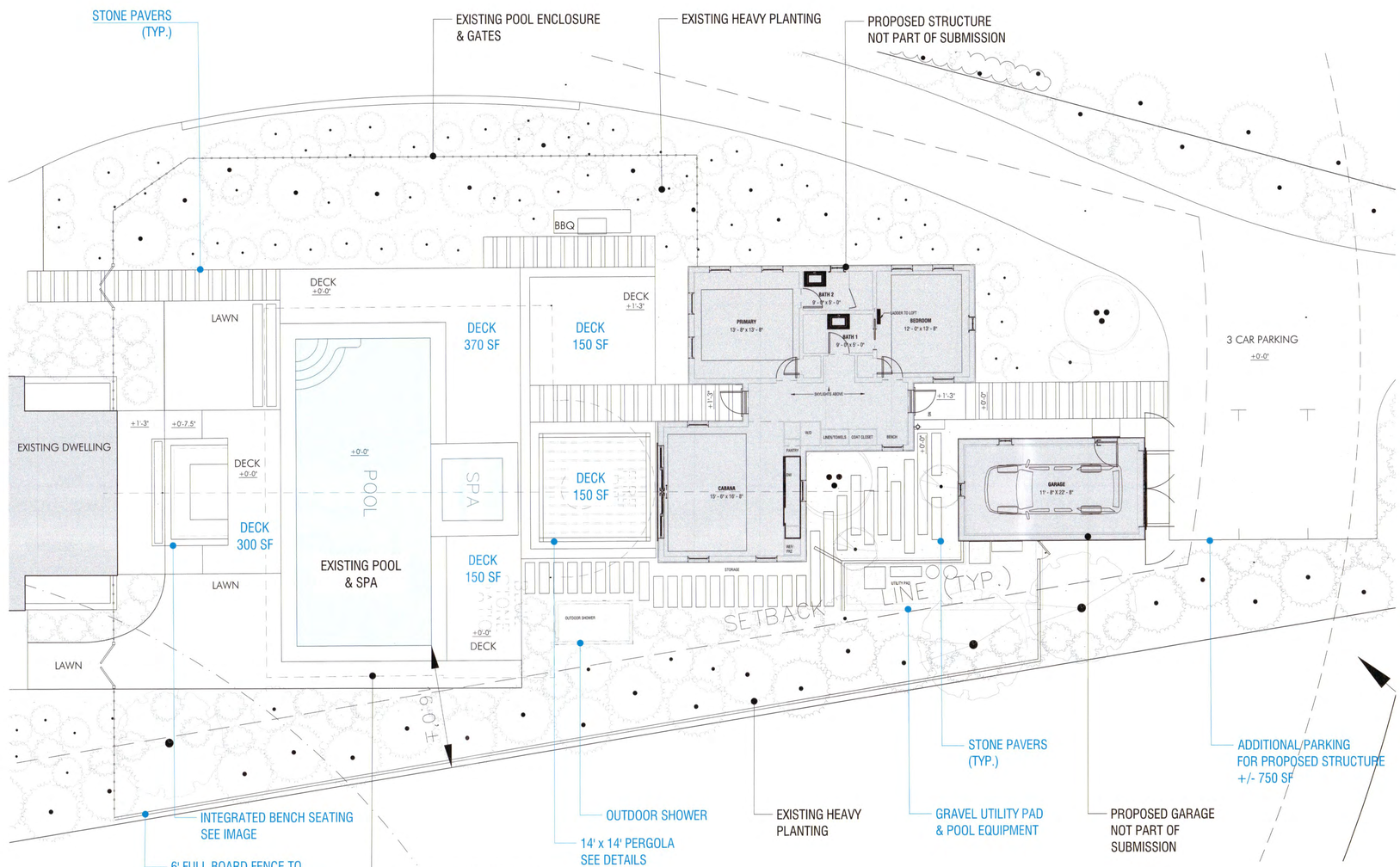
6' FULL BOARD POOL ENCLOSURE SCALE: $\frac{1}{4}$" = 1' - 0"



PERGOLA PLAN & ELEVATION SCALE: $\frac{1}{4}$" = 1' - 0"



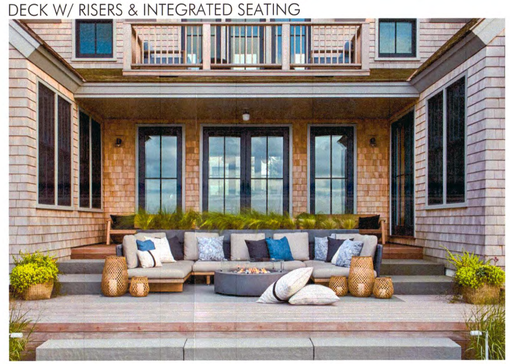




DECK AT GRADE



DECK W/ RISERS & INTEGRATED SEATING



STONE PAVERS AT GRADE



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

RECEIVED
DEC 06 2023
By

PROJECT

LR2

9 OLD WESTMOOR FARM RD.
NANTUCKET MA

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN,
CT 06840

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NANTUCKET SURVEYORS, INC.
5 Windy Way, Nantucket MA 02554

PROPERTY INFO

ZONE:	R20
MAP / PARCEL:	41 / 829
LOT SIZE:	28,750 SF
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER:	12.5 % MAX

HDC SUBMISSION HARDSCAPE & PERGOLA

DRAWING INFO

DATE	DECEMBER 4, 2023
SCALE	1/8" = 1' - 0"
DRAWN BY	JH

APPROVED
HDC 2023-12-9585

HDC.02

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

Site Address: 75R Hooper Farm Rd. (Portion Of)

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	☑	☑	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:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and 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.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist ☑ ☑ Waiver of HDC 10 Day Hearing Requirement

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR James and Priscilla Lentowski

STREET ADDRESS 75R Hooper Farm Road

MAP/PARCEL 67/329 (part of)

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/4/2025

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 4/4/2025 Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 75 Hooper Farm Rd (Part of)

Tax Map Number: 67 Parcel Number: 329 (Part of)

Owner of Record: LENTOWSKI JAMES F & PRISCILLA

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 4/7/2025

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. LENTOWSKI JAMES F & PRISCILLA

MAILING ADDRESS. PO BOX 281, NANTUCKET, MA 02554

PROPERTY LOCATION. 75 Hooper Farm Rd

ASSESSORS MAP/PARCEL. 67/329

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 2, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.02 14:06:11 -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
67	192		BURKE ELIZABETH N		86 SURFSIDE RD	NANTUCKET	MA	02554	86 SURFSIDE RD
67	193	1	SURF ACK LLC	C/O PLATT GEOFFREY	1636 3RD AVE SUITE 314	NEW YORK	NY	10128	4 HATIKVA WY
67	326		MORROW JANE E & GRITZKE D		78 HOOPER FARM RD	NANTUCKET	MA	02554	78 HOOPER FARM RD
67	328		SABRAH FOWZIE F		PO BOX 3108	NANTUCKET	MA	02554	77 HOOPER FARM RD
67	330	1	GOOD VIBRATIONS ON THE DINGHY LLC		19 CENTER STREET	NANTUCKET	MA	02554	73B HOOPER FARM RD
67	331		MIDDLETON FAMILY 2022 LIVING TRUST		141 COURTLAND DRIVE	NORTH ANDOVER	MA	01845	12- SURFSIDE DR
67	343		SURF ACK LLC	C/O PLATT GEOFFREY	1636 3RD AVE SUITE 314	NEW YORK	NY	10128	1 HATIKVA WY
67	683	1	PENOVA MILENA & JORDAN		76 HOOPER FARM RD	NANTUCKET	MA	02554	15B GRAY AV
Count:	8								

9589 0710 5270 1555 3362 83

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

Sent To

Street MORROW JANE E & GRITZKE D
78 HOOPER FARM RD

City, S NANTUCKET, MA 02554

PS Form ... See Reverse for Instructions

OFFICIAL USE

0056 03

Postmark Here

04/04/2025

9589 0710 5270 1555 3362 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02584

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

SABRAH FOWZIE F
PO BOX 3108
NANTUCKET, MA 02554

See Reverse for Instructions

OFFICIAL USE

0056 03

Postmark Here

04/04/2025

9589 0710 5270 1555 3363 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

PENOVA MILENA & JORDAN
76 HOOPER FARM RD
NANTUCKET, MA 02554

See Reverse for Instructions

OFFICIAL USE

0056 03

Postmark Here

04/04/2025

9589 0710 5270 1061 3810 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

New York, NY 10128

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 $5.58

SURF ACK LLC
C/O PLATT GEOFFREY
1636 3RD AVE SUITE 314
NEW YORK, NY 10128

See Reverse for Instructions

OFFICIAL USE

0056 03

Postmark Here

04/04/2025

9589 0710 5270 1555 3363 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

BURKE ELIZABETH N
86 SURFSIDE RD
NANTUCKET, MA 02554

See Reverse for Instructions

OFFICIAL USE

0056 03

Postmark Here

04/04/2025

9589 0710 5270 1823 4713 02

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

GOOD VIBRATIONS ON THE DINGHY LLC
19 CENTER STREET
NANTUCKET, MA 02554

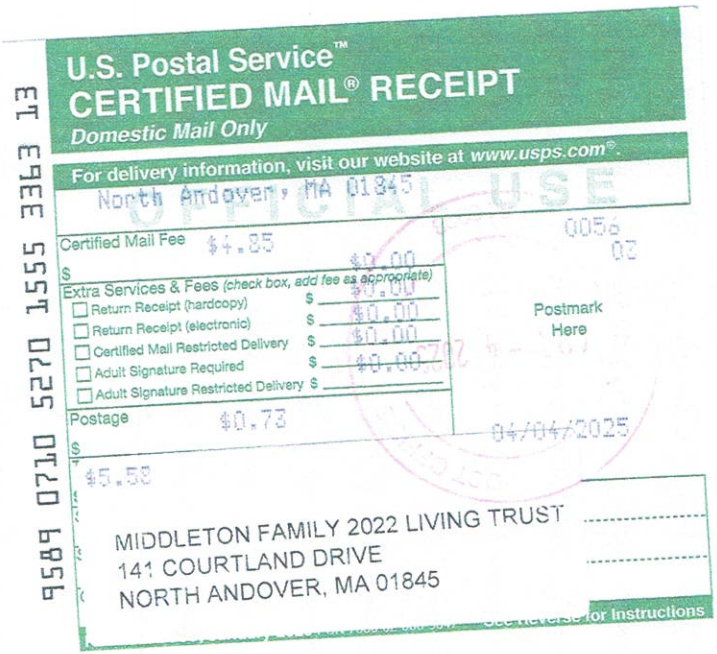
See Reverse for Instructions

OFFICIAL USE

0056 03

Postmark Here

04/04/2025



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

North Andover, MA 01845

OFFICIAL USE

Certified Mail Fee $4.85 $0.00

Extra Services & Fees (check box, add fee as appropriate) $0.00

- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0056 02

Postmark Here

04/04/2025

MIDDLETON FAMILY 2022 LIVING TRUST
141 COURTLAND DRIVE
NORTH ANDOVER, MA 01845

See Reverse for Instructions

9589 0710 5270 1555 3363 13

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 329

Street & Number of Proposed Work: 75R Hooper Farm Rd.

Owner of record: Lentawski James F + Priscilla

Mailing Address: PO Box 281, Nantucket MA 02554

Contact Phone #: 508 332 9795 E-mail: MMLENTOWSICI@gmail

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 2A Blueberry Ln.
Nantucket MA 02554

Contact Phone #: 508 525 5506 E-mail: KrisMegna@DreamtheModula.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 654.40

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: 56' Sq. Footage 1st floor: 1962 Decks/Patio: Size: 18x14 ☑ 1st floor ☐ 2nd floor
Width: 37'6" Sq. footage 2nd floor: 1510 Size: 7x34 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 0

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 27'11" South 27'11" East 25'11" West 27'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 9 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 8"
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square 6"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☐ SDL Front Upstate Down Rear And. Side And
Garage Door(s): Type Upstate Down Material Cedar

Hardscape materials: Driveways Shells Walkways Shells Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Charcoal Black
Trim NTW Sash Black Doors Black
Deck NTW MAHOGANY Foundation Gray Fence — Shutters —

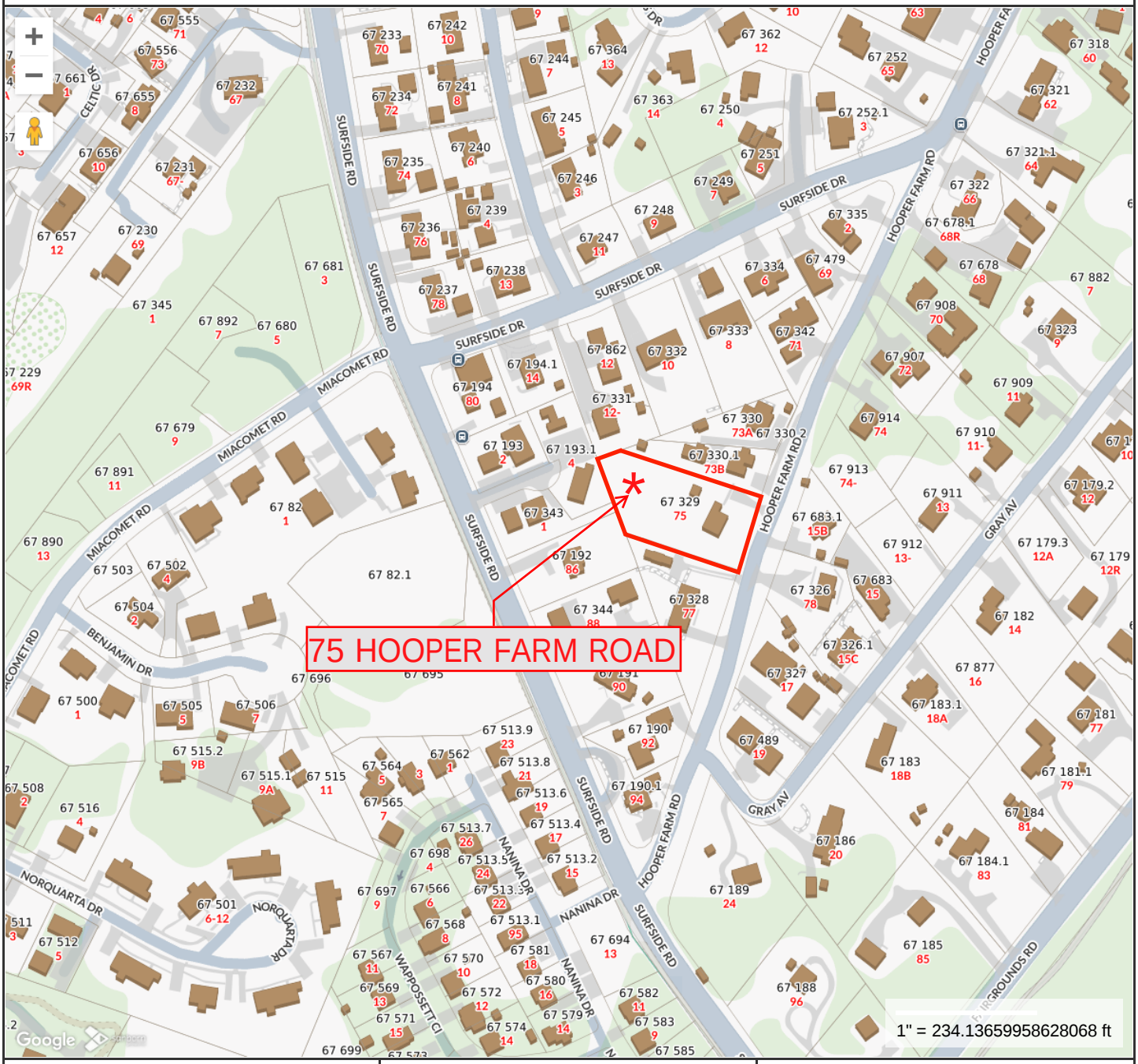
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/2/25 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

LOCUS- 75 HOOPER FARM ROAD



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=1600'±

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL–10 (R–10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	25 %

" I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

" I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 7–22–2024 AND 11–4–2024."

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

" I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY 6–22–1987 WITH THE EXCEPTION OF SOME TRAVERSE POINTS.

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

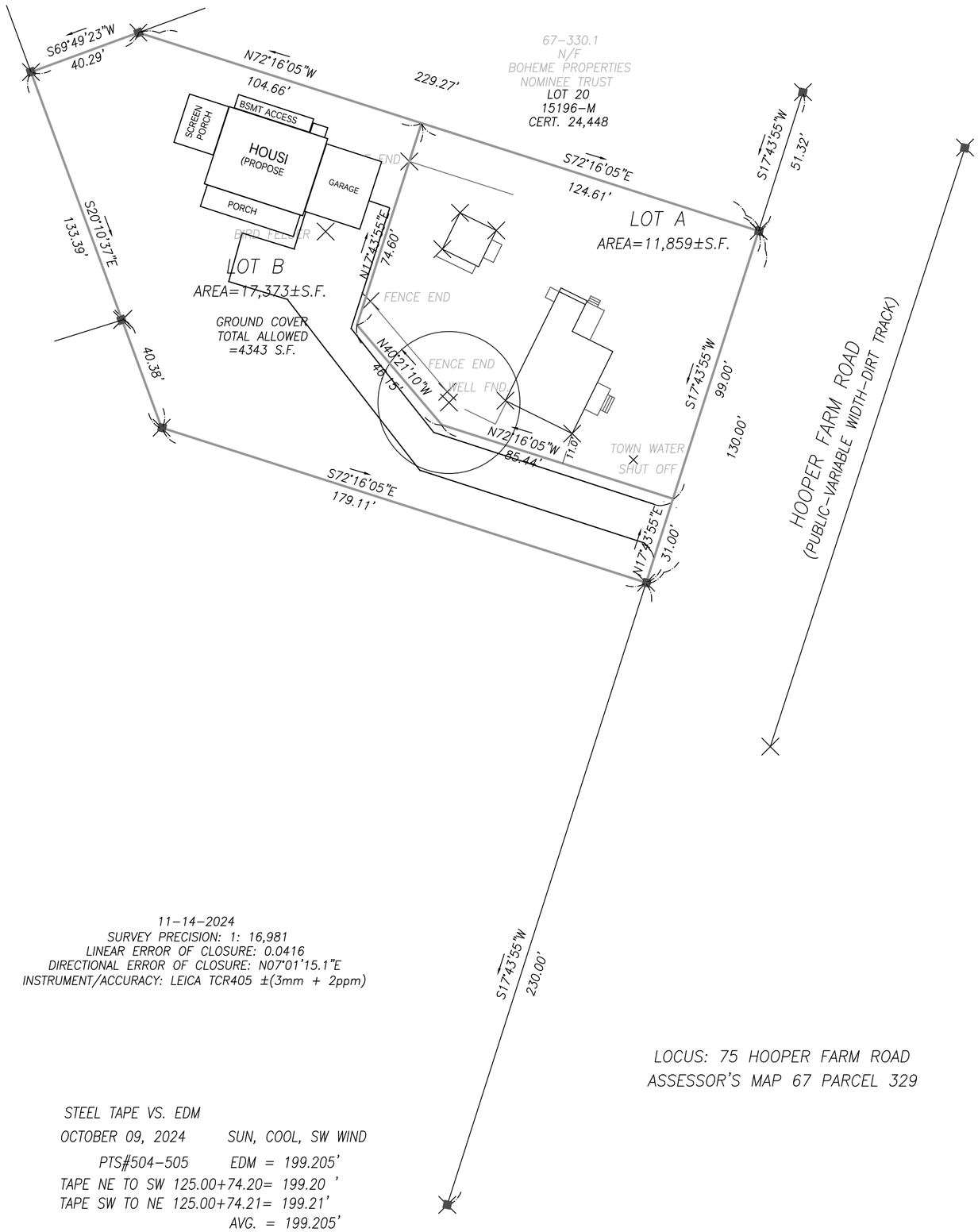
" I CERTIFY THAT I USE REDUNDANT MEASUREMENTS, DIRECT AND INDIRECT, FOR ALL MY ANGLES AND DISTANCES."

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

LEGEND

- DHCB FD. DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- CRB FD. DENOTES COUNTY ROAD BOUND FOUND
- SPK SET. DENOTES 12" GALVANIZED SPIKE SET



N

TOTAL AREA
29,232±S.F.

SPECIAL PERMIT REQUIRED
SEC. 138–E
REAR LOT SUBDIVISION

BEING A DIVSION
OF L.C. 37210–B, LOT 9
CREATING 2 LOTS

SUBDIVISION PLAN OF LAND IN NANTUCKET, MA.

SCALE: 1"=30' DATE: DEC. 16, 2024

PREPARED FOR:
PRISCILLA P. LENTOWSKI
CERT. 16303
L.C. 37210–B, LOT 9

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508–228–8910

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED: _____

FILE NO.: _____

11–14–2024
SURVEY PRECISION: 1: 16,981
LINEAR ERROR OF CLOSURE: 0.0416
DIRECTIONAL ERROR OF CLOSURE: N07°01'15.1"E
INSTRUMENT/ACCURACY: LEICA TCR405 ±(3mm + 2ppm)

STEEL TAPE VS. EDM
OCTOBER 09, 2024 SUN, COOL, SW WIND
PTS#504–505 EDM = 199.205'
TAPE NE TO SW 125.00+74.20= 199.20 '
TAPE SW TO NE 125.00+74.21= 199.21'
AVG. = 199.205'

LOCUS: 75 HOOPER FARM ROAD
ASSESSOR'S MAP 67 PARCEL 329

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

C–8035

SOUTH



NORTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SHERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45521
2-STORY

TITLE:
ELEVATIONS
HDC PERMITTING PURPOSES ONLY

DRAWN BY: DLN
DATE: 2/11/25
SCALE: 1/4"=1'-0"
FILENAME: 45521 PD2

SHEET:
ELEV-

WEST



EAST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SHERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

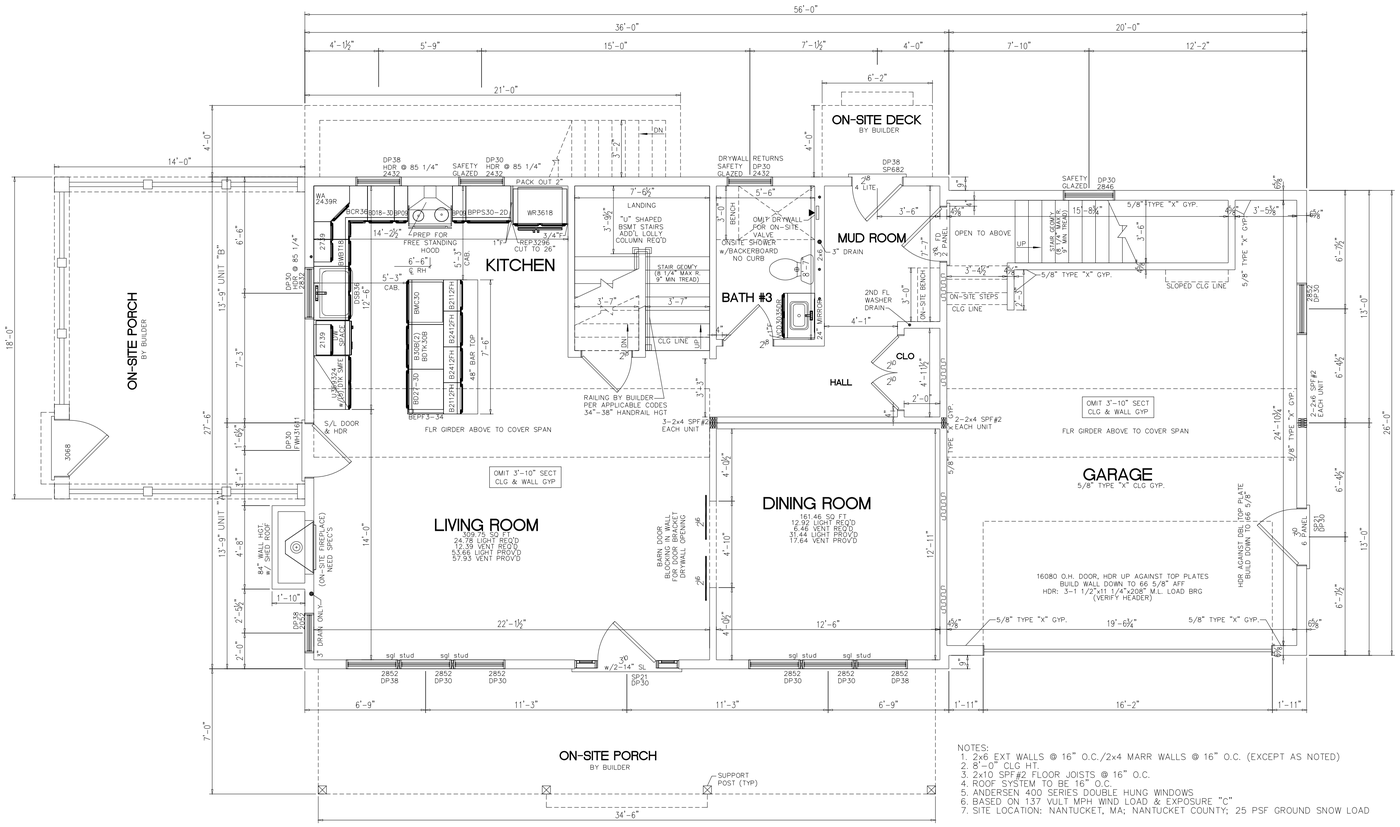
PROJECT:
45521
2-STORY

TITLE:
ELEVATIONS
HDC PERMITTING PURPOSES ONLY

DRAWN BY: DLN
DATE: 2/11/25
SCALE: 1/4"=1'-0"
FILENAME: 45521 PD2

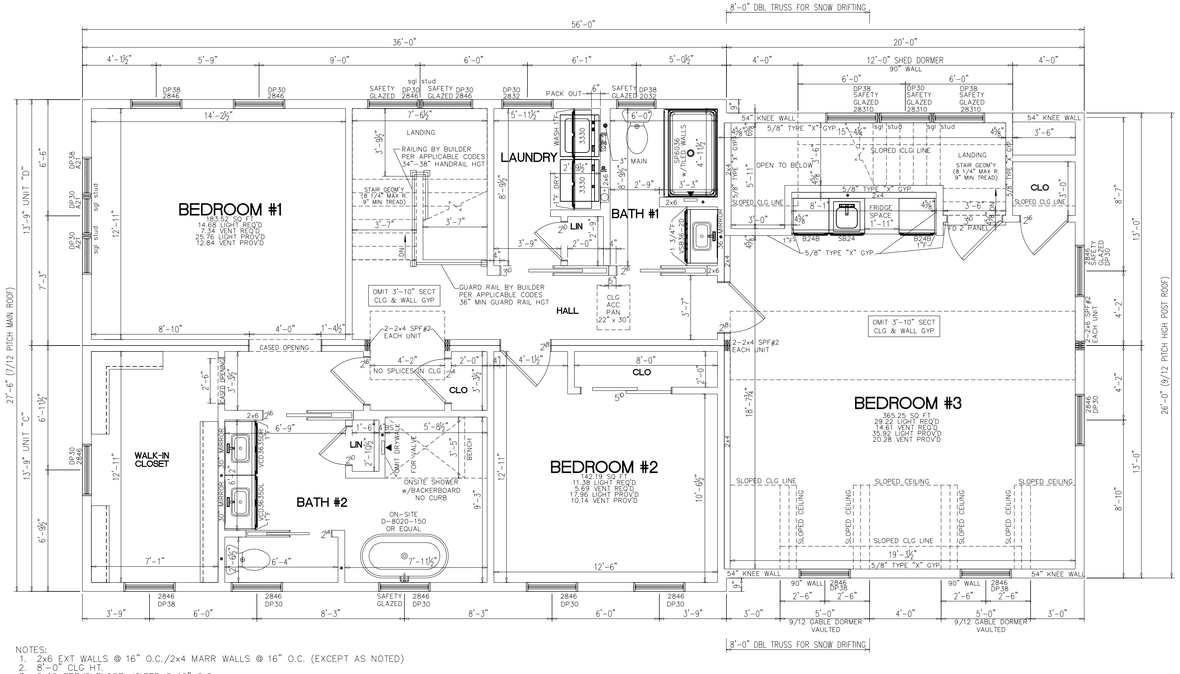
SHEET:
ELEV- (2)

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 137 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. FLR GIRDER UNDER BDRM #1/BATH #2 TO BE: 2-1 1/2"x20"x28'-8" M.L. (PER MODULE)
7. CLG BEAM OVER BDRM #3 TO BE: 1-1 1/2"x18"x20'-1 1/2" M.L. (PER MODULE)
8. FLR GIRDER UNDER BDRM #1/BATH #2 RM TO BE: 2-1 1/2"x20"x23'-0 1/2" M.L. (PER MODULE)

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SHERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

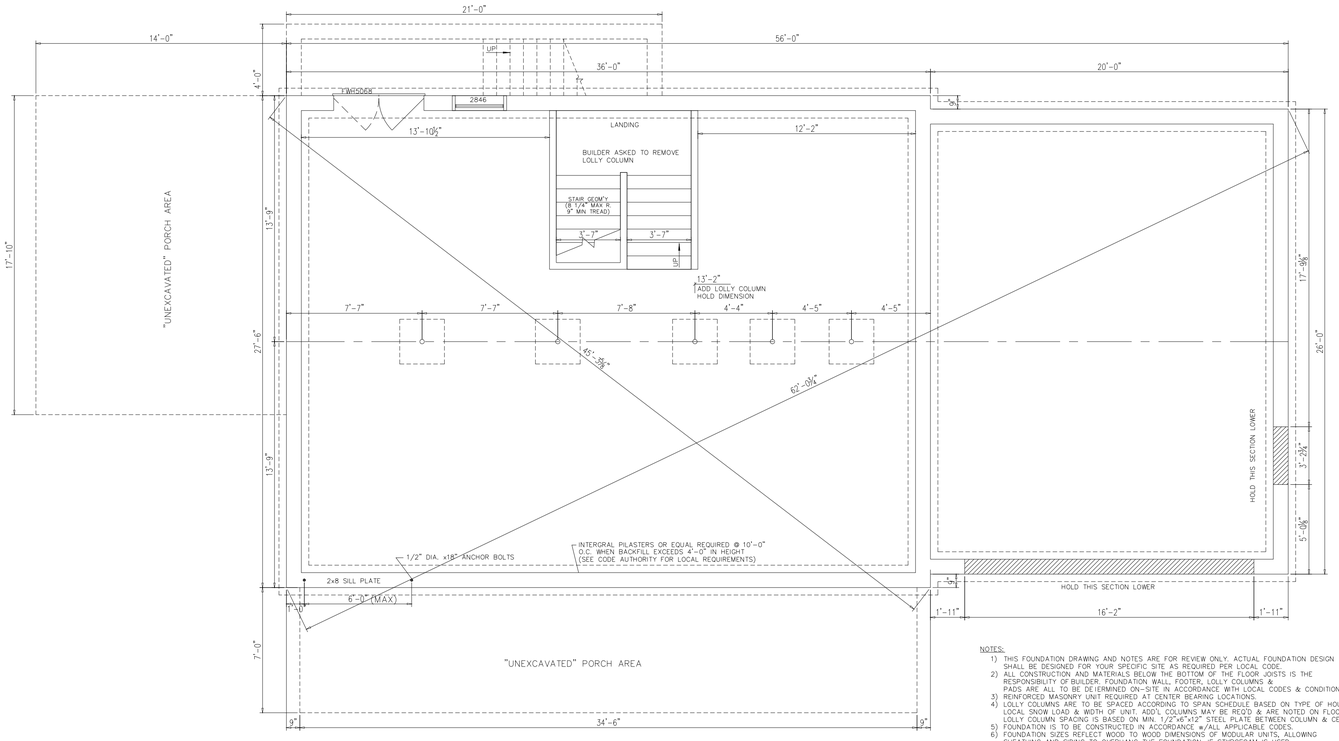
MODIFICATIONS

PROJECT:
45521
2-STORY

TITLE:
FLOOR PLANS
HDC PERMITTING PURPOSES ONLY

DRAWN BY: DLN
DATE: 2/11/25
SCALE: 1/4"=1'-0"
FILENAME: 45521 PD2

SHEET:
PLAN -



FOUNDATION

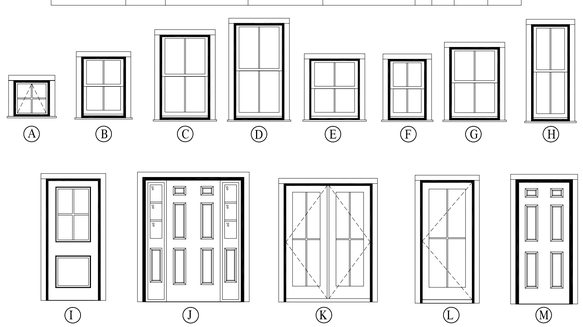
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING. INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
A21	A	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING	.26	4.0	2.60	.9
2432	B	30 1/8" X 41 1/4"	ANDERSEN 400	DH WINDOW	.28	8.40	5.09	2.94
2846	C	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
2852	D	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
2832	E	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	9.54	5.98	3.39
2032	F	26 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	7.27	4.21	2.45
28310	G	34 1/8" X 48 7/8"	ANDERSEN 400	DH WINDOW	.28	11.41	7.48	4.15
2052	H		ANDERSEN 400	DH WINDOW	.28	11.54	7.37	4.31
		26 1/8" x 64 7/8"						
SP682	I	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.1	1.5	17.33
SP21/SPSL145 36" x 72-1/4" SL	J	73 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.25	42.4	3.4	19.26
FWH5068-2	K	60" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98
FWH31611	L	37" x 83"	ANDERSEN	HINGED INSWING DOOR	.29	20.64	11.45	16.72
SP21	M	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 6-PANEL DOOR	.16	22.3	–	19.26



SQUARE FOOTAGE:

FIRST FLOOR:	1,762	SQ. FT.
SECOND FLOOR:	1510	SQ. FT.
BONUS ROOM:	NA	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	3,275	SQ. FT.
OVERALL SIZE	27'-6"x56'-0"	
MODEL:	2-STORY	

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SHERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

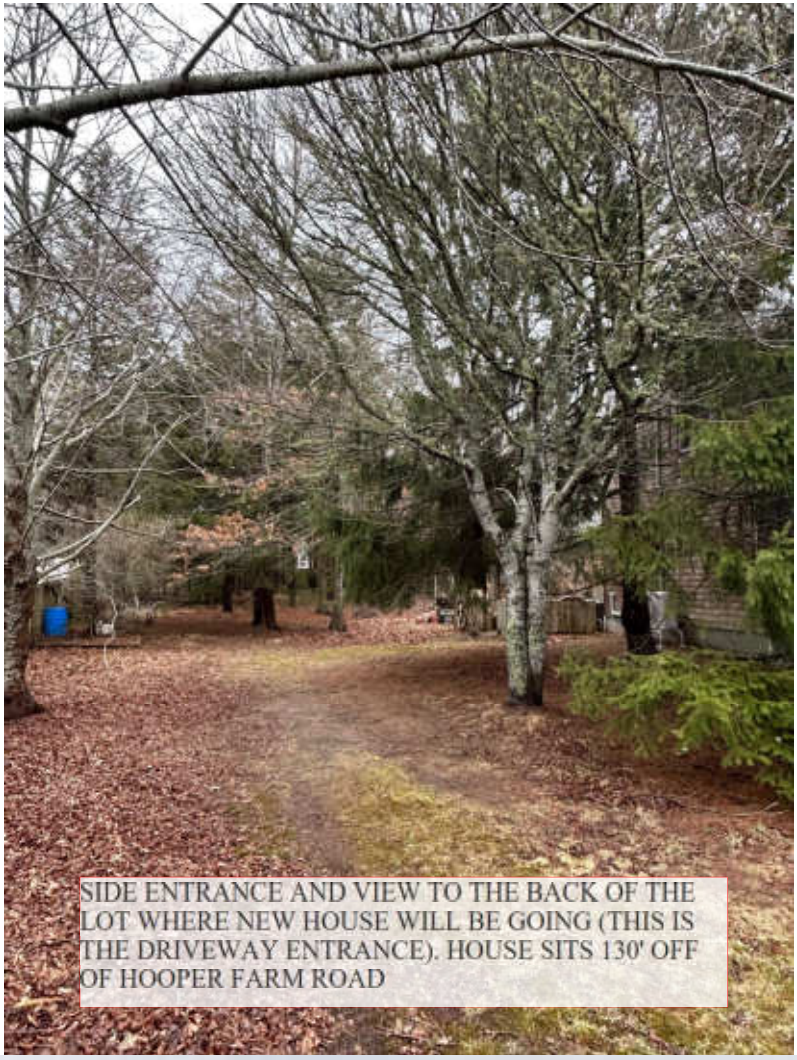
MODIFICATIONS

PROJECT:
45521
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE
HDC PERMITTING PURPOSES ONLY

DRAWN BY: DLN
DATE: 2/11/25
SCALE: 1/4"=1'-0"
FILENAME: 45521 PD2

SHEET:
PLAN - (2)



SIDE ENTRANCE AND VIEW TO THE BACK OF THE LOT WHERE NEW HOUSE WILL BE GOING (THIS IS THE DRIVEWAY ENTRANCE). HOUSE SITS 130' OFF OF HOOPER FARM ROAD

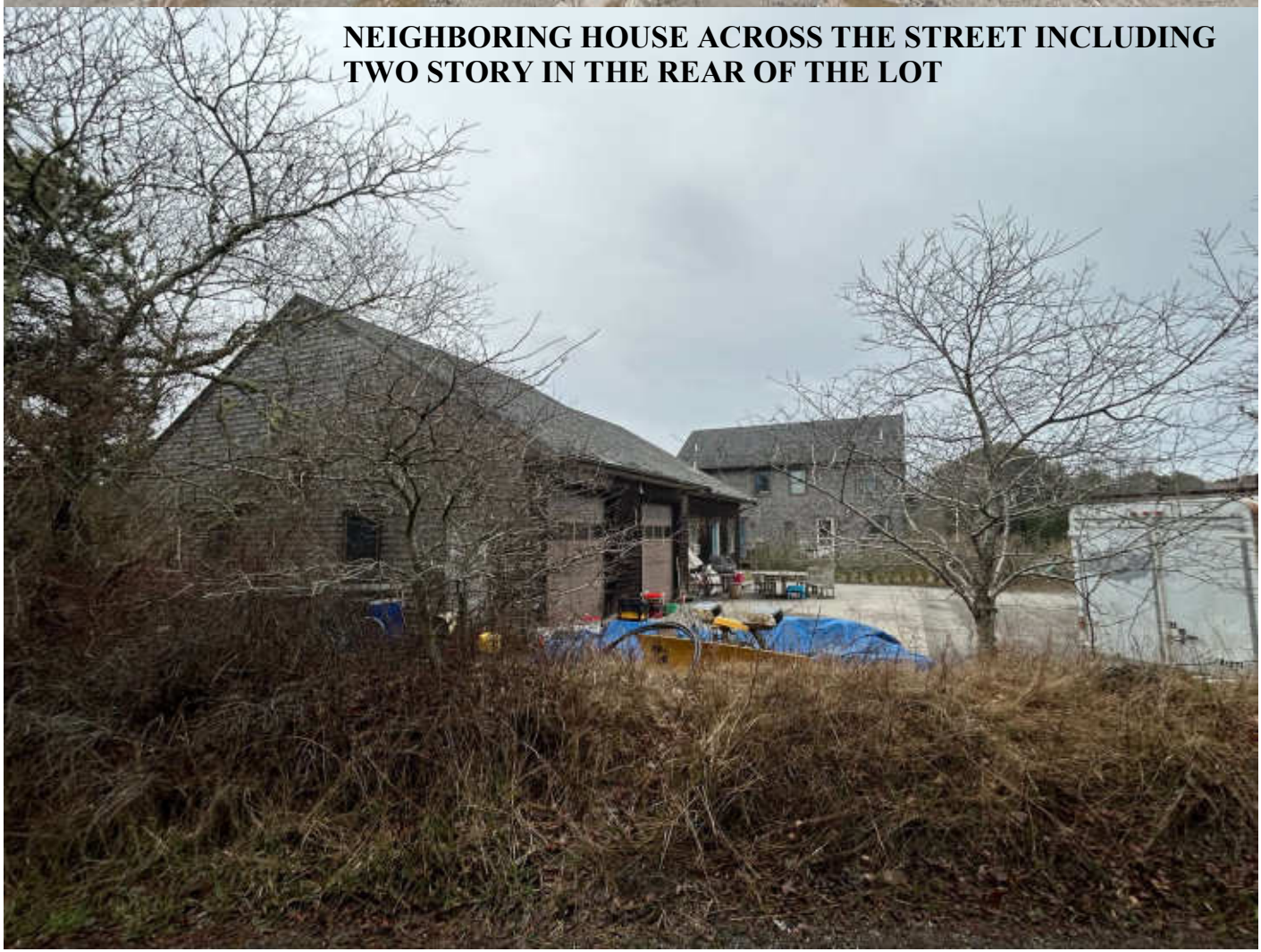
70 Hooper Farm Rd ACROSS THE STREET. Two Story in front of lot



FRONT HOUSE (THIS IS A SEPARATE LOT THAT THE MOM LIVES IN AND OWNS)



NEIGHBORING HOUSE ACROSS THE STREET INCLUDING TWO STORY IN THE REAR OF THE LOT



STREET VIEW OF WHERE THE DRIVEWAY ENTRANCE WILL BE FOR THE NEW LOT. HOUSE WILL SIT 130' BACK FROM THE ROAD.



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 / 29 PARCEL N°. 9 / 9.1

Street & Number of Proposed Work: 63 & 63A Hulbert Ave

Owner of record: 63 Hulbert LLC.

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

Contact Phone #: N/A E-mail: N/A

AGENT INFORMATION (if applicable)

Name: D. Troast / Emeritus co-signer

Mailing Address: PO Box 2153
Nantucket, MA 02584

Contact Phone #: 228-5614 E-mail: david@ernsthandesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 Belgian Block aprons
2. South Elevation Irregular bluestone walkways
3. West Elevation Shell driveways
4. North Elevation traditional wood arbor

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways bluestone 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 4/7/25 Signature of owner of record Emeritus / D. Troast Signed under penalties of perjury

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

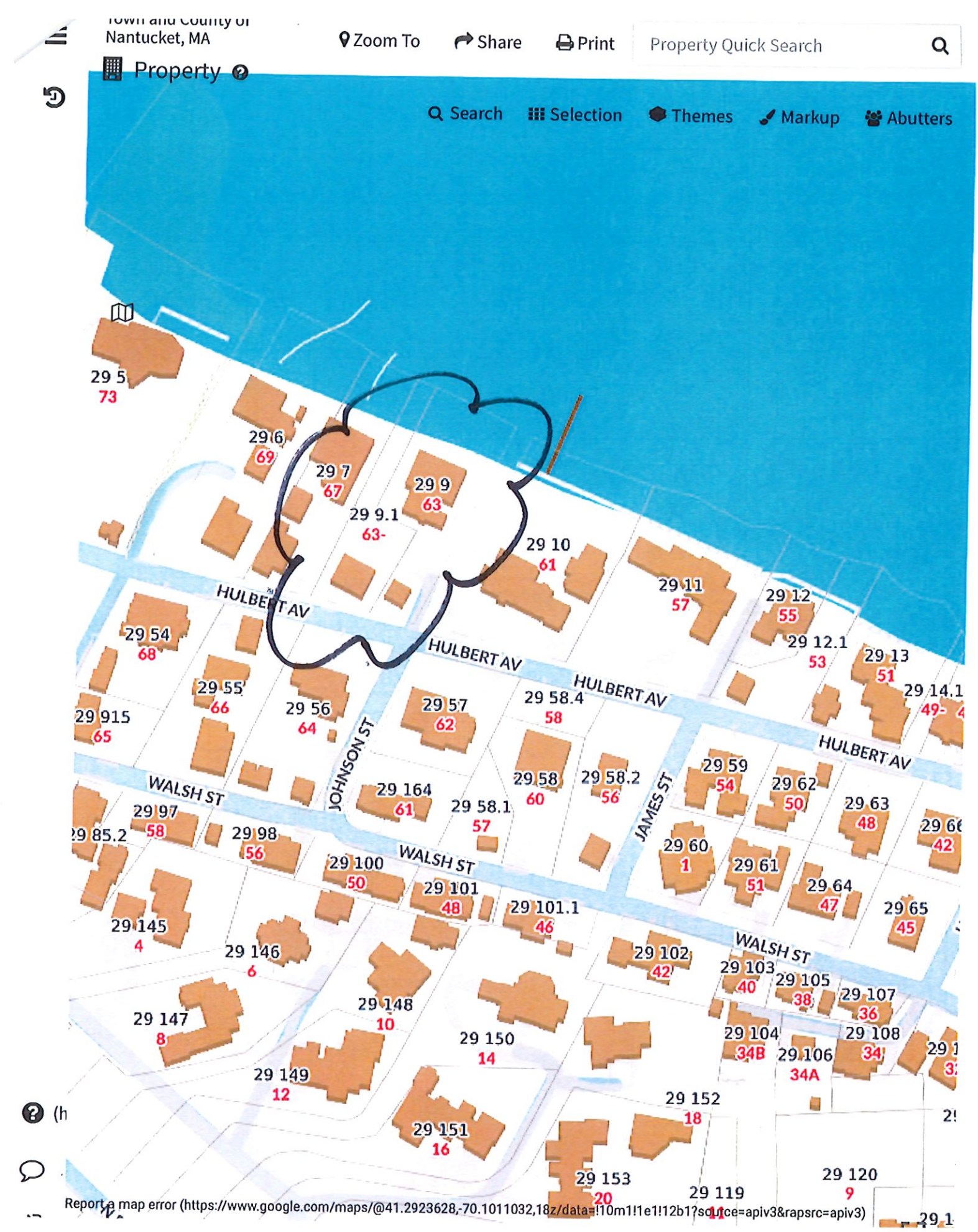
I STEPHEN A. RICKS, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

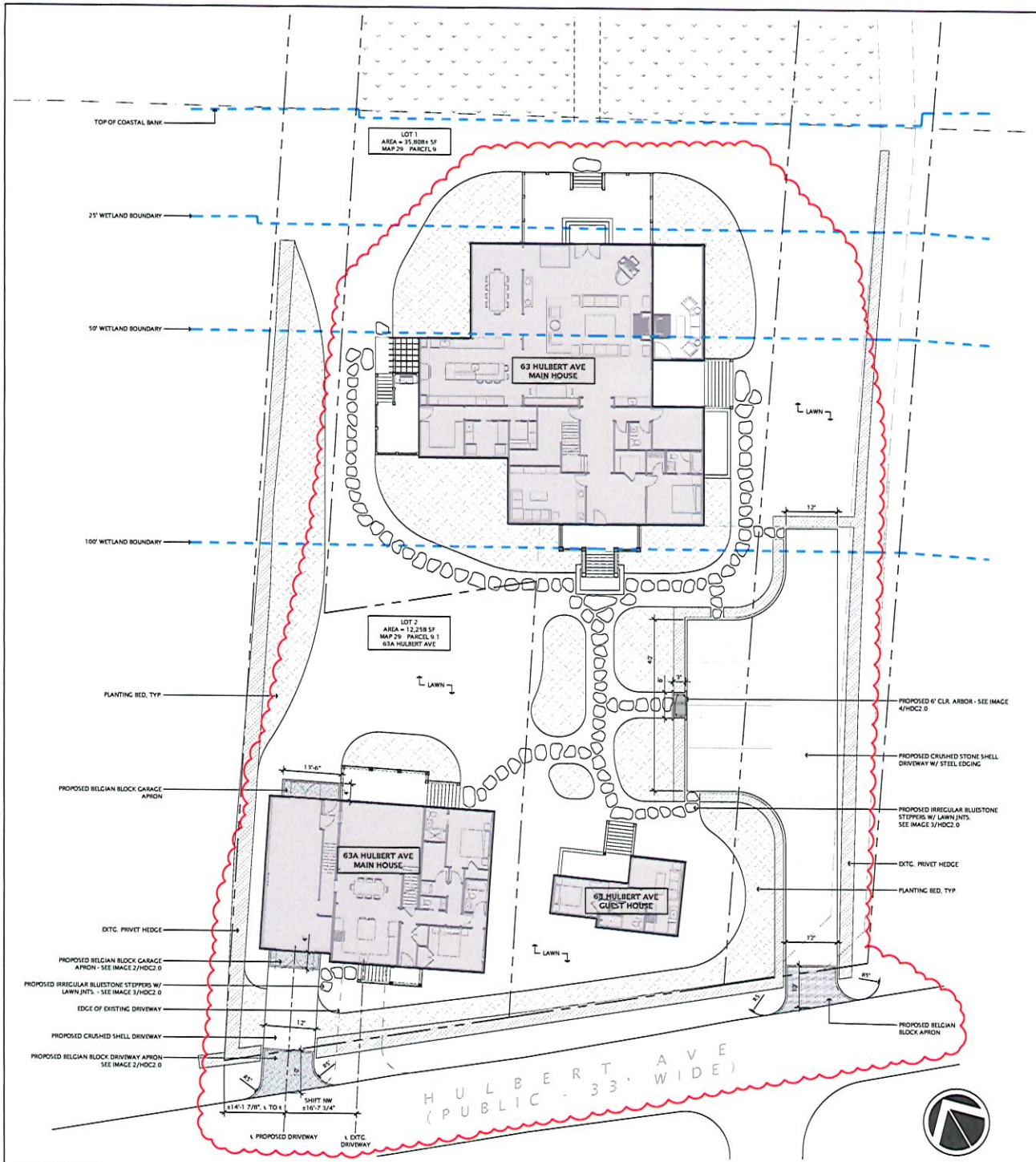
(print name of property owner/applicant)

Stephen A. Ricks 11/9/2022

Signature Date

STEPHEN A RICKS
MANAGER
63 HULBERT, LLC


Town and County of Nantucket, MA
Zoom To
Share
Print
Property Quick Search
Property
Search
Selection
Themes
Markup
Abutters
29 5
73
29 6
69
29 7
67
29 9
63
29 9.1
63-
29 10
61
29 11
57
29 12
55
29 12.1
53
29 13
51
29 14.1
49-
29 54
68
29 55
66
29 56
64
29 57
62
29 58.4
58
29 915
65
29 58
60
29 58.2
56
29 59
54
29 62
50
29 63
48
29 66
42
29 164
61
29 58.1
57
29 97
58
29 85.2
29 98
56
29 100
50
29 101
48
29 101.1
46
29 60
1
29 61
51
29 64
47
29 65
45
29 145
4
29 146
6
29 102
42
29 103
40
29 105
38
29 107
36
29 147
8
29 148
10
29 150
14
29 104
34B
29 106
34A
29 108
34
29 149
12
29 152
18
29 151
16
29 153
20
29 119
11
29 120
9
HULBERT AV
HULBERT AV
HULBERT AV
HULBERT AV
WALSH ST
WALSH ST
WALSH ST
JOHNSON ST
JAMES ST
Report a map error (https://www.google.com/maps/@41.2923628,-70.1011032,18z/data=!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3)



1 SITE PLAN
SCALE: 1/16"=1'-0"



2 BELGIAN BLOCK APRON PRECEDENT IMAGE
SCALE: NTS



3 IRREGULAR BLUESTONE STEPPER PRECEDENT
SCALE: NTS



4 ARBOR PRECEDENT IMAGE
SCALE: NTS

ERNST LAND DESIGN

W. DAVID TROAST
P.O. BOX 2153
NANTUCKET MA
02584
(508)-228-5614

PRIVATE RESIDENCE

63 & 63A HULBERT AVE
NANTUCKET MA
02554

PROJECT INFO:

MAP: 29
PARCEL: 9 & 9.1
ZONE: R-1
AREA: 0.36 & 0.21 AC

DESIGN INFO:

DESIGN: D.TROAST
DRAFT: A.C.L.

SHEET INFO:

SCALE: AS NOTED
DATE: 4/3/25

REVISIONS:
1.
2.
3.
4.
5.

SITE PLAN

HDC 2.0

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Stone retaining walls, Bluestone patio hardscaping, 8'-6" x 8'-6" spa

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 31'-10 x 27'-4" ☑ 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 Bluestone patio
2. South Elevation Stone retaining walls
3. West Elevation No change
4. North Elevation Stone retaining walls

Is there an HDC survey form for 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 Dry laid bluestone patio Walls Natural gray ashlar bond

* 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 con[illegible]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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0681 6383 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 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

9589 0710 5270 0681 6383 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6384 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 15

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 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Nantucket Conservation Found
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Powers

Site Plan

36 Bassett Rd, Nantucket, MA



Locus Plan



1



2



5



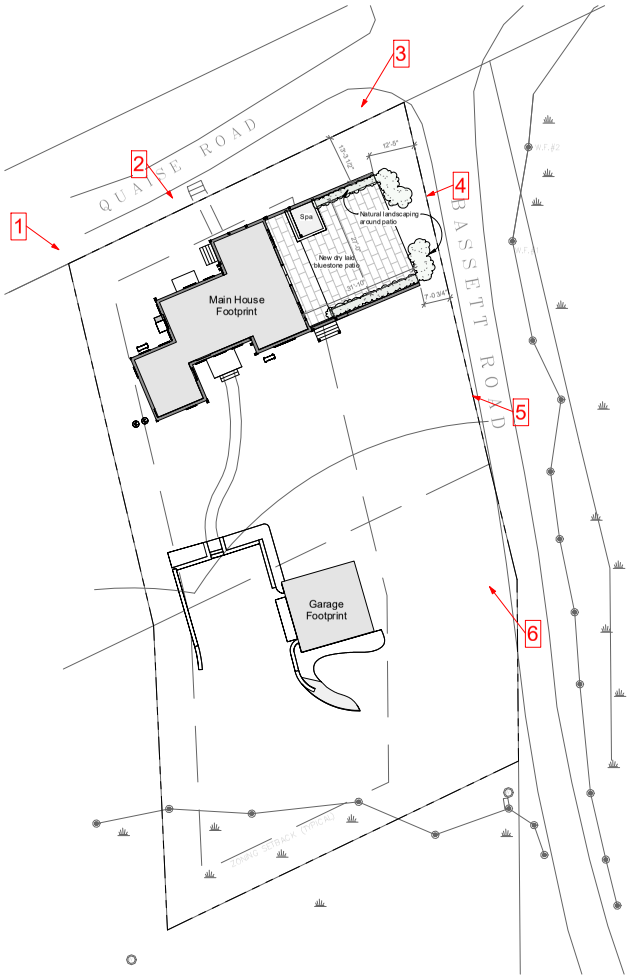
3



6



4



CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Preliminary Design

Powers
36 Bassett Rd, Nantucket, MA
Site Plan
C Site Plan

#	Date	Note
2	2025.03.24	HDC Submission

C

3/20/2025 11:58:38 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



Existing North Elevation



Stone Retaining Wall



Bluestone Patio



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

4/4/2025 1:36:05 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing East Elevation



Stone Retaining Wall



Bluestone Patio



Proposed East Elevation

Design

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC2

4/4/2025 1:36:06 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 South Elevation



Proposed South Elevation



Stone Retaining Wall



Bluestone Patio

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

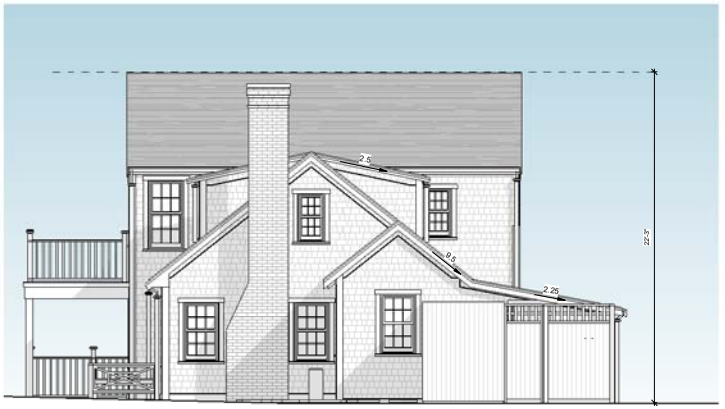
Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC3

4/4/2025 1:36:07 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 West Elevation



No Change

Proposed West Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

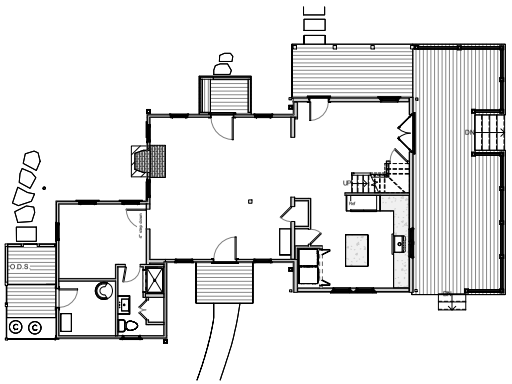
Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note

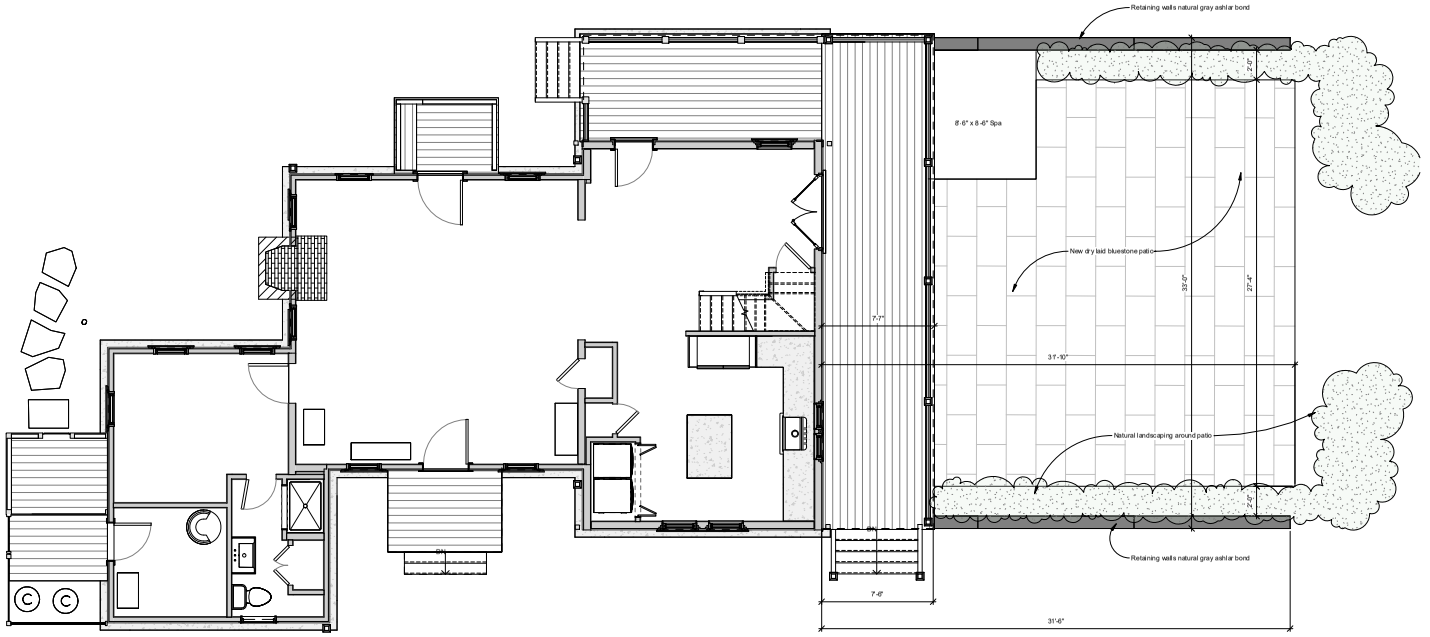
HDC4

4/4/2025 1:36:09 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



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

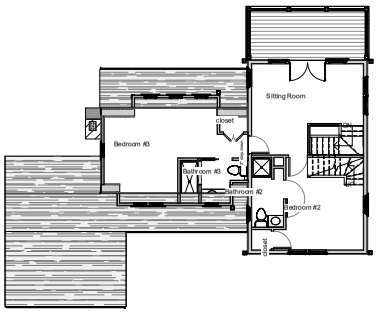
Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

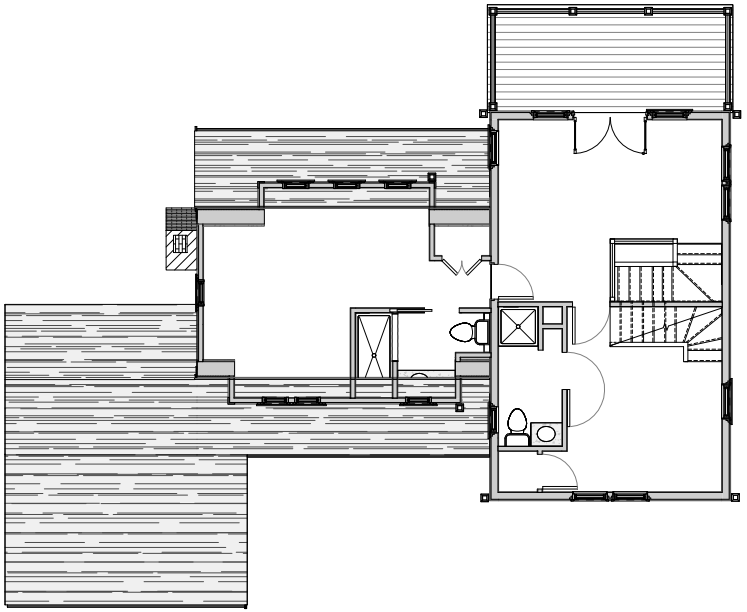
HDC5

3/20/2025 1:18:21 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



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

3/20/2025 1:18:22 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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 185

Street & Number of Proposed Work: 8 Eagles Wing Way

Owner of record: Erik Johnson

Mailing Address: 8 Eagles Wing Way
Nantucket, Mass. 02554

Contact Phone #: (508) 325-2789 E-mail: erik@lindsaycurtis builders inc.com

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 61 Old South Rd #300
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 (29) all black solar pv modules to rooftops

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 April 7th, 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.**

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 8 Eagles Wing Way

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 _____

Name ERIK JOHNSON

Date 2/13/26

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 Erik Johnson

STREET ADDRESS 8 Eagles Wing Way

MAP/PARCEL 80 / 185

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7th, 2025

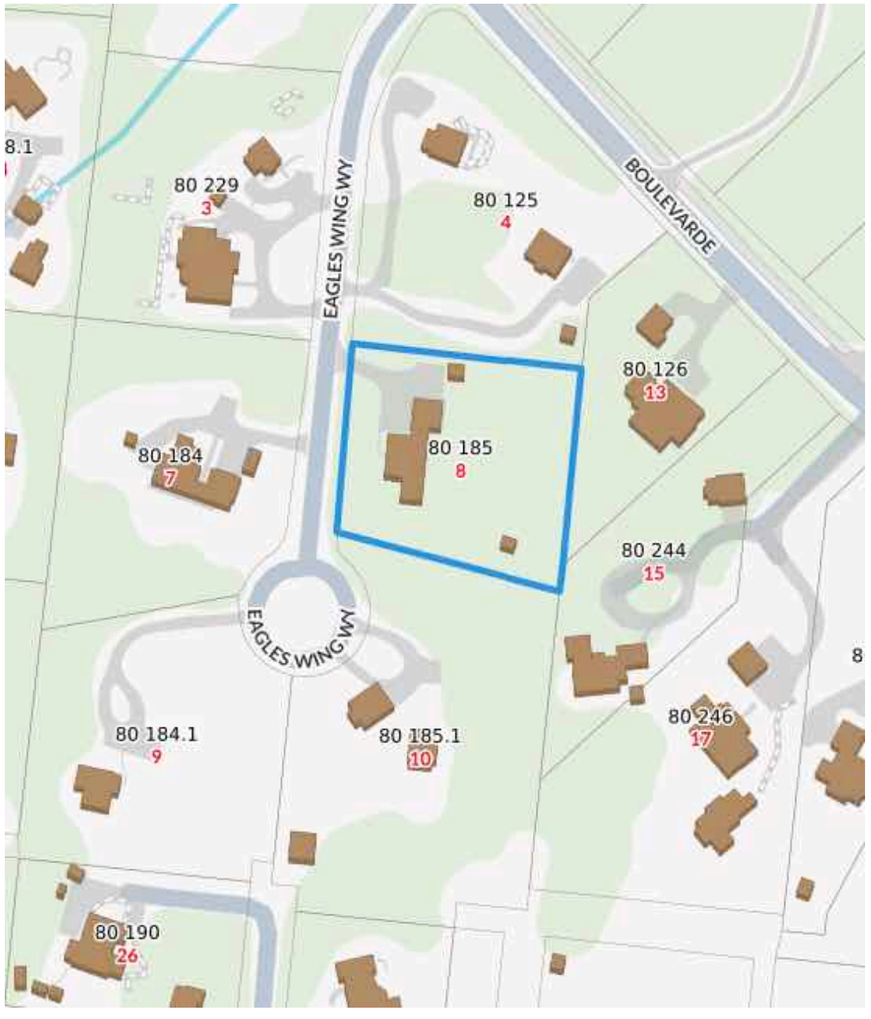
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

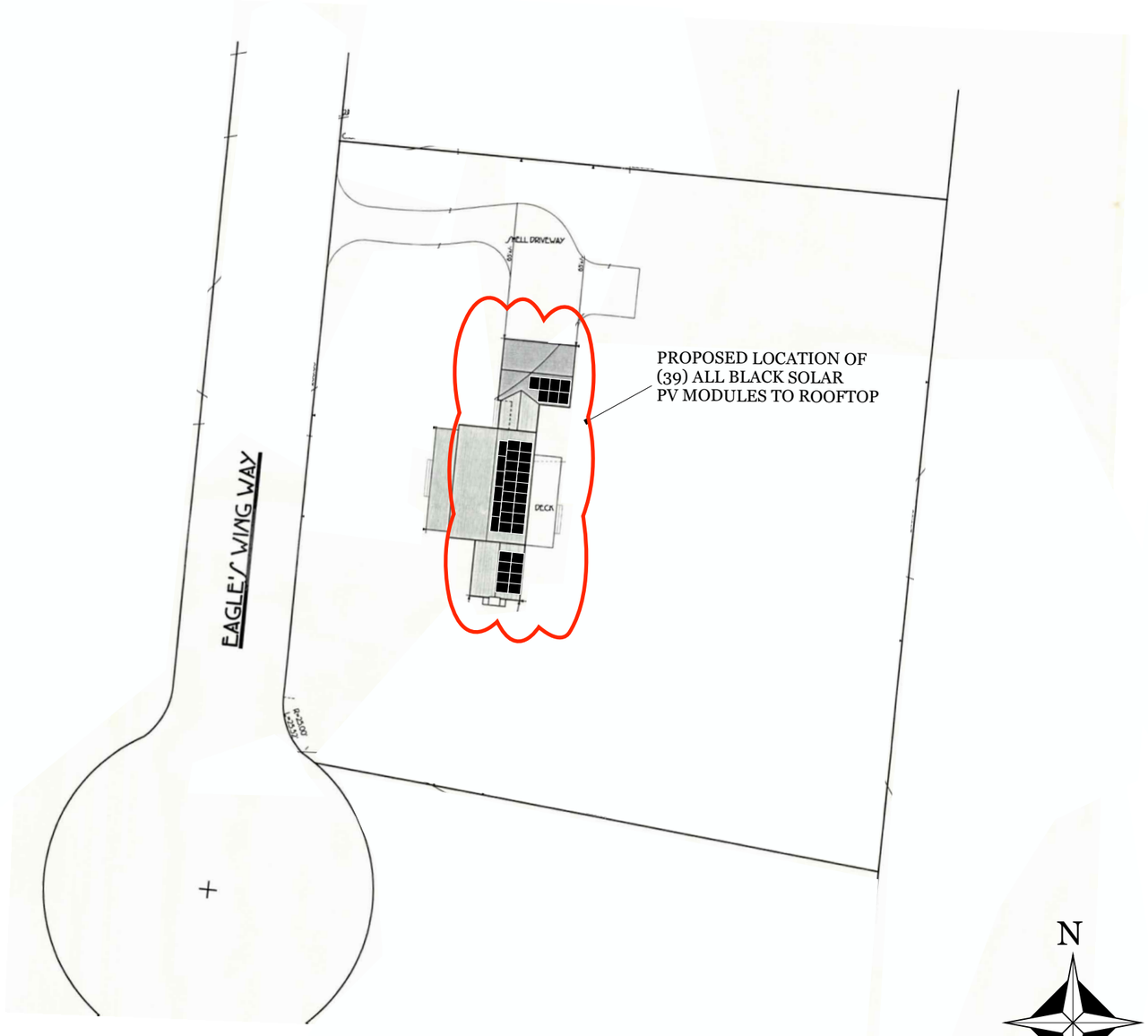
Caroline F. Wallace — April 7th, 2025

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: LUG1
Front Setback: 35ft
Side/Rear Setback: 10ft/10 ft



Site Plan
Scale: 1" = 50”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

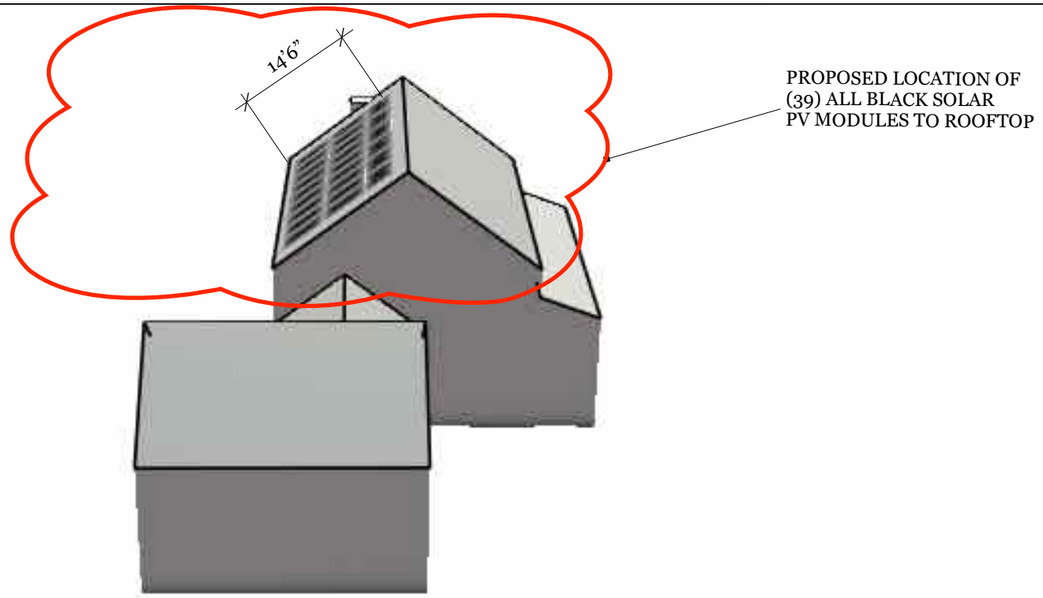
ROOFTOP SOLAR ARRAY
16.77kW DC, 11.4kW AC

Owner:	Erik Johnson
Site Address:	8 Eagles Wing Wy
City, State, Zip:	Nantucket, MA 02564
Map: 80	Parcel: 185

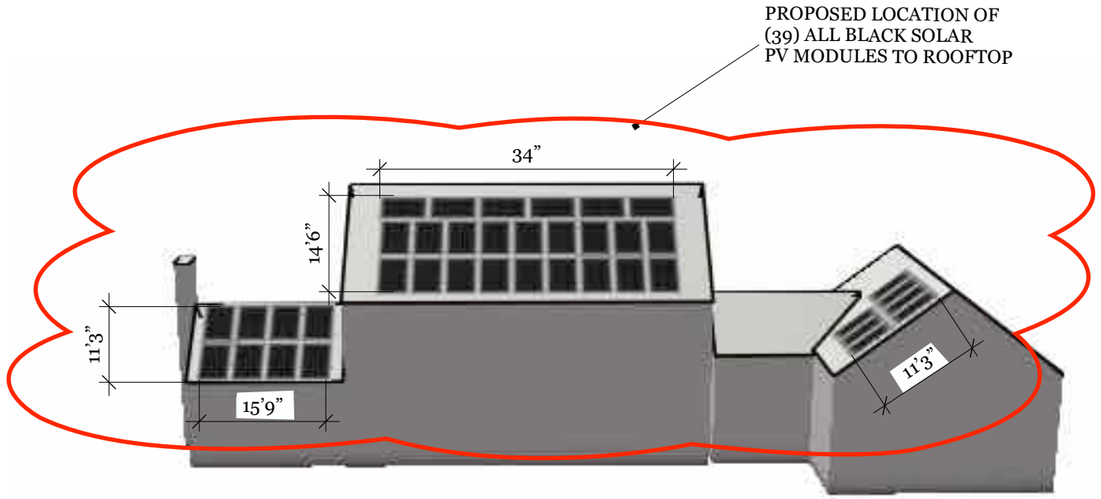
REVISIONS

	MM/DD/YY	REMARKS
1	4/7/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

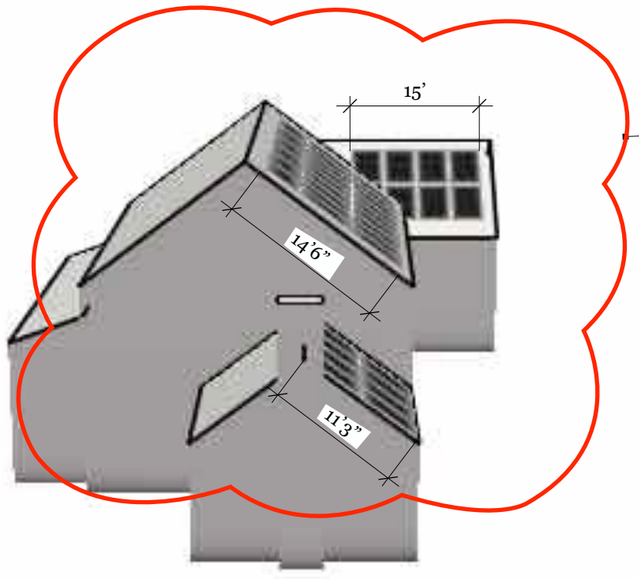
PV 01



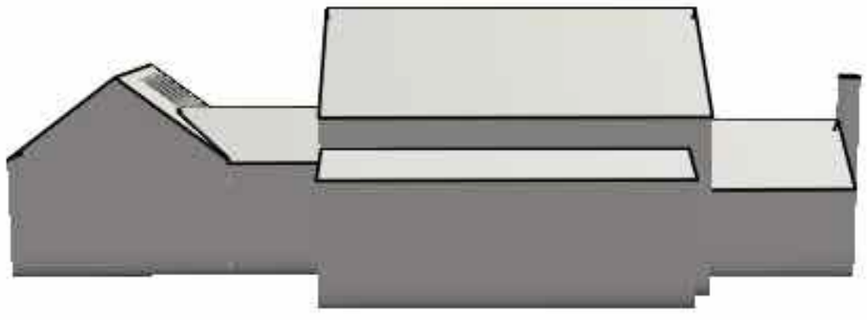
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
16.77kW DC, 11.4kW AC

Owner:	Erik Johnson
Site Address:	8 Eagles Wing Wy
City, State, Zip:	Nantucket, MA 02564
Map: 80	Parcel: 185

REVISIONS

1	4/7/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

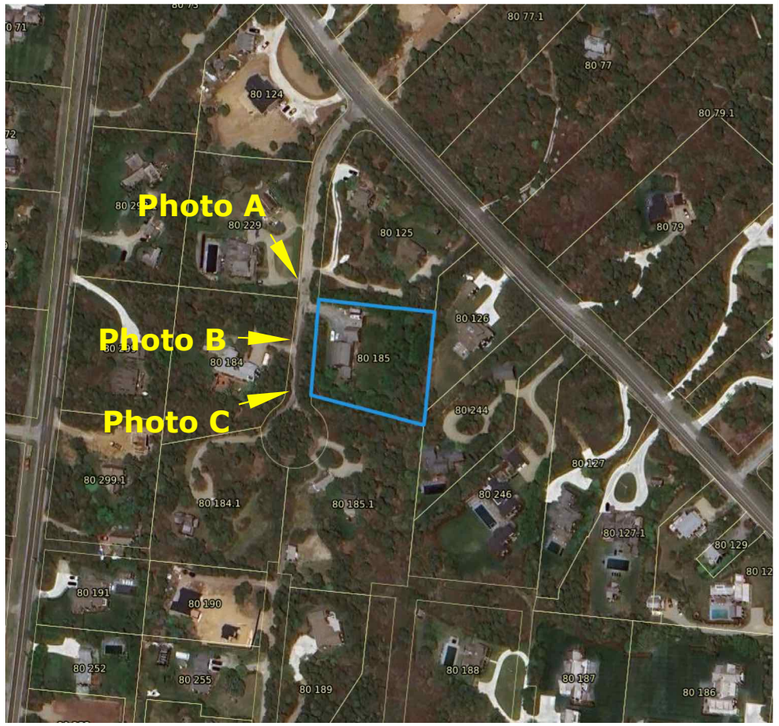




Photo A



Photo B

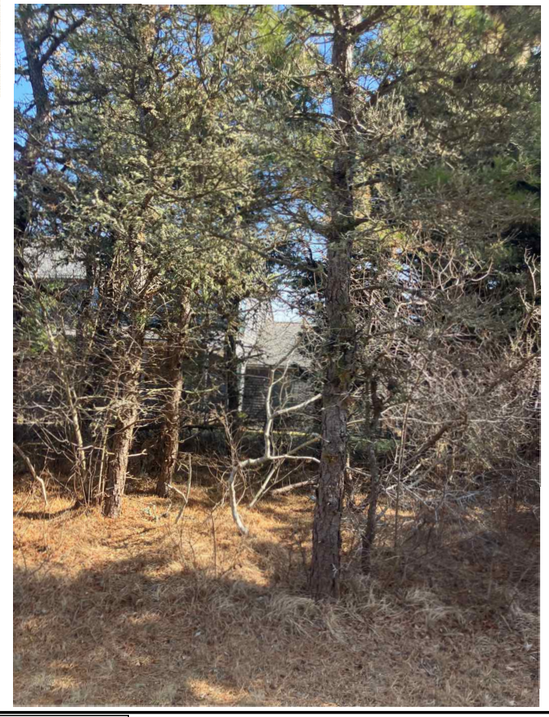


Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
16.77kW DC, 11.4kW AC

Owner:	Erik Johnson
Site Address:	8 Eagles Wing Wy
City, State, Zip:	Nantucket, MA 02564
Map: 80	Parcel: 185

REVISIONS

1	4/7/25	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.

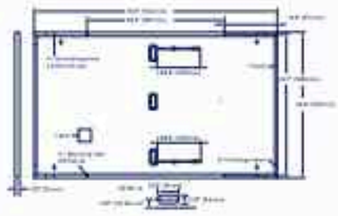
The ideal solution for:

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

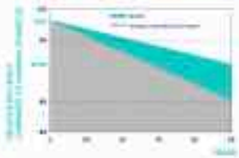


Electrical Characteristics

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]	12.82	12.91	12.98	13.08	13.12	13.20
Voltage at MPP	V_{MPP}	[V]	32.34	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, NMOT²								
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	11.10	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

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

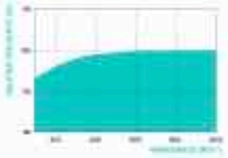
Qcells PERFORMANCE WARRANTY



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 / Pull³		[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)		

³ See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland, IEC 61215 (2016), IEC 61730 (2016), This data sheet complies with DIN EN 50380.

UL and California Energy Commission (CEC) listings pending.

Qcells pursues interesting paper output in consideration of the global environment.

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
16.77kW DC, 11.4kW AC

Owner:	Erik Johnson
Site Address:	8 Eagles Wing Wy
City, State, Zip:	Nantucket, MA 02564
Map: 80	Parcel: 185

REVISIONS

1	4/7/25	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°: 68 PARCEL N°. 167.1

Street & Number of Proposed Work: 1116 Old South Road

Owner of record: 1116SR LLC

Mailing Address: 26 Industrial Street
Warsaw, NY 14569

Contact Phone #: (585) ~~redacted~~ 786-3880x105 E-mail: rob@superiordoor.com

AGENT INFORMATION (if applicable)

Name: JCK Smart

Mailing Address: 61 Old South Road #500
Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@jcksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (120) all black solar pv modules to rooftops (black asphalt)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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 April 7th, 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 **ACK SMART**

AS AGENT FOR **ROB FONTAINE OF 111 OSR LLC**

STREET ADDRESS **111B OLD SOUTH ROAD**

MAP/PARCEL **68 / 167.1**

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 7TH, 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

APRIL 7TH, 2025
Date

Docusign Envelope ID: DA3E2E67-C9F0-4B38-9EFC-79EE77CDCDD1

Sent via email to: hdcsubmissions@nantucket-ma.gov

PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property at 111B Old South Road.

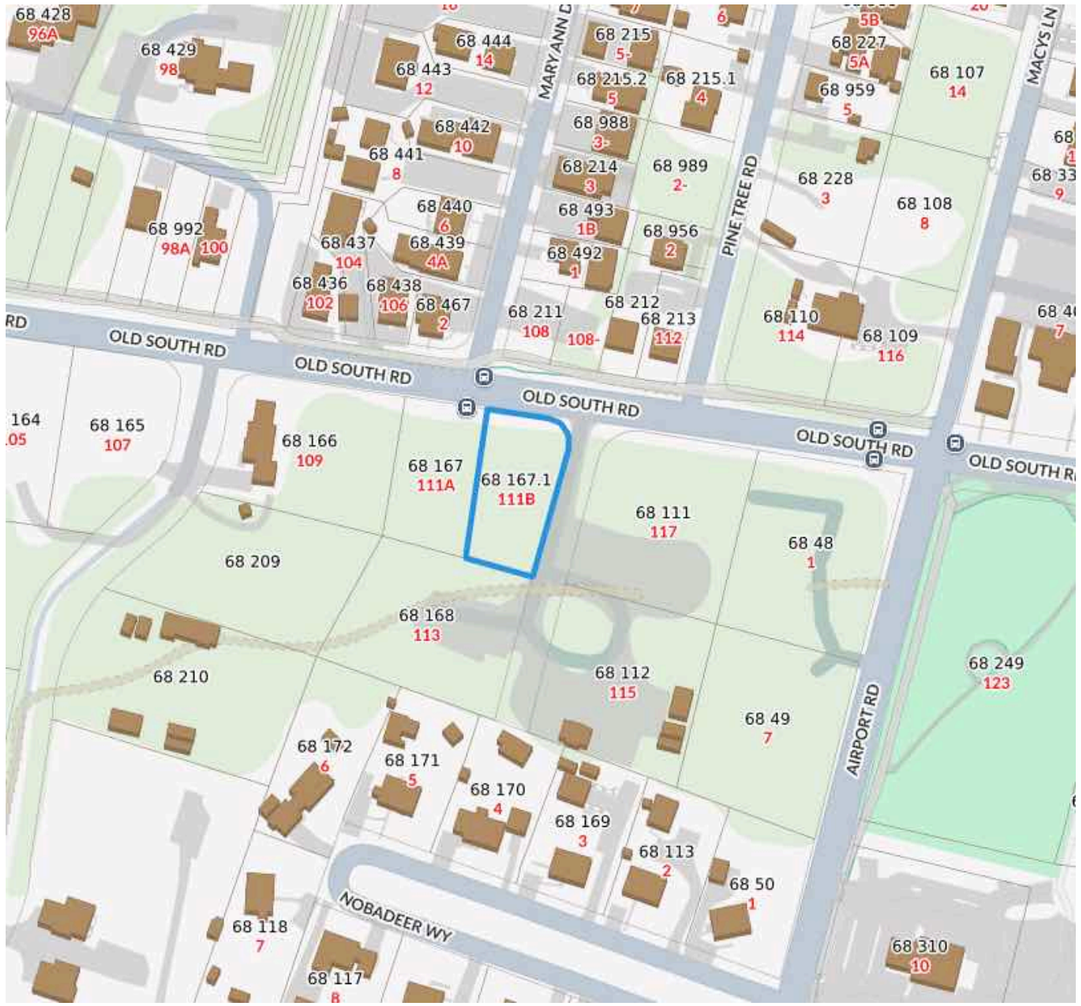
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Rob Fontaine E4DD4807479747F...

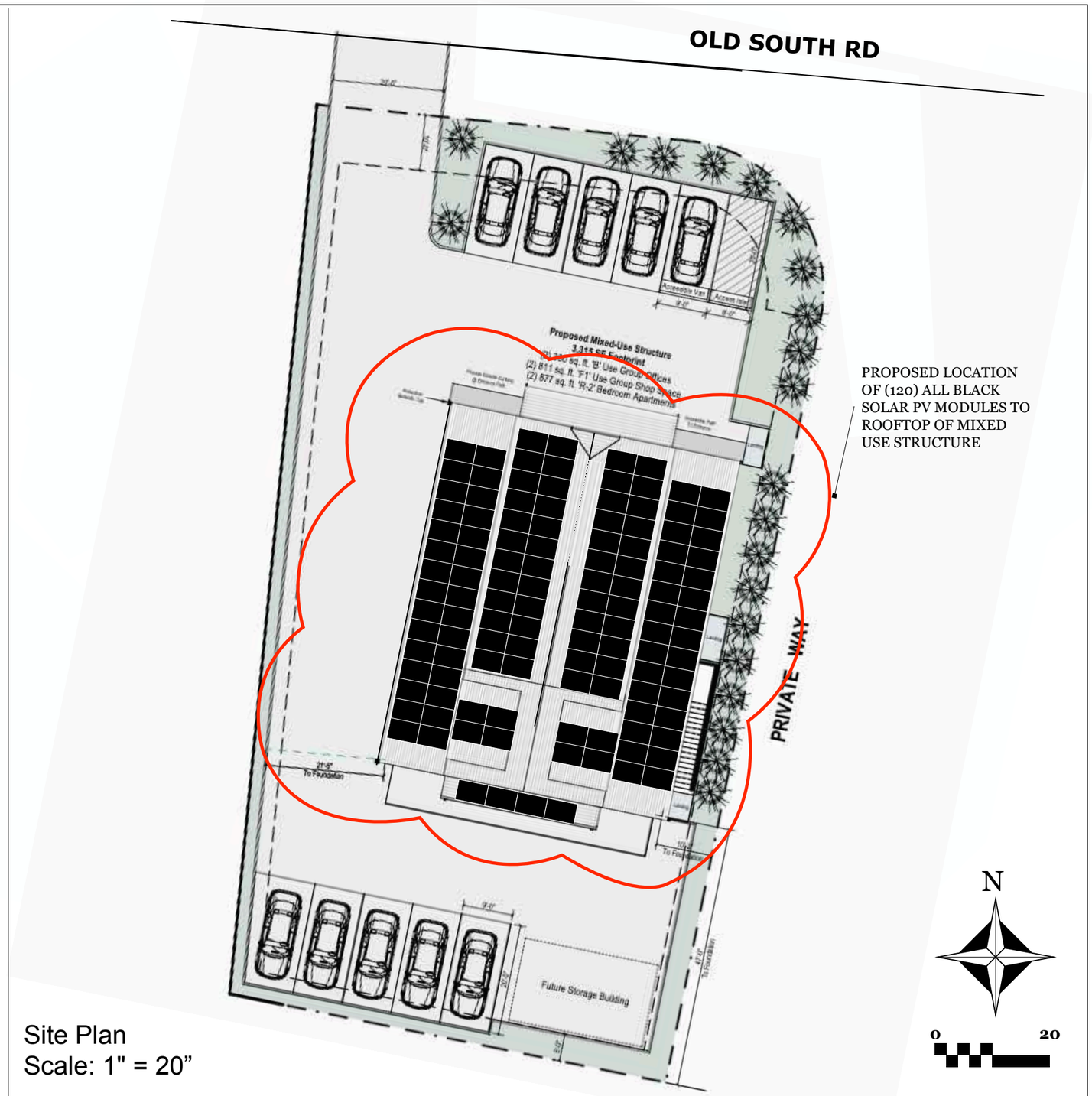
Name Rob Fontaine

Date 3/15/2025



Locus Map
Scale: Not to scale

Zoning Class: CTEC
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Site Plan
Scale: 1" = 20”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

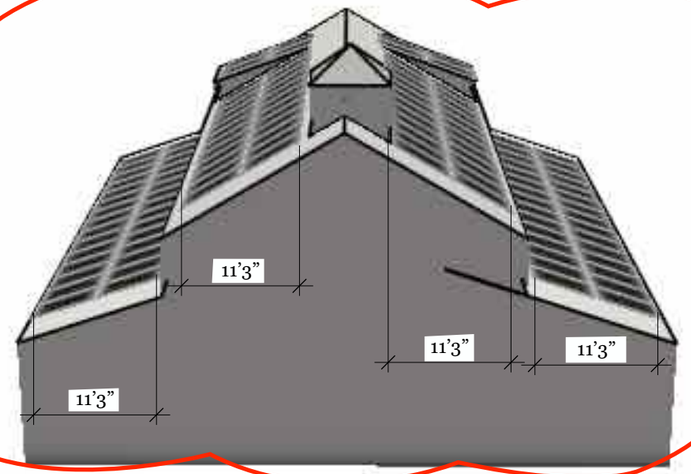
ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

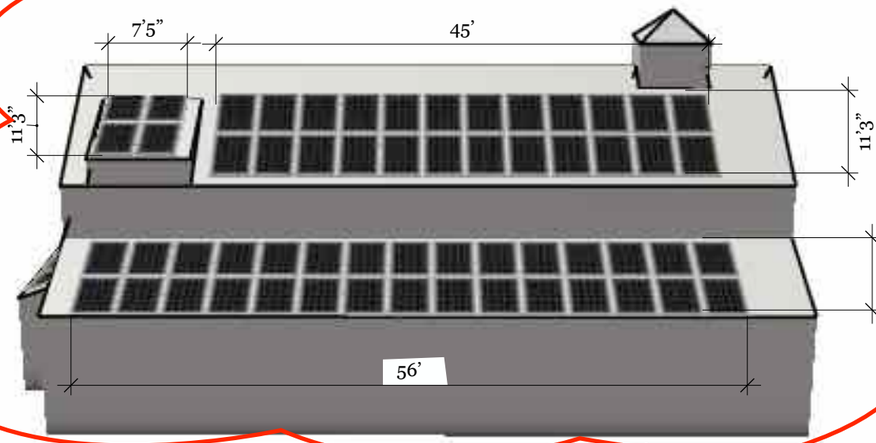
	MM/DD/YY	REMARKS
1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



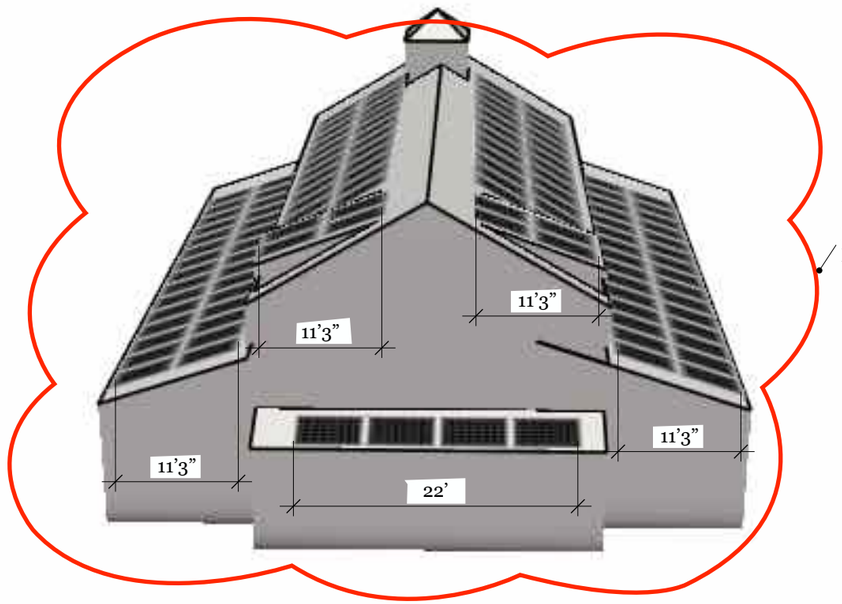
NORTH ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOTOP OF MIXED USE STRUCTURE



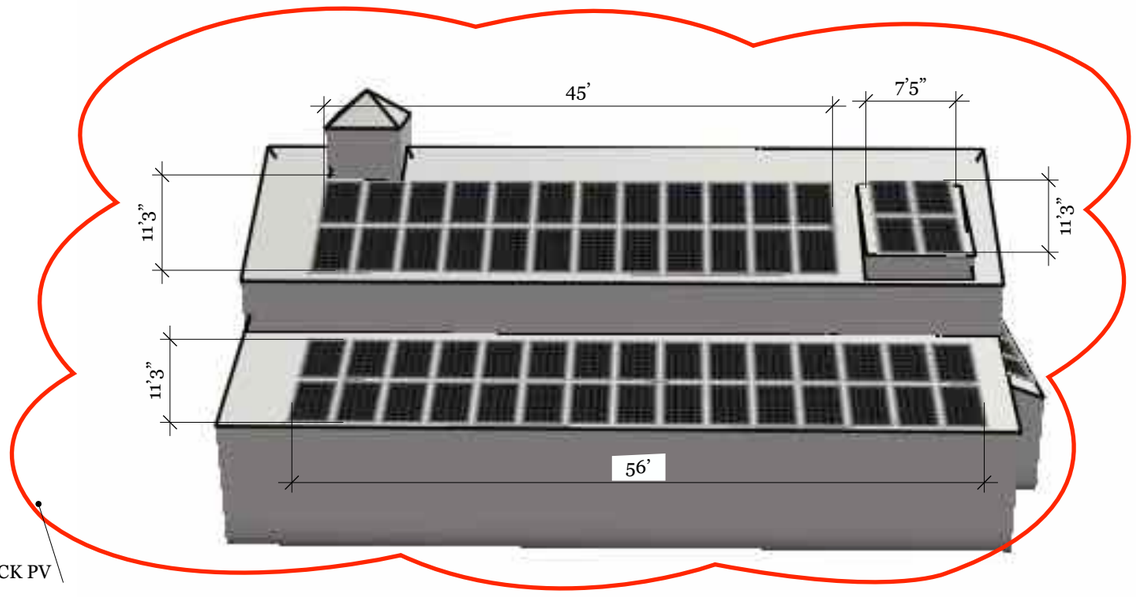
EAST ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOFTOP OF MIXED USE STRUCTURE



SOUTH ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOFTOP



WEST ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOFTOP OF MIXED USE STRUCTURE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



SOLAR PV MODULES WILL HAVE VERY LIMITED VISIBILTY ON OLD SOUTH ROAD



PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	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



High performance Qcells N-type solar cells

QUANTUM 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[1], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (4000 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.

The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1730 mm × 1045 mm × 30 mm (including frame) (1712 mm × 1109 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflective technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.13 – 2.56 in × 1.26 – 2.36 in × 0.59 – 0.71 in (54 – 65 mm × 32 – 60 mm × 15 – 18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 49.21 in (1250 mm), (–) ≥ 49.21 in (1250 mm)
Connector	Stäubli MC4; IP68

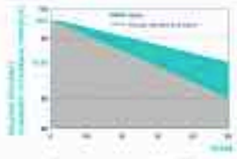


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[2] (POWER TOLERANCE +5 W / -0 W)								
Power at MPP	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current[3]	I_{SC}	[A]	13.49	13.59	13.69	13.74	13.82	13.91
Open Circuit Voltage[3]	V_{OC}	[V]	39.67	39.75	39.83	39.93	39.95	39.99
Current at MPP	I_{MPP}	[A]	12.83	12.91	12.98	13.05	13.12	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]								
Power at MPP	P_{MPP}	[W]	312.7	317.0	321.3	325.5	329.8	333.9
Short Circuit Current	I_{SC}	[A]	10.87	10.94	11.00	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	36.90	36.97	37.04	37.11	37.18	37.24
Current at MPP	I_{MPP}	[A]	10.03	10.09	10.15	10.21	10.27	10.33
Voltage at MPP	V_{MPP}	[V]	31.17	31.39	31.60	31.81	32.01	32.22

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

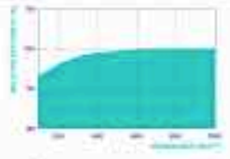
Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.25 % degradation per year. At least 86.6 % of nominal power up to 16 years. At least 85.08 % 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]	-0.26
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.35	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC/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[4]		[lbs/ft²]	169 (8000 Pa) / 75 (3600 Pa)		

[4] See Installation Manual

Qualifications and Certificates

Quality Controlled PV
TÜV Rheinland;
IEC 61215 (ed. 2);
IEC 61730 (ed. 2);
This data sheet is valid for modules with 0.06 BB 2 BB

UL and California Energy Commission (CEC) listings pending

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	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°: 75 PARCEL N°. 140

Street & Number of Proposed Work: 2 Old Town Neves Rd

Owner of record: Denise & Douglas Schenkel

Mailing Address: 53 Pine St
Wellesley, Mass. 02481

Contact Phone #: (917) 842-8211 E-mail: deniseschenkeldesign@yahoo.com

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 61 Old South Road #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 (21) all black solar pv modules to rooftops

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 April 9th, 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.**

Docusign Envelope ID: 9E6AA992-3D0D-40A7-B383-680AAF0B6431

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 2 Old Tom Nevers Road

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: Denise Schenkel 2159AD816F06466...

Name Denise Schenkel

Date 3/24/2025

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 ACK SMART

AS AGENT FOR DENSIE AND DOUGLAS SCHENKEL

STREET ADDRESS 2 OLD TOM NEVERS RD

MAP/PARCEL 75 / 140

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 7TH, 2025

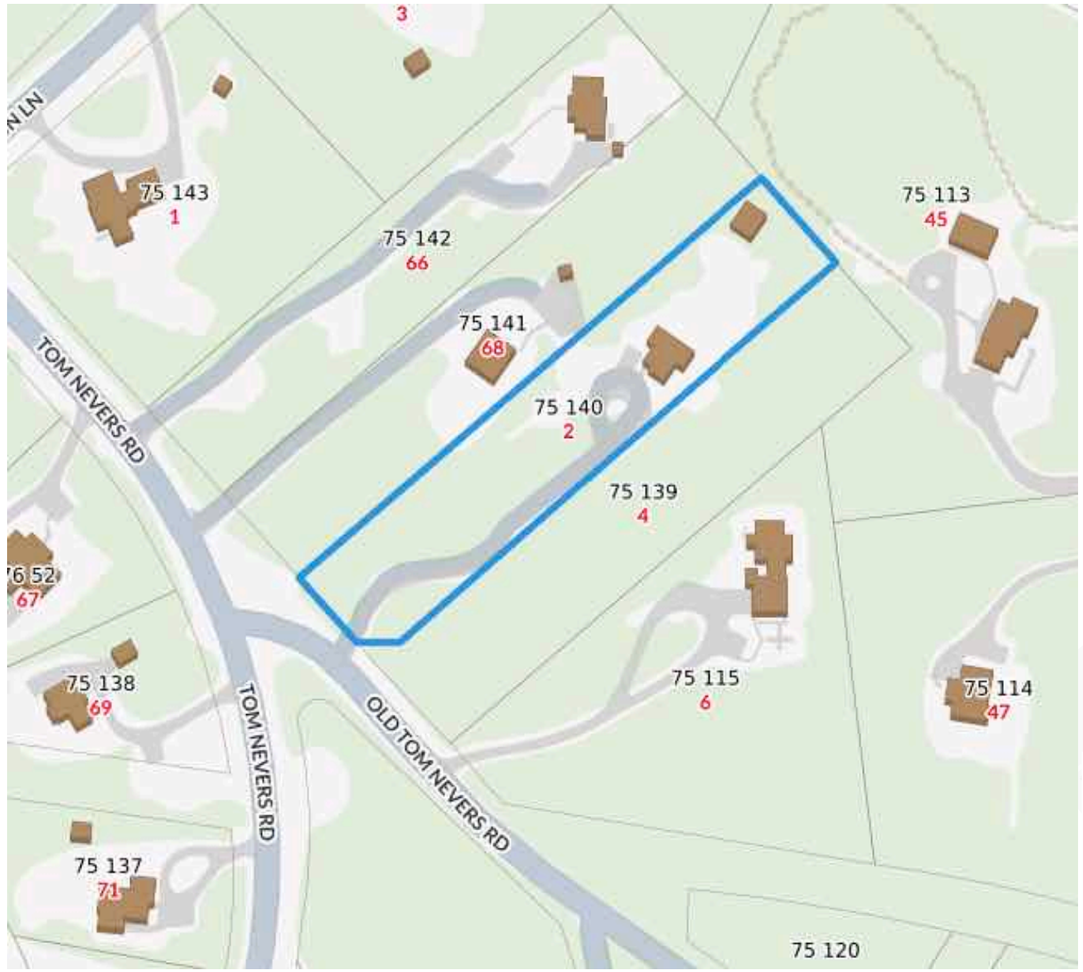
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

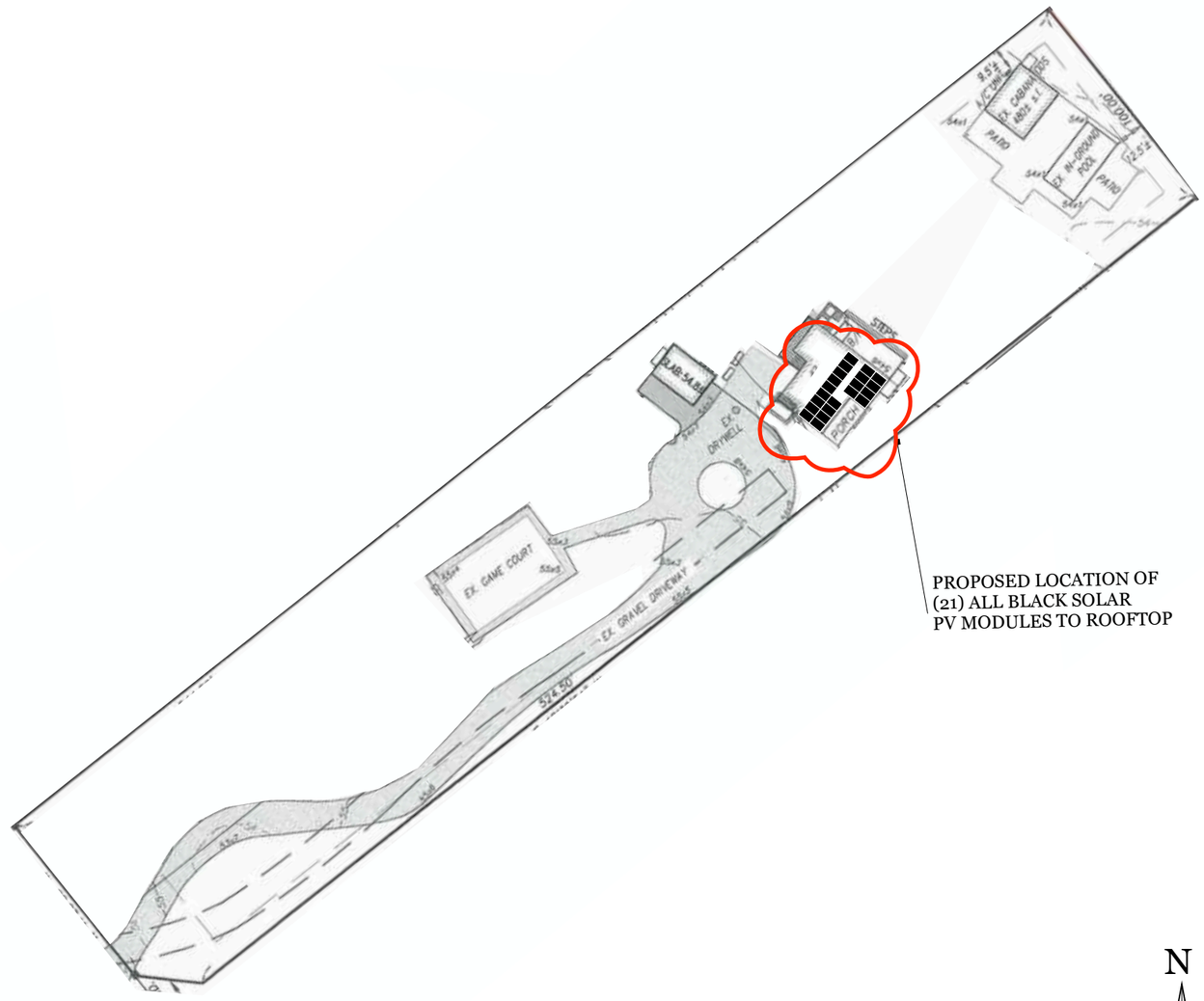
Signature

APRIL 7TH, 2025
Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20ft/20 ft



Site Plan
Scale: 1" = 60”

N

0 60

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

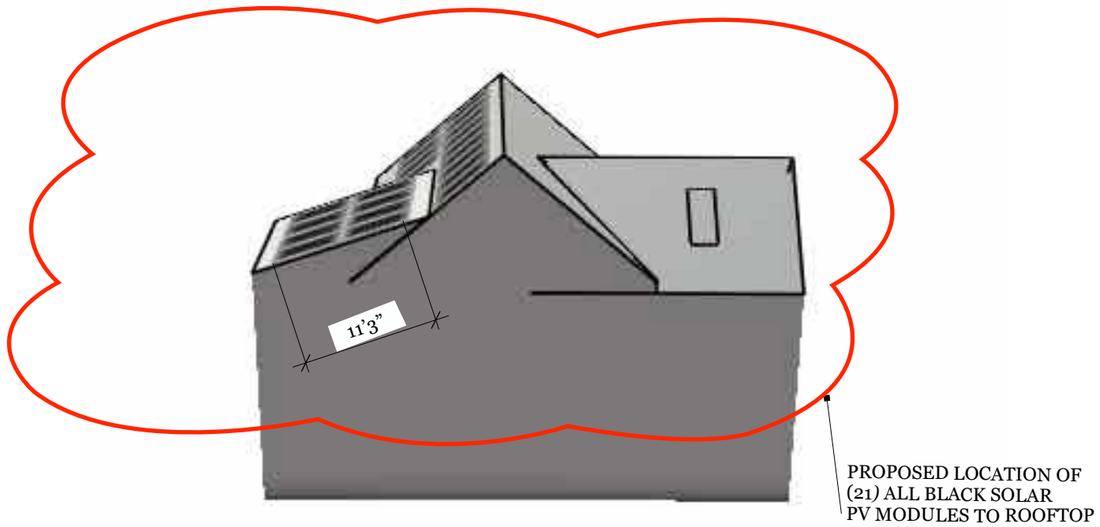
ROOFTOP SOLAR ARRAY
9.24kW DC, 10.00kW AC

Owner:	Denise and Douglas Schenkel
Site Address:	2 Old Tom Nevers Road
City, State, Zip:	Nantucket
Map: 75	Parcel: 140

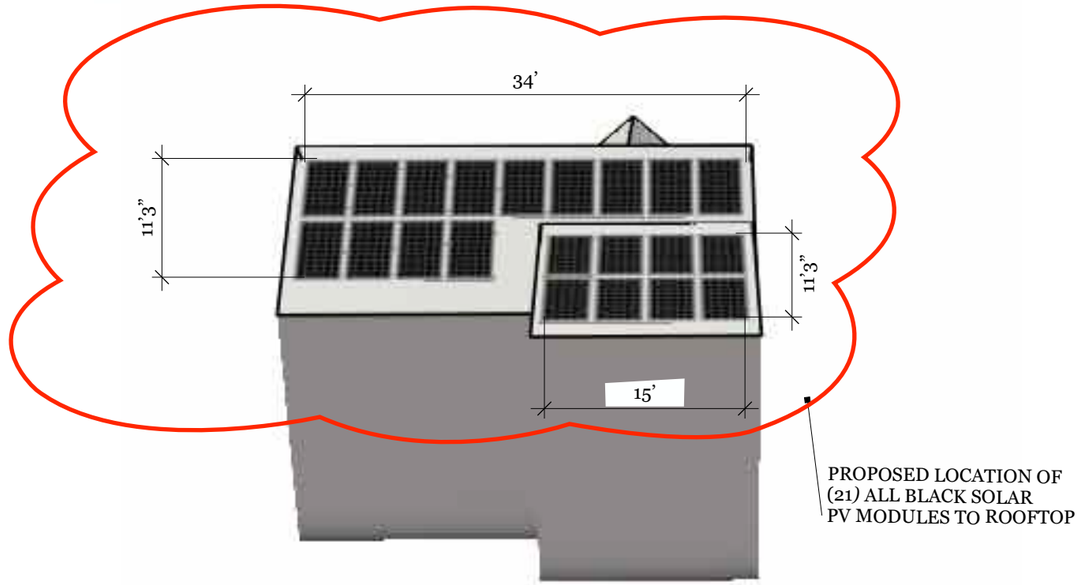
REVISIONS

	MM/DD/YY	REMARKS
1	4/7/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

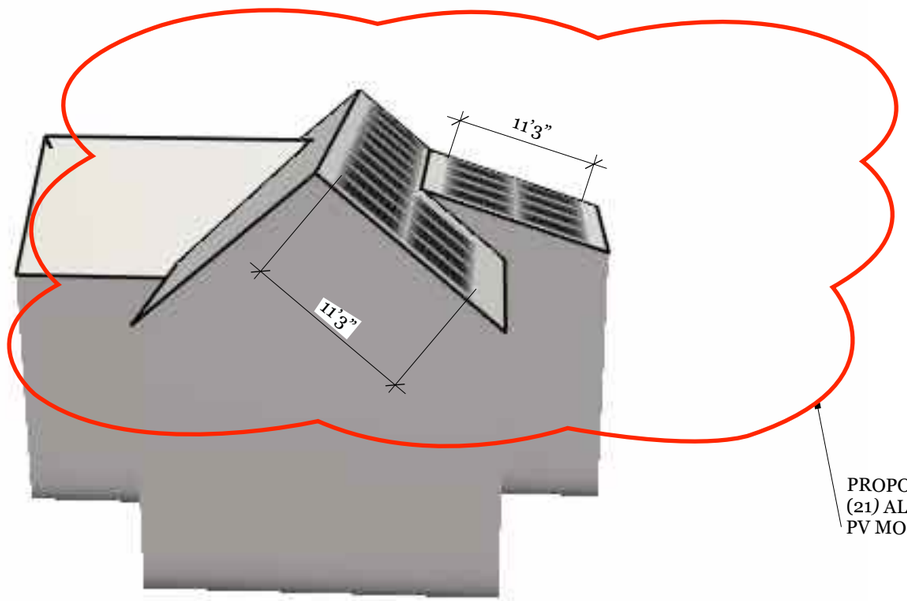
PV 01



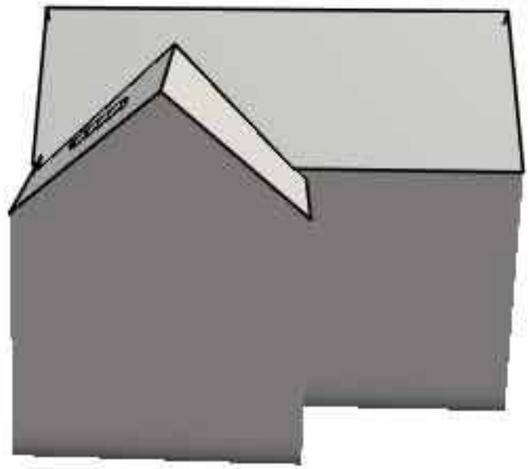
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
9.24kW DC, 10.00kW AC

Owner:	Denise and Douglas Schenkel
Site Address:	2 Old Tom Nevers Rd
City, State, Zip:	Nantucket, MA 02564
Map: 75	Parcel: 140

REVISIONS

1	4/7/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02





PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
9.24kW DC, 10.00kW AC

Owner:	Denise and Douglas Schenkel
Site Address:	2 Old Tom Nevers Road
City, State, Zip:	Nantucket
Map: 75	Parcel: 140

REVISIONS

1	4/7/25	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



High performance Qcells N-type solar cells

QUANTUM 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[1], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (4000 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.

The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1730 mm × 1045 mm × 30 mm (including frame) (1712 mm × 1016 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflective technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.13 – 2.56 in × 1.26 – 2.36 in × 0.59 – 0.71 in (54 – 65 mm × 32 – 60 mm × 15 – 18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 49.21 in (1250 mm), (–) ≥ 49.21 in (1250 mm)
Connector	Stäubli MC4; IP68

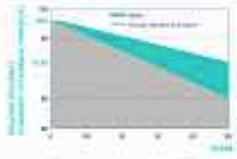


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / –0 W)								
Power at MPP	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current[2]	I_{SC}	[A]	13.49	13.59	13.69	13.74	13.82	13.91
Open Circuit Voltage[2]	V_{OC}	[V]	38.67	38.75	39.03	39.23	39.43	39.69
Current at MPP	I_{MPP}	[A]	12.83	12.91	12.98	13.05	13.12	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[1]								
Power at MPP	P_{MPP}	[W]	312.7	317.6	321.3	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.94	11.02	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	35.93	36.17	37.04	37.23	37.43	37.64
Current at MPP	I_{MPP}	[A]	10.03	10.15	10.21	10.27	10.33	10.38
Voltage at MPP	V_{MPP}	[V]	31.17	31.26	31.46	31.65	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 • [1] 800 W/m², NMOT, spectrum AM 1.5

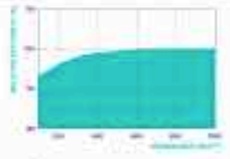
Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.83 % of nominal power up to 10 years. At least 85.08 % 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 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC/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)/ 84 (4000 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull[4]		[lbs/ft²]	169 (8000 Pa)/ 126 (6000 Pa)		

[4] See Installation Manual

Qualifications and Certificates

Quality Controlled PV
TÜV Rheinland;
IEC 61215 (ed. 2);
IEC 61730 (ed. 2);
This data sheet is valid for modules with 0.06 BB 2 BB

UL and California Energy Commission (CEC) listings pending

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
9.24kW DC, 10.00kW AC

Owner:	Denise and Douglas Schenkel
Site Address:	2 Old Tom Nevers Road
City, State, Zip:	Nantucket
Map: 75	Parcel: 140

REVISIONS

1	4/7/25	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°: 41 PARCEL N°. 6C

Street & Number of Proposed Work: 14 Dukes Road.

Owner of record: John and Joanne Archer

Mailing Address: 608 Spruce St

Philadelphia Pa 19106

Contact Phone #: 484 645 6235 E-mail: jarchermd@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: N/A

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ? ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

RECEIVED APR 07 2025 By

RECEIVED APR 07 2025 By

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Wood Gate, Wire Fence 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 4-7-2025 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING 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	
	_____ with the application. If not included the application is deemed incomplete.
Y	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	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----------
Y	Pictures: (3 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.
Y	_____ a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**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.
	single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
Y	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: 4/7/2025



Property Information

Property ID	1795
Location	14 DUKES RD
Owner	ARCHER JOHN H & JOANNE B TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

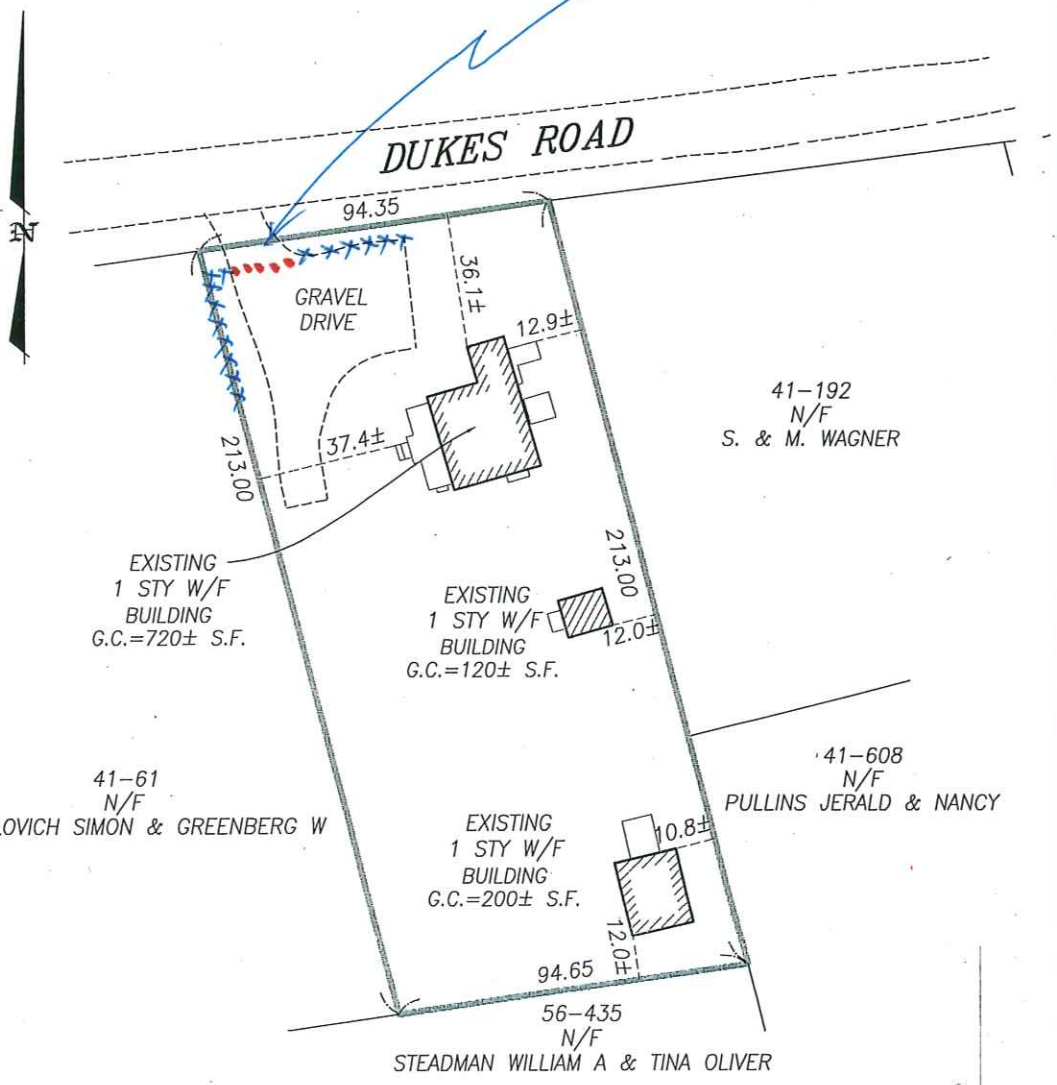
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
By

RENT ZONING CLASSIFICATION:
idential 20 (R–20)

		EXISTING:
IMUM LOT SIZE:	20,000 S.F.	20,017± S.F.
IMUM FRONTAGE:	75 FT.	SEE PLAN
NT YARD SETBACK:	30 FT.	SEE PLAN
R/SIDE SETBACK:	10 FT.	SEE PLAN
UND COVER % :	12.5%	SEE PLAN

Red Dots Denote Gate



RECEIVED
APR 07 2025
By

CERTIFY, AS OF : . . 9/25/2022 . . , THAT
HE BUILDING(S) IS/ARE LOCATED ON THE
ROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

S PLOT PLAN WAS PREPARED FOR THE TOWN
NANTUCKET BUILDING DEPARTMENT ONLY AND
OULD NOT BE CONSIDERED A PROPERTY LINE
RVEY. THIS PLAN SHOULD NOT BE USED TO
TABLISH PROPERTY LINES, FENCES, HEDGES OR
Y ANCILLARY STRUCTURES ON THE PREMISES.
E PROPERTY LINES SHOWN RELY ON CURRENT
EDS AND PLANS OF RECORD.
S PLOT PLAN IS NOT A CERTIFICATION AS TO
LE OR OWNERSHIP OF THE PROPERTY SHOWN.
NERS OF ADJOINING PROPERTIES ARE SHOWN
CORDING TO CURRENT ASSESSOR RECORDS.

SESSOR MAP: . . 41. . , PARCEL: . 60. . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 40' DATE: SEPTEMBER 25, 2022

Owner: . . . JOHN H. & JOANNE B. ARCHER . . . .

Deed: . CERT. 24893 . Plan: . . L.C. 36748–B; LOT 10.

Locus: . . . . . 14 DUKES ROAD . . . . . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–684

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John ARCHER

AS AGENT FOR _____

STREET ADDRESS 14 Dukes Road

MAP/PARCEL MAP 41 Parcel 6C

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

J Archer AP 4-7-2025

Signature Date

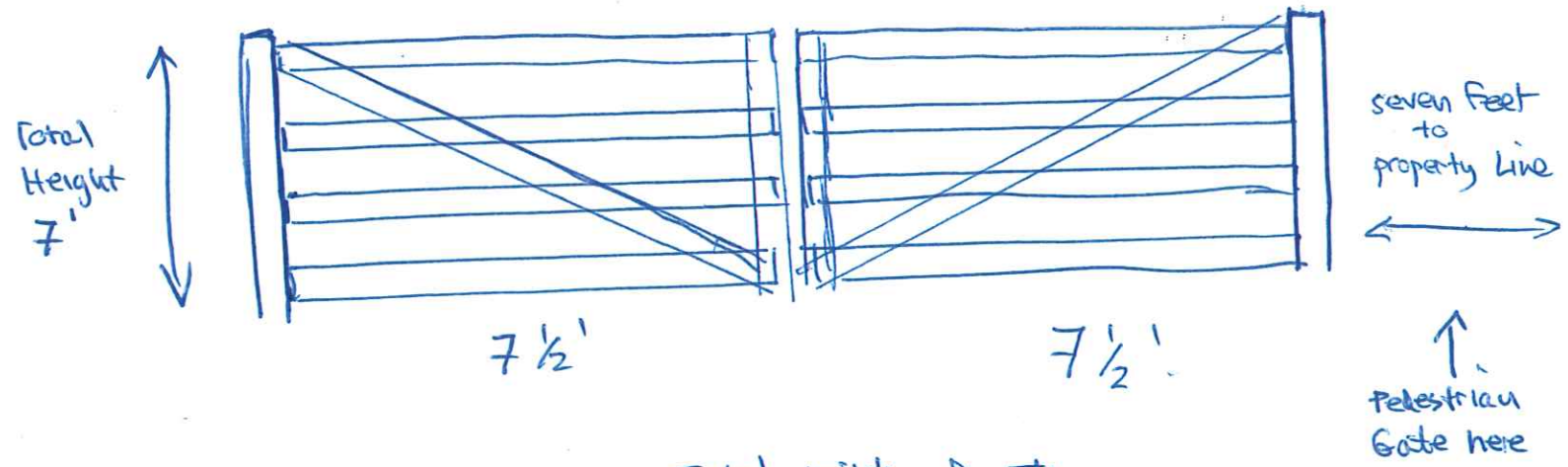
Driveway Gate Proposal For 14 Dukes Road

MAP 41, Parcel 60

1. Gate to be situated 15 (fifteen) feet in from front property Line. Seven feet from Side Property Line. Pedestrian gate to west of Auto gate
2. Two Part Gate, hinged to open inward from each side
3. Construction materials: pressure treated wood, accompanying metal hardware.
   - Total Gate Width: 16 (sixteen) Feet
   - Gate Height: 7 Feet
4. Accompanying Picture of gate of construction similar to this gate
5. Gate Anchored to 6" x 6" Pressure treated Posts
6. Gate to be connected to existing and planned wire mesh fence with wire mesh.
7. Above mentioned wire mesh fence Seven feet high or less; and supported with existing and planned metal fence.

Driveway Gate Proposal for 14 Dukes Rd.

MAP 41 Parcel 6C



Total width of gate 15'


4





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 54

Street & Number of Proposed Work: 25 Hussey St,

Owner of record: Robert L. Boy Trust

Mailing Address: 1 Monarch Place, Ste. 1300
Springfield, MA 01144

Contact Phone #: 508.680.4806 E-mail: joe@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
Nantucket MA 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Partial Erosion Pollution Control (pending Another Application on File)

Size of Structure or Addition: Length: 61'-6" Sq. Footage 1st floor: 1210 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 720 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0" South 0" East -30" West 0"

Height of ridge above final finish grade: North 19'9" South 23'3" East 23'3" West 23'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10'-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 8 Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) copper

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8 Rake 5/4x8 Soffit (Overhang) 4" Corner boards N/A. Frieze _____
Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed Shell Walkways _____ Walls Stone - Match Existing

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural to weather
Trim White - Match House Sash White - Match House Doors Black
Deck Natural 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 4/7/25 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.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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 Joe Paul of BPC Architecture

AS AGENT FOR Robert L Roy Trust

STREET ADDRESS 25 Hussey Street

MAP/PARCEL 42.3.4 / 54

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/7/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature 4/7/2025 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... ROY ROBERT L TRUST

MAILING ADDRESS..... 1 MONARCH PL STE 1300, SPRINGFIELD, MA 01144

PROPERTY LOCATION..... 25 HUSSEY ST

ASSESSORS MAP/PARCEL..... 42.3.4/54

SUBMITTED BY:..... BPC irina@bpc-architecture.com

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 14, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4234	11		ACADEMY HILL ASSC LP	C/O HALLKEEN MANAGEMENT INC	1400 PROVIDENCE HIGHWAY STE 1000	NORWOOD	MA	02062	4 WESTMINSTER ST
4234	48		A&A CHADWICK LLC		37 CENTER ST	NANTUCKET	MA	O2554	7 LILY ST
4234	55		LIDDELL MARY FRANCES		243 LOWELL ST	ANDOVER	MA	01810	23 HUSSEY ST
4234	89		5 LILY STREET LLC	C/O TIMOTHY MORAN ETAL	13160 SABAL CHASE	PALM BEACH GARDENS	FL	33418	5 LILY ST
4234	90		HENDRICKSON SARA M		1248 ZIMMER DRIVE NE	ATLANTA	GA	30306	1A LILY ST
4234	92	1	ADANG ANTHONY & SERAFINI ANNA		PO BOX 4580	SARATOGA SPRINGS	NY	12866	31A HUSSEY ST
4234	93		BAKER DOROTHY B		30 HUSSEY ST	NANTUCKET	MA	02554	30 HUSSEY ST
4234	126		LUCY PEARL LLC		16135 OLD YORK RD	MONKTON	MD	21111	41 INDIA ST
Count:	**8**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 25 Hussey St

Tax Map Number: 42.3.4 Parcel Number: 54

Owner of Record: Roy Robert L Trust

Description of Proposal: Guest Cottage

Anticipated HDC Submission Date: 4/07/2025

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.

7003 2260 0001 1628 9580

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Palm Beach Gardens, FL 33418

OFFICIAL USE

Postage	$0.00
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73

$5.58

0056 02

Postmark Here

APR - 7 2025

04/07/2025

Sent To: 5 Lily Street LLC
Street, Apt. No.; or PO Box No.: 13160 Sabal Chase
City, State, ZIP+4: Palm Beach Gardens, FL 33418

PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0001 1628 9603

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Nantucket, MA 02554

OFFICIAL USE

Postage	$0.00
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73

$5.58

0056 03

Postmark Here

APR - 7 2025

04/07/2025

Sent To: A&A Chadwick LLC
Street, Apt. No.; or PO Box No.: 37 Center St
City, State, ZIP+4: Nantucket, MA 02554

PS Form 3800, June 2002 See Reverse for Instructions

7021 2720 0002 1838 3486

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Monkton, MD 21111

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 - 7 2025

04/07/2025

Sent To: Lucy Pearl LLC
Street and Apt. No., or PO Box No.: 16135 Old York Rd
City, State, ZIP+4®: Monkton, MD 21111

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1838 3493

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	$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	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02

Postmark Here

APR - 7 2025

04/07/2025

Sent To: Dorothy B Baker
Street and Apt. No., or PO Box No.: 30 Hussey St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7003 2260 0001 1628 9573

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Andover, MA 01810

OFFICIAL USE

Postage	$0.00
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73

$5.58

0056 02

Postmark Here

APR - 7 2025

04/07/2025

Sent To: Mary Frances Liddell
Street, Apt. No.; or PO Box No.: 243 Lowell St
City, State, ZIP+4: Andover, MA 01810

PS Form 3800, June 2002 See Reverse for Instructions

7021 2720 0002 1838 3509

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Saratoga Springs, NY 12866

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

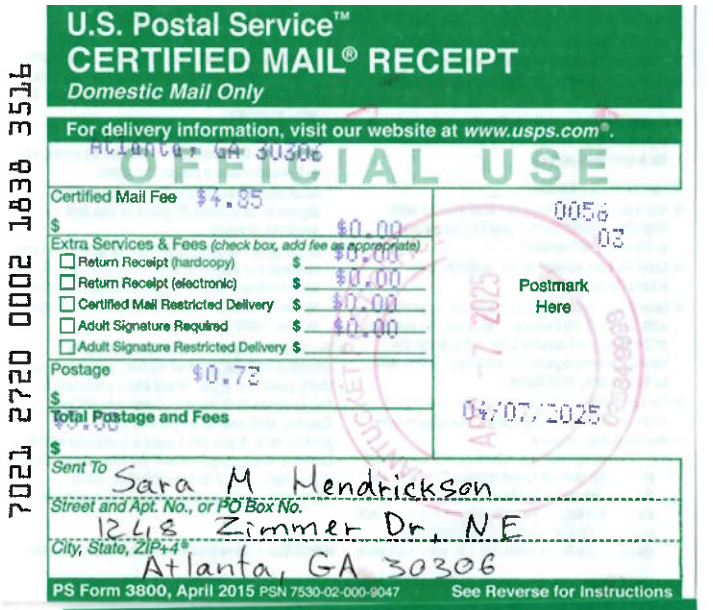
Postmark Here

APR - 7 2025

04/07/2025

Sent To: Anna Serafini + Anthony Adang
Street and Apt. No., or PO Box No.: P.O. Box 4580
City, State, ZIP+4®: Saratoga Springs, NY 12866

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®.

Atlanta, GA 30306

OFFICIAL USE

7021 2720 0002 1838 3516

Certified Mail Fee	$4.35
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	$5.08

0056
03

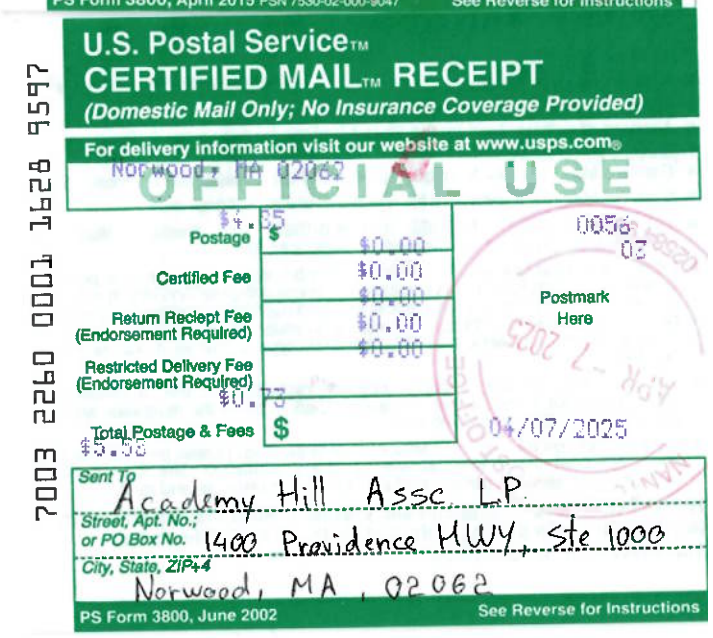
Postmark Here

APR - 7 2025

04/07/2025

Sent To: Sara M Hendrickson
Street and Apt. No., or PO Box No.: 1248 Zimmer Dr, NE
City, State, ZIP+4®: Atlanta, GA 30306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

Norwood, MA 02062

OFFICIAL USE

7003 2260 0001 1628 9597

Postage	$4.85
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73 $5.58

0056
03

Postmark Here

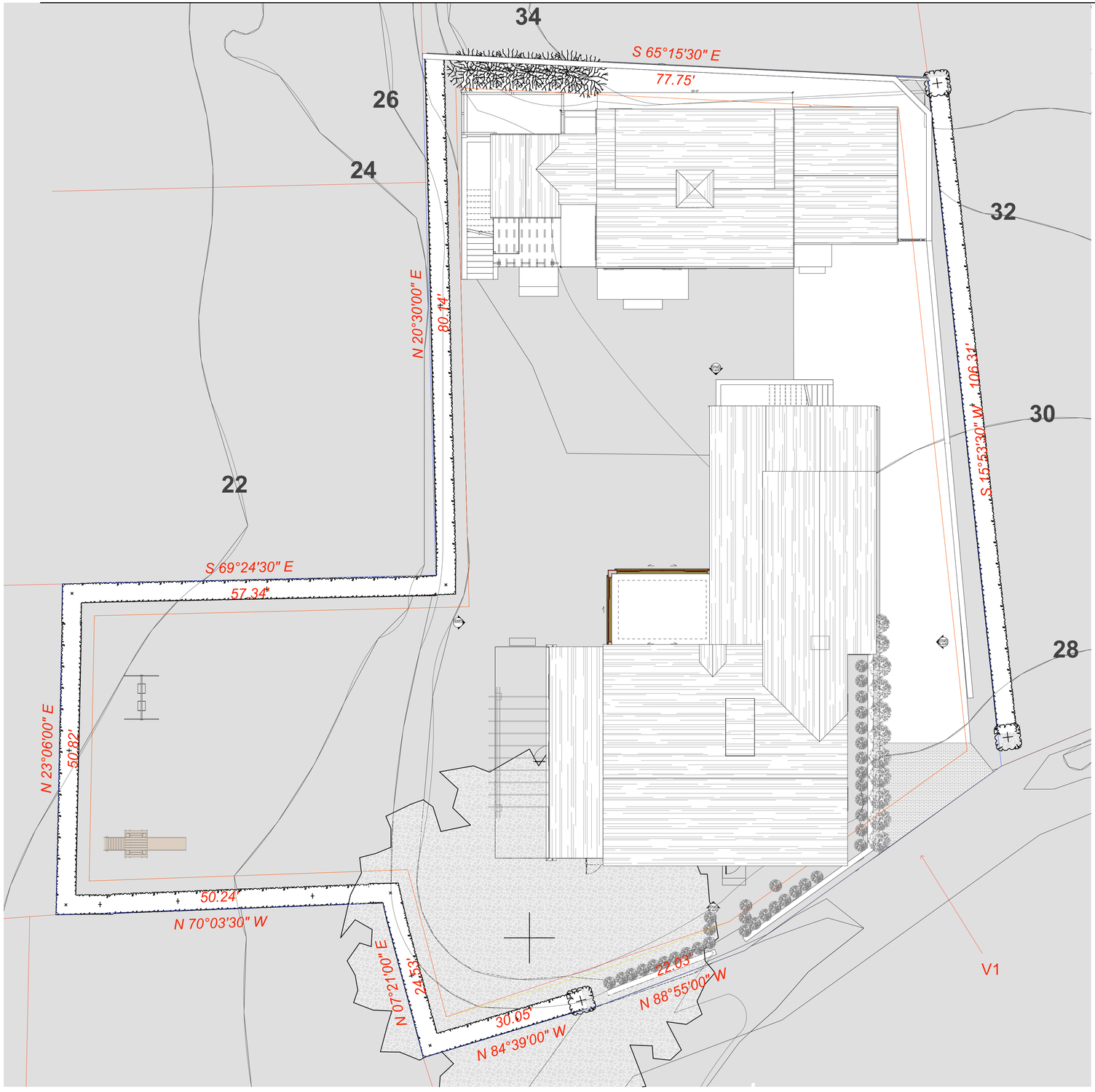
APR - 7 2025

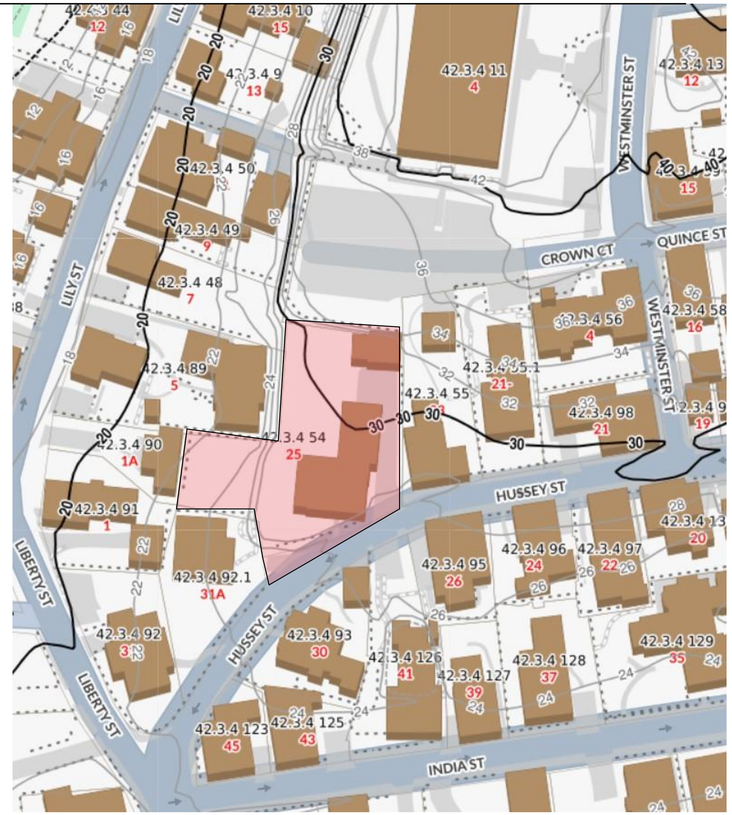
04/07/2025

Sent To: Academy Hill Assc LP
Street, Apt. No.; or PO Box No.: 1400 Providence HWY, Ste 1000
City, State, ZIP+4: Norwood, MA, 02062

PS Form 3800, June 2002 See Reverse for Instructions

25 HUSSEY ST







bpc

4.07.2025

REVISIONS PLOTTED: 4/7/2025

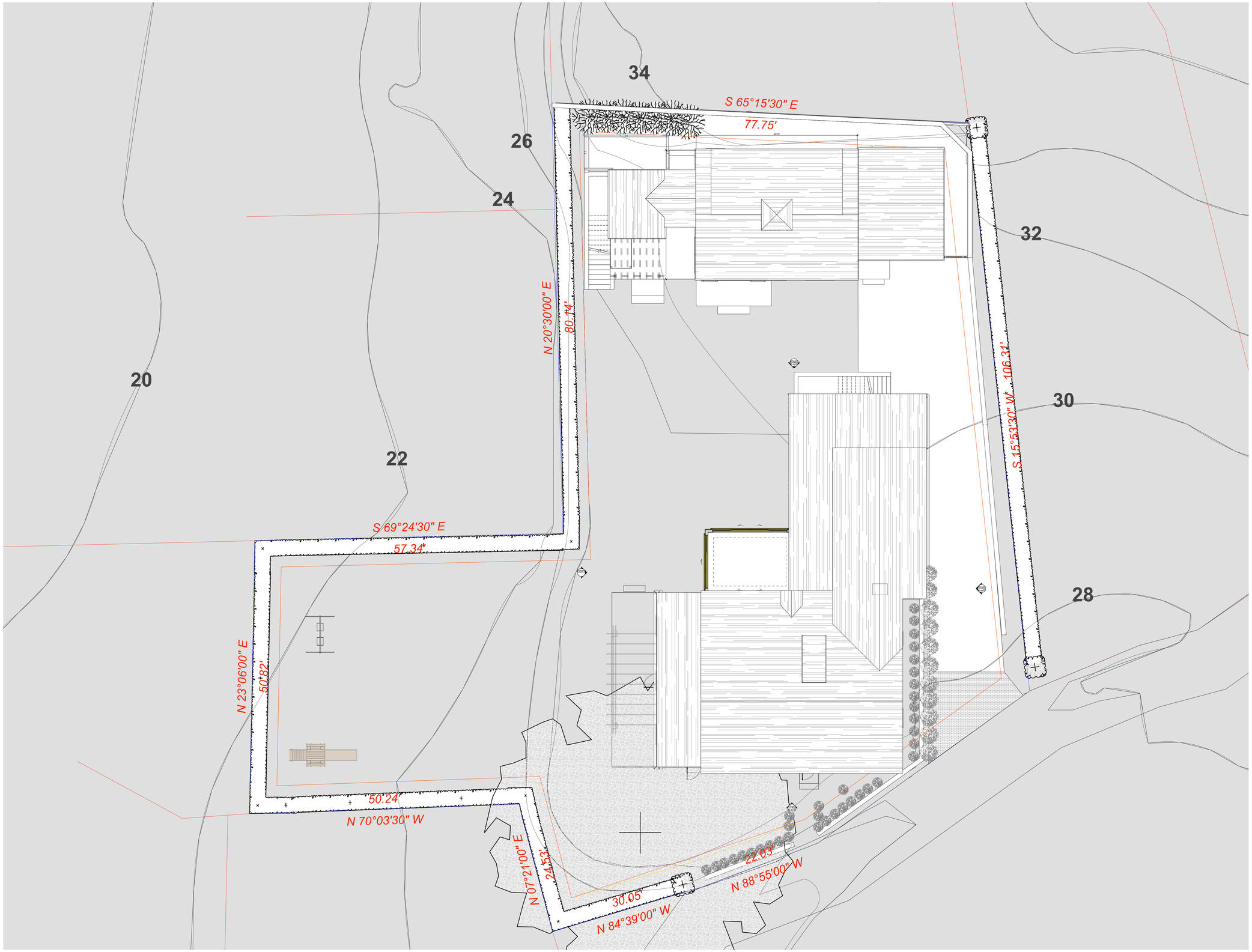
00.00.00 REVISION NOTE

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

GUEST HOUSE
COVER SHEET

G0.0A



1. PROPOSED SITE 1
SCALE: 1/8" = 1'-0"

bpc

4.07.2025

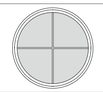
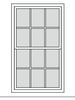
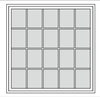
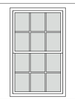
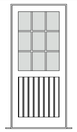
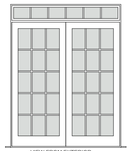
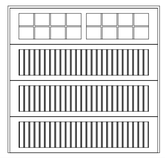
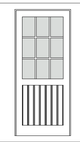
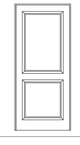
REVISIONS PLOTTED: 4/7/2025

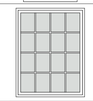
25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

SITE PLAN

G1.0

ID	View from Opening Side	Quantity	TYPE	UNIT SIZE	Leaf Dimensions	TYPE	Note/Remarks
0A		1		4'-6"×4'-6"	---		PIVOT
A		4	A	2'-11 1/4"×4'-11 1/2"	---	UDHG2	
B		2	B	4'-11 1/4"×4'-11 1/2"	---	P PICTURE	
C		4	C	2'-11 1/4"×4'-7 1/2"	---	UDHG2	
D		1	D	3'-1 1/4"×4'-11 1/2"	---	UDHG2	
D1		2	Swing	3'-1 1/2"×6'-11 1/2"	3'-0"×6'-10"		SWING IN
D3	 VIEW FROM EXTERIOR	1	Swing	6'-2"×8'-0"	6 1/2"×6'-11 1/4"		SWINGS IN
D4		1	Overhead	8'3/4"×8'-0"	8'-3 1/8"×8'6 3/64"	---	OVERHEAD DOOR
D 01		1	Swing	3'-1 1/2"×7'3/4"	3'-0"×7'-0"	---	SWINGS IN
D 2		1	Swing	3'-1 1/2"×6'-9 1/2"	3'-0"×6'-8"		SWING IN
D 02		1	Swing	3'-1 1/2"×7'3/4"	3'-0"×7'-0"	---	SWINGS IN

ID	View from Opening Side	Quantity	TYPE	UNIT SIZE	Leaf Dimensions	TYPE	Note/Remarks
E		3	E	1'-10"×1'-10"	---	AWNING	
F		2	F	6'-2"×2'-3 1/8"	---	AWNING	
G		1	G	3'-0"×2'-3 1/8"	---	AWNING	
H		1	H	3'-10"×4'-11 1/2"	---	P PICTURE	
J		4	J	4'-6"×1'-8"	---		FIXED

bpc

4.07.2025

REVISIONS PLOTTED: 4/7/2025

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

DOOR & WINDOW SCHEDULE

G2.0



ROOF
21'-10 1/4"

2ND FLOOR (SUBFLOOR)
10'-3/4"

1ST FLOOR (SUBFLOOR)
0"

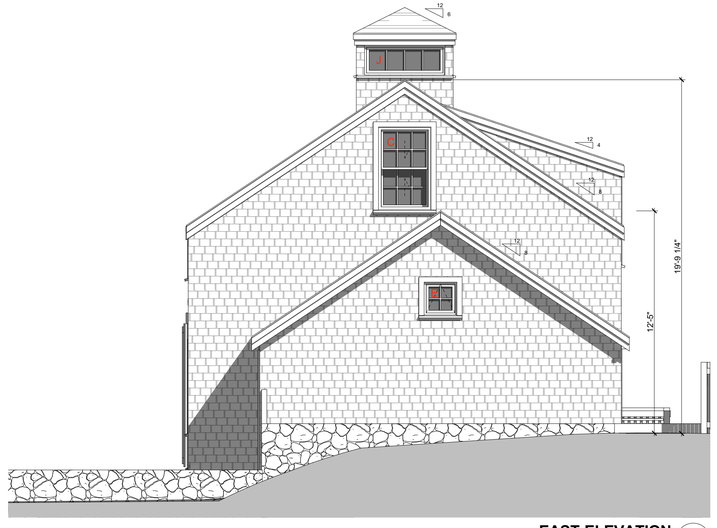
WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



EAST ELEVATION 1
SCALE: 1/4" = 1'-0"

bpc

4.07.2025

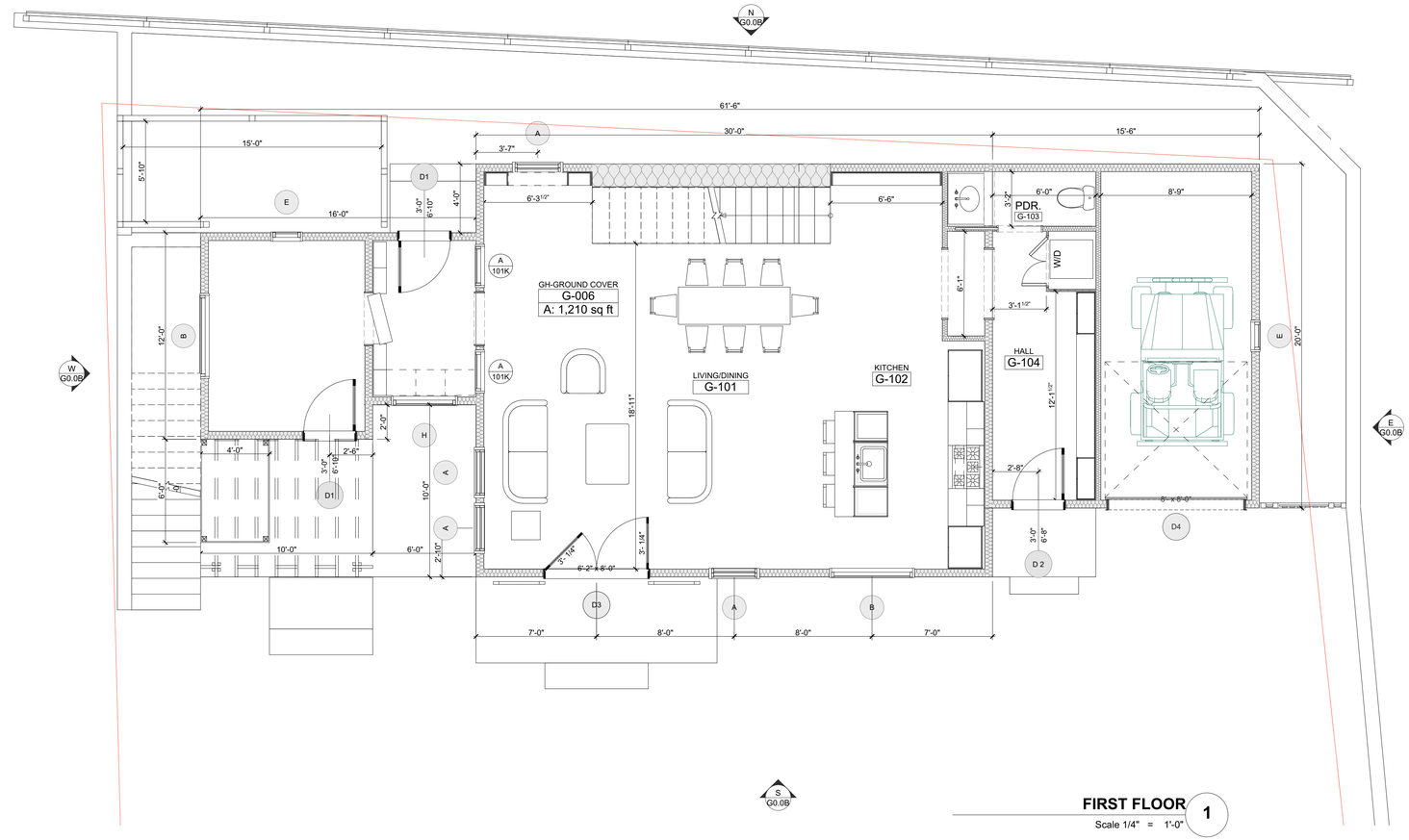
REVISIONS PLOTTED: 4/7/2025

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

ELEVATIONS

G3.0



bpc

4.07.2025

REVISIONS

PLOTTED: 4/7/2025

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

FLOOR PLANS

N

G4.04

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°: 56 PARCEL N°. 127

Street & Number of Proposed Work: 11 Oak Hollow Lane

Owner of record: DJS Realty Trust

Mailing Address: 349 North Carey St.
Brockton, MA. 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
Nantucket MA. 02554

Contact Phone #: 508.680.9806 E-mail: jp@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Tiny House / Secondary Dwelling

Size of Structure or Addition: Length: 40'-6" Sq. Footage 1st floor: 669 Decks/Patio: Size: 10'-6"x10'-6" ☒ 1st floor ☐ 2nd floor
Width: 33'-6" Sq. footage 2nd floor: NA Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 13'-6" South 13'-6" East 13'-6" West 13'-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 16x12 Addition
2. South Elevation Existing Tiny House moved on site
3. West Elevation 16x12 Addition
4. North Elevation Existing Tiny House moved on site

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 24" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 2.5 /12 Secondary Mass 4 /12 Dormer _____/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 _____ Size 22x34 Location West.
Manufacturer VELUX Rough Opening _____ Size 20x30 Location West.

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 0" Corner boards 1x6 Frieze 1x8
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other Gliding → Match Existing
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer — no muntins → Match Exist.

Doors* (type and material): ☐ TDL ☐ SDL Front Hmsid → 1 Light Rear _____ Side Slider

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall N.T.W. Clapboard (if applicable) _____ Roof Black - Match Existing
Trim White - Match House Sash White - Match House Doors White
Deck N.T.W. Foundation Lattice → N.T.W. Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/24/24 Signature of owner of record Joseph P. Sullivan 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:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and 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.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Joe Paul of BPC Architecture

AS AGENT FOR DJS REALTY TRUST

STREET ADDRESS 11 Oak Hollow

MAP/PARCEL 56/127

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7th, 2025

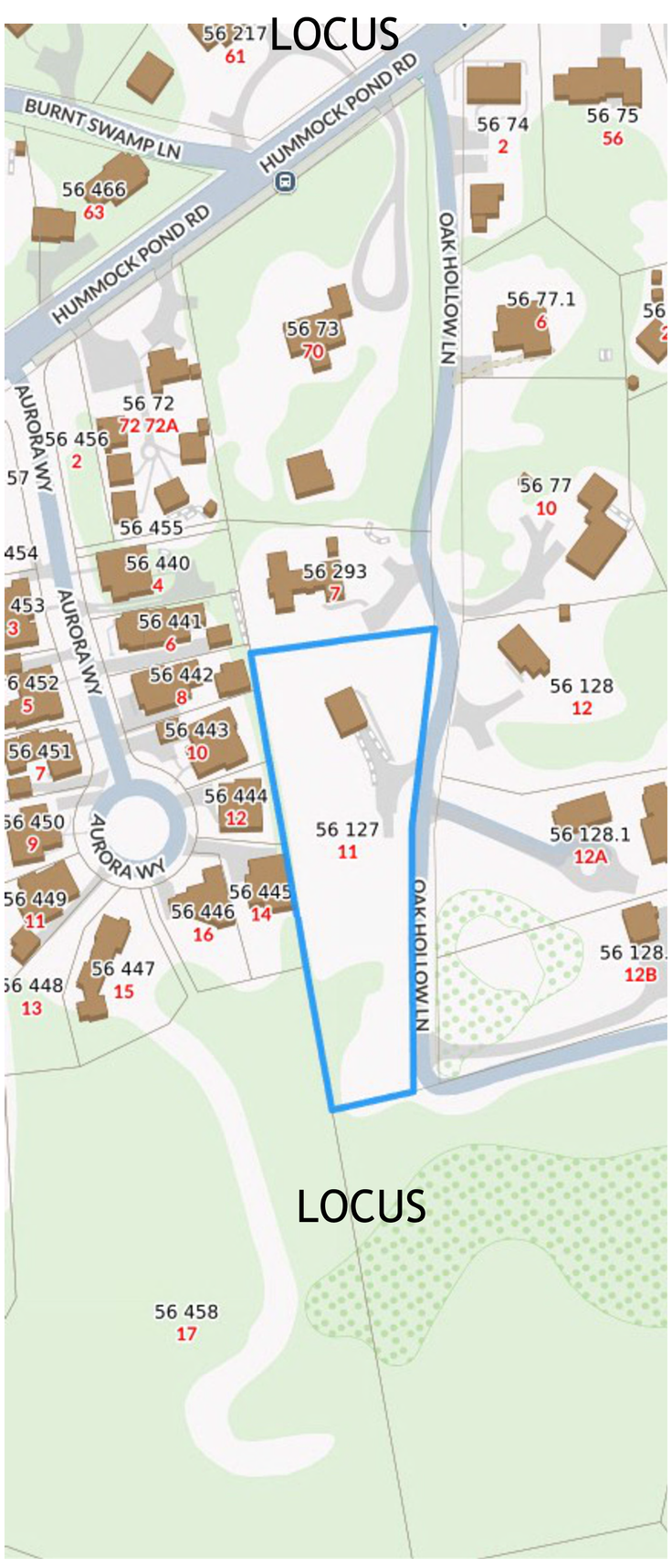
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

4/6/2025
Date



1 EXISTING HOUSE ON SITE - FRONT



2 EXISTING HOUSE ON SITE
BACK





4 STREET VIEW





bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
11 OAK HOLLOW DR
NANTUCKET, MA

DJS
REALTY TRUST

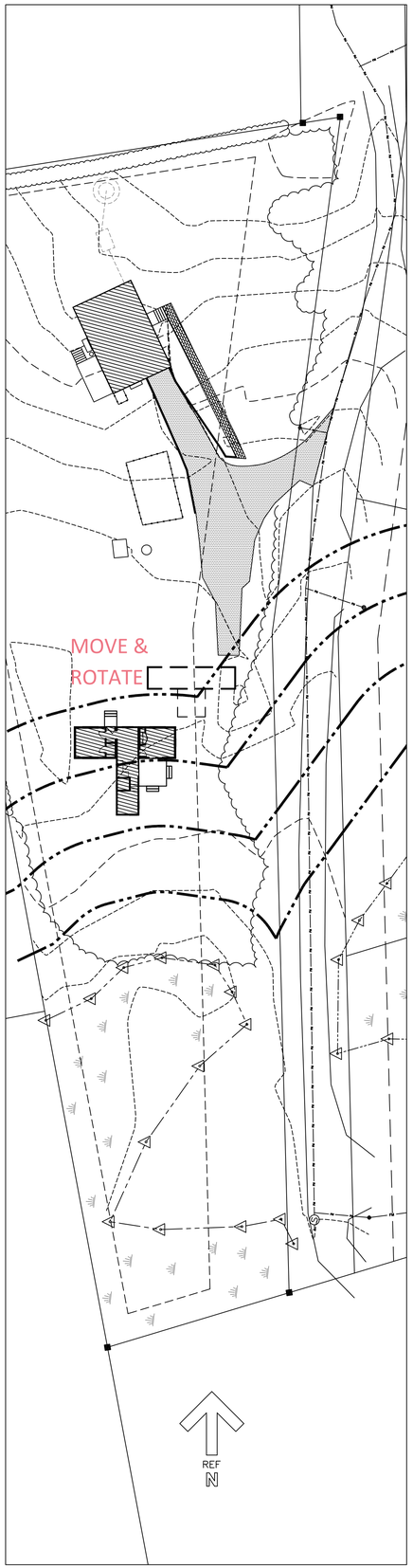
TINY HOUSE + ADDITIONS

HDC 1

SITE
SCALE: 1/16"=1'-0"

C1.1

APRIL 7, 2024



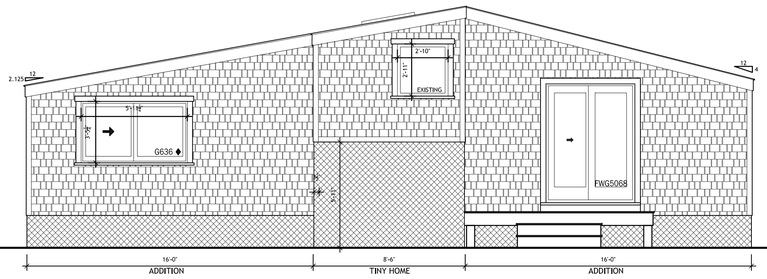
EXISTING TINY HOUSE ON SITE



EXISTING TINY HOUSE ON SITE

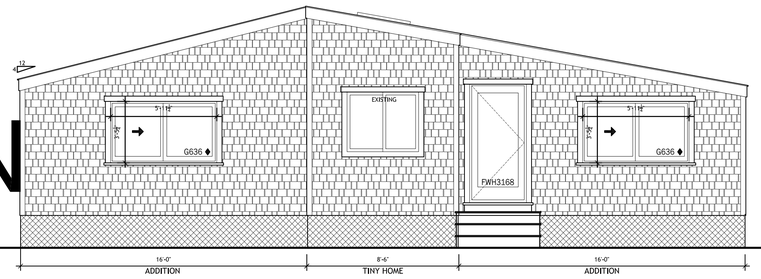


S



SOUTH ELEVATION: TINY HOME W/ ADDITIONS (FACES WETLAND)
1/4"=1'-0"

N



NORTH ELEVATION: TINY HOME W/ ADDITIONS (FACES MAIN HOUSE)
1/4"=1'-0"

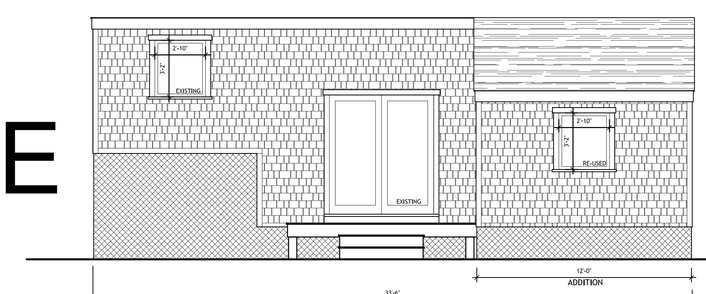
EXISTING TINY HOUSE ON SITE - MOVE ON SITE



EXISTING TINY HOUSE ON SITE - MOVE ON SITE

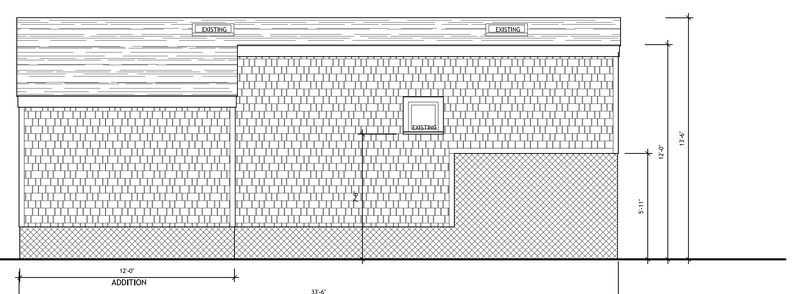


E



EAST ELEVATION: TINY HOME W/ ADDITIONS
1/4"=1'-0"

W



WEST ELEVATION: TINY HOME W/ ADDITIONS
1/4"=1'-0"

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
11 OAK HOLLOW DR
NANTUCKET, MA

DJS
REALTY TRUST

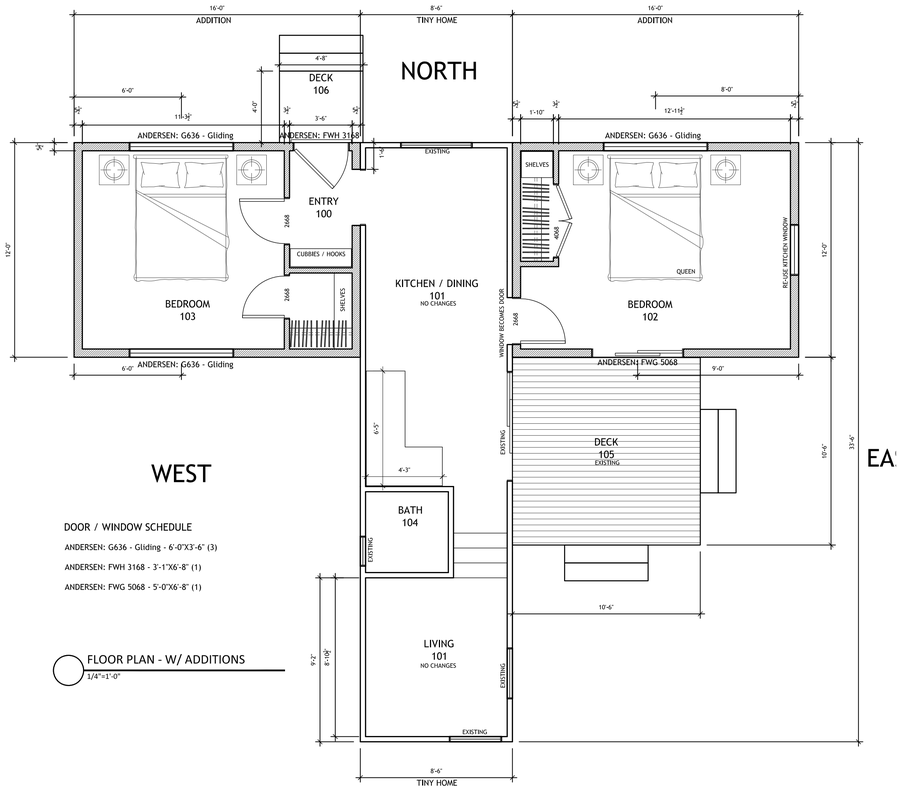
TINY HOUSE + ADDITIONS

HDC 1

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.1

APRIL 7, 2024









bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
11 OAK HOLLOW DR
NANTUCKET, MA

DJS
REALTY TRUST

TINY HOUSE + ADDITIONS

HDC 1

FLOOR PLAN
SCALE: 1/4"=1'-0"

A1.2

APRIL 7, 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 57

Street & Number of Proposed Work: 19 AUSTINE LOCKE WAY

Owner of record: COHEN STEVEN L TRUST

Mailing Address: PO BOX 1602

NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: erika@shelter7.com

AGENT INFORMATION (if applicable)

Name: SHELTER7

Mailing Address: PO BOX 1602

NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: erika@shelter.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-03-10096

☐ Pool (Zoning District ____) ☐ Roof ☒ Other REMOVE HALF WALL, RAILING 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 REMOVE HALF WALLS | RELOCATE POSTS
2. South Elevation REMOVE HALF WALLS | CHANGE RAILING
3. West Elevation CHANGE FENCE | CHANGE RAILING
4. North Elevation REMOVE HALF WALLS | RELOCATE POSTS

Is there an HDC survey form for 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 LIKE KIND | NATURAL TO WEATHER Sash _____ Doors _____

Deck _____ Foundation _____ Fence NATURAL TO WEATHER Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of p

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:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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 (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

EH (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Erika Hayes

AS AGENT FOR SHELTER LLC | COHEN STEVEN L TRUST

STREET ADDRESS 19 AUSTINE LOCKE WAY

MAP/PARCEL 82 | 57

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4 | 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.

Erika C. Hayes 4 | 7 | 25

Signature Date

Property Info:

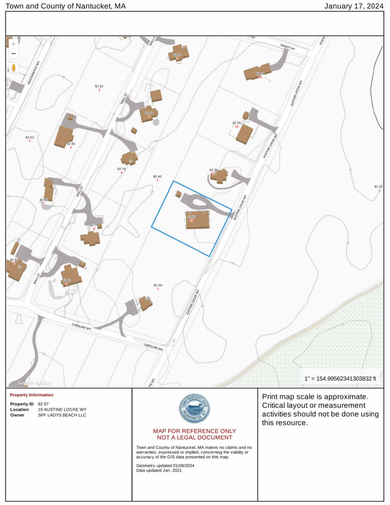
Map & Parcel:	82.57/19	Lot Size:	31,514 sq. ft.
District/Zoning:	LUG-2	Allowable Ground Coverage:	1,261 sq. ft.
Minimum Lot Size:	80,000 sq.ft.	Existing Ground Coverage:	1,484 sq. ft.
Frontage:	150 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	4%		
Front Setback:	35 ft.		
Side/Rear Setback:	15 ft.	Total Proposed Ground Coverage:	0 sq. ft.



1 **Site Plan**
1/16" = 1'-0"



3 **Aerial View**



2 **Locus Map**



4 **Front View**



5 **Rear View**

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
03.28.2025
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Site Plan - Main House

03.25.2025

C.101

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED IN AND THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. IN NO EVENT SHALL SE 7 BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT , INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF SHELTER 7 LLC'S ARCHITECTURAL DRAWING.



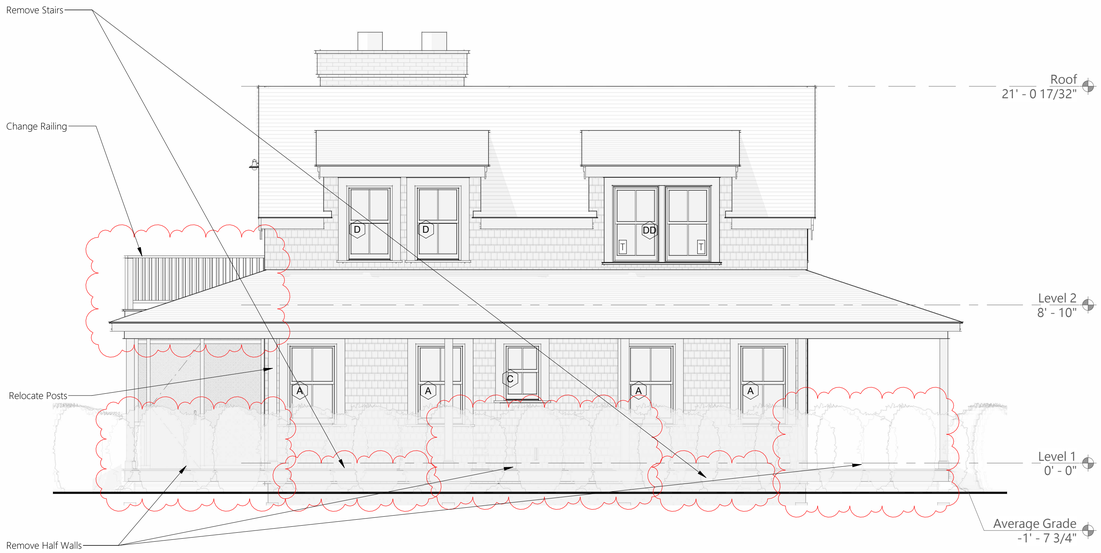
4 Previously Approved East Elevation

3/16" = 1'-0"



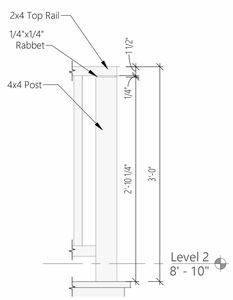
1 Previously Approved North Elevation

3/16" = 1'-0"



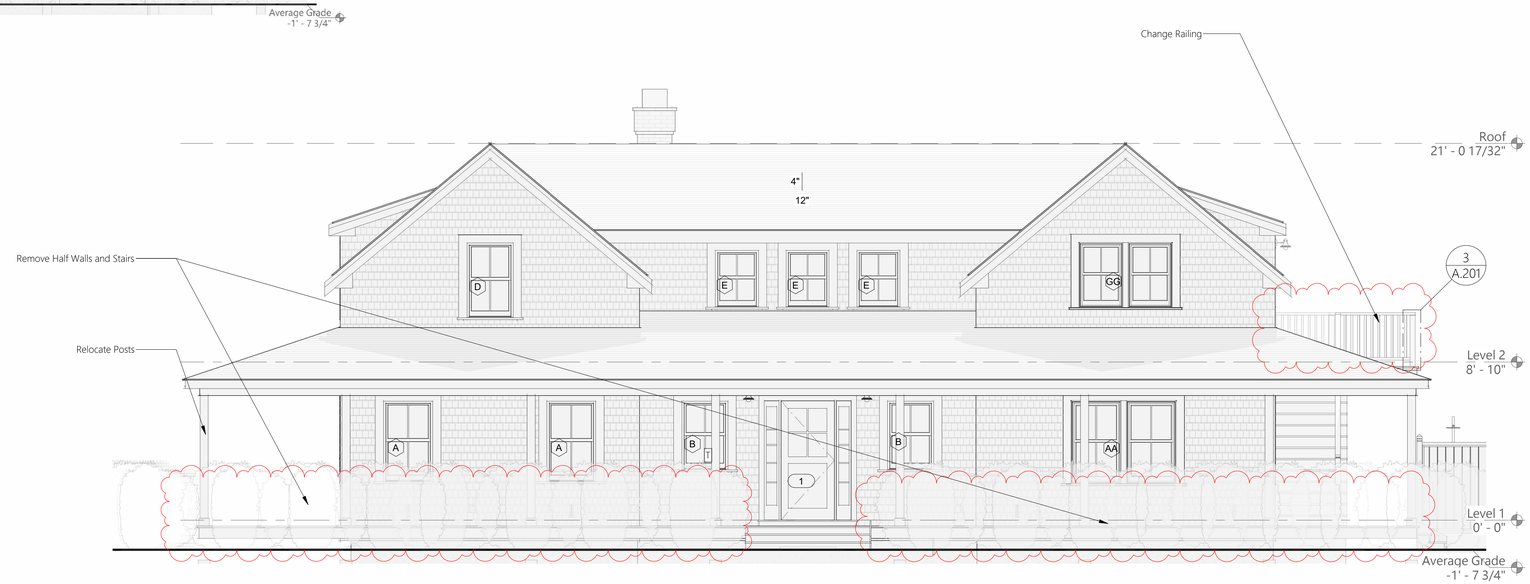
2 East Elevation

1/4" = 1'-0"



3 Railing Detail

1" = 1'-0"



5 North Elevation

1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
03.28.2025
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / 57
PARCEL /

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

03.25.2025

A.201

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IS NOT LIABLE IN ANY CAPACITY - REGARDING DIRECT, INDIRECT, CONSEQUENTIAL OR RESIDENTIAL USE ARISING OUT OF OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



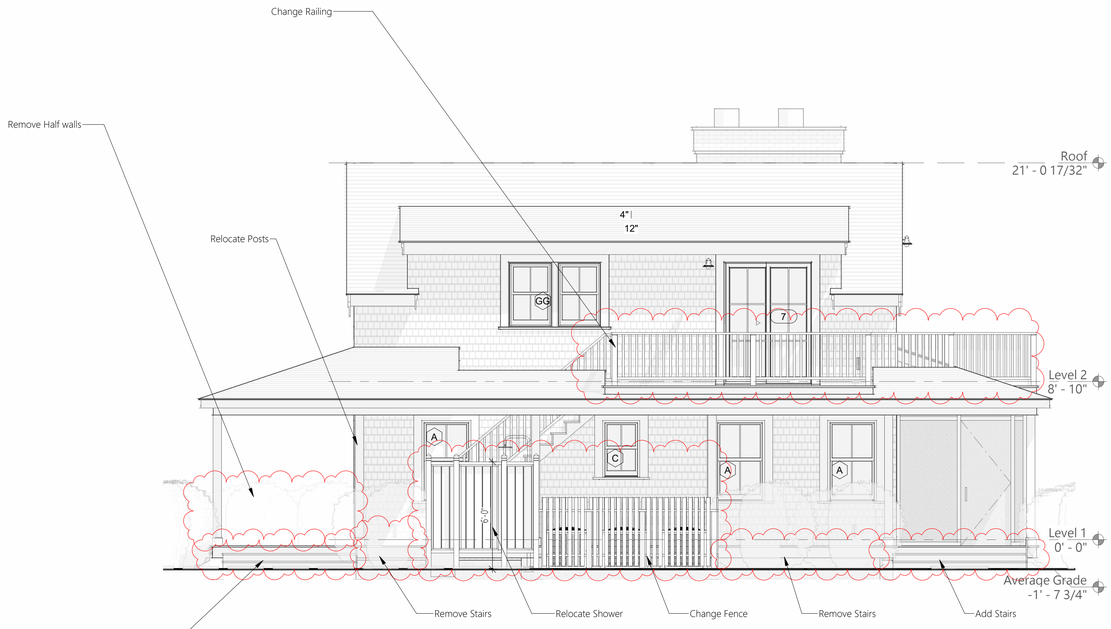
3 Previously Approved West Elevation

3/16" = 1'-0"



5 Previously Approved South Elevation

3/16" = 1'-0"



2 West Elevation

1/4" = 1'-0"



4 South Elevation

1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
03.28.2025
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

03.28.2025

A.202

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC AND IN NO EVENT SHALL BE USABLE IN ANY CAPACITY , ASSIGNED DIRECTLY, INDIRECTLY, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE DOCUMENTS

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 45 PARCEL N°. 5

Street & Number of Proposed Work: 183 POLPIS ROAD

Owner of record: SUNLIGHT DAWN HOLDINGS LLC

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: erika@shelter1.com

AGENT INFORMATION (if applicable)

Name: SHELTER 1

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: erika@shelter1.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☑ Roof ☑ Other MULTIPLE FENESTRATION CHANGES, WINDOW & DOOR REPLACEMENT,

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor add
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor egress windows
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: REPLACE ROOF & SIDEWALL LIKE KIND

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation NEW FRONT DOOR | OMIT KNEE WALL | COLUMN LAYOUT CHANGE
2. South Elevation NEW INFILL PORCH ADDITION | IN FILL ROOF
3. West Elevation ADD SKYLIGHT
4. North Elevation REMOVE BBQ & ODS

Is there an HDC survey form for 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 MARVIN Rough Opening _____ Size 5'-11" x 5'-11" Location WEST GABLE
Manufacturer MARVIN Rough Opening _____ Size 5'-11" x 5'-11" Location EAST GABLE

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other NATURAL TO WEATHER
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front MARVIN Rear MARVIN Side MARVIN
Garage Door(s): Type 2 PANEL 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 ESSEX GREEN | LIKE KIND Doors ESSEX GREEN | LIKE KIND
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 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.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

ECH 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Erika Hayes

AS AGENT FOR SHELTER 1 | SUNLIGHT DAWN HOLDINGS LLC

STREET ADDRESS 193 POLPIS ROAD

MAP/PARCEL 45 | 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4 | 7 | 25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

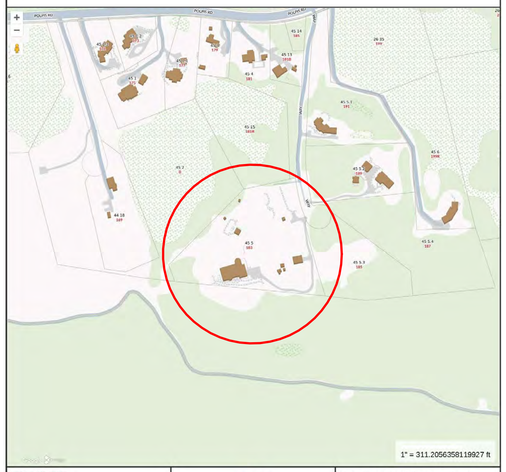
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Erika C. Hayes — Signature

4 | 7 | 25 — Date

Town and County of Nantucket, MA — March 28, 2025



Property Information

Property ID 2558
Location 83 POLPIS RD
Owner SUNUP HOLDING LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

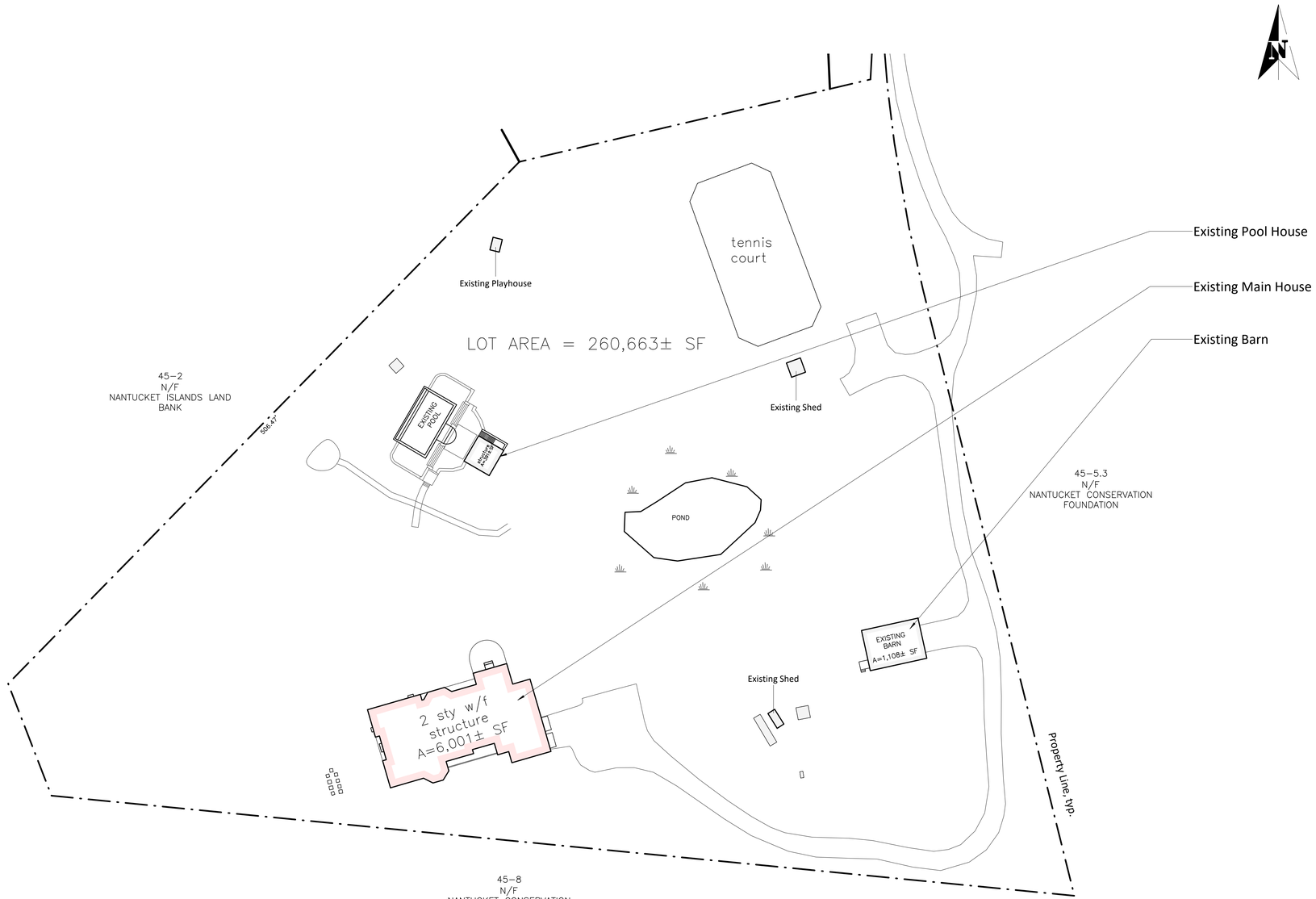
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 Locus Map
12" = 1'-0"



Google Map - Aerial View



2 Site plan
1" = 40'-0"

*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT
...

Map / Parcel / 45 & 5

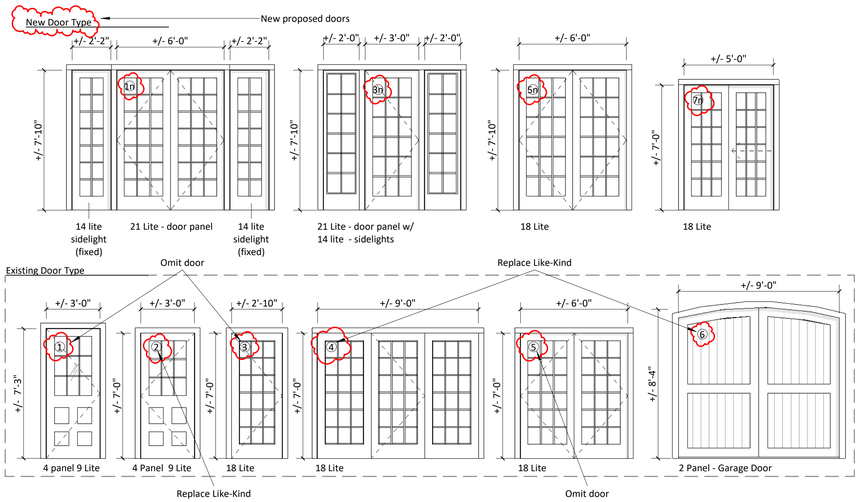
PROJECT
183 Polpis Rd

DESCRIPTION
Cover Page

C

C-1.0

COPYRIGHT 12/31/2010
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.

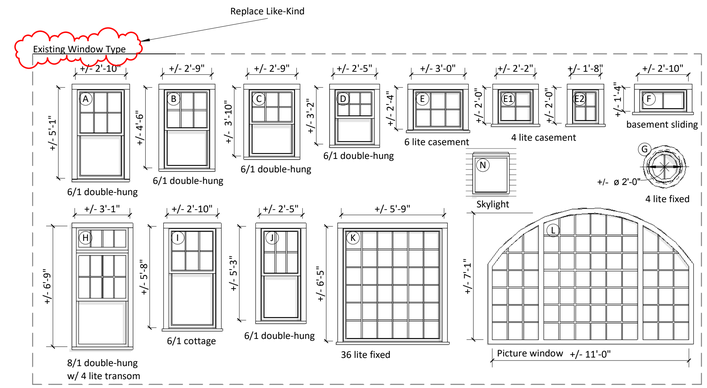


Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1n	2	6'-0"	7'-10"
2	1	3'-0"	7'-0"
3n	1	3'-0"	7'-10"
4	2	9'-0"	7'-0"
5n	3	6'-0"	7'-10"
6	2	9'-0"	8'-4"
7n	1	5'-0"	7'-0"

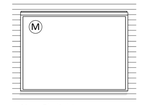
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Veriflcation in field is required prior to any construction work or window / door order!*

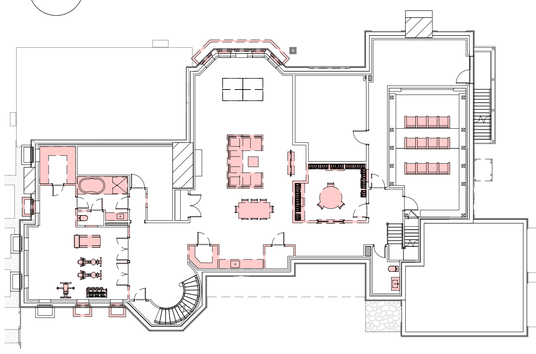


WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	19	2'-10"	5'-1"
B	13	2'-9"	4'-6"
D	2	2'-5"	3'-2"
E	2	3'-0"	2'-4"
E1	6	2'-2"	2'-0"
F	5	2'-10"	1'-4"
G	1	2'-0"	2'-0"
H	6	3'-1"	6'-0"
I	3	2'-10"	5'-8"
J	1	2'-5"	5'-3"
K	6	5'-9"	6'-5"
L	2	11'-0"	5'-0"
M	2	5'-11"	5'-11"
N	2	1'-11 1/2"	2'-10 1/2"

Window Legend

1/4" = 1'-0"

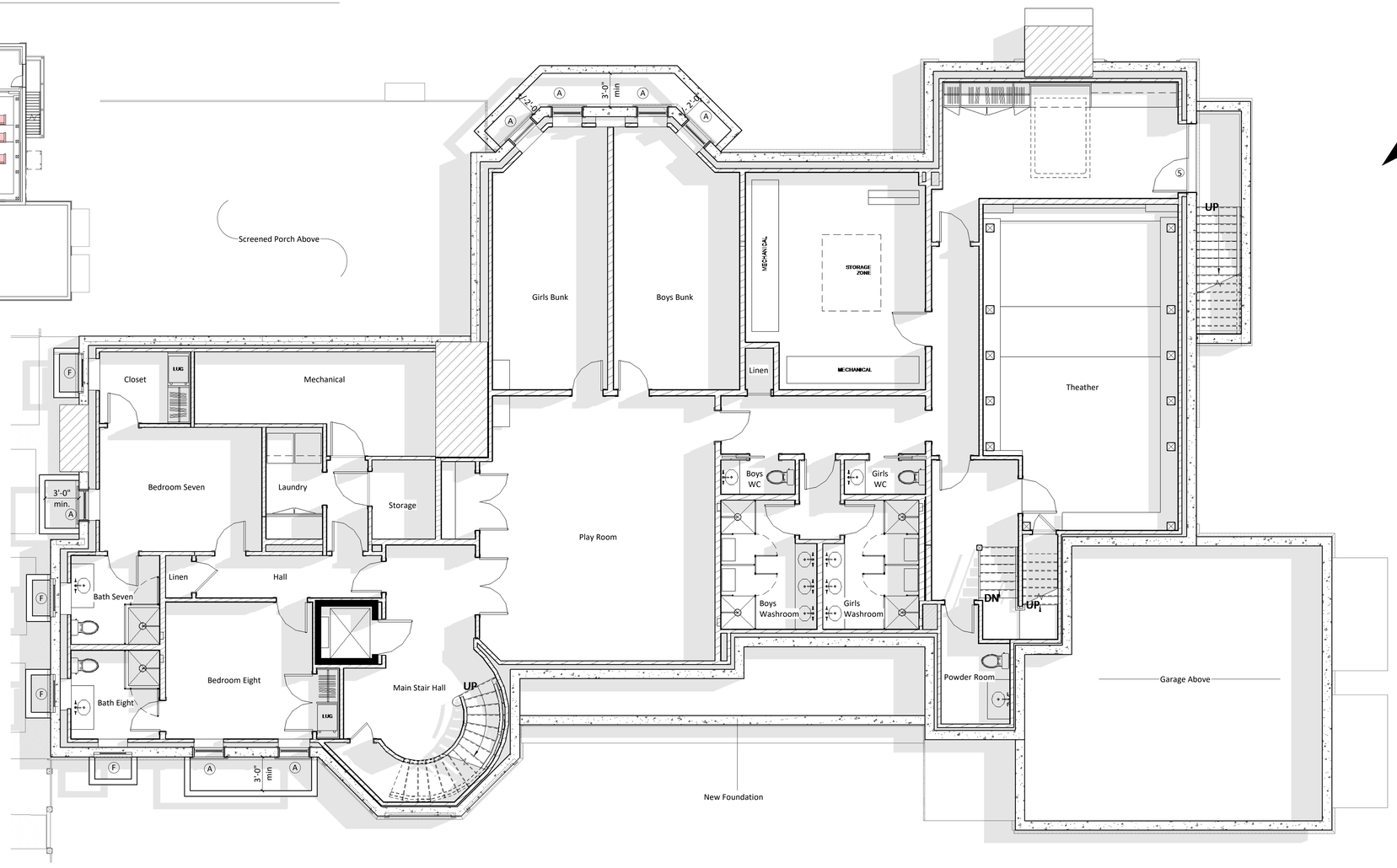




2 Basement Floor Plan - Existing / Demo

1/16" = 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 in field!*



1 Basement Floor Plan

3/16" = 1'-0"

SHELTER 7

ISSUE

CLIENT

Map / Parcel / 45 & 5

PROJECT
183 Polpis Rd

DESCRIPTION
Basement Floor Plan

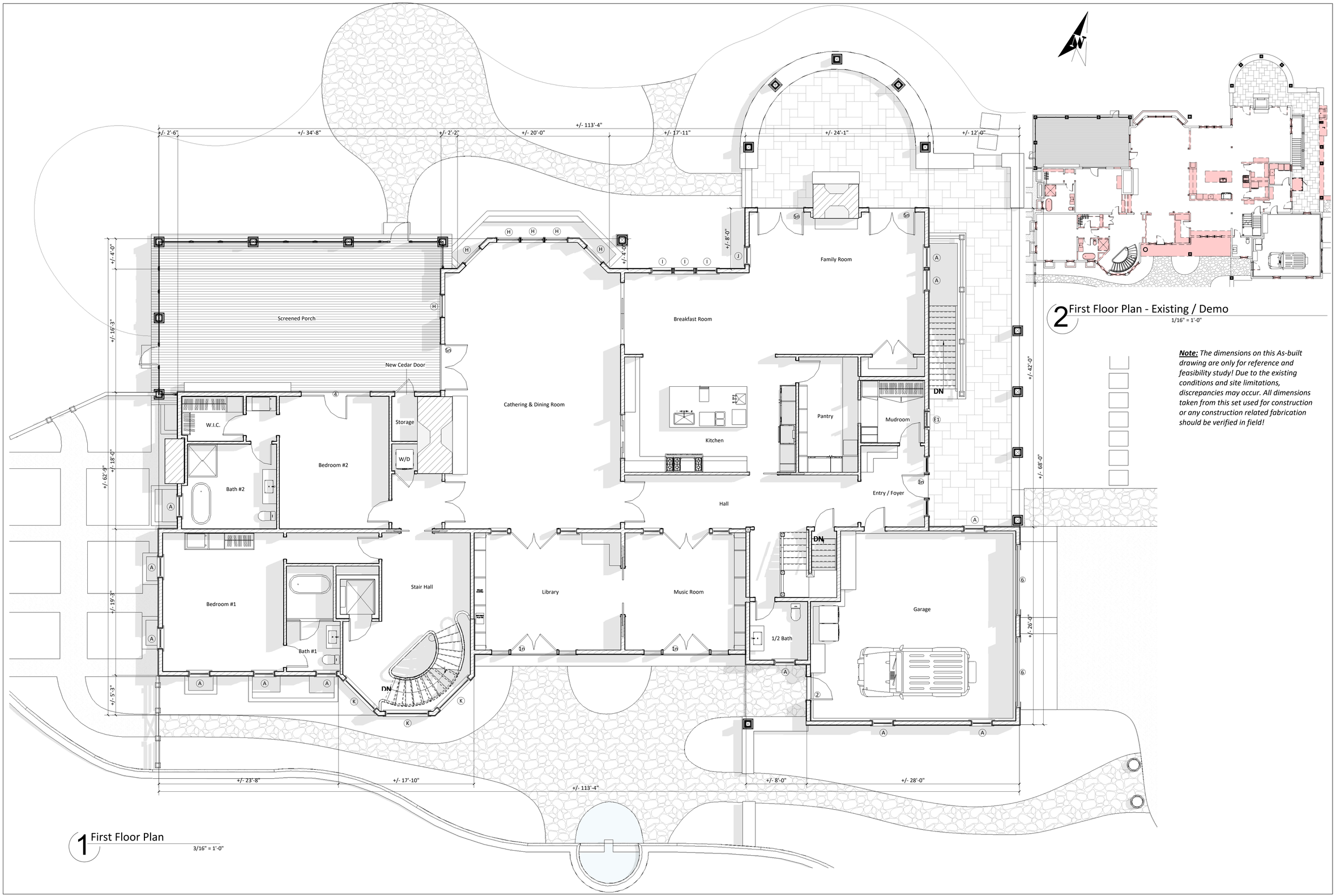
C

12/31/2010

A-1.0

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

COPYRIGHT
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT , INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



1 First Floor Plan
3/16" = 1'-0"

2 First Floor Plan - Existing / Demo
1/16" = 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 in field!*

*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT
...

Map / Parcel / 45 & 5

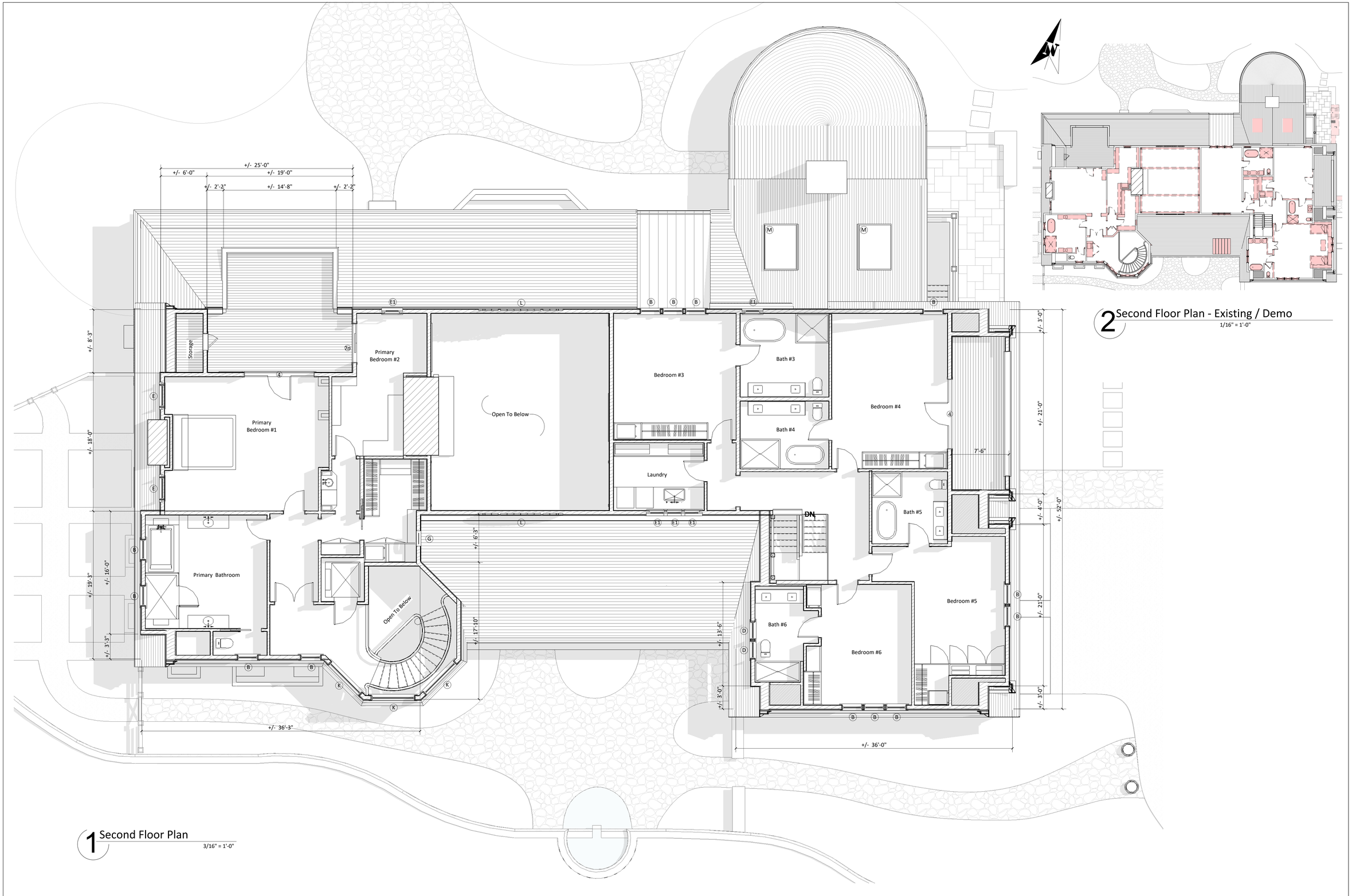
PROJECT
183 Polpis Rd

DESCRIPTION
First Floor Plan

C

A-1.1

COPYRIGHT 12/31/2010
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE



1 Second Floor Plan
3/16" = 1'-0"

2 Second Floor Plan - Existing / Demo
1/16" = 1'-0"

*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT
...

Map / Parcel / 45 & 5

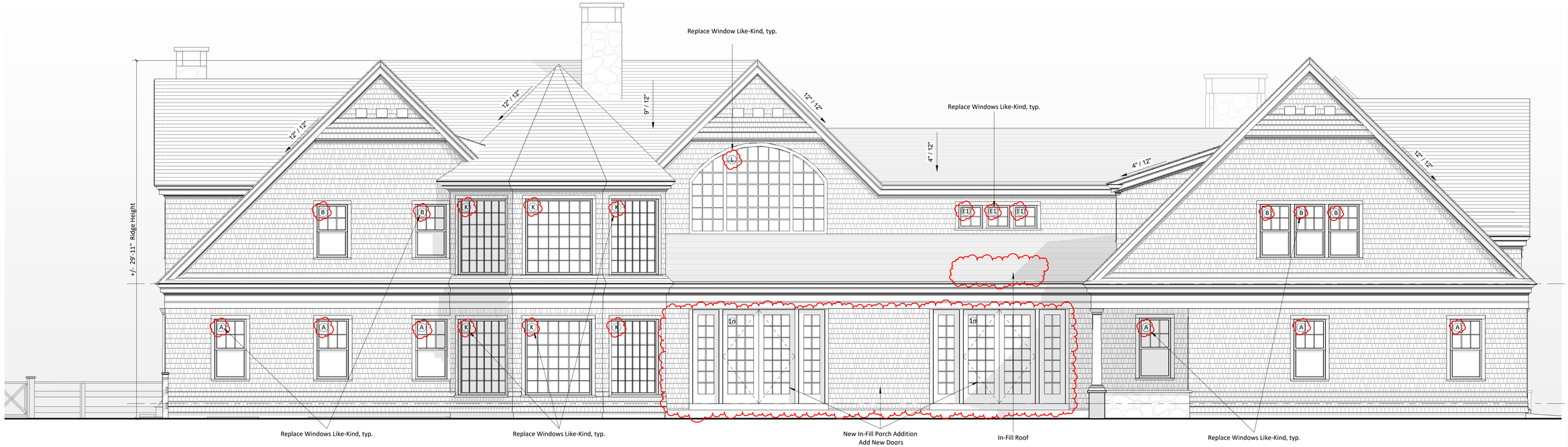
PROJECT
183 Polpis Rd

DESCRIPTION
Second Floor Plan

C

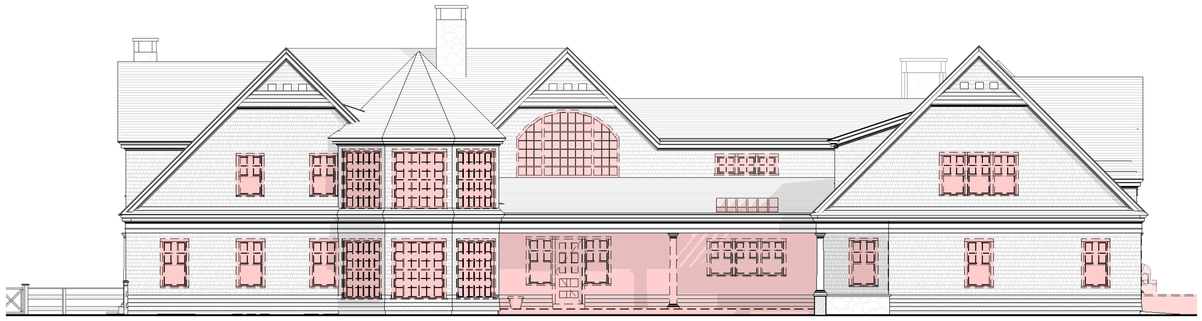
A-1.2

COPYRIGHT 12/31/2010
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



1 Proposed South Elevation

1/4" = 1'-0"



2 South Elevation - Existing / Demo

1/8" = 1'-0"







Existing South

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT

....

Map / Parcel / 45 & 5

PROJECT

183 Polpis Rd

DESCRIPTION

Exterior Elevations - South

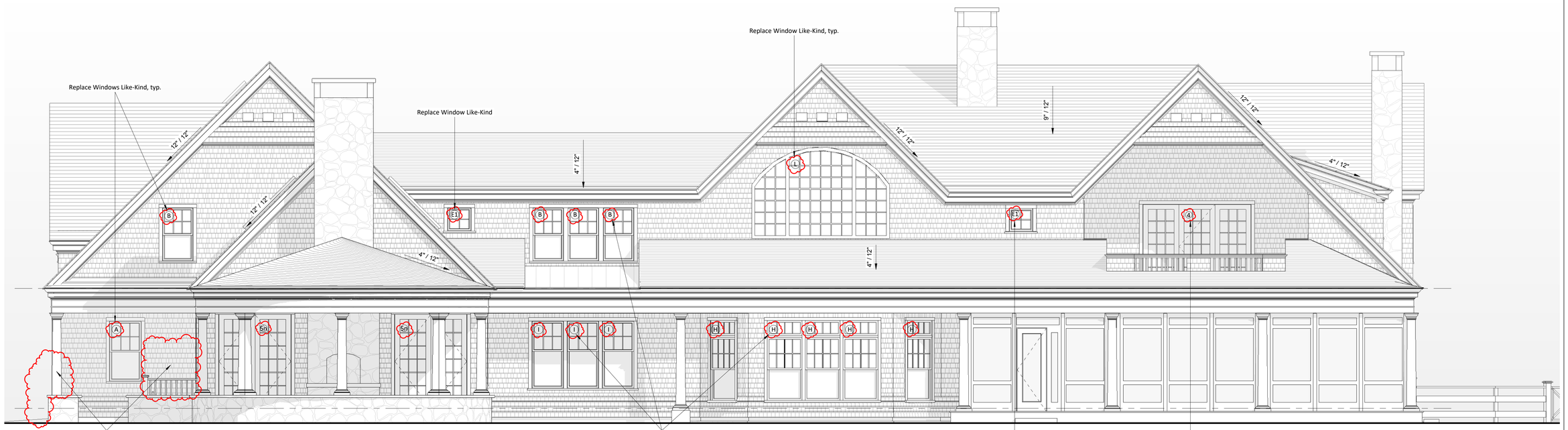
C

12/31/2010

A-2.1

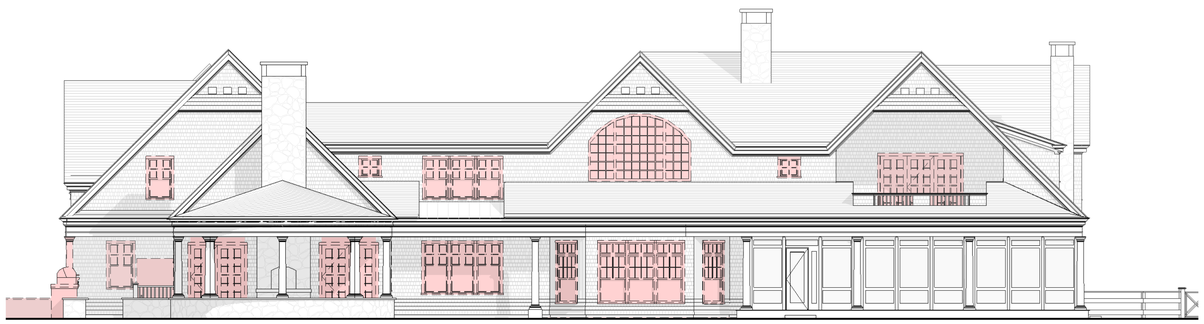
COPYRIGHT

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATIONS OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



1 Proposed North Elevation

1/4" = 1'-0"



2 North Elevation - Existing / Demo

1/8" = 1'-0"







Existing North

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT

Map / Parcel / 45 & 5

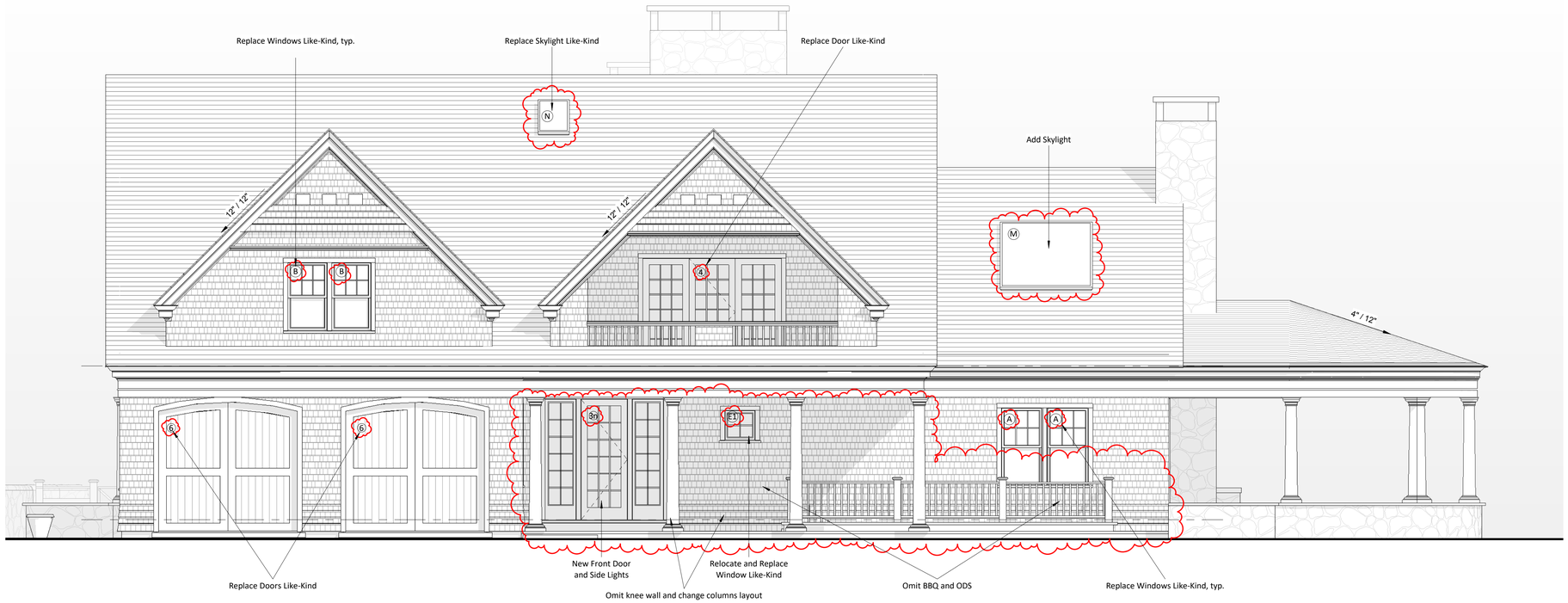
PROJECT
183 Polpis Rd

DESCRIPTION
Exterior Elevation - North

C

A-2.2

COPYRIGHT 12/31/2010
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



1 Proposed East Elevation

1/4" = 1'-0"



Existing East



2 East Elevation - Existing / Demo

1/8" = 1'-0"

*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT

Map / Parcel / 45 & 5

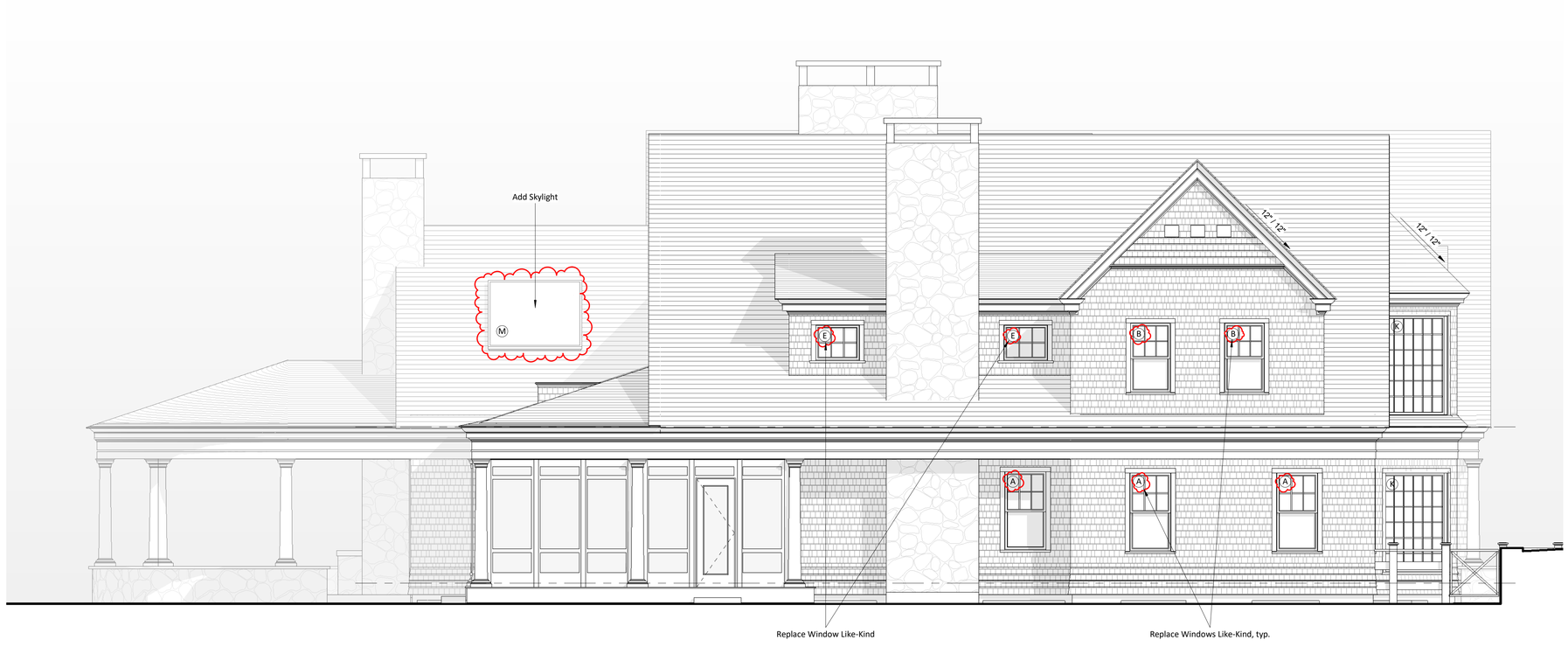
PROJECT
183 Polpis Rd

DESCRIPTION
Exterior Elevations - East

C

A-2.3

COPYRIGHT 12/31/2010
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARC



1 Proposed West Elevation

1/4" = 1'-0"



Existing West



2 West Elevation - Existing / Demo

1/8" = 1'-0"

*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT .....

Map / Parcel / 45 & 5

PROJECT
183 Polpis Rd

DESCRIPTION
Exterior Elevations - West

C

12/31/2010

A-2.4

COPYRIGHT
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 5

Street & Number of Proposed Work: 183 POLPIS ROAD

Owner of record: SUNLIGHT DAWN HOLDINGS LLC

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: erika@shelter1.com

AGENT INFORMATION (if applicable)

Name: SHELTER 1

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: erika@shelter1.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☑ Roof ☑ Other MODIFY EXISTING SHED / ROOF REPLACEMENT

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: _____ 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 _____ 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 ADD 1X6 SKIRT
2. South Elevation OMIT WINDOW / EXTEND BY 5' IN EACH DIRECTION
3. West Elevation ADD 1X6 SKIRT
4. North Elevation REPLACE DOOR LIKE KIND / ADD 1X6 SKIRT ADD WINDOWS EXTEND 5' IN EACH DIRECTION

*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 MARVIN

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim LIKE KIND / NTW Sash LIKE KIND / ESSEX GREEN Doors LIKE KIND / NTW

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 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.
✓	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✓	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
✓	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
✓	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
✓	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✓	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
✓	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✓	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
ECH (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Erika Hayes

AS AGENT FOR SHELTER 7 | SUNLIGHT DAWN HOLDINGS LLC

STREET ADDRESS 193 POLPIS ROAD | SHED

MAP/PARCEL 45 | 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4 | 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...

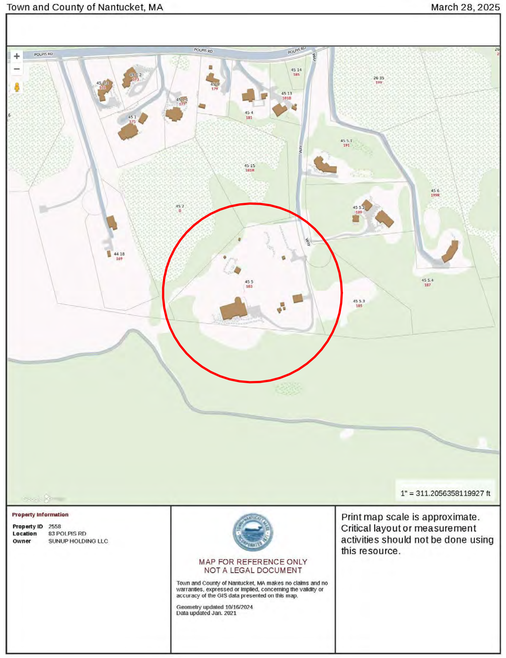
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Erika C Hayes 4 | 7 | 25

Signature Date

Town and County of Nantucket, MA

March 28, 2025



1 Locus Map

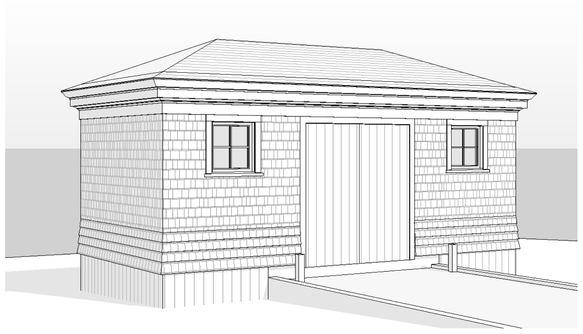
12" = 1'-0"



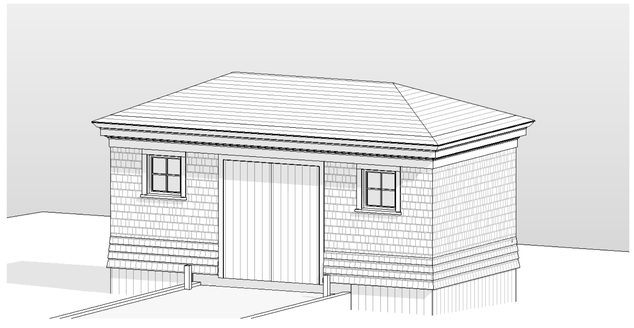
Google Map - Aerial View

2 Site plan

1" = 40'-0"



3D Views



*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT

Map / Parcel / 45 & 5

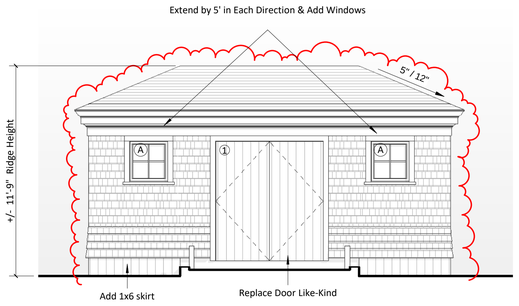
PROJECT
183 Polpis Rd

DESCRIPTION
Cover Page

C

C-1.0

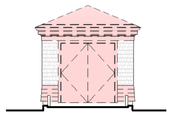
COPYRIGHT 12/31/2010
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



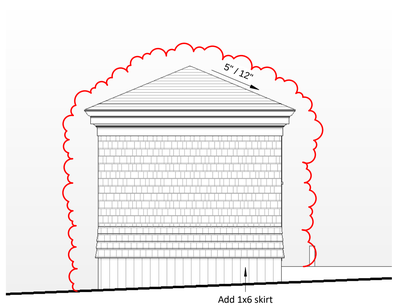
2 Proposed North Elevation
1/4" = 1'-0"



Existing North Elevation



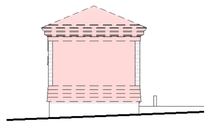
2e North Elevation - Existing / Demo
1/8" = 1'-0"



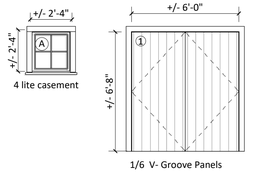
3 Proposed East Elevation
1/4" = 1'-0"



Existing East Elevation

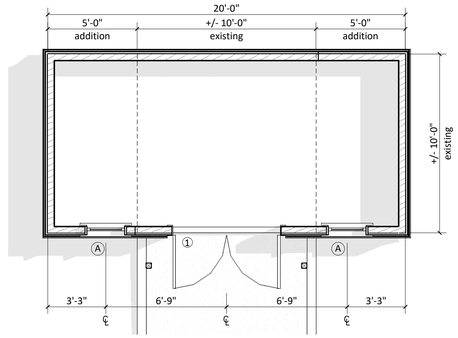


3e East Elevation - Existing / Demo
1/8" = 1'-0"

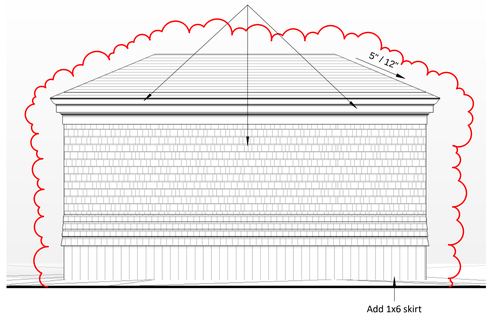


Window & Door Legend
1/4" = 1'-0"

Window & Door Legend Note:
All provided dimensions should be used only as a general design guide or feesability study! Verifıcation in field is required prior to any construction work or window / door order!



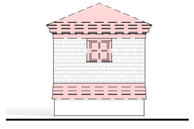
1 Proposed Floor Plan
1/4" = 1'-0"



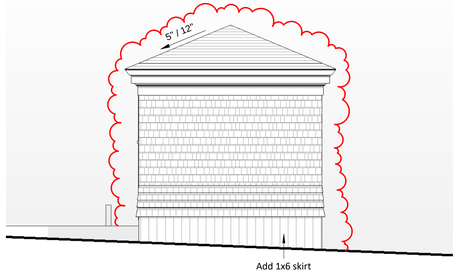
4 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation



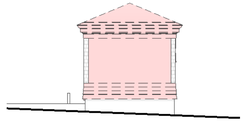
4e South Elevation - Existing / Demo
1/8" = 1'-0"



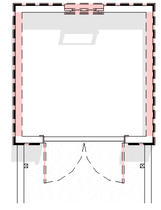
5 Proposed West Elevation
1/4" = 1'-0"



Existing West Elevation



5e West Elevation - Existing / Demo
1/8" = 1'-0"



1e First Floor Plan - Existing / Demo
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 in field!*

*SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE

CLIENT
....

Map / Parcel / 45 & 5

PROJECT
183 Polpis Rd

DESCRIPTION
Floor Plans & Exterior Elevations

C

12/31/2010

C-1.1

COPYRIGHT
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 622

Street & Number of Proposed Work: 44 ESSEX ROAD

Owner of record: BRUCE + KRISTINE BEEBE

Mailing Address: P.O. BOX 3127

NANTUCKET, MA 02584

Contact Phone #: (508) 325-3125 E-mail: BBEEBE@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 12296

☐ Pool (Zoning District ___) ☒ Roof ☐ Other CHANGE TO (SHINGLE COLOR ONLY)

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 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other SMALL PORCH ROOFS

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X6 Rake 1X8 Soffit (Overhang) N/A Corner boards 1X6 Frieze N/A

Window Casing 1X5 Door Frame 1X6 Columns/Posts: Round _____ Square 6X6

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof CERTAINTEED Cobblestone Gray

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

4/07/2025 Bruce Beebe

CERTIFICATE NO: _____ DATE ISSUED: 04/01/25

HDC2025-CA-17196

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 622

Street & Number of Proposed Work: 44 ESSEX ROAD

Owner of record: BRUCE + KRISTINE BEERE

Mailing Address: P.O. BOX 3125

NANTUCKET, MA 02584

Contact Phone #: (508) 325-3125 E-mail: BBEERE@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY 1142

Date application received: 03/24/25 Fee Paid: $ 50.00

Must be acted on by: 05/31/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve As Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☒ Other REPLACEMENT OF SOME ROTTED TRIM BOARDS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other SMALL PORCH ROOFS (2)

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

→ CERTAINTEED "GEORGETOWN GRAY"

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X6 Rake 1X8 Soffit (Overhang) N/A Corner boards 1X6 Frieze N/A

Window Casing 1X5 Door Frame 1X6 Columns/Posts: Round _____ Square X 6X6

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof CERTAINTEED "GEORGETOWN GRAY"

Trim WHITE Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

** Attach manufacturer's color samples if color is not from HDC approval list.*

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/22/2025 Signature of owner of record _____

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
N/A	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

ROOF CHECKLIST

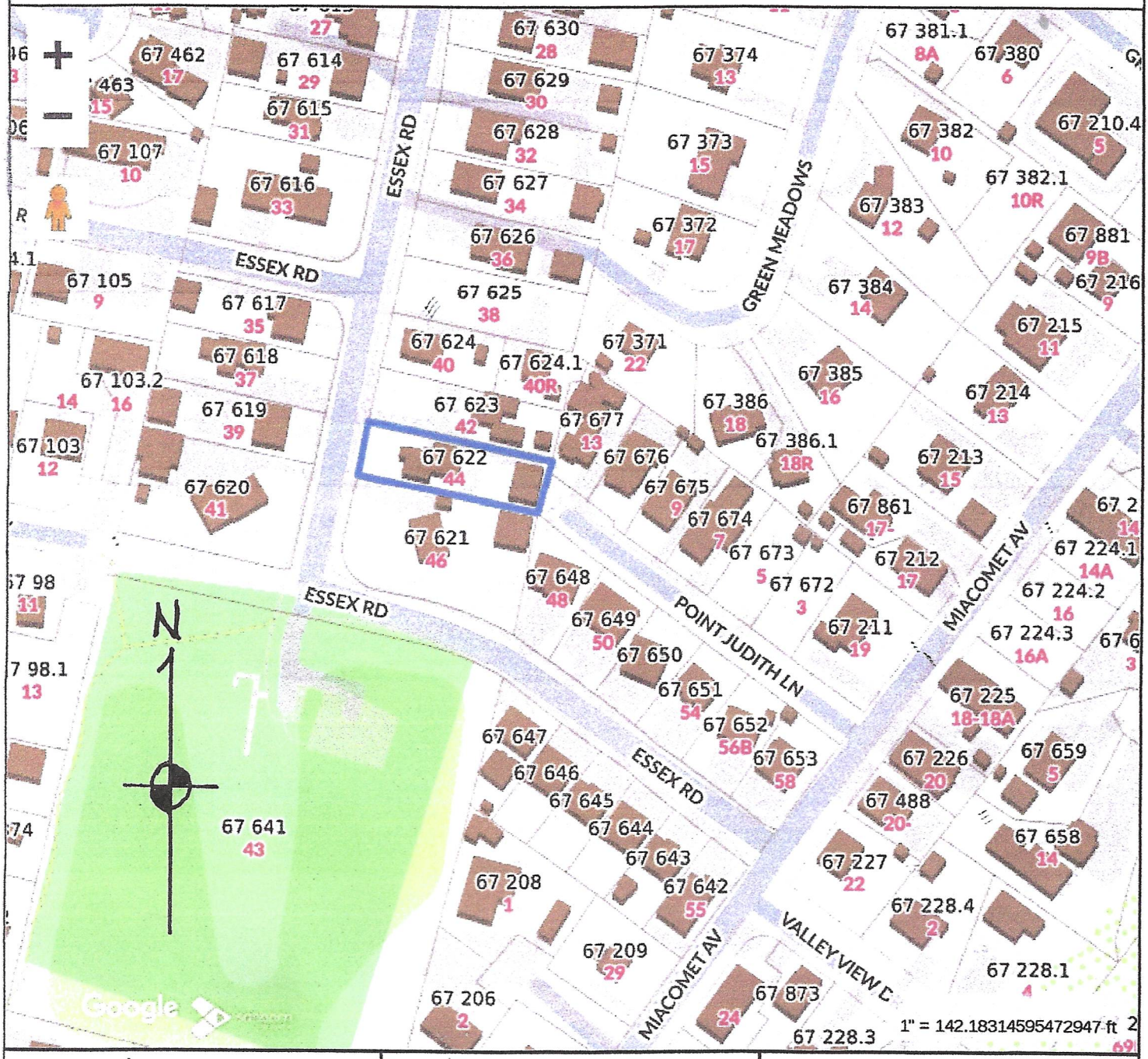
** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4/07/2025



Property Information

Property ID	5913
Location	44 ESSEX RD
Owner	BEEBE BRUCE C & KRISTINE A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

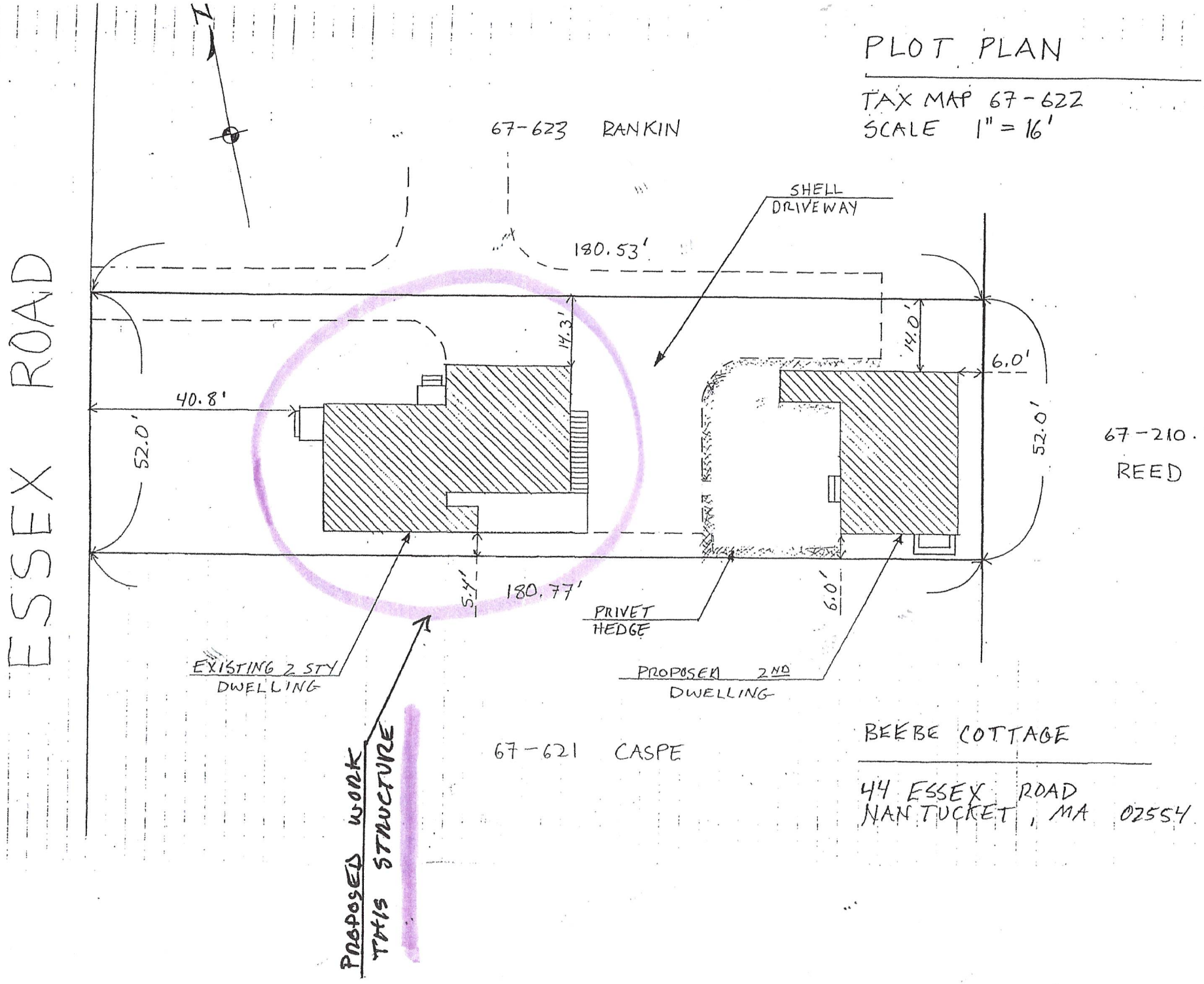
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

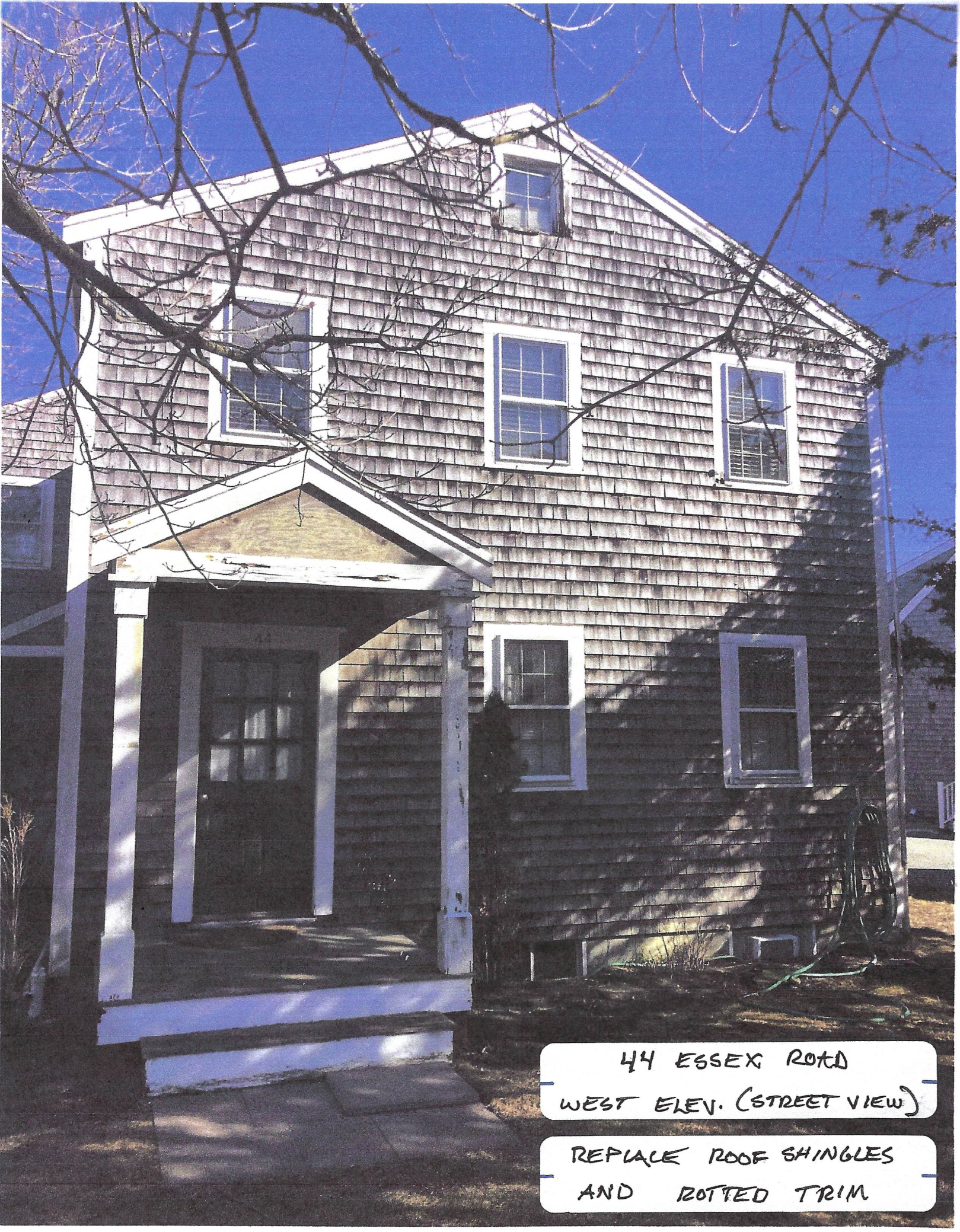
PLOT PLAN

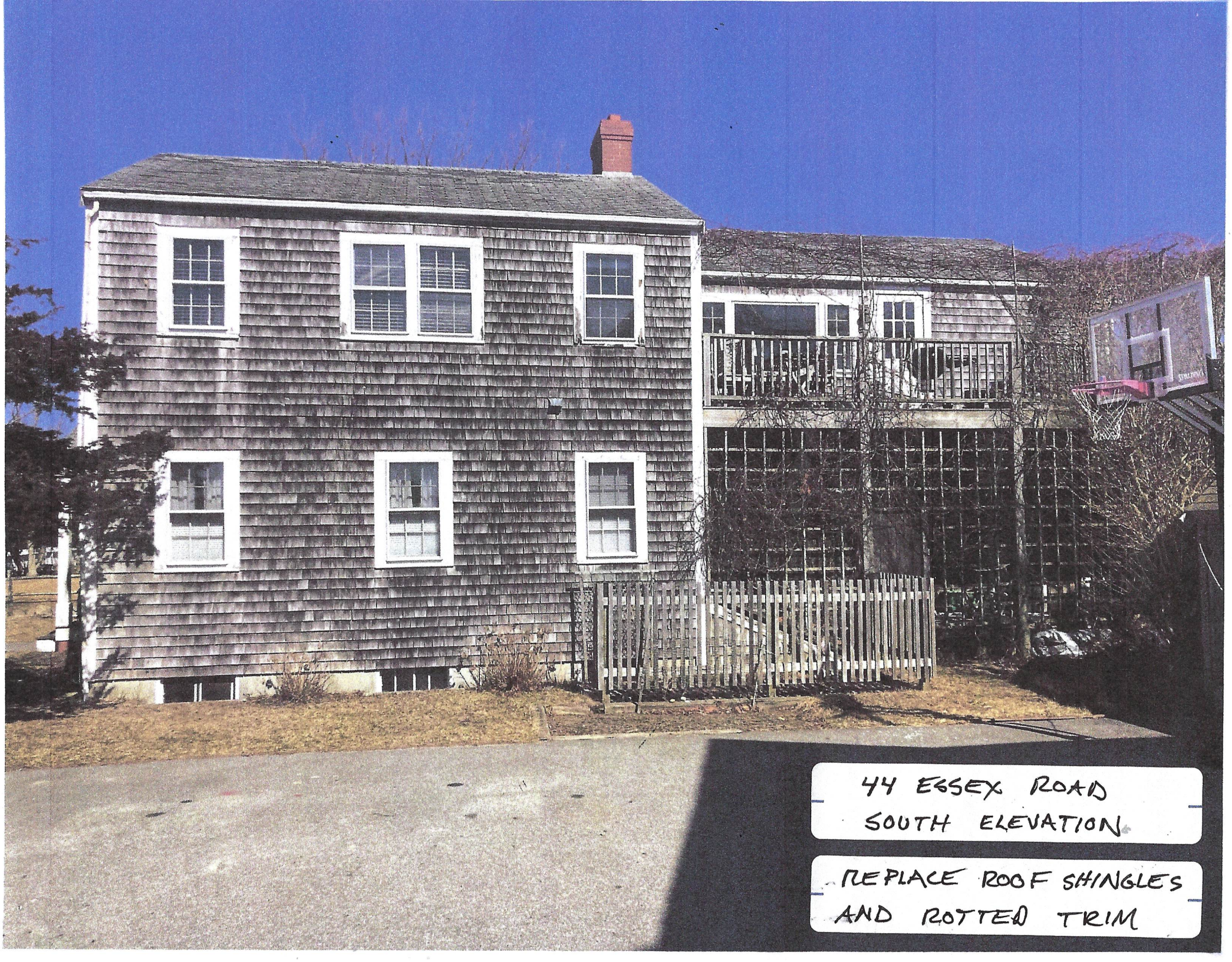
TAX MAP 67-622
SCALE 1" = 16'

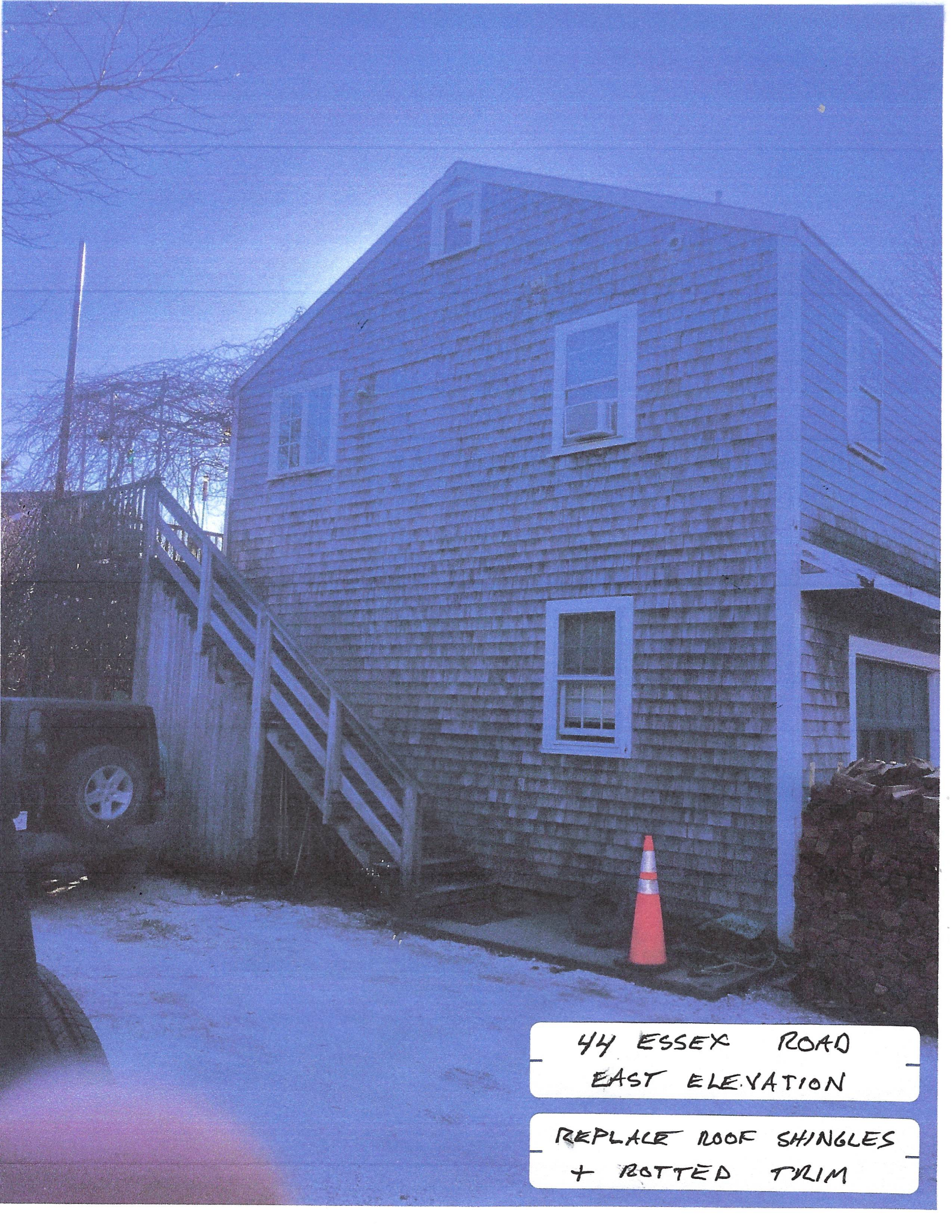


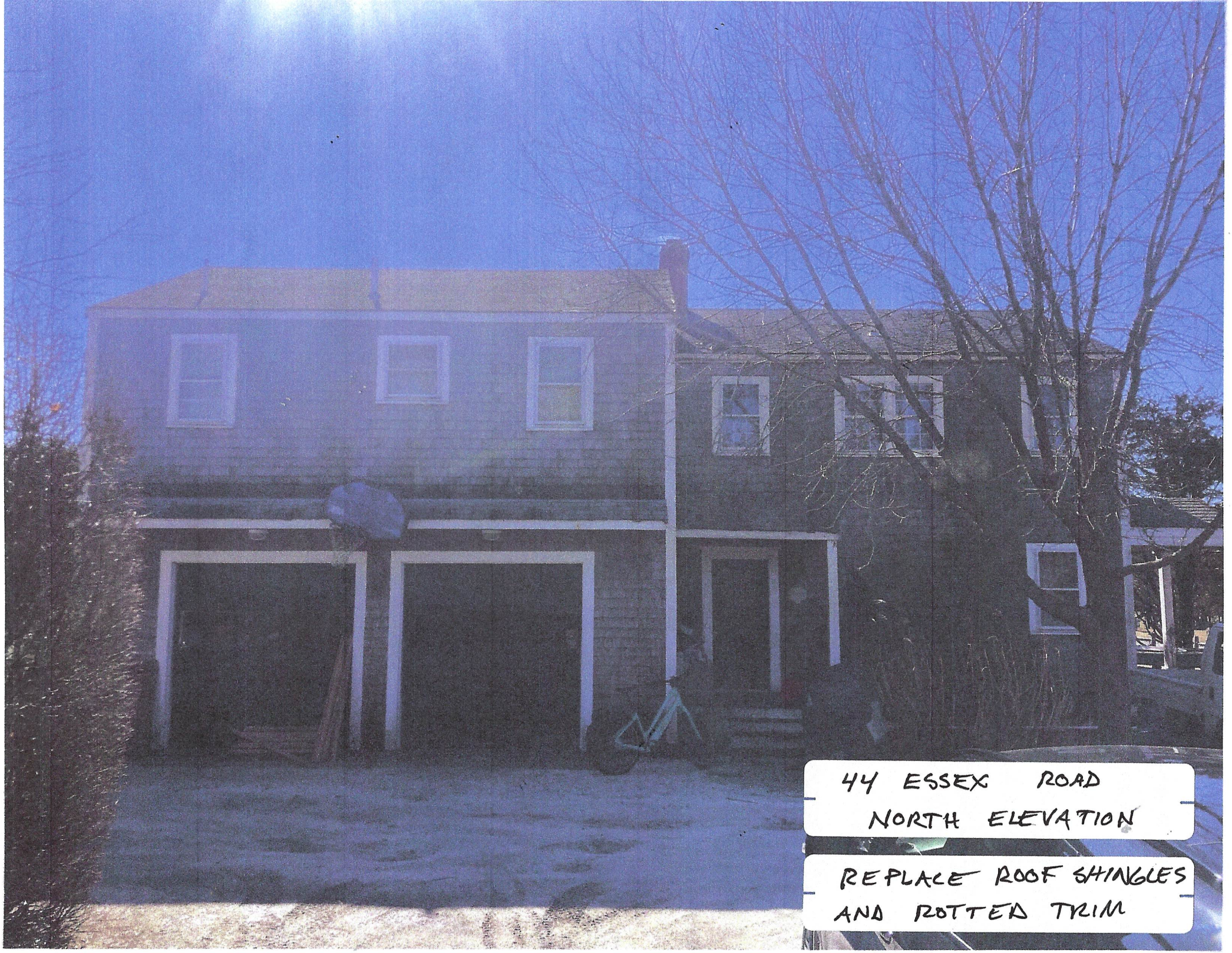
BEEBE COTTAGE

44 ESSEX ROAD
NANTUCKET, MA 02554


44 ESSEX ROAD
WEST ELEV. (STREET VIEW)
REPLACE ROOF SHINGLES
AND ROTTED TRIM


44 ESSEX ROAD
SOUTH ELEVATION
REPLACE ROOF SHINGLES
AND ROTTED TRIM


44 ESSEX ROAD
EAST ELEVATION
REPLACE ROOF SHINGLES
+ ROTTED TRIM


44 ESSEX ROAD
NORTH ELEVATION
REPLACE ROOF SHINGLES
AND ROTTED TRIM

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to indicate read and understand)
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 N. Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-12-9580
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Relocated pergola, porch, & chimney from South to North & Revised footprint Location

Size of Structure or Addition: Length: 83'-5" Sq. Footage 1st floor: 2,506 SF
Width: 59'-9" Sq. footage 2nd floor: 1,737 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'-2" x 80'+/- ☑ 1st floor ☐ 2nd floor
Size: 10' x 15' ☐ 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 28'-1" +/- South 28'-1" +/- East 18'-10" +/- West 28'-1" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation Relocated pergola, porch, & chimney from South to North
3. West Elevation
4. North Elevation Relocated pergola, porch, & chimney from South to North

*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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ 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 & Hamilton Blue
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 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR 1 North Swift Rock Road Trust

STREET ADDRESS 1 N Swift Rock Road

MAP/PARCEL 40 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04.07.25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 04.02.25

Signature Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 1 N Swift Rock Rd, Nantucket Ma on the following statement:

I 1 North Swift Rock Road Trust, 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.

11/8/23

Property Owner Signature Date

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HPC 2023-12-9580

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°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane, Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: 12/4/23 Fee Paid: $ 888

Must be acted on by: 1/9/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

2ND FLOOR DECKS CUT BACK TO 10'-0"; WITHOUT PREJUDICE TO COME BACK DURING FUTURE FAL WITH FULL PLANNING VISIBILITY

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 82'-5" Sq. Footage 1st floor: ~~2,647~~ 2478 SF Decks/Patio: Size: 22' x 59' ☑ 1st floor ☐ 2nd floor

Width: 65'-11" Sq. footage 2nd floor: 1,785 SF Size: 9' x 15' ☐ 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 ~~28'-1"~~ 29'-1" +/- South ~~40'-2"~~ 34'-8" +/- East 19'-5" +/- West ~~28'-1"~~ 29'-1" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) common ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass 12/12 Dormer 6/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer 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) 12" Corner boards _____ Frieze 4"

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 _____ 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 & Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters _____

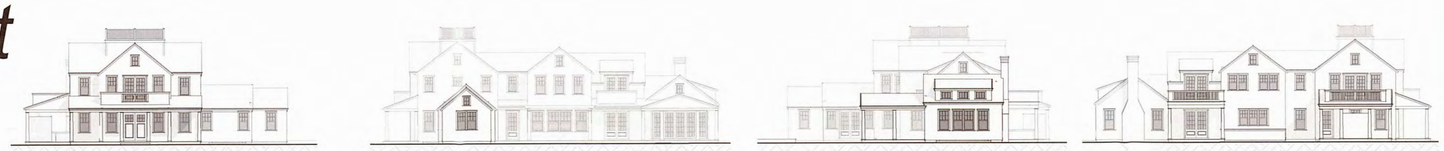
* Attach manufacturer's color samples if color is not from HDC approval list.

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 applic tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissior any revisions to this application will initiate a new sixty-day review period.

Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury

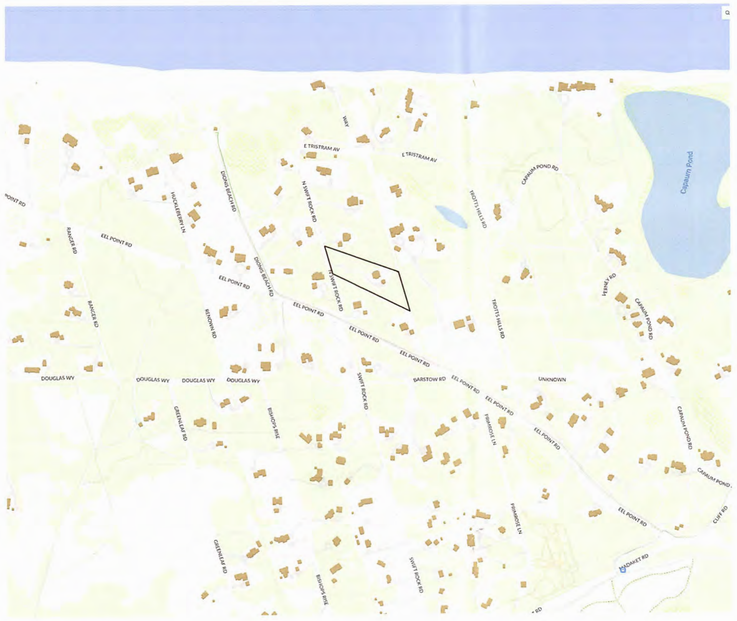
1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

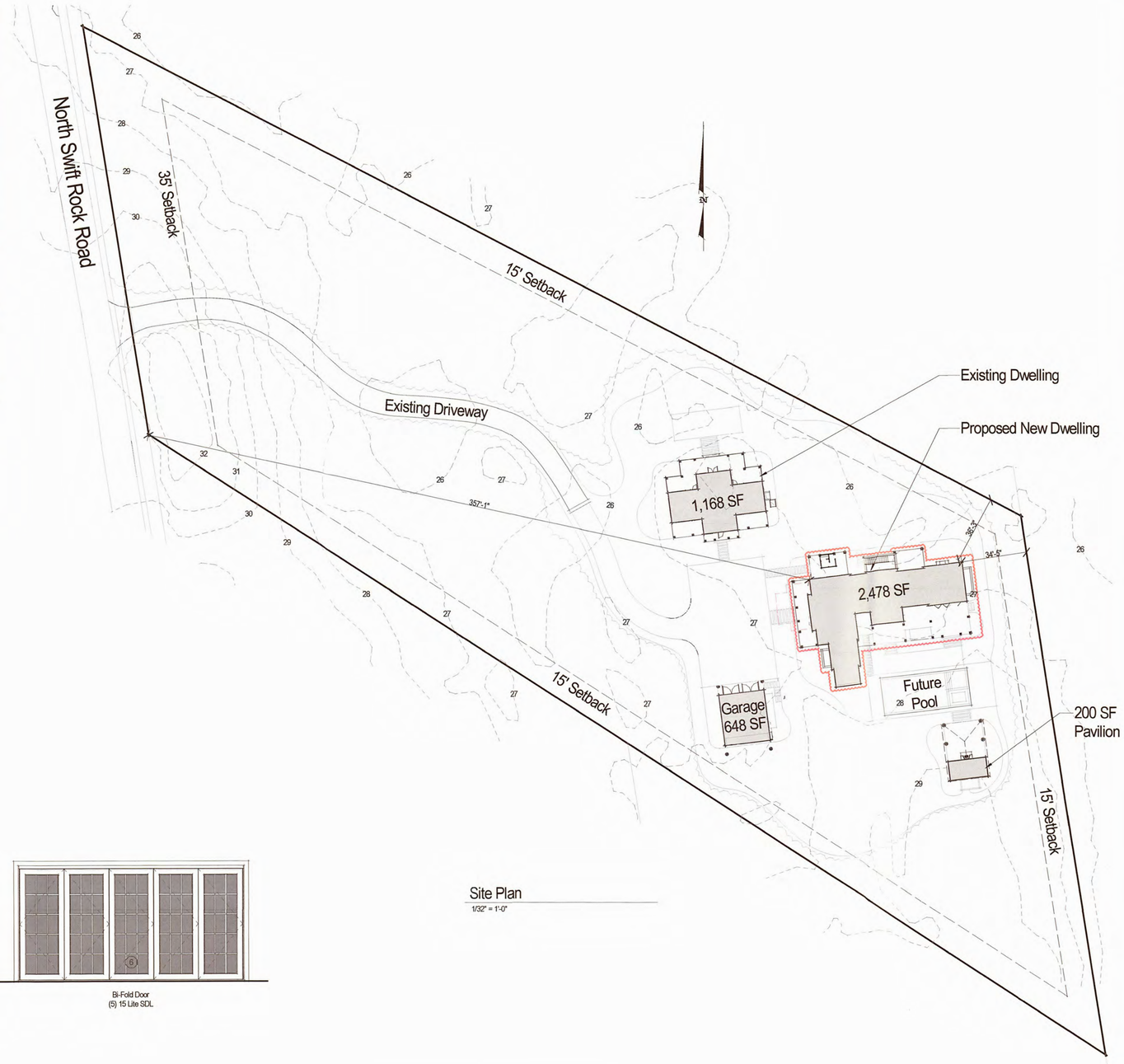


03.13.24

HDC ATS Submission

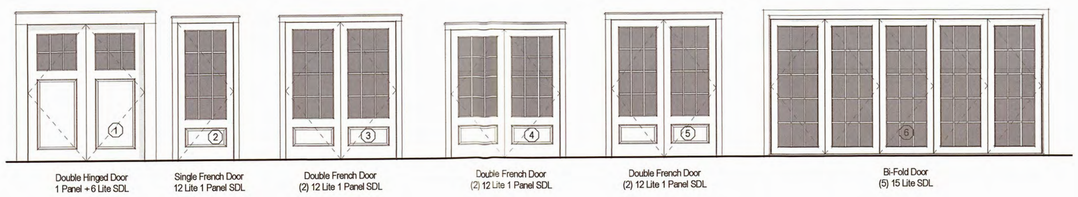


Locus Map
Not to Scale



Site Plan
1/32" = 1'-0"





Exterior Window & Door Legend
Not to Scale

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 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
A.2.3	Exterior Perspectives

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2330

03.13.24

HDC ATS Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 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
A.2.3 Exterior Perspectives
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Living Room
D.1.5 Interior Elevations - Dining
D.1.6 Interior Elevations - Foyer
D.1.7 Interior Elevations - Primary Bedroom 109
D.1.8 Interior Elevations - Primary Bath 110
D.1.9 Interior Elevations - Den/Office
D.1.10 Interior Elevation - Pantry 111
D.1.11 Interior Elevations - Mudroom 104
D.1.12 Interior Elevations - Laundry 107
D.2.3 Interior Elevations - Primary Bath 117
D.2.4 Interior Elevations - Sitting Area 102
D.2.5 Interior Elevations - Bedroom 103
D.2.6 Interior Elevations - Bedroom 101

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2330

03.13.24

HDC ATS Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 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
A.2.3 Exterior Perspectives
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Living Room
D.1.5 Interior Elevations - Dining
D.1.6 Interior Elevations - Foyer
D.1.7 Interior Elevations - Primary Bedroom 109
D.1.8 Interior Elevations - Primary Bath 110
D.1.9 Interior Elevations - Den/Office
D.1.10 Interior Elevation - Pantry 111
D.1.11 Interior Elevations - Mudroom 104
D.1.12 Interior Elevations - Laundry 107
D.2.3 Interior Elevations - Primary Bath 117
D.2.4 Interior Elevations - Sitting Area 102
D.2.5 Interior Elevations - Bedroom 103
D.2.6 Interior Elevations - Bedroom 101

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2330

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 N Swift Rock Rd

Tax Map Number: 40 Parcel Number: 2

Owner of Record: 1 North Swift Rock Road Trust

Description of Proposal: Revision to HDC approved New Dwelling.

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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
40	2	1	DANGEL BETSY L TR	C/O INVESTMENT PROPT LTD	825 BEACON ST	NEWTON	MA	02459	3 N SWIFT ROCK RD
40	3		27 EEL POINT ROAD LLC		13 MONITOR HILL RD	NEWTOWN	CT	06470	27 EEL POINT RD
40	3	1	KEENE SONYA E TRUSTEE	C/O JOHN MOY	760 WINDLASS WY	SANIBEL	FL	33957	25 EEL POINT RD
40	4		THRESHER HUMMOCK LLC		2340 COLLINS AVE 5TH FL	MIAMI BEACH	FL	33139	21 EEL POINT RD
40	81		RUSSO PAUL M & ALLISON G		12 ST LUKES PLACE	NEW YORK	NY	10014	29 EEL POINT RD
Count:	**5**								

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 1 North Swift Rock Road Trust

MAILING ADDRESS..... PO Box 786, Nantucket MA 02554

PROPERTY LOCATION..... 1 N Swift Rock Road

ASSESSORS MAP/PARCEL..... 40 / 2

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.

APRIL 2, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.02 14:55:11 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 0324 7577 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

27 EEL POINT ROAD LLC
13 MONITOR HILL RD
NEWTOWN, CT 06470

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

DANGEL BETSY L TR
C/O INVESTMENT PROPT LTD
825 BEACON ST
NEWTON, MA 02459

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

THRESHER HUMMOCK LLC
2340 COLLINS AVE 5TH FL
MIAMI BEACH, FL 33139

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 18

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

KEENE SONYA E TRUSTEE
C/O JOHN MOY
760 WINDLASS WY
SANIBEL, FL 33957

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

RUSSO PAUL M & ALLISON G
12 ST LUKES PLACE
NEW YORK, NY 10014

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

(1) Existing Dwelling: 1,168 SF (HDC Approved)

(2) Garage: 484 SF (HDC Approved)

(3) New Dwelling: 2,506 SF (Previously HDC Approved)

Total SF: 4,158 SF

Allowable GC: 4,567 SF

26'-9"



Existing Dwelling Perspective

24'-2"



Garage Perspective

28'-1"

New Dwelling Perspective

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

1 N Swift Rock Rd Trust

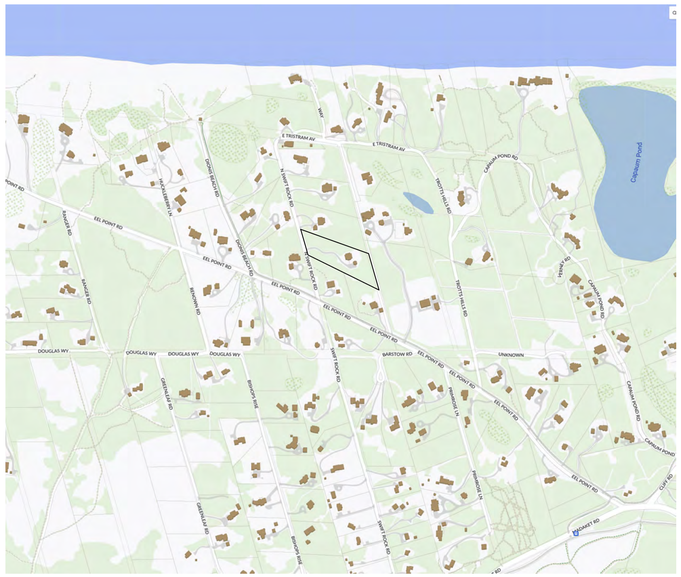
1 N Swift Rock Road
Nantucket, MA 02554

04.07.25

HDC Submission



West | South | East | North

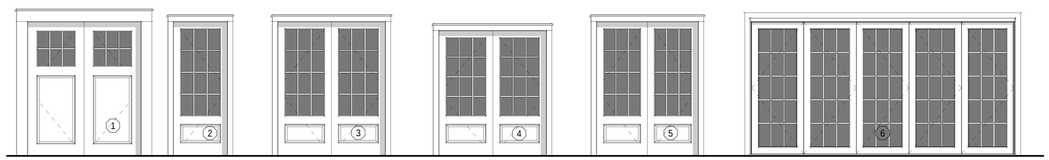


Locus Map

Not to Scale



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 6 Lite SDL | Fixed 3 Lite SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL | Double Hung 6/1 SDL



Double Hinged Door 1 Panel + 6 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Bi-Fold Door (5) 15 Lite SDL

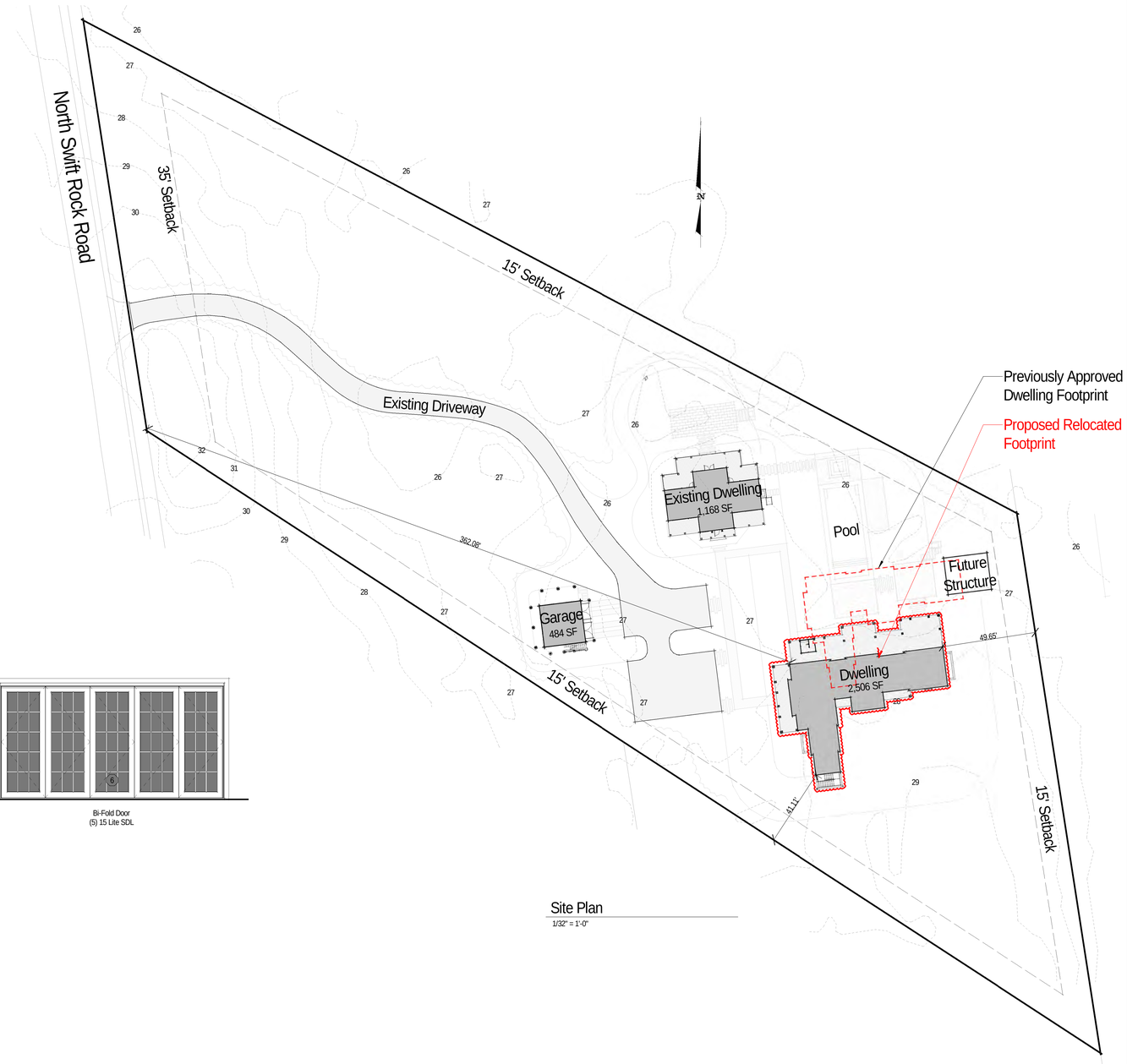
WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	18	2'-10"	5'-6"	<varies>			≥ 30
B	17	2'-8"	5'-0"	" "			≥ 30
C	12	2'-6"	4'-4"	<varies>			≥ 30
D	8	3'-2"	5'-6"	<varies>			≥ 30
E	3	2'-8"	2'-7"	" "			≥ 30
F	3	2'-8"	2'-0"	" "			≥ 30
G	6	2'-0"	2'-8"	" "			≥ 30
H	2	1'-10"	2'-4"	" "			≥ 30
I	2	2'-6"	4'-0"	" "			≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	6'-4"	7'-6"	Andersen			≥ 30
2	4	3'-0"	7'-6"	<varies>			≥ 30
4	4	6'-0"	7'-0"	" "			≥ 30
5	1	5'-8"	7'-6"	" "			≥ 30
6	1	15'-0"	7'-9 9/32"				≥ 30
7	2	9'-0"	7'-6"	" "			≥ 30

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.



Site Plan

1/32" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2330

04.02.25

For Review Only



1 Basement Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Basement Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

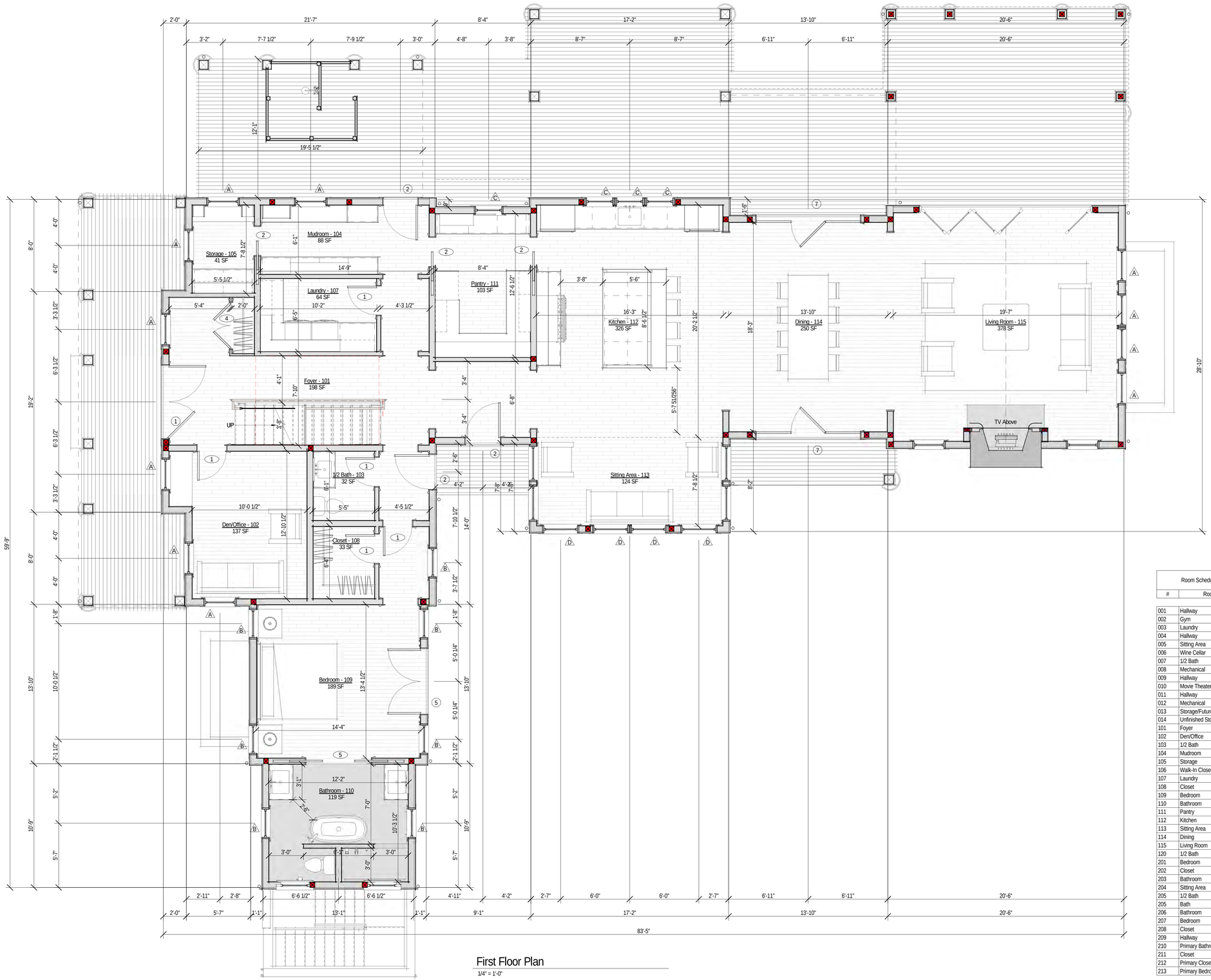
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

2330

04.02.25

For Review Only



First Floor Plan

1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2	
Current Zoning:	LUG 2	
Minimum Frontage:	150'	
Front Setback:	35'	
Side/Rear Setback:	15'	
Lot Size:	114,177 SF	
Min. Lot Size:	80,000 SF	
Allowable G.C.:	4% or 4,567 SF	
Existing G.C.:	------	MH: 2,766 SF
Proposed G.C.:	2,506 SF	Garage: 624 SF
Total Proposed G.C.:	4,158 SF	Existing: 1,168 SF
		Shed: 200 SF
		Total: 4,558 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

First Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

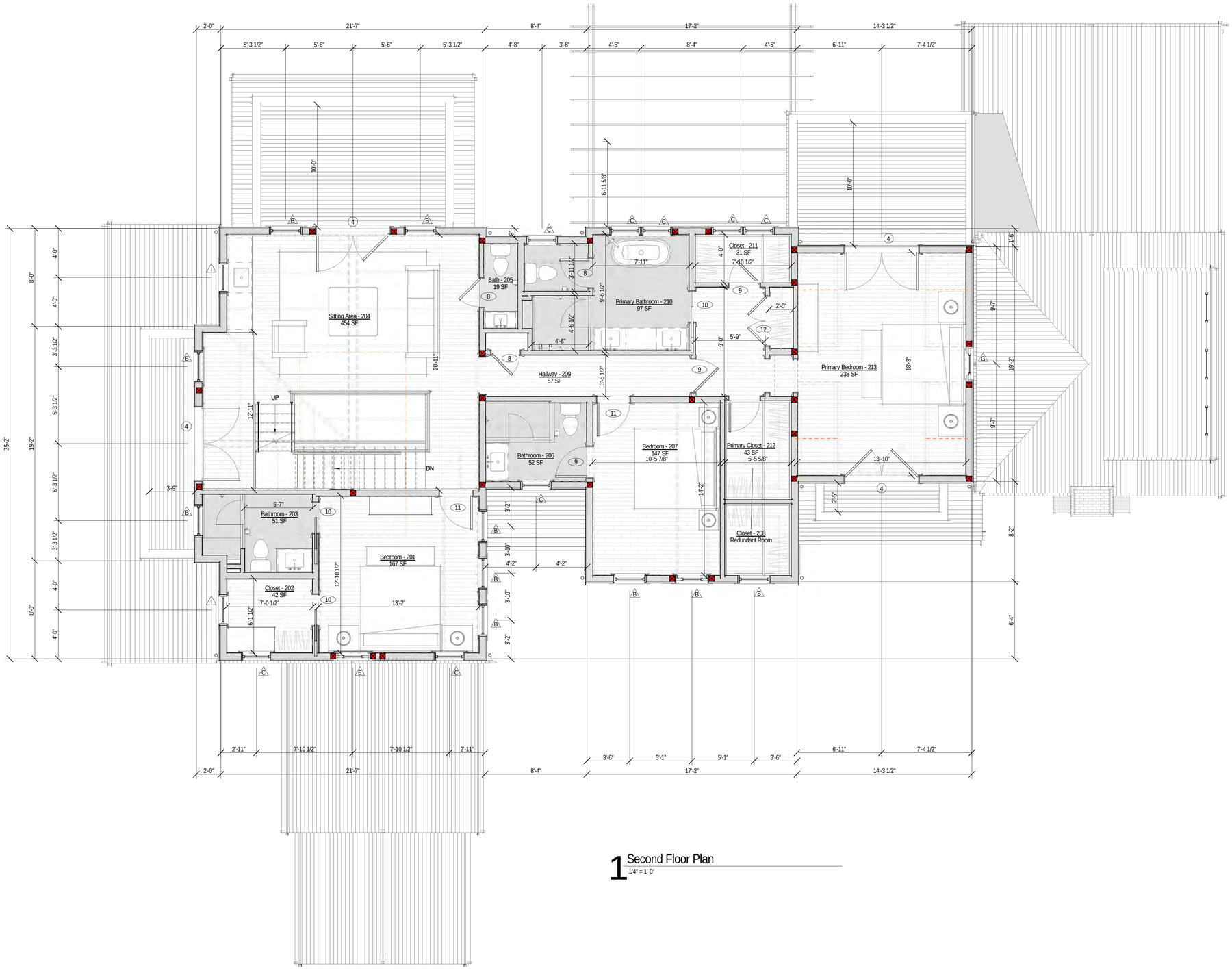
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2330

04.02.25

For Review Only



1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Second Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2330

04.02.25

For Review Only



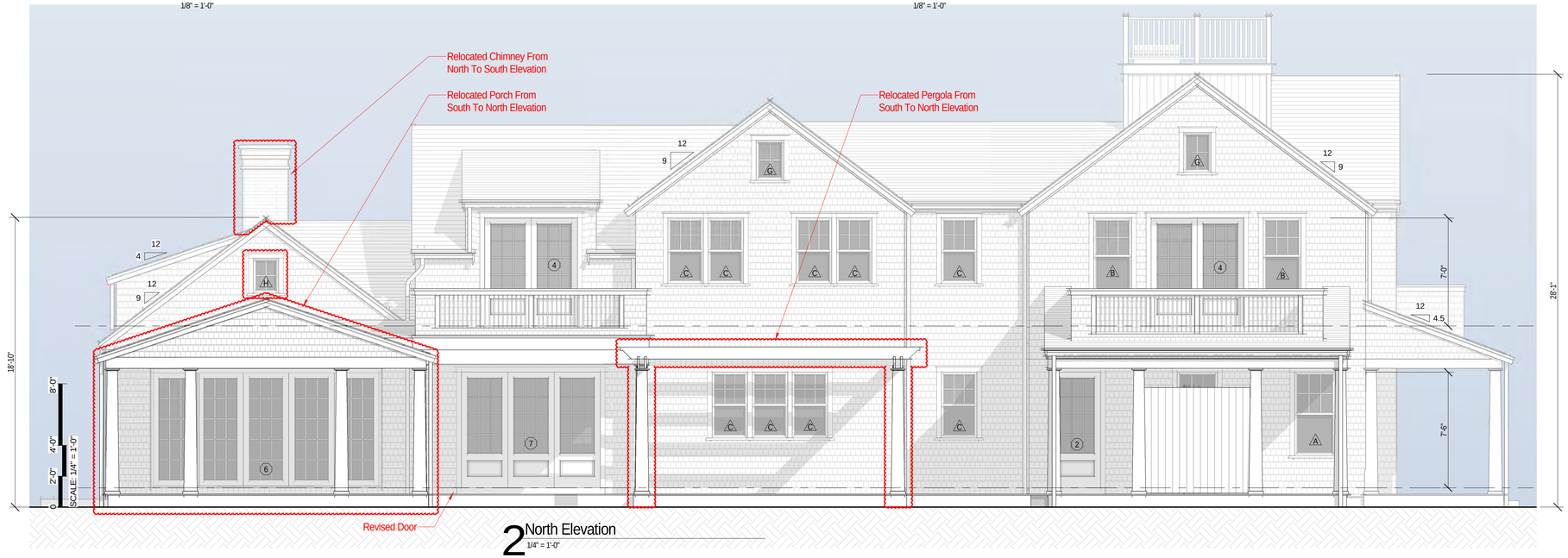
1 West Elevation
1/4" = 1'-0"



Previously Approved West Elevation
1/8" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



2 North Elevation
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT, LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

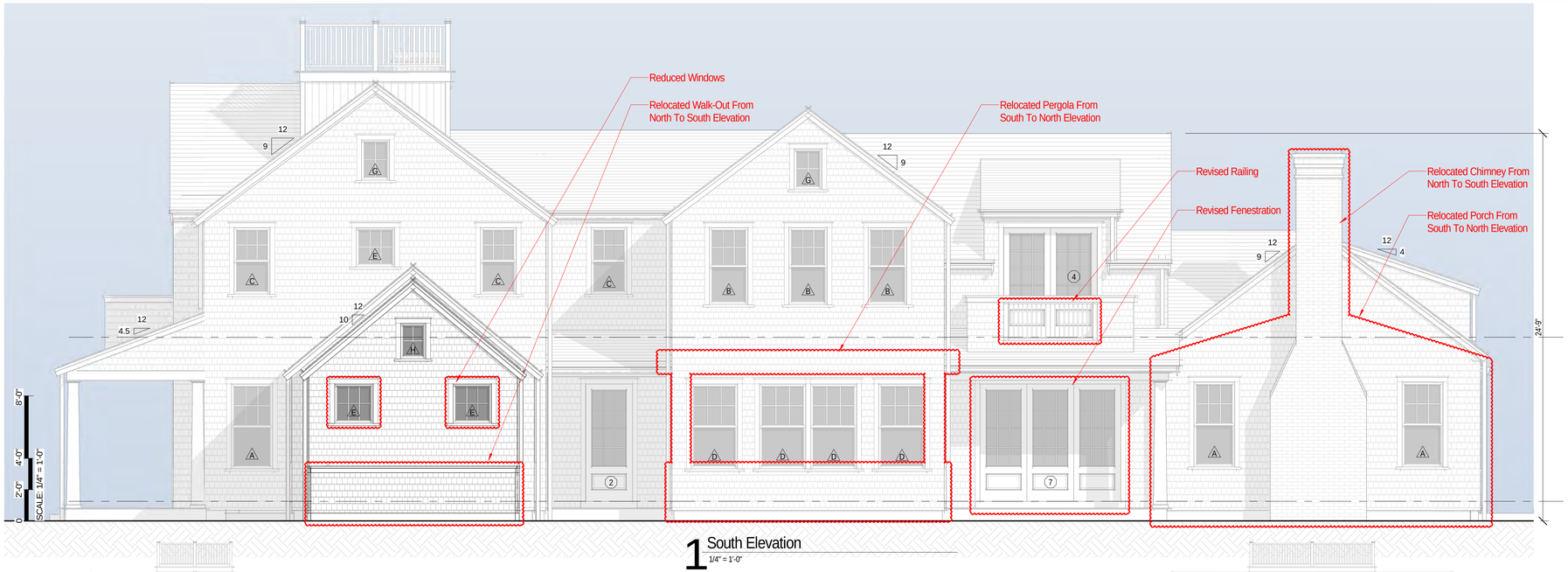
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2330

04.02.25

For Review Only



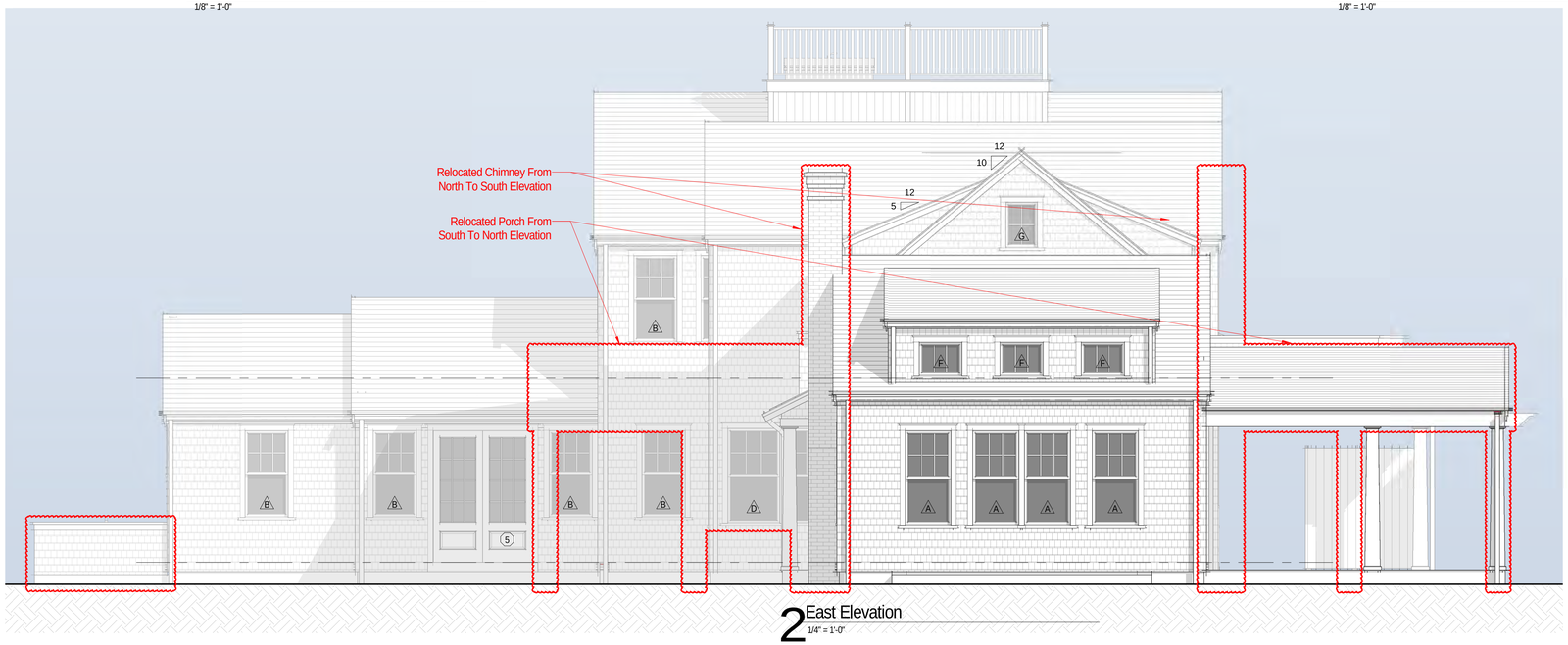
1 South Elevation
1/4" = 1'-0"



Previously Approved South Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



2 East Elevation
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2330

04.02.25

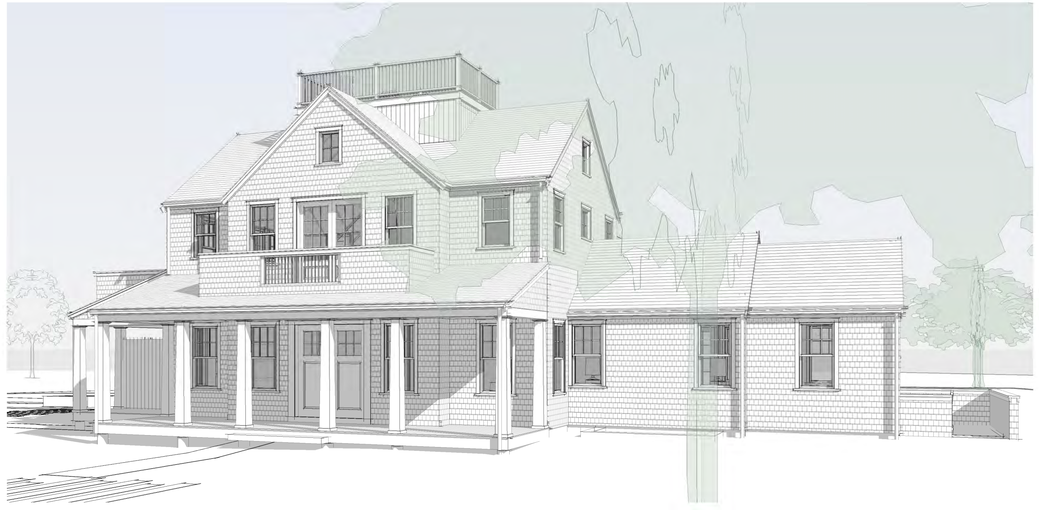
For Review Only



Facade Perspective (A)



Facade Perspective (B)



Facade Perspective (C)

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Exterior Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.3

2330

04.02.25

HDC Submission



Eel Point Road Towards N Swift Rock



N Swift Rock @ Driveway Entrance



N Swift Rock Towards Existing Dwelling



N Swift Rock Towards Existing Dwelling

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

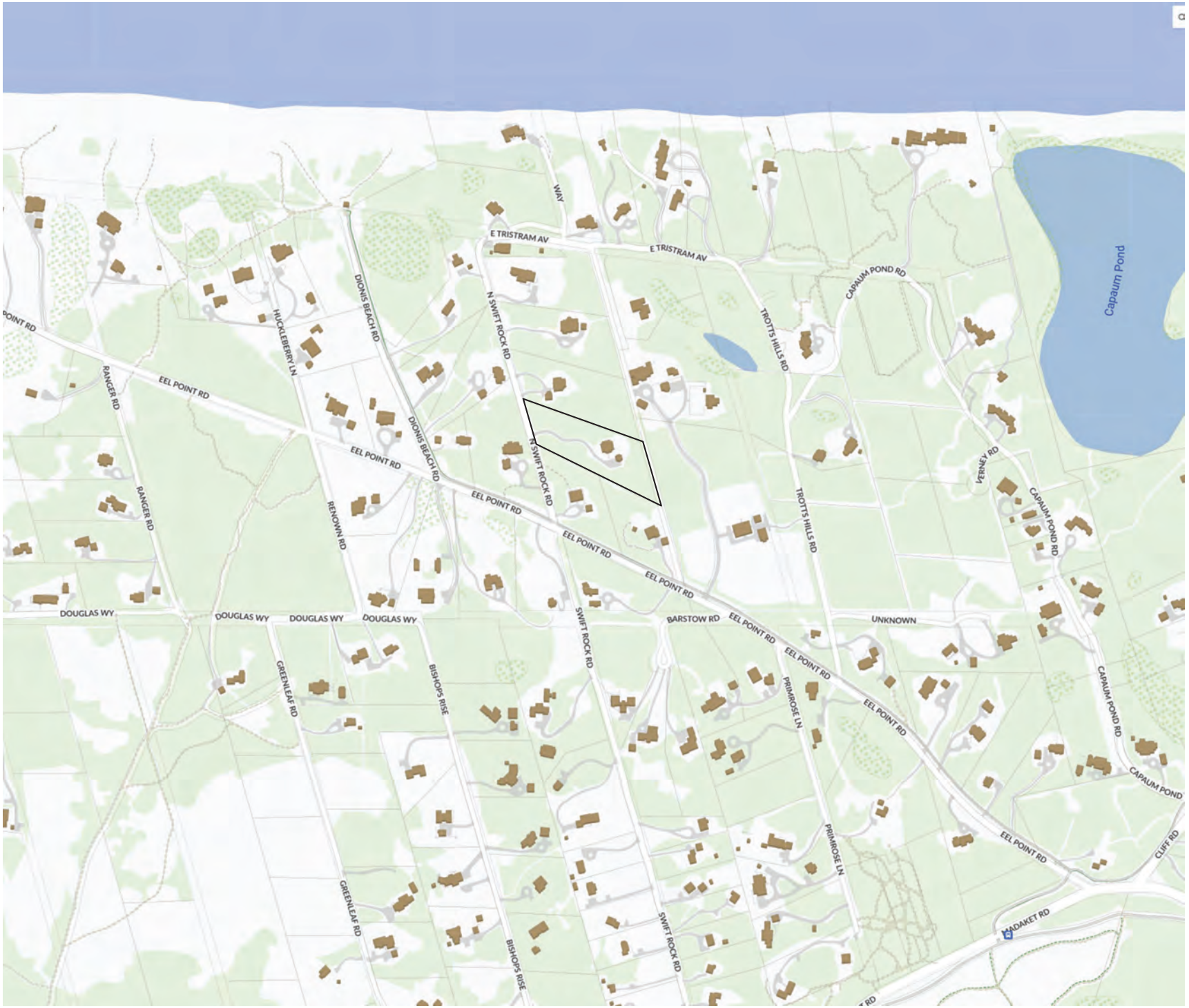
SHEET INDEX

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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Site Photos

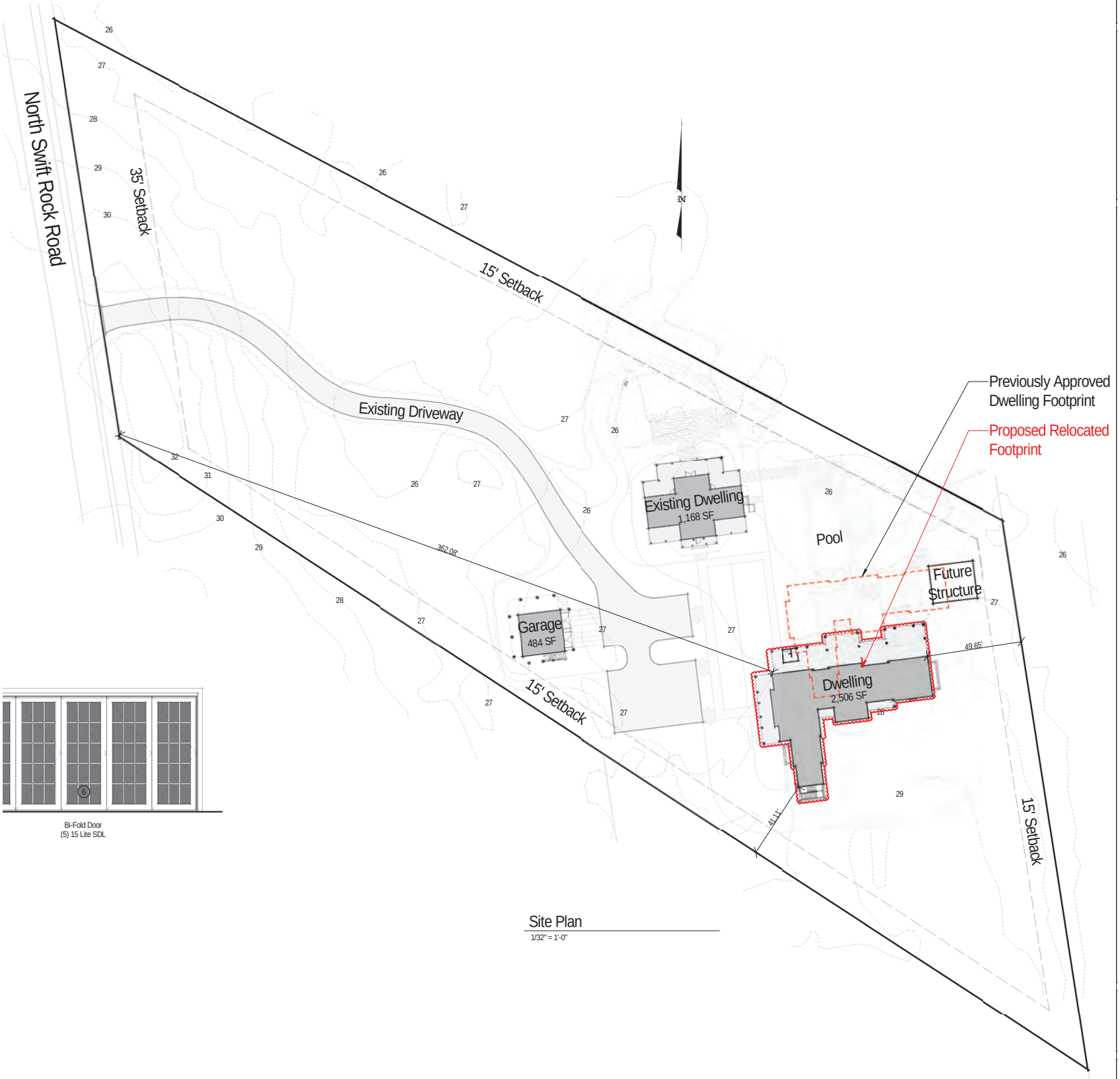
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.



Locus Map

Not to Scale



Bi-Fold Door
(5) 15 Lite SDL

Site Plan
1/32" = 1'-0"



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

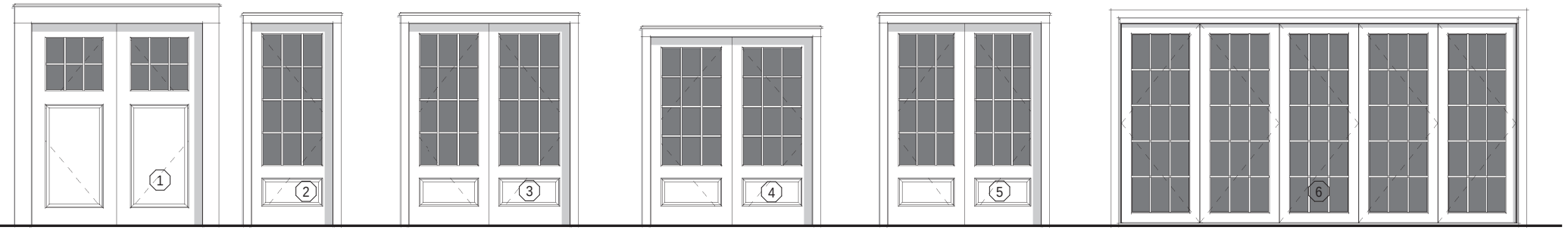
Fixed
6 Lite SDL

Fixed
3 Lite SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/1 SDL



Double Hinged Door
1 Panel + 6 Lite SDL

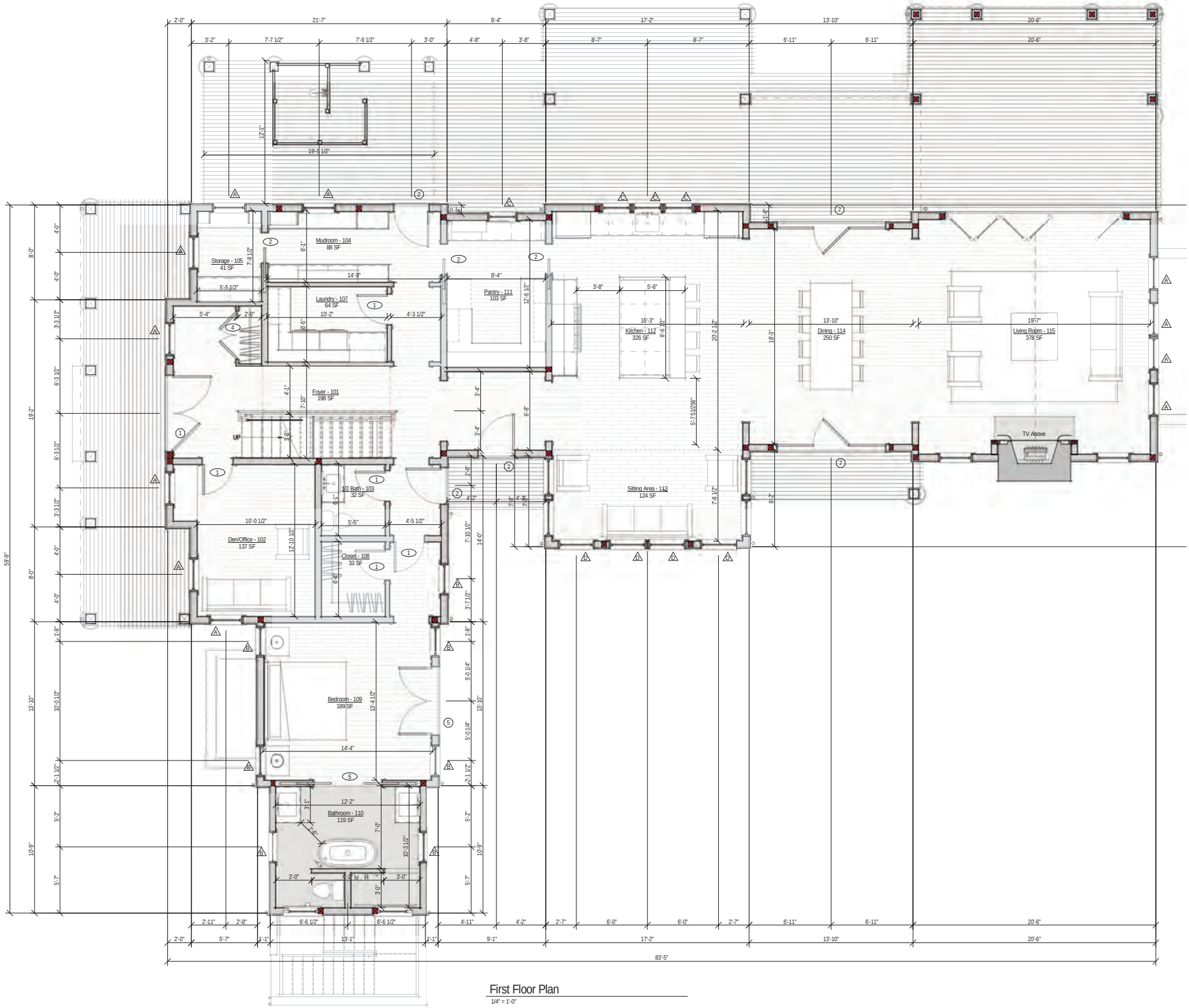
Single French Door
12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

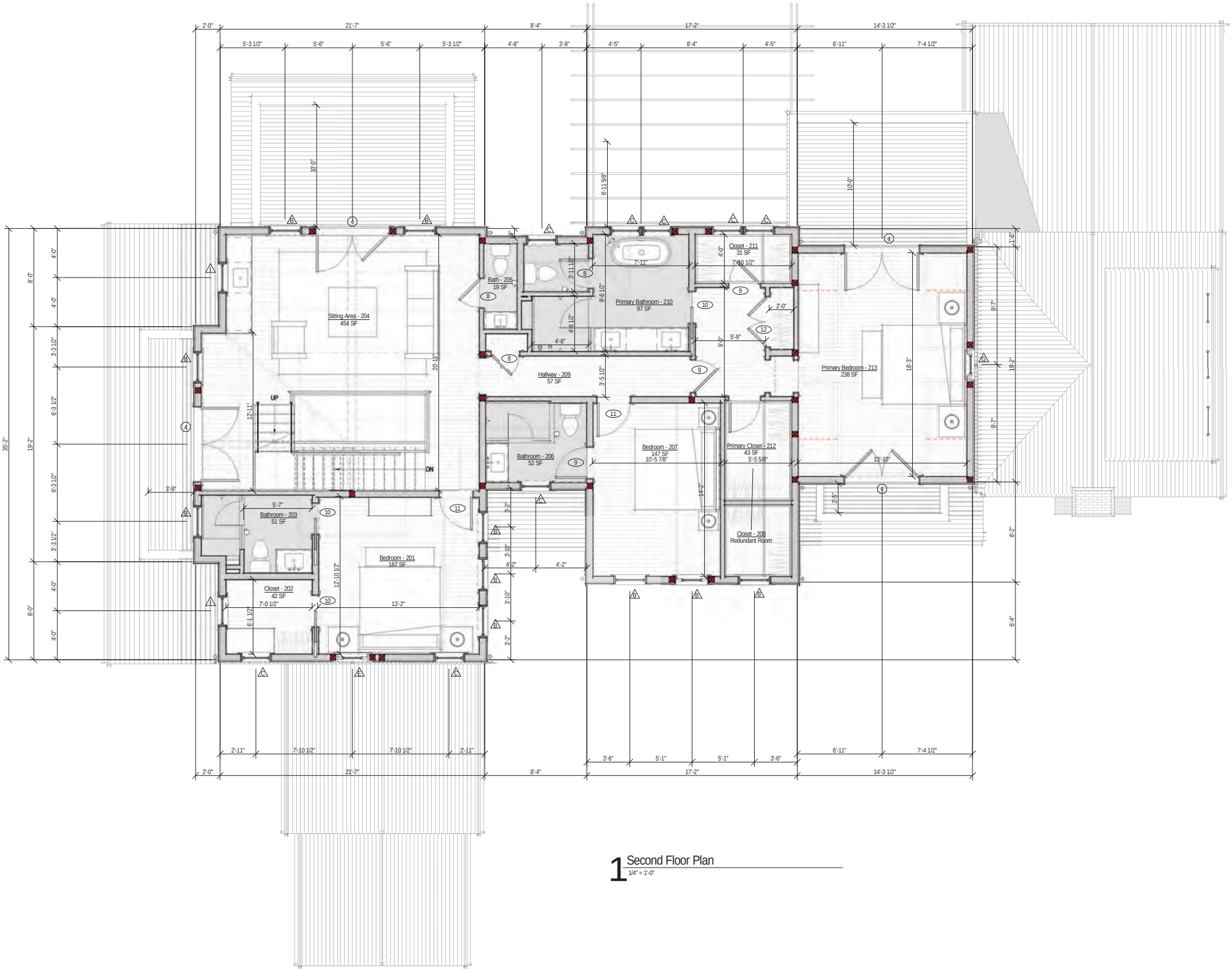
Double French Door
(2) 12 Lite 1 Panel SDL

Bi-Fold Door
(5) 15 Lite SDL



First Floor Plan

1/4" = 1'-0"



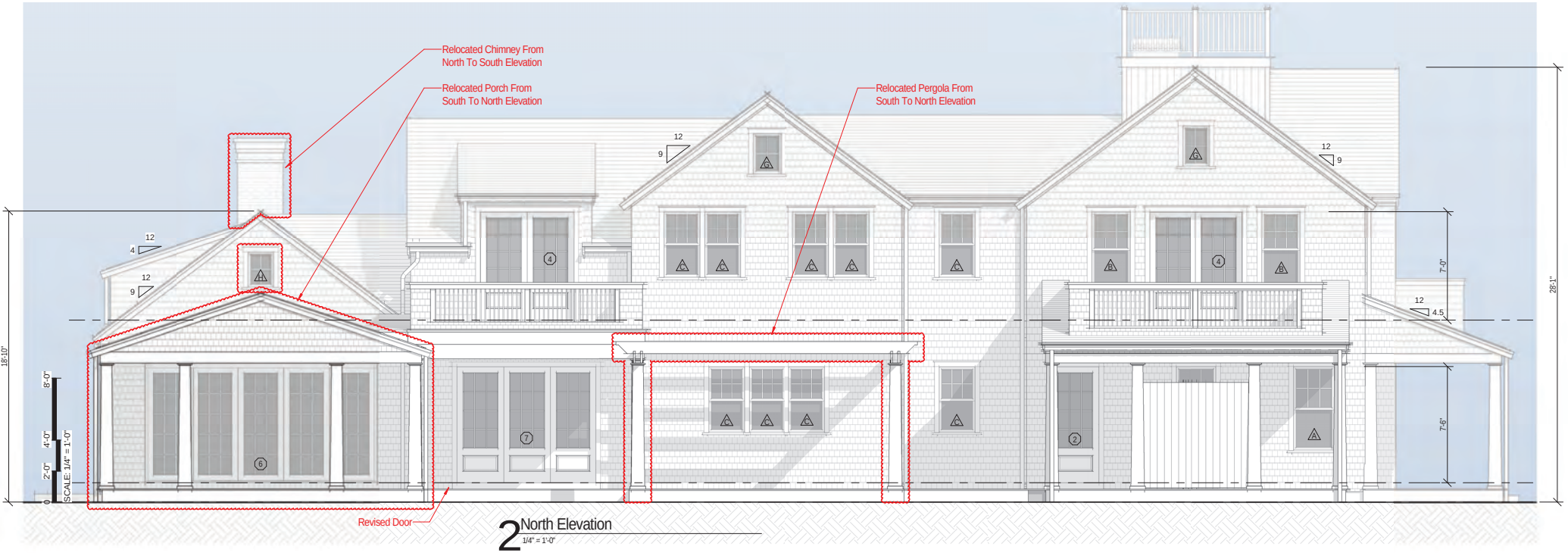
1 Second Floor Plan

1/4" = 1'-0"



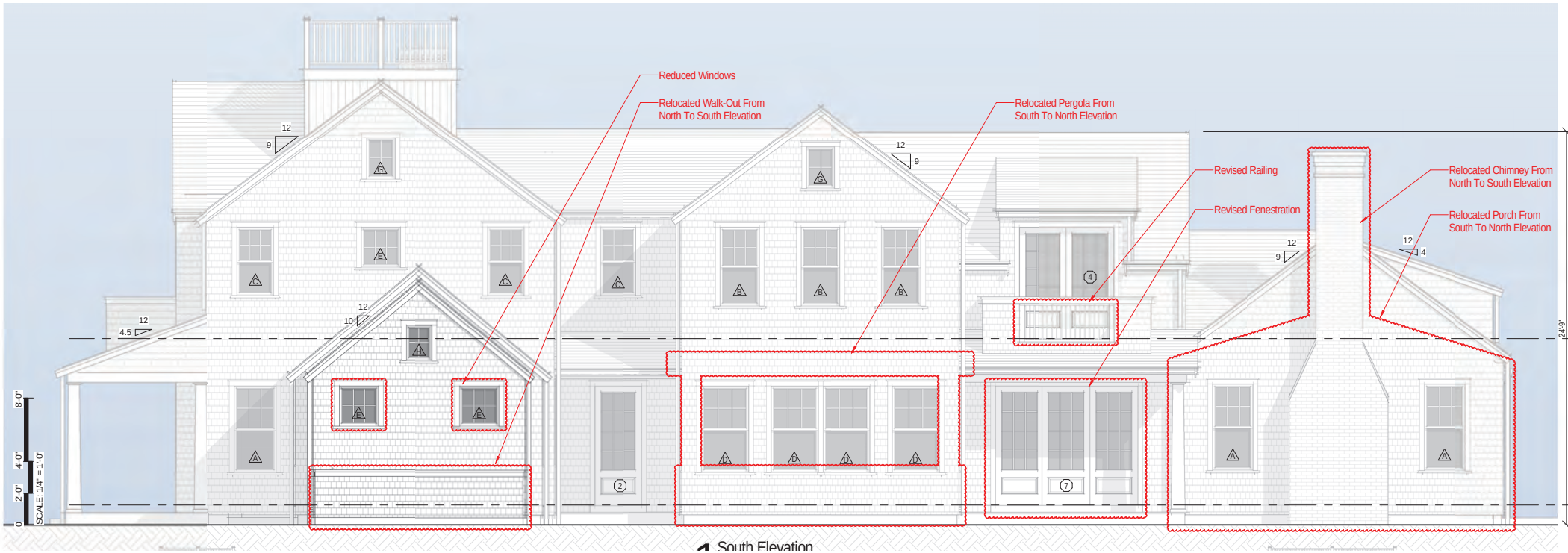
1 West Elevation

1/4" = 1'-0"

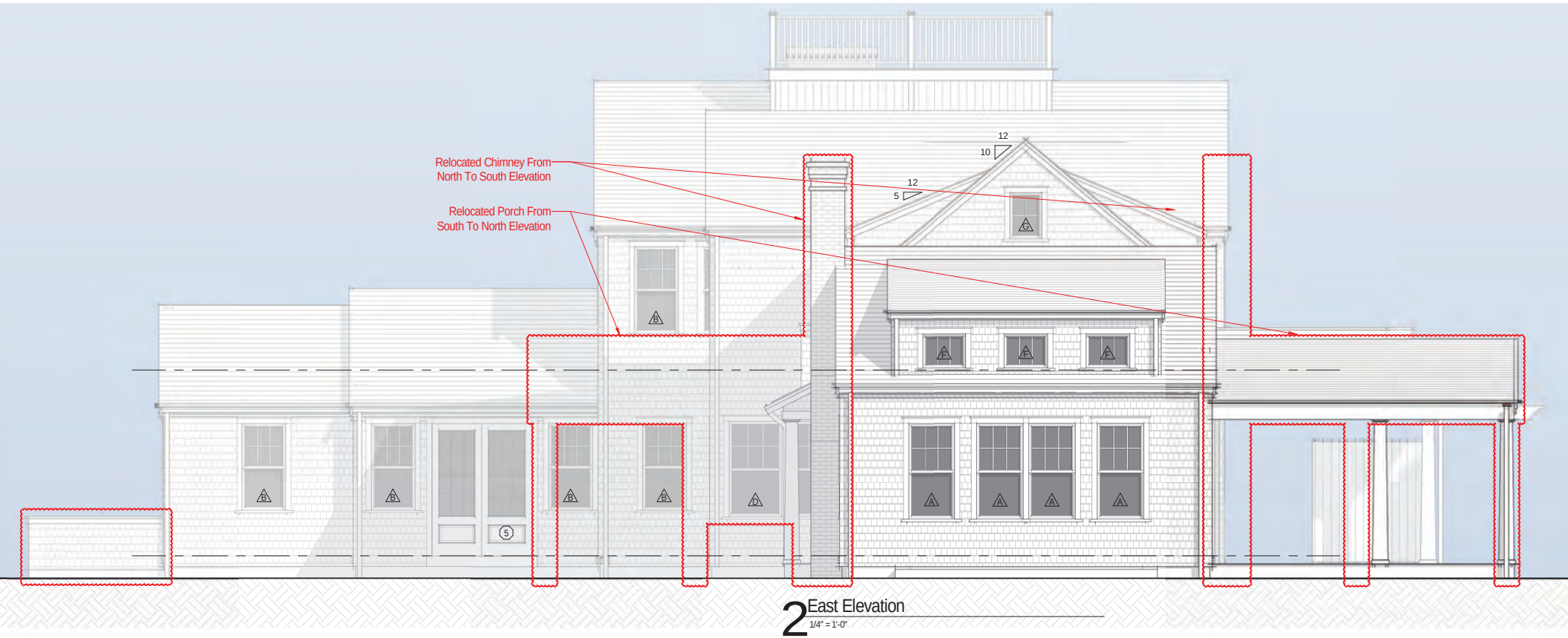


2 North Elevation

1/4" = 1'-0"



1 South Elevation



2 East Elevation
1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

37 Cliff Road • M: 42.4.4 P: 42 • Submitted on April 7, 2025

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DJK 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 42

Street & Number of Proposed Work: 37 Cliff Rd.

Owner of record: 37 Cliff Road Nominee Trust

Mailing Address: 9 W Walton St tpt 2002
Chicago, IL 60610

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 Demolition of existing garage w/ associated alterations to main

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: Garage 1990 / Dwelling c. 1911

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation demo garage / add pent roof + pergola
2. South Elevation " "
3. West Elevation add pent roof + entry door
4. North Elevation demo garage / add pent roofs + pergola

*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 pent roofs as noted on elevations

Roofing material: ☑ 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 1 panel 9 lite Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS *ALL TO MATCH EXISTING*

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - grey
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 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
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



April 7, 2025

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

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 37 Cliff Road Nominee Trust

STREET ADDRESS 37 Cliff Road

MAP/PARCEL 42.4.4 / 42

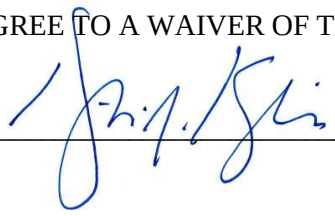
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

April 7, 2025
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 37 Cliff Rd

Tax Map Number: 42.4.4 Parcel Number: 42

Owner of Record: 37 Cliff Road Nominee Trust

Description of Proposal: Demo of Existing Garage and Breezeway Connector

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.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 37 CLIFF ROAD NOMINEE TRUST

MAILING ADDRESS..... 9 W Walton Street apt 2002 Chicago IL 60610

PROPERTY LOCATION..... 37 CLIFF RD

ASSESSORS MAP/PARCEL..... 42.4.4 / 42

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.

APRIL 4, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.04 13:20:38 -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
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	3		CHEESE AND CRACKERS LLC	C/O JOEL TREISMAN	4 EAST MEADOW RD	WESTPORT	CT	06880	39 CLIFF RD
Count:	**4**								

9589 0710 5270 0681 6434 70

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

CHEESE AND CRACKERS LLC
C/O JOEL TREISMAN
4 EAST MEADOW RD
WESTPORT, CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 87

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC4-35
MAP/PARCEL#: 4244-042

Recorded by: ANR Date: 06/08/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 37 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

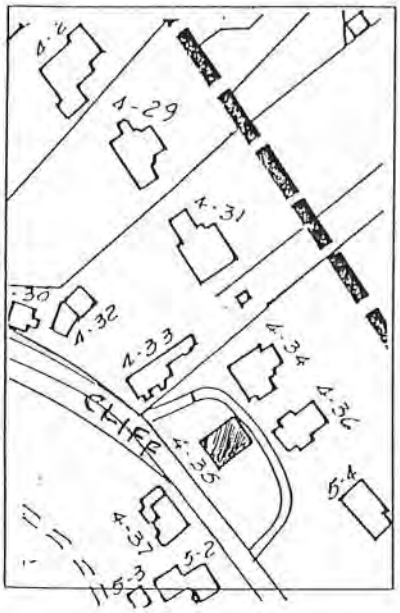
4. Present Owner: BROADUS, THOMAS HARRIS, JR

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 80
12. Setback from Street (ft.):15 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 4
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 12/12

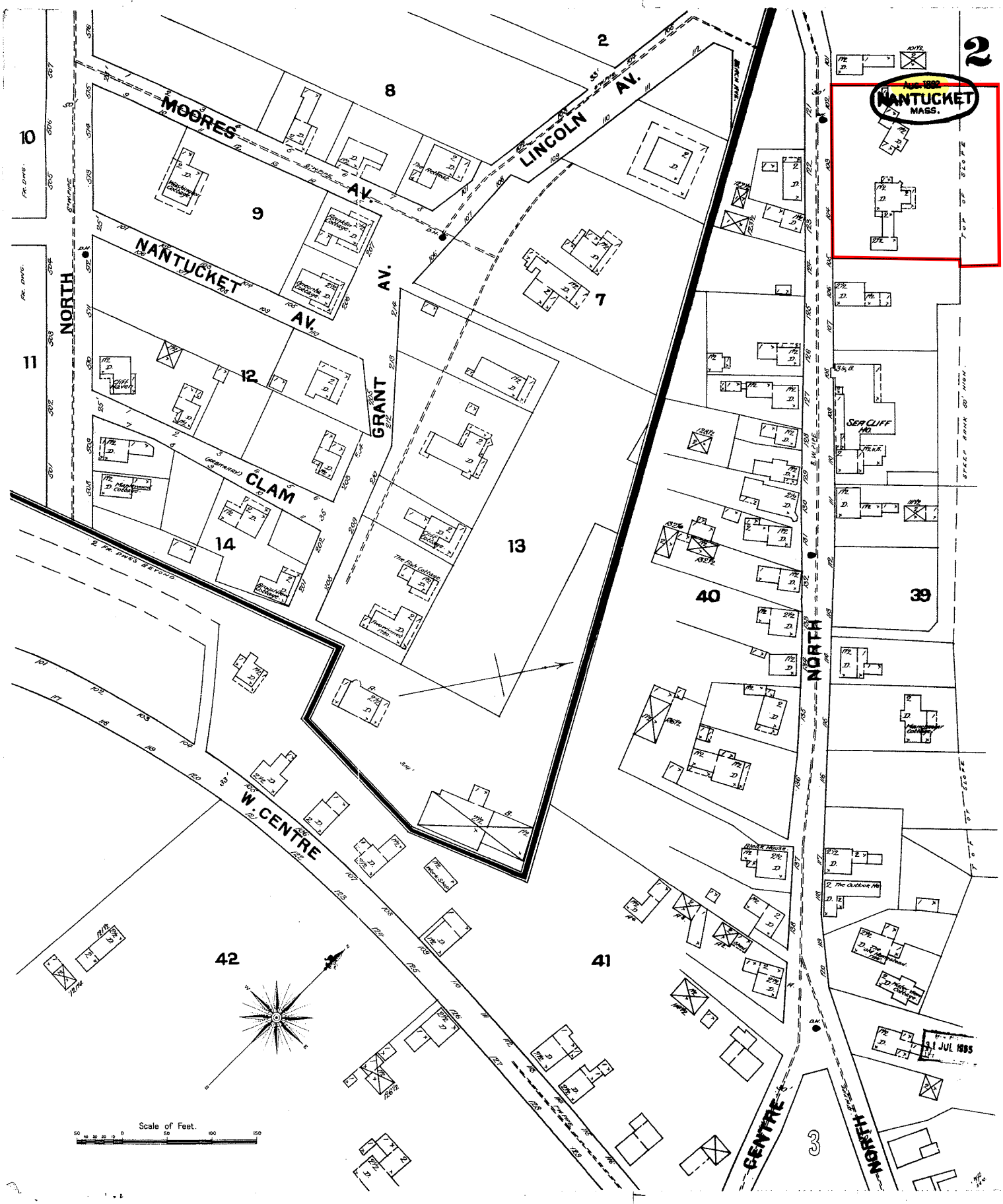
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

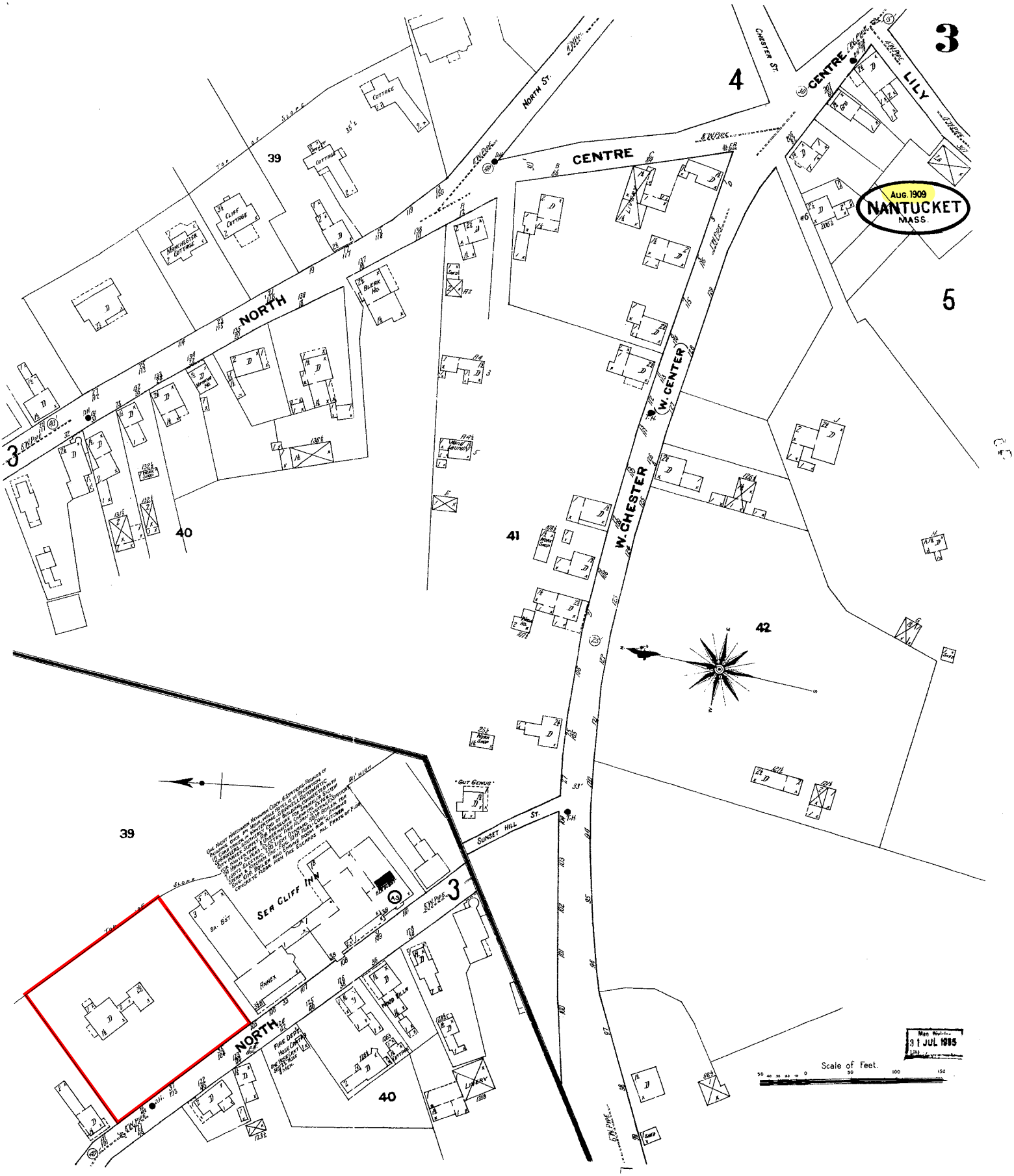
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1911
Source: Wannacomet Water Company,Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company

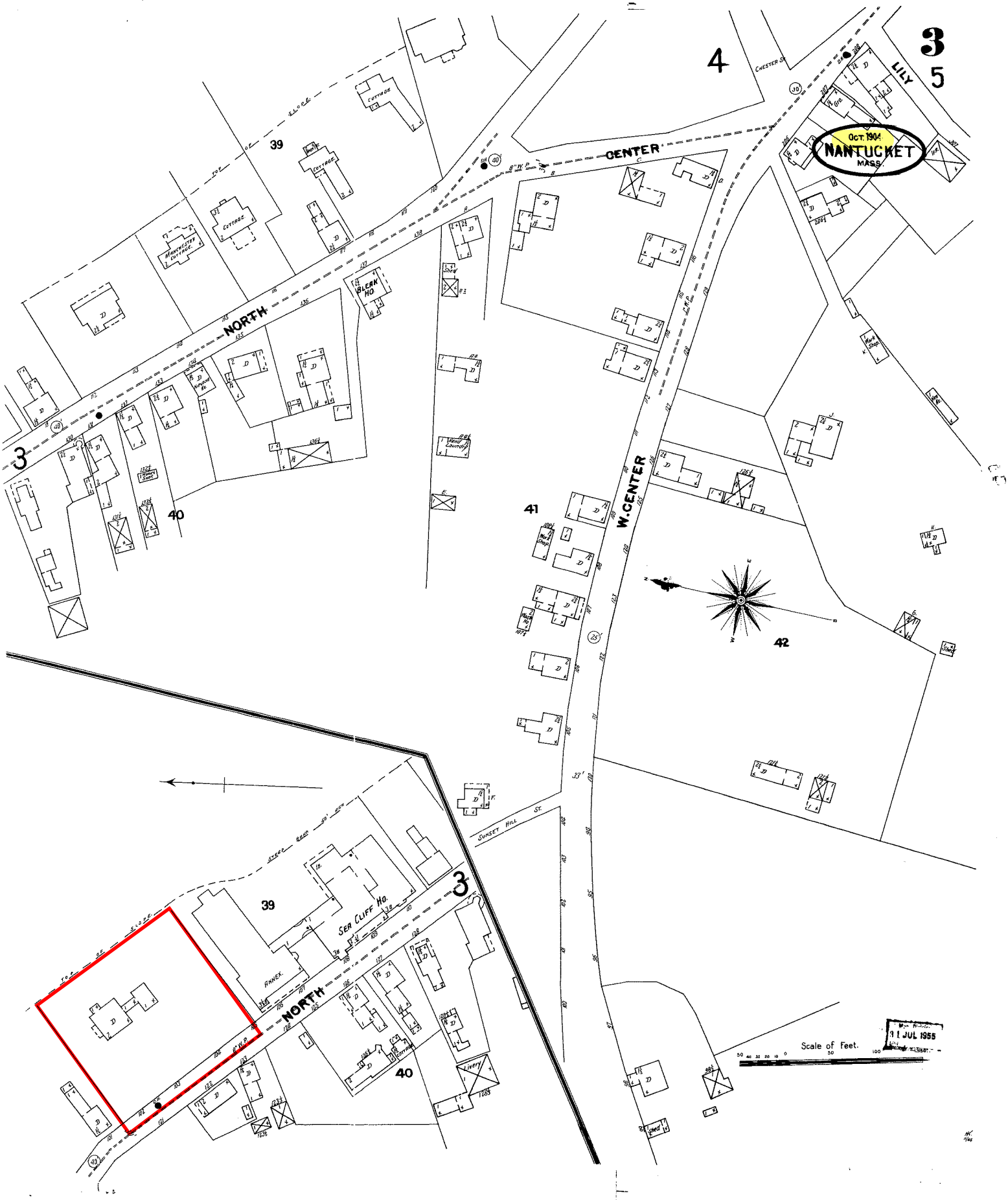
37 Cliff Road



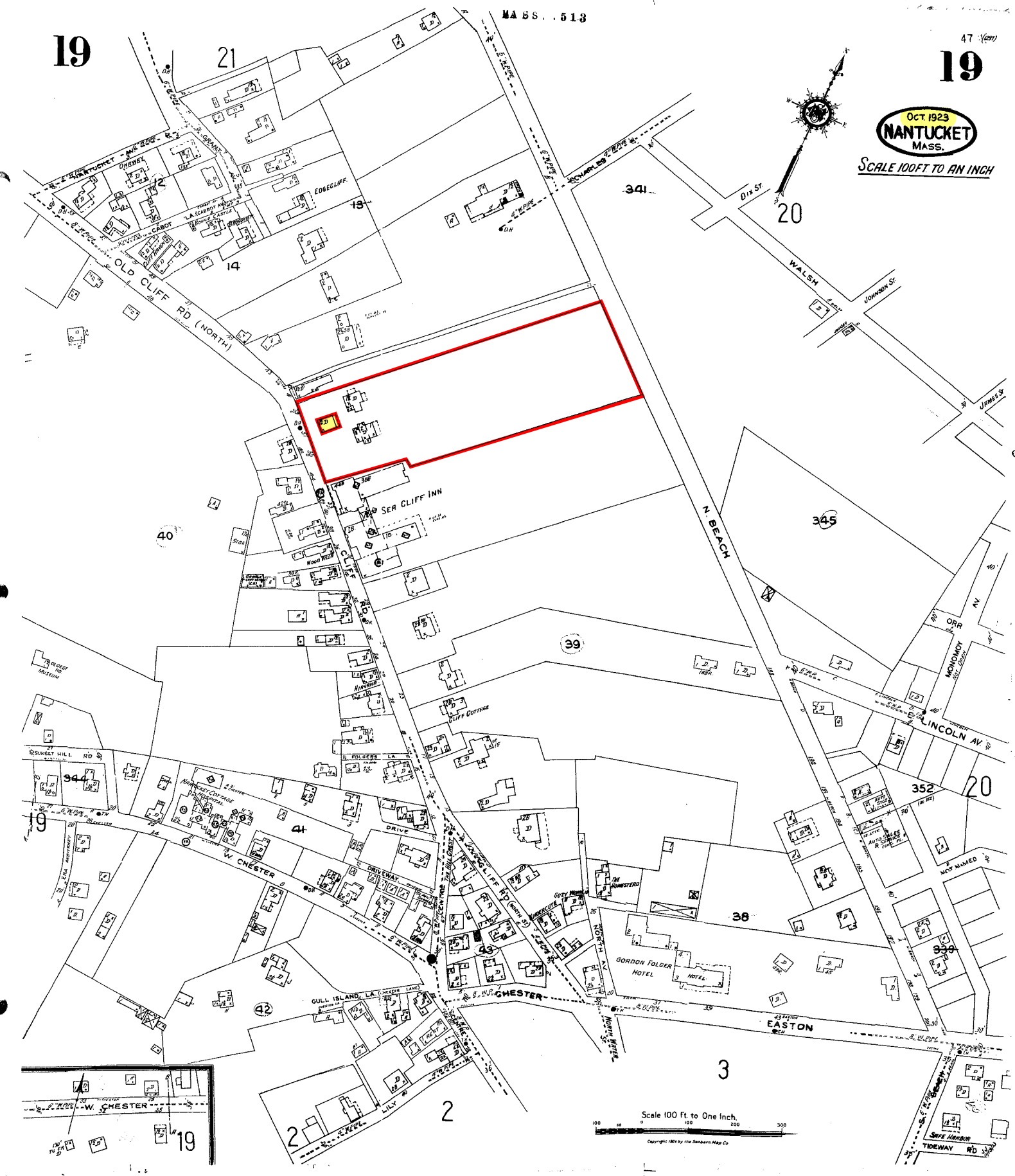
37 Cliff Road



37 Cliff Road



37 Cliff Road





37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

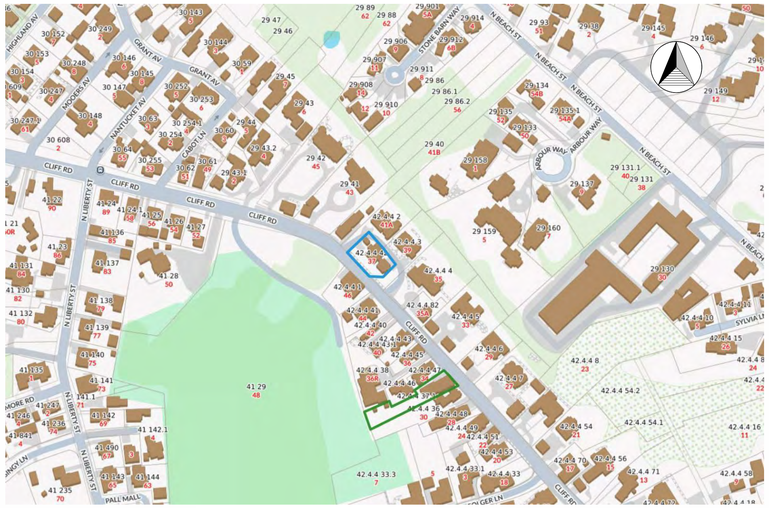
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

37 Cliff Road Alterations

Nantucket, MA 02554

HDC Submission 04.07.25



Locus Map

Single Two Panel Door
9 Lite SDL

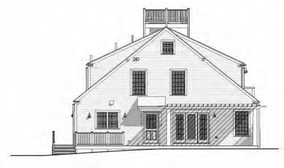
Exterior Door Legend
1/4" = 1'-0"



West Elevation



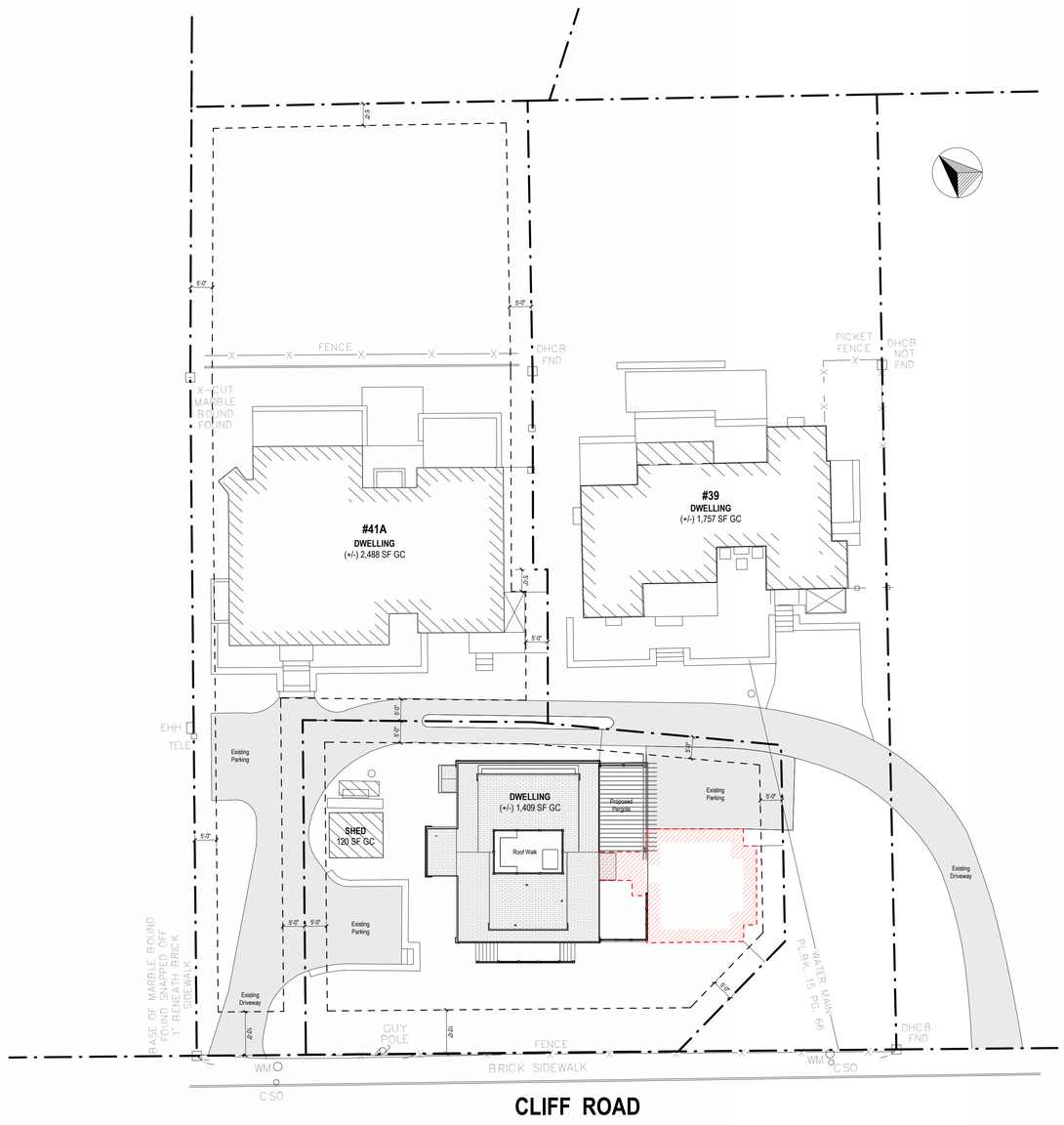
North Elevation



East Elevation



South Elevation



Site Plan
1/16" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Cover Sheet

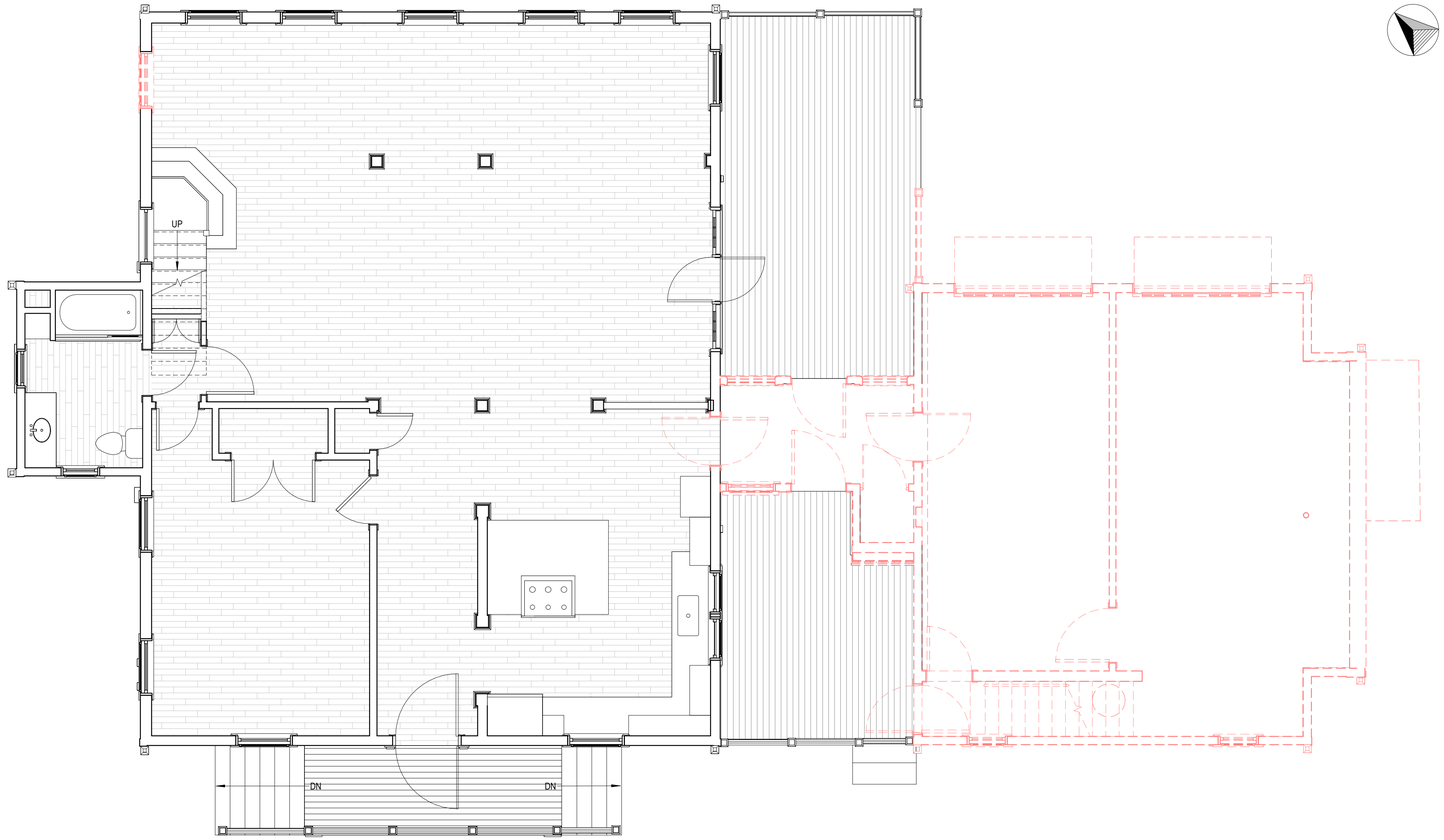
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2511

HDC Submission 04.07.25



First Floor Plan - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Demolition Plan

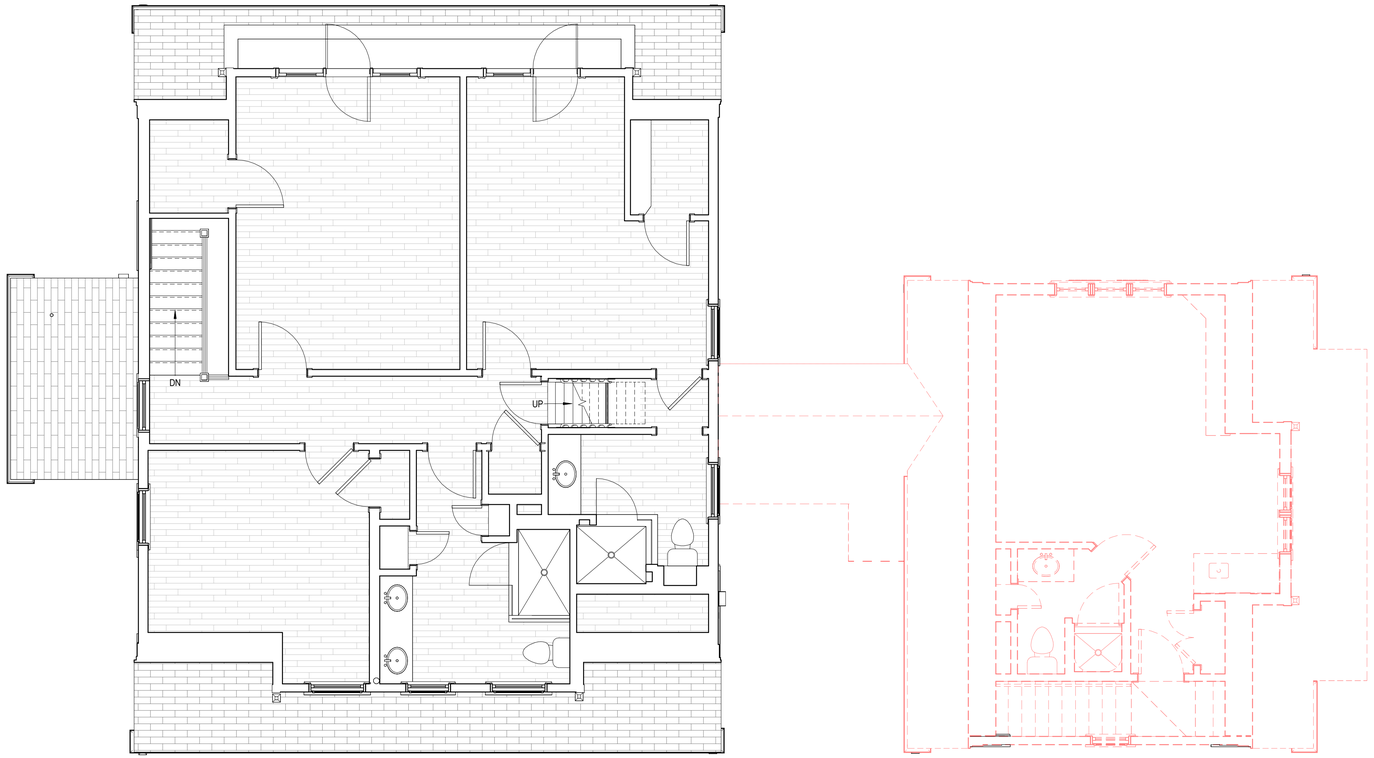
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

D.1.1

2511

HDC Submission 04.07.25



Second Floor Plan - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX
A.0.1 Cover Sheet
D.1.1 Demolition Plan
D.1.2 Demolition Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Perspective View
A.3.2 Perspective View
HP1 Existing Conditions
HP2 Historic Photographs

Revisions

Demolition Plan

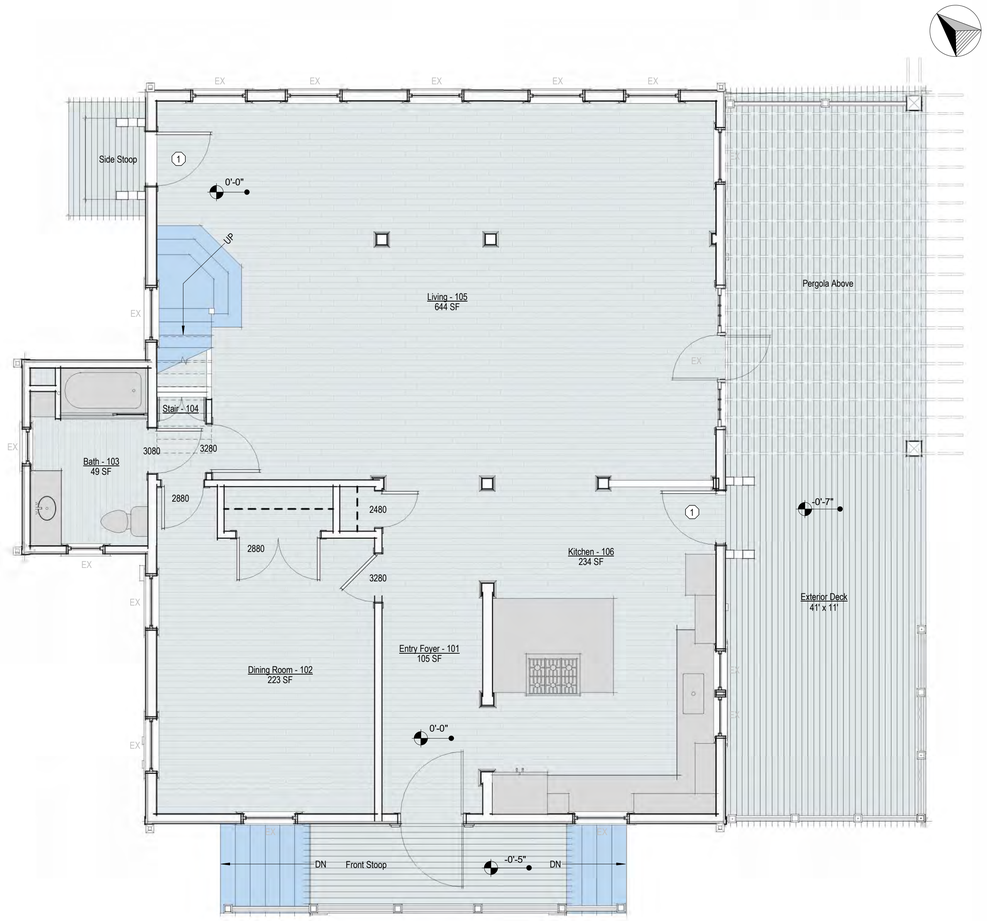
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

D.1.2

2511

HDC Submission 04.07.25



First Floor Plan - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Floor Plan

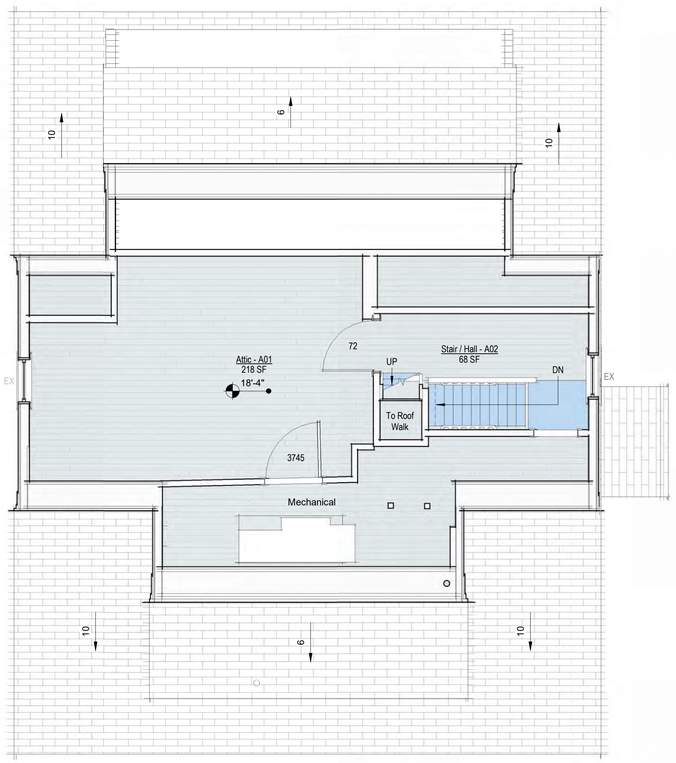
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

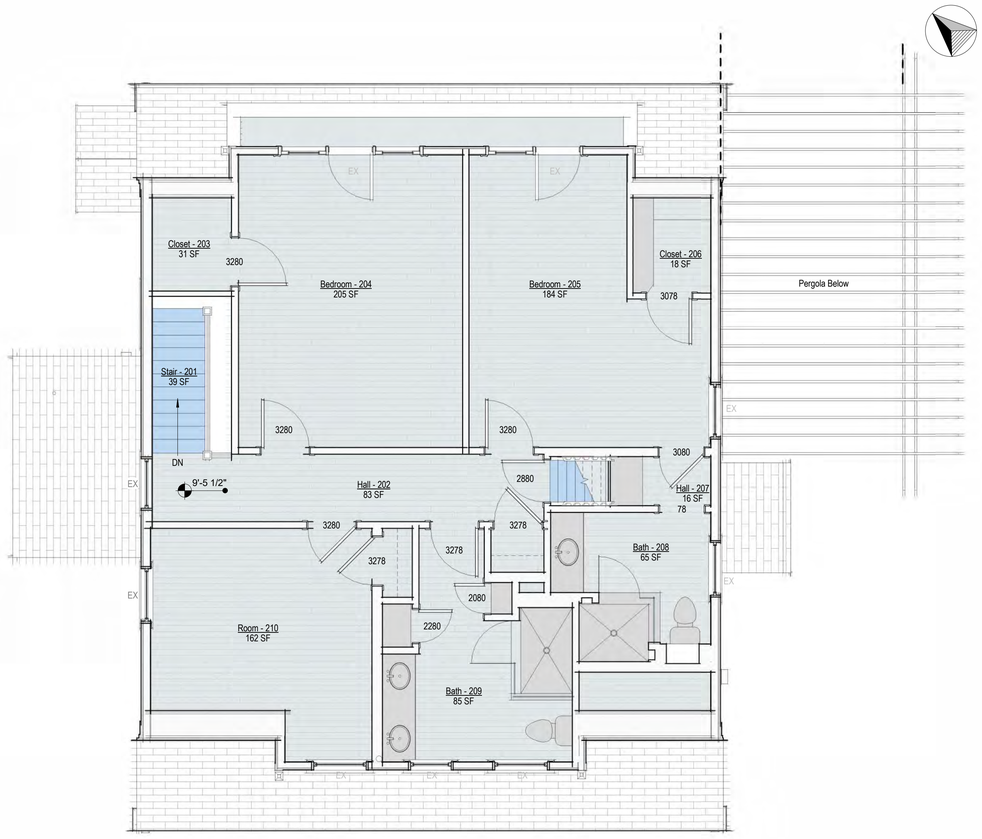
2511

HDC Submission 04.07.25



Attic Floor - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Floor Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2511

HDC Submission 04.07.25



East Exterior Elevation - Demolition

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2511

HDC Submission 04.07.25



West Elevation - Demolition

1/4" = 1'-0"



North Elevation - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

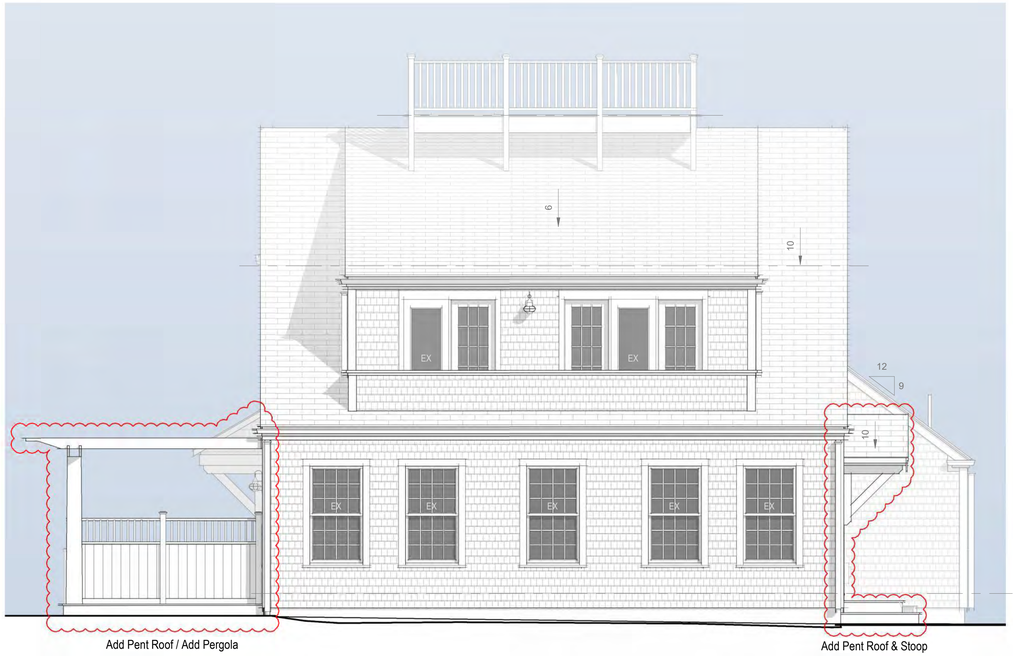
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

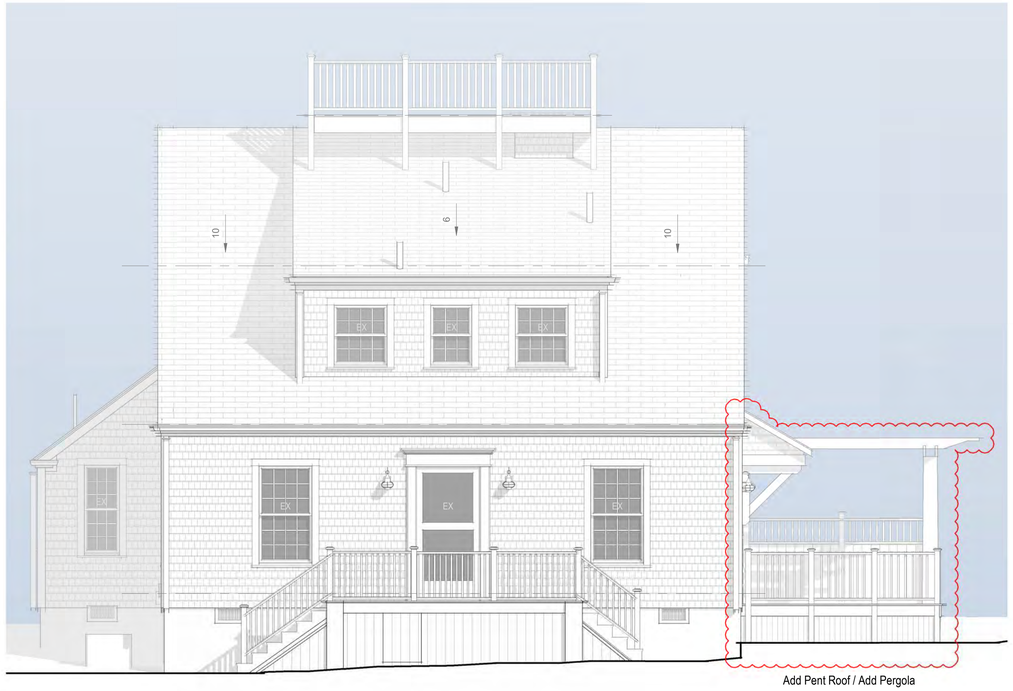
2511

HDC Submission 04.07.25



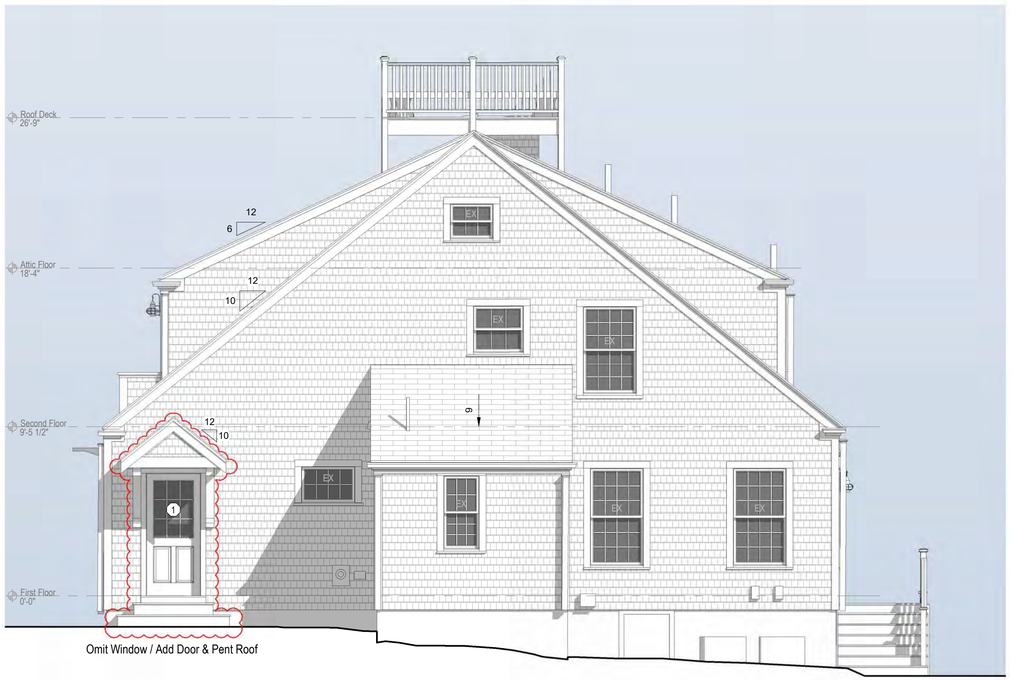
North Elevation - Proposed

1/4" = 1'-0"



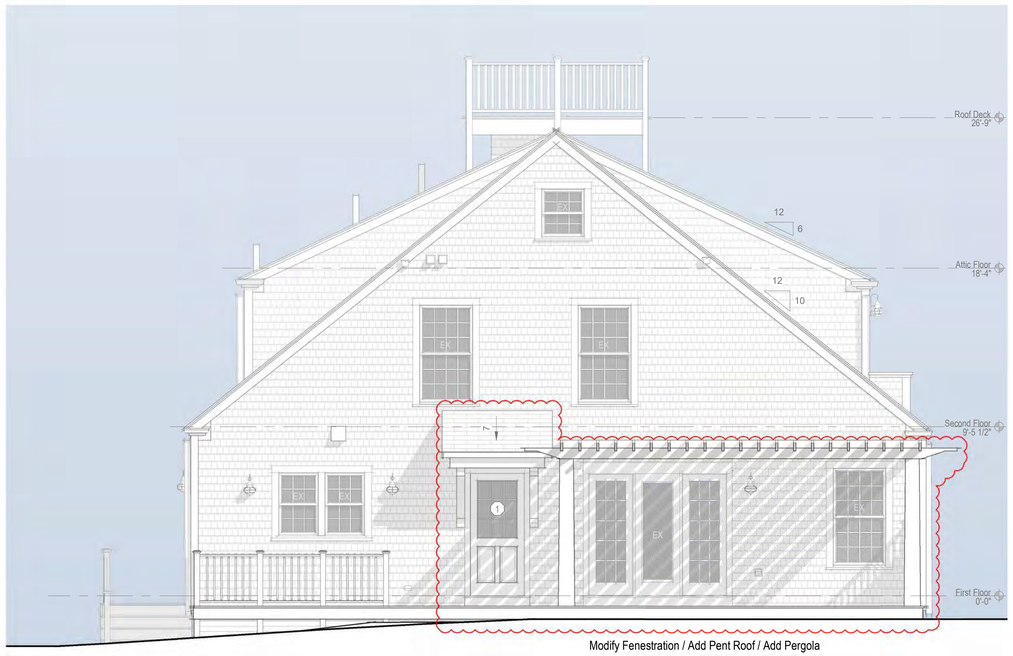
South Exterior - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.3

2511

HDC Submission 04.07.25



2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Perspective View

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.1

2511

HDC Submission 04.07.25



2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Perspective View

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.2

2511

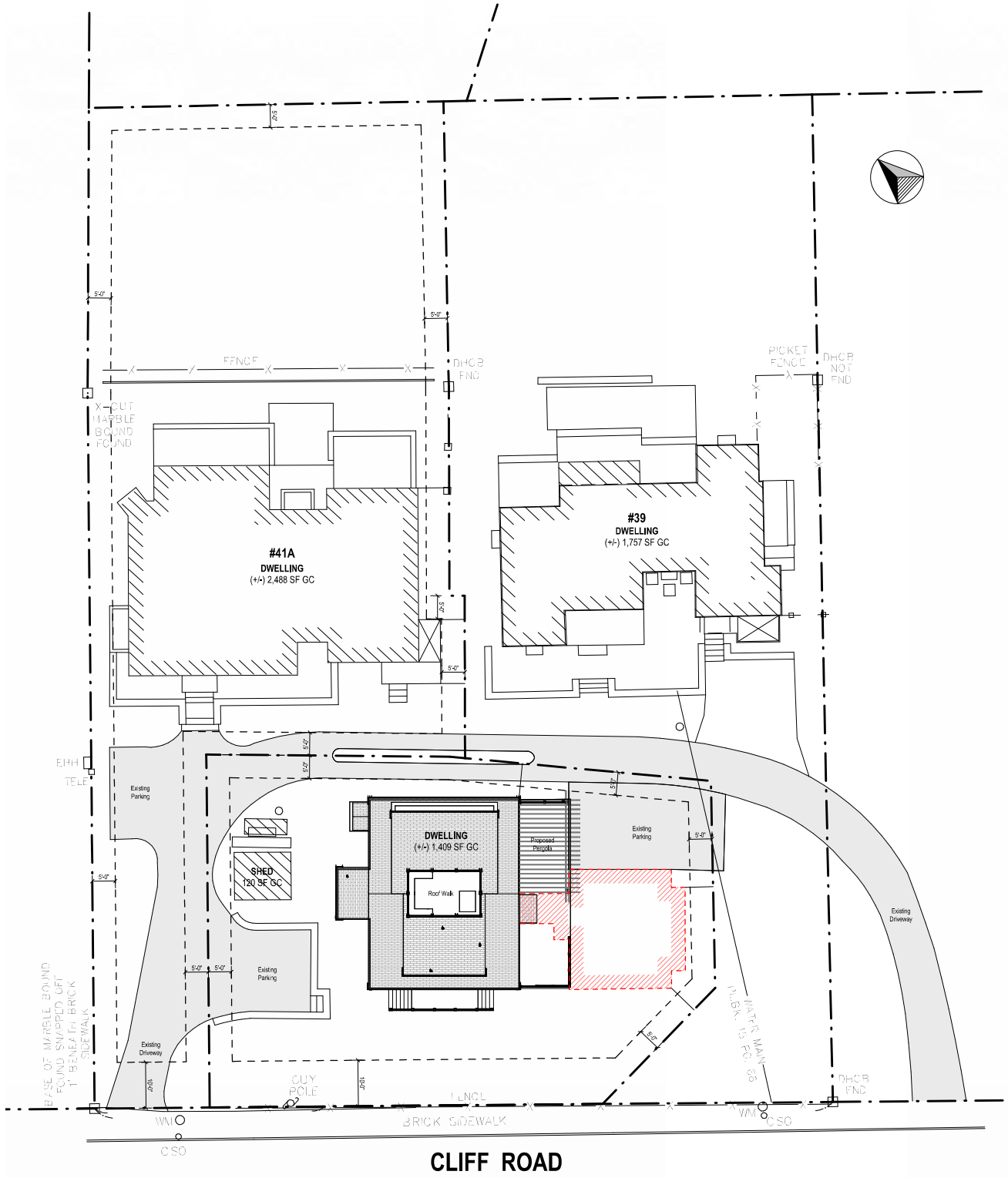
37 Cliff Road Alterations

Nantucket, MA 02554

04.07.25



Locus Map



Site Plan

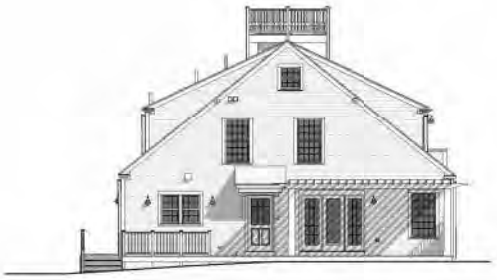
1/16" = 1'-0"



West Elevation



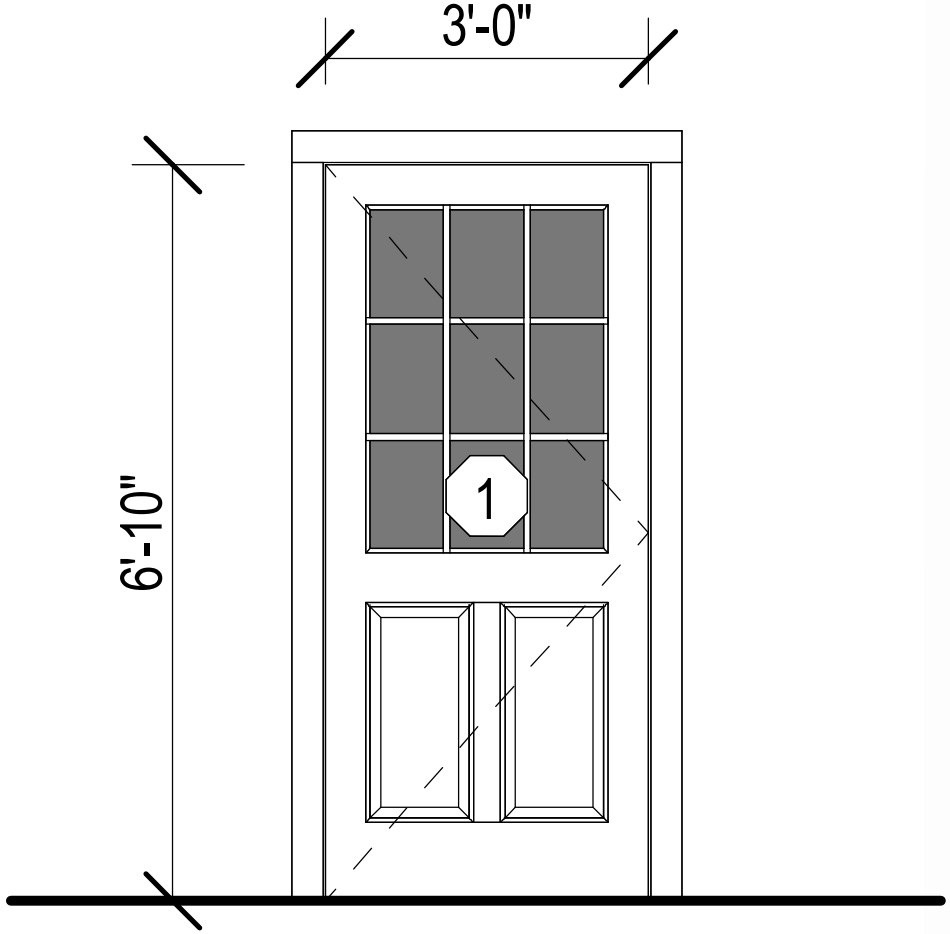
North Elevation



East Elevation



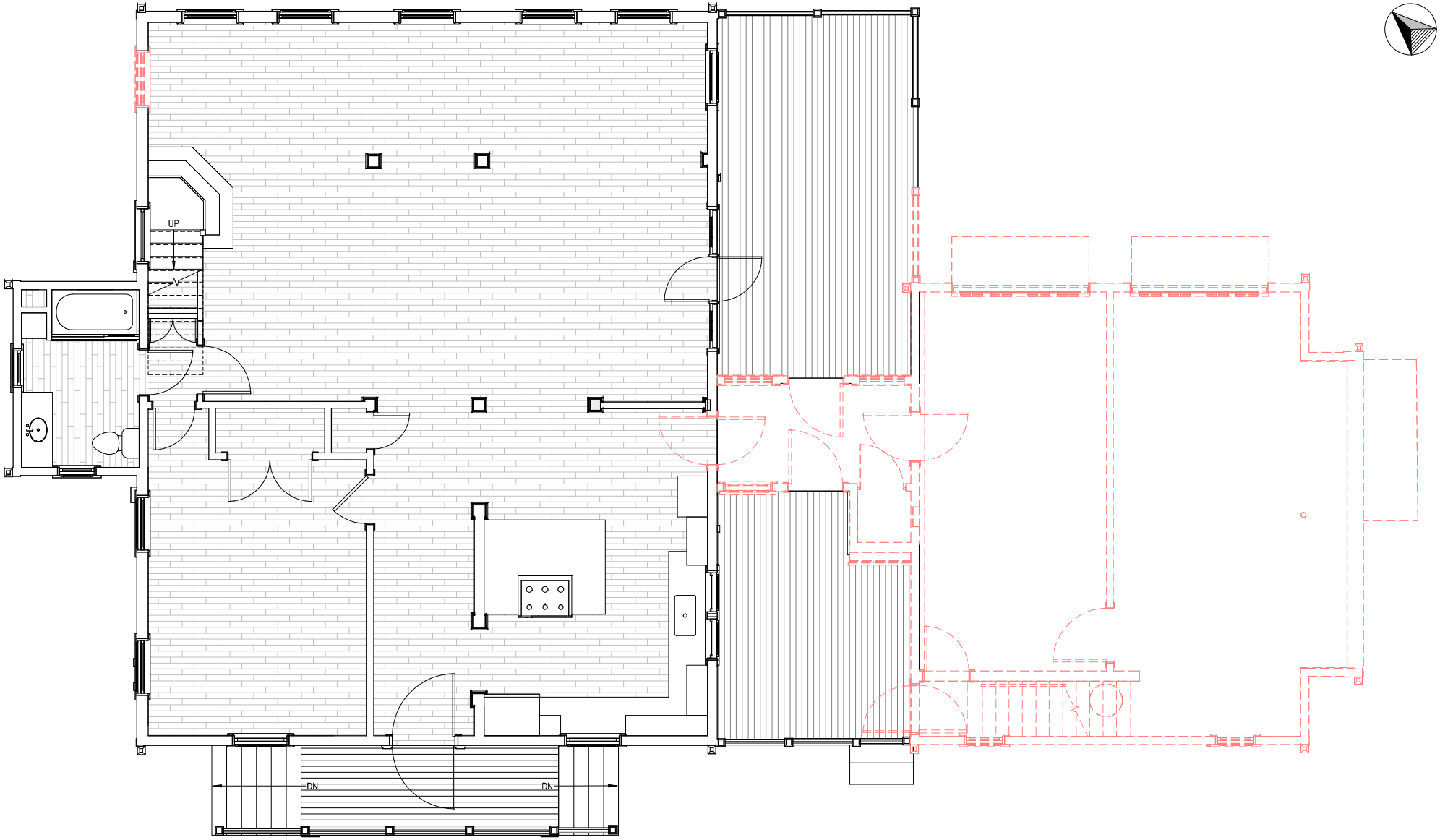
South Elevation



Single Two Panel Door
9 Lite SDL

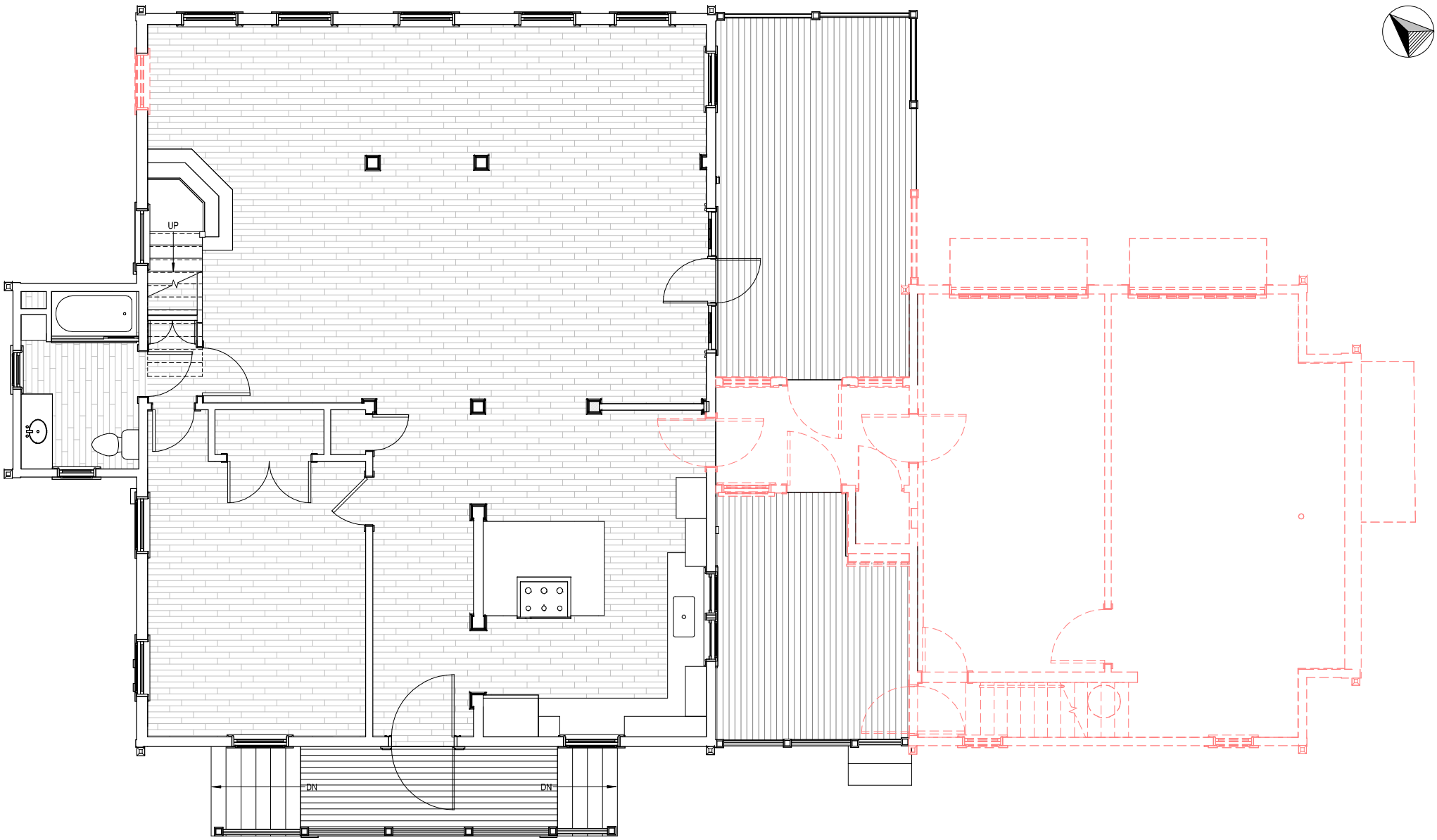
Exterior Door Legend

1/4" = 1'-0"



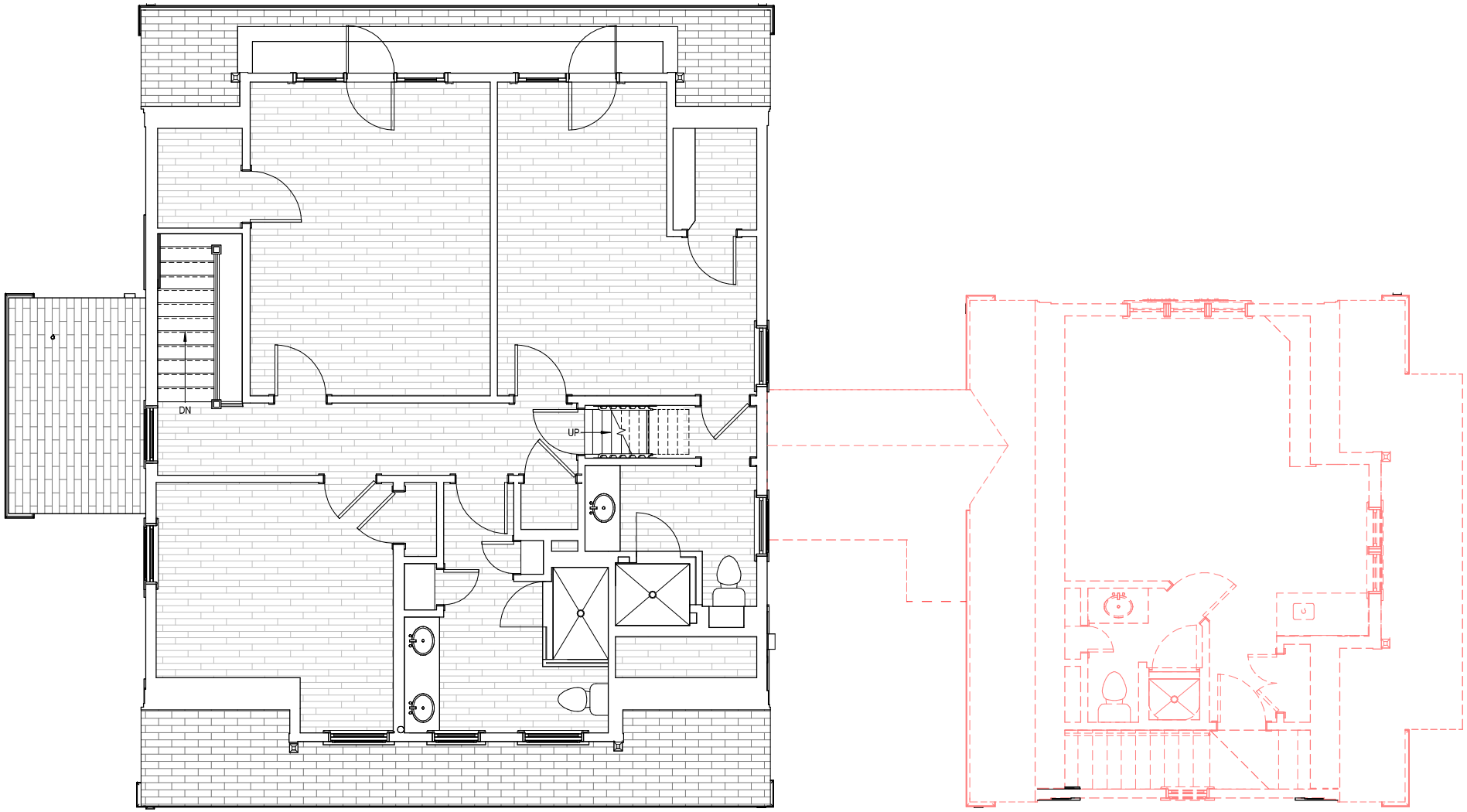
First Floor Plan - Demolition

1/4" = 1'-0"



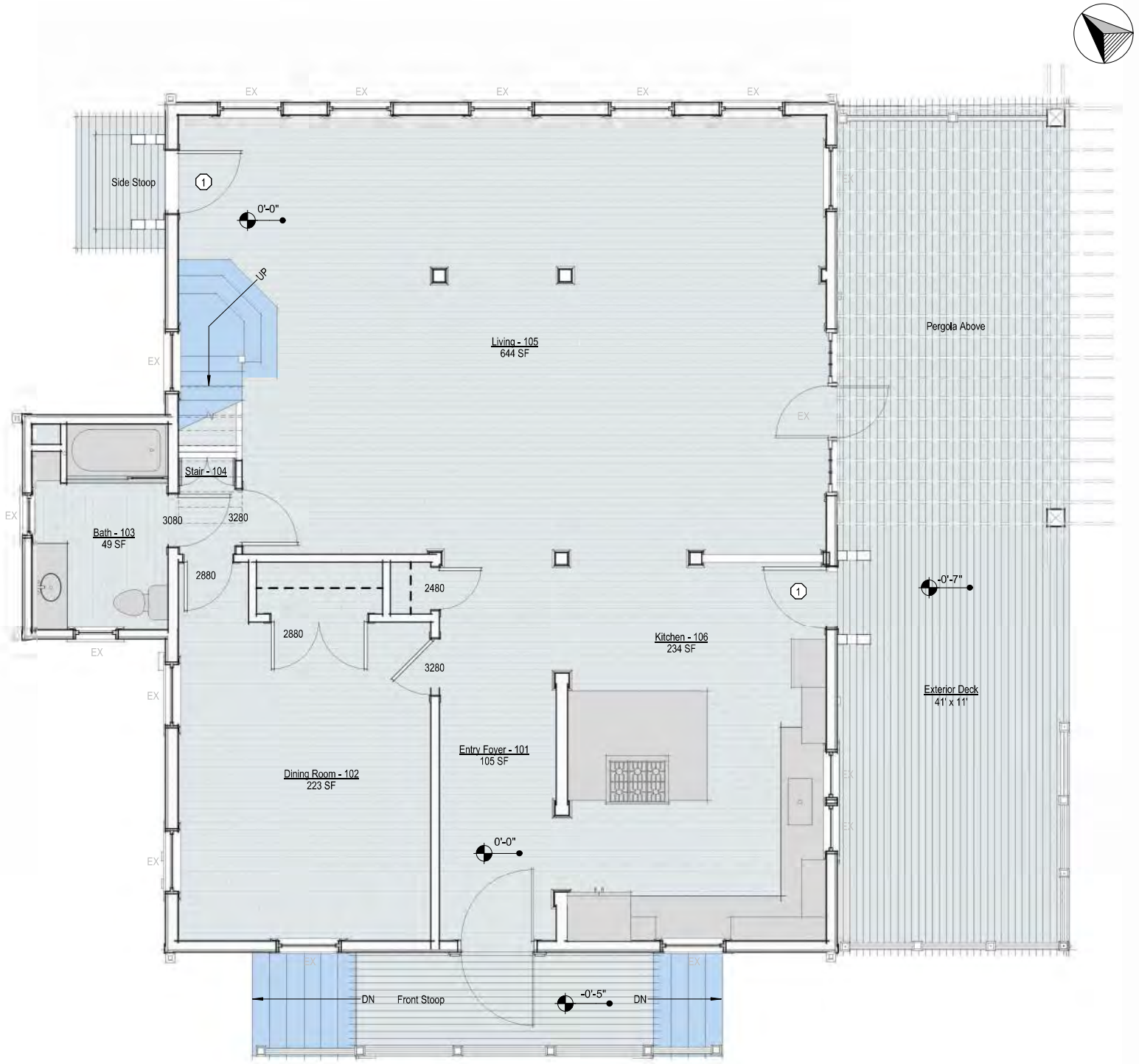
First Floor Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



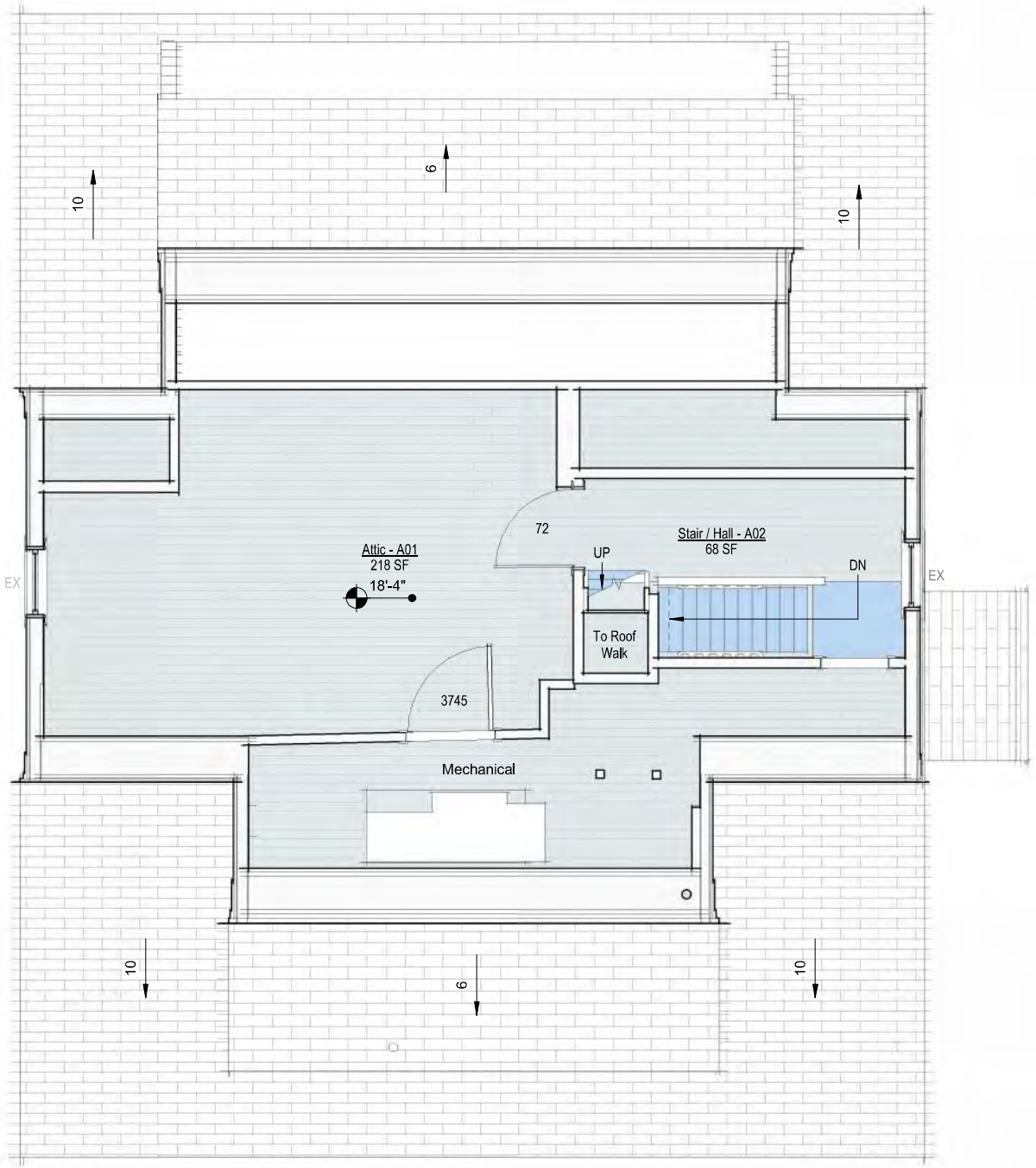
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



Attic Floor - Proposed

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



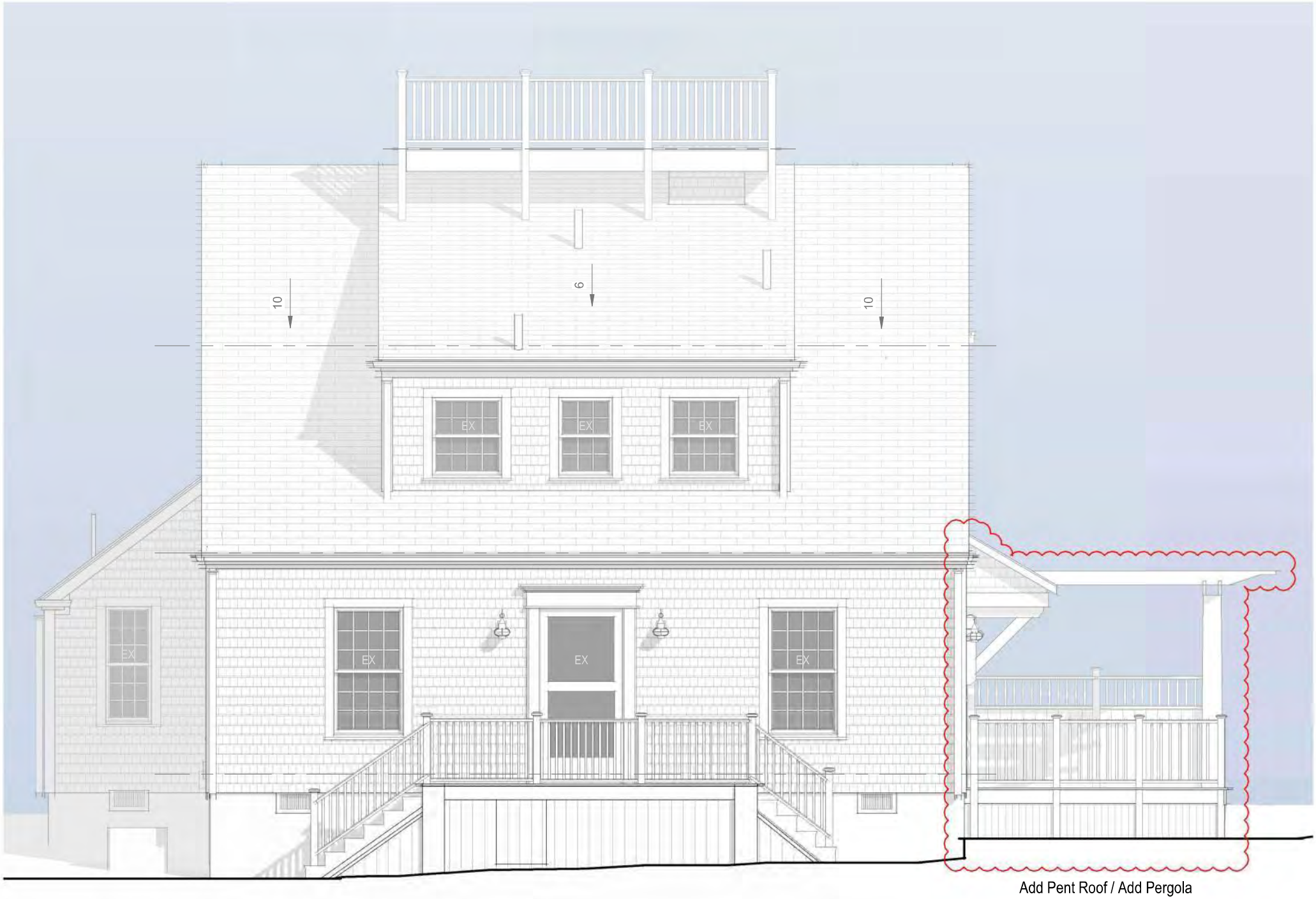
North Elevation - Demolition

1/4" = 1'-0"



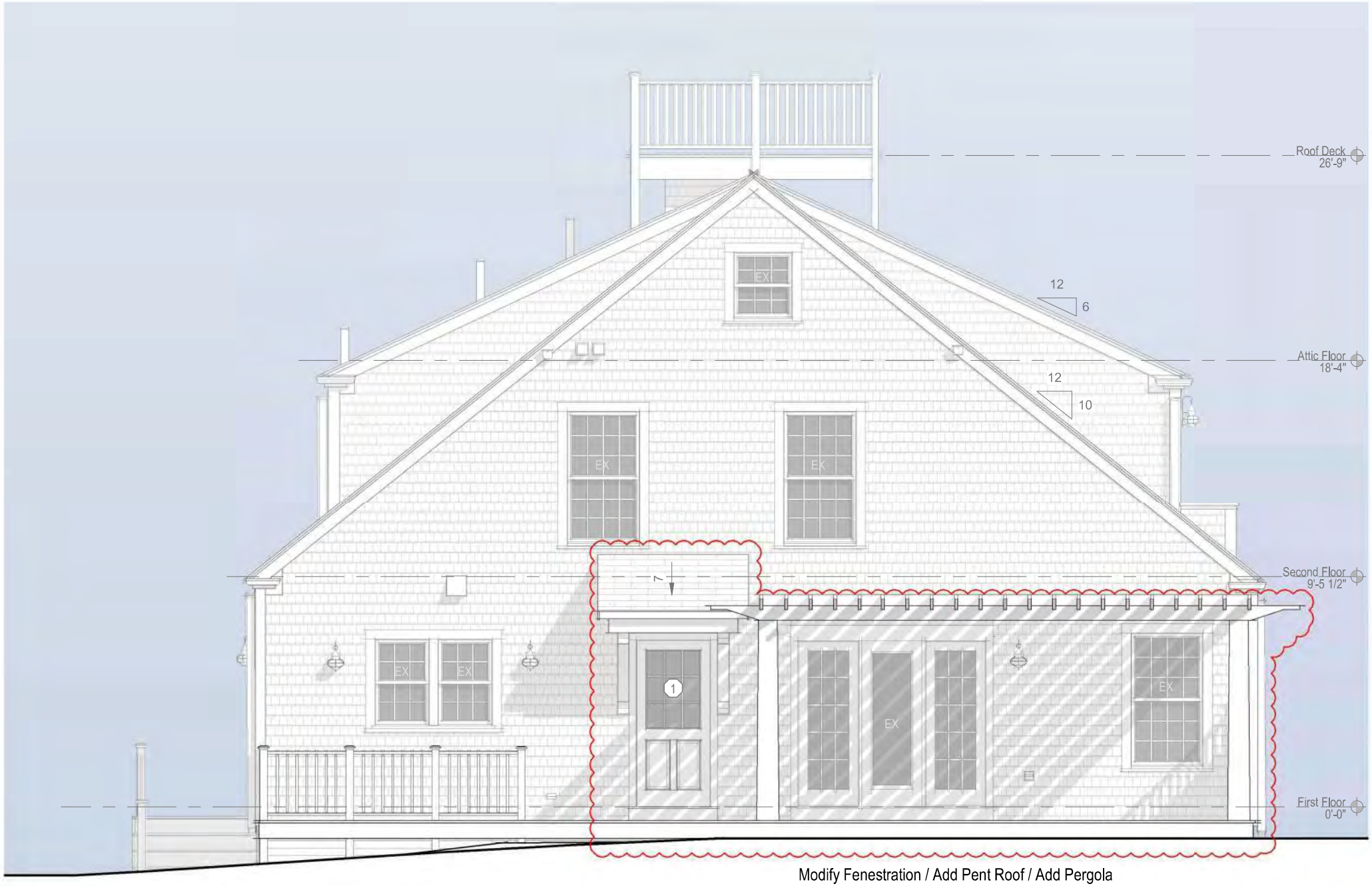
West Elevation - Demolition

1/4" = 1'-0"



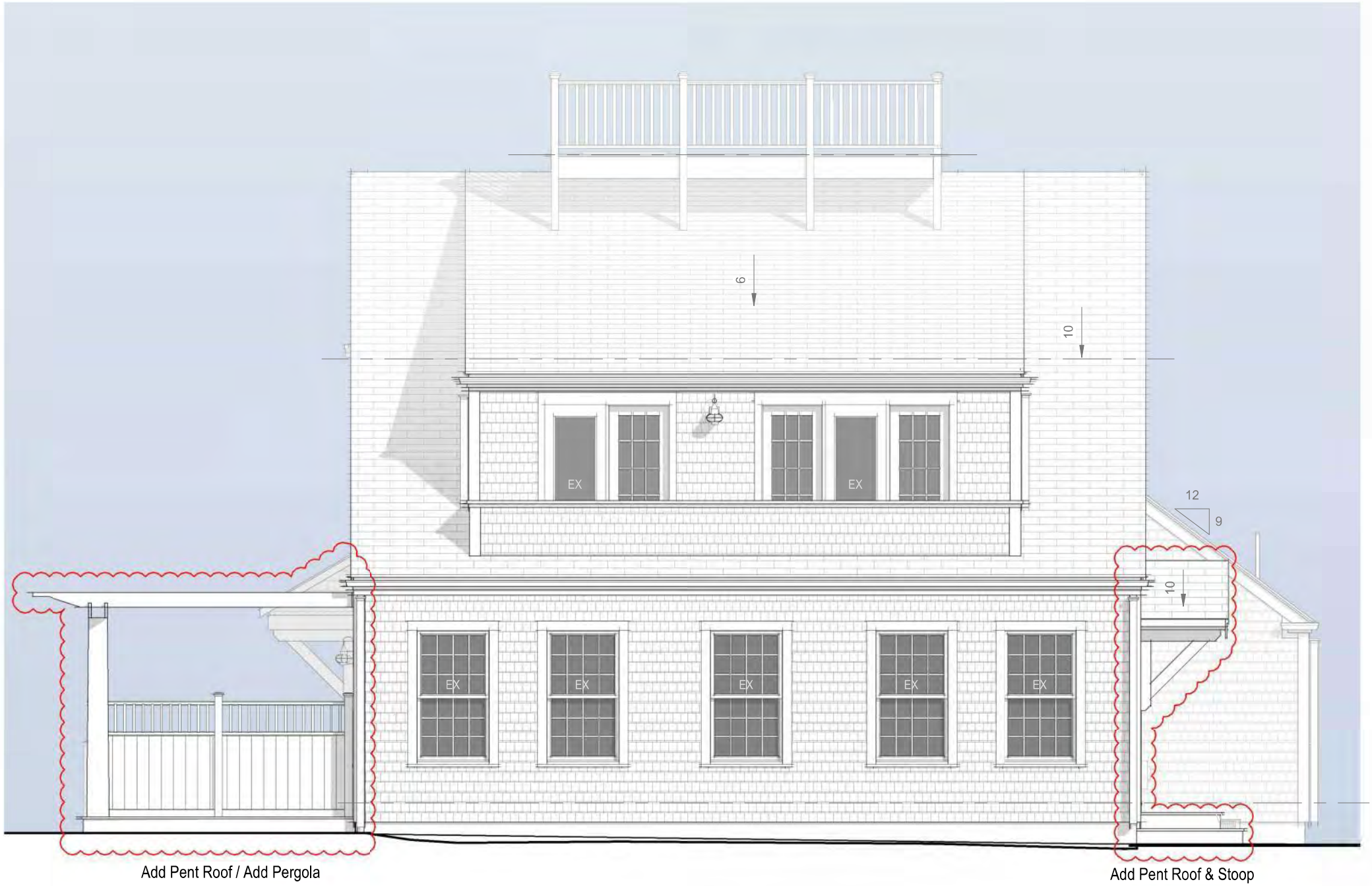
South Exterior - Proposed

1/4" = 1'-0"



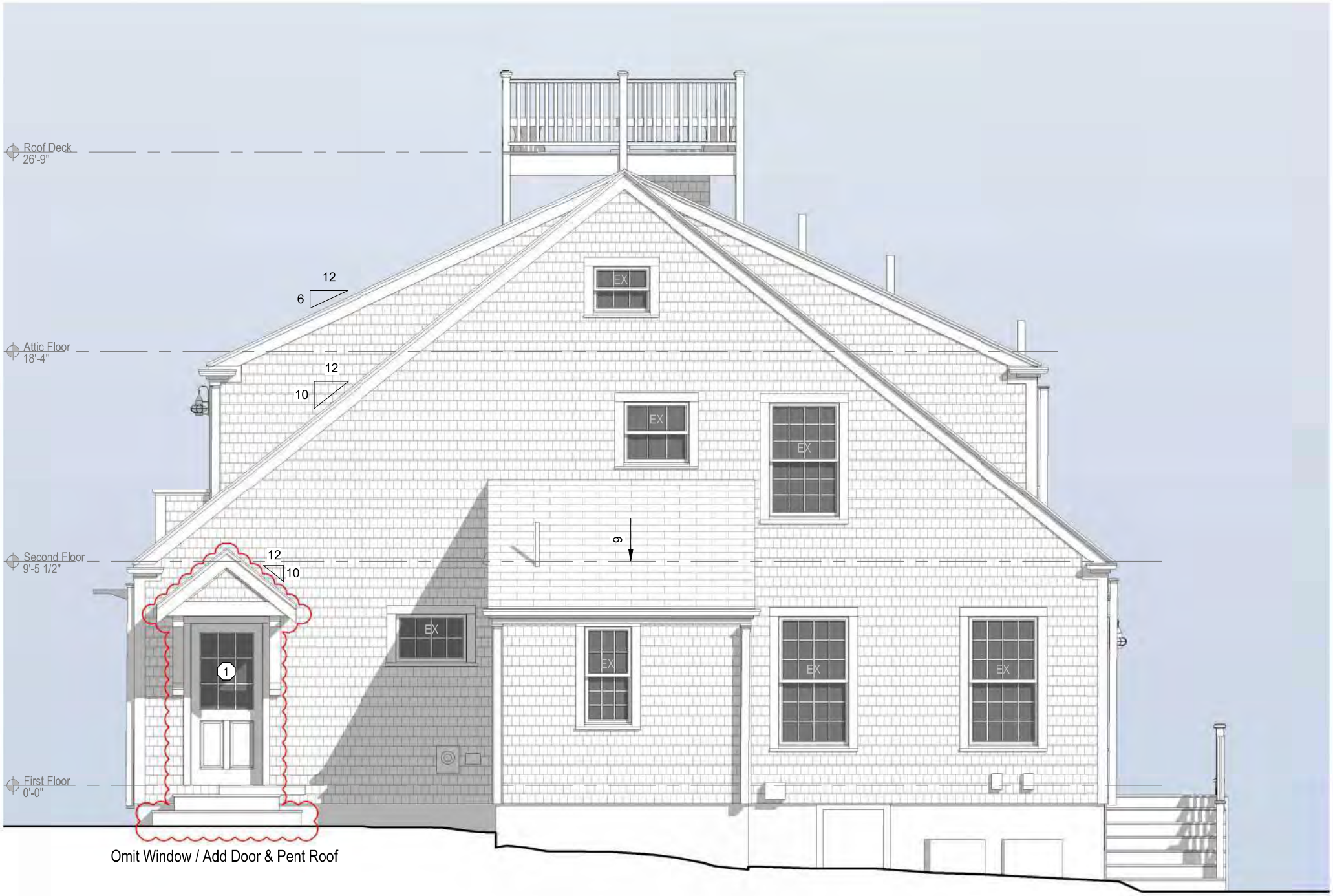
East Exterior Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



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°: 75 PARCEL N°. 66.1

Street & Number of Proposed Work: 38 Chuck Hollow Rd.

Owner of record: Tomack LLC

Mailing Address: 100 Main St.
Tuckahoe, NY 10707

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

Black chain link fence inside vegetation, 8' tall, 1480 Ft. NTL, cedar gate

Is there an HDC survey form for 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: Black chain link
Length: 1480 Ft

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Black Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with 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: 4/7/25

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat

AS AGENT FOR Tomack LLC

STREET ADDRESS 38 Chuck Hollow Rd

MAP/PARCEL 75/66.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
4/7/25

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 4/7/25
Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Fence Legend:

- Gate
- Chain Link Fence

Proposed Black Chain Link Fence inside vegetation, 8ft Tall Around Perimeter, ca 1,480lf

Proposed Cedar Gate, NTW

Belgian Block Apron

CHUCK HOLLOW ROAD

S 72° 14' 09" E 309.89'

35' Setback Line

N 79° 44' 06" W 490.15'

20' Setback Line

New Garage 777.8 SF

17'-1 1/2"

Lawn

Shell Driveway

2 Story Dwelling 2,763.6 SF

1 2 3 4

10'-0" 20'-0"

Lawn

Lawn

20'x60' Pool w/ 18" Blue Stone Coping and Auto Cover, 1200 SF

60'-0" 20'-0"

100'

50'

50'

100'

20' Setback Line

N 4° 42' 14" E 204.89'

NANTUCKET CONSERVATION FOUNDATION

Lot Area
120,268+/- S.F.
2.76 ACRES

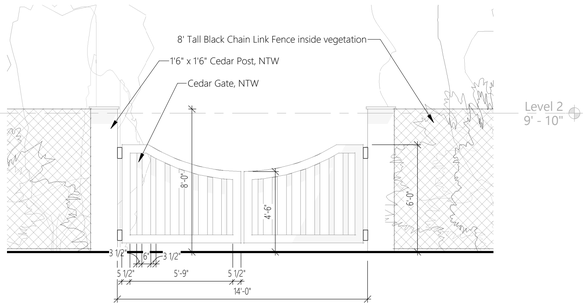
20' Setback Line

N 87° 42' 01" E 453.77'

75/65.2
N/F
40 CHR LLC

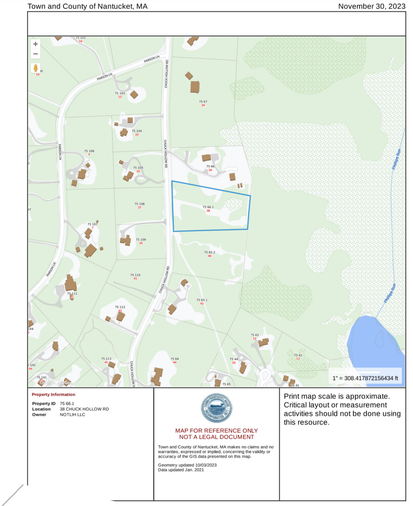
2 Site Plan

1" = 20'-0"



3 Gate elevation

1/4" = 1'-0"



1 Locus Map

NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Tomack LLC
Residence - Fence, Gate
38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet

Site Plan

Date

04.07.2025

Revisions

C.101

Scale: As indicated

4/7/2025 11:09:50 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 391

Street & Number of Proposed Work: 22 HONEYSUCKLE DR

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONCEPT HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TFCMURRAY@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 57'6" Sq. Footage 1st floor: 1949 SF Decks/Patio: Size: 559 SF ☒ 1st floor ☐ 2nd floor
Width: 39'6" Sq. footage 2nd floor: 1108 SF 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 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date: NEW CONSTRUCTION (describe)

Original Builder:

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SINGLE-FAMILY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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 PORCH 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) 1x6 Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 6/6 + 4CT

Doors* (type and material): ☐ TDL ☒ SDL Front COPANEL Rear 15 LT Side 15 LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall CABLESTONE NTW Clapboard (if applicable) _____ Roof GEORGE TOWN GRAY
Trim ~~CABLESTONE~~ GRAY Sash SANDTONE Doors HERSEY GREEN
Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

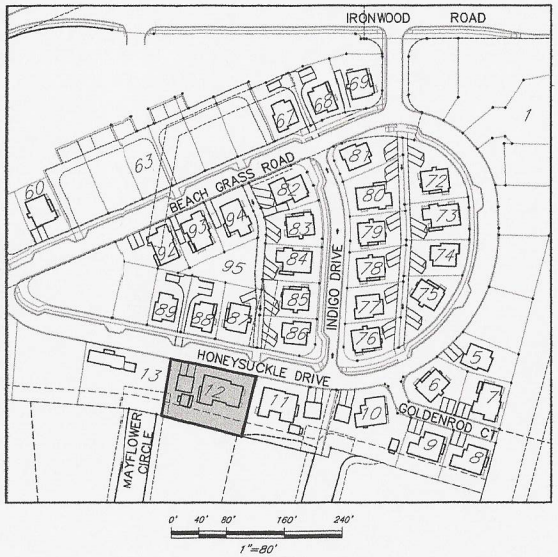
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

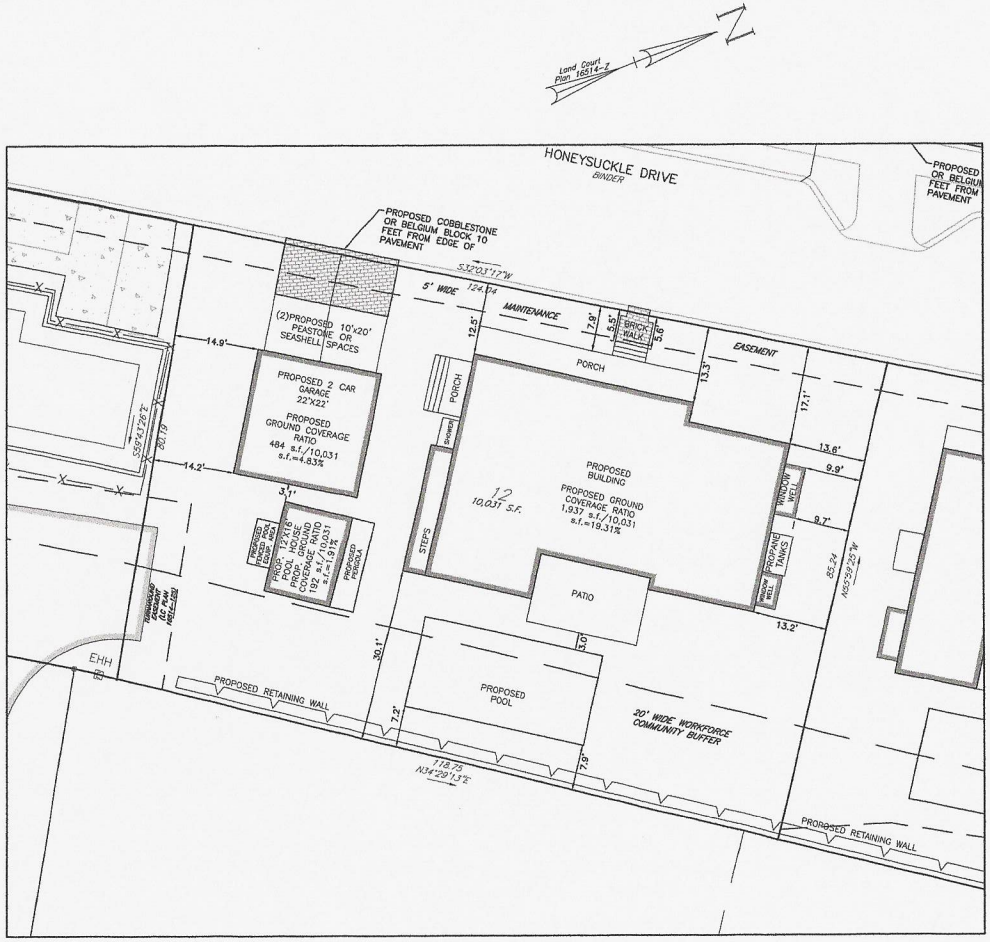
Date 4/16/2025 Signature of owner of record _____ Signed under penalties of perjury

22 HONEYSUCKLE DRIVE – NEW DWELLING









22 Honeysuckle Drive

LOT 12

0' 5' 10' 20' 30'

1"=10'

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map ID: 68 391

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By: JO
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
1	Revised Building, add ground cover	04/03/25
2	Revised Building	03/04/25
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=AS SHOWN

Date: September 16, 2024

Drawing Title:

SITE PLAN
22 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

Seal:

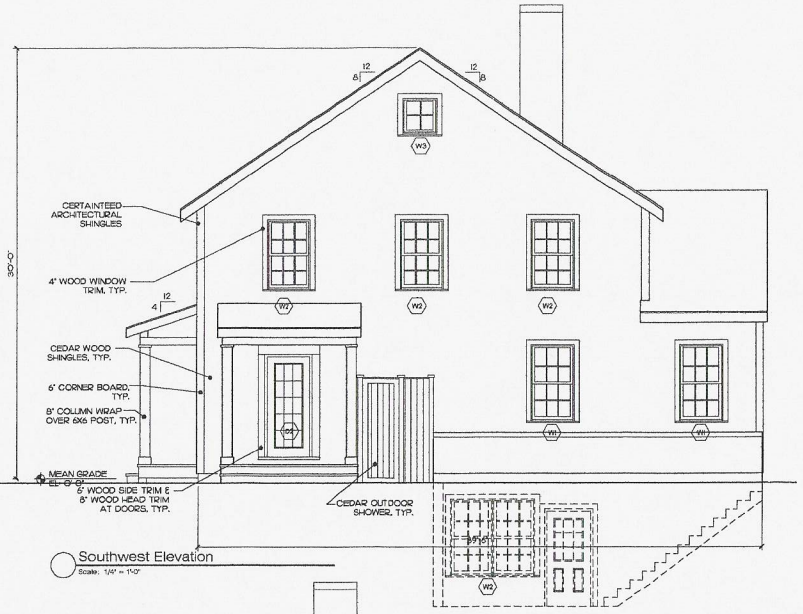
Drawing No.:

C1

SHEET 1 OF 1



Northwest Elevation
Scale: 1/4" = 1'-0"



Southwest Elevation
Scale: 1/4" = 1'-0"



Southeast Elevation
Scale: 1/4" = 1'-0"



Northeast Elevation
Scale: 1/4" = 1'-0"

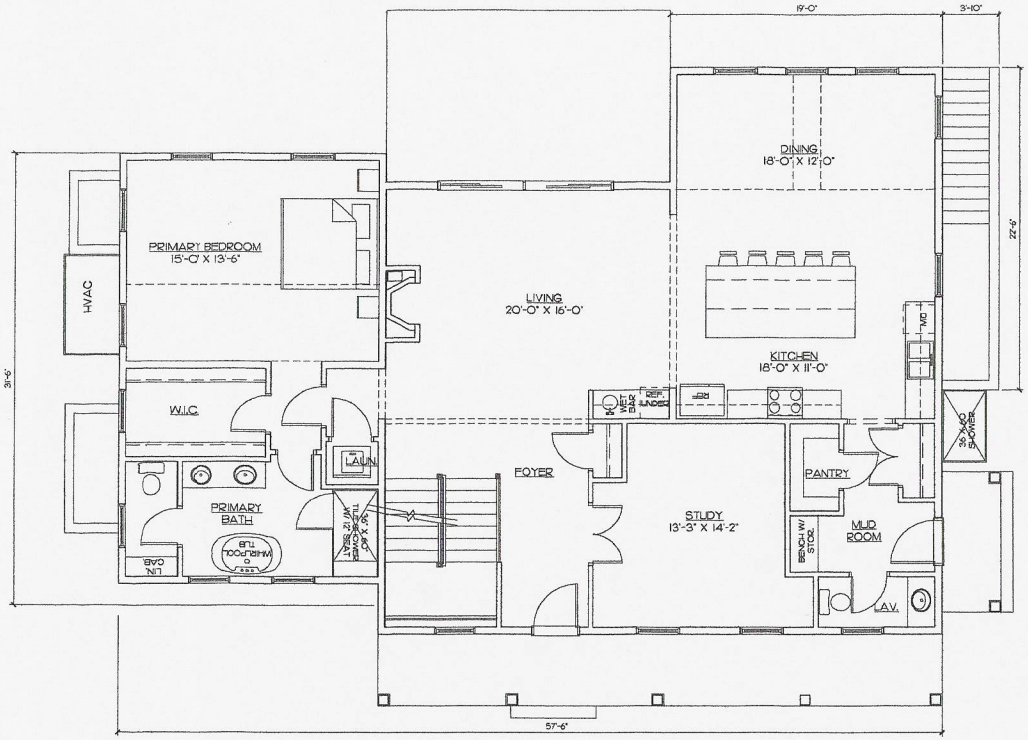
22 Honeysuckle Drive
Lot 12
Sandpiper Place
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 OSullivan Architects Inc.

ISSUED	
8/27/24	
REVISED / REVISED BY	
1/23/25	3/28/25
2/13/25	3/31/25
3/3/25	4/2/25
3/17/25	

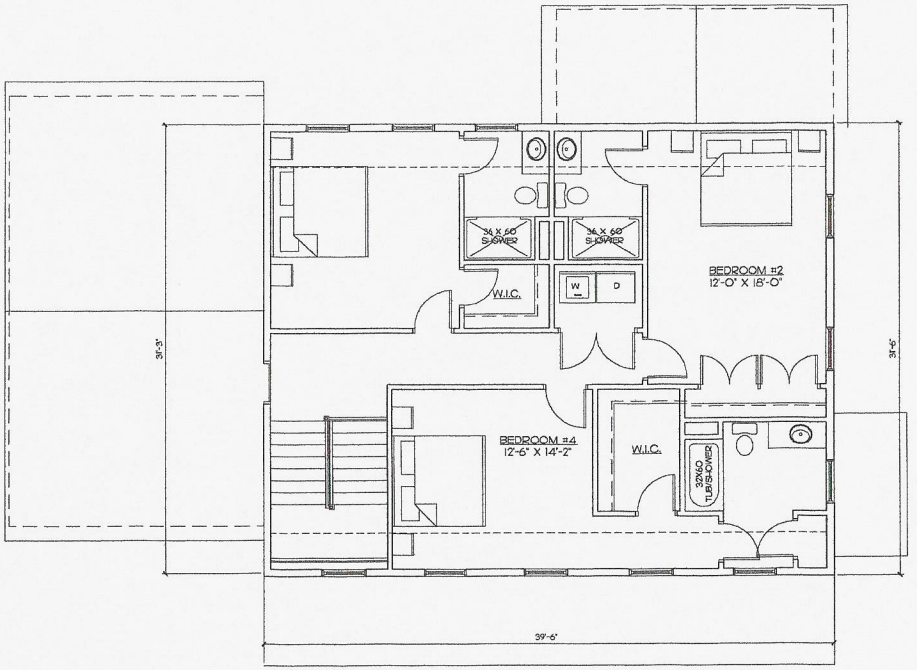
SHEET NUMBER 3

JOB NO: 21045



First Floor Plan

Scale: 1/4" = 1'-0"



Second Floor

Scale: 1/4" = 1'-0"

LOT 12 - GROSS S.F.	3/3/2025
FIRST FLOOR	+/-1,949 S.F.
SECOND FLOOR	+/-1,158 S.F.
FINISHED BSMNT	+/-1,792 S.F.
TOTAL =	+/-4,909 S.F.

UTILITY ROOM REMOVED FROM S.F.

22 Honeysuckle Drive
Lot 12

Sandpiper Place

Nantucket, MA

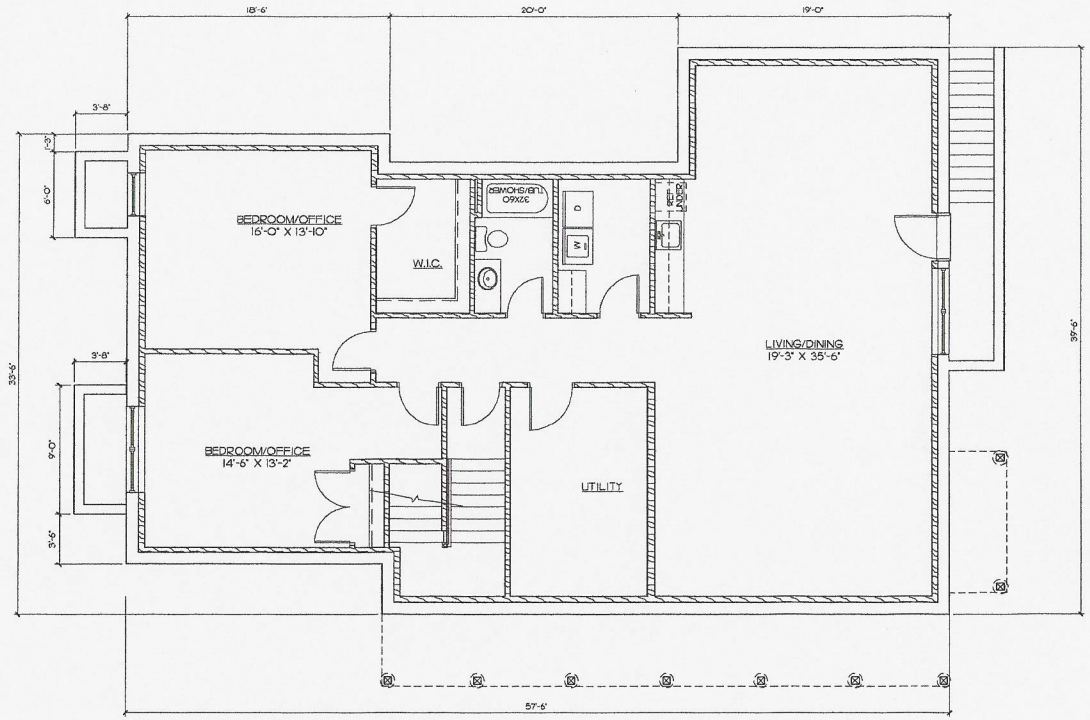
O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 O'Sullivan Architects Inc.

ISSUED
8/27/24
REVISED / REVISED BY
1/23/25
2/13/25
3/17/25
3/26/25 3/31/25

SHEET NUMBER 1

JOB NO: 21045

K:\Doherty\21XXX - Sandpiper Village Nantucket\Drawings\Lots 11_12_custom\plans_lot_11_rev.dwg, 3/31/2025 10:38:39 AM, DWG To PDF.pc3



Lower Level Plan
Scale: 1/4" = 1'-0"

LOT 12 - GROSS S.F.	3/3/2025
FIRST FLOOR	+/-1,949 S.F.
SECOND FLOOR	+/-1,168 S.F.
FINISHED BSMNT	+/-1,792 S.F.
TOTAL -	+/-4,909 S.F.

UTILITY ROOM REMOVED FROM S.F.

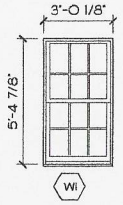
22 Honeysuckle Drive
Lot 12
Sandpiper Place
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 OSullivan Architects Inc.

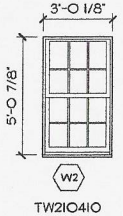
ISSUED
8/27/24
REVISED / REVISED BY
1/23/25
2/13/25
3/26/25

SHEET NUMBER 2

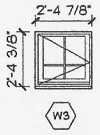
JOB NO: 21045



TW2IO52



TW2IO4IO

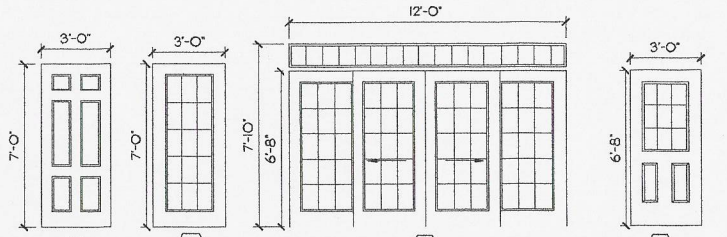


CWI25
TEMPERED

NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES. SILL HEIGHT TO BE 2'-0" A.F.F. OR LIMITER AS REQUIRED.

Window Schedule

Scale: Not To Scale



FRONT DOOR
6-PANEL

SIDE DOOR
6-LITE

REAR DOOR
ANDERSEN MULTIGLIDE
2-WAY STACKING
4-PANEL/6-LITE DOORS
W/ 12" TRANSOM

BASEMENT DOOR
9-LITE
2 PANEL

Door Schedule

Scale: Not To Scale

Window and Door Schedule

Sandpiper Village

Nantucket, MA

22 Honeysuckle Drive

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com

© 2022 O'Sullivan Architects Inc.

ISSUED	SHEET NUMBER
9/5/24	0
REVISED / REVISED BY	
3/3/25	
3/17/25	JOB NO:
3/26/25	21045

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER **NANTUCKET PROPERTY OWNER**

MAILING ADDRESS **100 CONIFER HILL DR. STE 304, DANVERS, MA 01923**

PROPERTY LOCATION **22 HONEYSUCKLE DRIVE**

ASSESSORS MAP/PARCEL **68-391**

SUBMITTED BY:.. **Linda Williams 580-221-0432**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 20, 2025 — Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.20 13:49:26 -05'00'

ASSESSOR'S OFFICE — DATE

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	390		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	24 HONEYSUCKLE DR
68	396		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	21 HONEYSUCKLE DR
68	397		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	19 HONEYSUCKLE DR
68	398		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	17 HONEYSUCKLE DR
68	399		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	20 HONEYSUCKLE DR
68	737	2	GREAT HARBOR YACHT CLUB INC		96 WASHINGTON ST	NANTUCKET	MA	02554	1 MAYFLOWER CI
Count:	6								



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Danvers, MA 01923

OFFICIAL USE

Certified Mail Fee $4.85 — $4.10
Extra Services & Fees (check box, add fee as appropriate) — $0.00
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

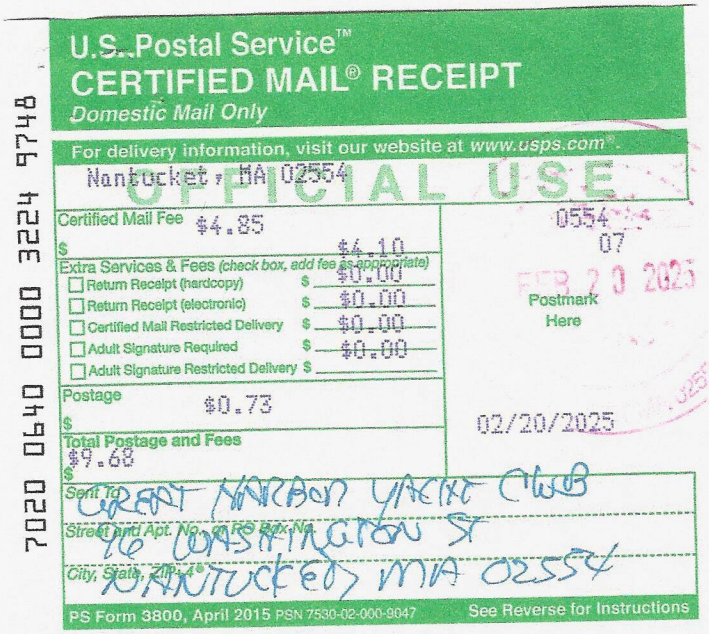
0554
07

Postmark Here
FEB 20 2025
02/20/2025

Sent To: PLANT PROPERTY OWNER
Street and Apt. No., or PO Box No.: 100 CONIER HILL DR STE 304
City, State, ZIP+4®: DANVERS, MA 01923

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9755



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 — $4.10
Extra Services & Fees (check box, add fee as appropriate) — $0.00
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

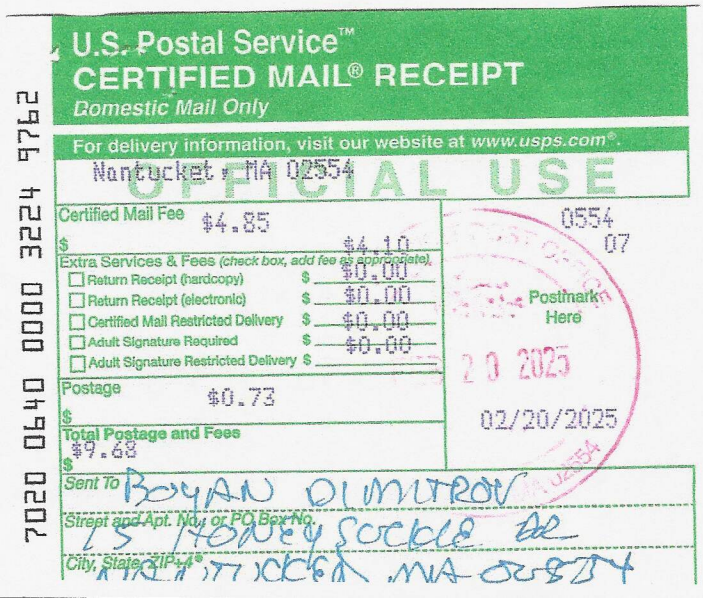
0554
07

Postmark Here
FEB 20 2025
02/20/2025

Sent To: GREAT HARBOR YACHT CLUB
Street and Apt. No., or PO Box No.: 96 WASHINGTON ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9748



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 — $4.10
Extra Services & Fees (check box, add fee as appropriate) — $0.00
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

0554
07

Postmark Here
20 2025
02/20/2025

Sent To: BOYAN DIMITROV
Street and Apt. No., or PO Box No.: 15 HONEY SUCKLE DR
City, State, ZIP+4®: NANTUCKET, MA 02554

7020 0640 0000 3224 9762

THE VANS ARE ON 20 HONEYSUCKLE DRIVE





20 HONEYSUCKLE DR. LEFT - 22 HONEYSUCKLE DR. RIGHT WITH THE PILES OF DIRT



LOOKING NORTH – 22 HONEYSUCKLE DR. ON RIGHT – 20 HONEYSUCKLE DR. ON LEFT



22 HONEYSUCKLE DRIVE





DWELLING TO THE REAR OF 22 HONEYSUCKLE DRIVE THAT FRONTS ON MAYFLOWER CIRCLE



24 HONEYSUCKLE DRIVE ABUTTING CLUB HOUSE/POOL ON THE LEFT



WEST SIDE OF HONEYSUCKLE DRIVE ACROSS FROM 20 AND 22 HONEYSUCKLE DRIVE





HONEYSUCKLE DRIVE



BEACH GRASS ROAD



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION 231.2/231.1

TAX MAP N°: 55 PARCEL N°. 307/308/309

Street & Number of Proposed Work: 18A-26 STARKSAVE. 310

Owner of record: ACK MID ISLAND LLC

Mailing Address: PO BOX 513165
BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDLENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW CONSTRUCTION (describe)
Original Date:
Original Builder:

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DETAILED HARDSCAPE PLANS FOR MIXED USE - 2 BUILDINGS - COMBINED PARCELS - DRIVEWAYS/PARKING ARE ILLUMINOUS "ASPHALT"

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6' BOARD
Type: FENCING
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 BRICK/BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS GRANITE/COBBLESTONE STRIPS

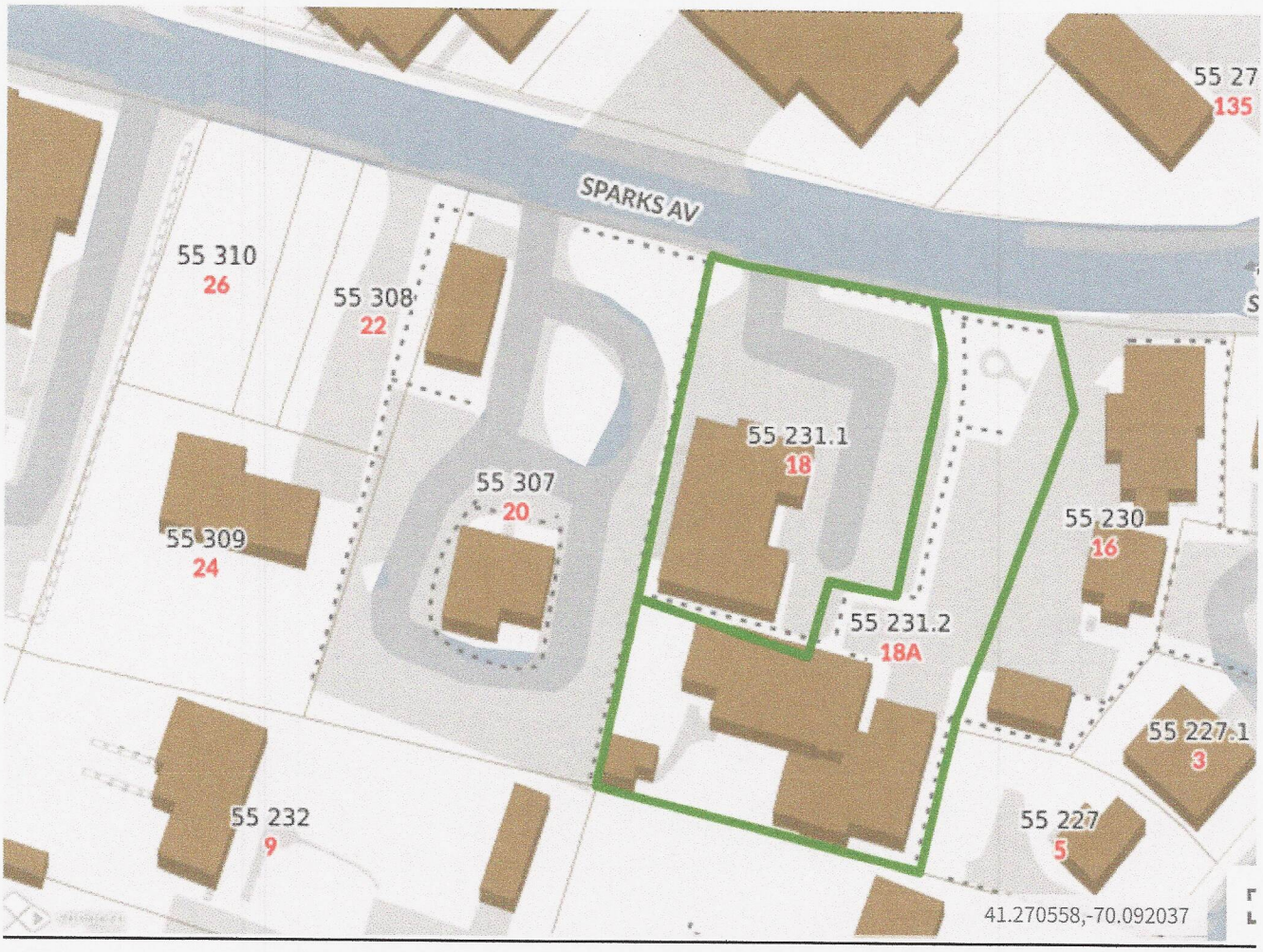
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/5/2025 Signature of owner of record _____ Signed under penalties of perjury

18A, 18, 20, 22, 24, 26 SPARKS AVENUE – HARDSCAPE








PATH LIGHT


PENNTROL 1000 LAMP

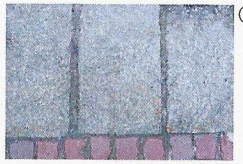

BIKE BOLLARD


5' TEAK BENCH


6' PRIVACY FENCE


GLEN GERY BRICK 53 BB


THERMAL BLUESTONE PAVERS


GRANITE COBBLESTONE EDGE

RDA RAYMOND DESIGN ASSOCIATES ARCHITECTURE & PLANNING

Michael Weston Associates Landscape Architecture

HARDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

0 4 8 16 32

L001



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	4-5" cal BB	Straight Leader
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silouette	Slendor Silouette American Sweetgum	2.5"-3" cal BB	Straight Leader
NSG	1	Nyssa sylvatica 'Gumdrop'	Gumdrop Tupelo	2.5"-3" cal BB	Straight Leader/Branch High
PS	6	Pinus sylvestris	Scotch Pine	6'-8' BB	Full Form
TP	19	Thuja plicata 'Northern Spire'	Northern Spire Western Arborvitae	6'-7' BB	
QR	5	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader

SHRUBS					
BnW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
CoS	8	Cephalanthus occidentalis 'Sugar Shack'	Button Bush 'Sugar Shack'	#5	
Hal	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hyslrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HyL	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
Ig3	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	62	Ligustrum ovalifolium	California Privet	5'-6' BB	
Mp	10	Myrica pensylvanica	Northern Bayberry	3'-4' BB	
Pf	10	Potentilla fruticosa ' 'Creme Brulee'	Potentilla 'Creme Brulee'	#3	
Rk	16	Rosa Knockout 'Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dvf Pink'	Lilac, Dwarf Pink Bloomerang	#7	

PERENNIALS, VINES,GROUNDCOVERS, GRASSES	
PERENNIALS & VINES	
ap	Astilbe ' Peach Blossom'
ab	Astilbe 'Bridal Veil'
cp	Clematis paniculata
dl	Dianthus 'Pink-ndot'
evs	Echinacea 'White Swan'
ep	Echinacea 'Prairie Splendor'
hhr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hap	Hydrangea Climbing
pac	Perolskia 'Crazy Blue'
sbm	Salvia 'Blue Marvel'
GRASSES	
hma	Hakonechloa m. 'Aureola'
pab	Penisetum ' Burgundy Bunny'
pah	Penisetum 'Hamelin'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

Michaud Wheeler Associates

LANDSCAPE SUBMISSION - Proposed

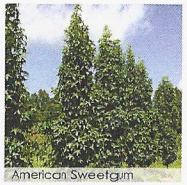
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

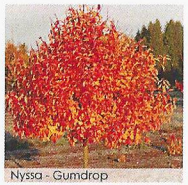
0 4 8 16 32

L002

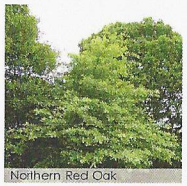
TREES:

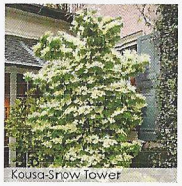

American Sweetgum


Red Maple - October Glory


Nyssa - Gumdrop


Junior Giant Arborvitae


Northern Red Oak

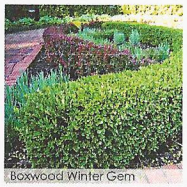

Kousa-Snow Tower

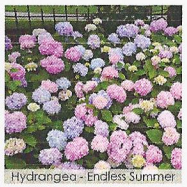

Scotch Pine

PLANT SCHEDULE

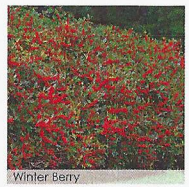
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	4-5" cal BB	Straight Leader
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
LS	10	Liquidambar styr., 'Slender Silouette	Slender Silouette American Sweetgum	2.5"-3" cal BB	Straight Leader
NSG	1	Nyssa sylvatica 'Gumdrop'	Gumdrop Tupelo	2.5"-3" cal BB	Straight Leader/Branch High
PS	6	Pinus sylvestris	Scotch Pine	6'-10' BB	Full Form
TP	19	Thuja plicata 'Nigelsm Spire'	Northern Spire Western Arborvitae	6'-7' BB	
QR	5	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader

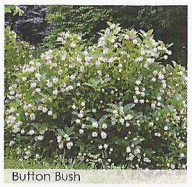
SHRUBS:


Boxwood Winter Gem

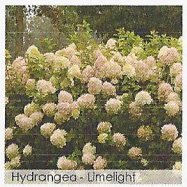

Hydrangea - Endless Summer


Knockout Rose - Blushing Pink

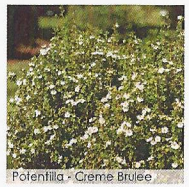

Winter Berry


Button Bush

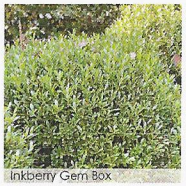

California Privet

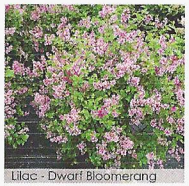

Hydrangea - Limelight

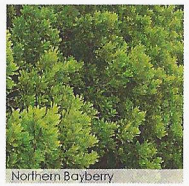

Lilac - Bloomerang


Potentilla - Creme Brulee


Hydrangea - Bobo


Inkberry Gem Box


Lilac - Dwarf Bloomerang

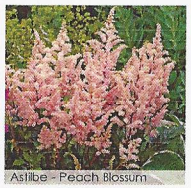

Northern Bayberry

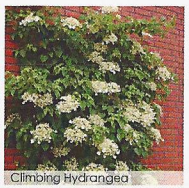
SHRUBS

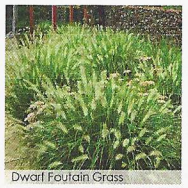
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB
CeS	8	Cephalanthus occidentalis 'Sugar Shack'	Button Bush 'Sugar Shack'	#5
Hal	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5
HpL	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4" BB
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4 BB Male Pollinator
Lo	62	Ligustrum ovalifolium	California Privet	5'-6' BB
Mp	10	Myrica pensylvanica	Northern Bayberry	3'-4' BB
Pf	10	Potentilla fruticosa 'Creme Brulee'	Potentilla 'Creme Brulee'	#3
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3
Sb	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7

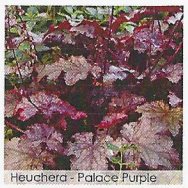
PERENNIALS:


Anemone - Jordan White

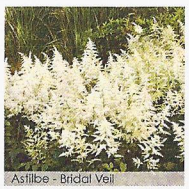

Astilbe - Peach Blossum

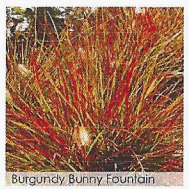

Climbing Hydrangea

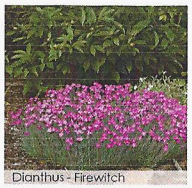

Dwarf Foutain Grass


Heuchera - Palace Purple

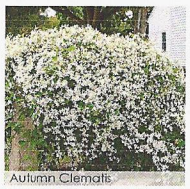

Salvia - Blue Marvel


Astilbe - Bridal Veil


Burgundy Bunny Fountain

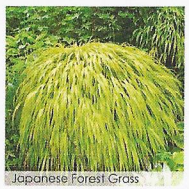

Dianthus - Firewitch


Anemone - Septamber


Autumn Clematis


Daylily - Happy Returns


Echinacea - Prairie Splendor


Japanese Forest Grass


Shasta Daisy - Becky


Echinacea - White Swan


Peroforskia - Crazy Blue

PERENNIALS, VINES,GROUNDCOVERS, GRASSES

PERENNIALS & VINES

ap	'Astilbe ' Peach Blossom'
ab	'Astilbe 'Bridal Veil'
cp	Clematis paniculata
df	Dianthus 'Firewitch'
ews	Echinacea 'White Swa'
ep	Echinacea 'Prairie Splendor'
hbr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hvp	Hydrangea Climbing
pac	Perofskia 'Crazy Blue'
sbm	Salvia 'Blue Marvel'

GRASSES

hma	Hakonechloa m. 'Aureola'
pnb	Pennisetum ' Burgundy Bunny'
pah	Pennisetum 'Hameln'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

0 4 8 16 32

L003



NORTH ELEVATION (SPARKS AVE.)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: APRIL 4, 2025 SCALE: NTS

0 4 8 16 32

L004

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 40

Street & Number of Proposed Work: 5 MEADER STREET

Owner of record: KIM GLOWACKI

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KIMGLOWACKI@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: @40 Sq. Footage 1st floor: 1034 SF Decks/Patio: Size: @40'X8' ☒ 1st floor ☐ 2nd floor
Width: @31.3 Sq. footage 2nd floor: 1034 SF Size 2X4.5X11 ☐ 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 25'/31'+ South 25'/31'+ East 25'/31'+ West 25'/31'+
FROM GRADE

Additional Remarks REVISIONS 1. East Elevation

Historic Name: NEW BUILD (describe) 2. South Elevation NEW SINGLE-FAMILY SECONDARY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer [redacted] C/I / ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT-WOOD Rear 10LT 2nd FLOOR Side 9LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

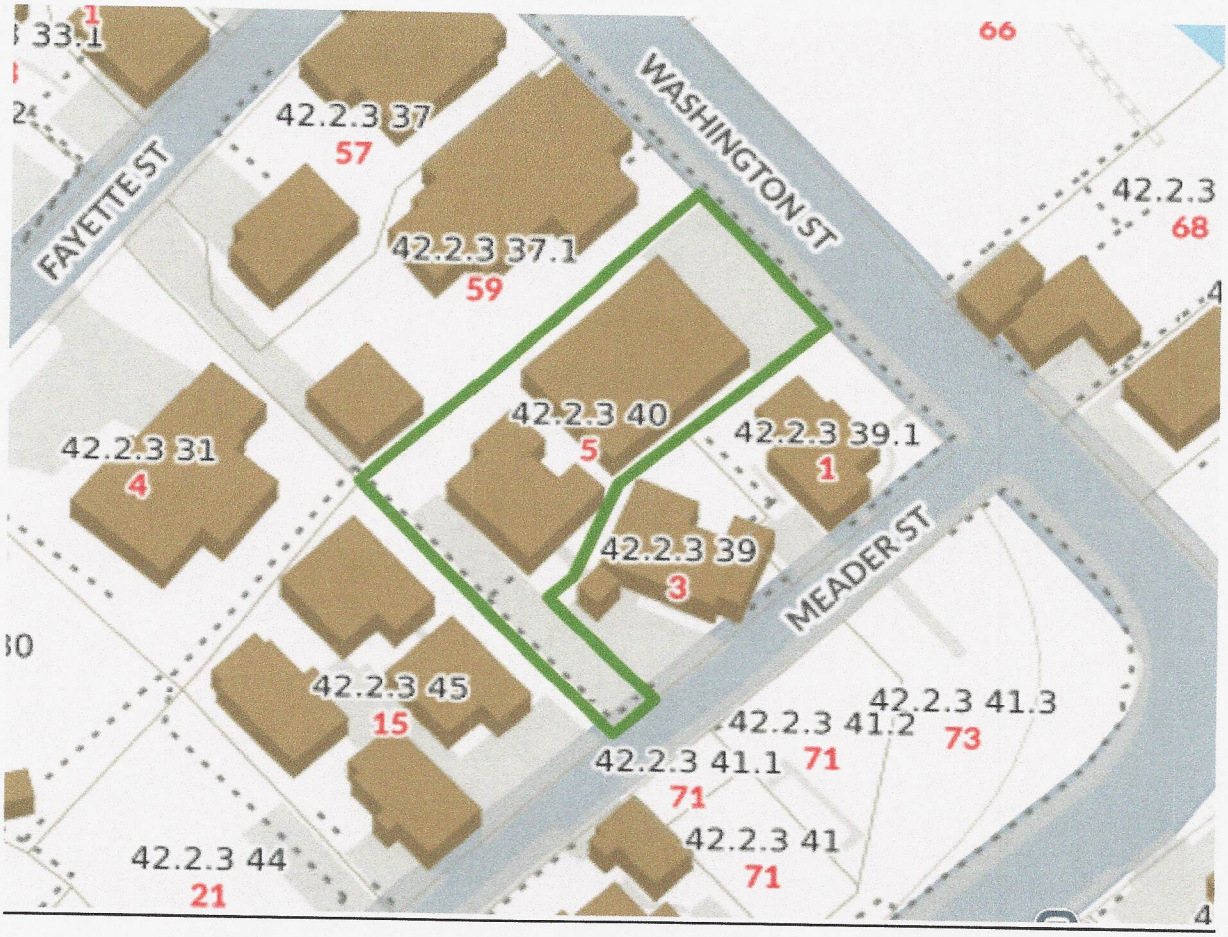
Sidewall NTW
Trim QUAKER GRAY
Deck NTW
Clapboard (if applicable) _____
Sash BLACK
Foundation CORE / PIERS / QUAKER GRAY / SKIRT
Roof GRAY TIME & MTH
Doors NTW
Fence RAIL - QUAKER GRAY Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/27/2025 Signature of owner of record _____ Signed under penalties of perjury

5 MEADER STREET – NEW SECONDARY DWELLING



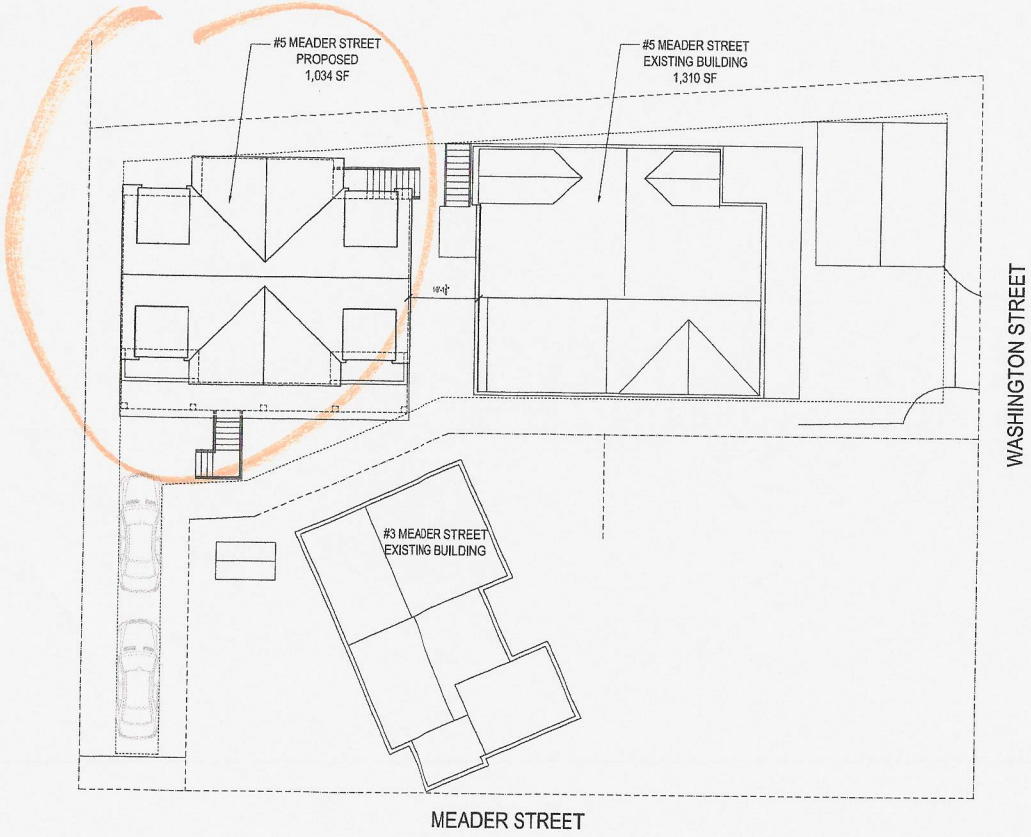


LOT SIZE= 6,810 SF

MAIN HOUSE FOOTPRINT= 1,310 SF

SECONDARY DWELLING FOOTPRINT: PROPOSED 1,034 SF
(MAX 1,048 SF, 20% SMALLER THAN MAIN HOUSE) 21%

LOT COVERAGE (MAX 40%, 2,724 SF): 1,310 SF +1,034 SF=2,344 SF
2,344 SF / 6,810 SF = 34%



1 SITE SKETCH PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
1
2
3
4
5
6
7

DRAWN BY
JWD

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESERVER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNERS, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

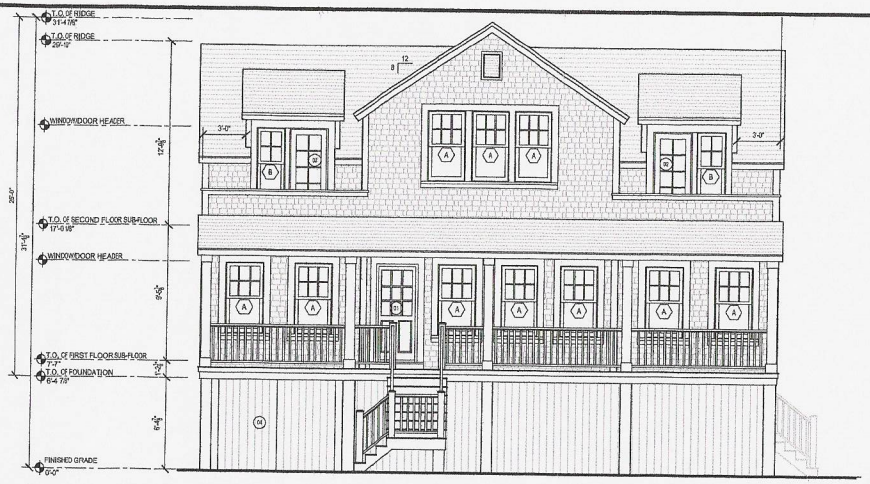
SITE SKETCH PLAN

File No.

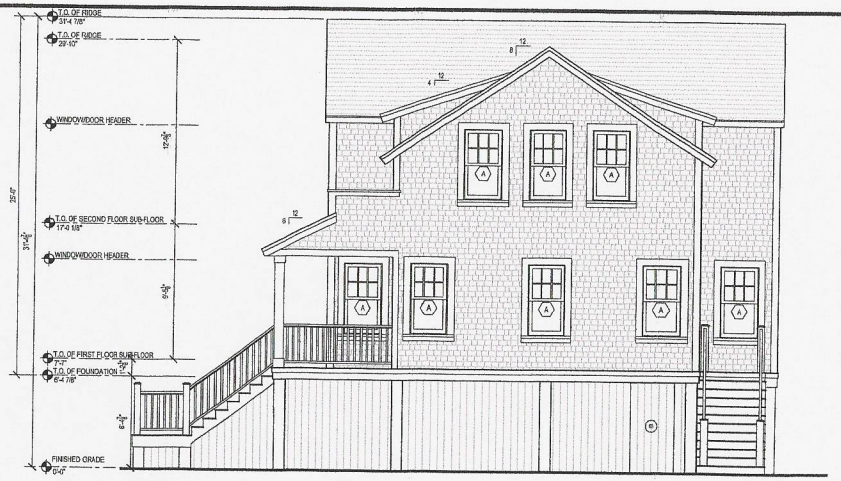
Date # 1234 - PLANS.dwg

Sheet No

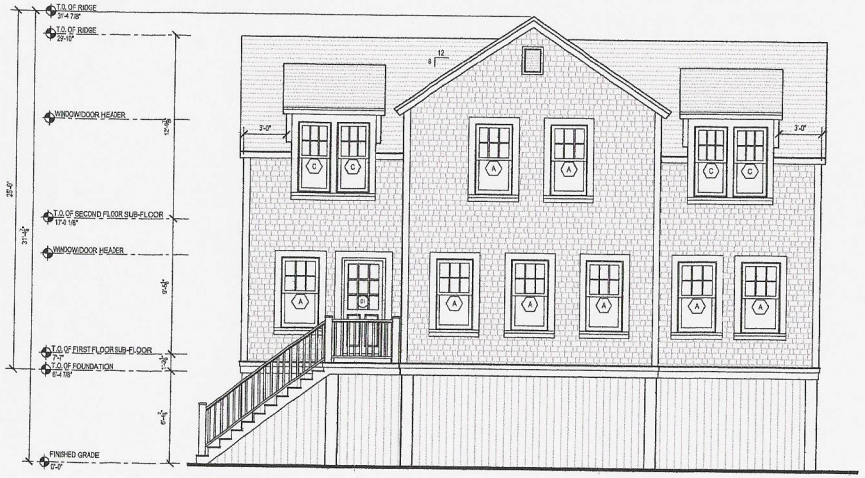
C-1



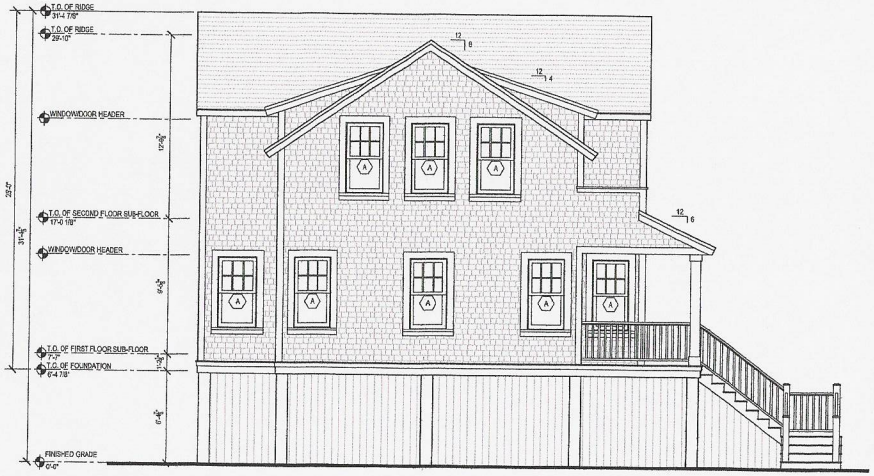
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



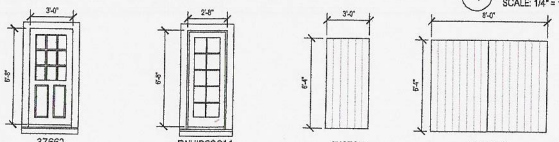
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



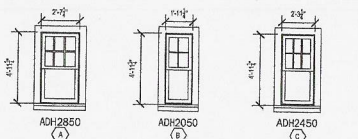
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED DOORS
SCALE: 1/4" = 1'-0"



PROPOSED WINDOWS

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

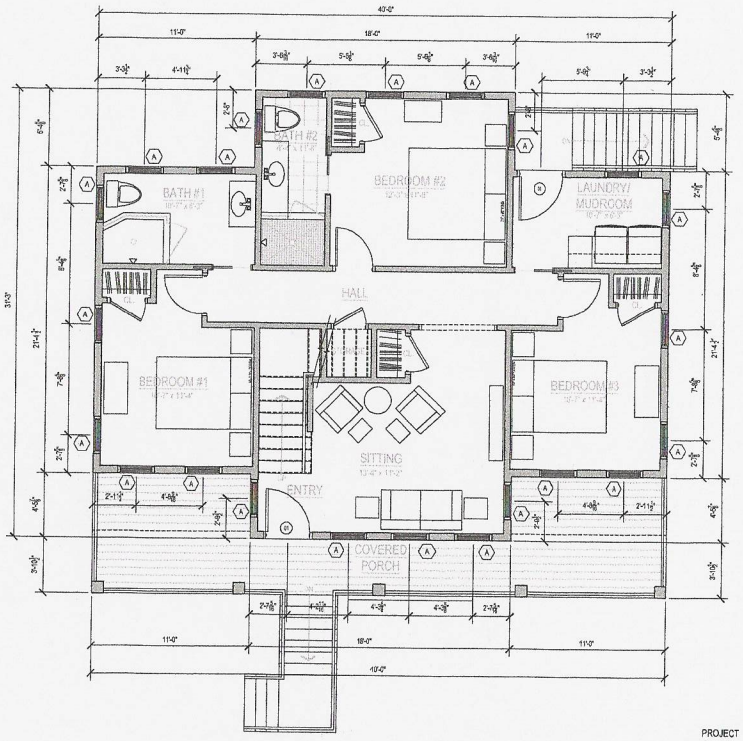
REVISIONS
1
2
3
4
5
6
7

DRAWN BY JWD

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNERS, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:
PROPOSED ELEVATIONS

File No.
Date # 1234 - PLANS.dwg
Sheet No
A-5



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
1
2
3
4
5
6 DRAWN BY
7 JWD

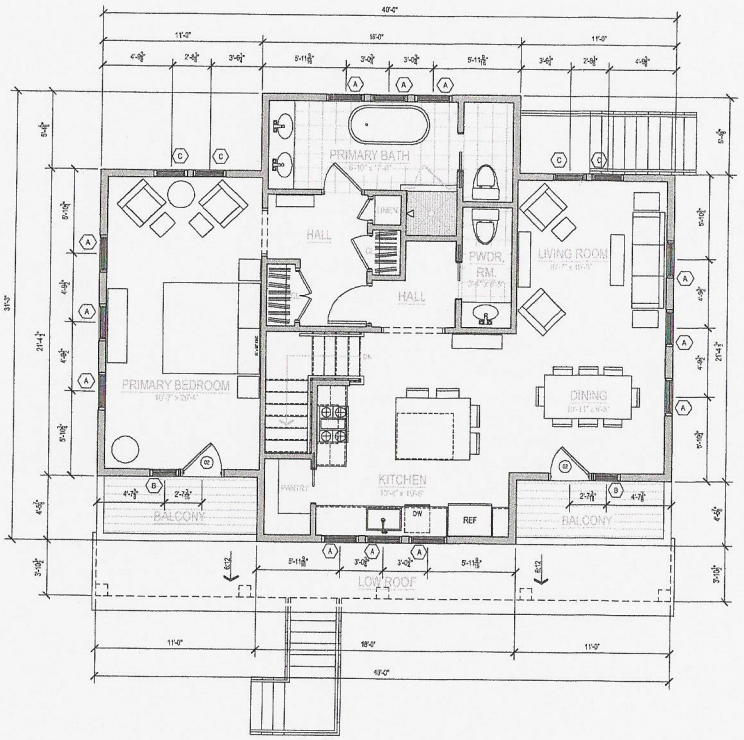
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED
FIRST FLOOR
PLAN

File No.
Date # 1234 - PLANS.dwg
Sheet No

A-2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS

1	
2	
3	
4	
5	
6	DRAWN BY
7	JWD

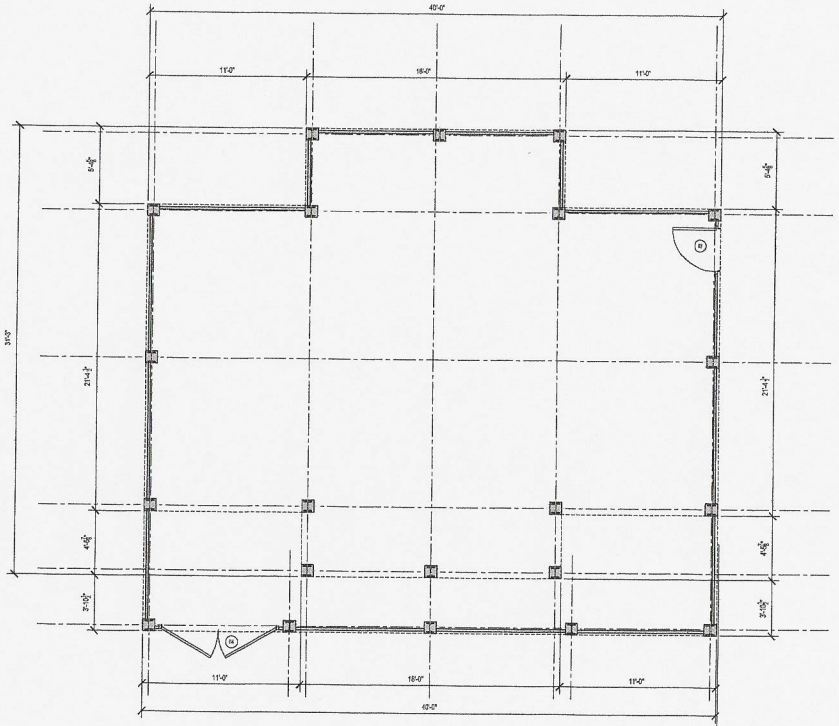
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THIS OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED SECOND FLOOR PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-3



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
1
2
3
4
5
6
7

DRAWN BY
JWD

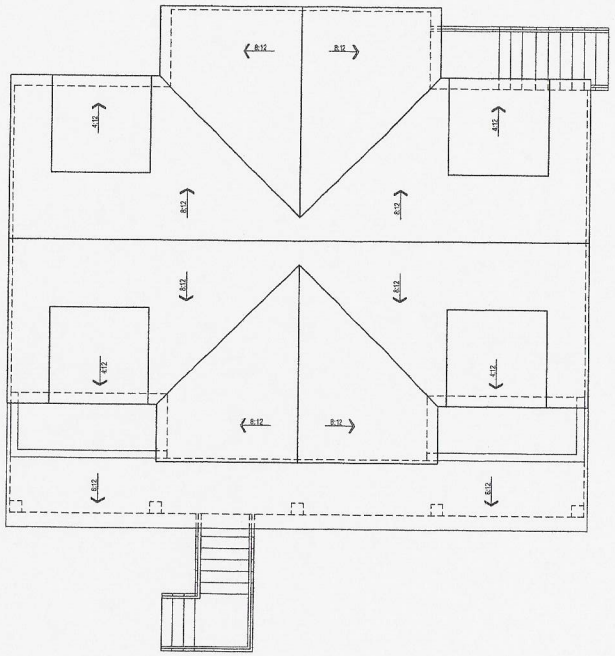
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED
FOUNDATION
PLAN

File No.
Date
1234-PLANS.dwg
Sheet No

A-1



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS

1		
2		
3		
4		
5		
6	DRAWN BY	
7		JWD

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED
ROOF PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-4

PRIMARY DWELLING ON LOT/EAST/SOUTH ELEVATION – FRONTS ON WASHINGTON ST.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

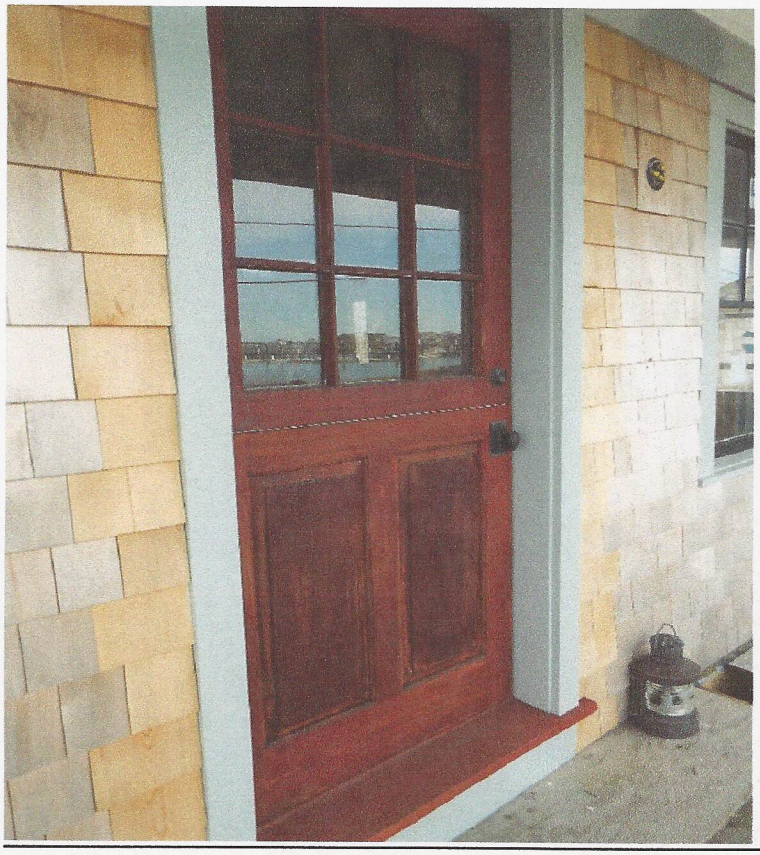




STAIR DETAIL ON MH TO BE MATCHED ON THE SECONDARY DWELLING



MH FRONT DOOR TO MATCH SECONDARY DWELLING



SIDE DOOR



FRONT SKIRT



MAIN HOUSE WINDOWS – 6/1 BLACK/TRIM – QUAKER GRAY



REAR COTTAGE ON LOCUS WITH AN HDC APPROVED DEMO/MOVE



VIEW BETWEEN MAIN HOUSE AND 1 MEADER ST. TOWARDS REAR SECONDARY DWELLING





ABUTTERS

3 MEADER STREET – RAISED FOUNDATION





15 A/B/C/D MEADER STREET



15A MEADER STREET – DIRECT ABUTTER



15 B MEADER STREET



15C MEADER STREET



15D MEADER STREET



57 WASHINGTON STREET



59 WASHINGTON STREET – DIRECT ABUTTER



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... KIM GLOWACKI

MAILING ADDRESS..... 28 CLIFF RD NANTUCKET , MA 02554

PROPERTY LOCATION.... 5 MEADER ST.....

ASSESSORS MAP/PARCEL..... 4223/40

SUBMITTED BY:..... LINDA WILLIAMS

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 25, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.25 10:42:00 -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
4223	14		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	66 WASHINGTON ST
4223	37	1	59 WASHINGTON STREET LLC		9 CHIEFTANS RD	GREENWICH	CT	06831	59 WASHINGTON ST
4223	39		WAGER SUSAN A		225 CENTRAL PARK WEST # 1122	NEW YORK	NY	10024	3 MEADER ST
4223	39	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	1 MEADER ST
4223	41		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 WASHINGTON ST
4223	45		PRESERVE ACK LLC		43 WINTER ST # 6	BOSTON	MA	02108	15 MEADER ST
Count:	6								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 MEADER STREET

Tax Map Number: 42.2.3 Parcel Numbers: 40

Owner of Record KIM GLOWACKI

Description of Proposal: NEW SECONDARY DWELLING

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7020 0640 0000 3224 5436



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Greenwich, CT 06831

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

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 Pos $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Sent To
59 WASHINGTON STREET LLC
9 CHIEFTANS RD
GREENWICH, CT 06831

Street ar

City, Sta

5 meadow

~~10 EW~~

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 5863



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

New York, NY 10024

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

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 $

Post $0.73

Tot $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Ser
WAGER SUSAN A
225 CENTRAL PARK WEST # 1122
NEW YORK, NY 10024

Str

City

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9779



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Boston, MA 02108

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

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 $

Postr $0.73

Tote $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

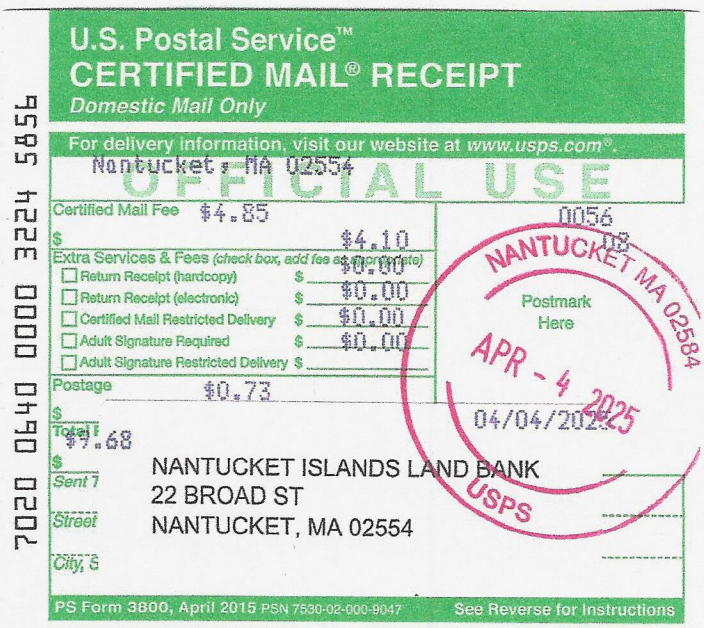
Sent
PRESERVE ACK LLC
43 WINTER ST # 6
BOSTON, MA 02108

Stre

City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 5856



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

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 $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Sent T
NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

Street

City, S

PS Form 3800, April 2015 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°: 54 PARCEL N°. 286

Street & Number of Proposed Work: 7 BREWSTER ROAD

Owner of record: 7 BREWSTER NANTUCKET LLC

Mailing Address: 3 DOC RYDER DRIVE NANTUCKET, MA 02554

Contact Phone #: 585-415-7882 E-mail: KIM@STAHLGROUP INC.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINACINDY @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. 2024-08 11037

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW CONSTRUCTION (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation * CHANGE TRIM FROM NTW TO DOVE GRAY FRENCH * CHANGE WINDOWS TO C/I DOORS TO 12 LT - ADD WINDOW WELL - RELOCATE WALK DOWN
2. South Elevation CHANGE DOORS TO 12 LT - ADD 4 CASEMENTS.
3. West Elevation - ADD WINDOW WELL - REDUCE 4 TO 3 4 LITE - CHANGE DOOR TO 9 LT.
4. North Elevation FRONT DOOR TO 12 LT - ADD WINDOW WELL - CHANGE FLANK WINDOWS TO C/I - RT DOOR TO 9 LT

*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 ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front NO CHANGE Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

Trim DOVE GRAY Sash FOREST GREEN Doors FRONT FOREST GREEN NO CHANGE

Deck NTW Foundation NO CHANGE Fence _____ Shutters CHANGE

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the app tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissi any revisions to this application will initiate a new sixty-day review period.

Date 7/5/2025 Signature of owner of record _____ Signed under penalties of perj

7 BREWSTER ROAD – SECONDARY DWELLING



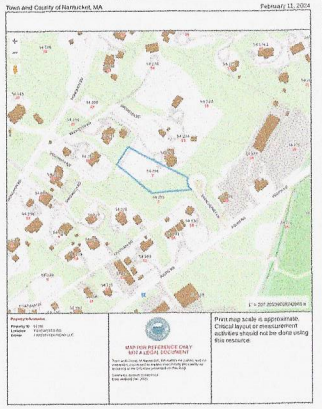


HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED IF INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBS LUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBS LUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	54/286	Lot Size:	41,756 +/- sq. ft.
District/Zoning:	LUG-I	Allowable Ground Cover:	2,922.92 sq. ft.
Minimum Lot Size:	40,000 sq.ft.	Existing Ground Cover:	0
Frontage:	100 ft.	Proposed Ground Cover MH:	2,235 sq. ft.
Ground Cover Ratio:	7%	Proposed Ground Cover Guest House:	675 sq. ft.
Front Setback:	35 ft.	Proposed Ground Cover Cabana:	0 sq. ft.
Side/Rear Setback:	10 ft.	Proposed Ground Cover Zoning Shed:	200 sq. ft.
		Total Proposed Ground Cover:	2,910 sq. ft.



2 Locus Map
NTS

Topography Schedule

Phase Created	Cut	Fill	Net cut/fill
03 - New	22983.39 CF	0.00 CF	-22983.39 CF
01 - Existing	1924.82 CF	48.29 CF	-1876.52 CF

Grand total: 2

1 Site Plan
1 : 150

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House

7 Brewster Rd., Nantucket MA
02554

Sheet

Site Plan

Date

04.06.2025

Revisions

C.101

Scale

As indicated

4/6/2025 10:06:14 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
THESE DRAWING AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF NBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved North/West Elevation
3/16" = 1'-0"



2 Proposed North/West Elevation
1/4" = 1'-0"

* All windows changed to 6/1 - doors to 12 lt + 9 lt

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
Main Residence
7 Brewster Rd., Nantucket MA 02554

Sheet
Exterior Elevations - NW

Date
04.06.2025

Revisions

A.101

Scale
As indicated

4/7/2025 8:51:58 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS (THEY ILLUSTRATE) ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved South/East Elevation
3/16" = 1'-0"



2 Proposed South/East Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Exterior Elevations - SE

Date

04.06.2025

Revisions

A.102

Scale

As indicated

4/7/2025 8:52:19 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved North/East Elevation
3/16" = 1'-0"



2 Proposed North/East Elevation
1/4" = 1'-0"



3 Previously Approved South/West Elevation
3/16" = 1'-0"



4 Proposed South/West Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Exterior Elevations - N/E and S/W

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
A.201 Basement Floor Plan
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 8

Date

04.06.2025

Revisions

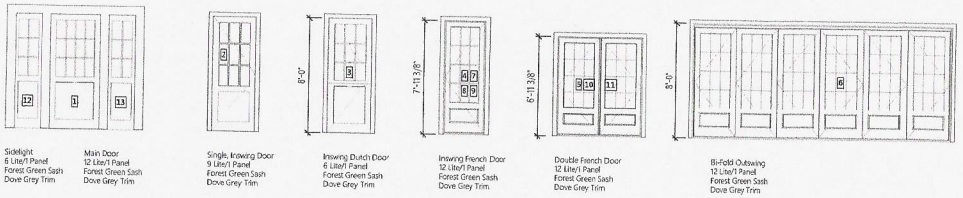
A.103

Scale As indicated

4/7/2025 8:52:41 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



Sidelight
6 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

Main Door
12 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

Single, Inswing Door
9 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

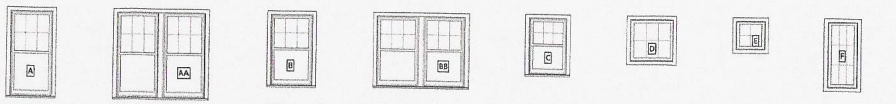
Inswing Dutch Door
6 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

Inswing French Door
12 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

Double French Door
12 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

Bi-Fold Outswing
12 Lite/1 Panel
Forest Green Sash
Dove Grey Trim

Door Schedule
1/4" = 1'-0"



Double Hung 6/1
Forest Green Sash
Dove Grey Trim

2 Ganged Double Hung 6/1
Forest Green Sash
Dove Grey Trim

Double Hung 6/1
Forest Green Sash
Dove Grey Trim

2 Ganged Double Hung 6/1
Forest Green Sash
Dove Grey Trim

Double Hung 6/1
Forest Green Sash
Dove Grey Trim

Casement Fixed
6 Lite
Forest Green Sash
Dove Grey Trim

Ganged Casement
4 Lite
Forest Green Sash
Dove Grey Trim

Ganged Casement
9 Lite
Forest Green Sash
Dove Grey Trim

Window Schedule
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence
7 Brewster Rd., Nantucket MA 02554

Sheet

Window and Door Schedule

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
A.201 Basement Floor Plan
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 8

Date
04.06.2025

Revisions

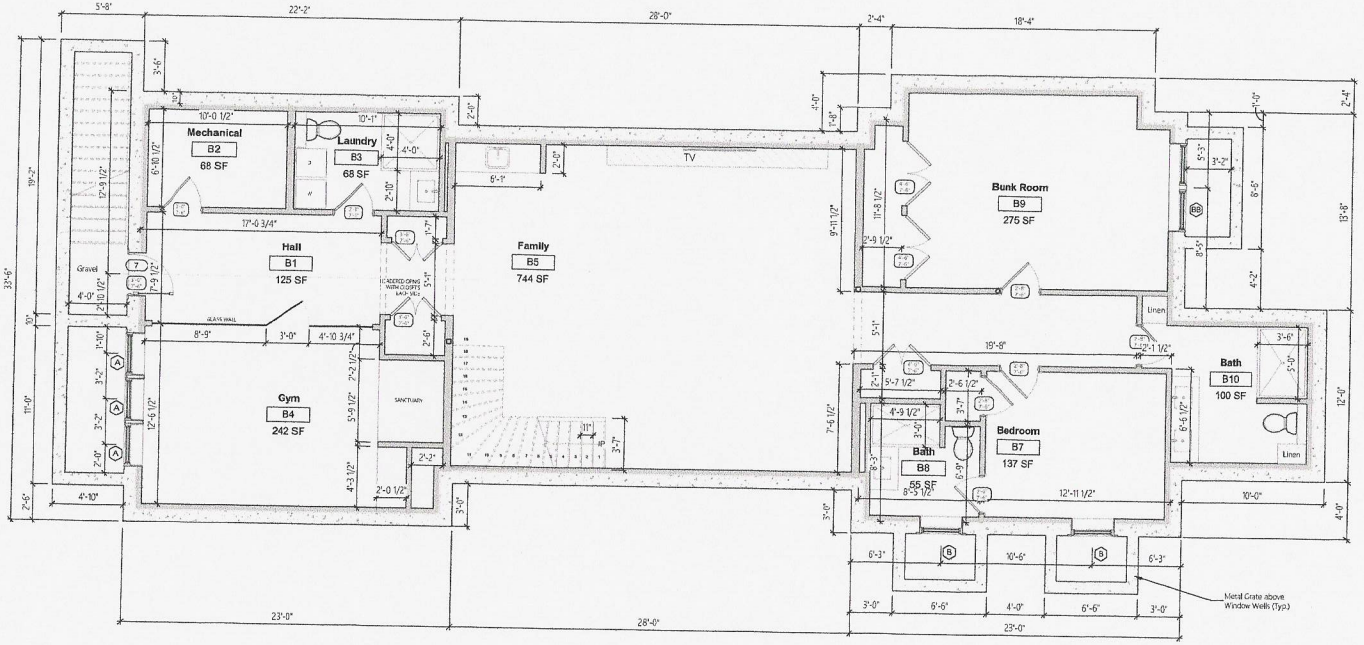
A.104

Scale 1/4" = 1'-0"

4/7/2025 8:52:55 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



2 Basement
1/4" = 1'-0"

Basement - Room Schedule

Number	Name	Area	Comments
B1	Hall	125 SF	
B2	Mechanical	68 SF	
B3	Laundry	68 SF	
B4	Gym	242 SF	
B5	Family	744 SF	
B7	Bedroom	137 SF	
B8	Bath	55 SF	
B9	Bunk Room	275 SF	
B10	Bath	100 SF	
Grand total: 9		1813 SF	

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Basement Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
A.201 Basement Floor Plan
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 8

Date

04.06.2025

Revisions

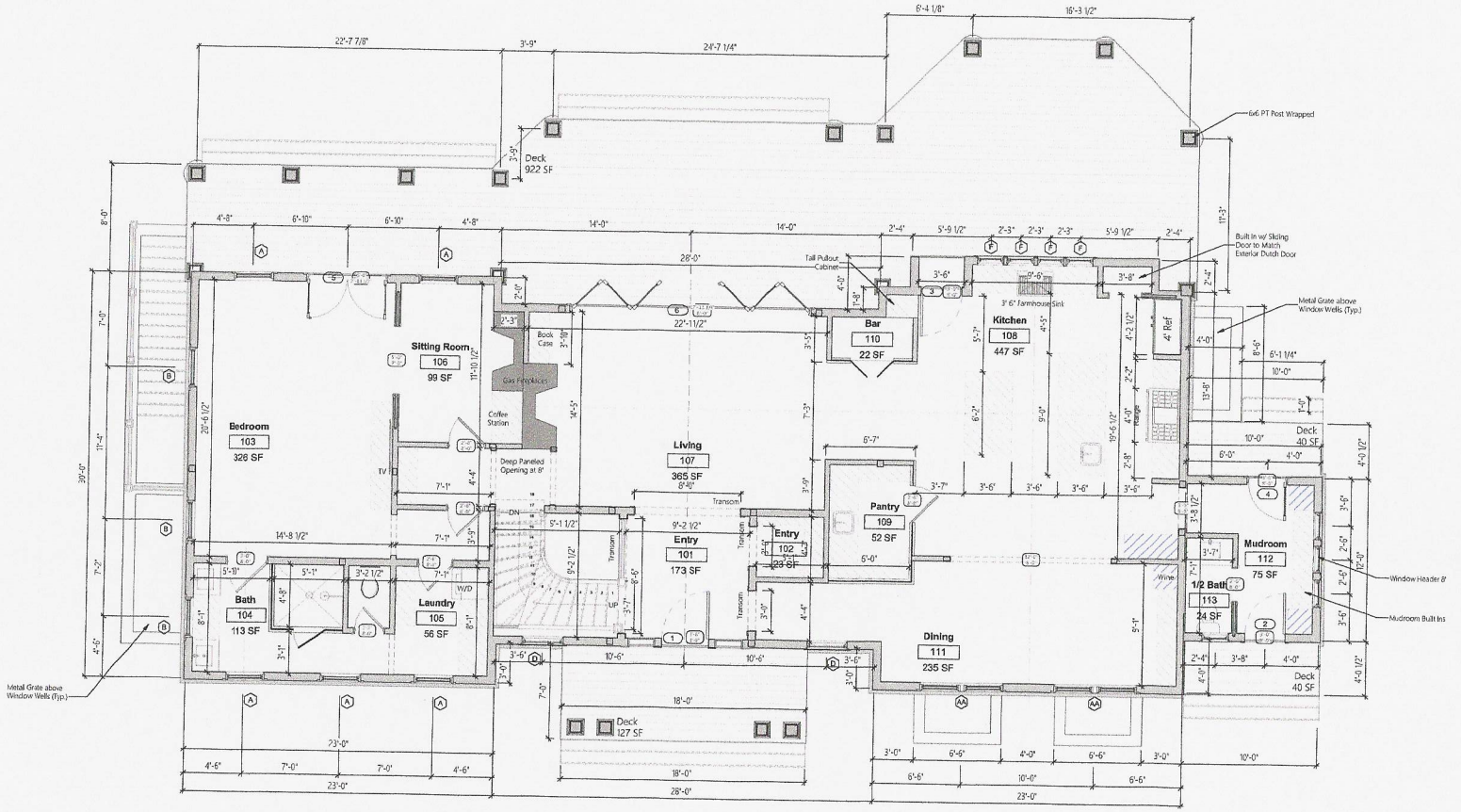
A.201

Scale 1/4" = 1'-0"

4/7/2025 8:52:45 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS (REPRESENTATIONS) ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



2 Level 1
1/4" = 1'-0"

Level 1 - Room Schedule

Number	Name	Area	Comments
101	Entry	173 SF	
102	Entry	23 SF	
103	Bedroom	326 SF	
104	Bath	113 SF	
105	Laundry	56 SF	
106	Sitting Room	99 SF	
107	Living	365 SF	
108	Kitchen	447 SF	
109	Pantry	52 SF	
110	Bar	22 SF	
111	Dining	235 SF	
112	Mudroom	75 SF	
113	1/2 Bath	24 SF	
Grand total: 13		2011 SF	

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

First Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
A.201 Basement Floor Plan
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 8

Date

04.06.2025

Revisions

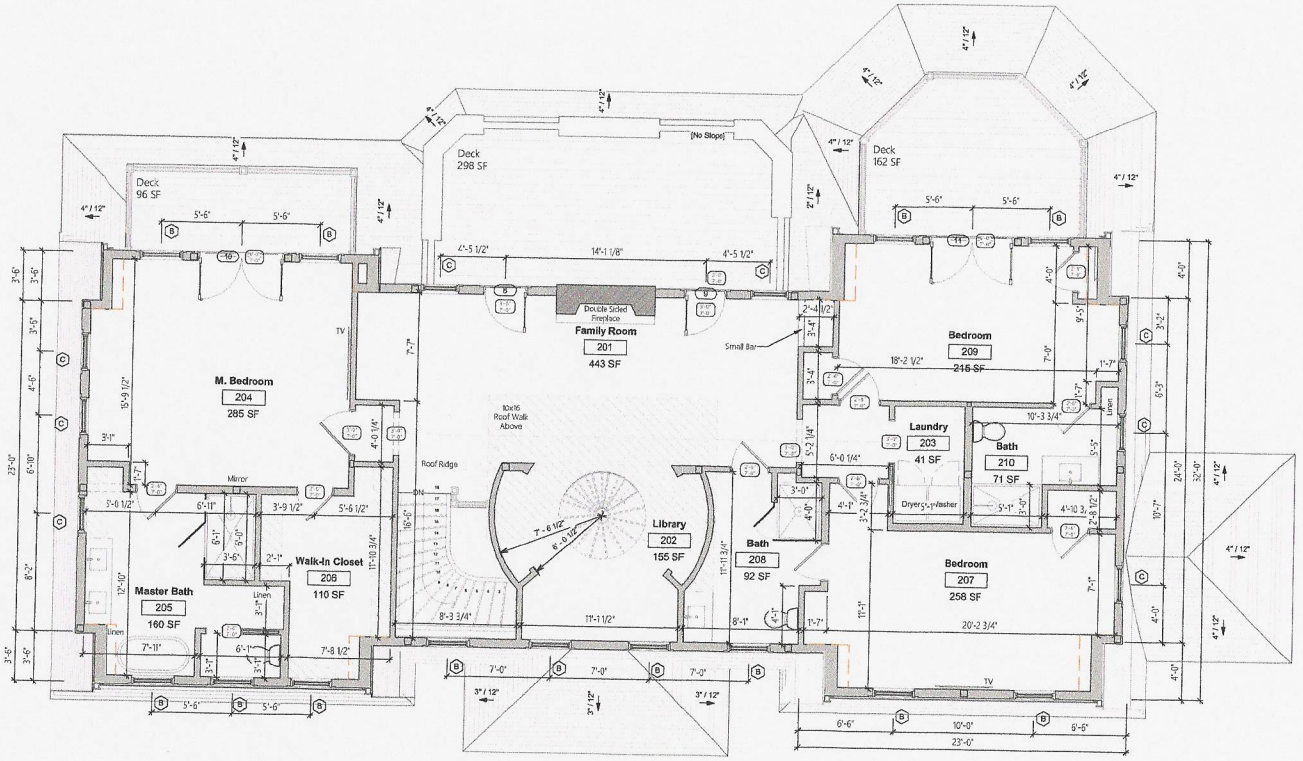
A.202

Scale 1/4" = 1'-0"

4/7/2025 8:52:48 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK EITHER INCORRECTLY DUE TO A MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWING AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CAN NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Level 2
1/4" = 1'-0"

Level 2 - Room Schedule			
Number	Name	Area	Comments
201	Family Room	443 SF	
202	Library	155 SF	
203	Laundry	41 SF	
204	M. Bedroom	285 SF	
205	Master Bath	160 SF	
206	Walk-In Closet	110 SF	
207	Bedroom	258 SF	
208	Bath	92 SF	
209	Bedroom	215 SF	
210	Bath	71 SF	
Grand total: 10		1832 SF	

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Second Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
A.201 Basement Floor Plan
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 8

Date

04.06.2025

Revisions

A.203

Scale 1/4" = 1'-0"

4/7/2025 8:52:52 AM

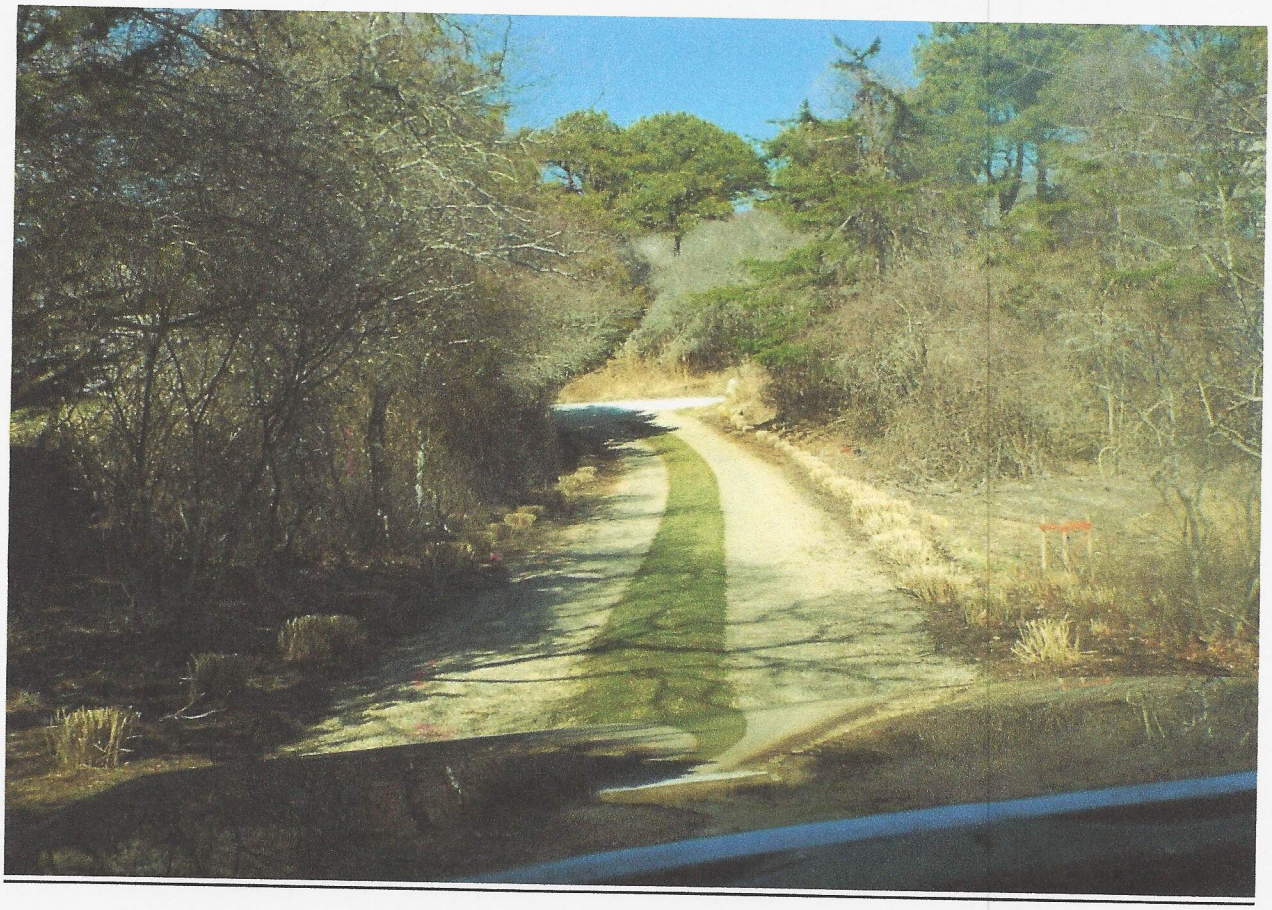
BREWSTER ROAD FROM INTERSECTION WITH MONOMOY ROAD – SW TO NE



NW TO SW– BEGINNING OF EASEMENT



NE TO SW – EASEMENT IN FRONT OF 9 BREWSTER ROAD



EASEMENT FROM 7 TO 5 BREWSTER ROAD THE END OF THE EASEMENT AREA TOP OF HILL



ABUTTING WHITE TRIM/WINDOW HOUSES



9 BREWSTER ROAD – SERVICED BY THE SAME ACCESS EASEMENT



ABUTTING 3 BREWSTER ROAD – BLOCKS VIEW OF LOCUS FROM BREWSTER ROAD



LOCUS TO THE REAR OF 3 BREWSTER ROAD – BREWSTER ROAD TO THE LEFT



PRIVATE ACCESS EASEMENT TO 7 BREWSTER RD IS EAST OF 3 BREWSTER RD – 19 MONOMOY ROAD TO THE RIGHT



ABUTTING 19 MONOMOY ROAD ACCESSED FROM THIS SECTION OF BREWSTER ROAD



16 BREWSTER ROAD – BEGINNING OF THIS SECTION OF BREWSTER ROAD



19 BREWSTER ROAD



20 MOINOMOY ROAD



17 MONOMOY ROAD



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

Scanned copy

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 26

Street & Number of Proposed Work: 14 HARBOR VIEW

Owner of record: TED SILVA

Mailing Address: 85 EAST INDIA ROW-UNIT 37B
BOSTON, MA 02110

Contact Phone #: QUICKSILVATED E-mail: 781-710-7581
@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA
@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-05-8887
☐ 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: 1930

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 – ALTER WINDOWS IN REAR KITCHEN ELL. 3 GANGED 2/2 TYME

*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 BOSTON SASH

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

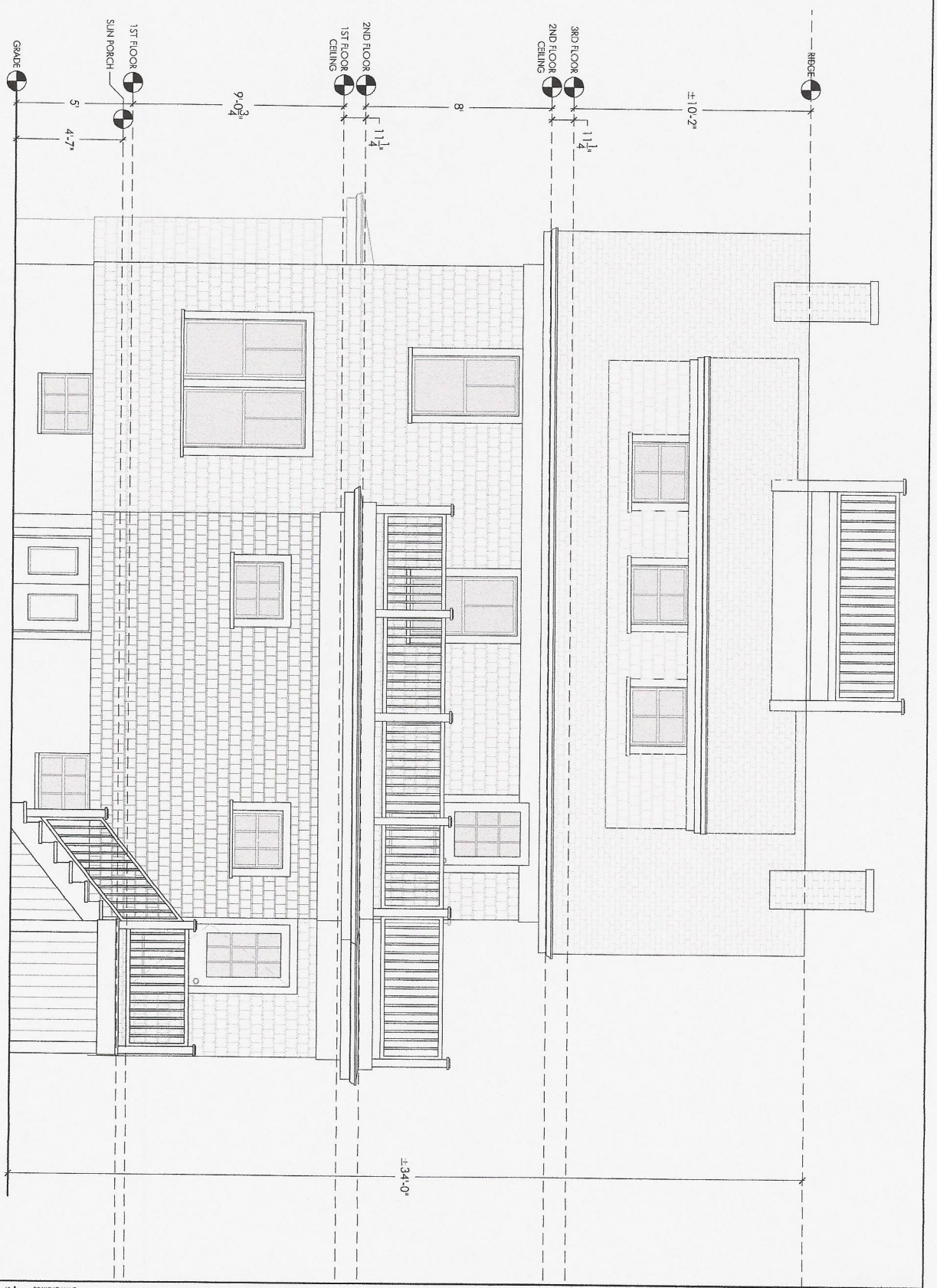
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE TYME Sash WHITE TYME 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: 4/11/2025 _____



DRAWING NAME:
PREVIOUSLY APPROVED NORTH ELEVATION

DATE:
APRIL 4, 2025

SCALE:
1/4" = 1'-0"

0 1 2 4 10

14 HARBOR VIEW

NANTUCKET, MA

HWA



SOUTH ELEVATION



EAST ELEVATION

NO CHANGE
TO THESE ELEVATIONS



WEST ELEVATION

HWA
HICKOX WILLIAMS ARCHITECTS

14 HARBOR VIEW
NANTUCKET, MA

DRAWING NAME:
PREVIOUSLY APPROVED SOUTH, EAST, AND WEST ELEVATIONS - NO CHANGE

DATE:
APRIL 4, 2025

SCALE:
1/8" = 1'-0"

0 1 2 4 10

SHEET:

EXISTING SOUTH ELEVATION – GANGED 2/2 EXIST ON THE HOUSE



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION FROM MACKAY WAY







12 HARBOR VIEW – GANGED WINDOWS



8 HARBOR VIEW



4 HARBOR VIEW



2 HARBOR VIEW



3 MACKAY WAY









59 EASTON STREET





55 EASTON STREET



WHITE ELEPHANT



CERTIFICATE NO: _____ DATE ISSUED: 01/02/23

HACW23-03-8887

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 26

Street & Number of Proposed Work: 14 HARBOR VIEW WAY

Owner of record: TED SILVA

Mailing Address: 85 EAST INDIA ROW 37B BOSTON, MA 02110

Contact Phone #: 781-710-7581 E-mail: QUICKSILVATED @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: P.O. BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 01/3/23 Fee Paid: $ 50.00

Must be acted on by: 4/08/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: Diane WB Coombs

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Need Historic information & indicated on COA, along with updated Elevation Cert & firmette Map (with reduction of addition)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2021-12-53

☐ 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 NO CHANGE
2. South Elevation REMOVE APPROVED 2nd FL DECK FROM PLAN
3. West Elevation REDUCE APPROVED ADDITION FROM PLAN
4. North Elevation REDUCE APPROVED ADDITION FROM PLAN

Is there an HDC survey form for 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 TMI BOSTON EAST

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW WHITE TMI

Trim WHITE TMI

Deck _____

Clapboard (if applicable) _____

Sash WHITE TMI

Foundation GRAY

Roof TMI

Doors _____

Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 1/31/2023 Signature of owner of record _____ Signed under penalties of perjury



1 EXISTING ELEVATION - SOUTH



2 PREVIOUSLY PROPOSED ELEVATION - SOUTH

APPROVED

HDC 2023 - 08 - 8887

Not Valid Without HDC Approval

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EX" ARE EXISTING TO REMAIN.
- WINDOW TRIM: 1" X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: CARLI W/ STONE, SIMULATED FACE TO WEATHER - QUAKER GREY
- CHIMNEY: SIMULATED RED BRICK



3 PROPOSED ELEVATION - SOUTH

HWA
HICKOX WILLIAMS ARCHITECTS
58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

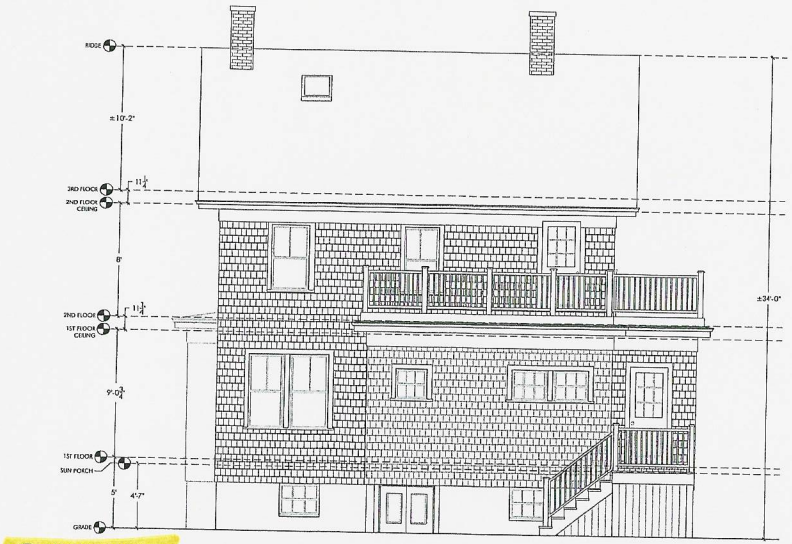
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE: 1/4" = 1'-0"

DRAWING NAME: EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER: A200



1 EXISTING ELEVATION - NORTH



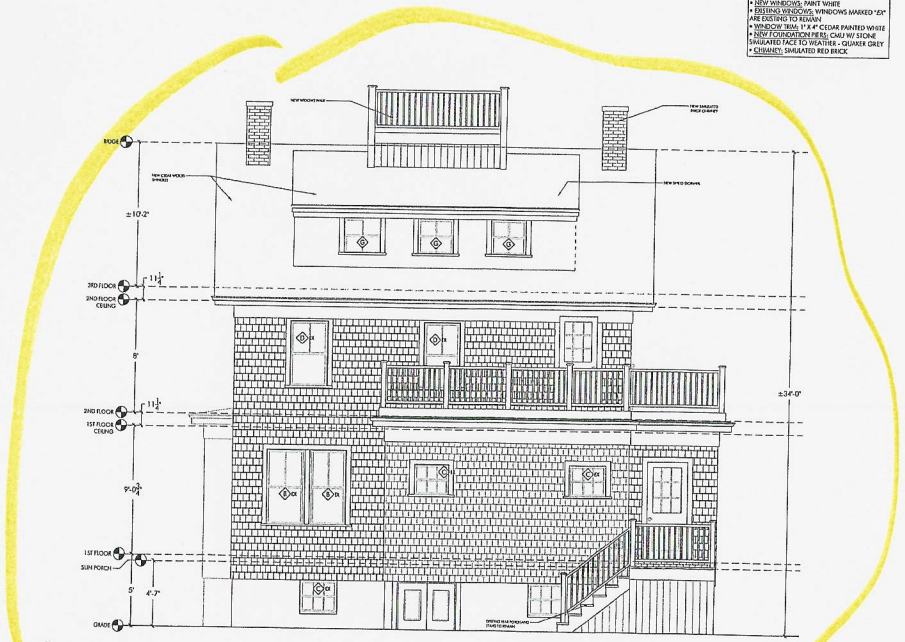
2 PREVIOUSLY HDC APPROVED ELEVATION - NORTH

APPROVED

HDC 2023 -08- 6887

No [illegible]
Without HDC Approval

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EX" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1" X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: CMU W/ STONE SIMULATED FACE TO WEATHER - QUAKER GREY
- CHIMNEY: SIMULATED RED BRICK



3 PROPOSED ELEVATION - NORTH

HWA
HICKOX WILLIAMS ARCHITECTS
58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

STAMP

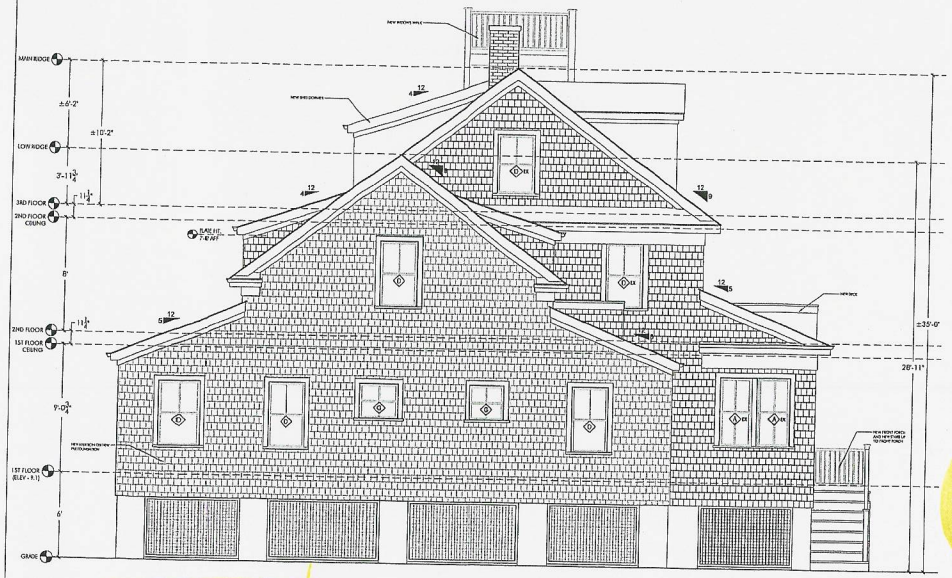
SCALE: 1/4" = 1'-0"
0 1 2 4 6

DRAWING NAME: EXTERIOR ELEVATIONS - NORTH

SHEET NUMBER: A201



1 EXISTING ELEVATION - WEST



2 PREVIOUSLY HDC APPROVED ELEVATION - WEST

APPROVED

HDC 2023 - 08 - 8887

No [illegible] Without HDC Approval



2 PROPOSED ELEVATION - WEST

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EX" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1" X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: CMU W/ STONE SIMULATED FACE TO WEATHER - QUAKER GREY
- CHIMNEY: SIMULATED RED BRICK

HWA
HICKOX WILLIAMS ARCHITECTS
58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

STAMP

SCALE
1/4" = 1'-0"
0 1 2 4 6

DRAWING NAME
EXTERIOR ELEVATIONS-WEST

SHEET NUMBER
A202



1 EXISTING ELEVATION - EAST



2 PREVIOUSLY HDC APPROVED ELEVATION - EAST



2 PROPOSED ELEVATION - EAST

APPROVED

HDC 2023 - 08 - 8887

No [illegible] Without HDC Approval

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "(EX" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1"X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: CMU W/ STONE VENEER FACE TO WEATHER - QUAKER GREY
- CHIMNEY: SIMULATED RED BRICK

HWA
HICKOX WILLIAMS ARCHITECTS
88 WINTER STREET BOSTON, MA
617.542.1000
www.hickswilliams.com

27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

STAMP

SCALE
1/4" = 1'-0"
0 1 2 4 6

DRAWING NAME
EXTERIOR ELEVATIONS - EAST

SHEET NUMBER
A203

WINDOWS

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

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.

SDM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 148.1

Street & Number of Proposed Work: 6 ORANGE ST.

Owner of record: ST MARY'S CHURCH

Mailing Address: 6 ORANGE ST.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEVEN HOLLISTER

Mailing Address: PO BOX 3527

NANTUCKET, MA 02584

Contact Phone #: 339-225-0424 E-mail: STEVE@HOLLISTER.CONSULTING

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: ST. MARYS RECTORY

Original Date: 1800

Original Builder: CHARLES H ROBINSON

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 WHITE OR GREEN (ESSEX / BLACK FOREST)

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other REPLACING NON-HISTORIC WINDOWS PER ATTACHED SCHEDULE

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN ; NO MUNTINS TO MATCH EXISTING

Doors* (type and material): ☐ TDL ☐ 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 WHITE OR GREEN (SEE ABOVE) 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 4/7/25 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 STEVE HOUSTON

AS AGENT FOR ST. MARY'S CHURCH

STREET ADDRESS 6 ORANGE ST.

MAP/PARCEL 42.3.1 148.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

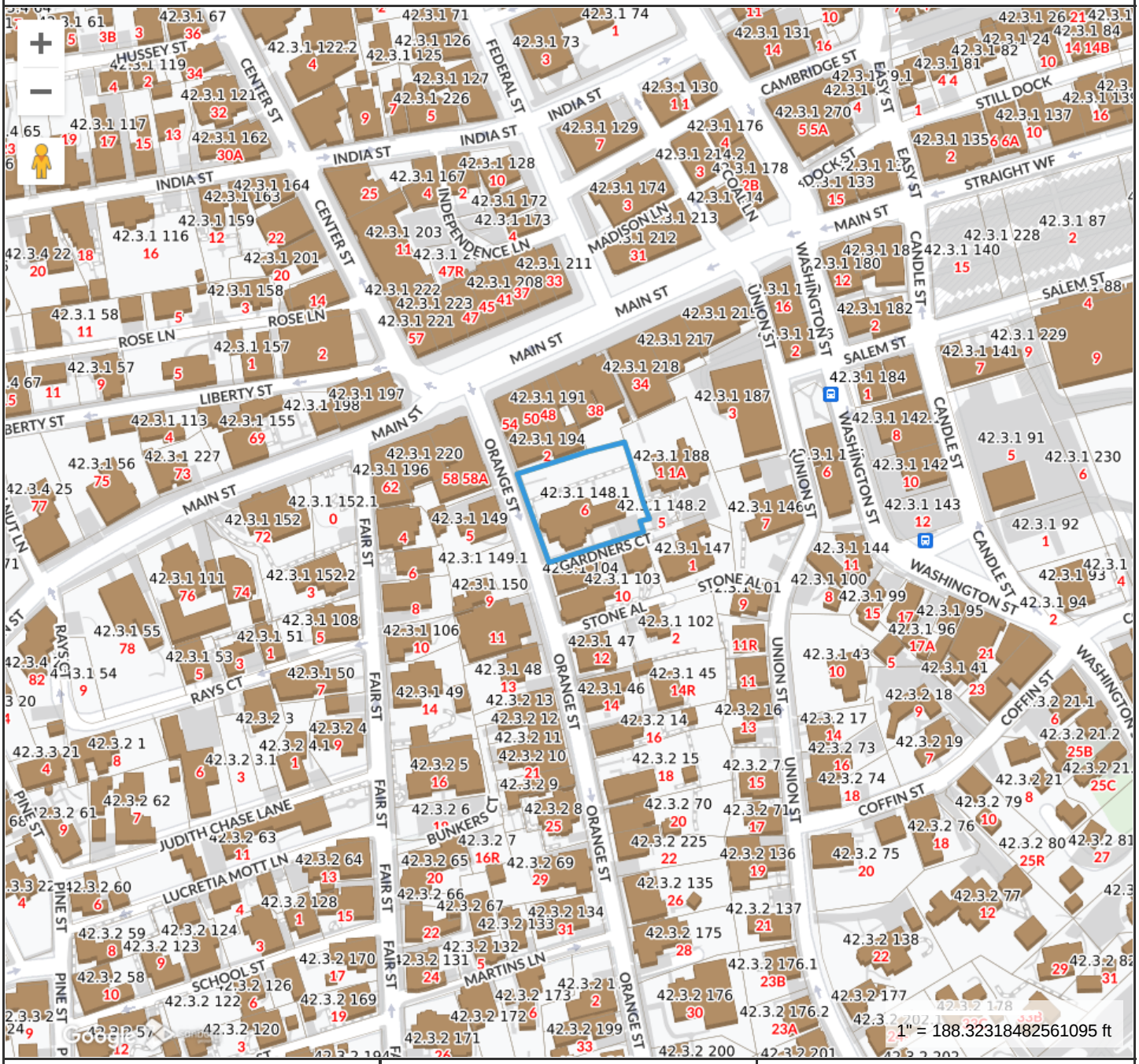
4/7/25

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 _____ Date 4/7/25



Property Information

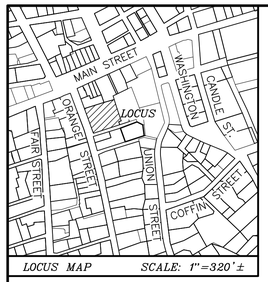
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=320'±

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	16,349± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	18% ±

LEGEND

- CB FD ■ — DENOTES CONCRETE BOUND FOUND
- dhCB FD ■ — DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- dh FD ◉ — DENOTES DRILL HOLE FOUND
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING TREE
- — — — 37 — DENOTES EXISTING ELEVATION CONTOUR
- x41.3' — DENOTES EXISTING SPOT ELEVATION

42.3.1-194
N/F
BLUE HILLS BANK
Deed Bk./Pg.: 1421/65
Plan Book 21 Pg. 12
#2 ORANGE STREET

42.3.1-189
N/F
NIR RETAIL, LLC
Deed Bk./Pg.: 963/14
Plan File 56-M
#38 MAIN STREET

42.3.1-188
N/F
GARDNER COURT CONDOMINIUM
MASTER DEED Condo Cert. C-9; Doc.# 38564
L.C.C. 13467-D, LOT 4
Plan File 25-H
UNITS 1-5
GARDNERS COURT

ORANGE (1799 ROAD - PUBLIC VARIABLE WIDTH) STREET

dh IN CONCRETE CURB (FD 05/29/2024) HELD
7.60' (REC.) 7.52' (MEAS.)
1 1/2 STY BRICK STRUCTURE
CONCRETE RETAINING WALL
STONE RETAINING WALL
FACE OF STONE WALL HELD
PICKET FENCE
137.25' MEASURED
TOP OF WALL ELEV.= 27.7
TOP OF WALL ELEV.= 27.1
PLANK FENCE
PRIVET HEDGE
ARBOR
PRIVET HEDGE
EDGE OF PAVEMENT
CONCRETE CURB
VERTICAL GRANITE CURB
BRICK SIDEWALK
119.23' (RECORD DIST. HELD)
85.05' MEASURED
STONE RETAINING WALL
TOP OF WALL ELEV.= 35.6
TOP OF WALL ELEV.= 35.0
TOP OF WALL ELEV.= 37.2
TOP OF WALL ELEV.= 36.2
CONCRETE STEPS
FLAG POLE
TOP OF WALL ELEV.= 35.4
TOP OF WALL ELEV.= 37.6
CONCRETE RETAINING WALL
PICKET FENCE
GENERATOR
A/C UNITS
DECK 42.0x
TOP OF WALL ELEV.= 38.9
dh IN STONE WALL FOUND HELD
31.29'
dh IN STONE WALL FOUND HELD
2 1/2 STY W/F STRUCTURE 2,938± S.F #6 ORANGE STREET
BULKHEAD
CONCRETE RETAINING WALL (LEANS EAST) T.W.O.=41.2±
18.41' (MEAS.) 18.40' (REC.)
BRICK STEPS
PORCH
STOOP
CONCRETE WALKWAY
12.40' (REC.)
42.3.1-148.2
N/F
VIRGINIA F. ANDREWS
Deed Bk./Pg.: 793/283
NO PLAN FOUND
#5 GARDNERS COURT
GRAVEL PARKING
PAVED PARKING
CORNER OF CEMENT CURB HELD
17.43' (REC)
CONCRETE CURB
CORNER OF CEMENT CURB HELD
dhCB SET 07/19/19
SITE BENCHMARK:
X-CUT SET IN TIE BOLT ON HYDRANT
EL.=40.00'
ASSUMED DATUM
CONCRETE RETAINING WALL
STONE CURB
STONE CURB
9.4'±
9.4'±
4.9'±
126.35' (RECORD DIST. HELD)
CONCRETE SIDEWALK
EDGE OF PAVEMENT
COBBLESTONE
EDGE OF PAVEMENT
GARDNER (1799 ROAD - PUBLIC) COURT
EDGE OF PAVEMENT
COBBLESTONE
IP FOUND HELD

42.3.1-104
N/F
VIRGINIA ANDREWS
Deed Bk./Pg.:107/166
NO PLAN FOUND
#8 ORANGE STREET

42.3.1-103
N/F
10 ORANGE STREET REALTY TRUST
Deed Bk./Pg.: 1436/172
Plan Bk./Pg.: 11/16
#10 ORANGE STREET

42.3.1-147
N/F
VIRGINIA ANDREWS
Deed Bk./Pg.: 644/165
Plan No. 2020-08
#1 STONE ALLEY

N

L.C.C. 11559

OWNER INFORMATION

ROMAN CATHOLIC BISHOP OF FALL RIVER
Deed Bk./Pg.: NONE FOUND
PLAN: PB 8-46
ASSESSOR'S MAP 42.3.1, PARCEL 148.1
#6 ORANGE STREET

Site Plan of Land

in

Nantucket, Mass.

Prepared for

ROMAN CATHOLIC BISHOP OF FALL RIVER

Scale: 1"= 10' September 13, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

B9267

T:\PAJE 1 JOB 17

V:\DRAWFILES\B9267\Carlson SP.dwg SITE PLAN 9/13/2024 14:14:47 1:1

ANDERSEN WINDOWS & DOORS

MARINE Home Center

SOLD BY:

Marine Home Center
134 Orange St.
Nantucket, MA 02554
508-228-0900

SOLD TO:

,

CREATED DATE
3/18/2025

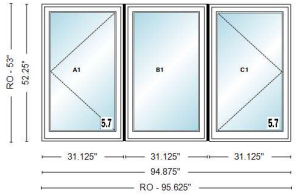
LATEST UPDATE
3/18/2025

OWNER
Daniel Lussier

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
6 ORANGE ST	1168 LEEWARD -GARY 508-221-6799	7227368		245006

ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	**2**	**Left - Stationary - Right**	**None Assigned**	**$4,460.06**	**$8,920.12**

RO Size: 95 5/8" x 53" **Unit Size: 94 7/8" x 52 1/4"**

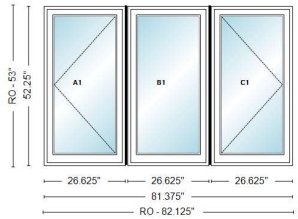
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4", Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: Left, Unit 2: Stationary, Unit 3: Right, Dual Pane Low-E4 Standard Argon Fill Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum

Hardware: ACW Traditional Folding White PN:0400202
Insect Screen 1: A Series Casement, ACW 31.125 x 52.25 Full Screen Aluminum White
Hardware: ACW Traditional Folding White PN:0400202
Insect Screen 1: A Series Casement, ACW 31.125 x 52.25 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.27	NO
B1	0.27	0.27	
C1	0.27	0.27	

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	24.3700	46.5970	7.88590
C1	24.3700	46.5970	7.88590

Item	Qty	Operation	Location	Unit Price	Ext. Price
200	**4**	**Left - Stationary - Right**	**None Assigned**	**$4,289.93**	**$17,159.72**



RO Size: 82 1/8" x 53" **Unit Size: 81 3/8" x 52 1/4"**

Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ACW 2' 2 5/8"X4' 4 1/4" - ACW 2' 2 5/8"X4' 4 1/4" - ACW 2' 2 5/8"X4' 4 1/4", Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: Left, Unit 2: Stationary, Unit 3: Right, Dual Pane Low-E4 Standard Argon Fill Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum

Hardware: ACW Traditional Folding White PN:0400202

Insect Screen 1: A Series Casement, ACW 26.625 x 52.25 Full Screen Aluminum White

Hardware: ACW Traditional Folding White PN:0400202

Insect Screen 1: A Series Casement, ACW 26.625 x 52.25 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.27	0.27	NO	A1	15.6810	46.5970	5.07420
B1	0.27	0.27		C1	15.6810	46.5970	5.07420
C1	0.27	0.27					

SUB-TOTAL:	$26,079.84
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$1,629.99
TOTAL:	$27,709.83

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors


FlexWrap
FlexWrap
FlexWrap


JuiceBox
FlexWrap
FlexWrap



St. Mary’s Rectory – 6 Orange Street



St. Mary's Rectory Restoration

<u>Previously Approved Scope of Work</u>

- Preservation & rot repair
- Painting
- Sidewall Replacement
- Repair of balustraded fence
- Replacement of integral cornice gutters to match existing

Restoration work will preserve as much existing millwork as possible.



St. Mary's Rectory Restoration

Minor Proposed Changes

- Front Façade (West) – change door color from red to white to match historic image (or green as a 2nd choice)
- North Façade – Restore preexisting clapboard that was discovered under sidewall shingles, add two doors to rear deck, add deck stoop.
- Rear Façade (East) – add outdoor shower, replace Andersen window with historic, relocate HVAC condensers
- South Façade – shift window & door, replace door slab to match historic



Preexisting Front Façade (West)







Preexisting North Elevation



Restoration Work Underway: Preexisting clapboard discovered under shingles to be restored.

The clapboard that was discovered under the sidewall on the north façade can be restored to a like new condition. We've proceeded with its restoration on the main mass of the building (forward portion) and will continue with the clapboard at the rear.













All lead paint has been painstakingly removed from the existing millwork. Original, old-growth, white pine dentil moldings and corbels (throughout all the building's corniced eaves) have been preserved. First the millwork elements were carefully removed intact, reinforced as needed, sent off island for paint stripping, repaired carefully with epoxies thereafter in the shop, and then repainted and reinstalled thereafter.

Restored Millwork

Before Final Coat of Paint







Preexisting South Elevation



Preexisting South Elevation – Before Discovery of Clapboard



Preexisting North Elevation – Rearward –
Before Discovery of Clapboard

Preexisting Eastern Elevation
Rear Second Story





Details – Northwest corner





Details





West Elevation – Front
Significantly deteriorated balustraded fence





West Elevation – Front
Significantly deteriorated balustraded fence





Details





Historical Information & Phased Restoration

Built in 1800 by Charles H Robinson, the St. Mary's Rectory at 6 Orange Street was once the home of Whaling Captain James Easton. Purchased by St. Mary's Church in 1900, the structure has housed the Church's Rectory since that time.

The structure is relatively well preserved, but the edifice requires significant restoration to forestall any further degradation of the historic exterior façade and its ornate millwork. A significant step was taken seven years ago, when the slate mansard roof was replaced and stemmed the tide of deterioration. This next phase will complete the preservation of the structure for the next generation.

Photo Circa 1870




Circa 1880


Circa 1890







1969 Historic American Buildings Survey

- Front Entry
- Garden Gateway
- Balustraded Wall Railing

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 / 148.1 PARCEL N°. _____

Street & Number of Proposed Work: 6 ORANGE ST

Owner of record: ST MARY'S CHURCH

Mailing Address: 6 ORANGE STREET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEVEN HOLLISTER

Mailing Address: PO BOX 3527

NANTUCKET, MA

Contact Phone #: 339-225-0424 E-mail: STEVE@HOLLISTER.CONSULTING

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: ST MARY'S RECTORY HOME OF JAMES EASTON (describe)

Original Date: 1800

Original Builder: CHARLES H ROBINSON

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation REPLACE RETAINING WALL W/ TWO TERRACED 3' WALLS

*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 PARGED CONCRETE W/ BLUESTONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence 6' BOARD Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE | FENCE

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).

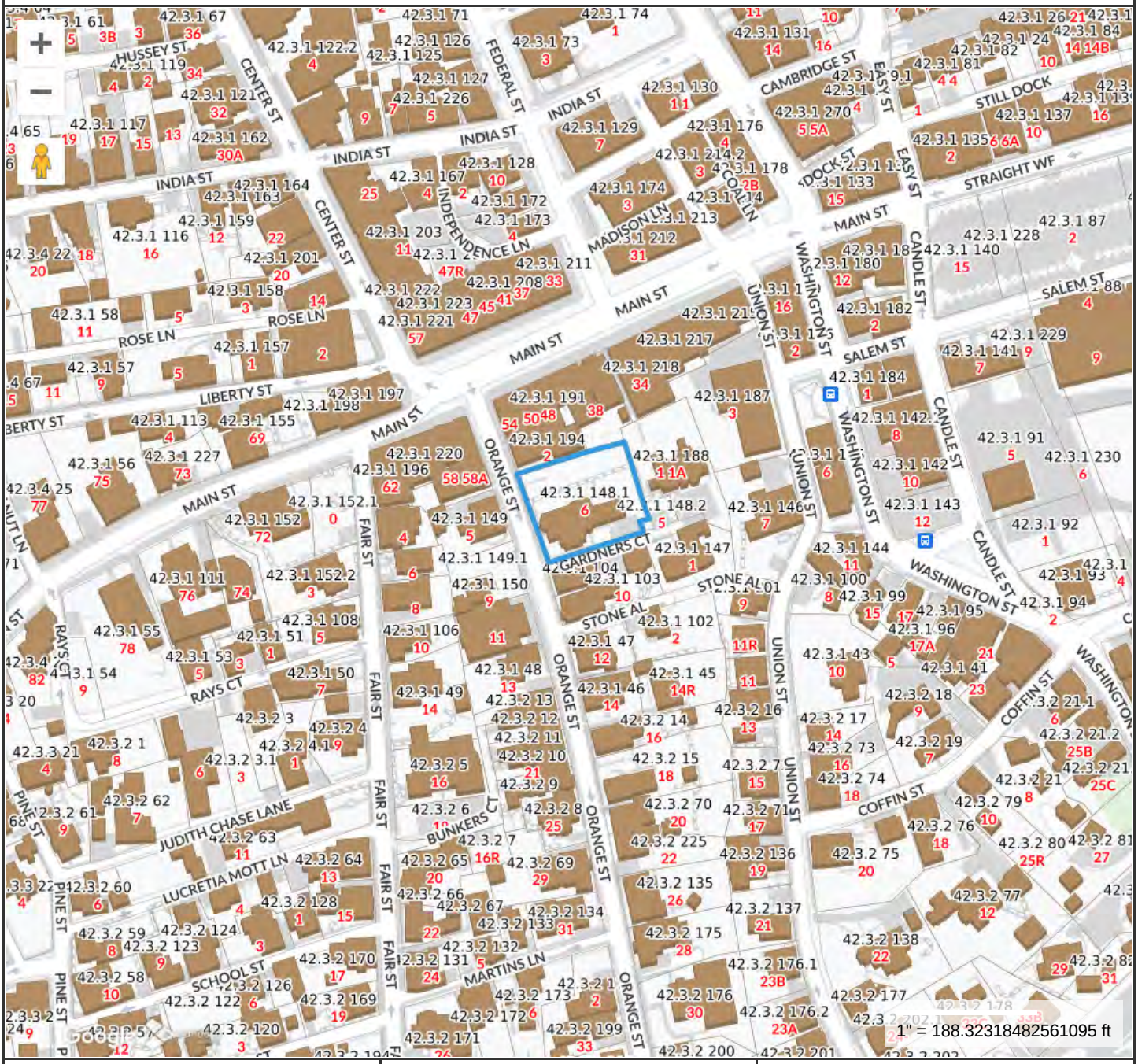
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

SM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

X 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Property Information

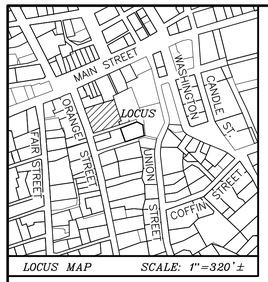
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=320'±

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	16,349± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	18% ±

LEGEND

- CB FD ■ — DENOTES CONCRETE BOUND FOUND
- dhCB FD ■ — DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- dh FD ◉ — DENOTES DRILL HOLE FOUND
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING TREE
- — — — 37 — DENOTES EXISTING ELEVATION CONTOUR
- x41.5 — DENOTES EXISTING SPOT ELEVATION

42.3.1–194
N/F
BLUE HILLS BANK
Deed Bk./Pg.: 1421/65
Plan Book 21 Pg. 12
#2 ORANGE STREET

42.3.1–189
N/F
NIR RETAIL, LLC
Deed Bk./Pg.: 963/14
Plan File 56–M
#38 MAIN STREET

42.3.1–188
N/F
GARDNER COURT CONDOMINIUM
MASTER DEED Condo Cert. C–9; Doc.# 38564
L.C.C. 13467–D, LOT 4
Plan File 25–H
UNITS 1–5
GARDNERS COURT

ORANGE (1799 ROAD – PUBLIC VARIABLE WIDTH) STREET

GARDNER (1799 ROAD – PUBLIC) COURT

dh IN CONCRETE CURB (FD 05/29/2024) HELD
7.60' (REC.) 7.52' (MEAS.)
1 1/2 STY BRICK STRUCTURE
CONCRETE RETAINING WALL
STONE RETAINING WALL
FACE OF STONE WALL HELD
PICKET FENCE
137.25' MEASURED
TOP OF WALL ELEV.= 27.7
TOP OF WALL ELEV.= 27.1
PLANK FENCE
PRIVET HEDGE
ARBOR
EDGE OF PAVEMENT
CONCRETE CURB
VERTICAL GRANITE CURB
BRICK SIDEWALK
119.23' (RECORD DIST. HELD)
85.05' MEASURED
TOP OF WALL ELEV.= 35.6
TOP OF WALL ELEV.= 35.0
TOP OF WALL ELEV.= 36.2
TOP OF WALL ELEV.= 37.2
CONCRETE STEPS
FLAG POLE
TOP OF WALL ELEV.= 35.4
TOP OF WALL ELEV.= 37.6
CONCRETE RETAINING WALL
PICKET FENCE
GENERATOR
A/C UNITS
DECK 42.0x
TOP OF WALL ELEV.= 38.9
dh IN STONE WALL FOUND HELD
31.29'
dh IN STONE WALL FOUND HELD
2 1/2 STY W/F STRUCTURE 2,938± S.F #6 ORANGE STREET
BULKHEAD
CONCRETE RETAINING WALL (LEANS EAST) T.W.O.=41.2±
18.41' (MEAS.) 18.40' (REC.)
BRICK STEPS
PORCH
STOOP
CONCRETE WALKWAY
12.40' (REC.)
42.3.1–148.2
N/F
VIRGINIA F. ANDREWS
Deed Bk./Pg.: 793/283
NO PLAN FOUND
#5 GARDNERS COURT
GRAVEL PARKING
PAVED PARKING
CORNER OF CEMENT CURB HELD
17.43' (REC)
CONCRETE CURB
CORNER OF CEMENT CURB HELD
dhCB SET 07/19/19
CONCRETE RETAINING WALL
STONE CURB
STONE CURB
CONCRETE SIDEWALK
126.35' (RECORD DIST. HELD)
EDGE OF PAVEMENT
COBBLESTONE
EDGE OF PAVEMENT
EDGE OF PAVEMENT
COBBLESTONE
IP FOUND HELD

SITE BENCHMARK:
X–CUT SET IN TIE
BOLT ON HYDRANT
EL.=40.00'
ASSUMED DATUM

42.3.1–104
N/F
VIRGINIA ANDREWS
Deed Bk./Pg.:107/166
NO PLAN FOUND
#8 ORANGE STREET

42.3.1–103
N/F
10 ORANGE STREET REALTY TRUST
Deed Bk./Pg.: 1436/172
Plan Bk./Pg.: 11/16
#10 ORANGE STREET

42.3.1–147
N/F
VIRGINIA ANDREWS
Deed Bk./Pg.: 644/165
Plan No. 2020–08
#1 STONE ALLEY

N

L.C.C. 11559

OWNER INFORMATION

ROMAN CATHOLIC BISHOP OF FALL RIVER
Deed Bk./Pg.: NONE FOUND
PLAN: PB 8–46
ASSESSOR'S MAP 42.3.1, PARCEL 148.1
#6 ORANGE STREET

Site Plan of Land

in

Nantucket, Mass.

Prepared for

ROMAN CATHOLIC BISHOP OF FALL RIVER

Scale: 1"= 10' September 13, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

B9267

T:\PAJE 1 JOB 17

V:\DRAWFILES\B9267\Carlson SP.dwg SITE PLAN 9/13/2024 14:14:47 1:1

EXISTING 3D

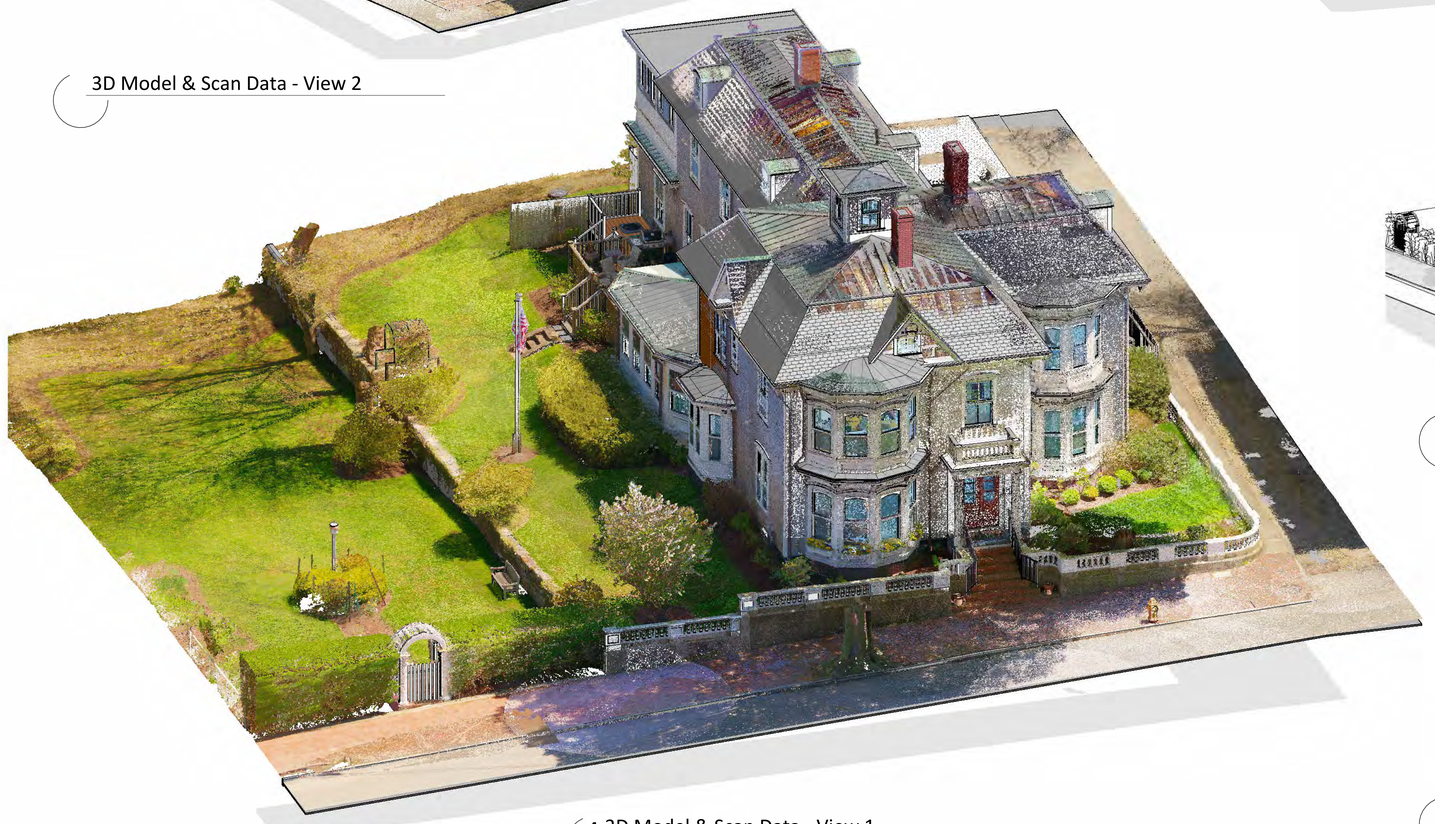
6 Orange Street



3D Model & Scan Data - View 3



3D Model & Scan Data - View 2



1 3D Model & Scan Data - View 1



2 3D Model - View 1



3D Model - View 2



3D Model - View 3

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

3D Views

Sheet List

A - 1.0	Basement Floor Plan
A - 1.1	First Floor Plan
A - 1.2	Second Floor Plan
A - 1.3	Attic Floor Plan
A - 1.4	Roof Plan
A - 2.1	Exterior Elevation -West
A - 2.2	Exterior Elevation -South
A - 2.3	Exterior Elevation -East
A - 2.4	Exterior Elevation -North
D - 3.0	3D Views
L - 1.0	Cover Page

Property & Zonning Info

District - ROH
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 40 %
Front Setback - 0 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 42.3.1 148.1
Lot Area - 16,623 sq.ft.
Allowable G.C. - ... sq.ft.
Existing G.C. - +/- 3,049 sq.ft.
Available G.C. - ... 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!*

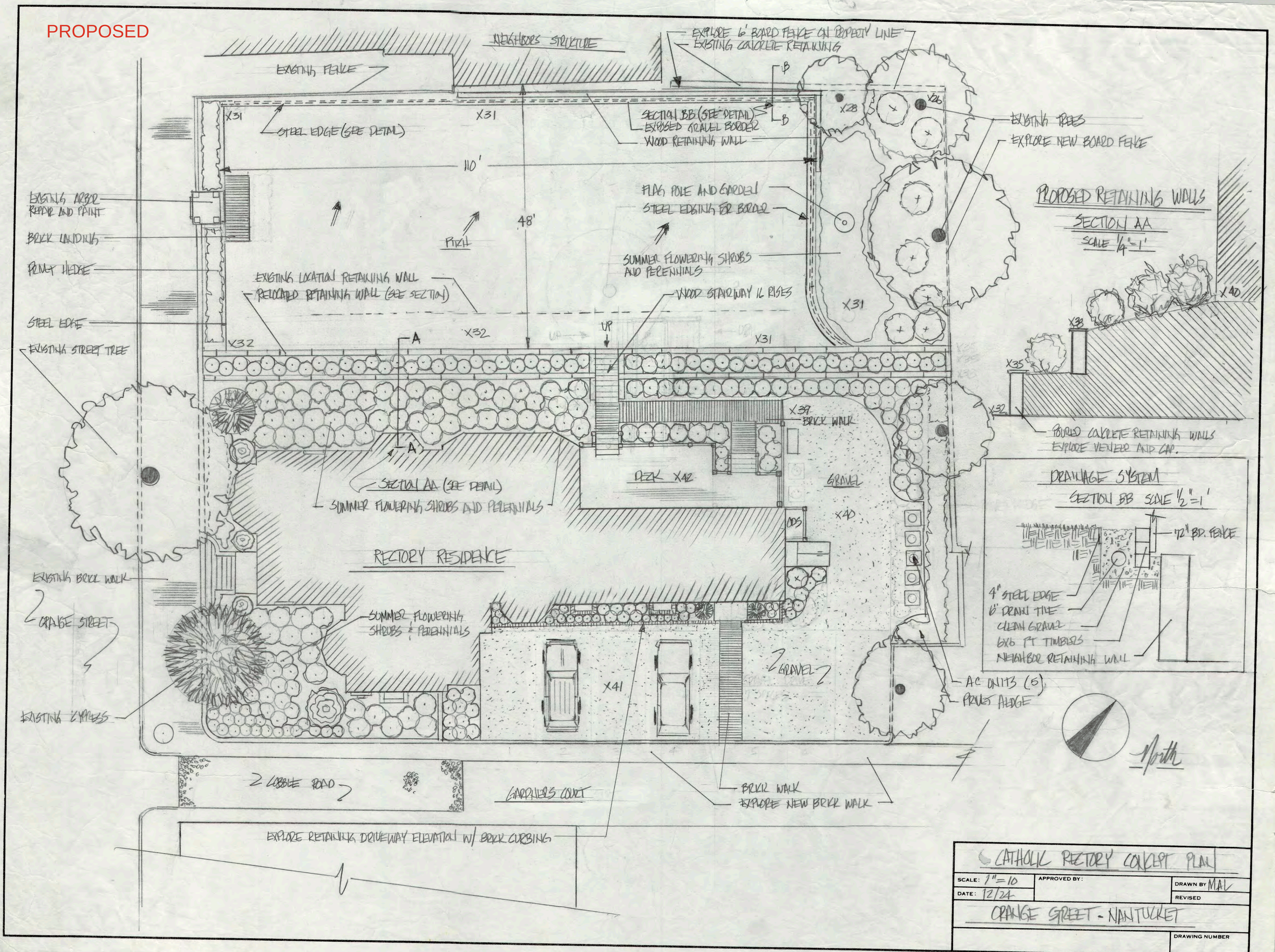
Revisions

ST MARY'S RECTORY / HDC Submission 10.21.2024

AS APPROVED 10/29/24

D - 3.0

PROPOSED



CATHOLIC RECTORY CONCEPT PLAN

SCALE: 1"=10	APPROVED BY:	DRAWN BY MAL
DATE: 12/24		REVISED

ORANGE STREET - NANTUCKET

DRAWING NUMBER

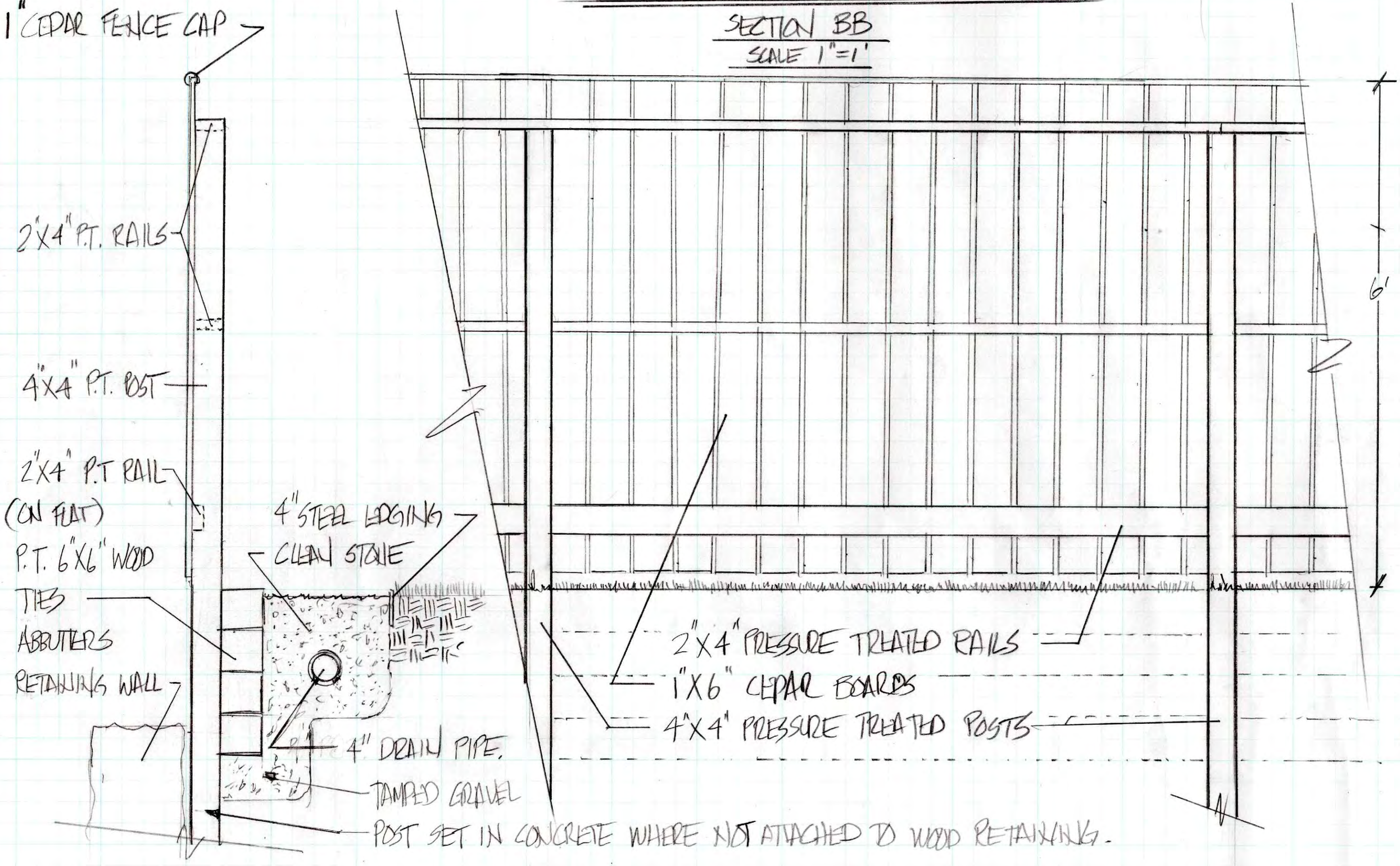
PROPOSED

At Rear of Lot Only

CATHOLIC CHURCH RECTORY FENCE DETAIL

SECTION BB

SCALE 1"=1'



































Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

40 Washaman
Hardscaping
2025.04.07

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
50	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	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.
☑		Covid 10 Day Waiver
☑		Owners Authorization Letter

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Nashaquisset Coop Inc

STREET ADDRESS 40 Washaman Ave

MAP/PARCEL 55/576

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.07

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.

Alisha Kanney 2025.04.07

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 576

Street & Number of Proposed Work: 40 WASHAMAN AVE

Owner of record: WASHAQUISSET COOP INC.

Mailing Address: 216 VIA EMILIA
PALM BEACH GARDENS FL. 33418

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 361 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 540 SF ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ GRAMPET Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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.

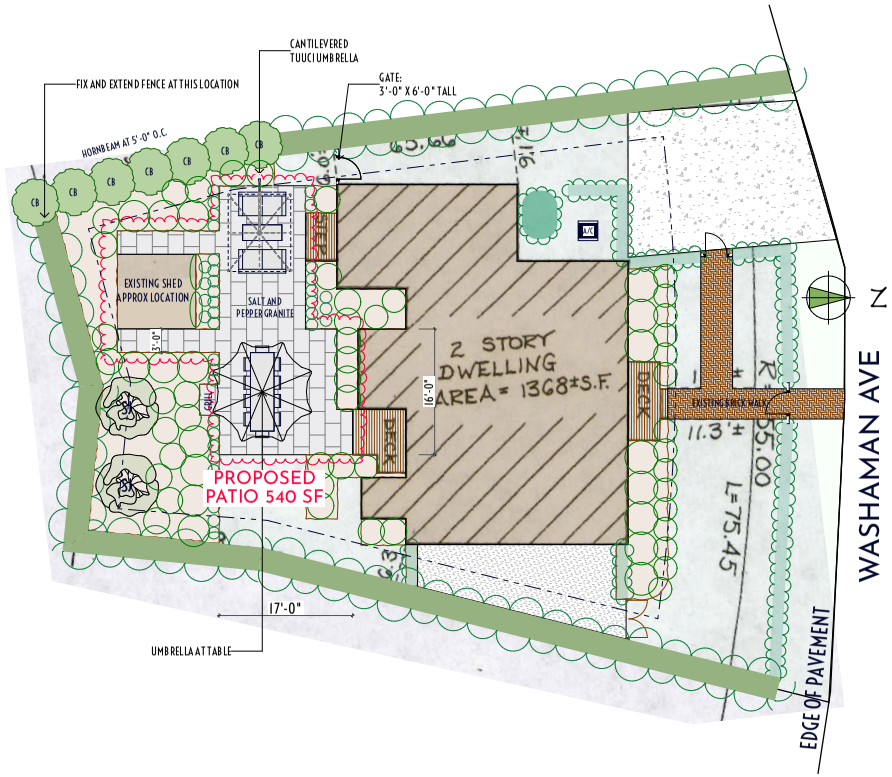
COLORS

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 2025.04.07 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



2 LOCUS 40 WASHAMAN AVE

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
40 Washaman Ave
Nantucket, Ma.
02554

M: 55
P: 576
Zoning: R-10
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 4/7/25
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



LOCUS 40 WASHAMAN AVE

Property Information

Property ID	3852
Location	40 WASHAMAN AV
Owner	NASHAQUISSET COOP INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

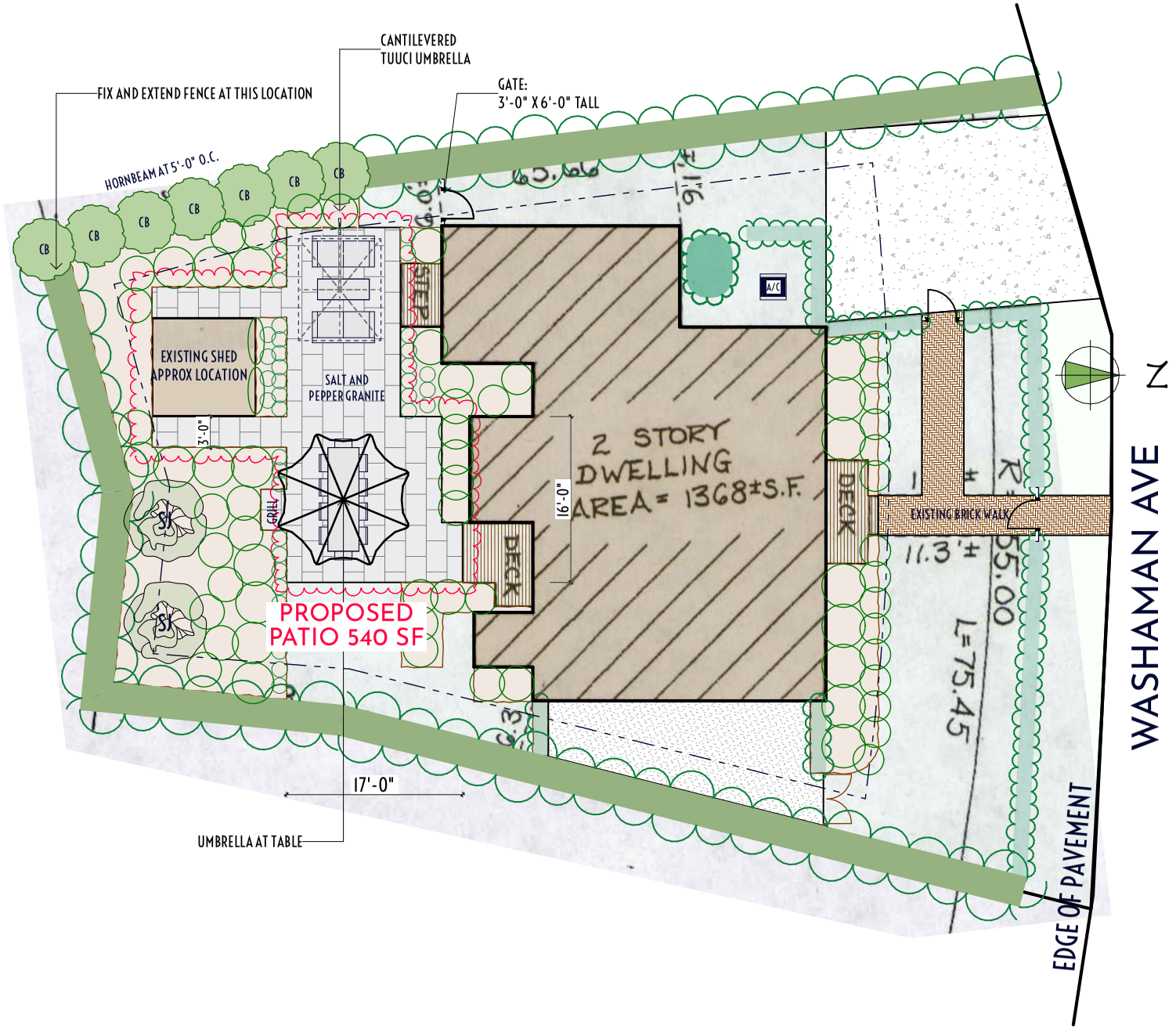
atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
40 Washaman Ave
Nantucket, Ma.
02554
M: 55
P: 576
Zoning: R-10
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 4/7/25
Drawing No.:
HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
40 Washaman Ave
Nantucket, Ma.
02554
M: 55
P: 576
Zoning: R-10
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 4/7/25
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 40 WASHAMAN AVE VIEW 1

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
40 Washaman Ave
Nantucket, Ma.
02554
M: 55
P: 576
Zoning: R-10
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 4/7/25
Drawing No.:

HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 Field Ave
Hardscaping
2025.04.07

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

_____ COPY: _____

NEW BUSINESS: _____

EMAIL: ☐

REQUIRED WITH ALL APPLICATIONS:

✅	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
✅	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
50	3.	**Application Fee:** See back of application for fee schedule or call the office.
✅	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✅	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
✅	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
✅	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
✅	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
✅	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
✅	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR TOWN LINE LLC

STREET ADDRESS 4 FIELD AVE

MAP/PARCEL 80/171

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.07

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2025.04.07
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°: 80 PARCEL N°. 171

Street & Number of Proposed Work: 4 FIELD AVE

Owner of record: 42 TOWN LINE LLC.

Mailing Address: 24 GREAT WESTERN RD, HAKWICH MA 02645

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING 6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 306 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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 GRAVEL Walkways 2x3 BLUESTONE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

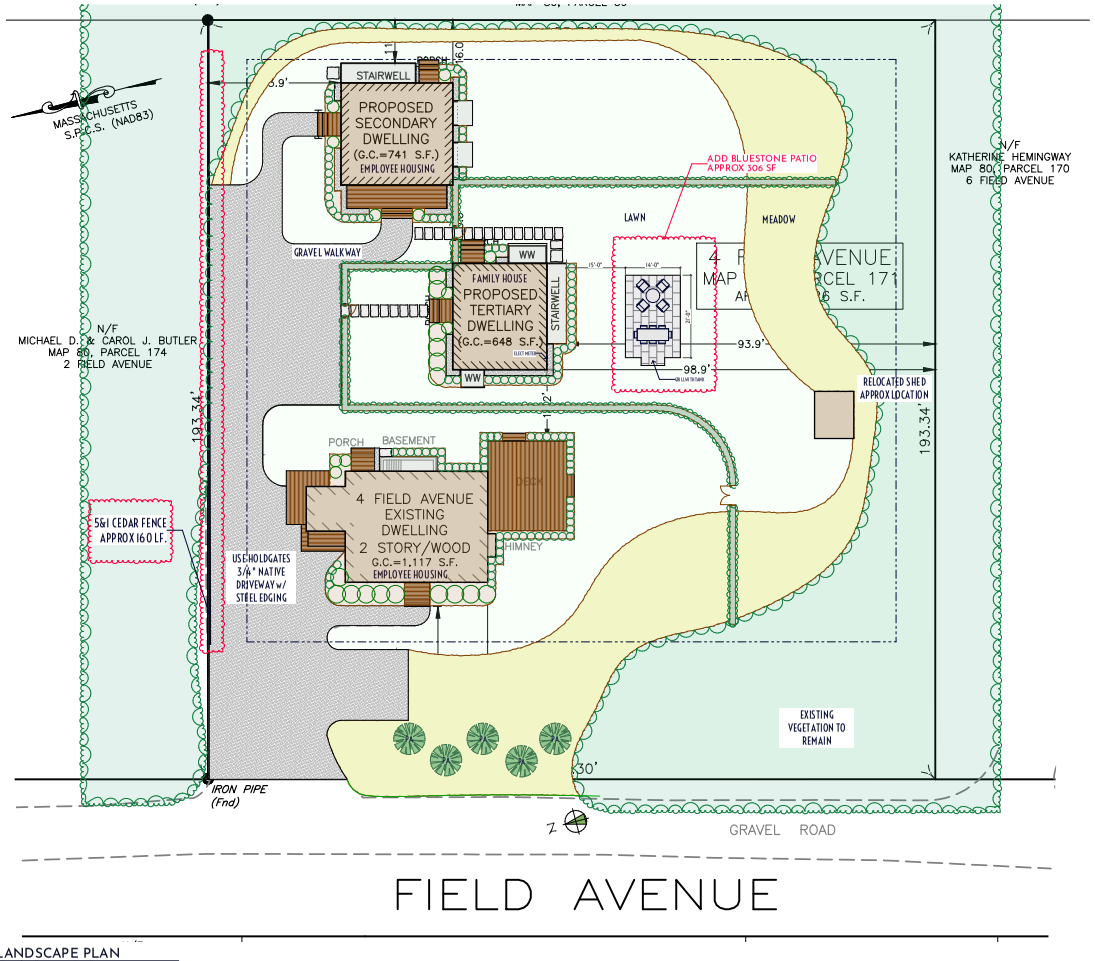
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence BSI CEDAR 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 2025.04.07 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS 4 FIELD AVE

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
4 Field Ave
Nantucket, Ma.
02554

M: 80
P: 171
Zoning: LUG1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 4/7/25
Drawing No.:

HDC-1

Surveyor	Contact
Mulloy	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	7642
Location	4 FIELD AV
Owner	TOWN LINE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS 4 FIELD AVE

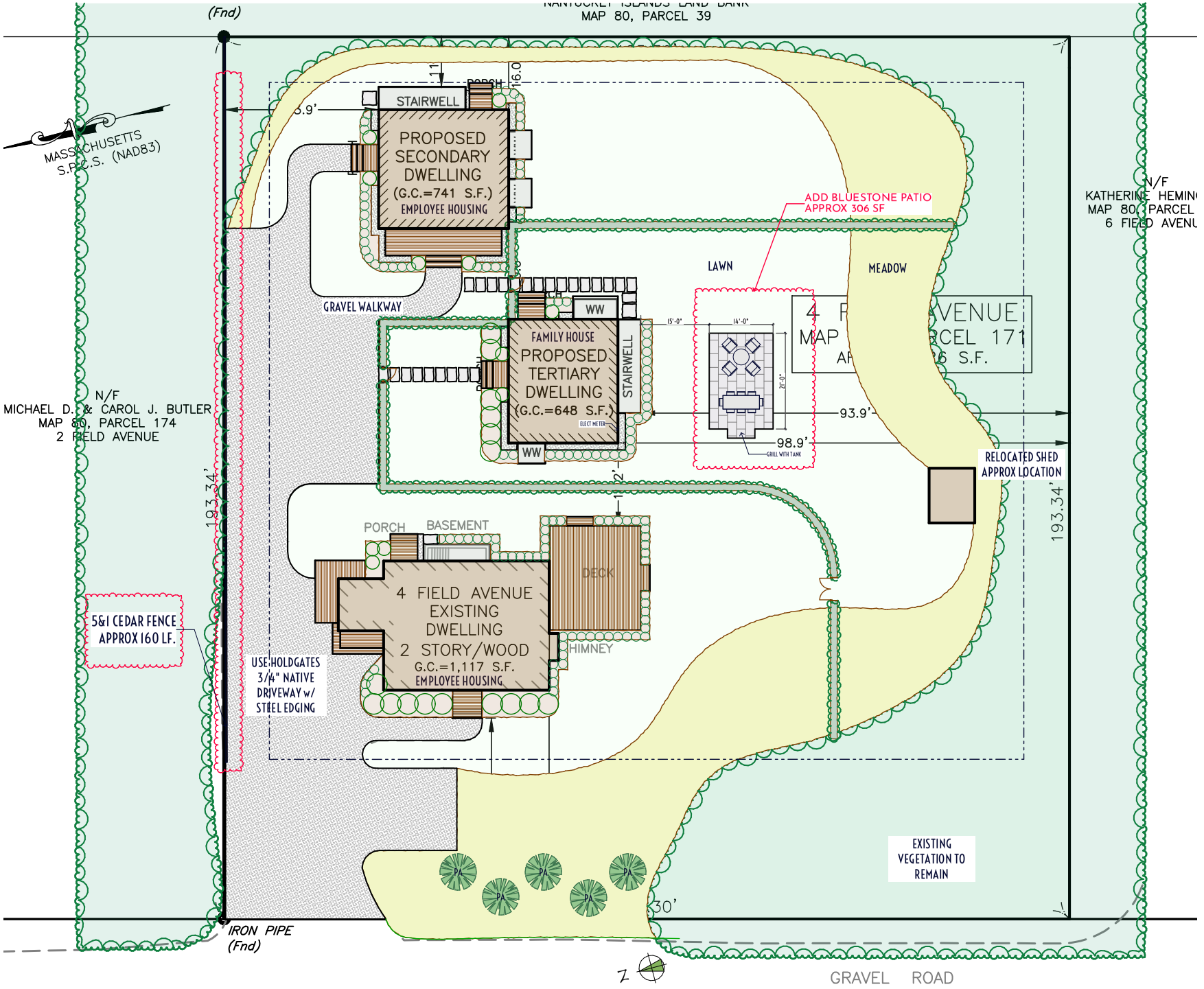
atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
4 Field Ave
Nantucket, Ma.
02554
M: 80
P: 171
Zoning: LUG1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 4/7/25
Drawing No.:
HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC LANDSCAPE PLAN

FIELD AVENUE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
4 Field Ave
Nantucket, Ma.
02554
M: 80
P: 171
Zoning: LUG1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 4/7/25
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 4 FIELD AVE VIEW 1



2 4 FIELD AVE VIEW 2



3 4 FIELD AVE VIEW 3



4 4 FIELD AVE VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
4 Field Ave
Nantucket, Ma.
02554
M: 80
P: 171
Zoning: LUG1
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 4/7/25
Drawing No.:

HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104.2

Street & Number of Proposed Work: 2 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 75'-10" Sq. Footage 1st floor: 2,475 Decks/Patio: Size: 21'-6" x 15'-0" ☒ 1st floor ☐ 2nd floor
Width: 50'-6" Sq. footage 2nd floor: _____ Size: 4'-6" x 5'-10" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 19'-10" South 17'-6" East 17'-6" West 19'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 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 Anderson Rough Opening 5'-4" x 5'-4" Size 5' x 5' Location East Elevation
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Georgetown Gray
Trim White Sash White Doors White
Deck NTW (Mahogany) Foundation Natural Concrete Fence NTW 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 April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#2 Bittersweet Lane: New Dwelling, New Shed
New Pool/Hardscape/Spa

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

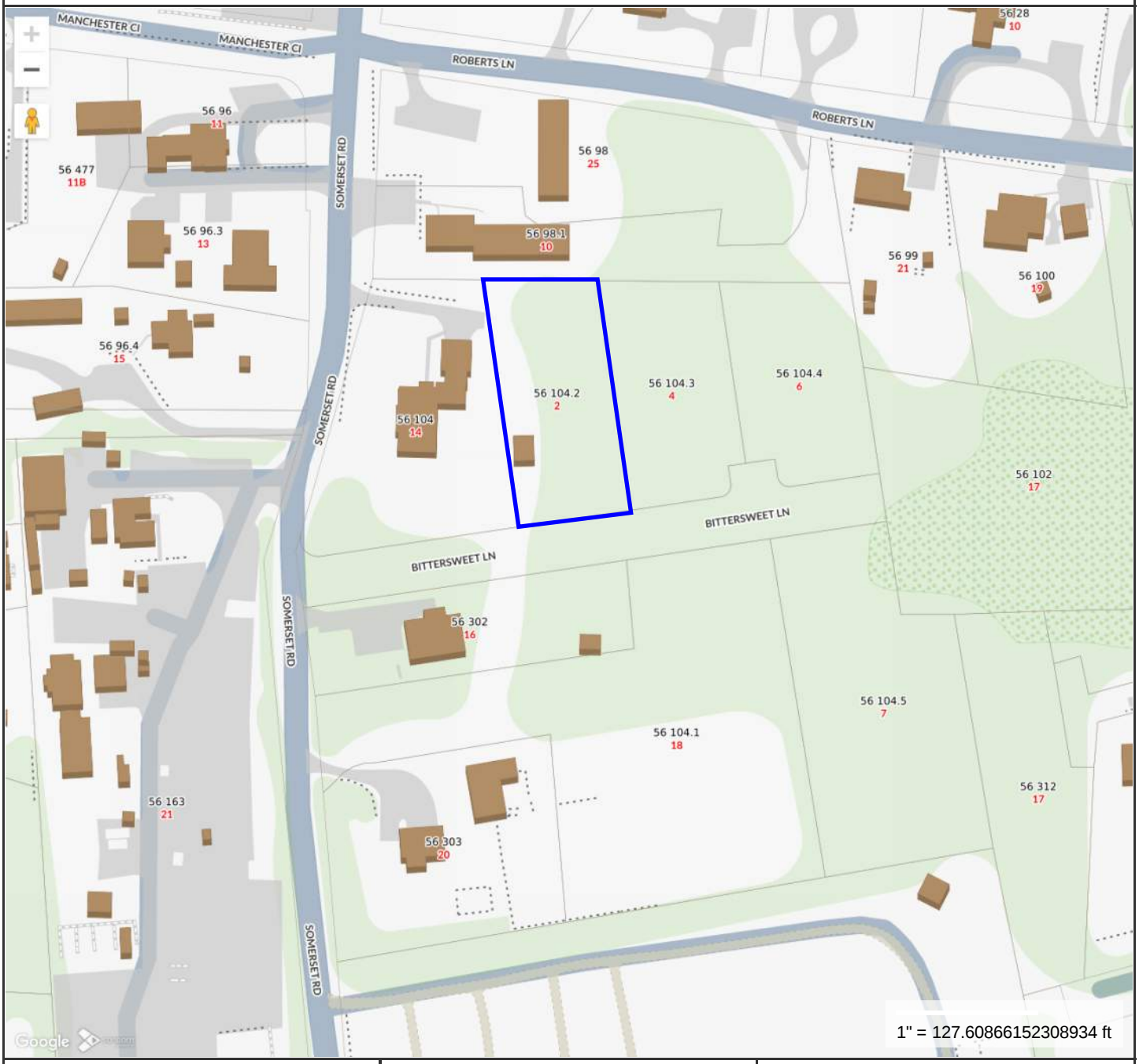
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

2 Bittersweet



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.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



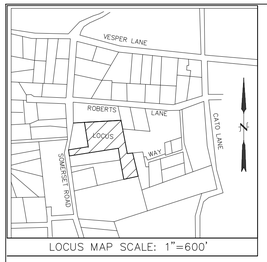
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

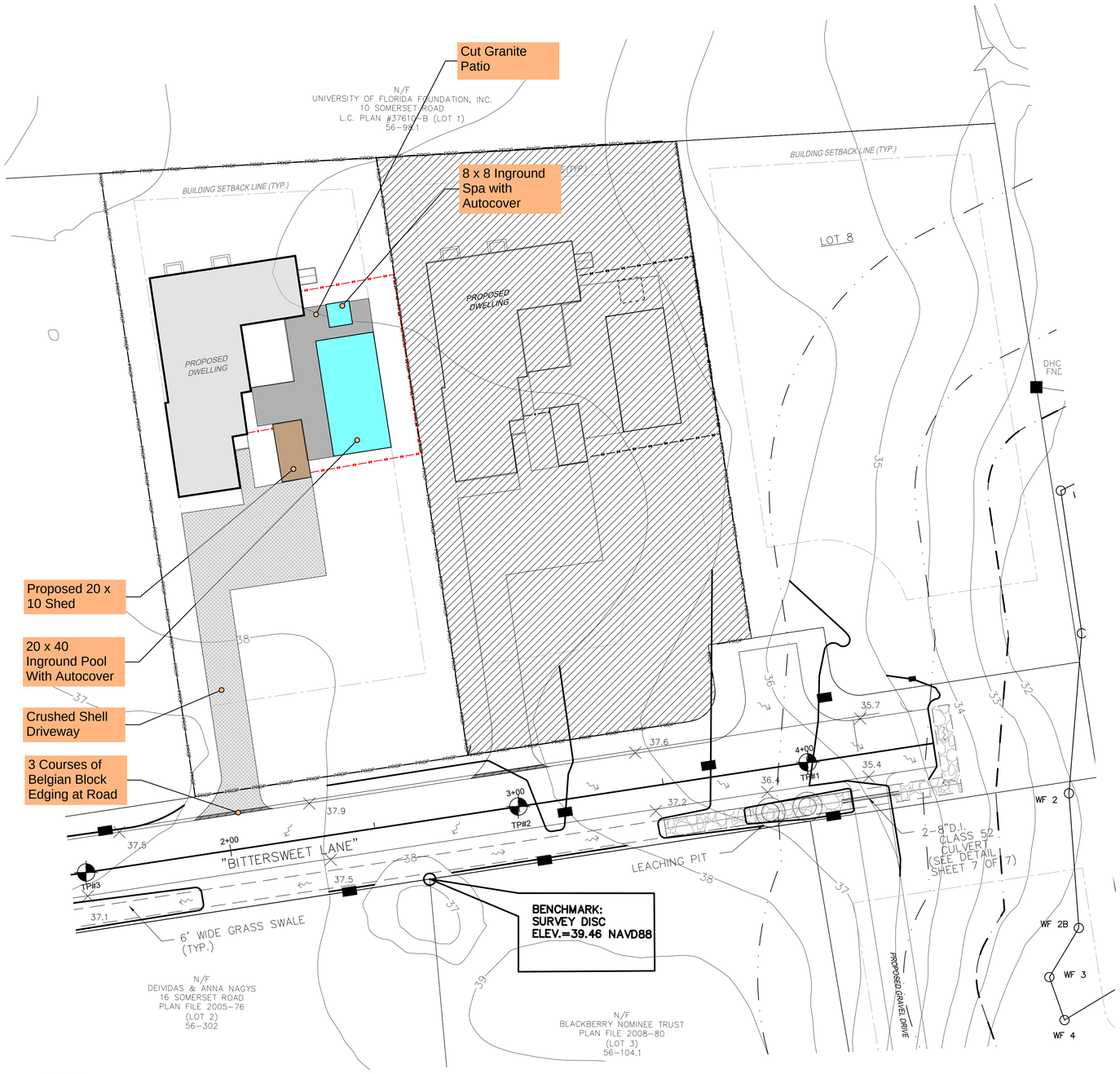
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

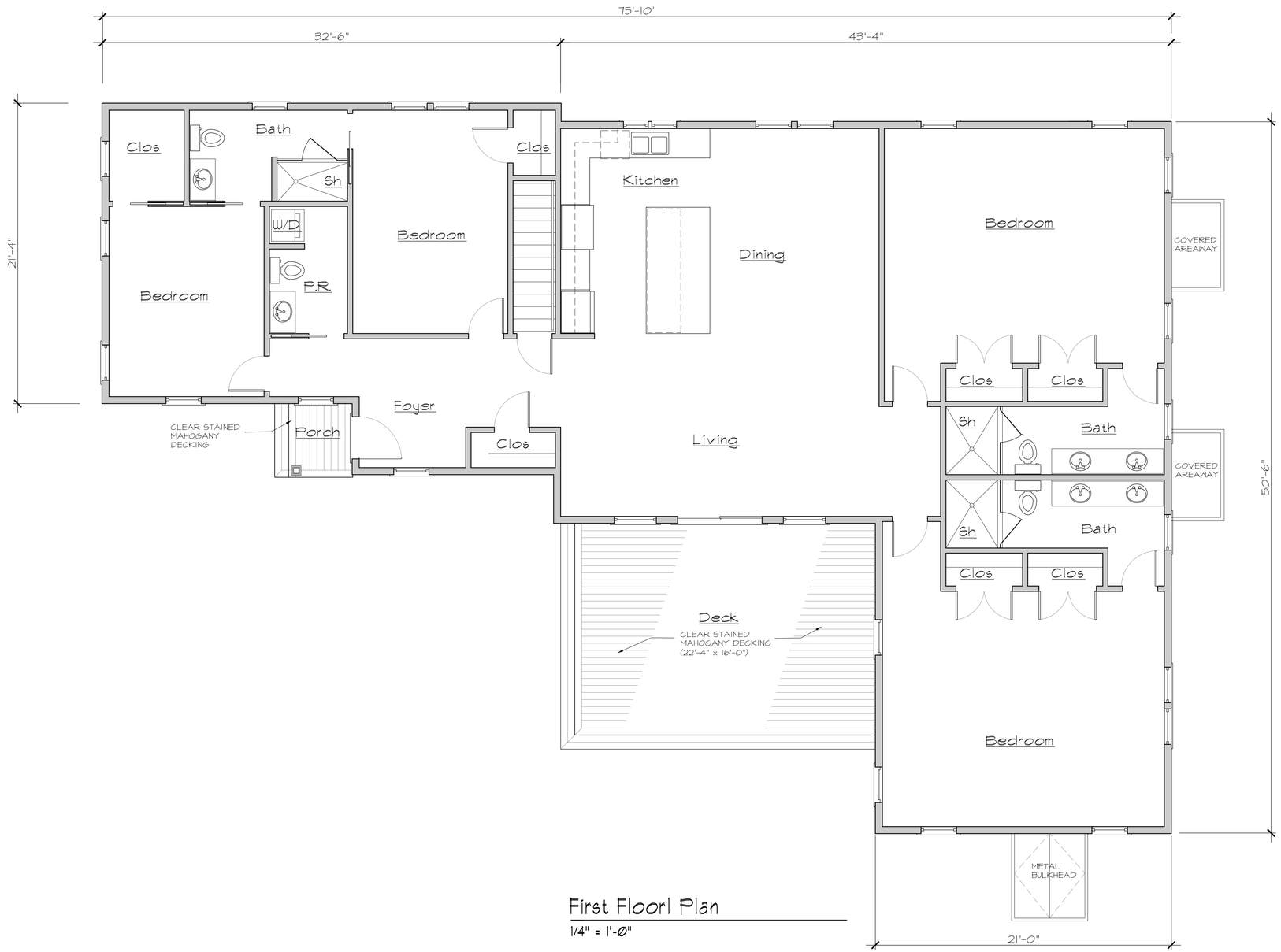
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

SP-1



First Floorl Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

2 Bittersweet Lane
Nantucket, MA 02554

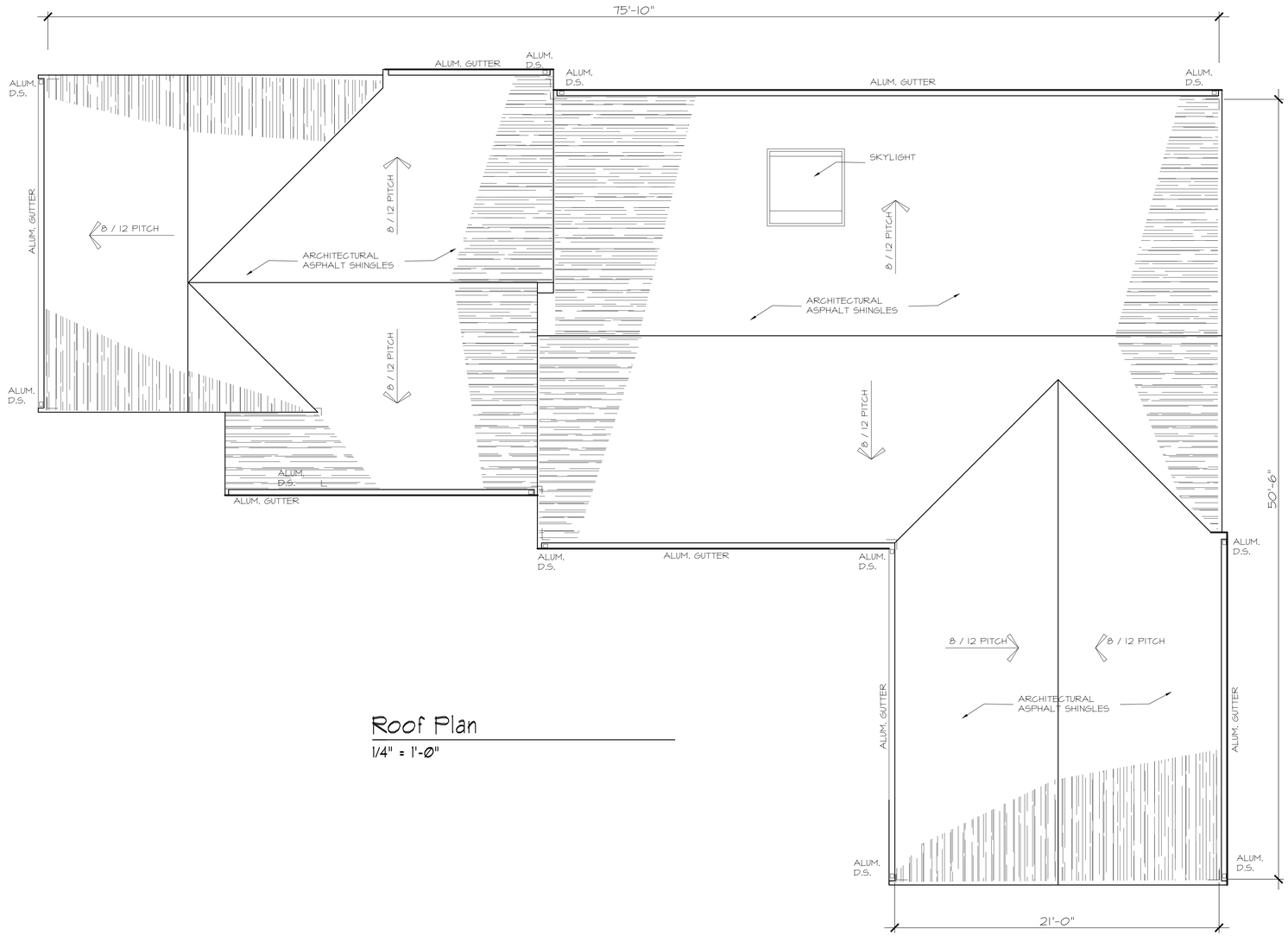
PROPOSED FIRST FLOOR PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.1



Roof Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

2 Bittersweet Lane
Nantucket, MA 02554

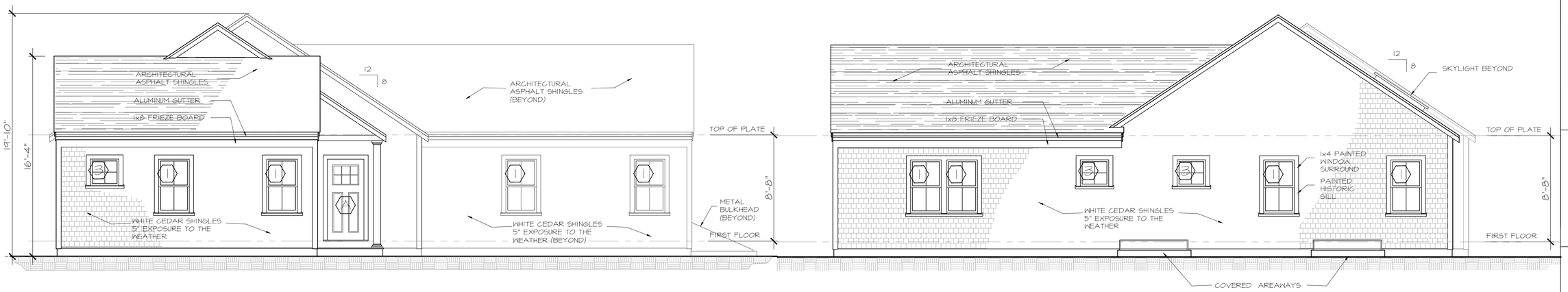
PROPOSED ROOF PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.2

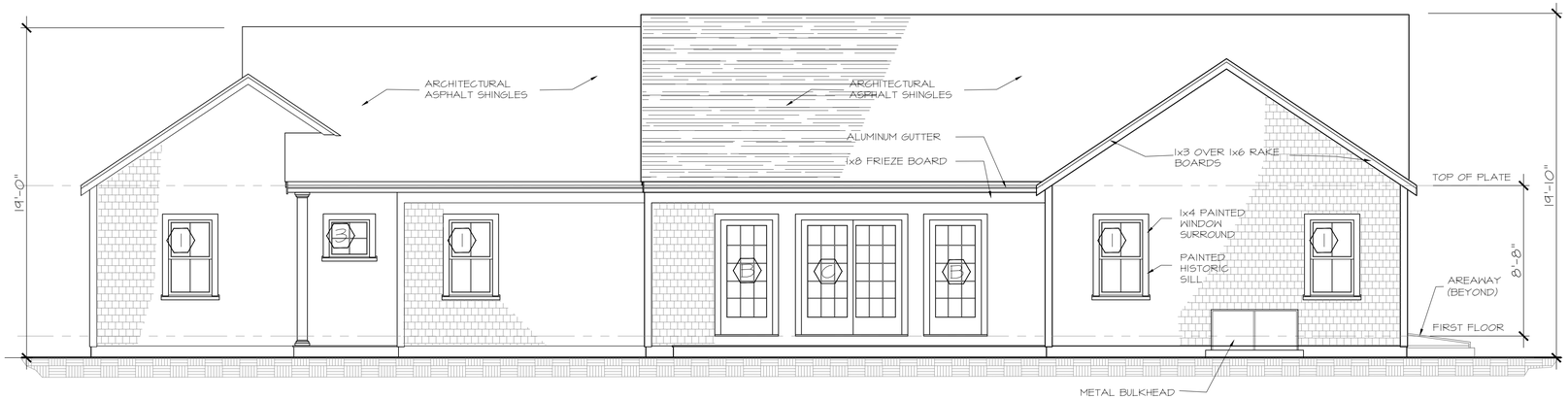


South Elevation

1/4" = 1'-Ø"

North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

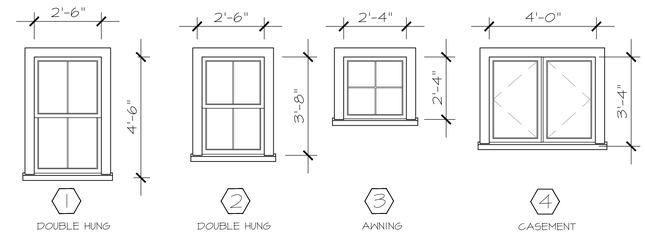
1/4" = 1'-Ø"

EXTERIOR DOOR & WINDOW SCHEDULE

TYPE	WINDOW TYPE	QUANTITY	UNIT SIZE	MANUFACTURER	COLOR
1	2/2 - DOUBLE HUNG	?	2'-8"X4'-6"	ANDERSEN	WHITE
2	2/2 - DOUBLE HUNG	?	2'-4"X3'-8"	ANDERSEN	WHITE
3	4 - AWNING	?	2'-4"X2'-4"	ANDERSEN	WHITE
4	1 - CASEMENT	1	3'-4"X3'-4"	ANDERSEN	WHITE
A	6 - PANEL INSUL	1	3'-0"X6'-8"x 1 3/4"	SIMPSON	???
B	9 LIGHT SLIDING DOOR	1	6'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???
A	9 LIGHT FIXED PANEL DOOR	2	3'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???

NOTES:

1. ALL WINDOWS TO BE "ANDERSEN WOODWRIGHT400 SERIES"
2. ALL WINDOWS TO BE FURNISH WITH "HIGH TRANSPARENCY MESH"
3. WINDOWS SHALL HAVE AN EXTERIOR CLAD COLOR AS INDICATED
4. ALL WINDOWS & EXTERIOR DOORS TO HAVE LOW-E INSULATED GLAZING WITH SPACER BARS AT "SDL" LITES WHERE INDICATED



gbda

Stamp:

Proposed Nantucket Residence

2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED ELEVATIONS

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.3

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 George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 2 Bitterseet Lane

MAP/PARCEL 56 / 104.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Spa/Hardscape

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: April 06, 2025

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 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.2

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 inground pool, 8x8 spa, misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104.2

Street & Number of Proposed Work: 2 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 200 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 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 13'-3" +/- South 13'-3" +/- East 13'-3" +/- West 13'-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 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) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing N/A Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type Overhead Material Painted Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Clapboard (if applicable) N/A
Roof Georgetown Gray
Trim White
Sash _____
Doors White
Deck NTW (Mahogany)
Foundation Natural Concrete
Fence NTW
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 April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#2 Bittersweet Lane: New Dwelling, New Shed New Pool/Hardscape/Spa

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

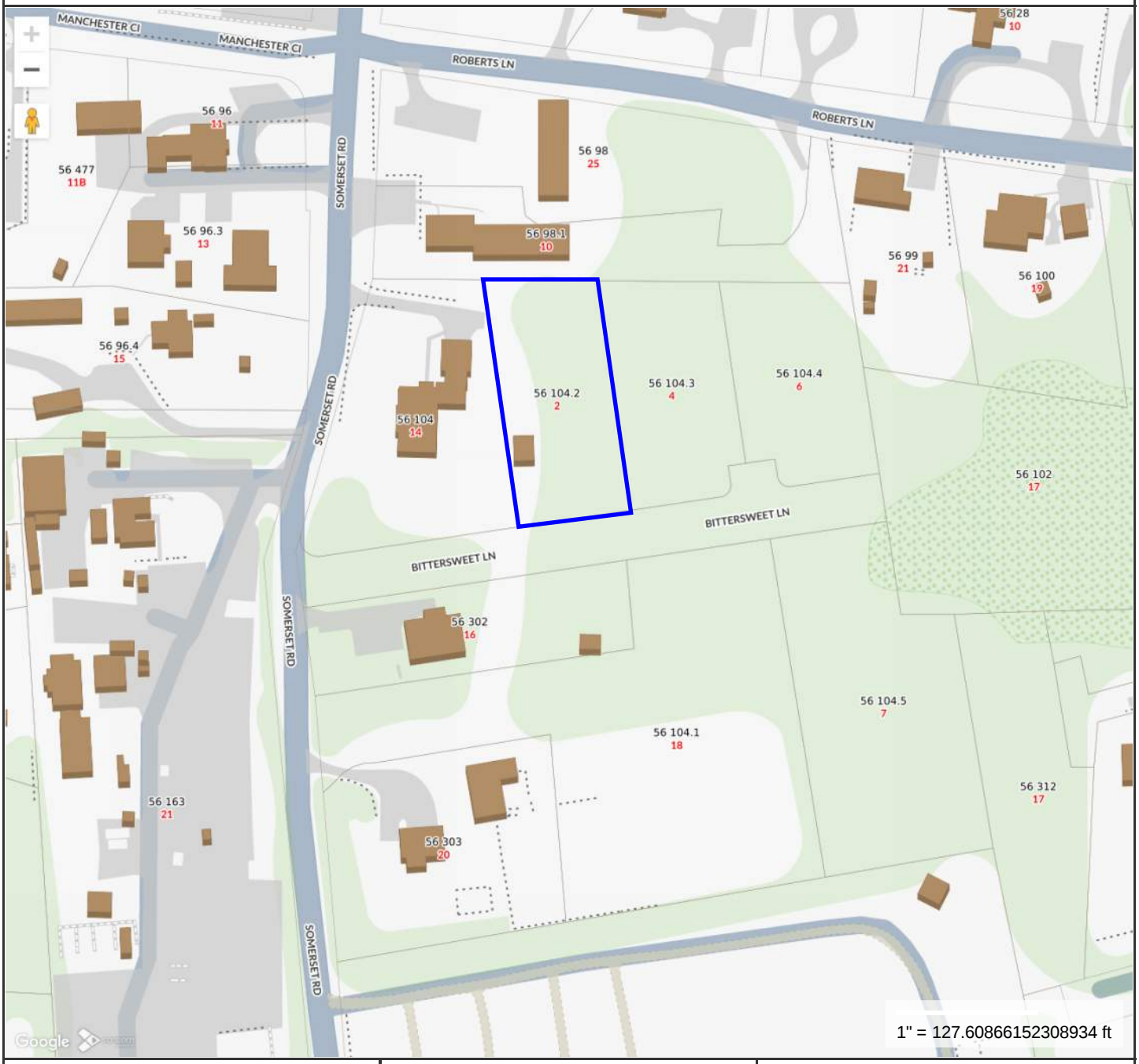
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

2 Bittersweet



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.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



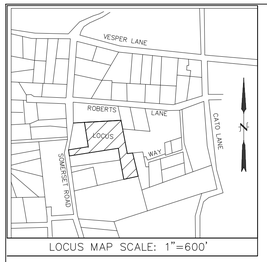
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

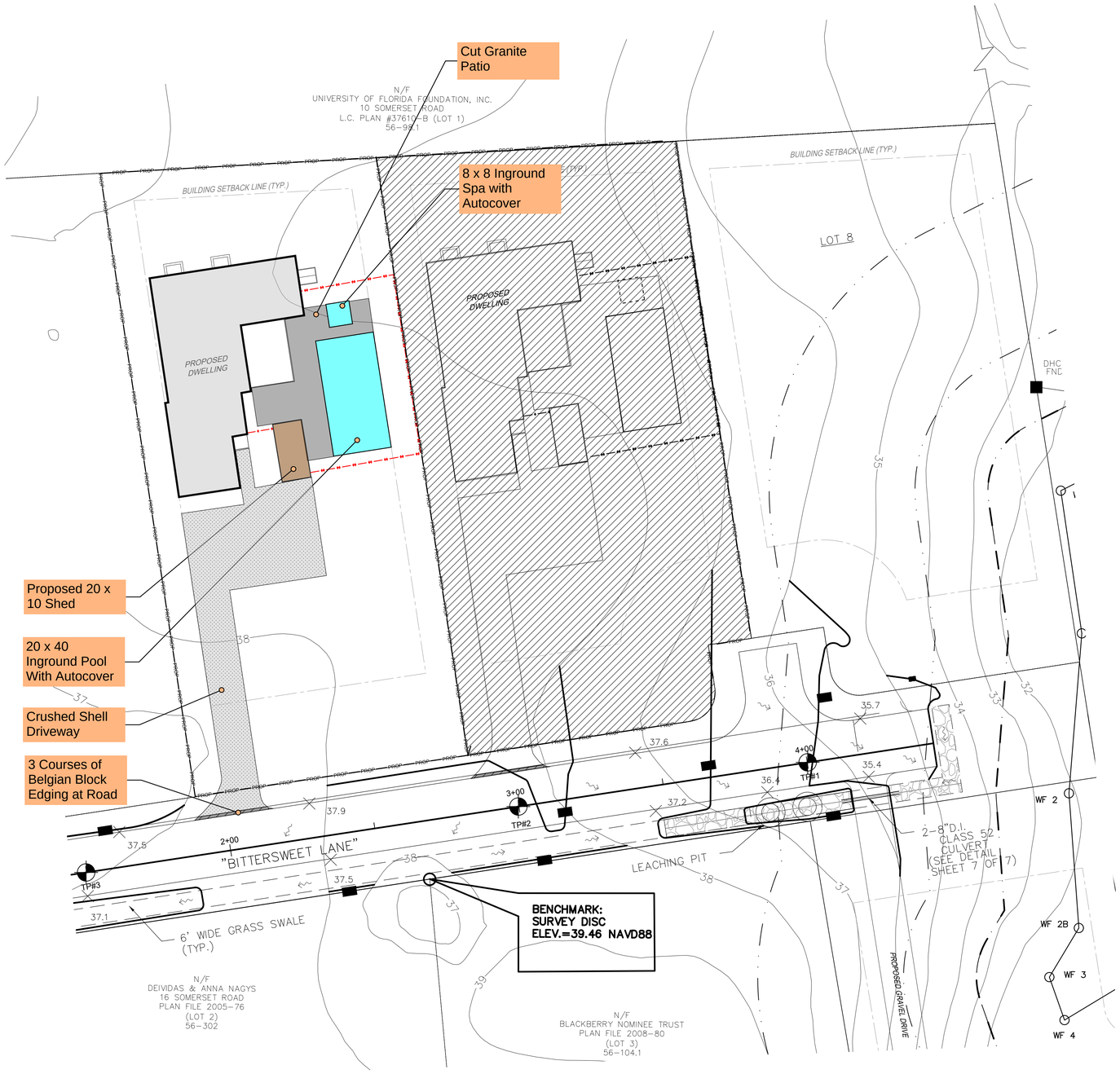
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

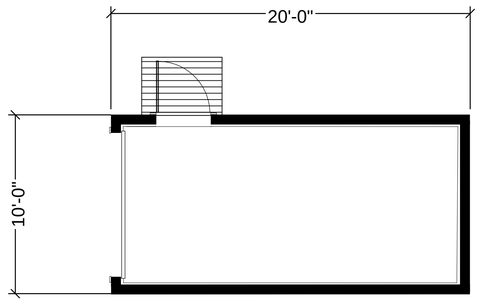
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

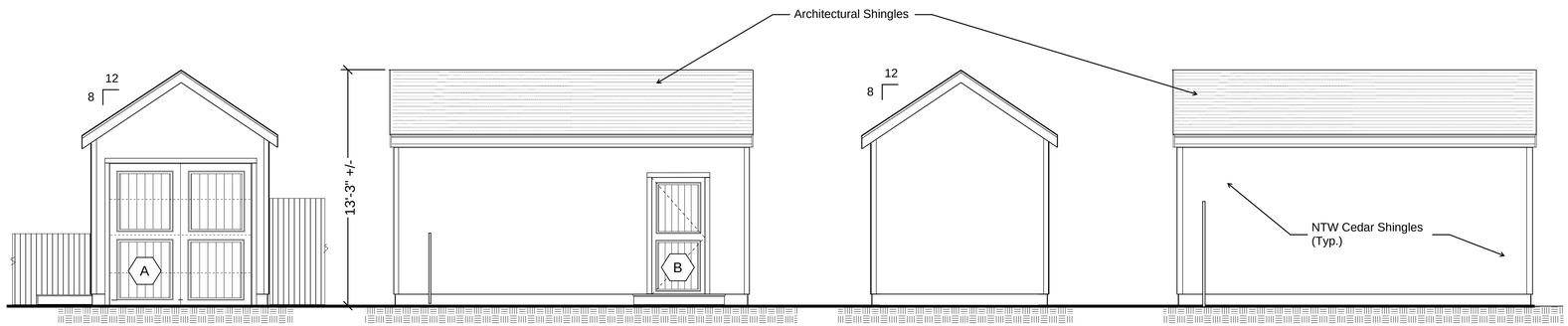
Project Number: RES 2501

Date: April 7, 2025

SP-1



FLOOR PLAN
1/4" = 1'-0"

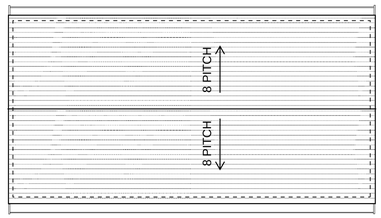


SOUTH ELEVATION
1/4" = 1'-0"

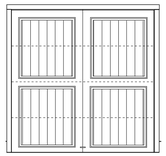
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

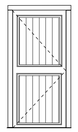


ROOF PLAN
1/4" = 1'-0"



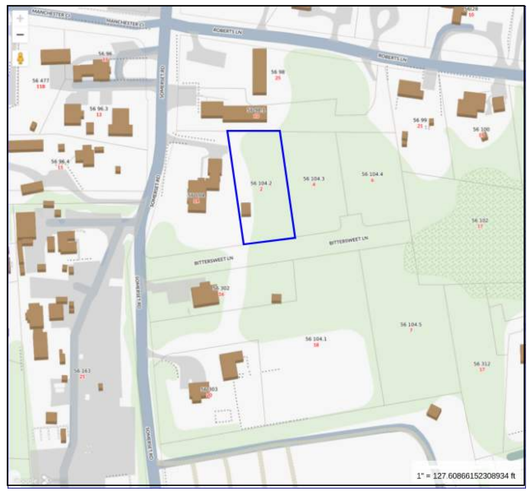
A

8' x 8' Overhead Garage Style Door
Wood V-Groove Detail
Painted



B

3'-0" x 6'-8" Exterior Door
Wood V-Groove Detail to Match
Overhead Door
Painted



LOCUS MAP
NTS.

N

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

NEW SHED

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

A0.1

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 George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 2 Bitterseet Lane

MAP/PARCEL 56 / 104.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Spa/Hardscape

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: April 06, 2025

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 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.2

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 inground pool, 8x8 spa, misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104.2

Street & Number of Proposed Work: 2 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☒ Other Granite Patio on 2 side of pool (20x40)/spa (8x8).

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 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' x 6'
Type: Board Fence (NTW)
Length: TBD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed Shell Walkways Crushed Shell/Patios Cut Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof N/A

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW (4' & 6') Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#2 Bittersweet Lane: New Dwelling, New Shed
New Pool/Hardscape/Spa

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

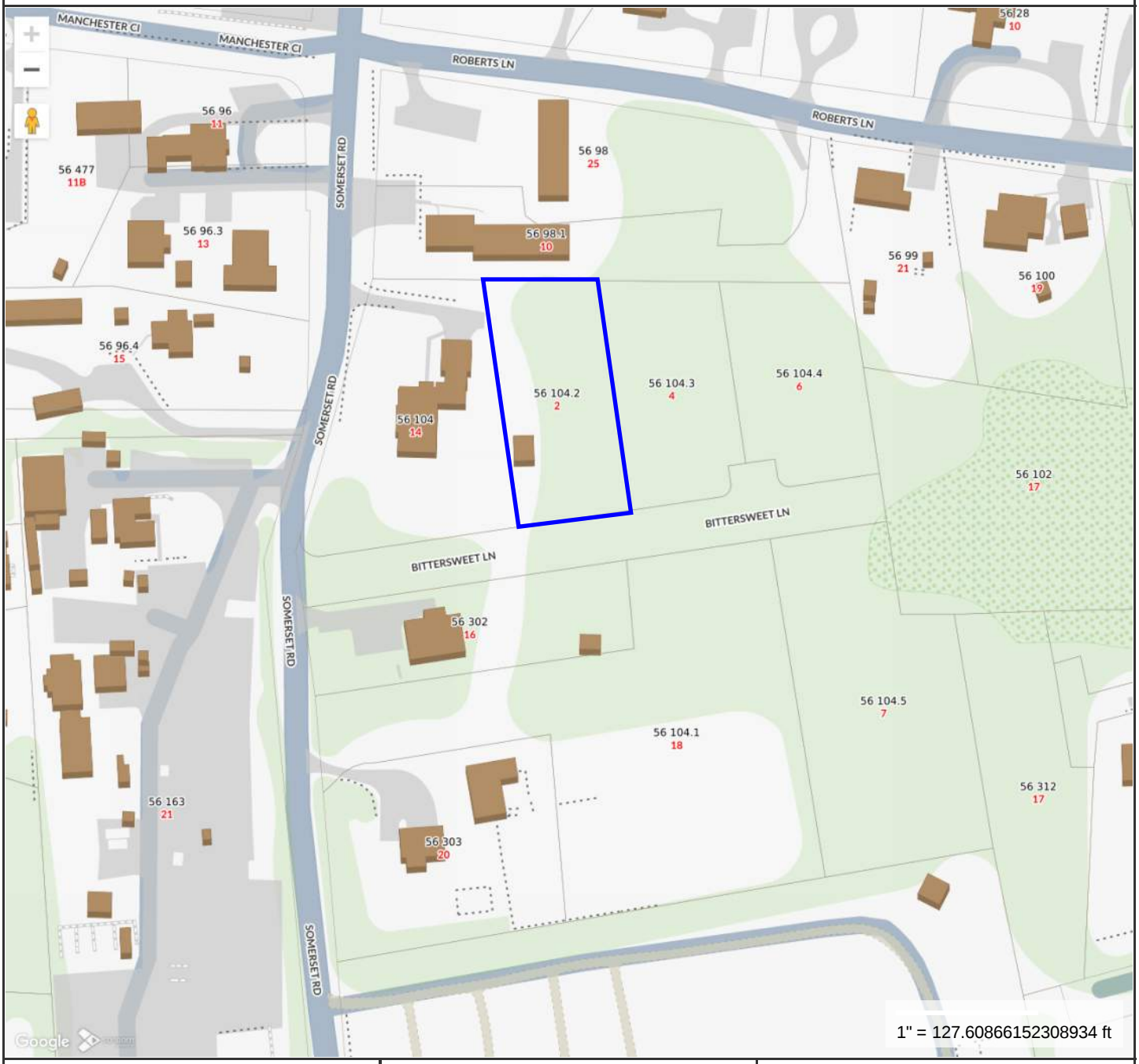
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

2 Bittersweet

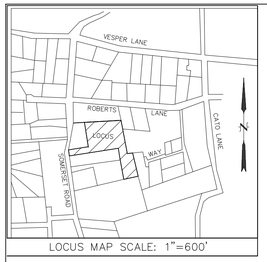


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.



REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

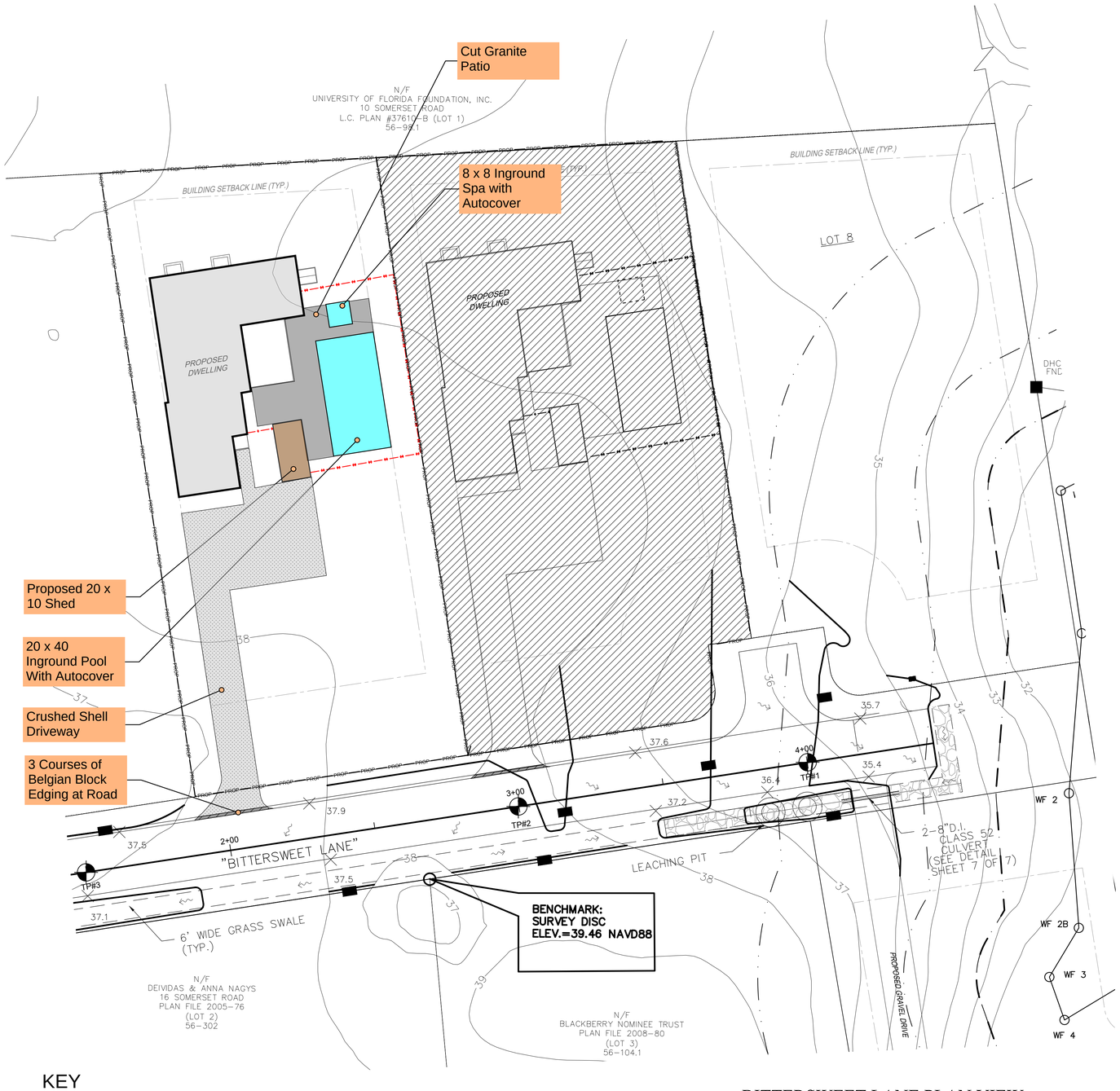
MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



GRANITE PAVERS (Patio)



FENCE PRECEDENT



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

SP-1

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 George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 2 Bitterseet Lane

MAP/PARCEL 56 / 104.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Spa/Hardscape

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: April 06, 2025

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 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.2

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 inground pool, 8x8 spa, misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104.3

Street & Number of Proposed Work: 4 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 75'-10" Sq. Footage 1st floor: 2,475
Width: 50'-6" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 21'-6" x 15'-0" ☒ 1st floor ☐ 2nd floor
Size: 4'-6" x 5'-10" ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 19'-10" South 17'-6" East 17'-6" West 19'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 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 Anderson Rough Opening 5'-4" x 5'-4" Size 5' x 5' Location East Elevation
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Cobblestone Gray
Trim White Sash White Doors White
Deck NTW (Mahogany) Foundation Natural Concrete Fence NTW 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 April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#4 Bittersweet Lane: New Dwelling,
New Shed
New Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

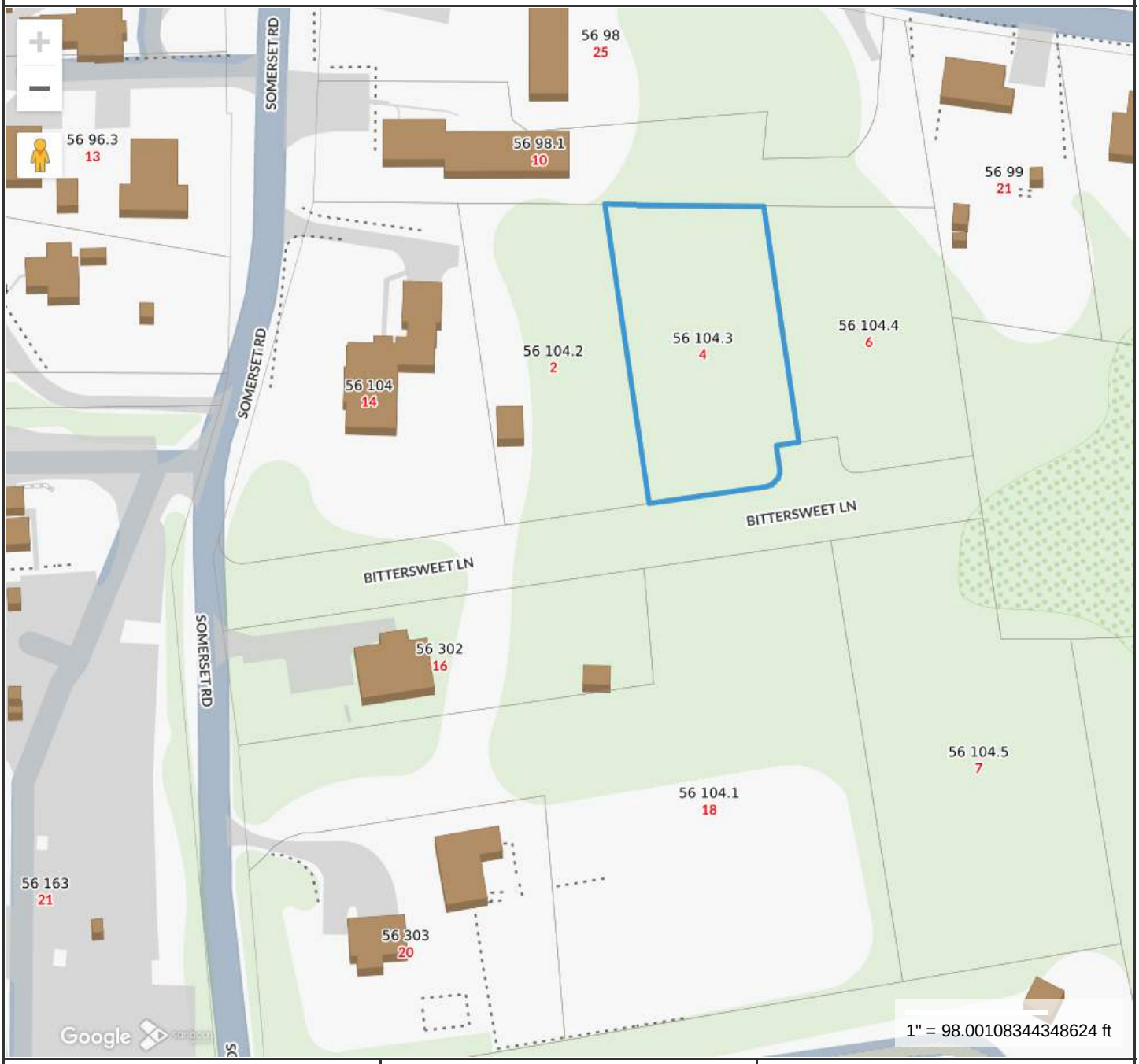
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#4 Bittersweet



Property Information

Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN 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.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



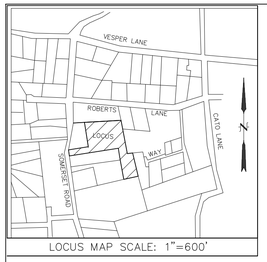
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

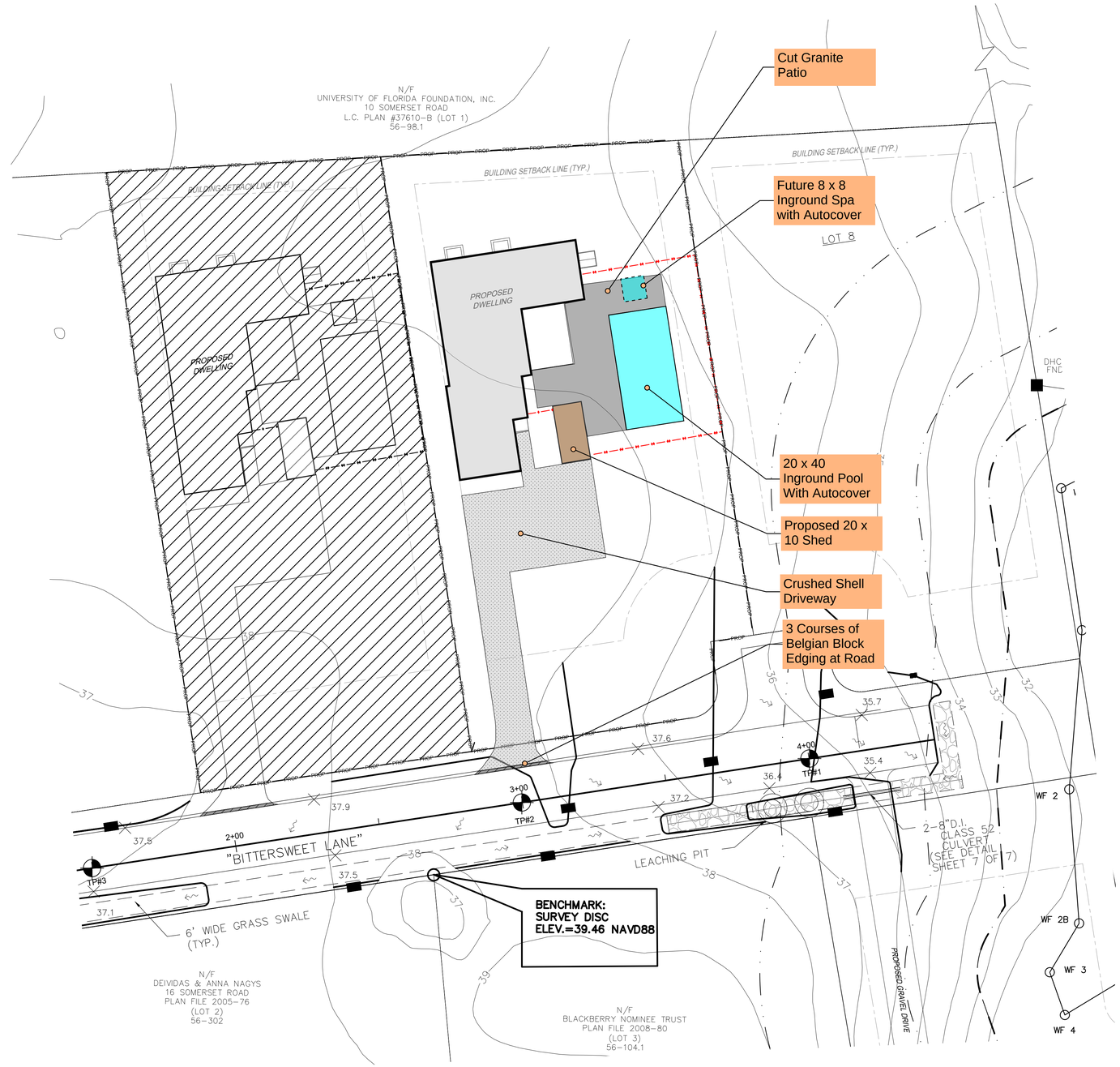
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



MERIDIAN: PLAN BOOK NO. 19, PAGE 144

KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

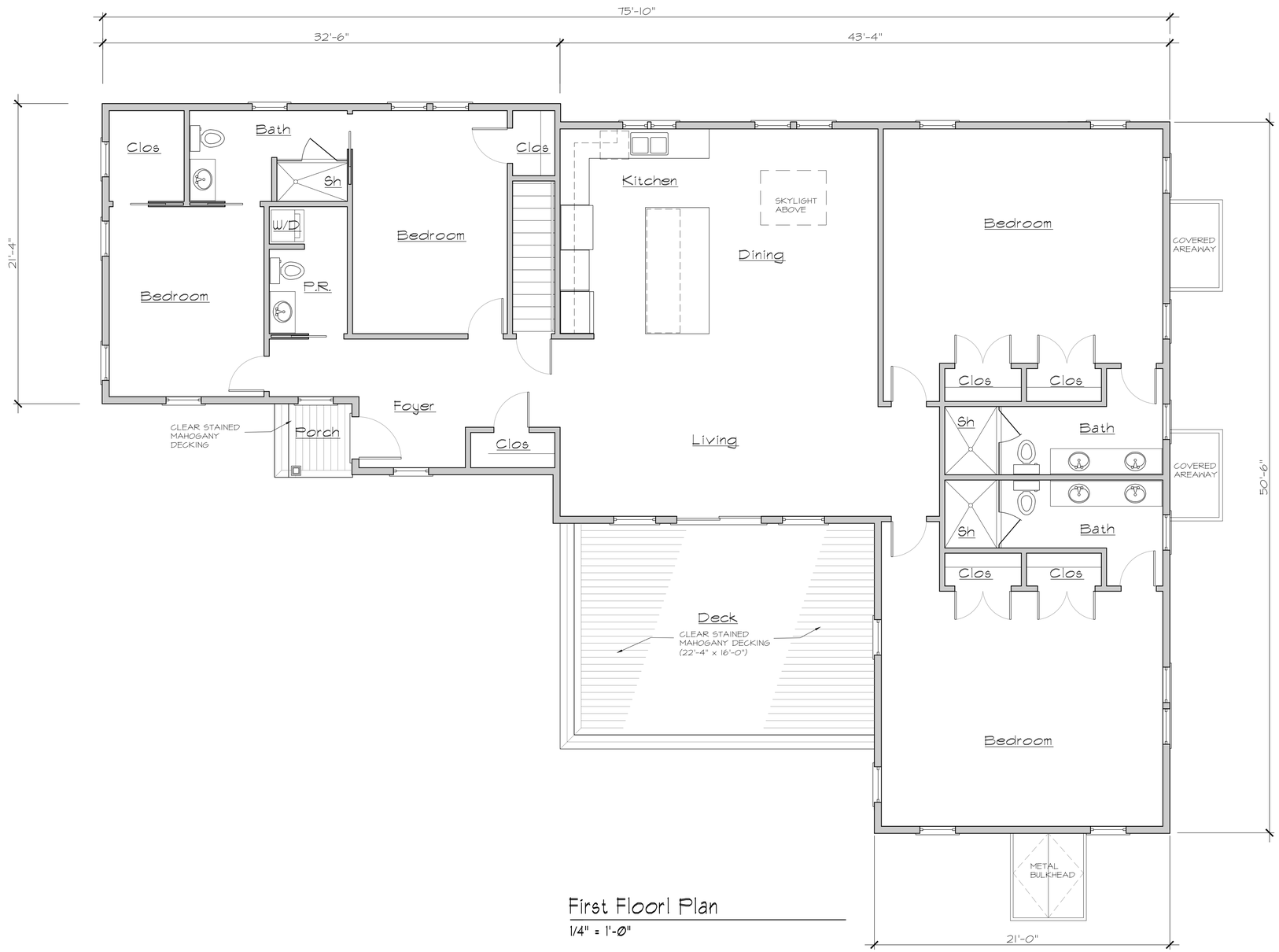
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

SP-1



First Floorl Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

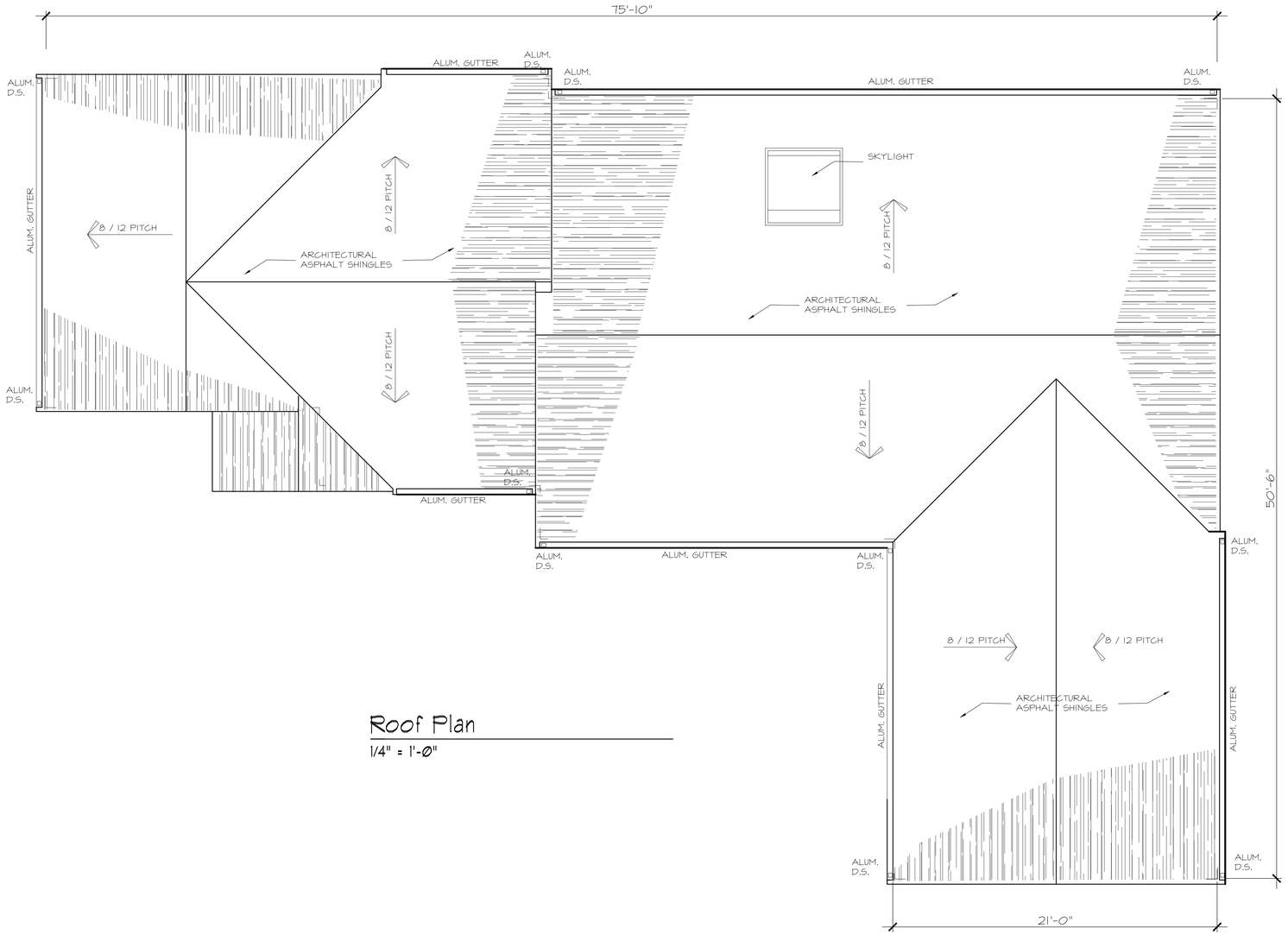
PROPOSED FIRST FLOOR PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.1



Roof Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

4 Bittersweet Lane
Nantucket, MA 02554

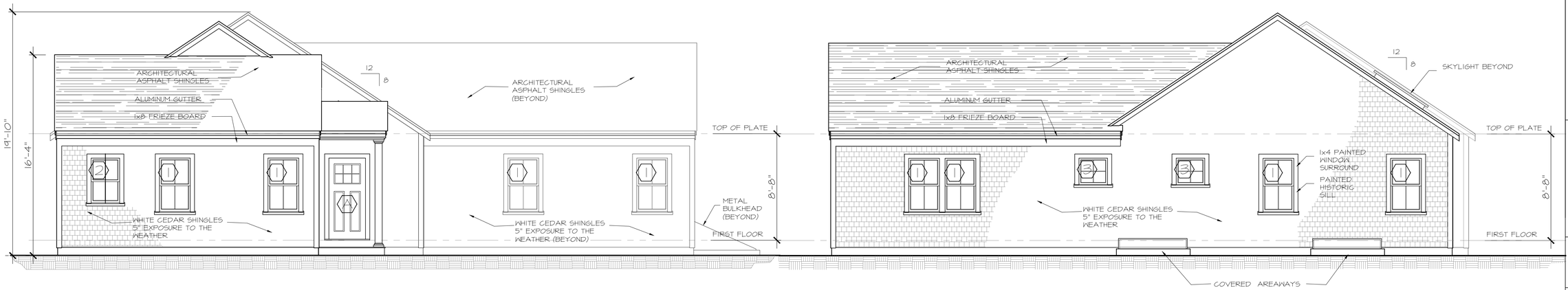
PROPOSED ROOF PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.2

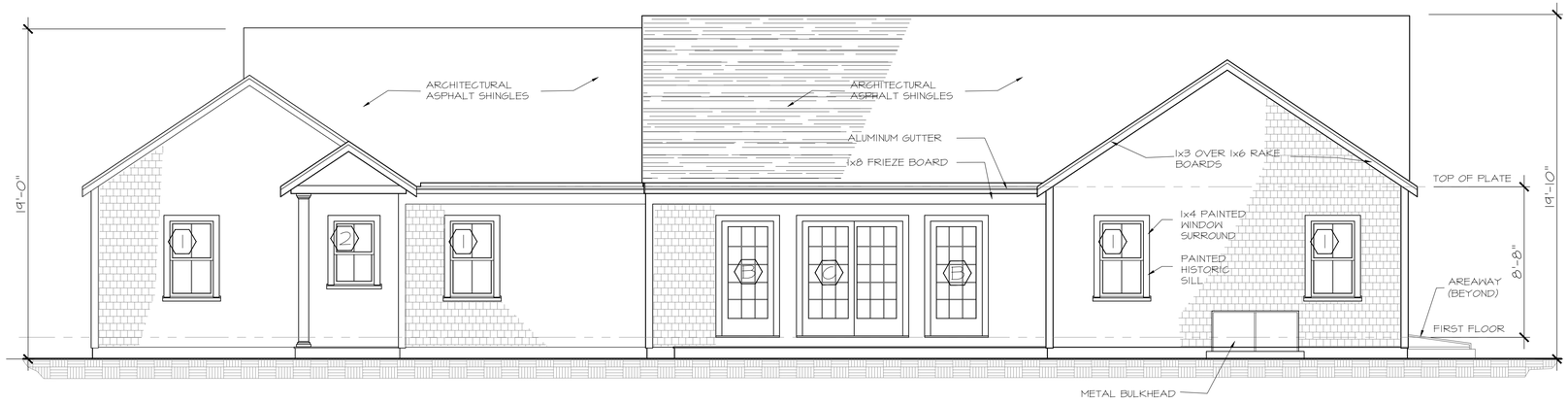


South Elevation

1/4" = 1'-Ø"

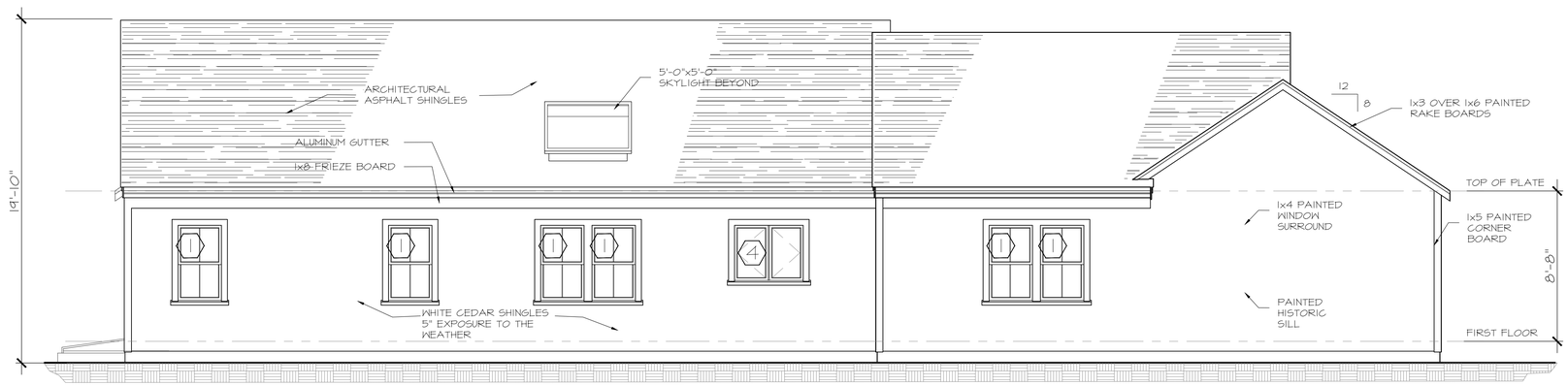
North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

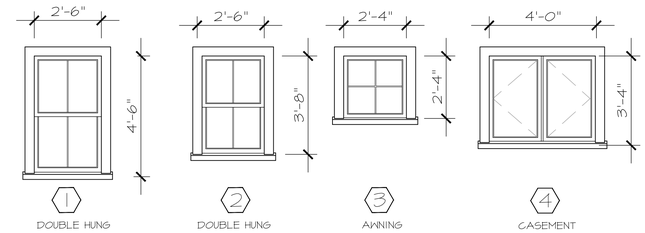
1/4" = 1'-Ø"

EXTERIOR DOOR & WINDOW SCHEDULE

TYPE	WINDOW TYPE	QUANTITY	UNIT SIZE	MANUFACTURER	COLOR
1	2/2 - DOUBLE HUNG	16	2'-8"X4'-6"	ANDERSEN	WHITE
2	2/2 - DOUBLE HUNG	1	2'-4"X3'-8"	ANDERSEN	WHITE
3	4 - AWNING	4	2'-4"X2'-4"	ANDERSEN	WHITE
4	1 - CASEMENT	1	3'-4"X3'-4"	ANDERSEN	WHITE
A	2 - PANEL INSUL	1	3'-0"X6'-8"x 1 3/4"	SIMPSON	???
B	9 LIGHT SLIDING DOOR	1	6'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???
A	9 LIGHT FIXED PANEL DOOR	2	3'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???

NOTES:

1. ALL WINDOWS TO BE "ANDERSEN WOODWRIGHT400 SERIES"
2. ALL WINDOWS TO BE FURNISH WITH "HIGH TRANSPARENCY MESH"
3. WINDOWS SHALL HAVE AN EXTERIOR CLAD COLOR AS INDICATED
4. ALL WINDOWS & EXTERIOR DOORS TO HAVE LOW-E INSULATED GLAZING WITH SPACER BARS AT "SDL" LITES WHERE INDICATED



gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

PROPOSED ELEVATIONS

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

A.3

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 George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

MAP/PARCEL 56 / 104.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

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: April 06, 2025

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: #4 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.3

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 in ground pool,& misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104.3

Street & Number of Proposed Work: 4 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 200 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 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 13'-3" +/- South 13'-3" +/- East 13'-3" +/- West 13'-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 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 _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing N/A Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type Overhead Material Painted Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Cobblestone Gray
Trim White Sash _____ Doors White
Deck NTW (Mahogany) Foundation Natural Concrete Fence NTW 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 April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#4 Bittersweet Lane: New Dwelling,
New Shed
New Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

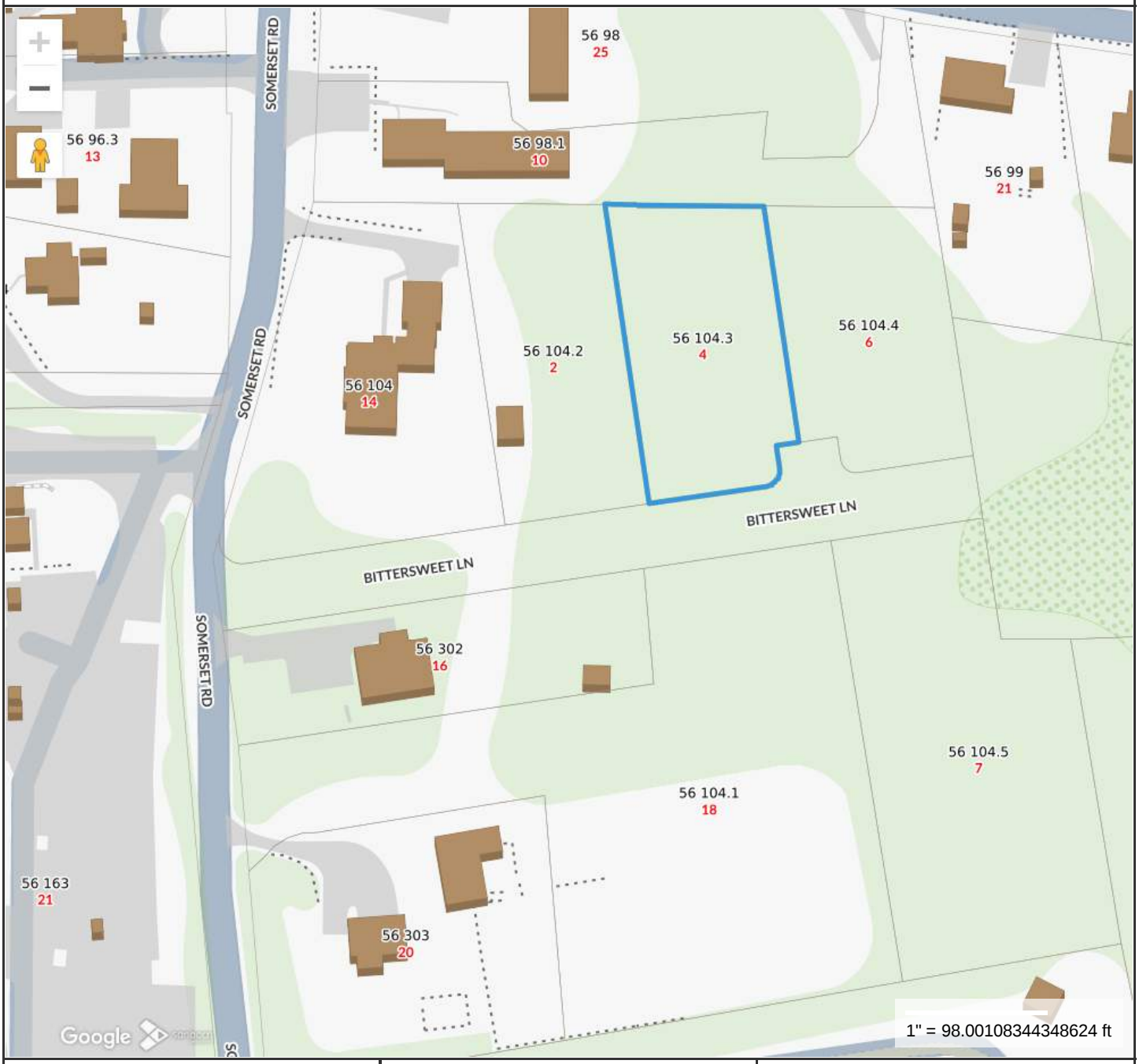
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#4 Bittersweet



Property Information

Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN 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.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



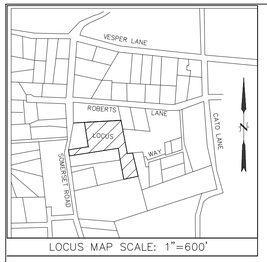
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

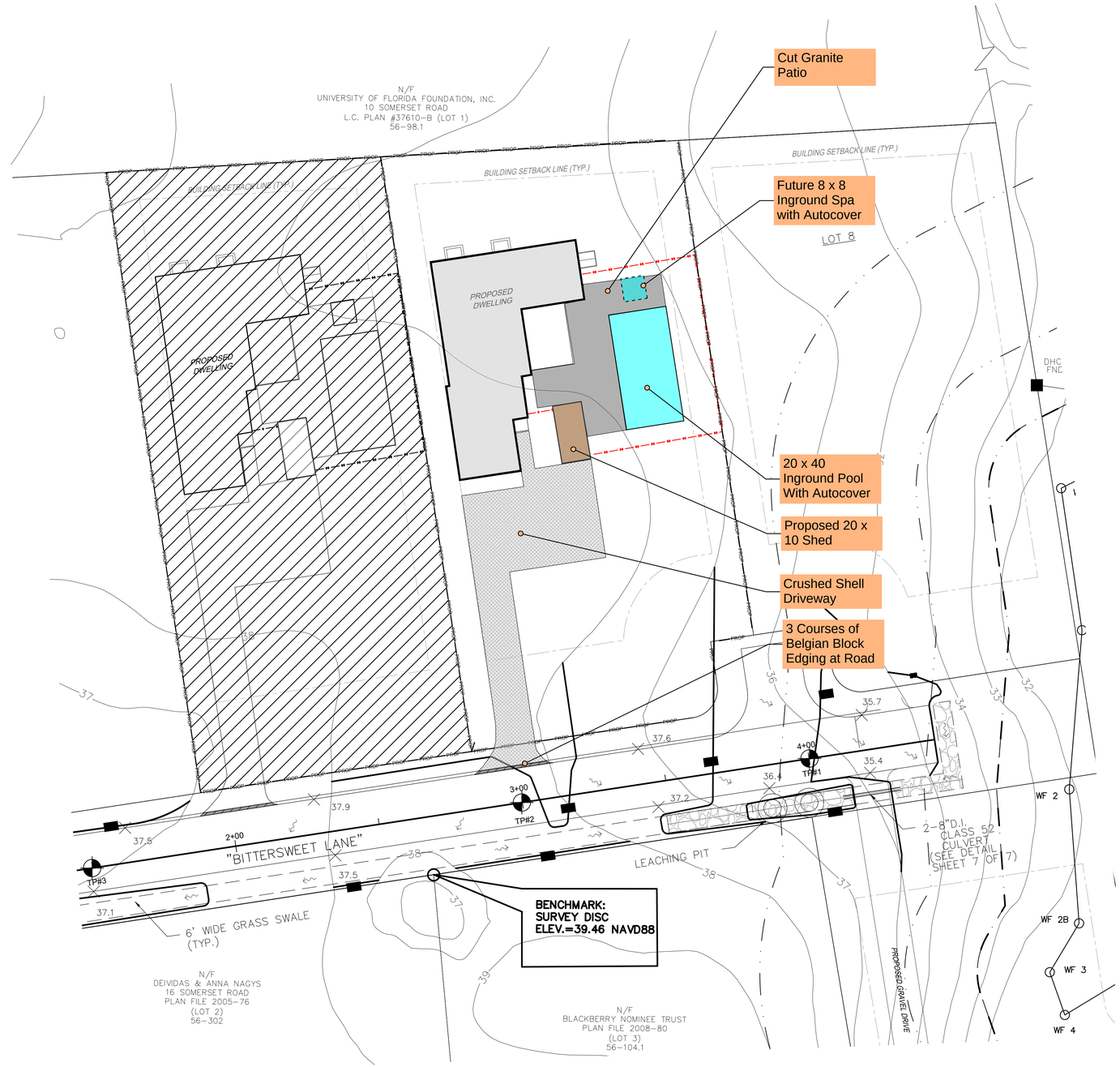
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



MERIDIAN: PLAN BOOK NO. 19, PAGE 144

KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

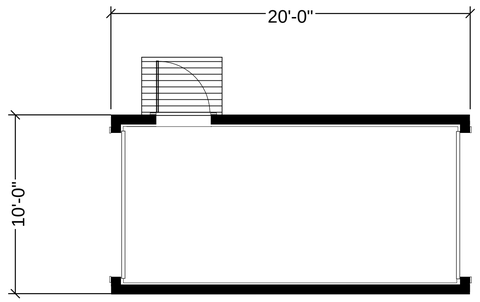
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

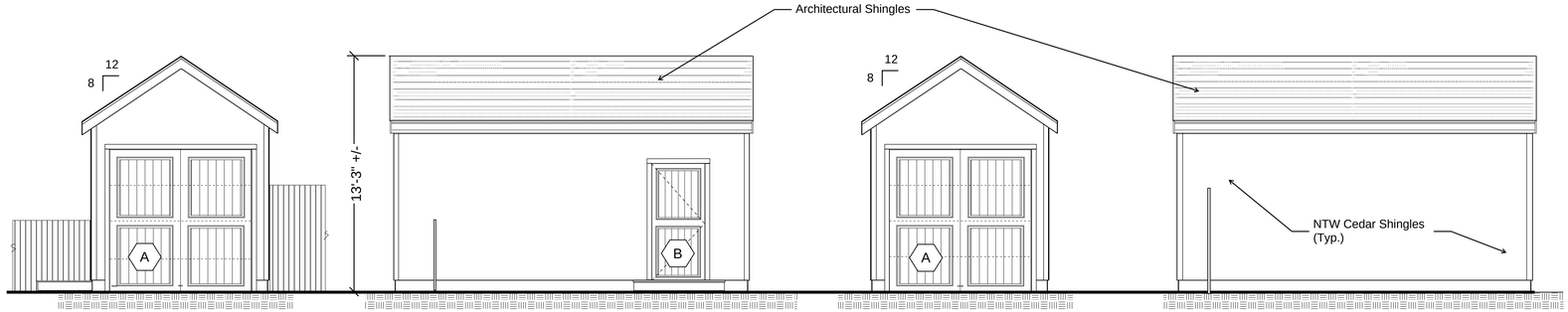
Project Number: RES 2501

Date: April 7, 2025

SP-1



FLOOR PLAN
1/4" = 1'-0"

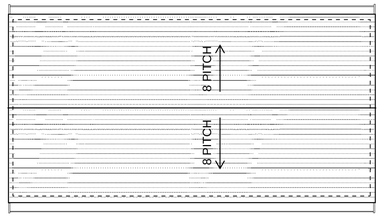


SOUTH ELEVATION
1/4" = 1'-0"

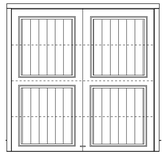
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

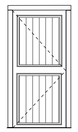


ROOF PLAN
1/4" = 1'-0"



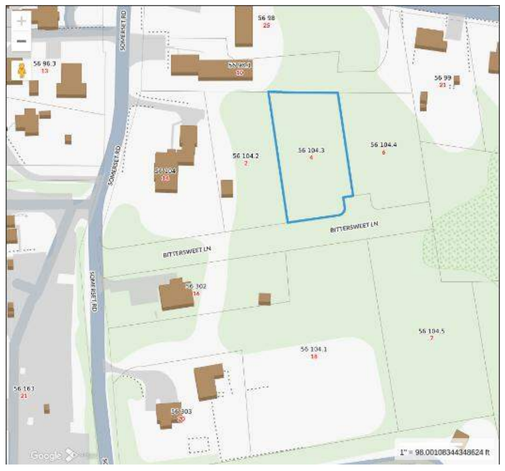
A

8' x 8' Overhead Garage Style Door
Wood V-Groove Detail
Painted



B

3'-0" x 6'-8" Exterior Door
Wood V-Groove Detail to Match
Overhead Door
Painted



LOCUS MAP
NTS.

gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

NEW SHED

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A0.1

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 George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

MAP/PARCEL 56 / 104.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

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: April 06, 2025

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: #4 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.3

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 in ground pool,& misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 104.3

Street & Number of Proposed Work: 4 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☒ Other Granite Patio on 2 sides of 20 x 40 pool.

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 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' x 6'
Type: Board Fence (NTW)
Length: TBD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed Shell Walkways Crushed Shell/Patios Cut Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof N/A

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW (4' & 6') Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#4 Bittersweet Lane: New Dwelling,
New Shed
New Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

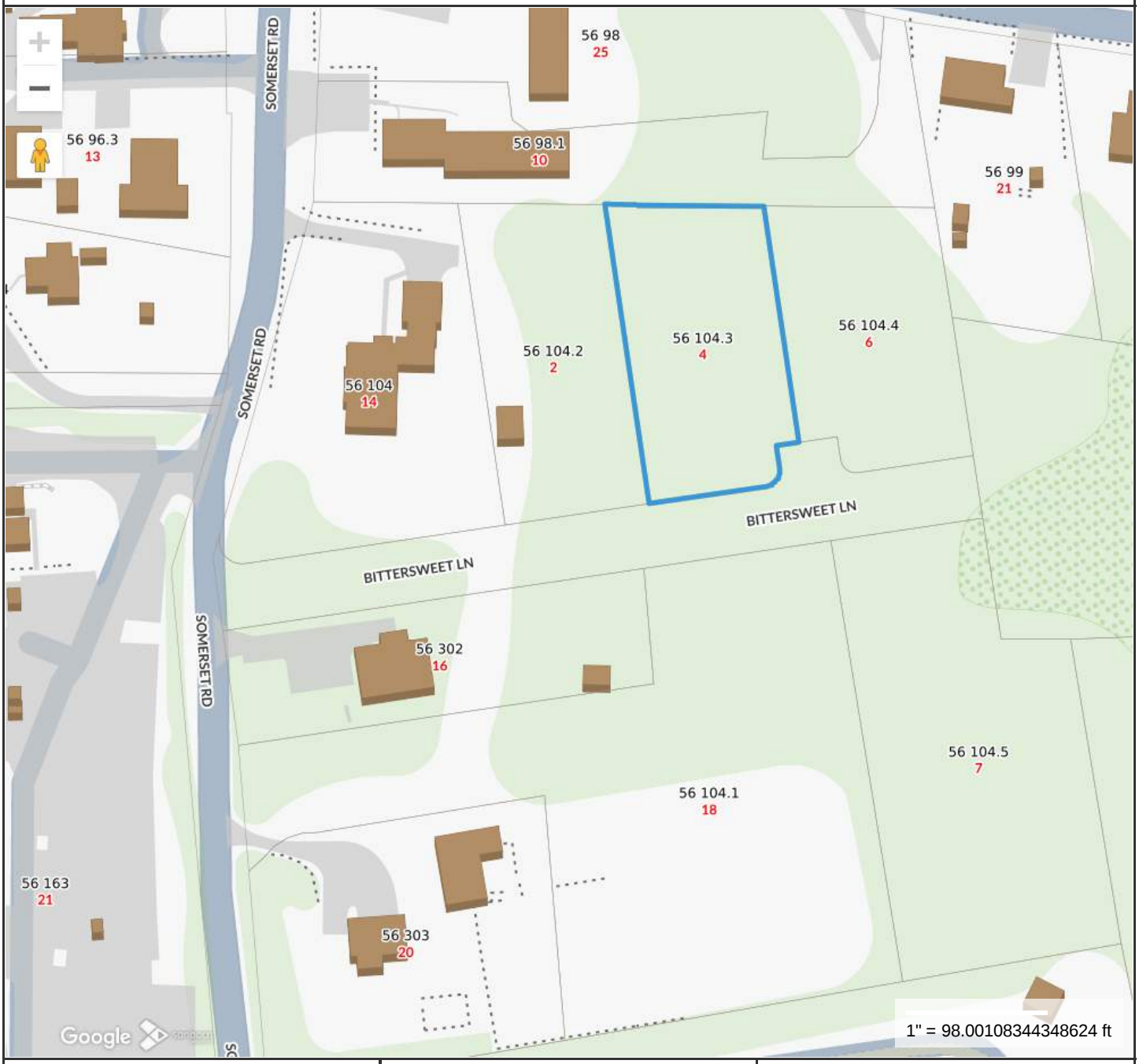
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#4 Bittersweet



Property Information

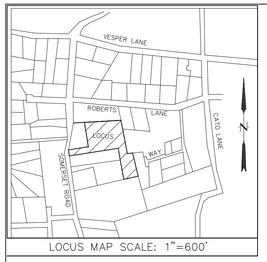
Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=600'

REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

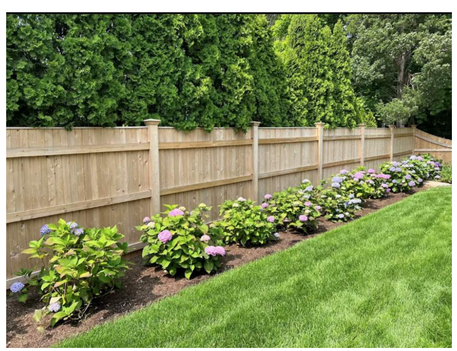
DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

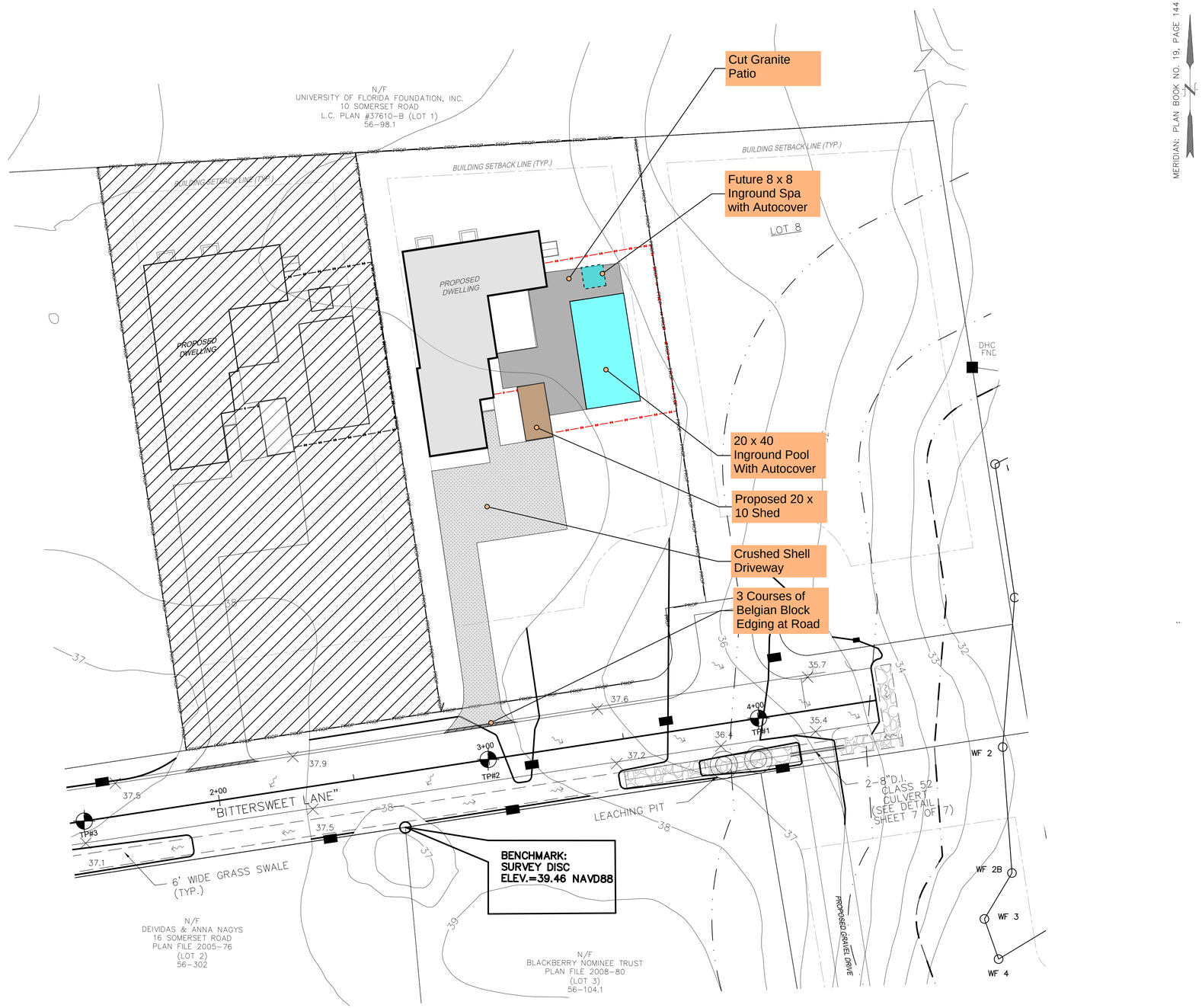
ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%


GRANITE PAVERS (Patio)


FENCE PRECEDENT



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

SP-1

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 George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

MAP/PARCEL 56 / 104.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

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: April 06, 2025

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: #4 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.3

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 in ground pool,& misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 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.