1. CONSENT

   Documents:

   40 GOLDFINCH RD - COLOR CHANCHE.PDF
   14 HARBOR VIEW HDC WINDOWS 4.4.2025.PDF
   14 HARBOR VIEW.PDF
   31 SHIMMO FENCE UPDATED 04.18.25.PDF

2. HELD OVER PER COMMISSION REQUEST 4/15/2025 MEETING

   Documents:

   OB 35 PLEASANT ST ALTERATIONS.PDF

3. OLD BUSINESS 04/08/2025

   Documents:

   OB 6 ISHMAEL.PDF

4. OLD BUSINESS 4/29/2025

   Documents:

   OB 1 SHADBUSH OLD BUSINESS DPW FACILITY.PDF
   1 SHADBUSH RD SALT SHED.PDF
   1 SHADBUSH RD HARDSCAPING.PDF
   OB 14 WOODLAND DR ADDITION 4.3.25-COMBINED.PDF
   OB 85 ORANGE FRONT ADDITION SUBMISSION 4.23.25.PDF
   OB 85 ORANGE FRONT HARDSCAPE.PDF
   OB 85R REAR HARDSCAPE SUBMISSION 4.16.25.PDF
   OB 24 SURFSIDE RD OFFICE.PDF
   OB 24 SURFSIDE HARDSCAPE.PDF
   OB 48 YORK STREET ADDITION 4.24.25-COMBINED.PDF
   OB 3 POPS MH OLD BUSINESS SUBMISSION.PDF
   3 POPS GUEST HOUSE TRACKING SUBMISSION.PDF
   3 POPS GARAGE TRACKING SUBMISSION.PDF
   3 POPS LN. POOL TRACKING SUBMISSION.PDF
   OB 4 SPRUCE ST.PDF
   OB 68 SHAWKEMO_DWELLING.PDF
   OB 20 LIBERTY ST MAIN HOUSE.PDF
   OB 20 LIBERTY ST PHOTOS.PDF
   20 LIBERTY ST GARAGE SHED DEMO.PDF
   20 LIBERTY ST GARAGE HDC SUPPLEMENTAL HISTORY REPORT.PDF
   OB 4 VAN FLEET - MAIN HOUSE - OLD BUSINESS.PDF
   OB 4 VAN FLEET - GUEST HOUSE - OLD BUSINESS.PDF
   OB 14 SILVER STREET MOVE ON ADDITION.PDF
   OB 4 EASY STREET OLD BUSINESS.PDF
   2A FORREST AVE GARAGE APARTMENT- LOT 40.PDF
   2B FORREST AVE GARAGE APARTMENT LOT 39.PDF
   2A AND 2B FORREST AVE STREETSCAPE-HARDSCAPE.PDF
   OB 20 MAIN ST SCONSET HDC REV POOL.PDF
   OB 27 N LIBERTY GARAGE COMPLETE.PDF
   OB 27 N LIBERTY GARAGE 4.24.25 APPLICATIONCOMPLETE.PDF

5. NEW BUSINESS 2/04/2025

    Documents:

        3 MILES CT SOLAR.PDF

6. NEW BUSINESS 3/18/2025

    Documents:

        5 WEETAMO RD MAIN HOUSE - HDC SUBMISSION - COMPLETE.PDF
        5 WEETAMO RD MAIN HOUSE DRAWINGS.PDF
        5 WEETAMO RD SHED COMPLETE.PDF
        5 WEETAMO RD SHED DRAWINGS.PDF

7. NEW BUSINESS 4/1/2025 VIEW

    Documents:

        1 CAROLINE HDC NB SUBMISSION UPDATED_COMPRESSED HARDSCAPE.PDF

8. NEW BUSINESS 4/1/2025

    Documents:

        45 SURFSIDE RD FENCE AS BUILT.PDF
        26 QUIDNET PATH ALTERATION GUEST HOUSE REV 9671.PDF
        5 BAXTER RD DEMO CHIMNEY.PDF
        26 HONEYSUCKLE DR PARKING.PDF
        7 FOLGER LN PERGOLA COMPLETE.PDF
        7 FOLGER LN PERGOLA DRAWINGS.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

9. NEW BUSINESS 4/15/2025 VIEW

    Documents:

        5 SUN ISLAND BLDG A SUN ISLAND STORAGE BUILDING RE SIDEWALL WITH METAL.PDF
        36 BASSETT HARDSCAPE.PDF

10. NEW BUSINESS 4/15/2025

Documents:

121 WAUWINET RD ROOF WALK.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
125 SOMERSET RD BARN MOVE.PDF
52 PLEASANT WINDOW REPLACEMENT.PDF
21 PLEASANT ST HARDSCAPE 4.7.25-COMBINED.PDF
10 STRAIGHT WHARF HDC ADDITION 1 OF 2.PDF
10 STRAIGHT WHARF HDC ADDITION 2 OF 2.PDF
111B OLD SOUTH RD - SOLAR REDUCED SET.PDF
14 DUKES RD HARDSCAPE.PDF
25 HUSSEY ST NEW DWELLING.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
6 ORANGE - WINDOW SPEC CONFIRMATION.PDF
6 ORANGE ST - HARDSCAPE FENCE.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: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 Trapasso

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

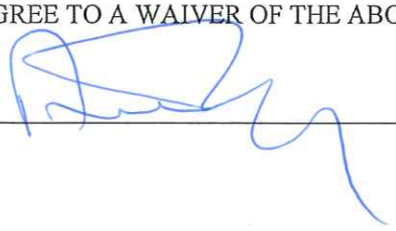
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

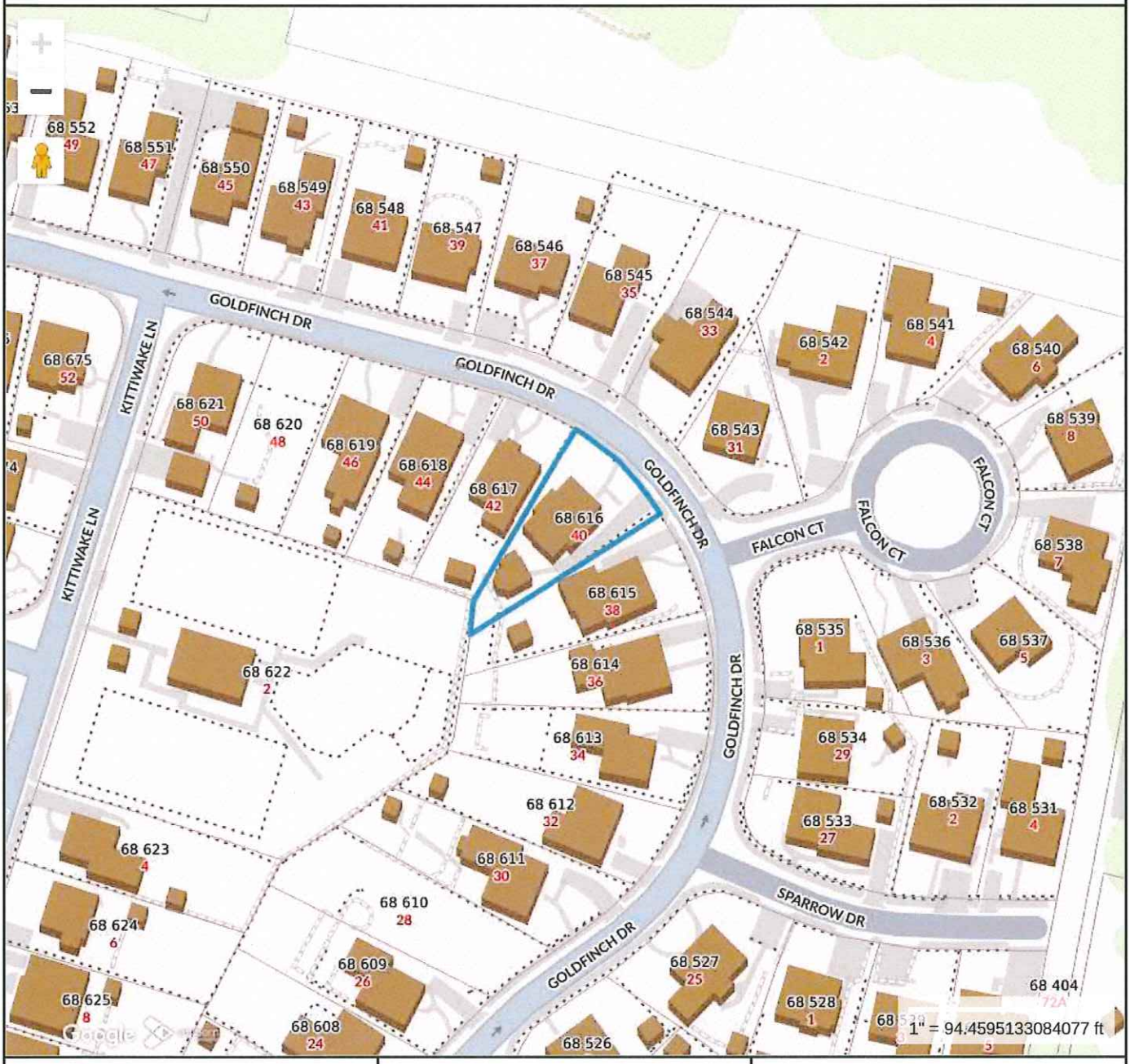
** RECEIVED FOR REGISTRATION **

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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.

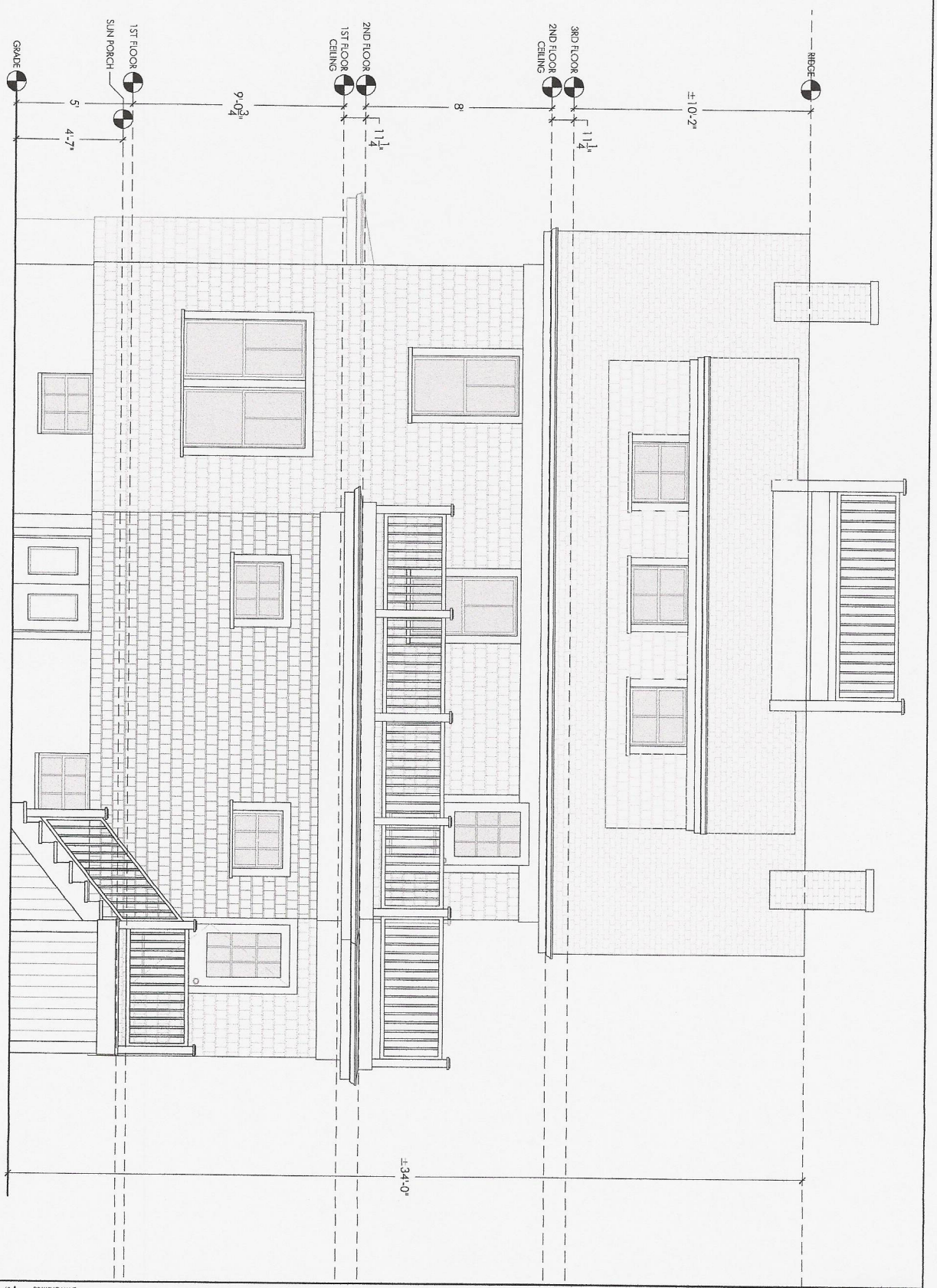
COLORS

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.

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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

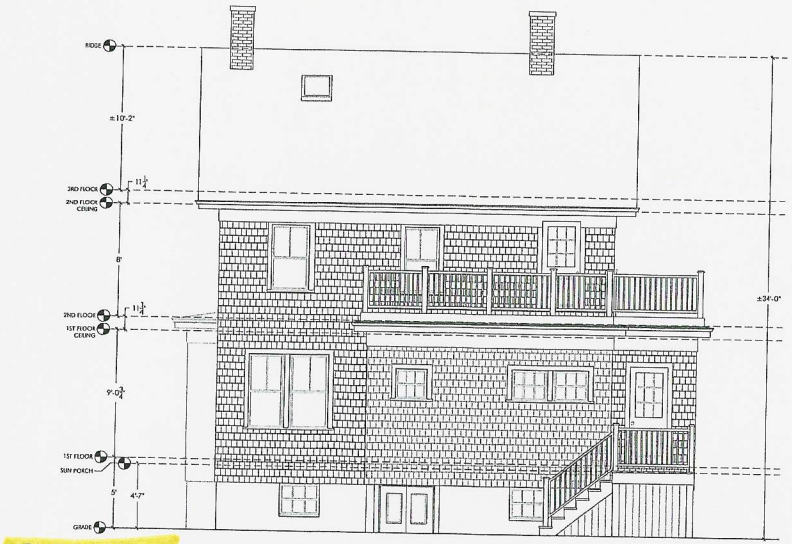
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

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

DRAWING NAME: EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER: A200



1 EXISTING ELEVATION - NORTH



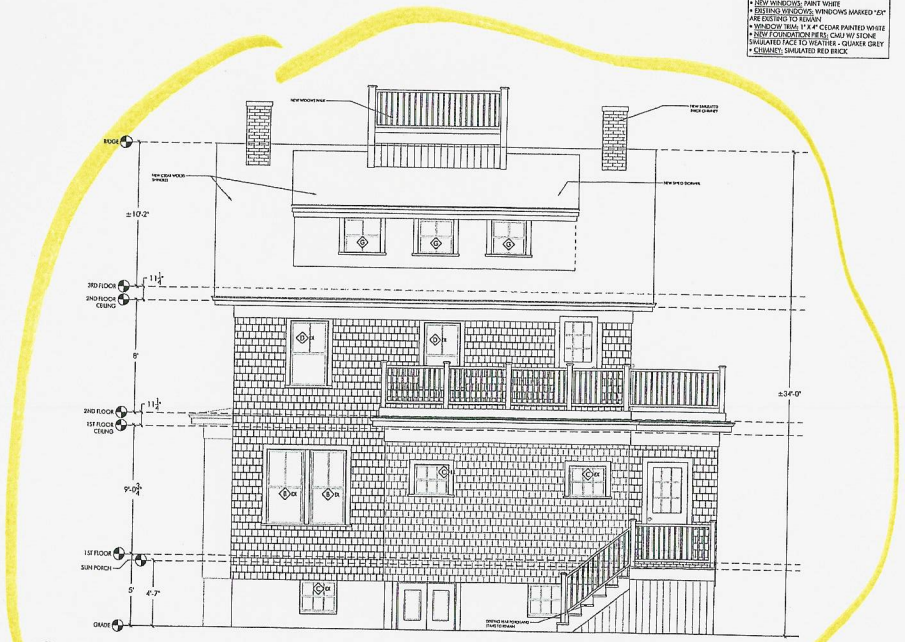
2 PREVIOUSLY HDC APPROVED ELEVATION - NORTH

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

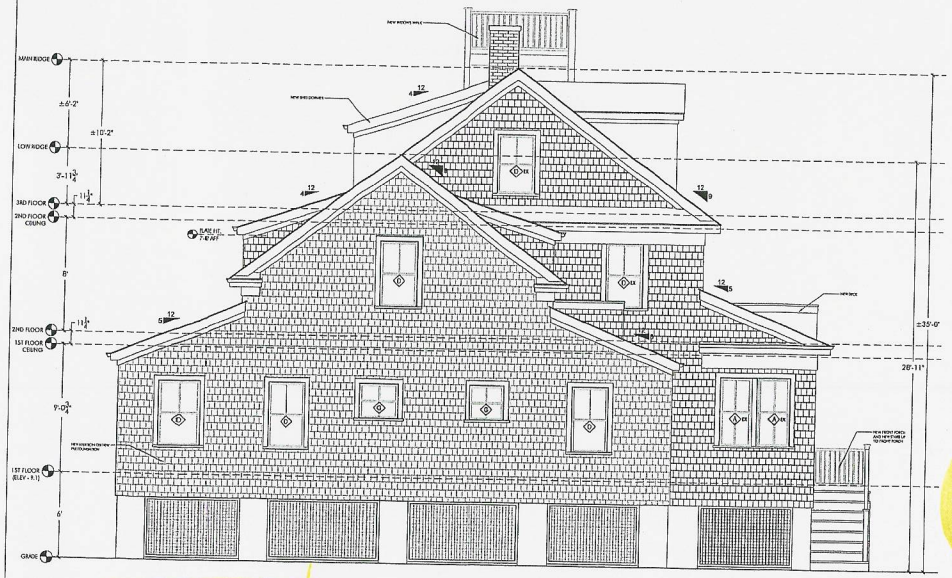
SCALE: 1/4" = 1'-0"
0 1 2 4 6

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
617.542.1060
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

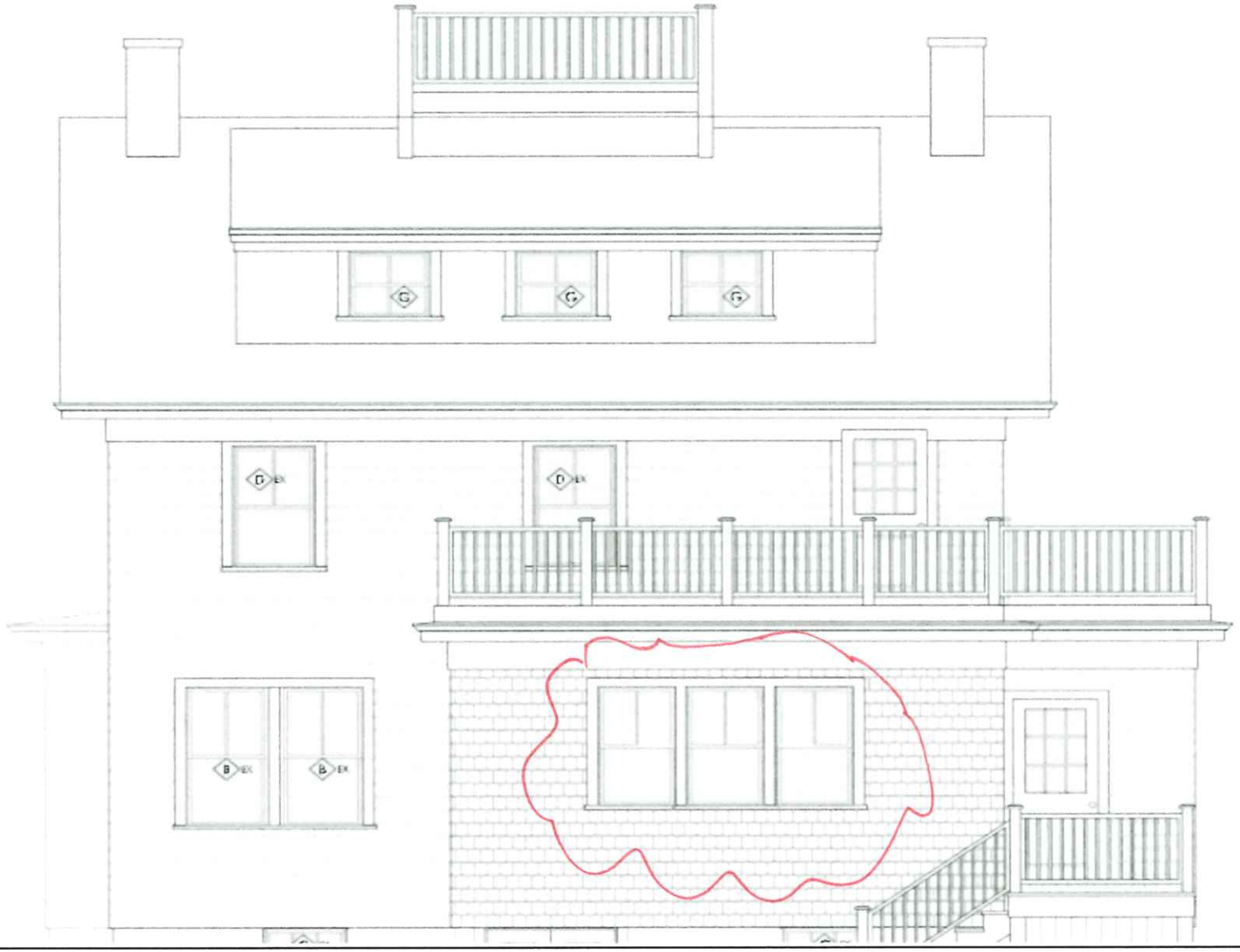
STAMP

SCALE
1/4" = 1'-0"
0 1 2 4 6

DRAWING NAME
EXTERIOR ELEVATIONS - EAST

SHEET NUMBER
A203

14 HARBOR VIEW – NORTH ELEVATION – REPLACE EXISTING WINDOWS WITH 3 GANGED TO MATCH EXISTING



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 170

Street & Number of Proposed Work: 31 Shimmo Pond Rd

Owner of record: Abigail Reardon

Mailing Address: 31 Shimmo Rd

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jacob Svirsky - Raymond Builders

Mailing Address: 23 Dukes Rd
Nantucket, MA

Contact Phone #: 781-249-8796 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 Deer Grate, cedar privacy fence, steel mesh deer fence

Size of Structure or Addition: Length: lot size with setback marked 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 _____

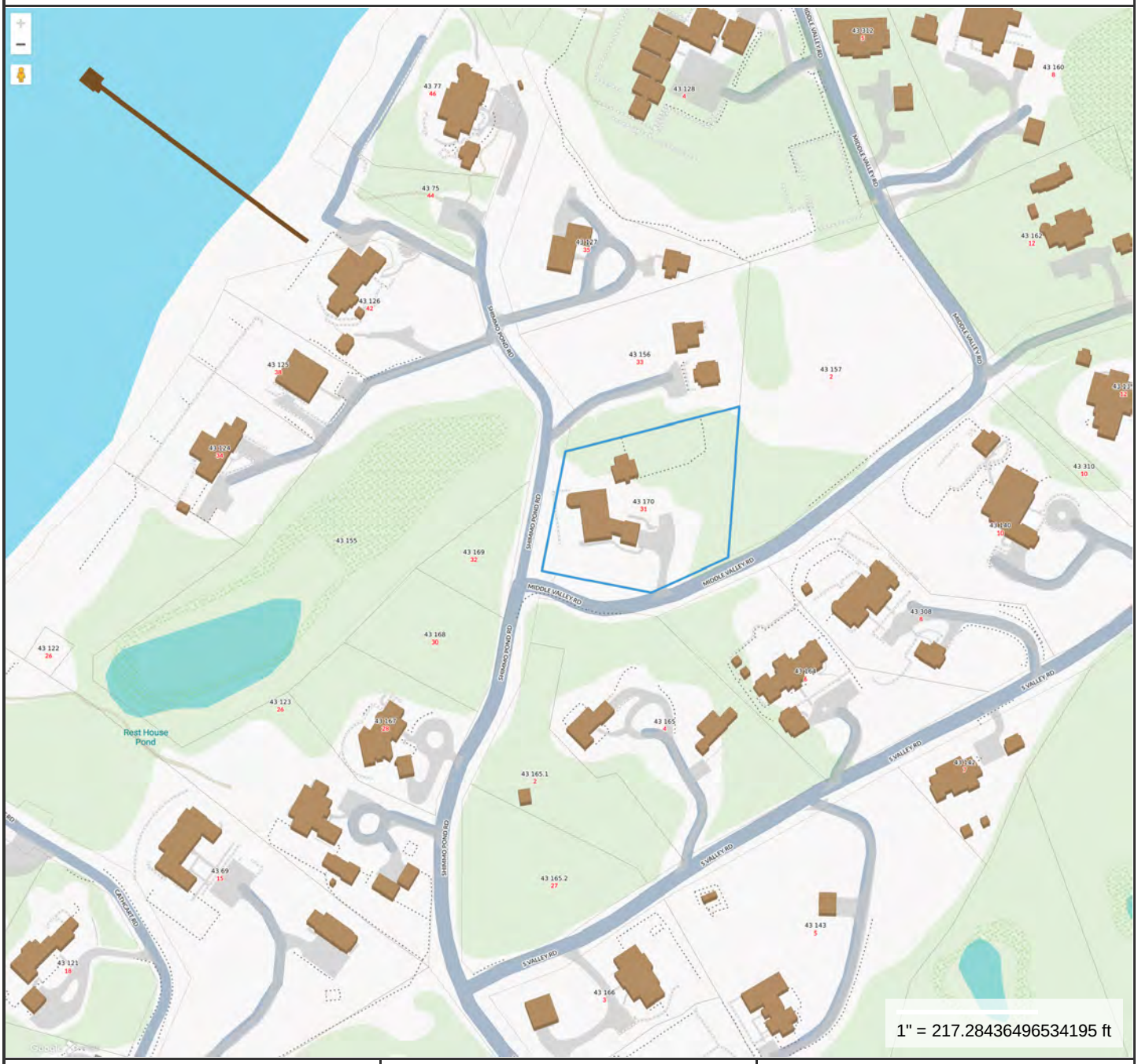
Trim _____ Sash _____ Doors _____

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 3/31/2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

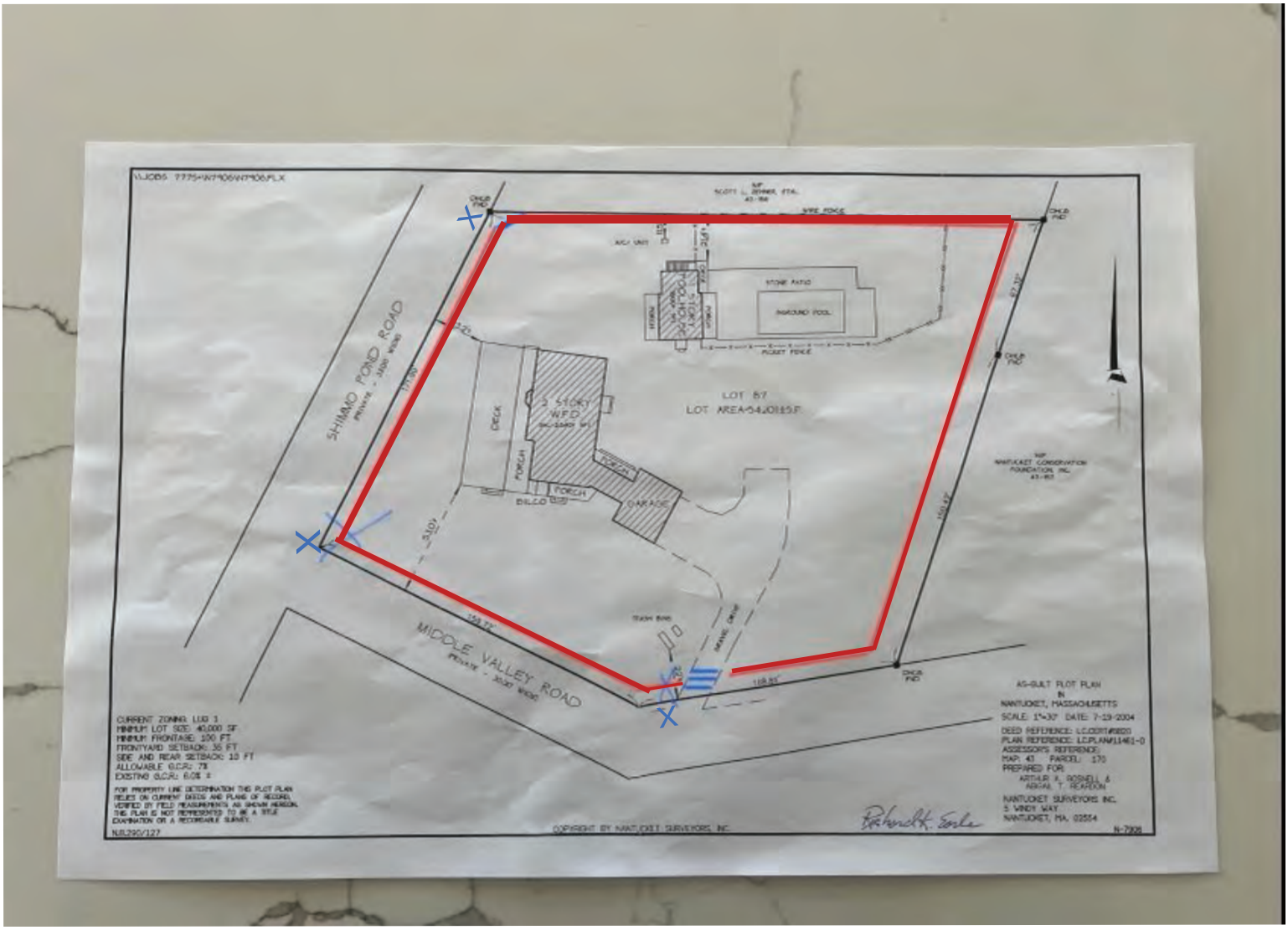
Property ID	2462
Location	31 SHIMMO POND RD
Owner	REARDON ABIGAIL T

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.



8' metal mesh/pt 4x4 posts
deer fencing 5' set back

X 8' Cedar Gates (3 total)

10' steel deer grate



PLAN OVERVIEW











8' metal mesh/pt 4x4 posts deer fencing 5' set back

8' Cedar Gates (3 total)

10' steel deer grate

Street View of Proposed Location for Steel Deer Grate





Example of 10’ Steel Deer Grate Proposed



Example of 8’ Deer Fence Proposed - Pressure Treated 4x4 Posts, Metal Mesh Fencing




deer fence represented by red line
5' set back from property - outside of vegetation
as close to set back as possible
8' tall
middle valley rd


middle valley rd

Street View from Middle Valley Road




middle valley rd


STOP
shimmo pond rd
middle valley rd
ends at stop sign


middle valley rd view
from stop sign

Shimmo Pond Rd and Middle Valley Road Connection

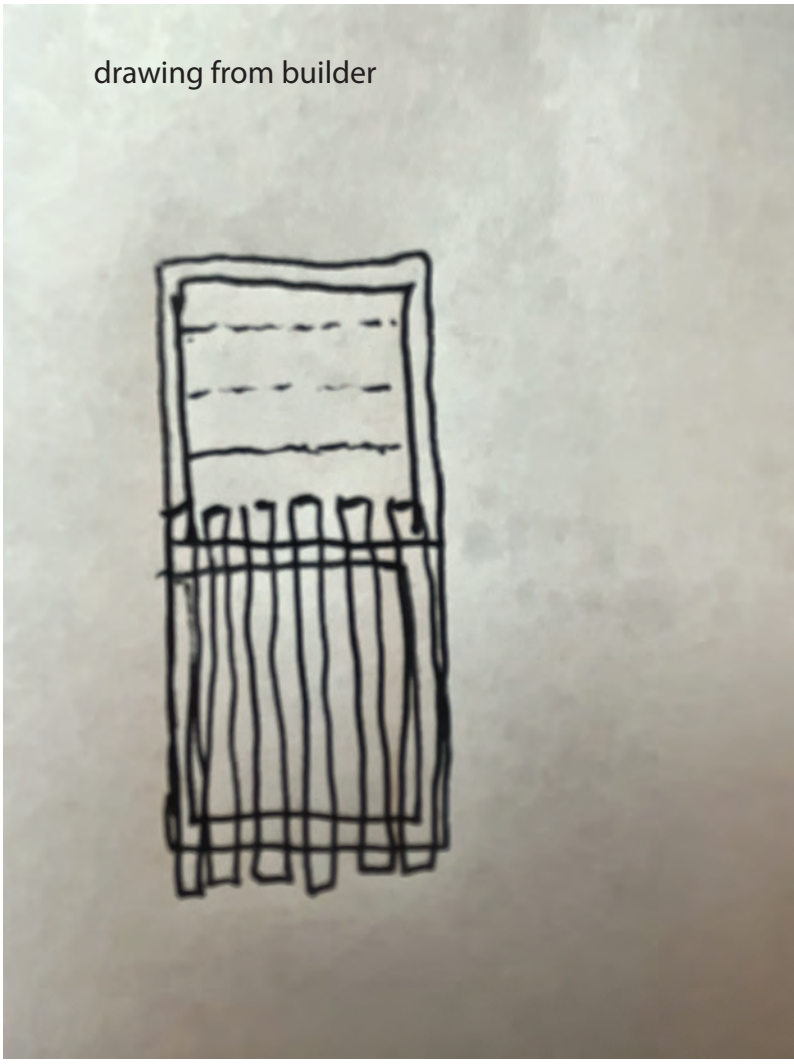



cedar deer gate behind brush
shimmo pond rd

PROPOSED CEDAR DEER GATE:

- 8’ tall
- verticle cedar slats on bottom half
- horizontal wires on top half





PROPOSED LOCATION 1 CEDAR GATE



Proposed Location #2 of 8’ Cedar Gate



PROPOSED LOCATION 3 CEDAR GATE



ADDRESS: 35 Pleasant Street Nantucket, MA 02554
DATE HEARD: 4.15.25
SITTING BOARD: Camp, Olive, McCloud, Welch , Paul

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

x	Date submitted to 2 Fairgrounds Road: 4.24.25
x	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024.11.1486
x	Copy of Minutes (application item circled)
x	Reduced (8 ½ x 11) copy of application
x	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
x	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
x	One set reduced plans: 8 ½ x11
x	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
x	Submit documents to PLUS at 2 Fairgrounds Road
x	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 4.23.25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 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 Appv 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 appv unless noted

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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.

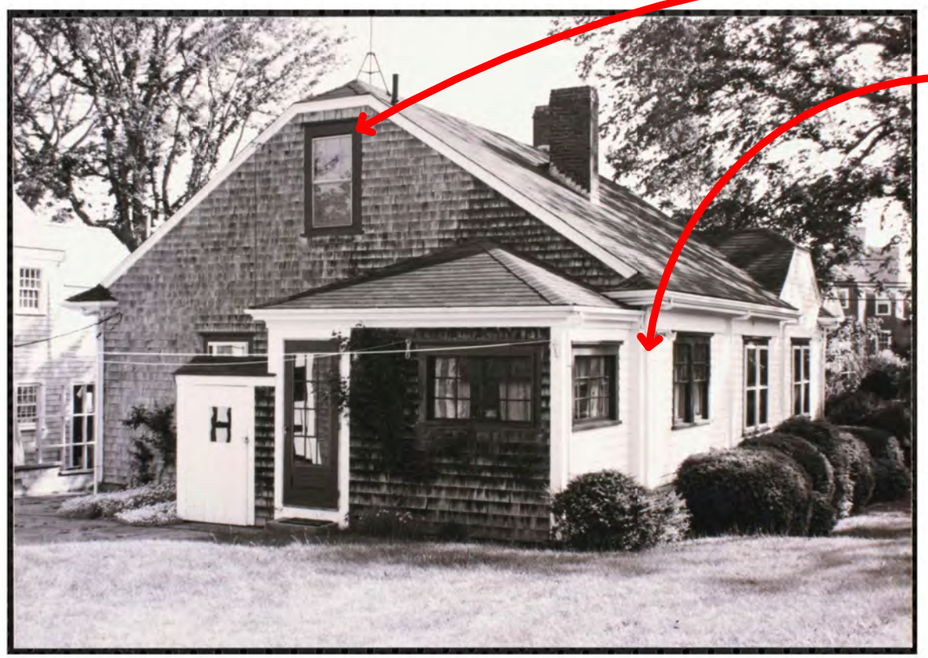
Date 2-24-25 Signature of owner of record _____ Signed By Dena Shaker Rothwell Signed under penalties of perjury

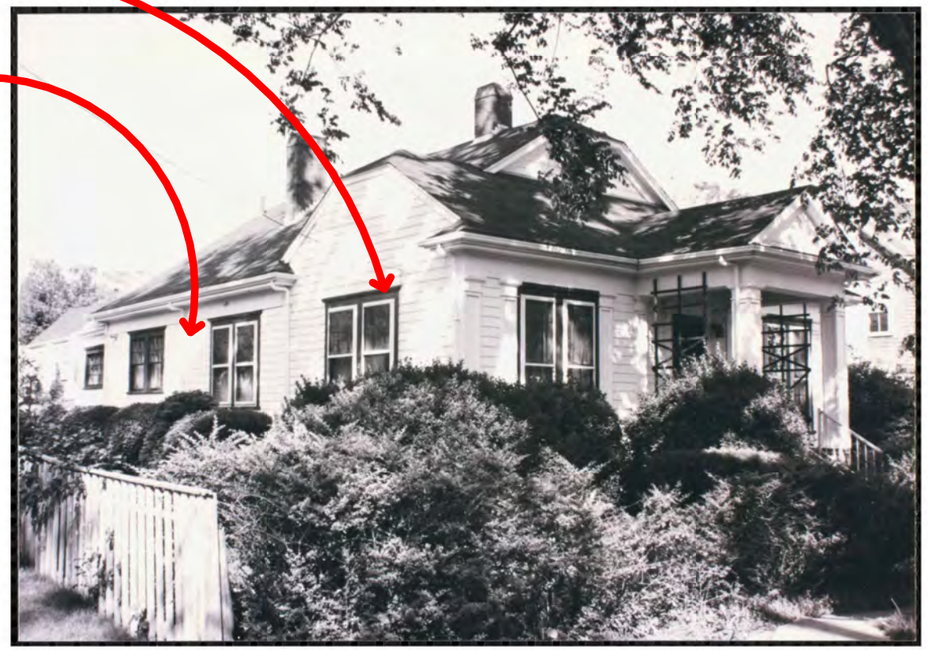




Darker trim color

More painted shingles





1992

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCa

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

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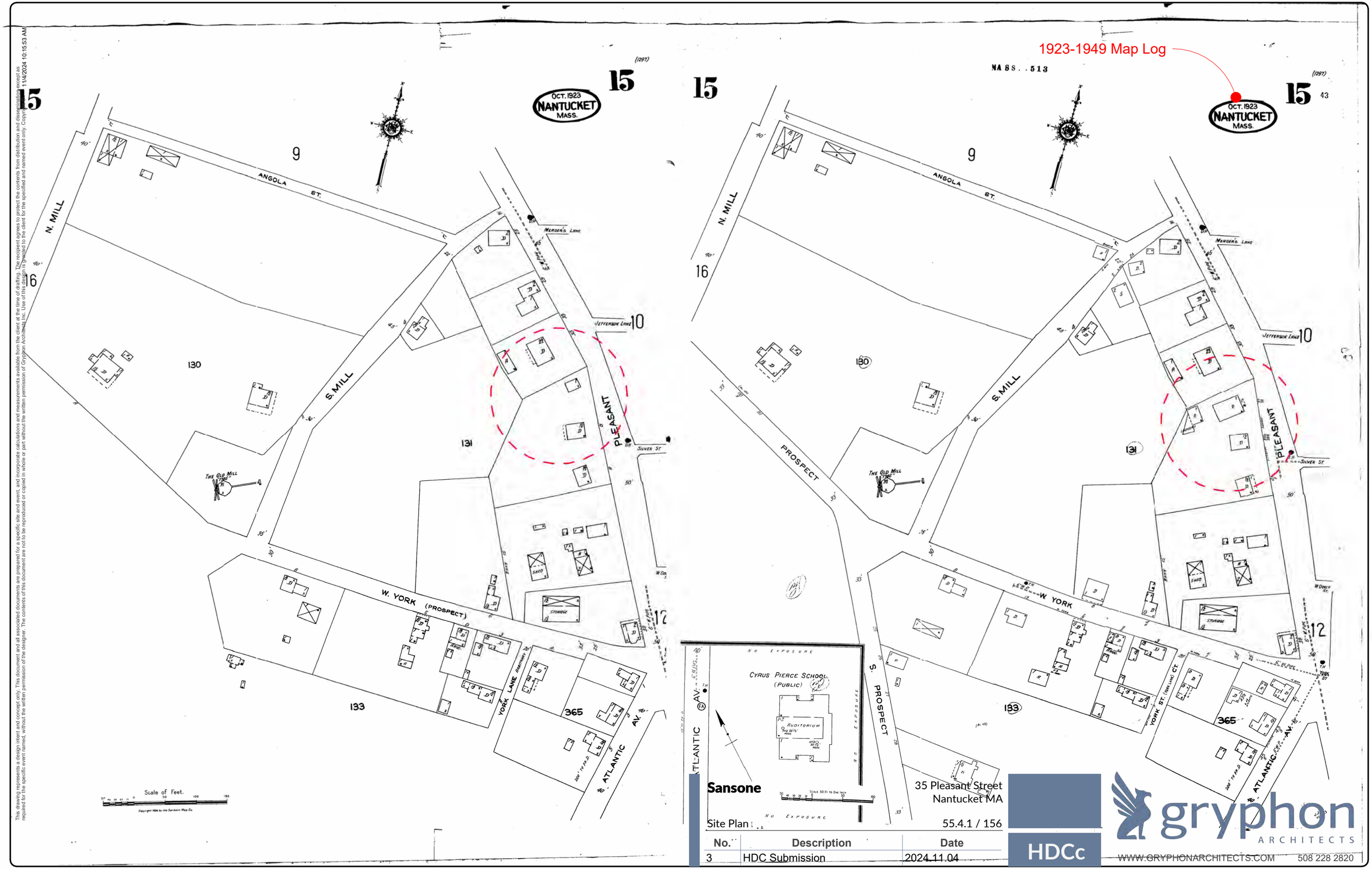

Sansone

35 Pleasant Street
Nantucket MA

Site Plan : 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

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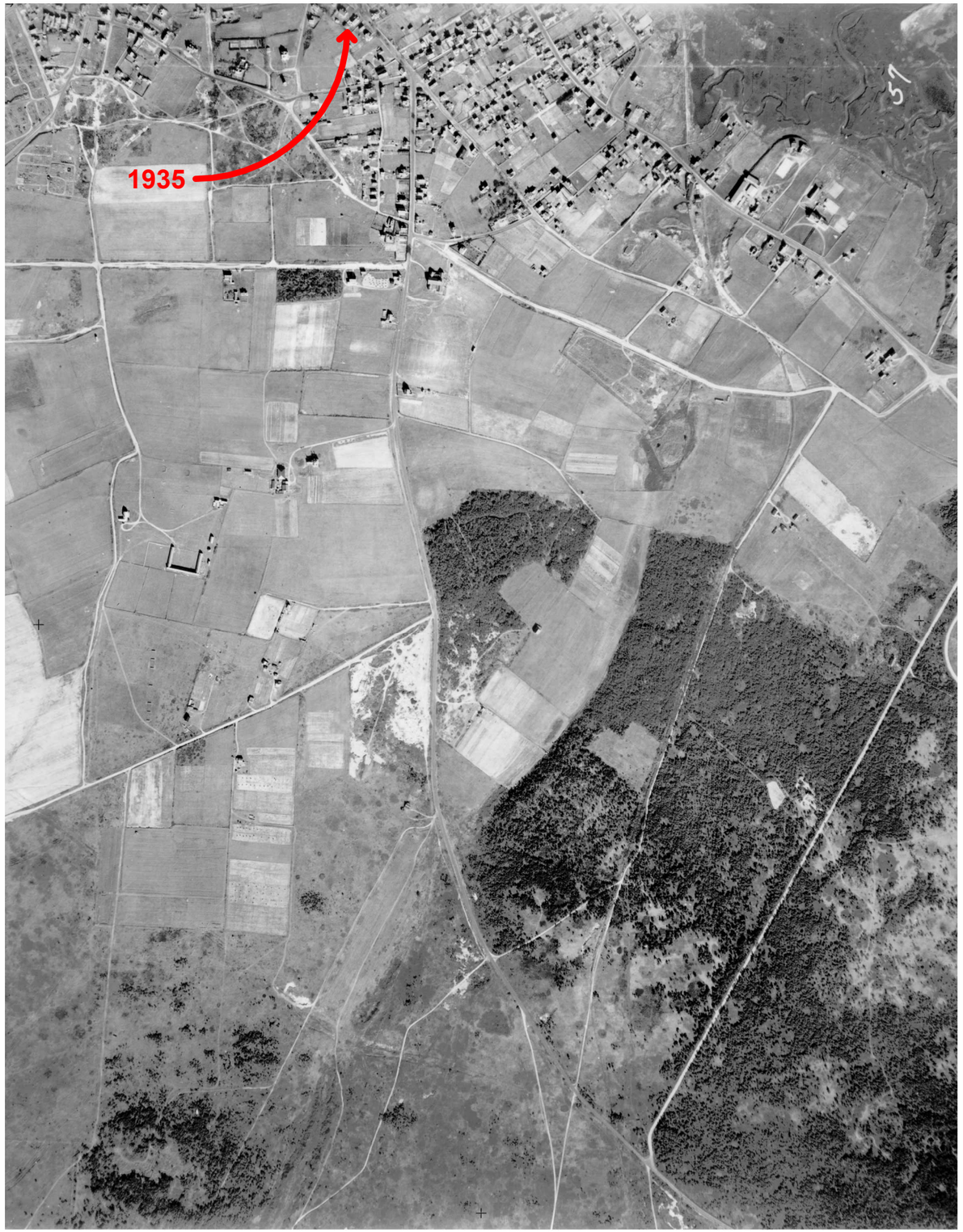



Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-26-17
MAP/PARCEL#: 55 41-156

Recorded By: AEG Date: 12/13 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 Pleasant St. 2. BUILDING NAME: _____

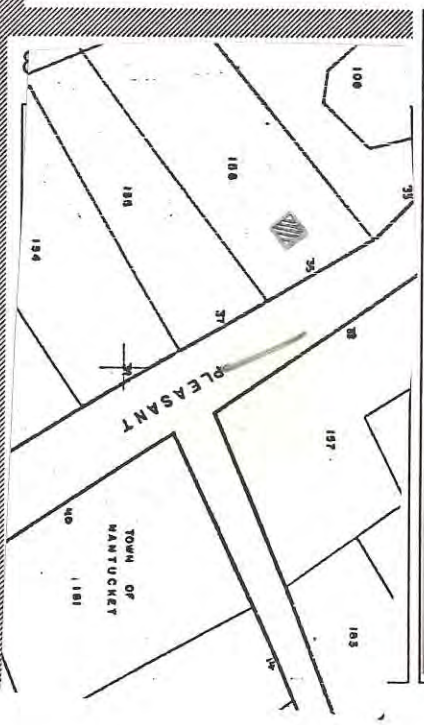
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Peace, Mae F.

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: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

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

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ 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 ○ 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	○ 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) _____

_____

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: APRIL 2025

Address: 35 PLEASANT ST - CONTRIBUTING

Historic info: HDC SURVEY ON FILE (HD)
c. 1923-1935 (c. 1927 MAL DATA)
PEASE FAMILY HOME

Scope of Work: REV TO HDC2024-11-1486, EXTEND ADDITION

Staff Comments: APPRECIATE THE REVISION TO REMOVE THE ADDITION FROM THE LEFT SIDE OF THE FAÇADE. HOWEVER, THE NEW REAR ADDITION'S RIDGE IS TALLER THAN THE MAIN ENTRANCE AND THE NEW 32 FIXED LITE WINDOW IS A NEW ELEMENT TO THIS HISTORIC STRUCTURE + NOT APPROPRIATE. * ADDING NEW COLUMNS

Staff Recommendations: TO THE SIDE ELEVATION AND MIMICKING THE ENTRY CONDITION TO THE REAR IS ALSO NOT APPROPRIATE. THESE FEATURES WERE KEPT TO THE FAÇADE OF THIS DWELLING FOR A REASON. INTRODUCING THESE ELEMENTS TO THE SIDE + REAR CREATES A FALSE SENSE OF HISTORY AND COUNTER TO THE SOI STANDARDS.

Existing



1 **Southwest - Rear - Existing**
1/4" = 1'-0"



3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Previously Approved



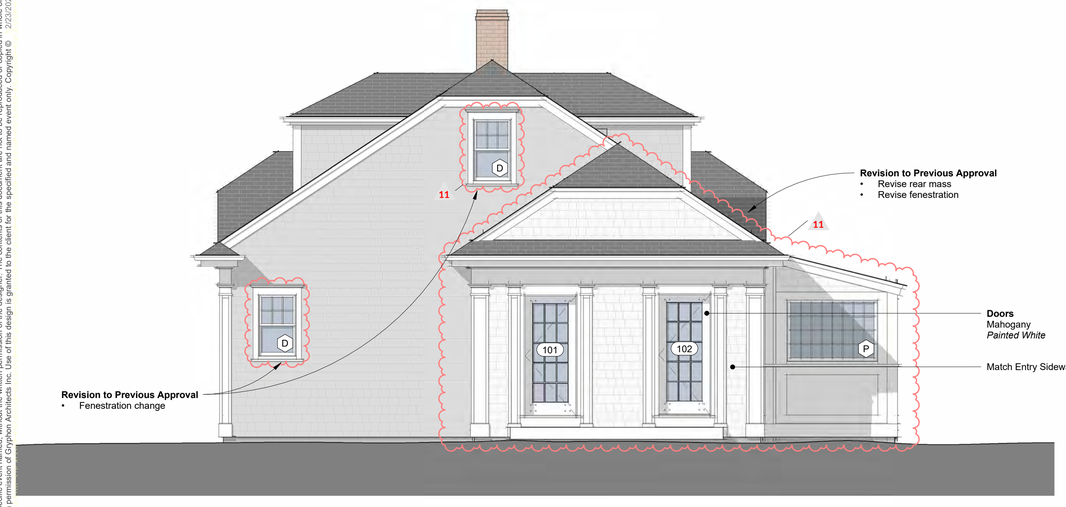
2 **Southwest - Rear - HDC**
3/16" = 1'-0"



4 **Northwest - Driveway - HDC**
3/16" = 1'-0"

Previous Submission

Proposed



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



4 **Northwest - Driveway - HDC**
1/4" = 1'-0"

HDC Submission

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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

Existing

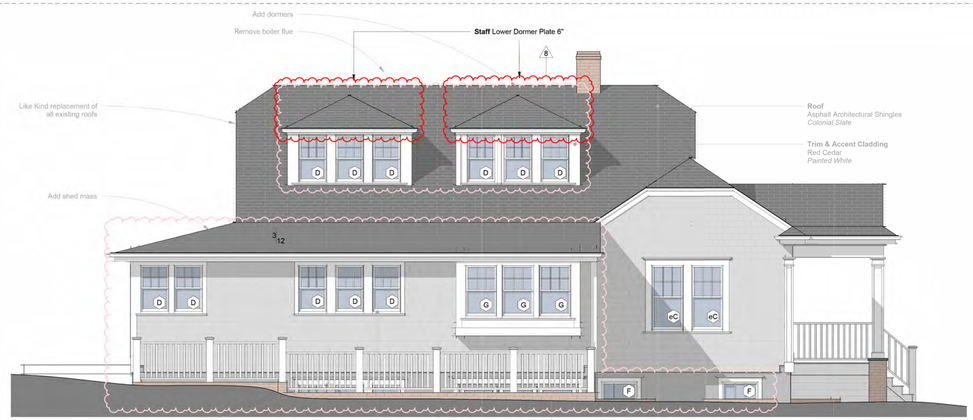


3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"

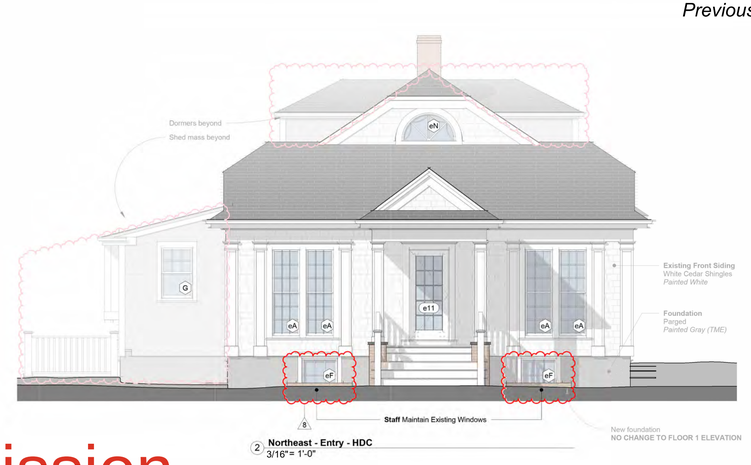


1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Previously Approved



4 **Southeast - Side Yard - HDC**
3/16" = 1'-0"



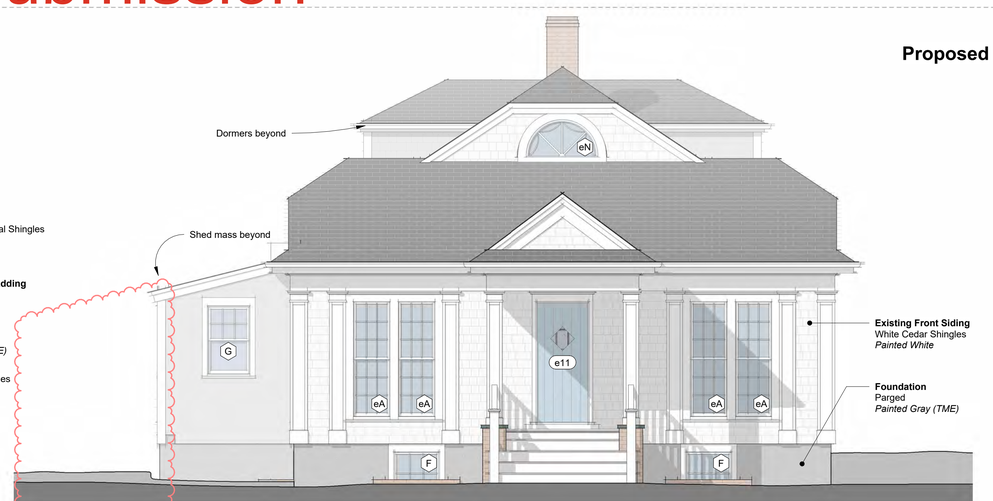
2 **Northeast - Entry - HDC**
3/16" = 1'-0"

Previous Submission

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

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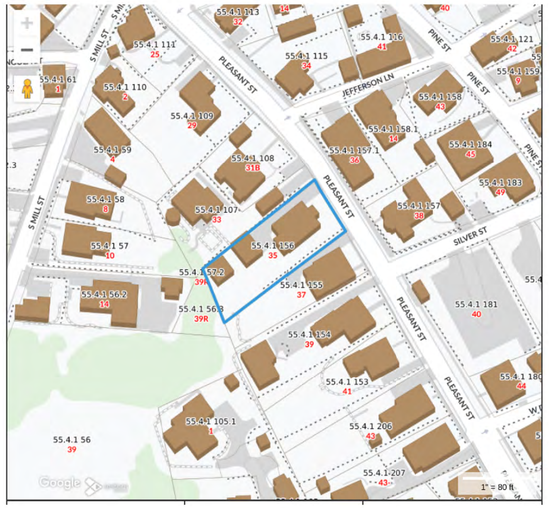
55.4.1 / 156

Structure
Main House

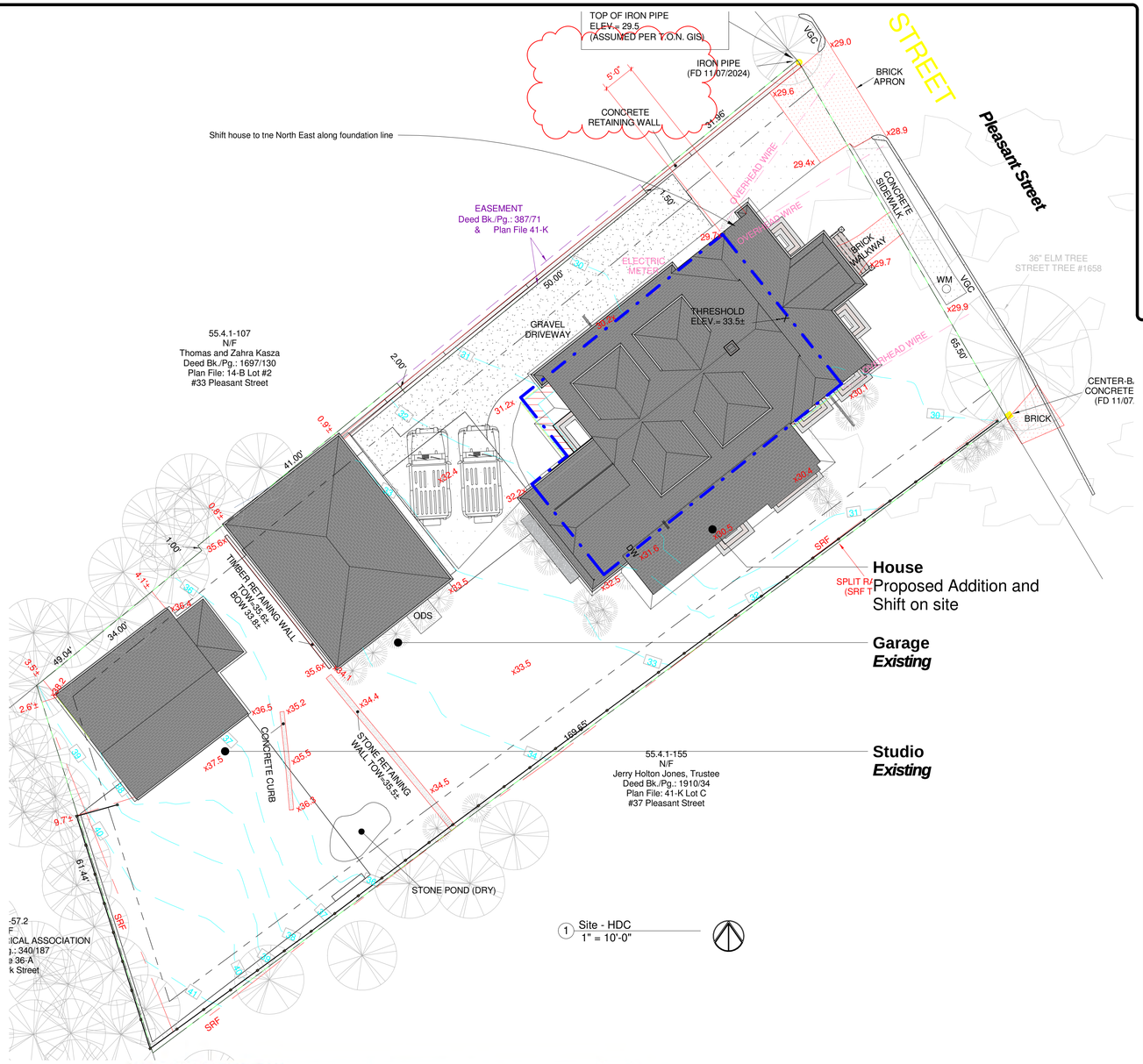
#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Elevations

HDC2.1







1 Site - HDC
1" = 10'-0"









HDC Submission

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Project
Phase One

Location
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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
14	HDC Revision	2025.04.24

Site

HDC3.0

HDC Submission

Revision Schedule

Revision 11 - *Changes to Previous Approval*
- Add pilaster at driveway
- Remove basement fenestration at driveway
- Revise fenestration at driveway
- Revise fenestration at rear
- Remove egress well
- Reduce basement fenestration at side yard
- Revise rear massing and associated fenestration

Revision 14 - *Changes to Previous Submission*
- Add water table
- Replace entry door
- Add bay window
- Revise rear fenestration - remove picture windows

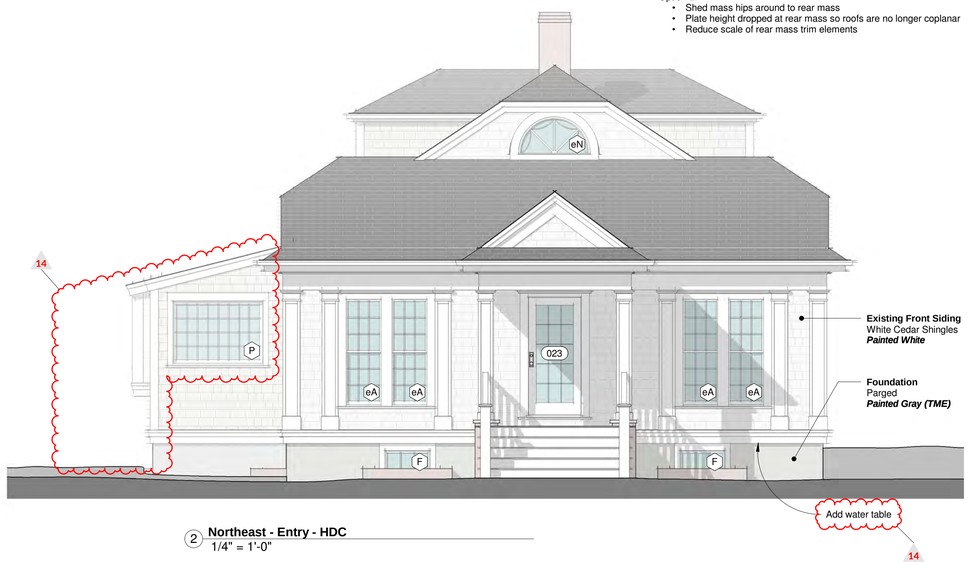
Revision 14 - *Summary of Differences Between Option 1 & 2*

Option 1:
- Rear addition maintains main mass plate height

Option 2:
- Shed mass hips around to rear mass
- Plate height dropped at rear mass so roofs are no longer coplanar
- Reduce scale of rear mass trim elements



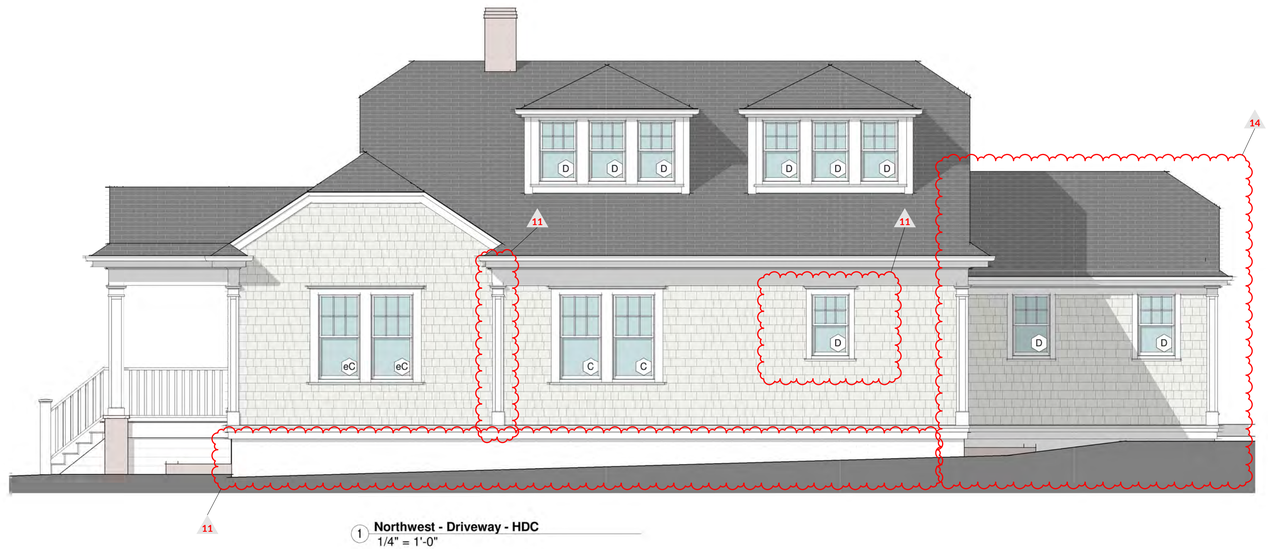
1 **Northwest - Driveway - HDC**
1/4" = 1'-0"



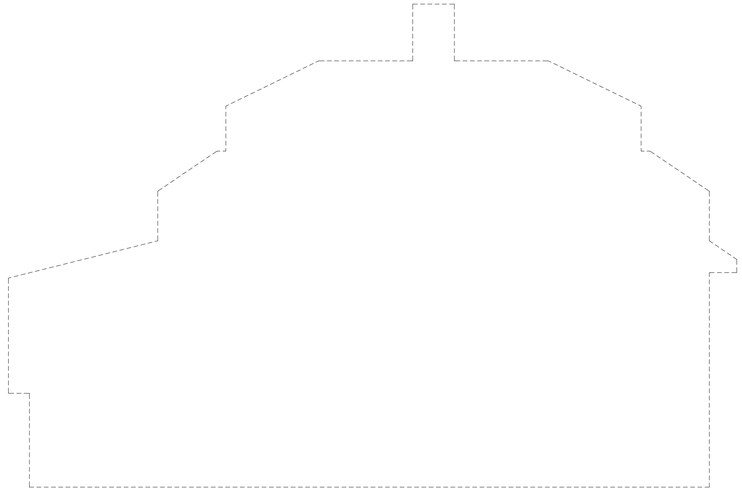
2 **Northeast - Entry - HDC**
1/4" = 1'-0"

Option 1

Option 2



1 **Northwest - Driveway - HDC**
1/4" = 1'-0"



Northeast - Entry - Same as Option 1

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Project
Renovation

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
14	HDC Revision	2025.04.24

Elevations

HDC3.1

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HDC Submission

Revision Schedule

Revision 11 - *Changes to Previous Approval*
- Add pilaster at driveway
- Remove basement fenestration at driveway
- Revise fenestration at driveway
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- Remove egress well
- Reduce basement fenestration at side yard
- Revise rear massing and associated fenestration

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- Add water table
- Replace entry door
- Add bay window
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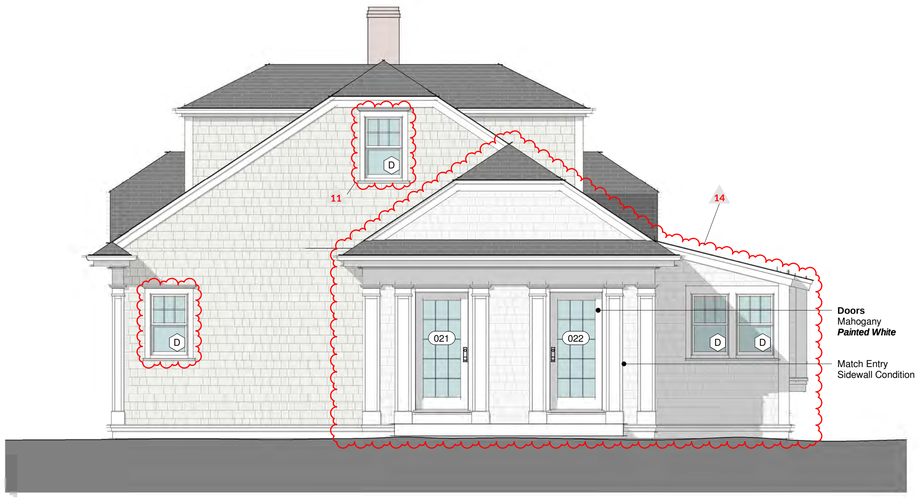


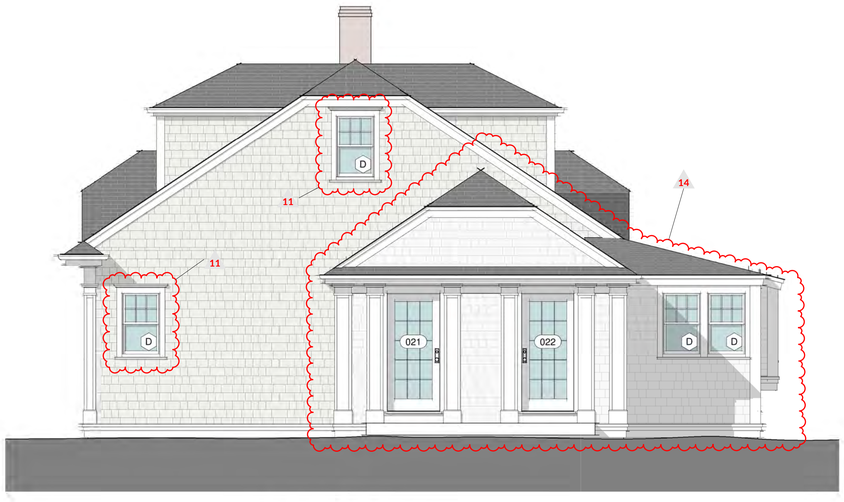
1 **Southwest - Rear - HDC**
1/4" = 1'-0"



2 **Southeast - Side Yard - HDC**
1/4" = 1'-0"

Option 1

Option 2



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



3 **Southeast - Side Yard - HDC**
1/4" = 1'-0"

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Project
Renovation

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
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11	HDC Submission	2025.02.24
14	HDC Revision	2025.04.24

Elevations

HDC3.2

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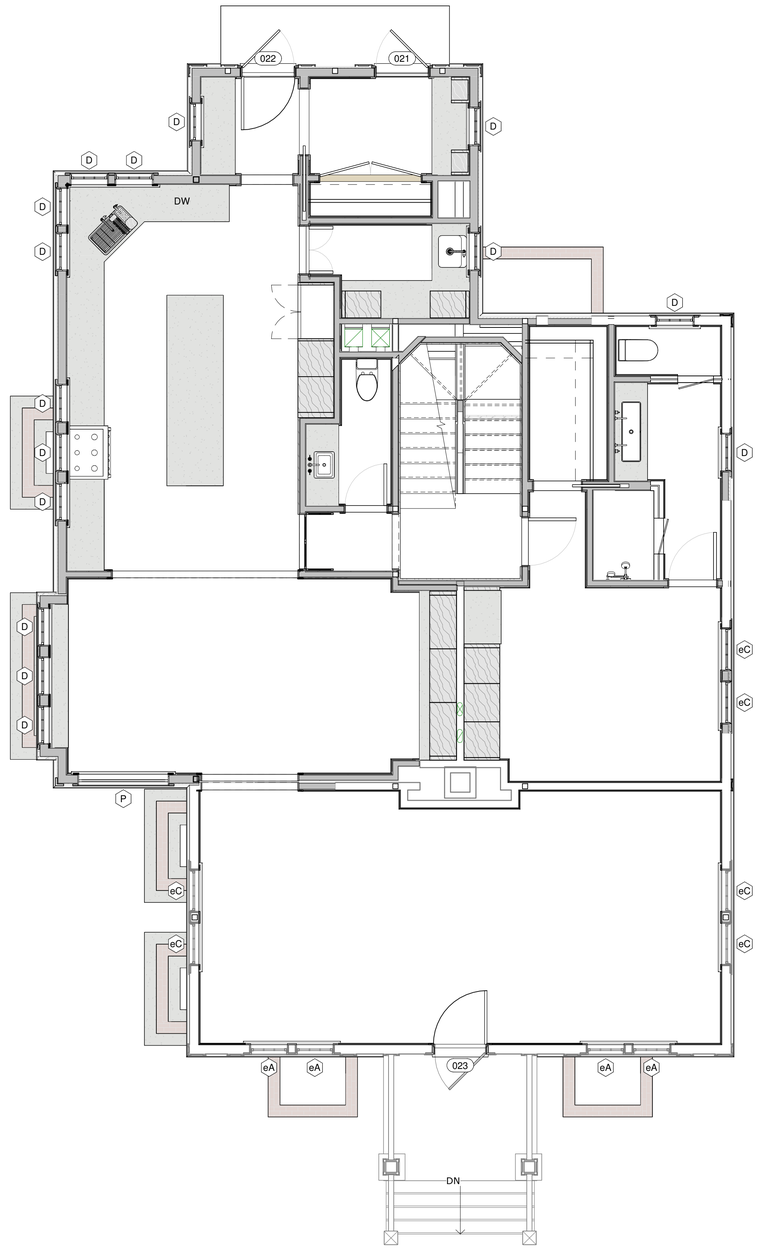
Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Phase Created	Comments
021	Upstate Door	2000	3'-1 1/2"	6'-11 1/4"	Exterior	New Construction	
022	Upstate Door	2000	3'-1 1/2"	6'-11 1/4"	Exterior	New Construction	
023	Upstate Door	2000	3'-1 1/2"	6'-11 1/4"	Exterior	New Construction	

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 0 New	C	Boston Sash	6/1 DH - SSB	8x13 New	2'-6"	5'-1"	New Construction	
Floor 0 New	F	Boston Sash	6/9 DH - SSB	9x13 - 6/9	2'-9"	6'-2"	New Construction	
Floor 0 New	H	Boston Sash	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
Floor 1	D	Boston Sash	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	
Floor 1	eC	Boston Sash	6/1 DH - SSB	8x13	2'-6"	5'-1"	New Construction	
Floor 1	P	Boston Sash	Fixed 32 Lite - SSB	7x9	5'-2"	3'-9"	New Construction	
Floor 2	D	Boston Sash	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	



2 **Floor 1 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
Renovation

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Main House

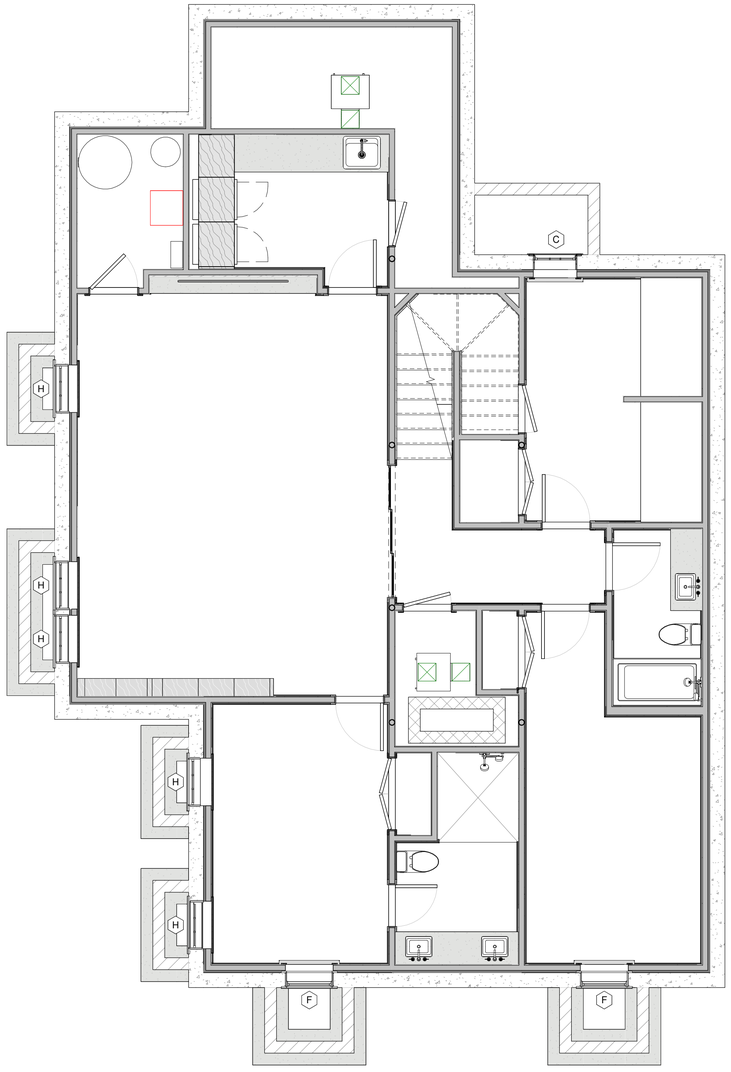
#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24
14	HDC Revision	2025.04.24

Plans

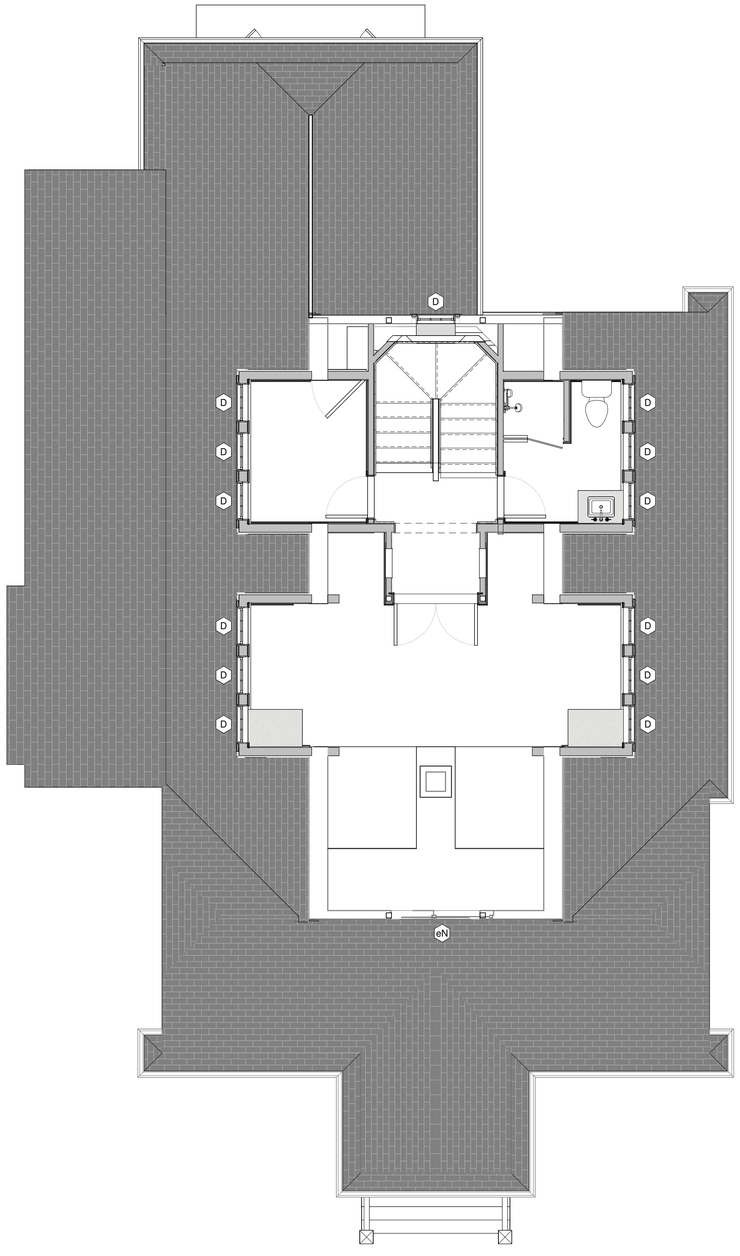
HDC3.3

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 © 4/2/2025 12:57:37 PM.



1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

HDC Submission

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Structure
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Plans

HDC3.4

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

x	Date submitted to 2 Fairgrounds Road: 4-2-25
x	Address & HDC Case Number (ie HDC2020-05-0265): **HDC2025-01-11892** **6 Ishmael Rd**
x	Copy of Minutes (application item circled) Transcript of meeting by Val Oliver Design Inc
x	Reduced (8 ½ x 11) copy of application
x	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
x	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
x	One set reduced plans: 8 ½ x11
x	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
x	Submit documents to PLUS at 2 Fairgrounds Road
x	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Valloria A. Oliver Date: 4-2-25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 91

Street & Number of Proposed Work: 6 ISHMAEL ROAD

Owner of record: BLIBER'S FAMILY LLC

Mailing Address: 41 WALDEN AVE.
SUMMIT, NJ. 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLNEY DESIGNS

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4379 E-mail: olney1@cegrail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 583.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 62'0" Sq. Footage 1st floor: 1997 SF
Width: 39'0" Sq. footage 2nd floor: 922 SF
Sq. footage 3rd floor: _____

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

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

Height of ridge above final finish grade: North 25'0" South 25'0" East 25'0" West 25'0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): COPPER

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) TME Corner boards 1X4 Frieze —
Window Casing 4" Door Frame 1X4 Columns/Posts: Round _____ Square 6"-8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front BANDEN W/ WINDOW Rear SLIDERS Side CASED

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Clapboard (if applicable) _____
Roof WOOD - NTW
Trim WHITE
Sash WHITE
Doors BLUE (TO MATCH EXISTING)
Deck NTW
Foundation GREY
Fence —
Shutters _____

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

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

Date 1-15-25 Signature of owner of record Val Olney Signed under penalties of perjury

March 4, 2025

6 Ishmael Rd

New Dwelling

Sitting Board: Ray, Abby, Angus, Connie and Carrie

Abby: Nice Job. Two things: the left side gable (rocket ship) maybe make wider? The appendage on the right, connection is unusual, and can we drop the main roof in the middle with the two dormers to alleviate the boxiness. Break off last right gable and connect it in a different way? Its intersecting in a weird way.

Carrie: Im in agreement with Abby about the front taller gable proportions are off. The dormer on the south elevation is unfortunate. Unusual and needs to manipulated enough to be approvable and widen the gable form it is on. It is very close to approvable. Shutters are too much and busy.

Connie: Nothing to add, I agree with what's been said.

Angus: This neighborhood has character defining elements like one story or one and a half story is consistent. Dormers are a little heavy. The left gable conflicts with the area neighborhood. Reads more than a story and a half. Can you introduce a hip to that gable or push the two story to the rear.

Ray: Everything that has been said has validity. The things I would underscore are the verticality of the left gable mass. And the almost in and almost out nature of the single story gable on the right.

Angus motion: hold for revisions (all Aye)

Neighborhood Context

Similar characteristics of structures:

-Most have “H” shaped floor plans

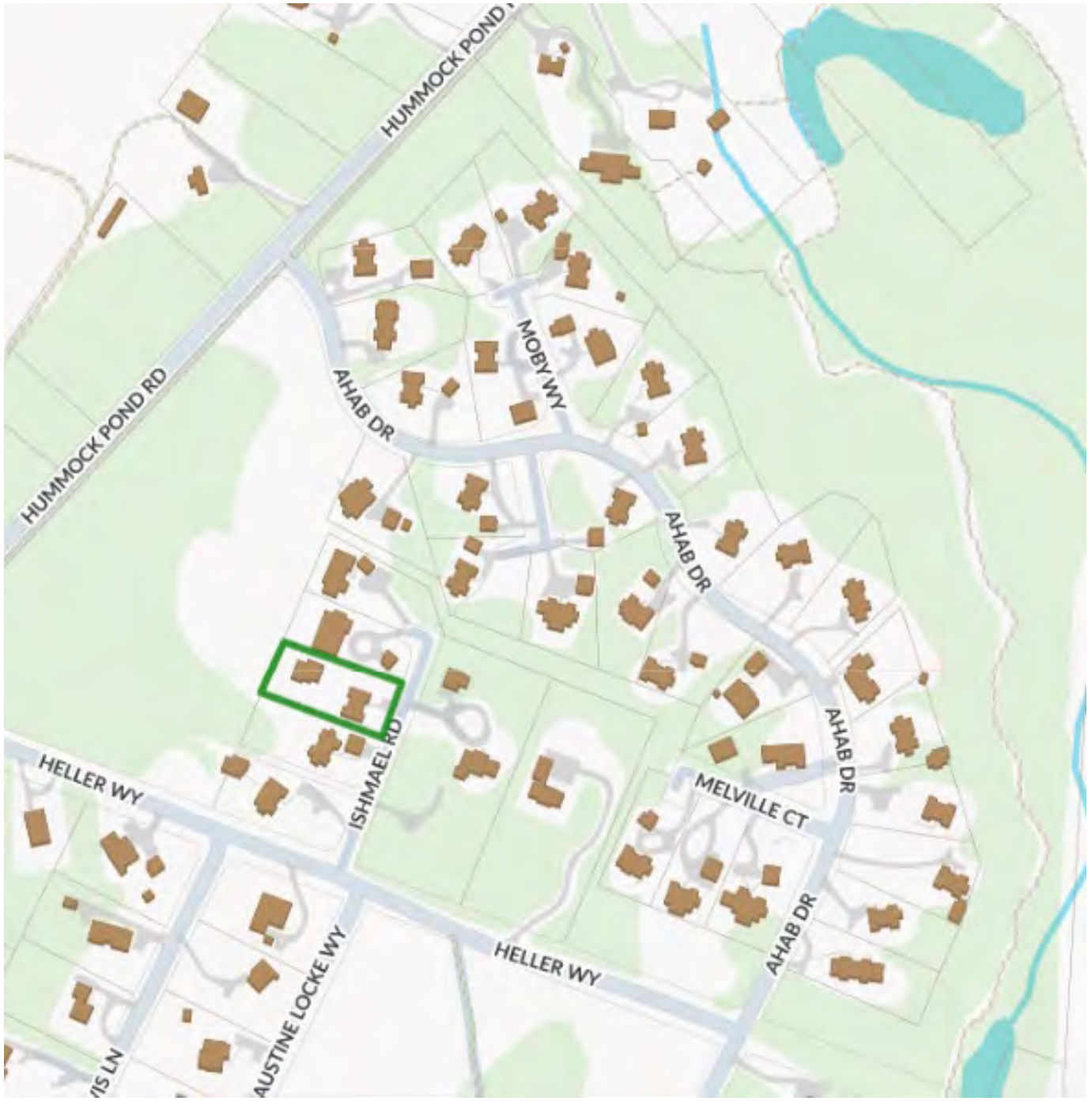
-Eave forward with combination of three masses

-Chimneys, porches and dormers

-Use of non symmetry with combos of smaller gable massing and fins

-Over the course of time, second floor massing has evolved and second garage guest structures

-The “intersecting gable” is a character defining feature in most homes (please note)





9 AHAB DRIVE

7 AHAB DRIVE

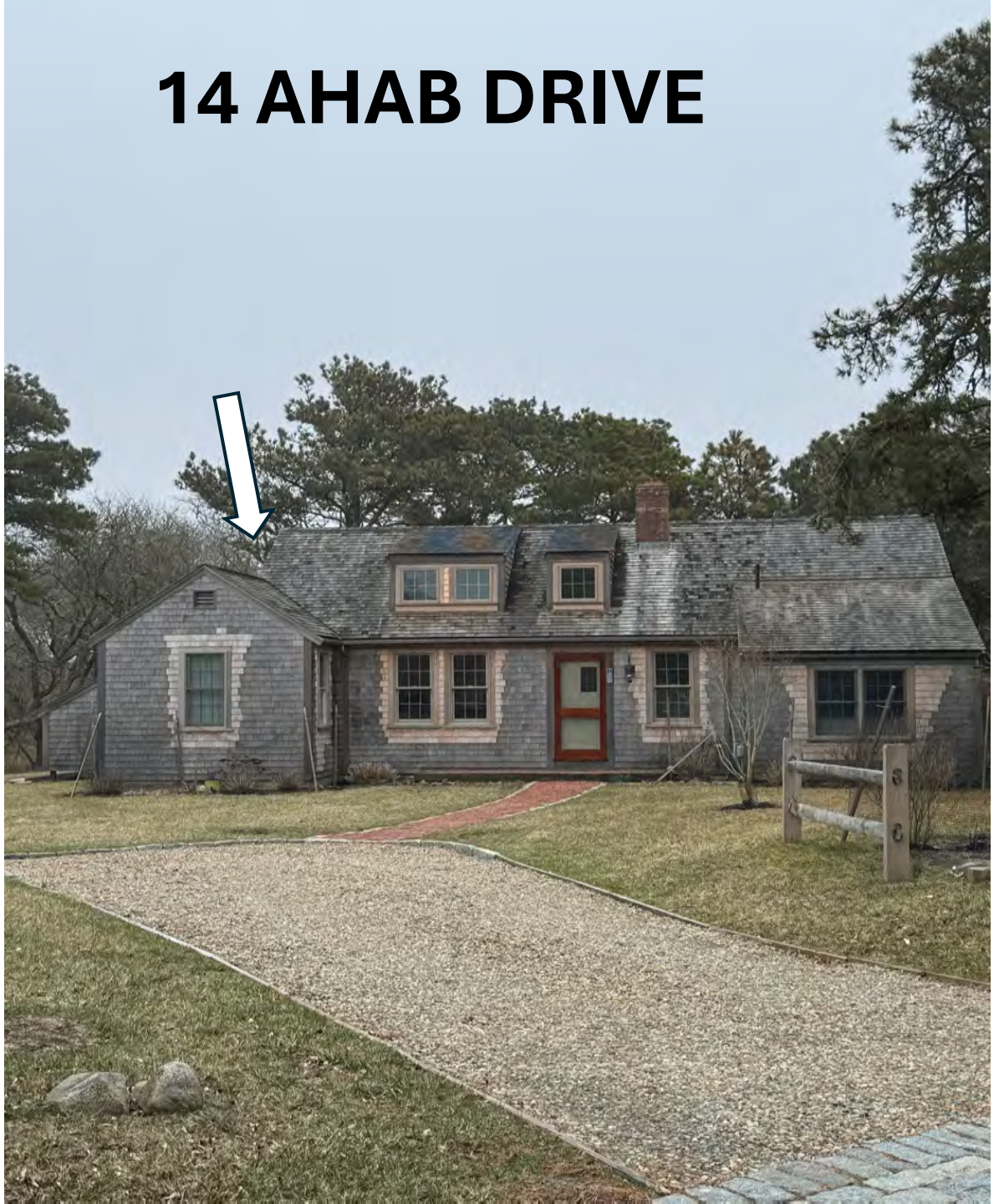




8 AHAB DRIVE BOTH STRUCTURES




16 AHAB DRIVE


14 AHAB DRIVE

17 AHAB DRIVE



19 AHAB DRIVE





19 AHAB DRIVE BARN



21 AHAB DRIVE



26 AHAB DRIVE



4 MELVILLE DRIVE

6 MELVILLE DRIVE







2 Ishmael Rd (Both Structures)





4 Ishmael Rd (Both Structures) Immediate neighbor



8 Ishmael Rd
Immediate neighbor
(very similar to
proposed design)

5 Ishmael Rd

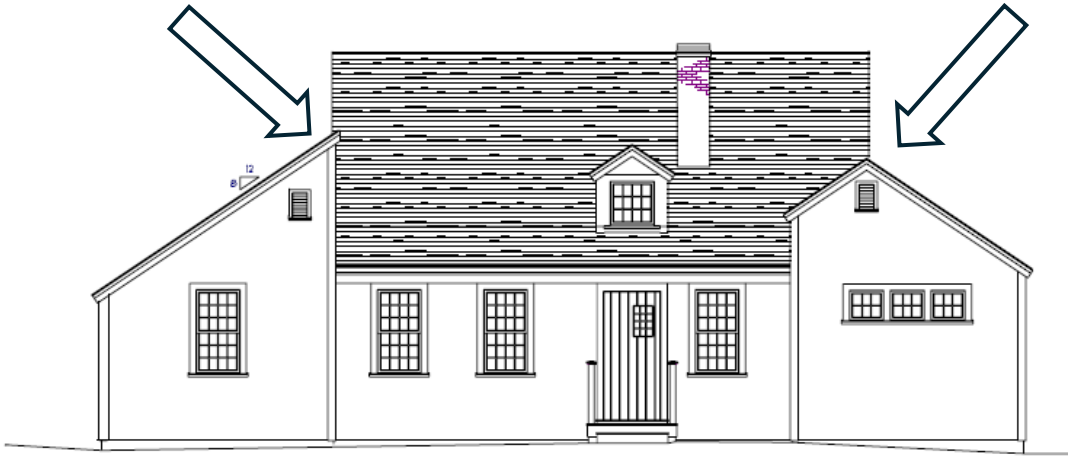




10 Ishmael Rd

6 Ishmael Rd (Existing house)







5 Moby Way

14 Hellers Way









10'-0" SETBACK

PROPERTY LINE

EXISTING STUDIO
1058 SF G.C.

LINE OF EXISTING HOUSE, TO BE MOVED OFF OR DEMOLISHED

PROPOSED DWELLING
1997 SF G.C.

PROPOSED SHED WITHIN SETBACK
198 SF

PROPERTY LINE

10'-0" SETBACK

43'-0" FRONT PORCH TO FRONT PL

15'-0" SETBACK

PROPERTY LINE

ISHMAEL ROAD

1 SITE PLAN
3/32" = 1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

1	03/21/2025	HDC REV. 1
	11/25/2024	HDC FILING
REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

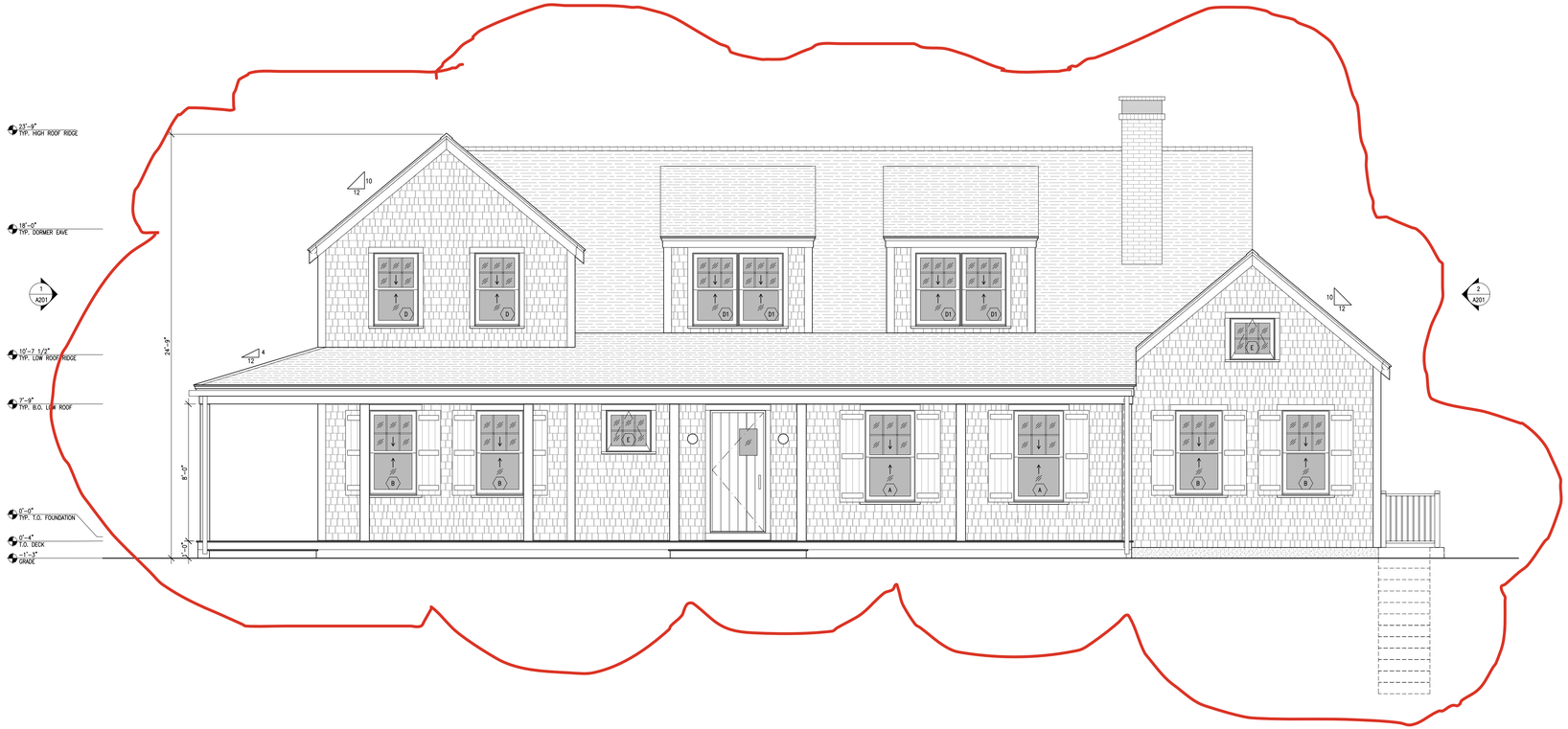
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

SITE PLAN

SHEET NUMBER

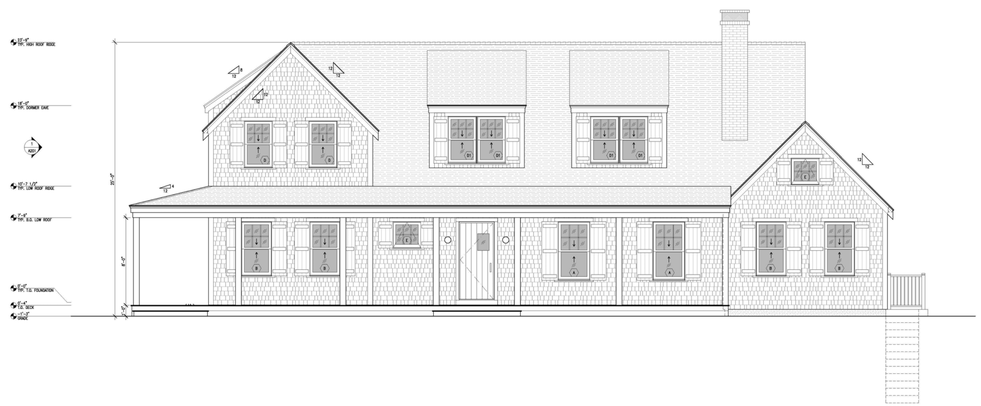
A-001.01



1 ELEVATION: EXT: FRONT (PROPOSED)
1/4"=1'-0"

REVISIONS:

- **DECREASED ROOF PITCH**
- **REDUCE OVERALL HT TO 24'-9"**
- **DROPPED MAIN MASS DOWN**
- **ELIMINATED DORMER ON -SOUTH**
- **REMOVED SHUTTERS SECOND FLOOR AND FROM SMALL 6 LIGHT FIRST FLOOR**
- **INCREASE PITCH ON PORCH ROOF**



ELEVATION: EXT: FRONT (OLD)
1/8"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

REV	DATE	DESCRIPTION
1	03/21/2025	HDC REV. 1
	11/25/2024	HDC FILING

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NANTUCKET, MA 02554

PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

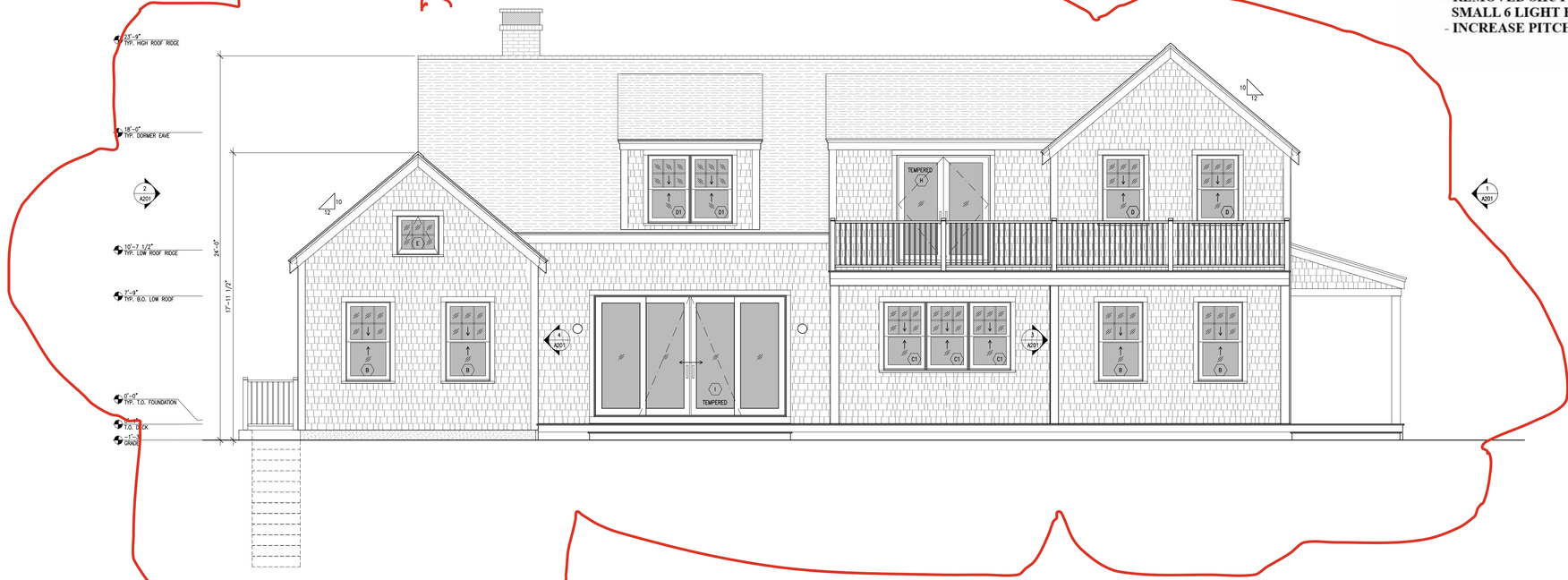
EXT ELEVATIONS

SHEET NUMBER

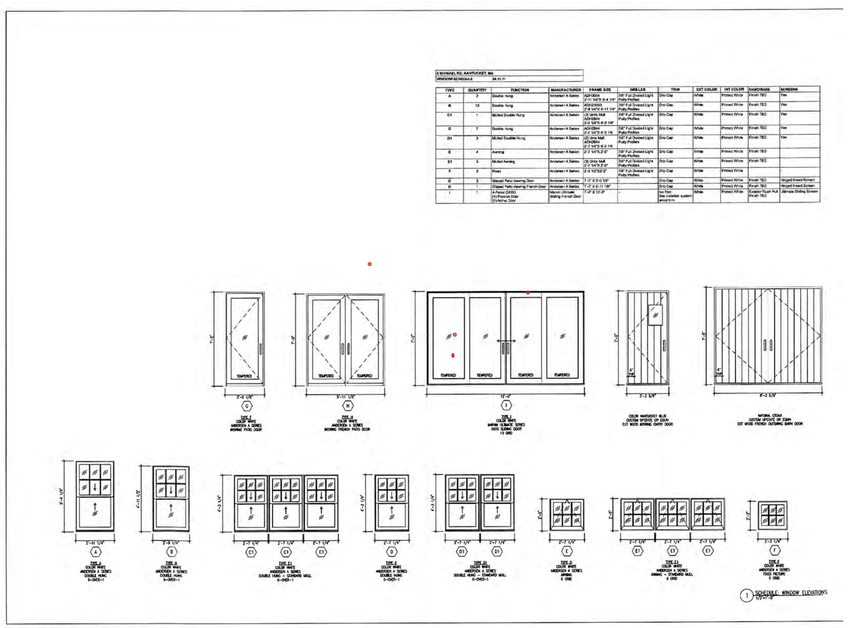
A-200.01A

REVISIONS:

- DECREASED ROOF PITCH
-REDUCE OVERALL HT TO 24'-9"
-DROPPED MAIN MASS DOWN
- ELIMINATED DORMER ON -SOUTH
- REMOVED SHUTTERS SECOND FLOOR AND FROM SMALL 6 LIGHT FIRST FLOOR
- INCREASE PITCH ON PORCH ROOF



2 ELEVATION: EXT: REAR (PROPOSED)
1/4"=1'-0"





ELEVATION: EXT: REAR (OLD)
1/8"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

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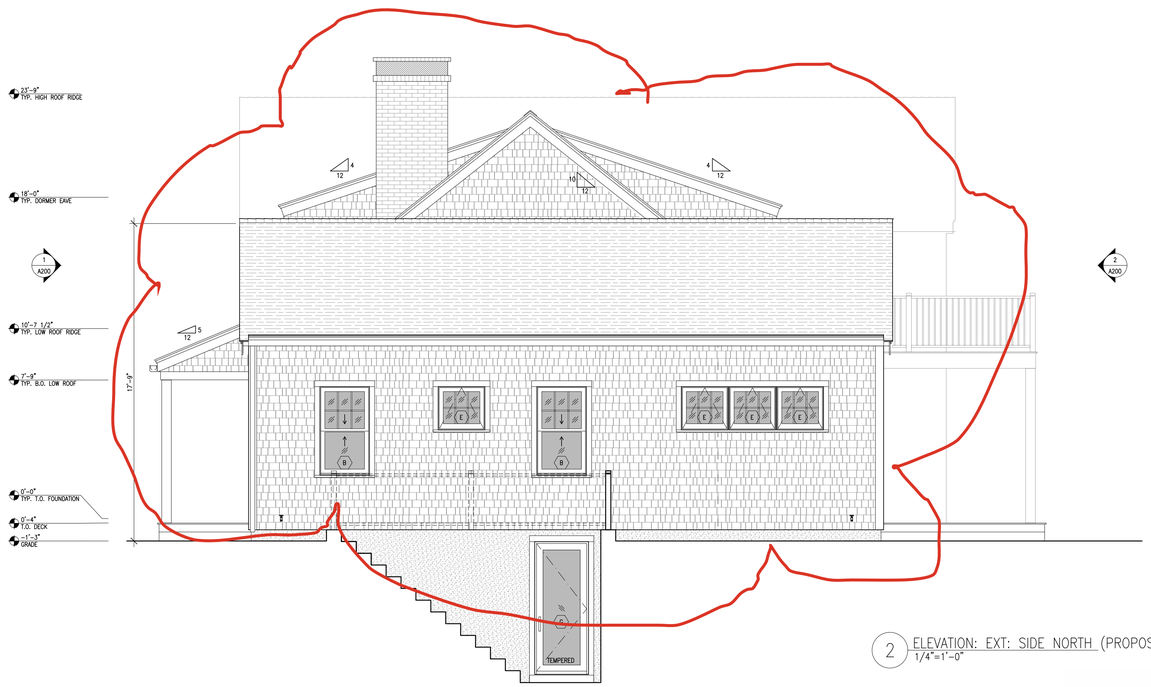
A-200.01B



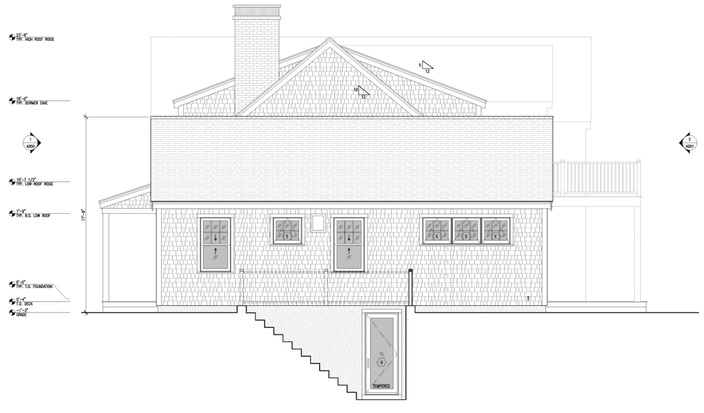
2 ELEVATION: EXT: SIDE NORTH (PROPOSED)
1/4"=1'-0"



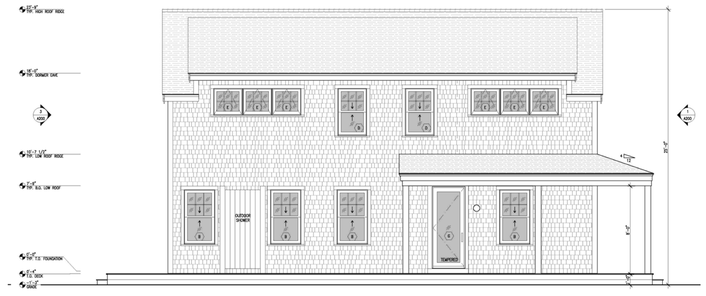
1 ELEVATION: EXT: SOUTH (PROPOSED)
1/4"=1'-0"

REVISIONS:

- **DECREASED ROOF PITCH**
- **REDUCE OVERALL HT TO 24'-9"**
- **DROPPED MAIN MASS DOWN**
- **ELIMINATED DORMER ON -SOUTH**
- **REMOVED SHUTTERS SECOND FLOOR AND FROM SMALL 6 LIGHT FIRST FLOOR**
- **INCREASE PITCH ON PORCH ROOF**



ELEVATION: EXT: SIDE NORTH (OLD)
1/8"=1'-0"



1 ELEVATION: EXT: SIDE SOUTH
1/4"=1'-0"

CLIENT

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NANTUCKET, MA 02554

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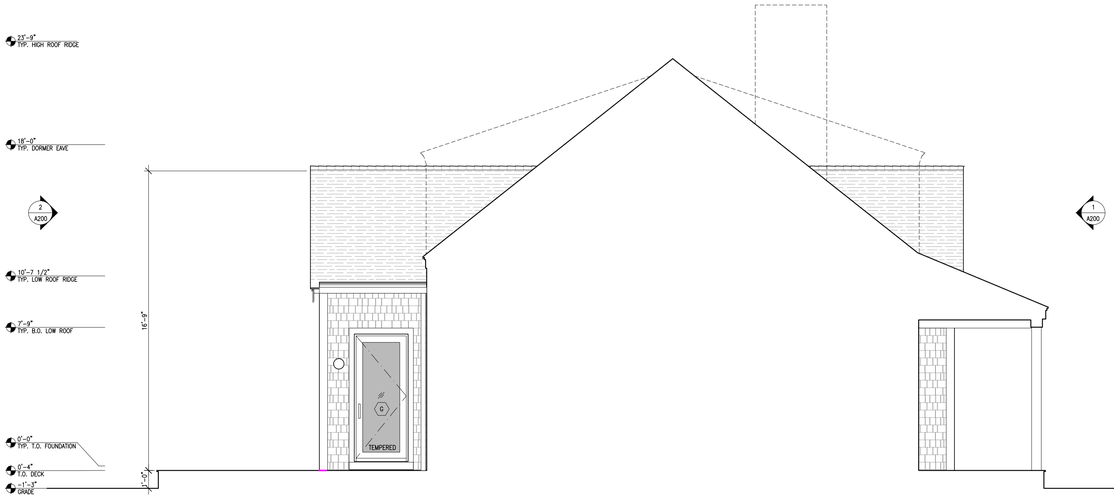
SHEET TITLE

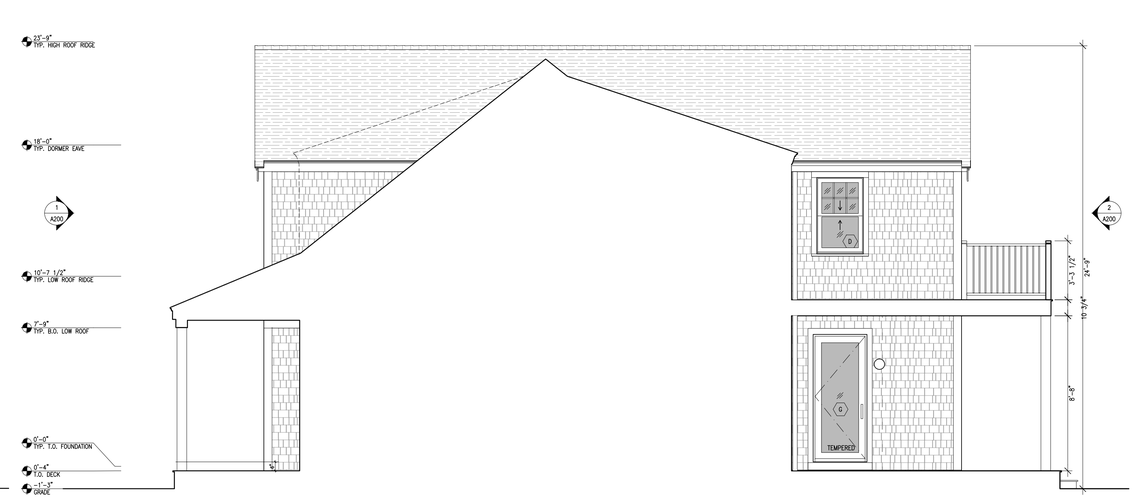
EXT ELEVATIONS

SHEET NUMBER

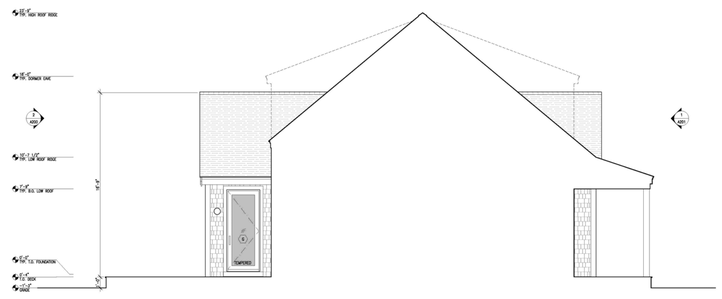
A-201.01A



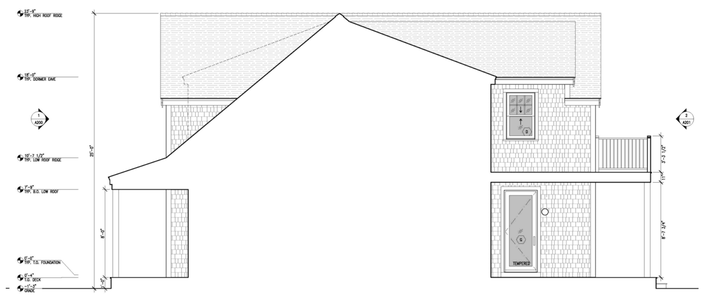
4 ELEVATION: EXT: INSIDE SOUTH (PROPOSED)
1/4"=1'-0"



3 ELEVATION: EXT: INSIDE NORTH (PROPOSED)
1/4"=1'-0"



ELEVATION: EXT: INSIDE SOUTH (OLD)
1/8"=1'-0"



ELEVATION: EXT: INSIDE NORTH (OLD)
1/8"=1'-0"

CLIENT

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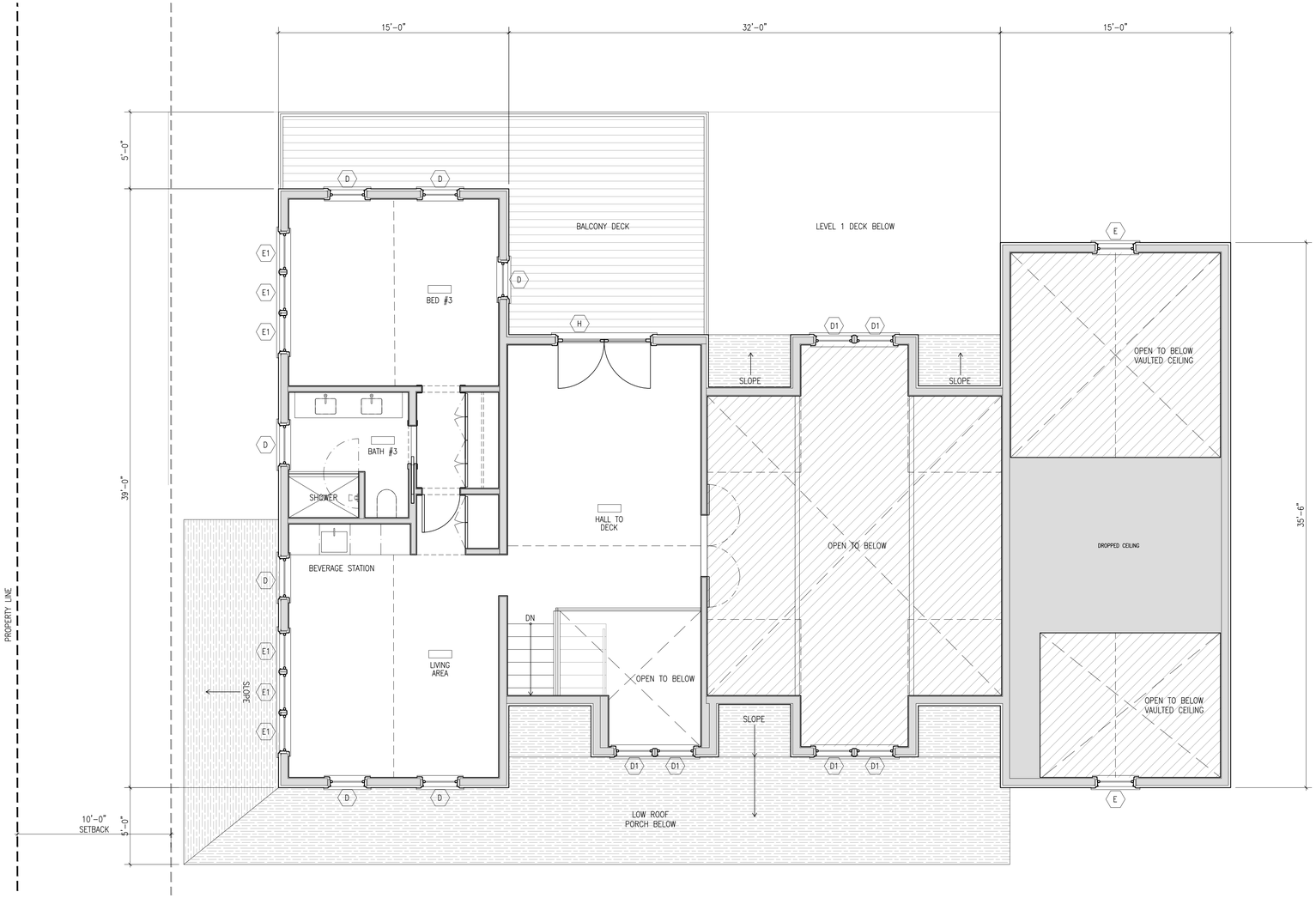
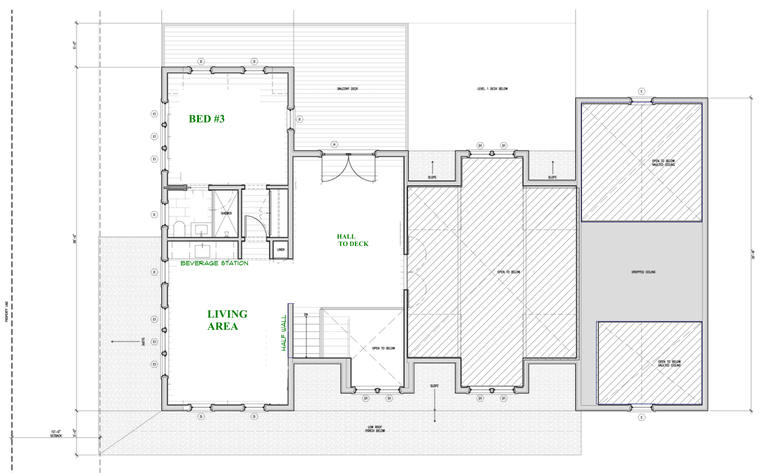
SHEET NUMBER

A-201.01B



1 PROPOSED PLAN: LEVEL 2
1/4"=1'-0"



1 (OLD) PLAN: LEVEL 2
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

REV	DATE	DESCRIPTION
1	03/21/2025	HDC REV. 1
	11/25/2024	HDC FILING

DEPARTMENT OF BUILDINGS APPROVALS

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

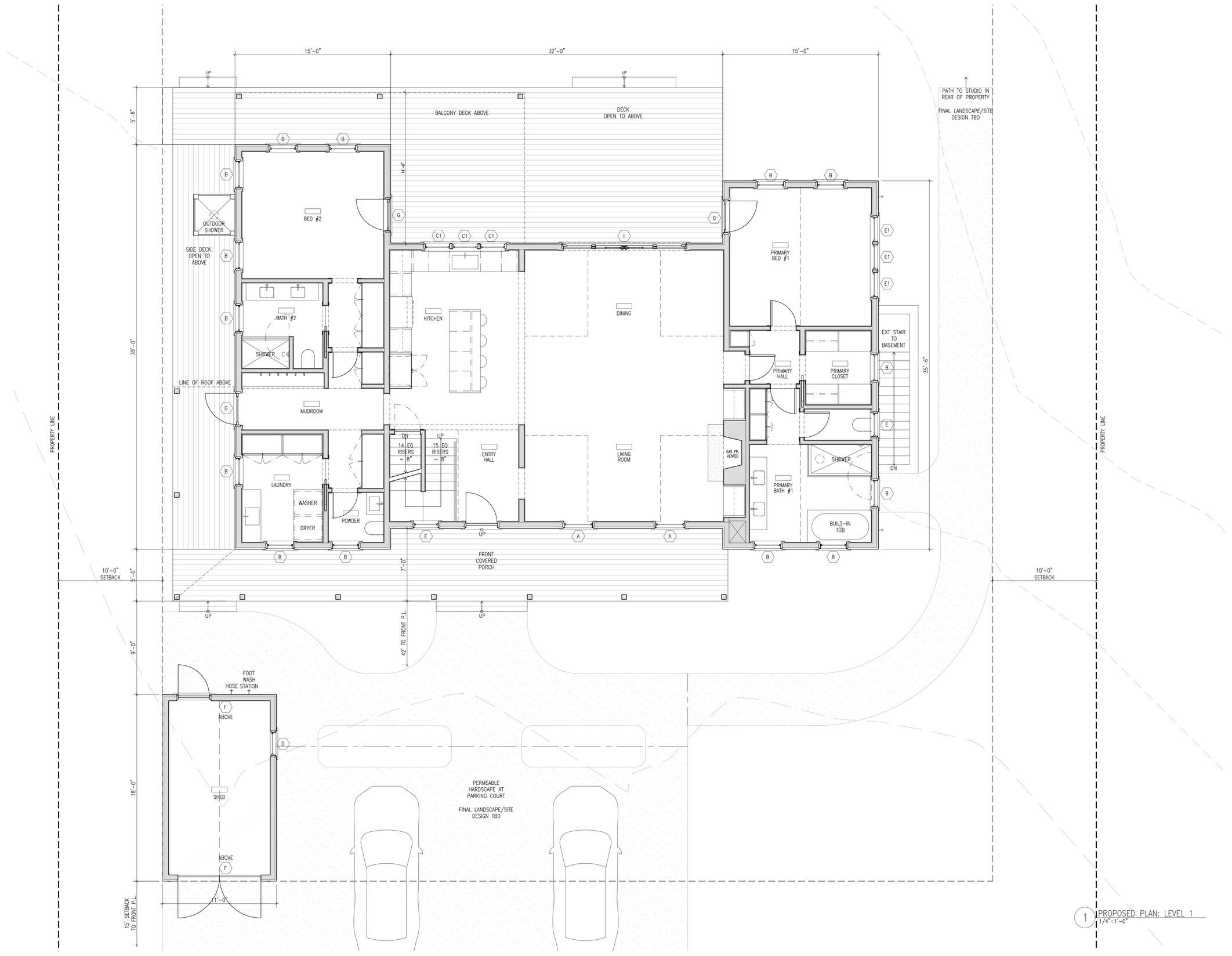
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

PROPOSED PLAN: LEVEL 2

SHEET NUMBER

A-102.01



1 PROPOSED PLAN: LEVEL 1
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

REV	DATE	DESCRIPTION
1	03/21/2025	HDC REV. 1
	11/25/2024	HDC FILING

DEPARTMENT OF BUILDINGS APPROVALS

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

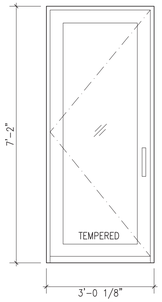
PROPOSED PLAN: LEVEL 1

SHEET NUMBER

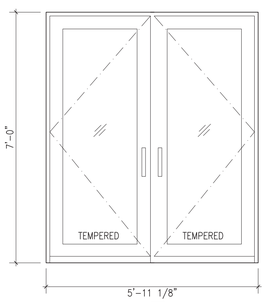
A-101.00

6 ISHMAEL RD, NANTUCKET, MA	
WINDOW SCHEDULE	24.11.11

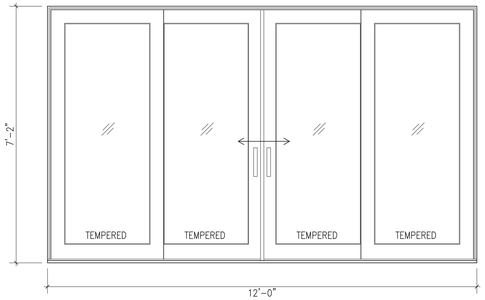
TYPE	QUANTITY	FUNCTION	MANUFACTURER	FRAME SIZE	GRILLES	TRIM	EXT COLOR	INT COLOR	HARDWARE	SCREENS
A	2	Double Hung	Andersen A Series	ADH3054 2'-11 1/4"X 5'-4 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
B	10	Double Hung	Andersen A Series	ADH21050 2'-9 1/4"X 4'-11 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
C1	1	Mulled Double Hung	Andersen A Series	(3) Units Mull ADH2844 2'-7 1/4"X 4'-3 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D	7	Double Hung	Andersen A Series	ADH2844 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D1	3	Mulled Doulble Hung	Andersen A Series	(2) Unis Mull ADH2844 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
E	4	Awning	Andersen A Series	2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
E1	3	Mulled Awning	Andersen A Series	(3) Units Mull 2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
F	2	Fixed	Andersen A Series	2'-3 1/2"X2'-2"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White		-
G	3	Glazed Patio Inswing Door	Andersen A Series	7'-2" X 3'-0 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
H	1	Glazed Paito Inswing French Door	Andersen A Series	7'-2" X 5'-11 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
I	1	4-Panel OXXO (1) Passive Door (1) Active Door	Marvin Ultimate Sliding French Door	7'-0" X 12'-0"	-	No Trim, Site-installed custom wood trim	White	Primed White	Exterior Flush Pull Finish TBD	Ultimate Sliding Screen



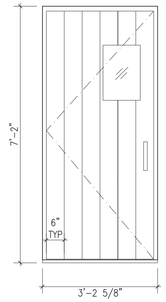
TYPE_F
COLOR WHITE
ANDERSEN A SERIES
INSWING PATIO DOOR



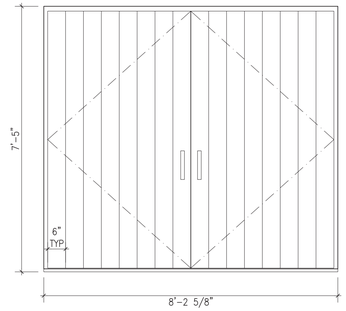
TYPE_H
COLOR WHITE
ANDERSEN A SERIES
INSWING FRENCH PATIO DOOR



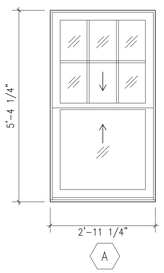
TYPE_I
COLOR WHITE
MARVIN ULTIMATE SERIES
OXXO SLIDING DOOR
15 GRID



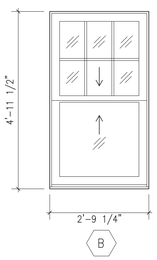
COLOR NANTUCKET BLUE
CUSTOM UPSTATE OR EQUIV
EXT WOOD INSWING ENTRY DOOR



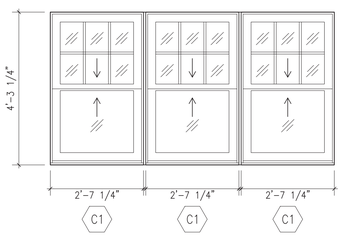
NATURAL CEDAR
CUSTOM UPSTATE OR EQUIV
EXT WOOD FRENCH OUTSWING BARN DOOR



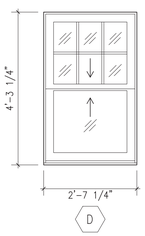
TYPE_A
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG
6-OVER-1



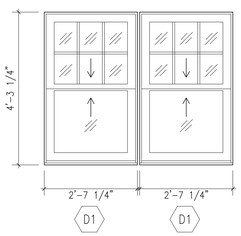
TYPE_B
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG
6-OVER-1



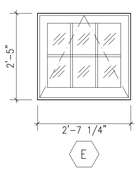
TYPE_C1
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG – STANDARD MULL
6-OVER-1



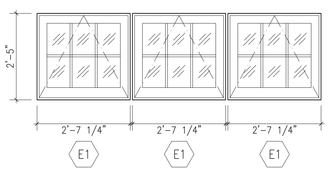
TYPE_E
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG
6-OVER-1



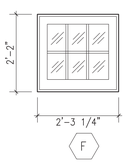
TYPE_D1
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG – STANDARD MULL
6-OVER-1



TYPE_D
COLOR WHITE
ANDERSEN A SERIES
AWNING
6 GRID



TYPE_E1
COLOR WHITE
ANDERSEN A SERIES
AWNING – STANDARD MULL
6 GRID



TYPE_F
COLOR WHITE
ANDERSEN A SERIES
FIXED PICTURE
6 GRID

1 SCHEDULE: WINDOW ELEVATIONS
1/2"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

1	03/21/2025	HDC REV. 1
	11/25/2024	HDC FILING
REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

SCHEDULE:
EXT WINDOW & DOOR

SHEET NUMBER

A-600.01

ADDRESS: 1 SHADBUSH ROAD
DATE HEARD: MARCH 4, 2025
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1/10/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 1 Shadbush Rd. HDC #2025-1190
N/A	Copy of Minutes (application item circled) Not yet available
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Site cross sections, revised South Elev.
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan (b.) North Elevation (c.) South Elevation (d.) East Elevation (e.) West Elevation (f.) Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 4/3/25

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°: 78 PARCEL N°. 5

Street & Number of Proposed Work: 1 SHADBUSH ROAD

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-7200 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN COMEAU C/O WESTON & SAMPSON

Mailing Address: 100 FOXBOROUGH BLVD, SUITE 250
FOXBOROUGH, MA 02034

Contact Phone #: 508-203-8334 E-mail: COMEAUJE@WSEINC

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 290' Sq. Footage 1st floor: 64,808 G.S.F. Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 184' Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

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

Height of ridge above final finish grade: North 34'-0" South 21'-8" East 30'-0" West 34'-0"

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

REVISIONS* (describe) N/A

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 1'-0" ☐ Block ☐ Block Parged ☒ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged N/A ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 3 /12 Secondary Mass 1 /12 Dormer 5 /12 Other _____

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

Fence: Height: 8'-0"
Type: CHAIN LINK - BLACK
Length: SITE PERIMETER

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

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

Leaders (material and size): ALUMINUM 6"X4"

Sidewall: ☒ White cedar shingles (ADMINISTRATION BUILDING AREA) ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ N/A
☒ Other INSULATED METAL WALL PANELS @ INDUSTRIAL BUILDING AREAS

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) N/A Corner boards 1X8 Frieze 1X8
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round N/A Square N/A

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type METAL - OVERHEAD Material STEEL/POLYCARBONATE

Hardscape materials: Driveways BIT. CONCRETE Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

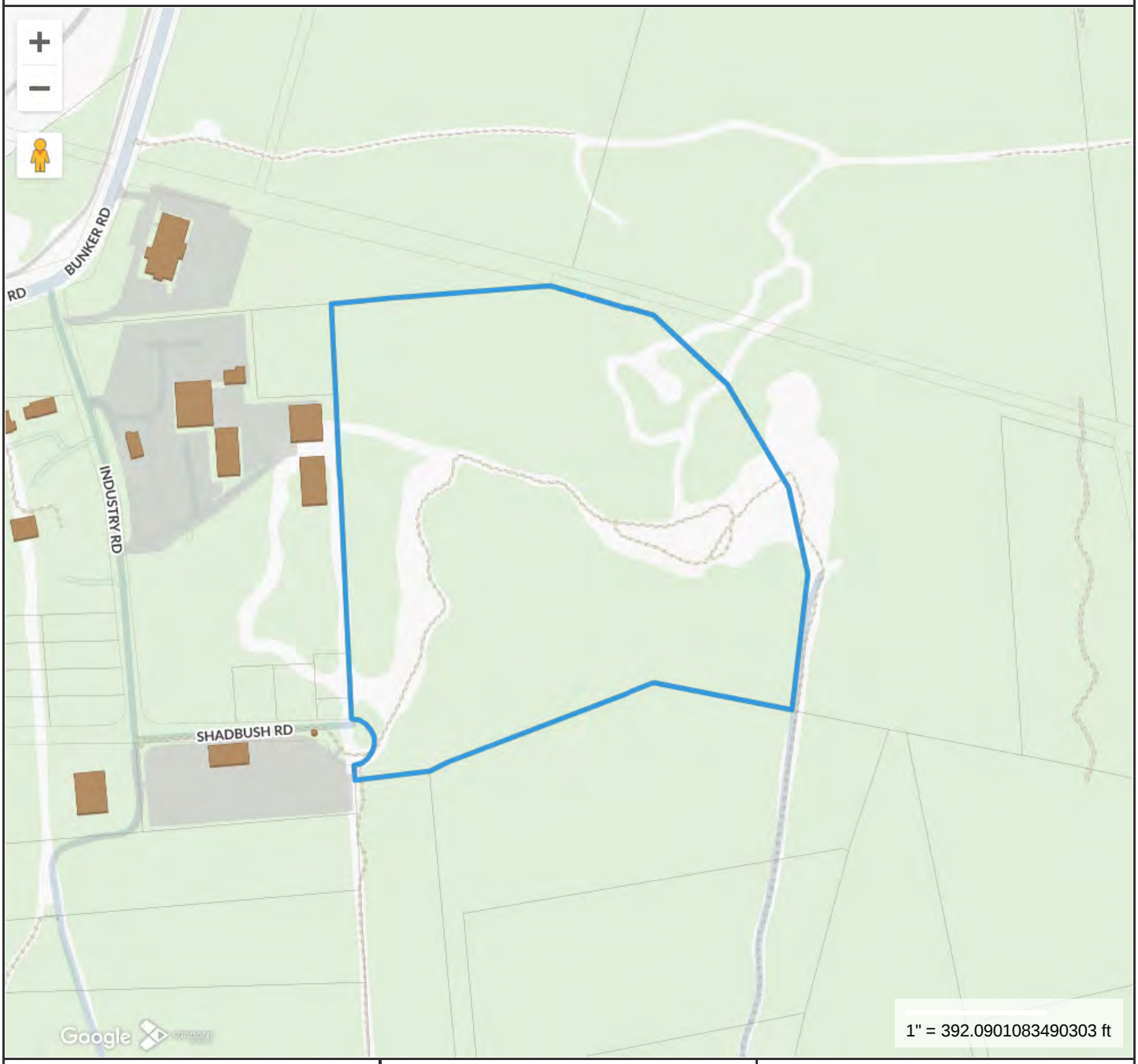
COLORS

Sidewall WHITE CEDAR SHINGLE/GRAY MTL PANEL Clapboard (if applicable) N/A Roof GUNMETAL GRAY
Trim NATURAL RED CEDAR Sash WHITE Doors COLONIAL RED
Deck N/A Foundation BRICK RED/GRAY CMU Fence BLK-CHAIN LINK Shutters N/A

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

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

Date 1/22/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7285
Location	1 SHADBUSH RD
Owner	NANTUCKET TOWN OF

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.

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

VIII. NEW BUSINESS 01/07/2025

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

IX. NEW BUSINESS 01/21/2025

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

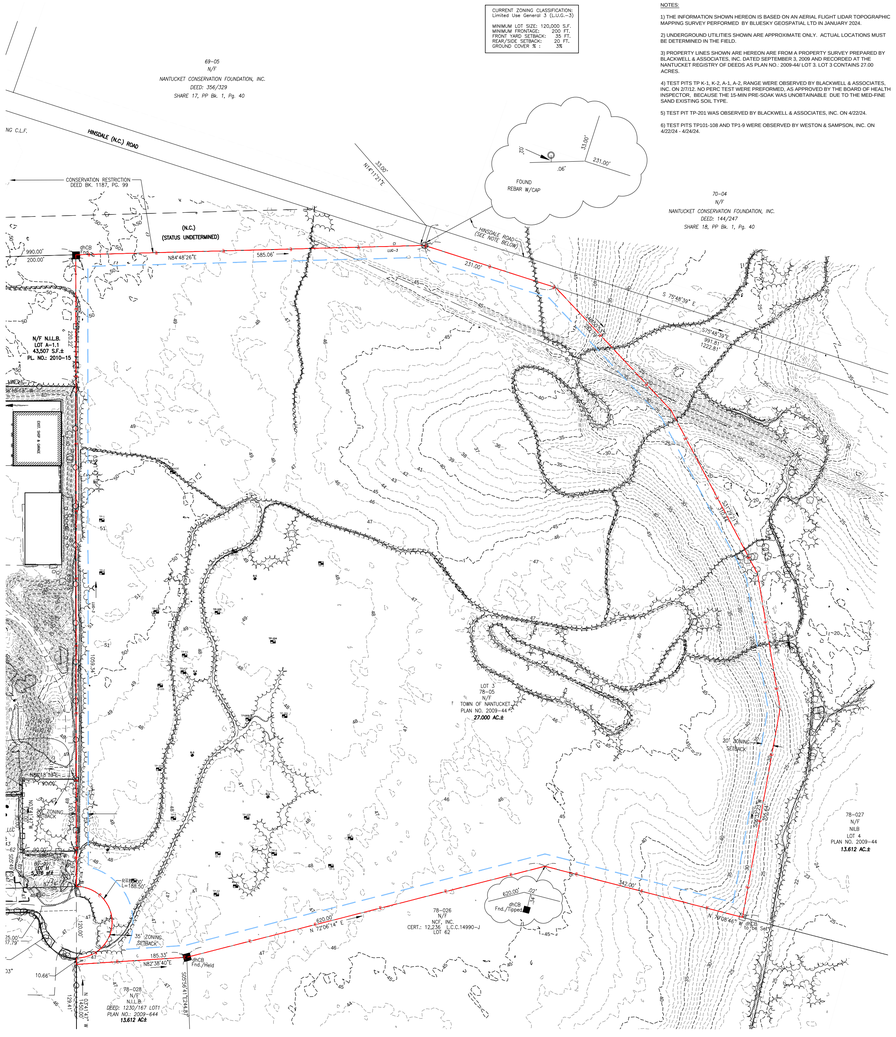
X. NEW BUSINESS 02/04/2025- VIEW

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

XI. NEW BUSINESS 02/04/2025

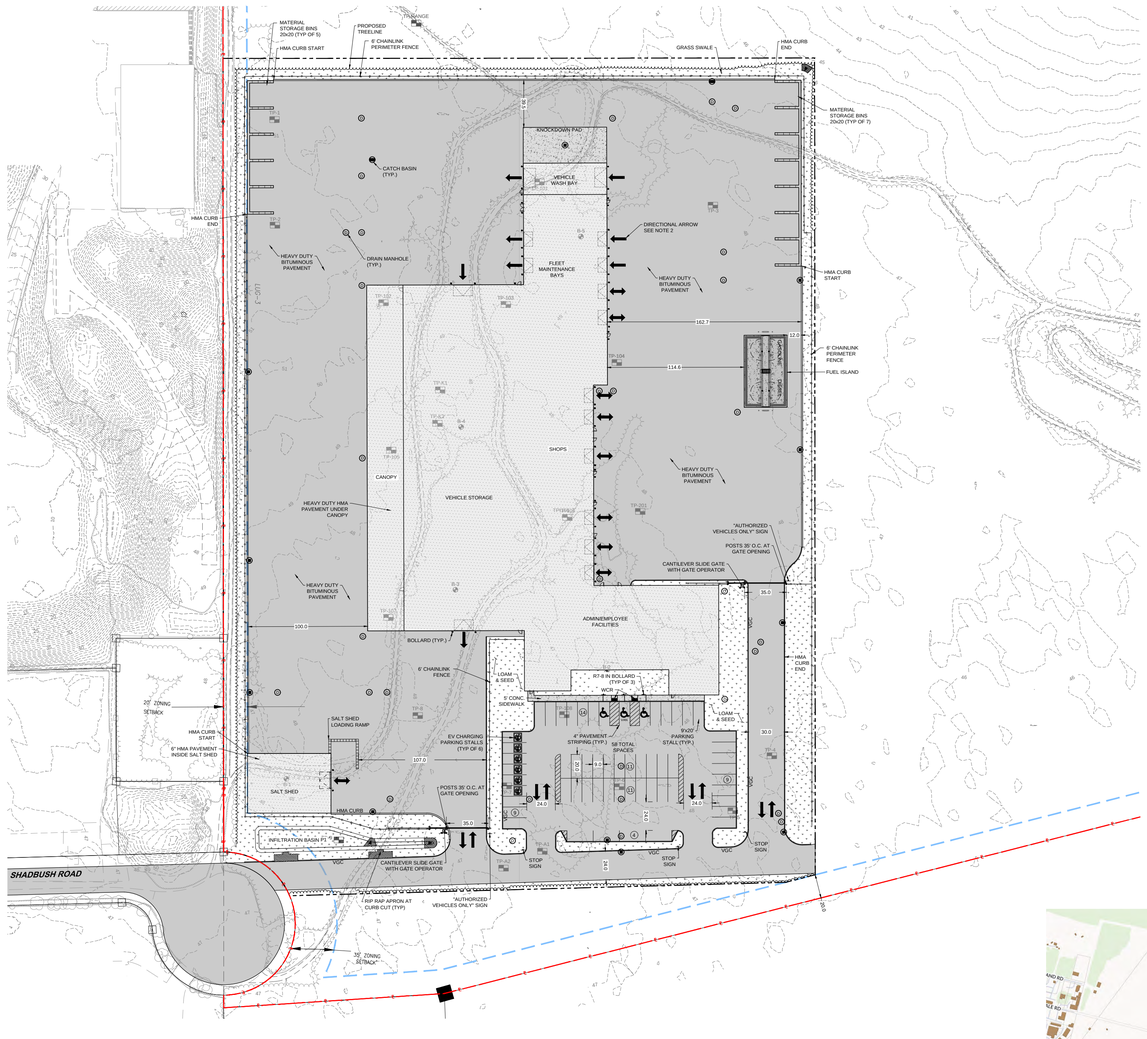
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Dream North LLC- **11904**	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev	VO
2.	Bridges Family Tr. LLC- **11892**	6 Ishmael Rd	New dwelling	82/91	Val Oliver	RP
3.	Georgi Dimov- **11906**	3 Miles Court	Solar Roof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

1 SHADBUSH ROAD
HDC2025-11901



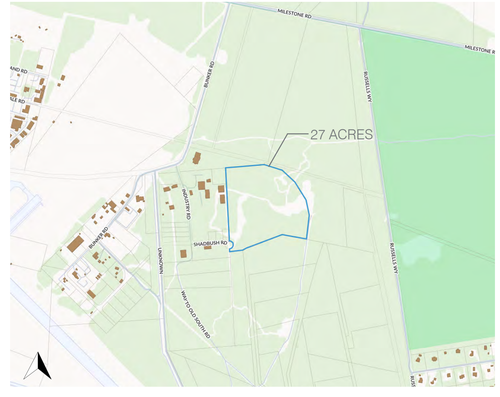
OVERALL EXISTING SITE PLAN ≈27 ACRES

1" = 120'



PARTIAL SITE PLAN ≈7.9 ACRES

1" = 60'



LOCUS MAP - 1 SHADBUSH RD

N.T.S.

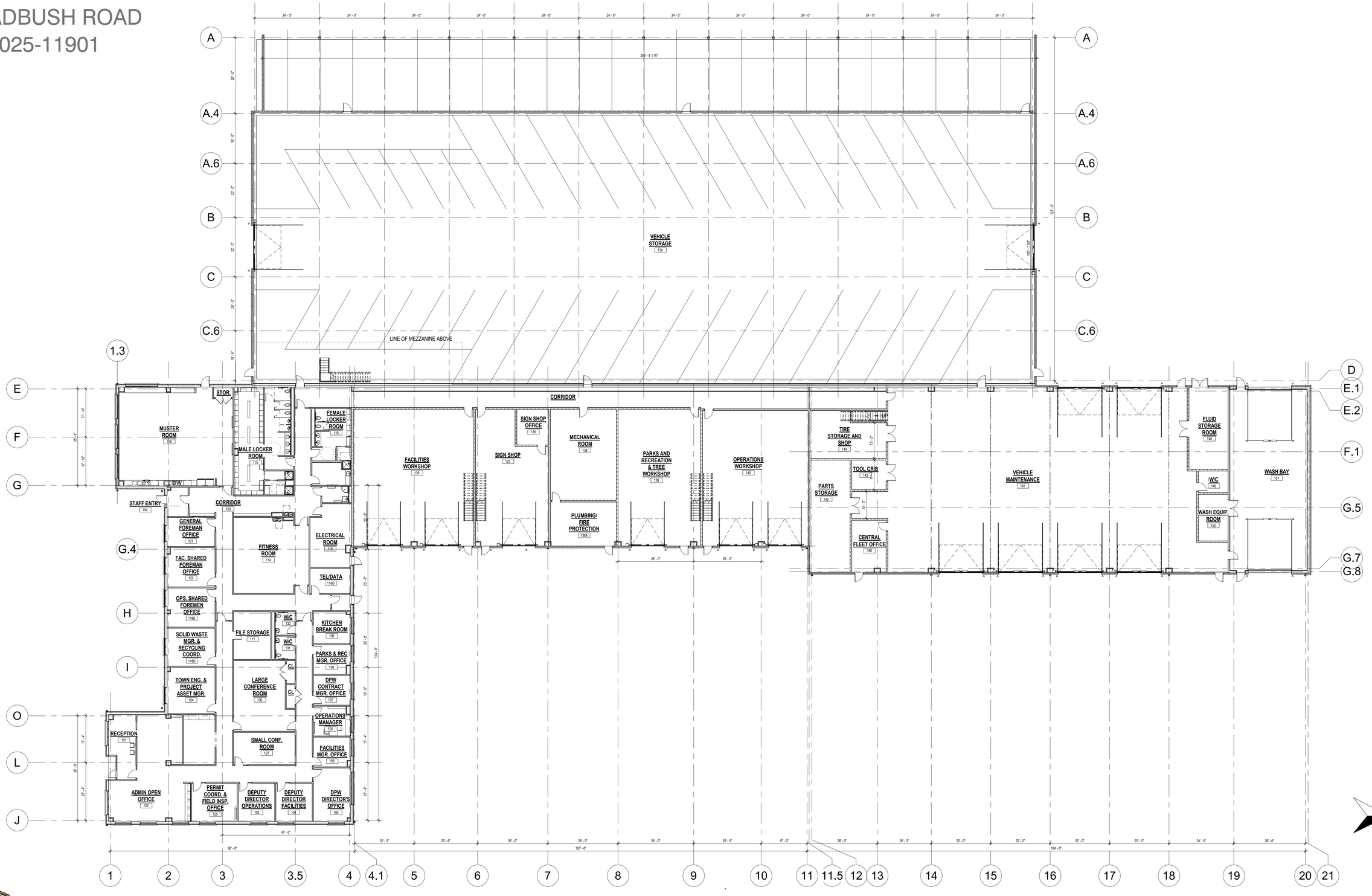
PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION

OLD BUSINESS SUBMISSION - APRIL 08, 2025

Weston & Sampson SM

1 SHADBUSH ROAD
HDC2025-11901



PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION

OLD BUSINESS SUBMISSION - APRIL 08, 2025

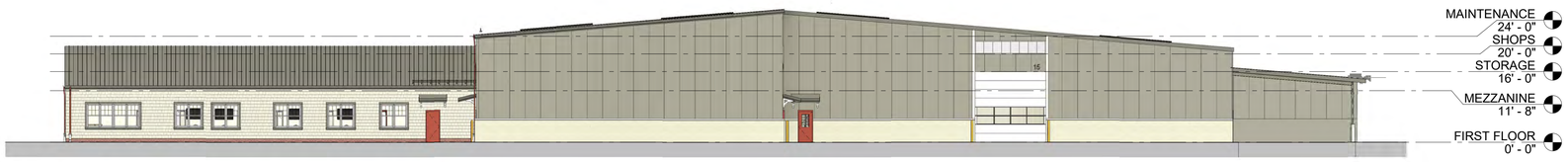
OVERALL FLOOR PLAN ≈ 63,000 SF

1/16" = 1'-0"

Weston & Sampson SM

1 SHADBUSH ROAD
HDC2025-11901

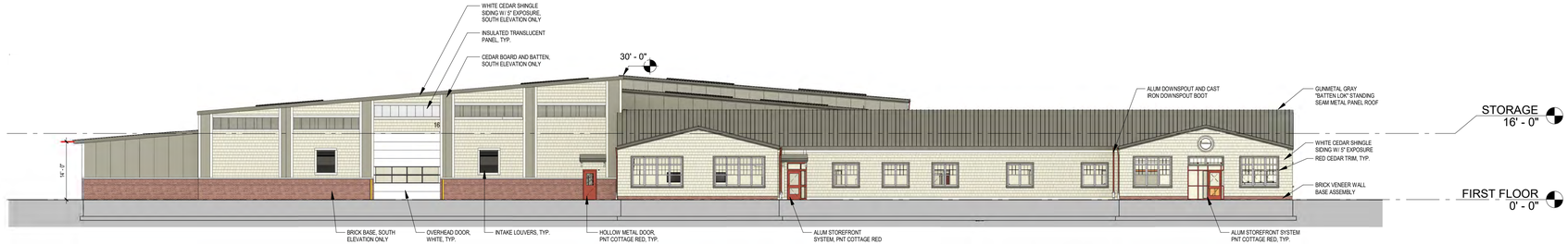
OPTION 1 - REVISED
VEHICLE STORAGE BUILDING



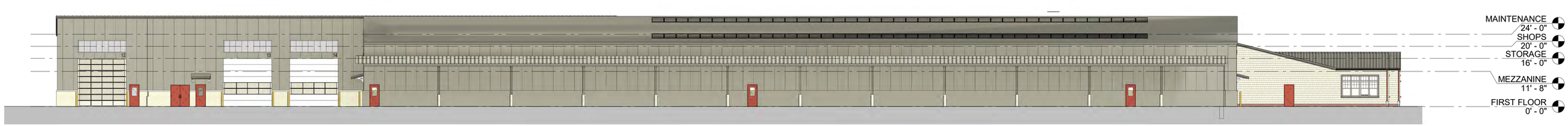
OVERALL NORTH ELEVATION
1/16" = 1'-0"



OVERALL EAST ELEVATION
1/16" = 1'-0"



OVERALL SOUTH ELEVATION
1/16" = 1'-0"



OVERALL WEST ELEVATION
1/16" = 1'-0"

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION

OLD BUSINESS SUBMISSION - APRIL 08, 2025

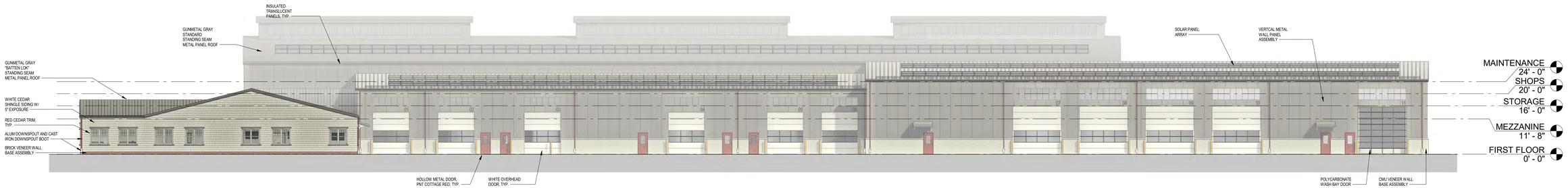
Weston & Sampson SM

1 SHADBUSH ROAD
HDC2025-11901

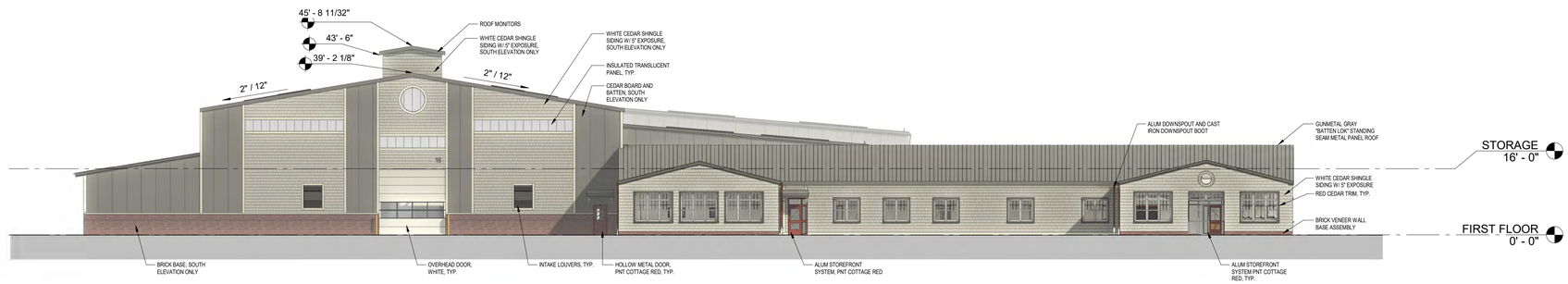
OPTION 2
VEHICLE STORAGE BUILDING



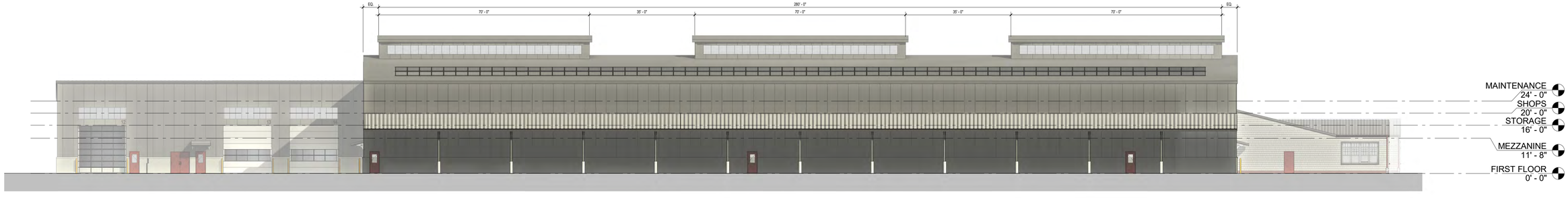
OVERALL NORTH ELEVATION
1/16" = 1'-0"



OVERALL EAST ELEVATION
1/16" = 1'-0"



OVERALL SOUTH ELEVATION
1/16" = 1'-0"



OVERALL WEST ELEVATION
1/16" = 1'-0"

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

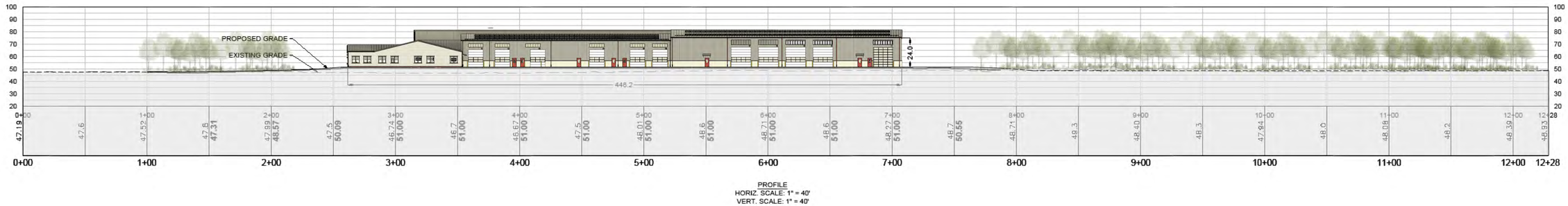
HISTORIC DISTRICT COMMISSION

OLD BUSINESS SUBMISSION - APRIL 08, 2025

Weston & Sampson SM

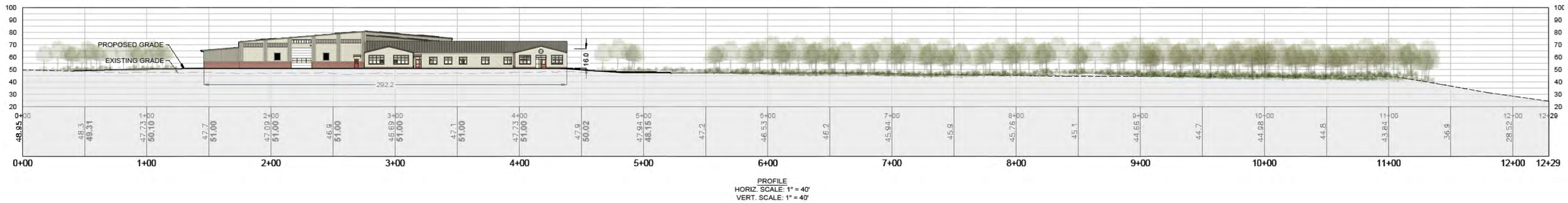
1 SHADBUSH ROAD
HDC2025-11901

SITE ELEVATIONS



PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 40'

OVERALL EAST ELEVATION
1" = 40'-0"



PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 40'

OVERALL SOUTH ELEVATION
1" = 40'-0"

0 40 100 160
SCALE: 1" = 40'

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

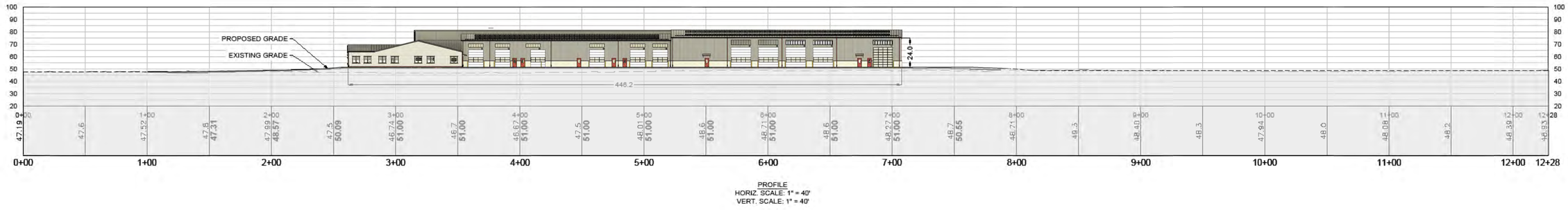
HISTORIC DISTRICT COMMISSION

OLD BUSINESS SUBMISSION - APRIL 08, 2025

Weston & Sampson SM

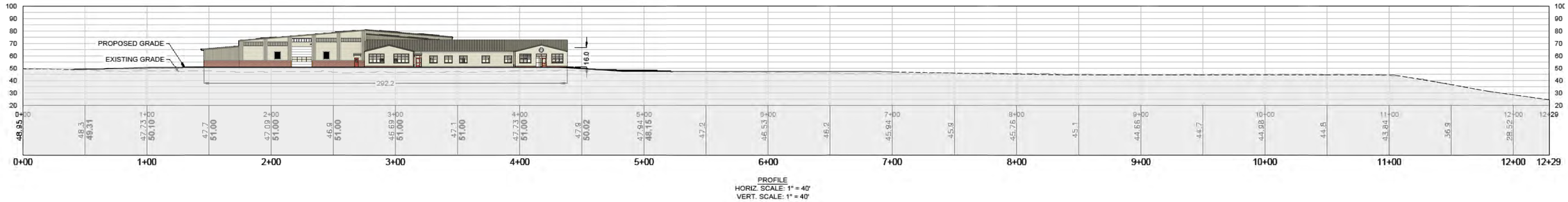
1 SHADBUSH ROAD
HDC2025-11901

SITE ELEVATIONS



PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 40'

OVERALL EAST ELEVATION
1" = 40'-0"



PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 40'

OVERALL SOUTH ELEVATION
1" = 40'-0"

0 40 100 160
SCALE: 1" = 40'

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION

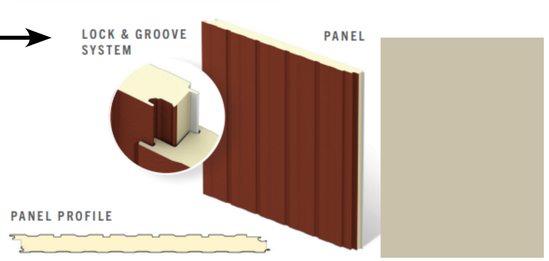
OLD BUSINESS SUBMISSION - APRIL 08, 2025

Weston & Sampson SM

1 SHADBUSH ROAD
HDC2025-11901



AERIAL VIEW OF PRIMARY BUILDING
N.T.S



EXTERIOR PANEL
SHOPS, MAINTENANCE BAYS, WASH BAY, VEHICLE STORAGE

INSULATED METAL WALL PANEL
VERTICAL FLUTE PATTERN
LIGHT STONE COLOR



PRECEDENT EXAMPLE OF VERTICAL METAL PANEL, INSULATED OVERHEAD DOORS, INSULATED TRANSLUCENT PANELS, POLYCARBONATE WASH BAY DOOR, CMU VENEER BASE



STANDING SEAM METAL ROOF - GUNMETAL GRAY



WINDOW EXAMPLE - DOUBLE HUNG WINDOWS AND TRANSOM WITH INSULATING GLASS WHITE MUNTINS AND FRAMES



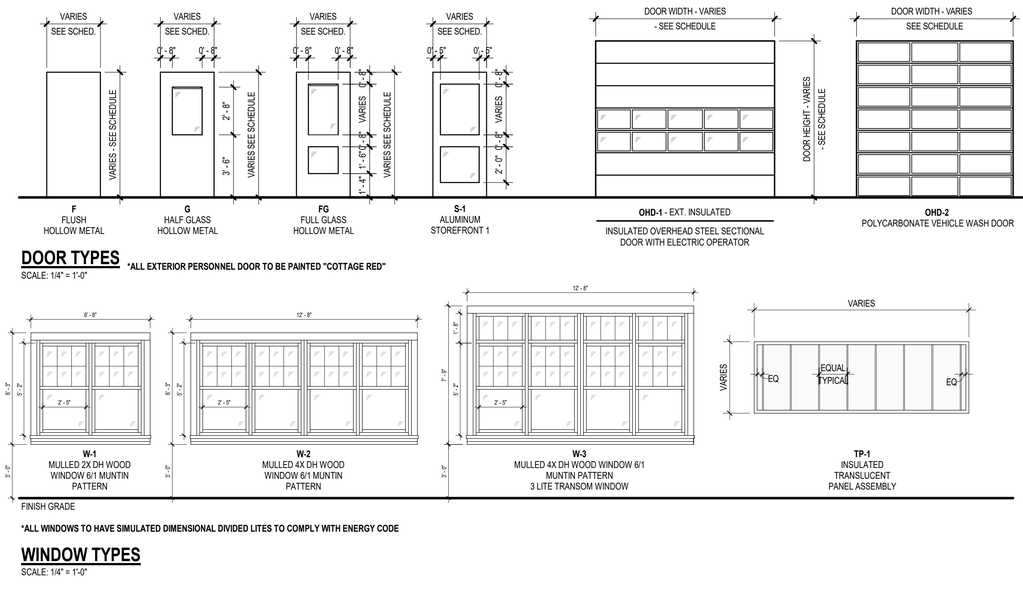
EXAMPLE BRICK VENEER BASE AT ADMIN AREA



FEDERAL STREET STOREFRONT
NATURAL WHITE CEDAR SHINGLE SIDING



SURFSIDE RD AREA PUMP STATION
NATURAL WHITE CEDAR SHINGLE SIDING
WITH RED CEDAR TRIM

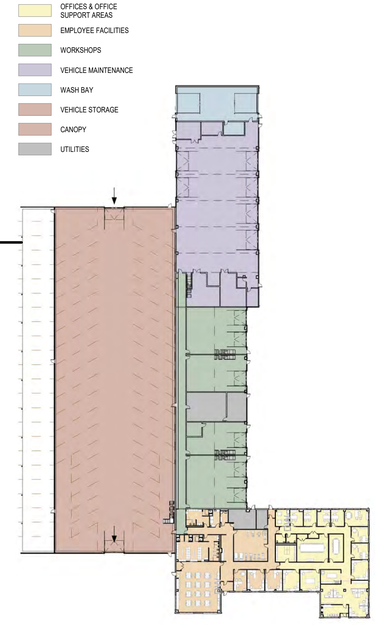


DOOR TYPES
*ALL EXTERIOR PERSONNEL DOOR TO BE PAINTED "COTTAGE RED"
SCALE: 1/4" = 1'-0"

*ALL WINDOWS TO HAVE SIMULATED DIMENSIONAL DIVIDED LITES TO COMPLY WITH ENERGY CODE

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

DOOR & WINDOW SCHEDULE
1/4" = 1'-0"



PROGRAM PLAN
1" = 60'

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING

HISTORIC DISTRICT COMMISSION

OLD BUSINESS SUBMISSION - APRIL 08, 2025

Weston & Sampson SM

1 SHADBUSH ROAD
HDC2025-11901



NANTUCKET TOWN HALL



OLD POLICE STATION / SHERIFF STATION



OLD POLICE STATION / SHERIFF STATION



WATER DEPARTMENT



ANIMAL HOSPITAL



PRECEDENT
ARCHITECTURE



ICE HOCKEY RINK



ICE HOCKEY RINK - SOLAR PANELS

PROPOSED NANTUCKET DPW FACILITY - PRIMARY BUILDING
HISTORIC DISTRICT COMMISSION
OLD BUSINESS SUBMISSION - APRIL 08, 2025

Weston & Sampson SM

SITE CONTEXT AROUND 1 SHADBUSH ROAD

1 SHADBUSH ROAD
HDC2025-11901



VFW BUILDING
22 BUNKER RD
FIRST BUILDING DRIVEN BY ON THE WAY TO THE DPW.



ISLAND GAS
11 INDUSTRY RD
METAL BUILDING WITH METAL ROOF AND SOLAR VISIBLE FROM PUBLIC WAY, SHINGLED OFFICE BUILDING, AND GAS STORAGE TANKS ON SITE.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HIGH WINDOWS TO WHAT IS PROPOSED AT DPW. MIGHT BE ABOVE ZONING HEIGHT RESTRICTION.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HEIGHT AT OVERHEAD DOORS TO WHAT IS PROPOSED AT DPW BUILDING.



NANTUCKET ENERGY
33 BUNKER RD
LARGE METAL PANEL BUILDING, METAL ROOF, WITH SOLAR VISIBLE FROM PUBLIC WAY. NO VISIBLE CEDAR SHINGLES.



NANTUCKET AIRPORT
39 BUNKER RD
FLEET STORAGE AND MAINTENANCE GARAGE FOR NANTUCKET MEMORIAL AIRPORT. SIMILAR ROOF LINES, METAL BUILDING, METAL ROOF.

Weston & Sampson

100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

January 16, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 0554

Re: **Request for Certificate of Appropriateness**
Town of Nantucket, Department of Public Works Facility- DPW Salt Shed Building

Dear Chairman Welch and members of the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, Weston & Sampson, Inc. is pleased to submit the required documentation seeking approval for a "Certificate of Appropriateness" for the design of a new Department of Public Works Facility for the Town of Nantucket to be located at 1 Shadbush Road, Nantucket, MA.

We look forward to working with the Commission on this important town project. Please don't hesitate to contact me with any questions.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

John Comeau

John Comeau, AIA
Architect, Team Leader

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

DPW SALT SHED BUILDING

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

X 2. **Exterior Elevations and Floor Plans (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.

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.

JRC (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.

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 5

Street & Number of Proposed Work: 1 SHADBUSH ROAD

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD ST
NANTUCKET, MA 02554

Contact Phone #: 508 228-7200 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN COMEAU C/O WESTON & SAMPSON

Mailing Address: 100 FOXBOROUGH, SUITE 250
FOXBOROUGH, MA 02035

Contact Phone #: 508-203-8334 E-mail: COMEAUJ@WSEINC

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 73'-6" Sq. Footage 1st floor: 3,932 SF Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 53'-6" Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

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

Height of ridge above final finish grade: North 34'-0" South 34'-0" East 34'-0" West 34'-0"

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

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

REVISIONS* (describe) N/A

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4' ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged N/A ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 3 /12 Secondary Mass _____ /12 N/A Dormer _____ /12 N/A Other N/A

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

Fence: Height: 8'-0"
Type: CHAIN LINK - BLACK
Length: SITE PERIMETER

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

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

Leaders (material and size): ALUMINUM 4"x6"

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ N/A
☒ Other BOARD & BATTEN - CEDAR

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) N/A Corner boards 1x8 Frieze 1x20
Window Casing 1x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other POLYCARBONATE TRANSLUCENT WALL PANELS
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

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

Hardscape materials: Driveways BITUMINOUS CONCRETE Walkways _____ Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) N/A Roof GUN METAL GRAY
Trim WHITE Sash N/A Doors N/A
Deck N/A Foundation CONC. - GRAY Fence BLK-CHAIN LINK Shutters N/A

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

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

Date 1/22/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I JOHN COMEAU

AS AGENT FOR THE TOWN OF NANTUCKET

STREET ADDRESS 1 SHADBUSH ROAD, NANTUCKET, MA 02254

MAP/PARCEL 78/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JANUARY 20, 2025 WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

John Comeau 1/16/25

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... NANTUCKET TOWN OF

MAILING ADDRESS..... 16 BROAD ST., NANTUCKET, MA 02554

PROPERTY LOCATION..... 1 SHADBUSH RD

ASSESSORS MAP/PARCEL..... 78/5

SUBMITTED BY:..... ANDREW B. PATNODE

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 16, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.16 08:11:30 -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
69	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	161 MILESTONE RD
69	6		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA	02554	22 BUNKER RD
69	290		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	OFF OLD SOUTH RD
69	291		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	16R SHADBUSH RD
69	291	1	10 INDUSTRY LLC		PO BOX 113	NANTUCKET	MA	02554	16 SHADBUSH RD
69	294		10 INDUSTRY LLC		PO BOX 125	NANTUCKET	MA	02554	10 INDUSTRY RD
78	4	4	NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	12 INDUSTRY RD
78	26		NANTUCKET CONSERVATION FOUND I	C/O CORP REAL ESTATE (RPT)	55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	SURFSIDE
78	27		NANTUCKET ISLANDS LAND BANK		HINSDALE RD	NANTUCKET	MA	02554	HINSDALE RD
78	28		NANTUCKET ISLANDS LANDBANK		MADEQUECHAM VALLEY	NANTUCKET	MA	02554	MADEQUECHAM VALLEY
Count:	**10**								

7567 U7LU 5270 2018 2959 56

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CERTIFIED MAIL® RECEIPT
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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	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Nantucket County of
Street and Apt. No., or PO Box No.: 16 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

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

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
0448 05
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Sent To: Industry LLC
Street and Apt. No., or PO Box No.: PO Box 125
City, State, ZIP+4®: Nantucket, MA 02554

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
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01/16/2025

Sent To: Nantucket Conservation
Street and Apt. No., or PO Box No.: 53 Glenlake Parkway NE
City, State, ZIP+4®: Atlanta GA 30328

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: 22 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: Hinsdale Rd
City, State, ZIP+4®: Nantucket, MA 02554

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

$4.10
0448 05
Postmark Here
01/16/2025

Sent To: Town of Nantucket
Street and Apt. No., or PO Box No.: 16 Broad St
City, State, ZIP+4®: Nantucket, MA 02554

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.75
Total Postage and Fees	$8.20

0402 05

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01/16/2025

Sent To: Nantucket Islands Landbank
Street and Apt. No., or PO Box No.: Wade Wesham Valley
City, State, ZIP+4®: Nantucket, MA 02554

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Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	$3.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.75
Total Postage and Fees	$8.20

0402 05

Postmark Here

01/16/2025

Sent To: 10 Industry LLC
Street and Apt. No., or PO Box No.: PO Box 118
City, State, ZIP+4®: Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	$3.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.75
Total Postage and Fees	$8.20

0402 05

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Sent To: Nantucket Conservation Commission
Street and Apt. No., or PO Box No.: PO Box 3
City, State, ZIP+4®: Nantucket, MA 02554

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

9589 0710 5270 2018 2959 69

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 Shadbush Road

Tax Map Number: 78 Parcel Number: 5

Owner of Record: Town of Nantucket

Description of Proposal: The Town proposes to develop 7.9 acres of the 27 acre site for use as its new Department of Public Works Facility. The facility will be comprised of a +/- 63,000 sf building housing administrative offices, employee facilities, workshop & vehicle maint bays & vehicle storage, other site amenities include a fueling island, vehicle canopy, salt storage, and material storage bins.

Anticipated HDC Submission Date: January 20, 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:

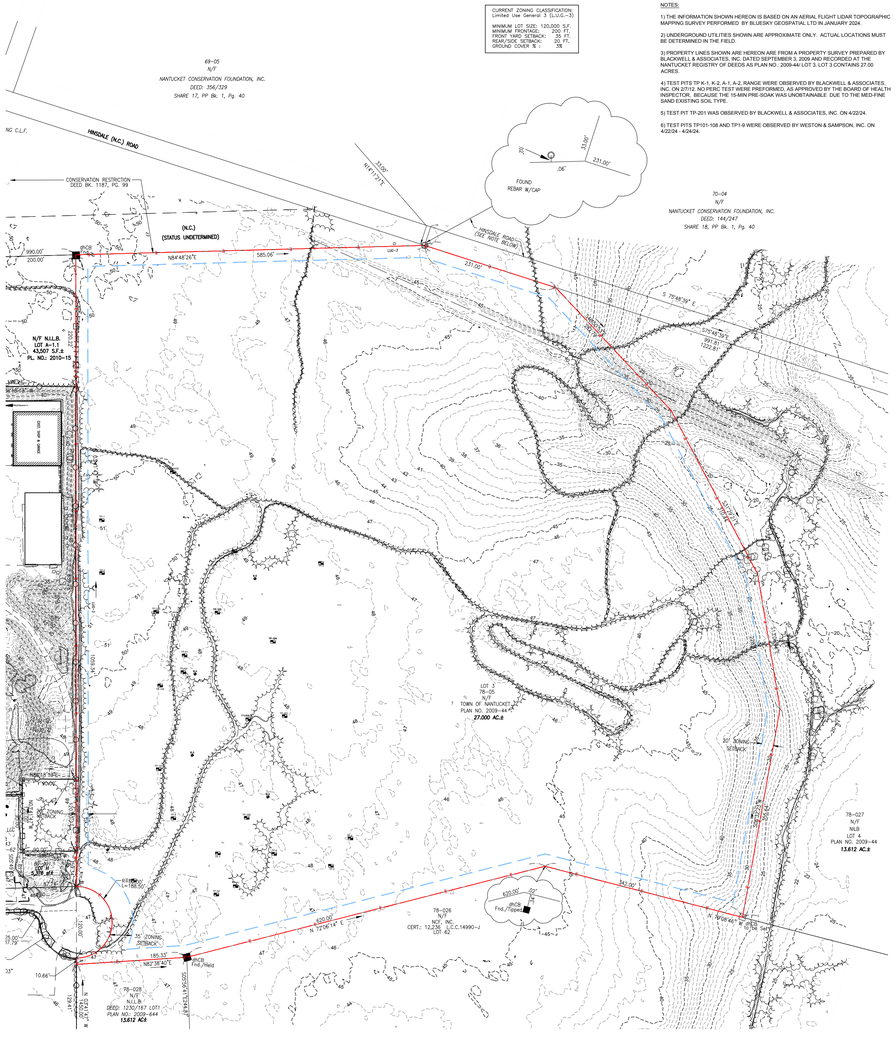
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

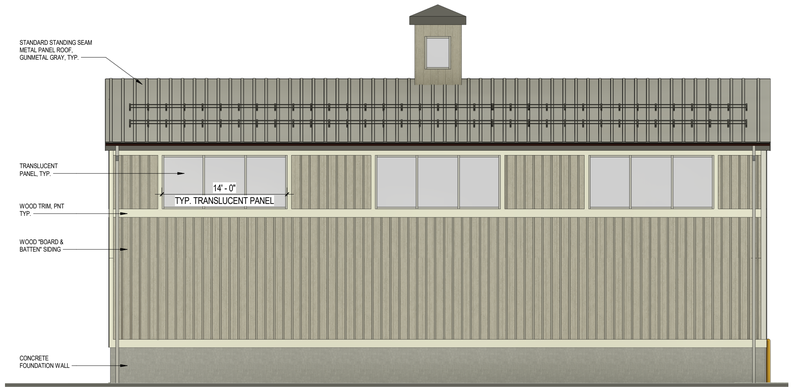
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

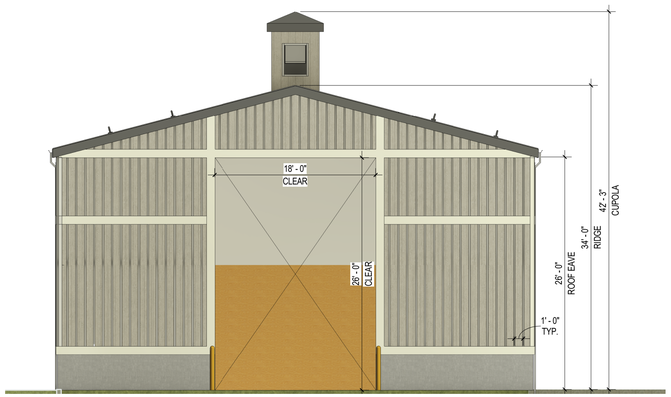
The above meeting policies may be waived at the discretion of the Chair.

1 SHADBUSH ROAD


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG-3)
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
MINIMUM LOT WIDTH: 200 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 5%
NOTES:
1) THE INFORMATION SHOWN HEREON IS BASED ON AN AERIAL FLIGHT LIDAR TOPOGRAPHIC MAPPING SURVEY PERFORMED BY BLUESKY GEOSPATIAL LTD IN JANUARY 2024.
2) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
3) PROPERTY LINES SHOWN ARE HEREON ARE FROM A PROPERTY SURVEY PREPARED BY BLACKWELL & ASSOCIATES, INC. DATED SEPTEMBER 3, 2009 AND RECORDED AT THE NANTUCKET REGISTRY OF DEEDS AS PLAN NO. 2009-44 LOT 3 LOT 3 CONTAINS 27.00 ACRES.
4) TEST PITS TP K-1, K-2, A-1, A-2, RANGE WERE OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 2/7/12. NO PERC TEST WERE PREFORMED, AS APPROVED BY THE BOARD OF HEALTH INSPECTOR. BECAUSE THE 15-MIN PRE-SOAK WAS UNOBTAINABLE DUE TO THE MED-FINE SAND EXISTING SOIL TYPE.
5) TEST PIT TP-201 WAS OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 4/22/24.
6) TEST PITS TP101-108 AND TP1-9 WERE OBSERVED BY WESTON & SAMPSON, INC. ON 4/22/24 - 4/24/24.
69–05
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 356/329
SHARE 17, PP Bk. 1, Pg. 40
70–04
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 144/247
SHARE 18, PP Bk. 1, Pg. 40
HINSDALE (N.C.) ROAD
CONSERVATION RESTRICTION DEED BK. 1187, PG. 99
(N.C.)
(STATUS UNDETERMINED)
N/F N.L.L.B.
LOT A–1-3
43,507 S.F.±
PL. NO.: 2010–15
HINSDALE ROAD (SEE NOTE BELOW)
FOUND REBAR W/CAP
N84°48'24"E
585.06'
231.00'
S 70°48'36" E
330.00'
N 70°48'36" W
330.00'
S19°11'24" W
1331.81'
N 19°11'24" E
1331.81'
N 12°06'14" E
650.00'
N 70°48'36" W
1,000.00'
S 19°11'24" W
1,000.00'
S 12°06'14" W
650.00'
N 70°48'36" W
185.33'
LOT 3
78–05
N/F
TOWN OF NANTUCKET
PLAN NO. 2009–44 ©
27.000 AC.±
78–027
N/F
N.L.B.
LOT A
PLAN NO. 2009–44
13.612 AC.±
78–026
N/F
N.L.B.
DEED: 1230/187 LOT
PLAN NO. 2009–644
13.612 AC±
78–026
N/F INC.
CERT.: 12,736 C.C.1490–J
LOT A2
35' ZONING SETBACK
30' ZONING SETBACK
20' ZONING SETBACK
SHADBUSH ROAD
SHED
WELL
SEPTIC
LEACH PIT
FOUND PIPE
FOUND MONUMENT
FOUND PIPE
FOUND PIPE
FOUND PIPE



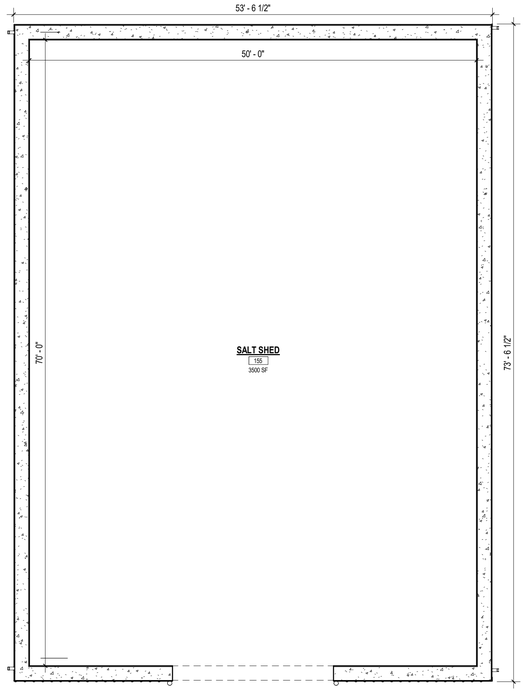
NORTH ELEVATION
1/8" = 1'-0"



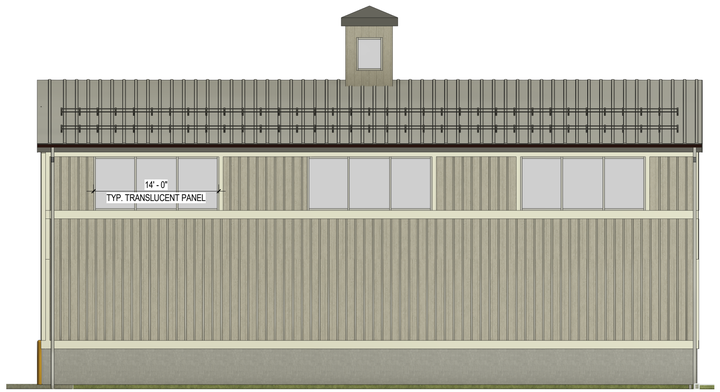
EAST ELEVATION
1/8" = 1'-0"



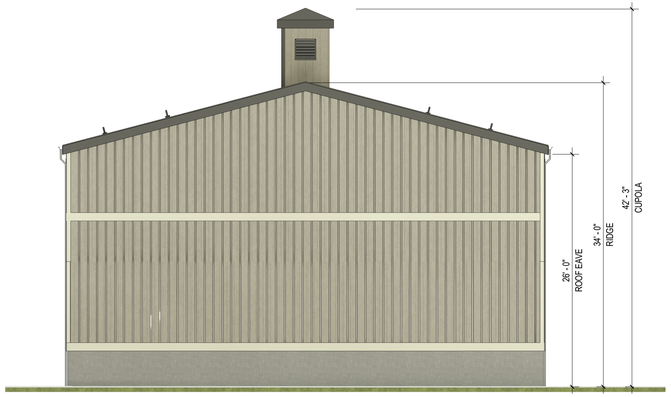
BOARD AND BATTEN EXAMPLE



OVERALL SALT SHED FLOOR PLAN ≈ 3,930 SF
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



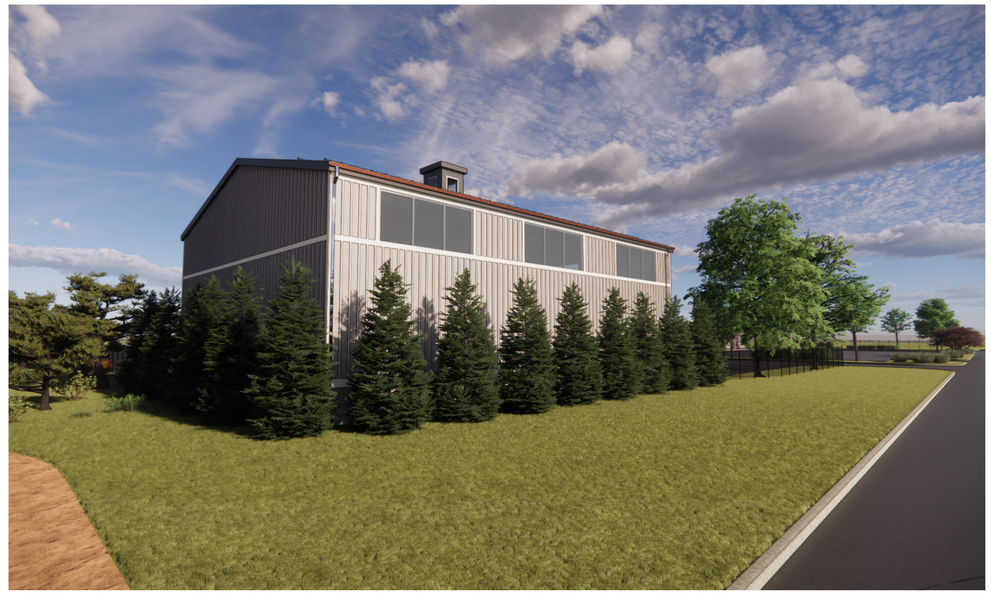
WEST ELEVATION
1/8" = 1'-0"



PRECEDENT: NORWOOD SALT SHED



PRECEDENT: NORWOOD SALT SHED ENLARGED



BOARD & BATTEN SALT SHED PERSPECTIVE
NTS

*THE PREFERRED EXTERIOR MATERIAL SELECTED FOR THE SALT SHED SHALL ALSO BE APPLIED TO THE SOUTH-FACING WALL OF THE VEHICLE STORAGE AREA TO MAINTAIN DESIGN CONSISTENCY AND MATERIAL UNIFORMITY.

PROPOSED NANTUCKET DPW FACILITY - SALT SHED

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson℠



EAST ELEVATION SALT SHED - OPTION 1: BOARD & BATTEN
N.T.S.



SOUTH ELEVATION SALT SHED - OPTION 1: BOARD & BATTEN
N.T.S.



EAST ELEVATION SALT SHED - OPTION 2: METAL PANEL
N.T.S.



SOUTH ELEVATION SALT SHED - OPTION 2: METAL PANEL
N.T.S.

PROPOSED NANTUCKET DPW FACILITY - SALT SHED

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

*THE PREFERRED EXTERIOR MATERIAL SELECTED FOR THE SALT SHED SHALL ALSO BE APPLIED TO THE SOUTH-FACING WALL OF THE VEHICLE STORAGE AREA TO MAINTAIN DESIGN CONSISTENCY AND MATERIAL UNIFORMITY.

Weston & Sampson℠

SITE CONTEXT AROUND 1 SHADBUSH ROAD



VFW BUILDING
22 BUNKER RD
FIRST BUILDING DRIVEN BY ON THE WAY TO THE DPW.



ISLAND GAS
11 INDUSTRY RD
METAL BUILDING WITH METAL ROOF AND SOLAR VISIBLE FROM PUBLIC WAY, SHINGLED OFFICE BUILDING, AND GAS STORAGE TANKS ON SITE.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HIGH WINDOWS TO WHAT IS PROPOSED AT DPW. MIGHT BE ABOVE ZONING HEIGHT RESTRICTION.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HEIGHT AT OVERHEAD DOORS TO WHAT IS PROPOSED AT DPW BUILDING.



NANTUCKET ENERGY
33 BUNKER RD
LARGE METAL PANEL BUILDING, METAL ROOF, WITH SOLAR VISIBLE FROM PUBLIC WAY. NO VISIBLE CEDAR SHINGLES.



NANTUCKET AIRPORT
39 BUNKER RD
FLEET STORAGE AND MAINTENANCE GARAGE FOR NANTUCKET MEMORIAL AIRPORT. SIMILAR ROOF LINES, METAL BUILDING, METAL ROOF.

Weston & Sampson

100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

January 16, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 0554

Re: **Request for Certificate of Appropriateness**
Town of Nantucket, Department of Public Works Facility- DPW Hardscaping

Dear Chairman Welch and members of the Nantucket Historic District Commission,

On behalf of the Town of Nantucket, Weston & Sampson, Inc. is pleased to submit the required documentation seeking approval for a "Certificate of Appropriateness" for the design of a new Department of Public Works Facility for the Town of Nantucket to be located at 1 Shadbush Road, Nantucket, MA.

We look forward to working with the Commission on this important town project. Please don't hesitate to contact me with any questions.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

John Comeau

John Comeau, AIA
Architect, Team Leader

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

DPW HARDSCAPING PLAN

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

N/A 2. **Exterior Elevations and Floor Plans (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).

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.

JRC (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.

PENDING 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°: 78 PARCEL N°. 5

Street & Number of Proposed Work: 1 SHADBUSH ROAD

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-7200 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOHN COMEAU C/O WESTON & SAMPSON

Mailing Address: 100 FOXBOROUGH BLVD, SUITE 250
FOXBOROUGH, MA 02035

Contact Phone #: 508-203-8334 E-mail: COMEAUJ@WSEINC

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: N/A
Width: N/A Sq. footage 2nd floor: N/A
Sq. footage 3rd floor: N/A

Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Size: N/A ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation N/A

Original Date: N/A 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 N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

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

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

Fence: Height: 8'-0"
Type: CHAIN LINK - BLACK
Length: PERIMETER OF SITE

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

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

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

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

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

Hardscape materials: Driveways BITUMINOUS CONC. Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A
Trim N/A Sash N/A Doors N/A
Deck N/A Foundation N/A Fence BLACK - CHAIN LINK Shutters N/A

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

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

Date 1/22/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I JOHN COMEAU

AS AGENT FOR THE TOWN OF NANTUCKET

STREET ADDRESS 1 SHADBUSH ROAD, NANTUCKET, MA 02554

MAP/PARCEL 78/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JANUARY 20, 2025

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

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

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

John Comeau 1/16/25

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... NANTUCKET TOWN OF

MAILING ADDRESS..... 16 BROAD ST., NANTUCKET, MA 02554

PROPERTY LOCATION..... 1 SHADBUSH RD

ASSESSORS MAP/PARCEL..... 78/5

SUBMITTED BY:..... ANDREW B. PATNODE

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 16, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.16 08:11:30 -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
69	5		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	161 MILESTONE RD
69	6		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA	02554	22 BUNKER RD
69	290		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	OFF OLD SOUTH RD
69	291		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	16R SHADBUSH RD
69	291	1	10 INDUSTRY LLC		PO BOX 113	NANTUCKET	MA	02554	16 SHADBUSH RD
69	294		10 INDUSTRY LLC		PO BOX 125	NANTUCKET	MA	02554	10 INDUSTRY RD
78	4	4	NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	12 INDUSTRY RD
78	26		NANTUCKET CONSERVATION FOUND I	C/O CORP REAL ESTATE (RPT)	55 GLENLAKE PARKWAY, NE	ATLANTA	GA	30328	SURFSIDE
78	27		NANTUCKET ISLANDS LAND BANK		HINSDALE RD	NANTUCKET	MA	02554	HINSDALE RD
78	28		NANTUCKET ISLANDS LANDBANK		MADEQUECHAM VALLEY	NANTUCKET	MA	02554	MADEQUECHAM VALLEY

Count: 10

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 1 Shadbush Road

Tax Map Number: 78 Parcel Number: 5

Owner of Record: Town of Nantucket

Description of Proposal: The Town proposes to develop 7.9 acres of the 27 acre site for use as its new Department of Public Works Facility. The facility will be comprised of a +/- 63,000 sf building housing administrative offices, employee facilities, workshop & vehicle maint bays & vehicle storage, other site amenities include a fueling island, vehicle canopy, salt storage, and material storage bins.

Anticipated HDC Submission Date: January 20, 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:

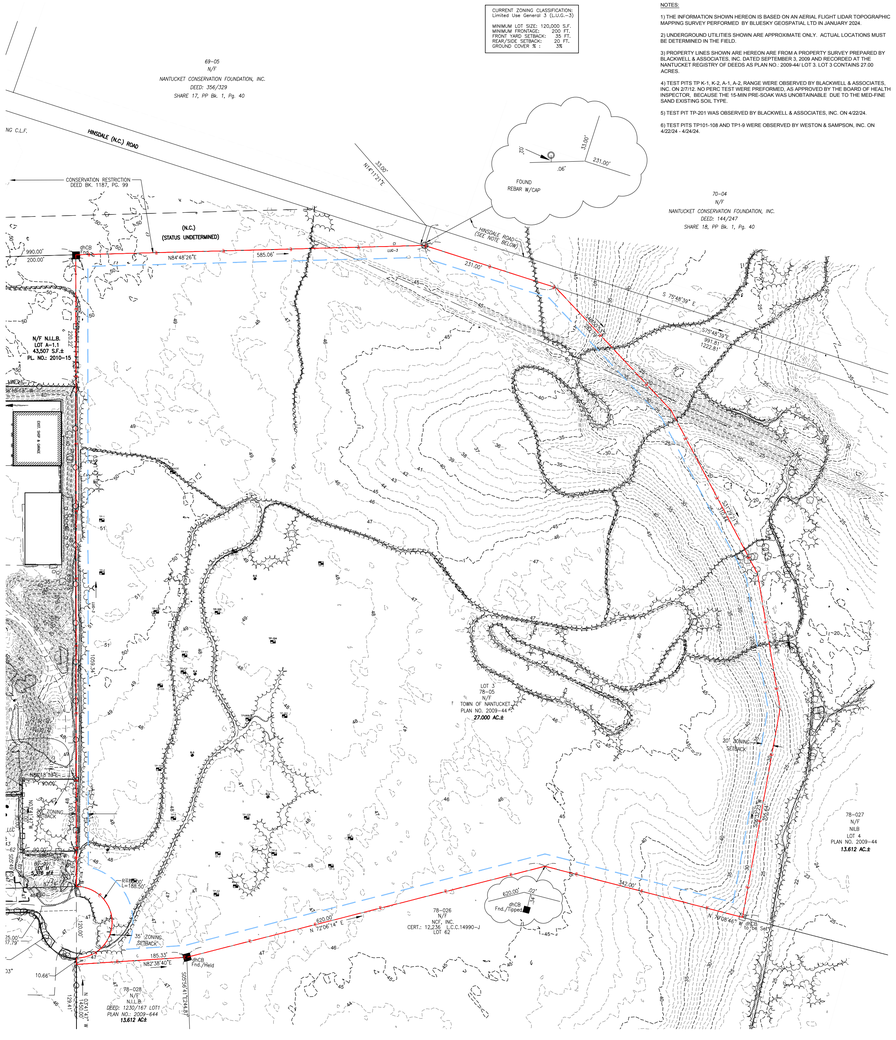
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

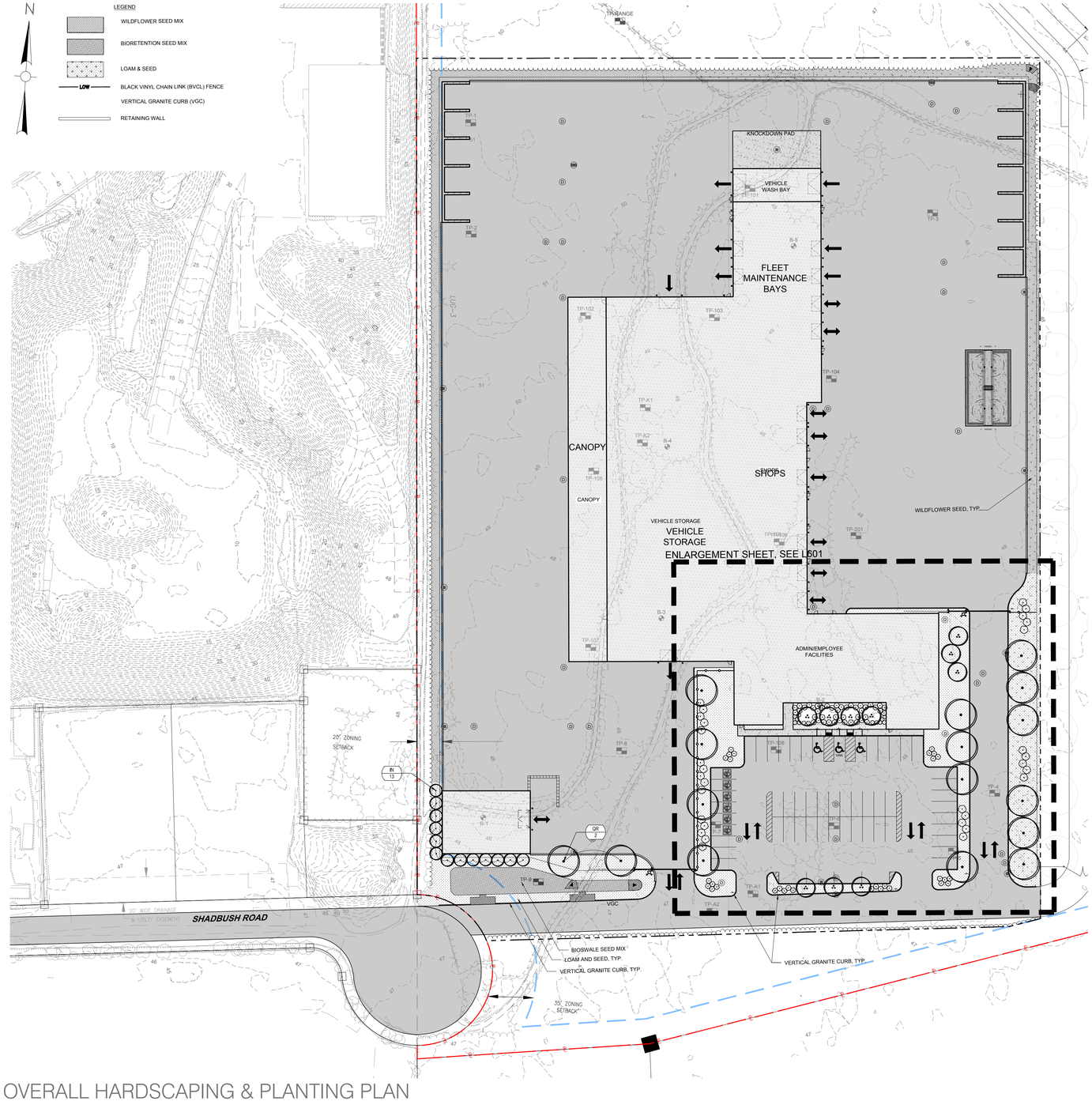
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

1 SHADBUSH ROAD


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG-3)
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
MINIMUM LOT WIDTH: 200 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 5%
NOTES:
1) THE INFORMATION SHOWN HEREON IS BASED ON AN AERIAL FLIGHT LIDAR TOPOGRAPHIC MAPPING SURVEY PERFORMED BY BLUESKY GEOSPATIAL LTD IN JANUARY 2024.
2) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
3) PROPERTY LINES SHOWN ARE HEREON ARE FROM A PROPERTY SURVEY PREPARED BY BLACKWELL & ASSOCIATES, INC. DATED SEPTEMBER 3, 2009 AND RECORDED AT THE NANTUCKET REGISTRY OF DEEDS AS PLAN NO. 2009-44 LOT 3 LOT 3 CONTAINS 27.00 ACRES.
4) TEST PITS TP K-1, K-2, A-1, A-2, RANGE WERE OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 2/7/12. NO PERC TEST WERE PREFORMED, AS APPROVED BY THE BOARD OF HEALTH INSPECTOR. BECAUSE THE 15-MIN PRE-SOAK WAS UNOBTAINABLE DUE TO THE MED-FINE SAND EXISTING SOIL TYPE.
5) TEST PIT TP-201 WAS OBSERVED BY BLACKWELL & ASSOCIATES, INC. ON 4/22/24.
6) TEST PITS TP101-108 AND TP1-9 WERE OBSERVED BY WESTON & SAMPSON, INC. ON 4/22/24 - 4/24/24.
69–05
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 356/329
SHARE 17, PP Bk. 1, Pg. 40
70–04
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
DEED: 144/247
SHARE 18, PP Bk. 1, Pg. 40
HINSDALE (N.C.) ROAD
CONSERVATION RESTRICTION DEED BK. 1187, PG. 99
(N.C.)
(STATUS UNDETERMINED)
N84°48'24"E
585.06'
990.00'
200.00'
231.00'
N/F N.L.L.B.
LOT A-1-1
43,507 S.F.±
PL. NO.: 2010-15
HINSDALE ROAD (SEE NOTE BELOW)
S 70°48'36" E
330.00'
S71°48'36"E
1331.81'
FOUND REBAR W/CAP
N/F
N.L.L.B.
LOT A
PLAN NO. 2009-44
13.612 AC.±
LOT 3
78–05
N/F
TOWN OF NANTUCKET
PLAN NO. 2009-44 P
27.000 AC.±
78–027
N/F
N.L.L.B.
LOT A
PLAN NO. 2009-44
13.612 AC.±
78–026
N/F
NCI, INC.
CERT.: 12,736 C.C.1490-J
LOT 4-2
78–028
N/F
N.L.L.B.
DEED: 1230/187 LOT
PLAN NO. 2009-644
13.612 AC±
N 12°06'14" E
650.00'
N 19°06'40" E
N 12°06'14" E
185.33'
N62°38'32"E
30' ZONING SETBACK
20' ZONING SETBACK
SHED
WOOD
WOOD
WOOD



OVERALL HARDSCAPING & PLANTING PLAN

1" = 20'



AERIAL VIEW OF PRIMARY BUILDING & LANDSCAPING

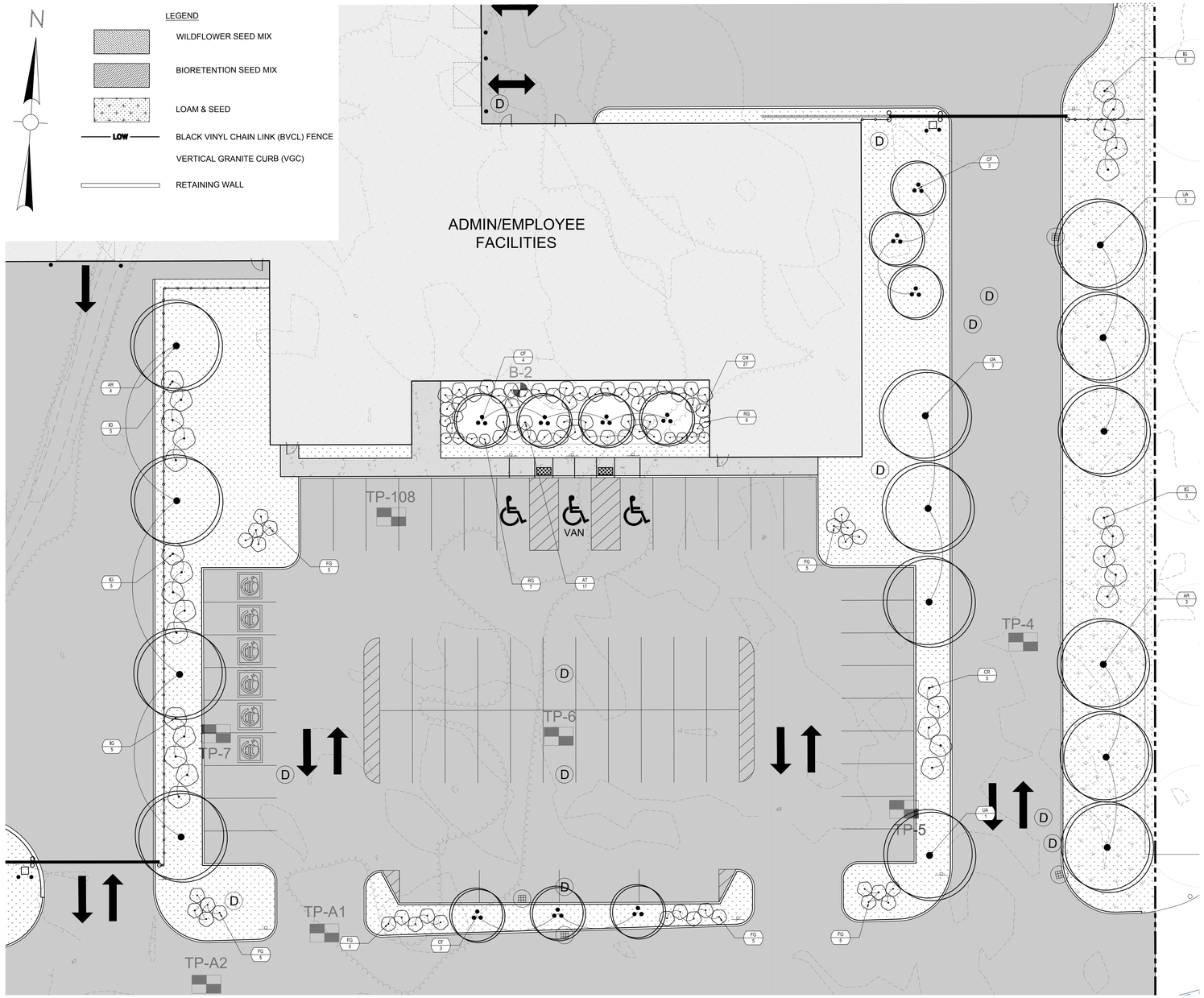
NTS

PROPOSED NANTUCKET DPW FACILITY - HARDSCAPING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

Weston & Sampson SM



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CANOPY	QTY
TREES						
AR	ACER RUBRUM	RED MAPLE	8`-10` HT.	B&B	25'	7
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	5`- 6` HT.	B&B	15'	10
IN	ILEX X 'NELLY STEVENS'	NELLY STEVENS HOLLY	8`-10` HT.	B&B	10'	13
QR	QUERCUS RUBRA	NORTHERN RED OAK	8`-10` HT.	B&B	25'	2
UA	ULMUS AMERICANA'PRINCETON'	AMERICAN ELM PRINCETON	8`-10` HT.	B&B	25'	7
	SUBTOTAL:					39

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS						
AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#3	CONT.	N/A	17
CH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#3	CONT.	N/A	27
CR	CORNUS SERICEA "FARROW"	ARCTIC FIRE® RED TWIG DOGWOOD	#3	CONT.	N/A	5
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3	CONT.	N/A	35
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	CONT.	N/A	25
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	CONT.	N/A	13
	SUBTOTAL:					122

TREES



CF — *CORNUS FLORIDA*
WHITE FLOWERING DOGWOOD

Native Range: Eastern North America
Zone: 5 to 9
Height: 15.00 to 30.00 feet
Spread: 15.00 to 30.00 feet
Bloom Time: April to May
Bloom Description: White (bracts)
Sun: Full sun to part shade
Water: Medium
Maintenance: Medium



AR — *ACER RUBRUM*
RED MAPLE

Native Range: Eastern North America
Zone: 3 to 9
Height: 40.00 to 70.00 feet
Spread: 30.00 to 50.00 feet
Bloom Time: March to April
Bloom Description: Red, sometimes yellow
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



UA — *ULMUS AMERICANA 'PRINCETON'*
AMERICAN ELM

Native Range: Eastern North America
Zone: 3 to 9
Height: 40.00 to 70.00 feet
Spread: 30.00 to 50.00 feet
Bloom Time: March to April
Bloom Description: Red, sometimes yellow
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



IN — *ILEX X 'NELLY STEVENS'*
NELLY STEVENS HOLLY

Zone: 6 to 9
Height: 15.00 to 25.00 feet
Spread: 8.00 to 12.00 feet
Bloom Time: April
Bloom Description: Greenish-white
Sun: Full sun to part shade
Water: Medium
Maintenance: Low



QR — *QUERCUS RUBRA*
RED OAK

Native Range: Eastern North America
Zone: 4 to 8
Height: 50.00 to 75.00 feet
Spread: 50.00 to 75.00 feet
Bloom Time: May
Bloom Description: Yellowish-green
Sun: Full sun
Water: Dry to medium
Maintenance: Low

SHRUBS



AT — *ASCLEPIAS TUBEROSA*
BUTTERFLY MILKWEED

Native Range: Eastern United States
Zone: 3 to 9
Height: 1.00 to 2.50 feet
Spread: 1.00 to 1.50 feet
Bloom Time: June to August
Bloom Description: Orange to yellow-orange
Sun: Full sun
Water: Dry to medium
Maintenance: Low



IG — *ILEX GALABRA 'SHAMROCK'*
SHAMROCK INKBERRY

Zone: 4 to 9
Height: 3.00 to 4.00 feet
Spread: 3.00 to 4.00 feet
Bloom Time: May to June
Bloom Description: Greenish-white
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



RG — *RHUS AROMATICA 'GRO-LOW'*
GRO-LOW FRAGANT SUMAC

Zone: 3 to 9
Height: 1.50 to 2.00 feet
Spread: 6.00 to 8.00 feet
Bloom Time: April to May
Bloom Description: Yellowish
Sun: Full sun to part shade
Water: Dry to medium
Maintenance: Low



CH — *CLETHRA ALNIFOLIA 'HUMMINGBIRD'*
HUMMINGBIRD SUMMERSWEET

Zone: 3 to 9
Height: 2.00 to 4.00 feet
Spread: 3.00 to 5.00 feet
Bloom Time: July to August
Bloom Description: Creamy white
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low



FG — *FOTHERGILLA GARDENII*
DWARF FOTHERGILLA

Zone: 5 to 8
Height: 1.50 to 3.00 feet
Spread: 2.00 to 4.00 feet
Bloom Time: April to May
Bloom Description: White
Sun: Full sun to part shade
Water: Medium
Maintenance: Low



CR — *CORNUS SERICEA 'FARROW'*
ARTIC FIRE RED TWIG DOGWOOD

Zone: 3 to 7
Height: 3.00 to 4.00 feet
Spread: 3.00 to 4.00 feet
Bloom Time: May to June
Bloom Description: White
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Medium

PLANTING INFORMATION

PARTIAL HARDSCAPING & PLANTING PLAN

PROPOSED NANTUCKET DPW FACILITY - HARDSCAPING

HISTORIC DISTRICT COMMISSION SUBMISSION

JANUARY 20, 2025

TOWN OF NANTUCKET, MASS · INCORPORATED 1671

Weston & Sampson℠

SITE CONTEXT AROUND 1 SHADBUSH ROAD



VFW BUILDING
22 BUNKER RD
FIRST BUILDING DRIVEN BY ON THE WAY TO THE DPW.



ISLAND GAS
11 INDUSTRY RD
METAL BUILDING WITH METAL ROOF AND SOLAR VISIBLE FROM PUBLIC WAY, SHINGLED OFFICE BUILDING, AND GAS STORAGE TANKS ON SITE.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HIGH WINDOWS TO WHAT IS PROPOSED AT DPW. MIGHT BE ABOVE ZONING HEIGHT RESTRICTION.



TON - COMMUNITY SAILING
12 INDUSTRY RD
TALL METAL BUILDING WITH METAL ROOF; SIMILAR HEIGHT AT OVERHEAD DOORS TO WHAT IS PROPOSED AT DPW BUILDING.



NANTUCKET ENERGY
33 BUNKER RD
LARGE METAL PANEL BUILDING, METAL ROOF, WITH SOLAR VISIBLE FROM PUBLIC WAY. NO VISIBLE CEDAR SHINGLES.



NANTUCKET AIRPORT
39 BUNKER RD
FLEET STORAGE AND MAINTENANCE GARAGE FOR NANTUCKET MEMORIAL AIRPORT. SIMILAR ROOF LINES, METAL BUILDING, METAL ROOF.

ADDRESS: 14 WOODLAND DRIVE
DATE HEARD: 2/4/25
BOARD: WELCH
J. PAUL
ANGUS M.
ABBY C.
C. PATTEN

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 3/20/25
✓	HDC Case Number (ie HDC2020-05-0265): 11744 Address : 14 WOODLANDS DR
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) REVISED PROPORTION/HT OF ADDITION, WINDOWS, EAVES, MEETING RAILS, HEIGHT, DORMERS
✓ ✓ ✓ ✓ ✓ ✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Victoria P Emmi Date: 3/6/2025

HISTORIC DISTRICT COMISSION

Minutes February 4, 2025

2 Fairgrounds Road
Nantucket, Massachusetts 02554)

HISTORIC DISTRICT COMMISSION

Stephen Welch, Chairman called the meeting at 4:02 pm

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Cathy Flynn**,** Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

Val Oliver: motion to approve agenda. Approved Stephen Welch, Val Oliver, Connie Patten. In person, Welch, Oliver and Patten. Zoom, Angus MacLeod and Joe Paul.
Abby Camp Joined Via zoom at 4:06.

Staff in attendance: Cathy Flynn, Land Use Specialist; Fiona Johnson, Administrative Specialist

I. COMMISSIONER DISCUSSION

- **Vote to appoint Cathy Flynn, Land Use Specialist, as an HDC Enforcement Officer**
- **Oliver made the Motion to appoint Cathy Flynn, Land Use Specialist, as an HDC Enforcement Officer. Welch and Patten in favor**
- **Motion carries unanimously**

II. CONSENTS

1.	K22S LLC	126 Main St	Rev Shed	42.3.3/98	LFW	JP
2.	RIT 26 Somerset ACK LLC	26 Somerset Ln	Move cottage off	66/10	LFW	JP
3.	DED LLC	57 Bartlett Rd	Move on cottage	66/99.2	LFW	JP
4.	Norris Feare	20 Nanina Dr	Extend Driveway	67/513.1	LFW	JP
5.	NT Property Owner	17 Honeysuckle Dr	Front door color	68/398	LFW	JP
6.	Christopher Schumacher	7 Falcon Ct	Addition Egress window	68/538	LFW	JP
7.	Cynthia Renshaw	1 Pheasant Dr	Cottage Fenestration	67/2	LFW	JP
8.	Cynthia Renshaw	1 Pheasant Dr	Shed	67/2	LFW	JP
9.	John Buttrick	26 Warrens Landing Rd	Rev. 10502; chimney	38/44	LFW	JP
10.	NIR The Tavern	1 Harbor Square	Rain Panels	42.2.4/1	LFW	JP
11.	DXD SS Fund II Nant Prop, LLC	10-12 DavKim Lane	Rev. 11423; overhead doors	68/62	Emeritus, LTD	AM
12.	Starboard & Port, LLC	12 Baltimore Street	Move off/demo -GH	60.2.4/75	Emertius, LTD	AM
13.	Susan B McCollum Trust	35 Eel Point Road	Move off/demo pool house	32/63	Botticelli & Pohl	AM
14.	Charles Sapmaro	23 Pond View	Window rev	81/28	NAG	VO
15.	Steven Cohen Trustee Area 51	51 Miacomet Rd	Shed rev 9797	81/52	WAPD	VO
16.	Cohen Steven L Trust	7 Primrose Ln	Demo pool cabana	40/65	CWA	VO
17.	Cohen Steven L Trust	7 Primrose Ln	Door/window change MH	40/65	CWA	VO
18.	XXII Years LLC	3 Maxey Pond Rd	Fenestration changes	40/106	CWA	VO
19.	Colby & Caskie Collet	5 Maxey Pond Rd	Fenestration rev	40/105	MCA+	VO
20.	ACK KODA LLC	42 Shimmo Pond Rd	Pool hardscape	43/126	Botticelli & Pohl	VO
21.	Bridges Family Trust LLC	6 Ishmael Rd	Move off demo house	82/91	Val Oliver	RP
22.	Bridges Family Trust LLC	6 Ishmael Rd	shed	82/91	Val Oliver	RP

23.	Greenstick LLC	18 Williams St	Solar roof	55/371	Ack Smart	RP
24.	Marty McGowan	25 Millbrook Rd	Solar roof	56/67.2	Ack Smart	RP
25.	Kenney, Tricia	65 N Liberty	Shed	41/143	Thornewill Design	RP
26.	Madron Lake LLC	26 Monomoy Rd	Doors windows	54/146	Thornewill Design	RP
27.	Passanante, Erik	41 Long Pond Dr	Window change	59.4/109.1	Devin Murphy	SW
28.	Randy Sharp	59 Polpis Rd	Add door/ reduce windows	54/26	Thornewill Design	SW
29.	Keep on Trucking LLC	57 Surfside Rd	Demo move off warehouse	67/218	E Martinez	SW
30.	Kim Glowacki	5 Meader Street	Move off to14C Macy Ln	42.2.3/40	Structures Unltd	AC
31.	Joan Bunting	14C Macy Lane	Move on/reno frm 5 Meader St	68/107	Structures Unltd	AC
32.	Keep on Trucking LLC	57 Surfside Rd	Demo move off front bldg	67/218	E Martinez	SW
33.	Keep on Trucking LLC	57 Surfside Rd	Demo move off house barn	67/218	E Martinez	SW

Welch made the motion to amend the agenda number 15, 51 Miacomet Rd shed revision, to 51 W. Miacomet Rd, noting the typo. Patten and Oliver in favor. Motion carries unanimously
Patten made the motion to approve the Consents. Welch, Paul MacLeod and Patten in favor and carries unanimously.
Oliver Recused

III. CONSENT WITH CONDITONS

1.	Michael Pearlstein	20 Derrymore	Rev pool	41/112	LFW	JP

- Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

2.	William & Pamela Holding	12 Blackfish Lane	Roof top solar	73/118	ACK Smart	CP

- Due to lack of visibility

3.	Little Lyon, LLC	8B Lyon Street	As-Built- HVAC/color chg	55.4.1/71	Liz Konetchy	AC

- AC unit must be screened with lattice and vegetation. Balance of as-built fee ($450.00) to be paid. Must not be visible at time of inspection and in perpetuity.

4.	Edward & Jennifer Porter	60 Squam Road	Solar ground array	13/34	ACK Smart	CP

- Ground solar array must be screened with plantings. Must not be visible at time of inspection and in perpetuity.

5.	Kim Christenson	59 Meadow View Drive	Add crawl space/repl frnt deck	56/169.3	WCBC	JP

- Include floor plan with dimensions of proposed additions.

6.	Polly Harvey	124 Wauwinet Road	Window/skylight	11/16	Thornewill Design	AM

- Raise skylight to upper 1/3 of the roof and box with natural wood per BWNIM.

7.	AMVestal Ventures, LLC	67 Vestal Street	Pool/hardscape	41/59	Atlantic Landscap	AM

- Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

8.	St Paul's Episcopal	16 Fair St	Mod Existing stair enclose.	43.3.3/5	Emeritus LTD	VO

- Add HDC survey (NAN. 3127) to the COA and architect/builder: Joseph W. Northrop; an individually significant structure.

9.	3 Waydale LLC	3 Waydale Rd	Demo	55/85	Reid Yenor	RP

- Add Move Off to application.

10.	Klemens Meyer Tr Etal	3 Red Barn Rd	Rooftop solar	59.3/44	Cotuit Solar	SW

- Submit legible digital version of the COA application.

11.	Alexander, Pamela	4 Mayhew Rd	New dwelling	92.4/221	SMRD	SW

- No increase in grade height (vs. current EXG), 2nd floor decks no deeper than 8'.

12.	Alexander, Pamela	4 Mayhew Rd	Sports court	92.4/221	SMRD	SW

- No increase in height of grade (vs. current EXG); dark green (vs. black) mesh.

13.	Peter & Lila Steinle	2 Ishmael Road	Rev 11779; perg chg/hardscape	82/93	Shelter 7	AC

- Add additional natural vegetation along Hellers Way to prevent view of outside kitchen.

14.	VTT 4 Pocomo LLC	4 Pocomo Rd	House move on	14/68.1	CWA	SW

- Maintain minimum 10' of the vegetative buffer forward of the structure towards Pocomo Rd. Include approved COA and supporting documents.

15.	Stephen Maury	18 Boynton Ln	Solar Roof	67/117.1	Ack Smar	SW

- As a "test case" due to hyper-local character and setting.

16.	Fridland, Jennifer	7A New Ln	Spa/hardscape	41/285.1	Waterscapes	

- Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

17.	Cynthia Renshaw	1 Pheasant Dr	Hardscape	67/2	LFW	JP

- Fence to be moved back 8' (1 fence section).

18.	16 Quaker Project LLC	16 Quaker Rd	Driveway alteration	41/176.1	KMLD	SW

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

Paul made the motion to approve consents with conditions. Welch MacLeod Oliver and Patten are in favor and carries unanimously.

IV. SIGNS

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

• Approved with projected frame white outline.

Oliver made the Motion to accept the recommendations of the sign committee: Welch, MacLeod and Patten
All in favor of motion. Camp could not be heard on zoom

V. NEW BUSINESS 01/07/2025

1. Browne & Clark — 23 Ocean Ave — Addition pergola — 73.3.1/19 — Angus MacLeod RP
• **HOLD PER APPLICANT to March 18th**

2. Ellegance LLC - 11736 — 75 Pocomo Rd — New Guest House — 15/7 — Emeritus LTD — VO

Board: Welch, Oliver, Macleod Camp and Paul; Alternate- Patten
(4:13pm)
In summary, the discussion focused on addressing the concerns about the visibility, height, and screening of the proposed guest house structure, with the board requesting revisions to the application before further consideration.
Oliver: Motion to hold for minor revisions, including a potential height adjustment and cross-section. Additionally, vegetative screening must be included and approved as part of the application. 5-0

3. James Broder- 11729 — 300 Madaket — Main House relocate onsite — 60.2.1/70 — Emeritus LTD — VO

Board: Welch, Oliver, MacLeod, Camp and Patten; Alternate- Paul
(4:25pm)
Oliver and Patten concerned with roof walk. Macleod-railing atypical. Heavy shingle and trim detail. Prefer shingled. Camp- agrees with what's been said. Welch- doesn't mind shingle with open balustrade.
Oliver: Motion to Approve thru Exhibit A with NW elevation second floor balcony all shingled. Remove middle post out of roof walk. 5-0

4. 6A Marble Way LLC- 11728 — 10 Marble Wy Lot 2 — New Garage — 66/104 — K Megna — AM

Board: Welch, Camp, MacLeod Oliver and Paul; Alternate- Patten
(4:29pm)
In summary, the discussion focused on the overall development and the need to ensure appropriate screening and landscaping to mitigate the visual impact of the new garage structure. Deck no more than 8' deep.
Oliver: Motion to Approve with rear deck depth to 8 feet. 4-1 (Camp-nay).

5. 6A Marble Way LLC- 11733 — 6A Marble Wy Lot 5 — New Garage — 66/103.1 — K Megna — AM

Board: Welch, Oliver, Camp, MacLeod and Paul; Alternate- Patten
(Motion made by Oliver to amend the Agenda Noting 6A Marble Way Lot 5) 5-0
(4:40pm)
In summary, the discussion for Lot 5 mirrored the discussion for Lot 2, with the board focusing on the overall development, visibility, and landscaping. Welch- concerned with siting with abutting properties on Bartlett Road.
Oliver: Motion to Approve as submitted. 5-0

6. Booms, Jeff- 11744 — 14 Woodland Dr — Addition — 79/203 — JB Studio — AM

Board: Welch, Paul, MacLeod, Camp and Patten; Alternates- none
(5:47pm)
The board expressed concerns about the proportions and height of the proposed addition, suggesting improvements through a reduced ridge height and a shallower pitch. There was also a recommendation to make the windows more vertical, meeting rails line with eave and adjust the dormer plate height for better proportions. The mix of architectural styles was considered problematic, and a more cohesive design was suggested. Overall, the addition was seen as overwhelming the existing structure and requiring substantial revisions. Focus on reducing the height and adjusting the dormers to better integrate with the existing building.
MacLeod: Motion to Hold for Revisions. 5-0

7. Brescher, Jessie M Tr- 11745 — 6 Sleepy Hollow Rd — Move on addition — 66/453.2 — JB Studio — AM

Board: Welch, Paul, MacLeod, Camp and Patten; Alternates- none
(5:53pm)
The board raised concerns about the outdoor second-floor shower enclosure, recommending it be replaced with a deck. They also suggested replacing the shingled columns on the front porch with simple wood columns.

Oliver: Motion to Approve thru Exhibit A with post change and moving outdoor shower to first floor deck; vertical boards. 5-0

8. Martha Carr- 11749	**16 Walsh St**	**New dwelling**	**42.4.1/50**	**R Newman**	**AM**

Board: Welch, Oliver, MacLeod, Camp and Patten; Alternate- Paul
(4:54pm)
The design adjustments were emphasized to prevent the structure from overwhelming the neighborhood due to its scale and foundation adjustments. Suggested streetscape. A chimney appropriate for the design. Reducing the overall height by one foot was deemed appropriate. Suggested to remove skirt from roof walk. Instead of a porch, the end of the dormer could be modified to feature a hip rather than a shed. Windows in connectors too concentrated.

MacLeod: Motion to Hold for revisions. 5-0

9. Two Pilgrim LLC- 11753	**15 Pilgrim Rd**	**New dwelling**	**41/214**	**S Metz**	**AM**

Board: Welch, Oliver, Camp, MacLeod and Paul; Alternate- Patten
(5:05pm)
The board discussed the site plan and elevations, expressing concerns about the overall scale and height of the structure. Concerned large corner; filled lot line to lot line. Main mass needs to come down 9" to 1'; secondary mass should come down proportionately.

Oliver: Motion to hold for Revisions including reducing the height and adjusting the dormers and a view. 5-0.

10. Two Pilgrim LLC- 11752	**15 Pilgrim Rd**	**New guest house**	**41/214**	**S Metz**	**AM**

Board: Welch, Oliver, Camp, MacLeod and Paul; Alternate- Patten
(5:19pm)

The board is reviewing the structures individually, but they are also considering the overall compositional presentation and streetscape.
The board is requesting a streetscape view to better understand how the proposed structures will fit into the context of the surrounding buildings and neighborhood environment. Concerns about the height of the structure, suggesting it was too tall for the size of the guest house. Concerns were raised regarding the dormers' proximity to the gable ends, with the setback pushing the limits of acceptable proximity, though there may be some flexibility with the rake overhang. Additionally, the west elevation, which faces the road, could be perceived as the "front" of the building, as the south elevation faces Pilgrim. It was suggested to add a small porch roof or feature to highlight the door on the west elevation. The main comments focused on reducing the overall height, particularly over the dormers, to match the main house, with a suggested reduction of 1 foot to 9 inches. From a site composition perspective, it was recommended to maintain a vegetated screen along Pilgrim rather than presenting the second dwelling as a standalone structure. Creating an entryway on Pilgrim was seen as introducing unnecessary confusion.

Oliver: Hold the application for minor revisions, including reducing the height and providing more details on the approved landscaping plan to address the visibility concerns and a view. 5-0

11. Two Pilgrim LLC- 11751	**15 Pilgrim Rd**	**New garage**	**41/214**	**S Metz**	**AM**

Board: Welch, Oliver, Camp, MacLeod and Paul; Alternate- Patten
(5:27pm)

The height and massing of the structure, concerns that it was too tall, and overwhelming compared to the surrounding buildings. The dormers on the front facing the street, with the board suggesting they should be moved to the rear instead. The overall composition and how the different masses of the building relate to each other, with suggestions to lower the roof pitch and break up the massing. Visibility of the structure from the street, with the board discussing ways to better screen it through landscaping.

Oliver: Motion to hold for revision to address these concerns about the height, massing, and visibility and added to be viewed. 5-0

12. Hanson Family- 11754	**7 Academy Ln**	**Window replacement**	**42.4.3/108**	**Val Oliver**	**AM**

Board: Welch, Camp Patten MacLeod and Paul; **Alternate- Patten**
(6:00pm)
No concerns.
Camp: Motion to Approve as submitted. 5-0

13. Zero India St LLC- 11758	**1 Cambridge St**	**Rev 10149**	**42.3.1/130.2**	**Emeritus LTD**	**AM**

Board: Welch, Camp, MacLeod, Oliver and Patten; Alternate- Paul
(6:06pm)

The suggestion was made to ensure the back door on the east elevation aligns with the building's historic style. It was agreed that the east elevation should return to the previously approved design, which featured a panelized version.

Camp: Motion to Approve subject to the east elevation being reverted to the previously approved design. 5-0

14. Michelle Kalman-11772 63 Hinsdale Rd New duplex 68/963.1 LINK JP

Board: Welch, Oliver, MacLeod, Camp and Paul; Alternate- Patten

(6:17pm)

The view of the board is the overall height and massing of the proposed structure are considered too large for the small lot and should be scaled down. The front-facing dormers are seen as top-heavy and should either be reduced or moved to the rear. To help soften the third-floor presence, adding a porch or similar grounding element on the first floor is recommended. Drop additive massing; 6/6 windows appropriate The continuous eave between the two masses makes the building appear as one large structure rather than two separate ones, so stepping back the flanking masses is suggested to break up the massing more effectively..

Oliver: Motion to Hold for Revisions. 5-0

15. 11 Pine St Realty -11778 11 Pine St MH Reno 42.3.3/24.1 WAPD JP

Board: Welch, MacLeod, Camp Oliver and Patten; Alternate- Paul

(6:29pm)

Appreciate the change to the front door. The mulled windows on the south elevation and the double stacked French doors on the north elevation were deemed inappropriate. Windows on East elevation crowded. Suggested 8" shingle between.

Camp: Motion to Hold for Minor Revisions. 5-0

16. 11 Pine St Realty- 11775 11 Pine St Demo Garage 42.3.3/24.1 WAPD JP

Board: Welch, MacLeod, Camp Oliver and Patten; Alternate- Paul

(6:41pm)

The board had concerns about the condition of the existing garage and wanted more information and images to demonstrate whether it was viable to save or not. The board wanted to see more evidence of the garage's condition before deciding whether it could be saved or should be demolished.

Camp: Motion for more information and images; 3-2 (Oliver and Patten-nay)

17. 11 Pine St Realty-11777 11 Pine St New garage 42.3.3/24.1 WAPD JP

Board: Welch, MacLeod, Camp Oliver and Patten; **Alternate- Paul**

Oliver: Motion to have the new garage Track the Demo Garage. 5-0

18. 11 Pine St Realty- 11776 11 Pine St New shed 42.3.3/24.1 WAPD JP

Board: Welch, MacLeod, Camp Oliver and Patten; Alternate- Paul

(6:50pm)

The main concern raised was the French doors facing the street, which were considered inappropriate despite being set back. The suggestion was made to move the French doors to the west elevation, where they would not be visible from the street. There was also a proposal to introduce a living fence (such as a lattice with climbing plants) to maintain privacy and screen the French doors from the street. Some concerns about the pergola's contemporary design were noted, but it was acknowledged that it is located behind the house. Overall, the focus was on ensuring the design blends with the surrounding area while maintaining privacy.

Camp: Motion to Hold for Revisions.5-0

19. Smiley 15 N. Water LLC- 11765 15 N. Water St Rev Roof, trim change 42.4.2/50 Normand JP

Board: Welch, MacLeod, Camp, Oliver and Paul; Alternate: Patten

The board expressed concerns about the proposed change from the existing gray trim color to a white trim color. Several members felt that the white trim would be too much of a departure from the existing character of the building and the surrounding area. The board suggested that a lighter gray color would be more appropriate and better match the existing shingle siding. They felt the white trim would add too much formality to the building. Overall, the board was open to the other proposed changes, such as the addition of Essex green shutters and the replacement of the roof with fire-treated cedar shingles. However, the focus of the discussion was on the trim color, with the consensus being that white was not the right choice and a lighter gray would be preferred.

Oliver: Motion to Hold for Revisions. Note that is would be approved subject to resolution of the exterior paint color. The applicant will bring back revised color options for the trim. 5-0

20. Mark P Chioffi- 11764 5 Crow's Nest Wy Pool and hardscape 12/22.2 Jardins Intl JP

Board: Welch, Oliver, MacLeod Camp and Patten; Alternate- Paul

(7:10pm)

Patten: Motion to Approve. 5-0

21. 32 Hulbert Rear lot Trust 27 Willard St New dwelling 29/72.2 Botticelli & Pohl JP

Board: Welch, Oliver, MacLeod Patten and Paul; Alternate- none; Stepped away- Camp

(7:11pm)
Anne Breckenridge, 30 Willard Street- concerned with driveway near bend.
The board requested that the applicant provide a streetscape view showing the proposed building in context with the surrounding structures on Willard Street. This was requested to help the board better understand the appropriateness of the design in relation to the existing homes in the neighborhood.

Oliver: Motion to Hold for a view at the beginning of 2/11/25 meeting. 5-0

22. Valero /LLC- 11780	**60 & 62 Old South Rd**	**New gym**	**68/85.2-85.3**	**Val Oliver**	**AC**

Board: Welch, MacLeod Patten, Paul and Camp
(7:19pm)
The board appreciated the scale and layered design of the proposed building, with the side elevation being noted for its agrarian feel. The board raised concerns about the baluster railing and French doors, suggesting they be replaced with more proportionate windows. The siting of the building was discussed, the visibility of the parking area in front of this setback building was a concern. Overall, the board found the design appropriate but recommended minor revisions, including adjustments to the windows, railing, and siting.

Paul: Motion to hold for minor revisions. 5-0

23. Beach Bucket LLC- 11784	**14 Silver St**	**Alteration addition move**	**55.4.1/182**	**Emeritus LTD**	**AC**

Board: Welch, Oliver MacLeod, Camp and Patten
(7:36pm)
Concerns about the height, scale and massing of the proposed addition, as well as the design elements like the French doors on South elevation. Reading as a different style. Suggested lowering second floor plate height on addition.

Camp: Motion to hold for revisions. 5-0

24. Heide Leslie- 11786	**47 Center St**	**Demo roof walk**	**42.4.3/29**	**Hristo Savov**	**AC**

No representation

25. Heide Leslie- 11785	**47 Center St**	**Roof Replacement**	**42.4.3/29**	**Hristo Savov**	**AC**

No representation.

26. CBR ACK holdings LLC-11788	**6 W Dover St**	**Fenestration**	**55.4.1/191**	**LFW**	**CP**

HELD by applicant

VI. NEW BUSINESS 01/21/2025 - VIEW

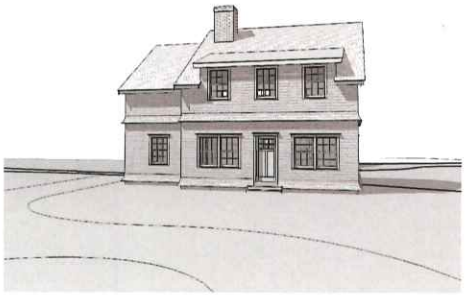
1. NIR Retail LLC- 11798	**137 Old South Rd**	**Rooftop Solar**	**69/50**	**Ack Smart**	**SW**

No Show
MacLeod made the motion to approve the minutes from October 29, 2024
Camp, MacLeod, Oliver and Paul are in favor Welch abstained
Motion carries
MacLeod made the motion to Adjourn at 7:49PM Camp MacLeod Paul Oliver and Welch approved unanimously

HDC Submission Only - Not For Construction

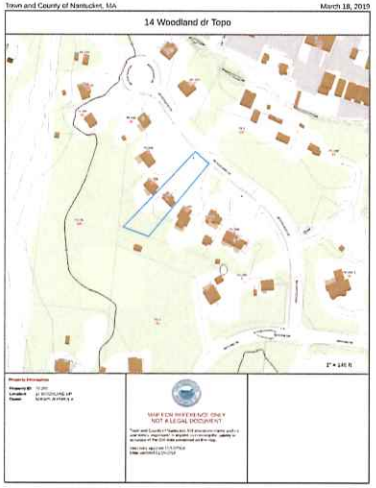
Property Info:

Map & Parcel	79-203	Lot Size	20,000 sq. ft
District/Zoning	R20	Allowable Ground Coverage	2,500 sq. ft.
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	1,609 sq. ft
Frontage	75 ft.	Proposed Ground Coverage	142 sq. ft
Ground Cover Ratio	12.5%		
Front Setback	30 ft.	Total Proposed Ground Coverage	1,951 sq. ft.
Side/Rear Setback	10 ft		



3D View

1 Site Plan
1 : 180



2 Locus Map
NTS



Front View



Side View



Rear View



Side View 2

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14 Woodland Dr

14 Woodland Dr, Nantucket, MA 02554

Sheet

Site Plan

Date

03.05.2025

Revisions

C.101

Scale

As indicated

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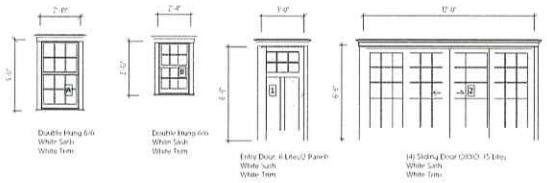
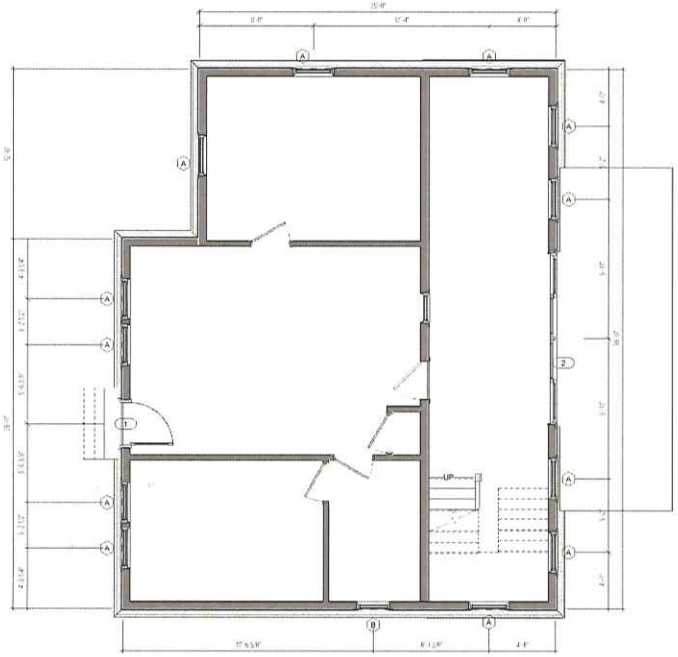
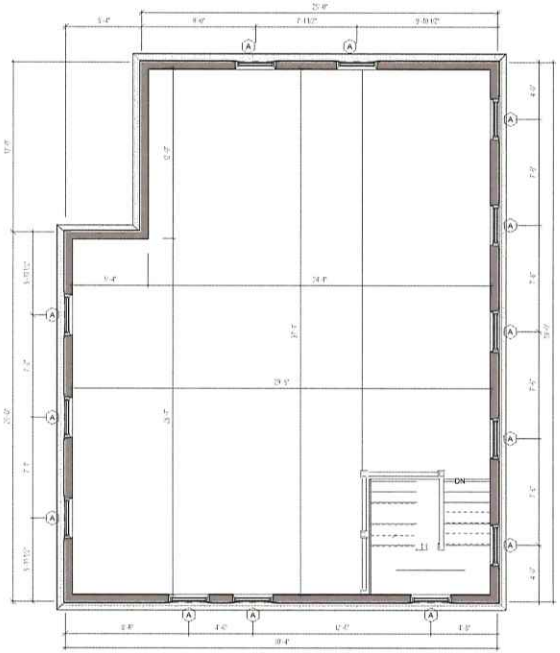


Window & Door Schedule
1/4" = 1'-0"



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



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

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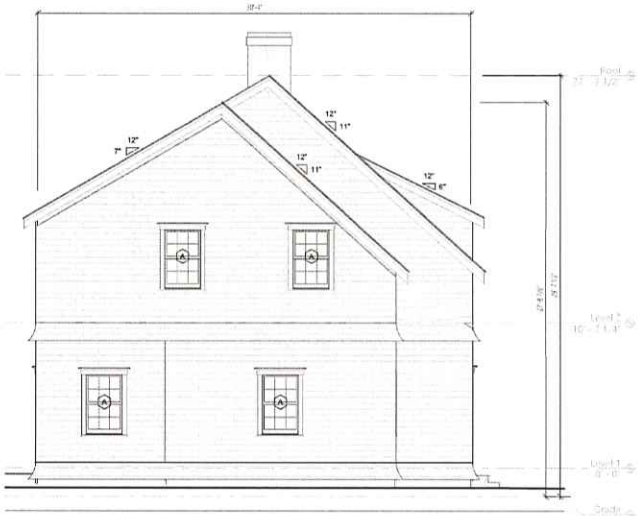
1 Previously Submitted West Elevation
1/4" = 1'-0"



3 New West Elevation
1/4" = 1'-0"



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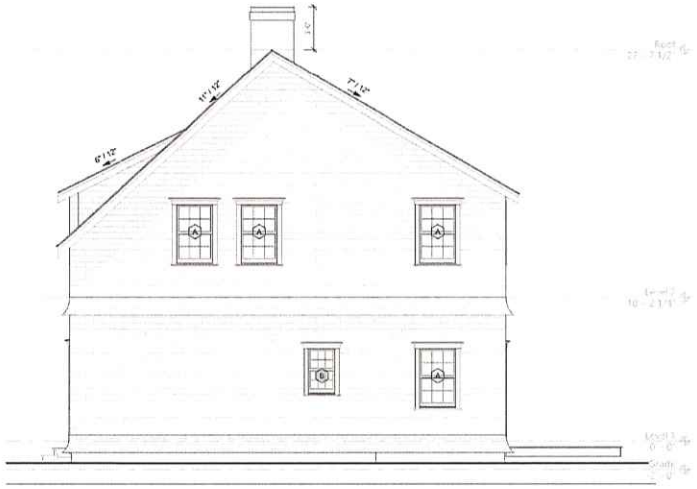

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2 Previously Submitted East Elevation
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Property Info:

Map & Parcel:	79 203	Lot Size:	20,000 sq. ft.
District/Zoning:	R20	Allowable Ground Coverage:	2,500 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,609 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage:	342 sq. ft.
Ground Cover Ratio:	12.5%		
Front Setback:	30 ft.	Total Proposed Ground Coverage:	1,951 sq. ft.
Side/Rear Setback:	10 ft.		



3D View

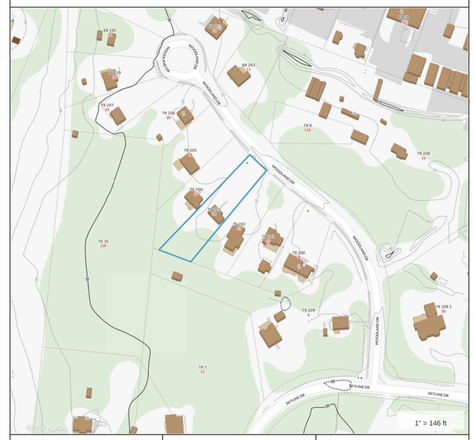


1 Site Plan

1 : 180

Town and County of Nantucket, MA — March 18, 2019

14 Woodland dr Topo



Property Information

Property ID	79-203
Location	14 WOODLAND DR
Owner	BOONS JEFFREY 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 12/13/2018
Data updated 11/19/2018

2 Locus Map

NTS



Front View



Side View



Rear View



Side View 2

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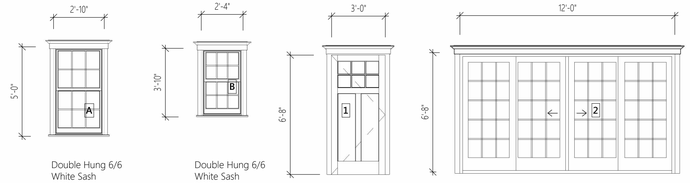


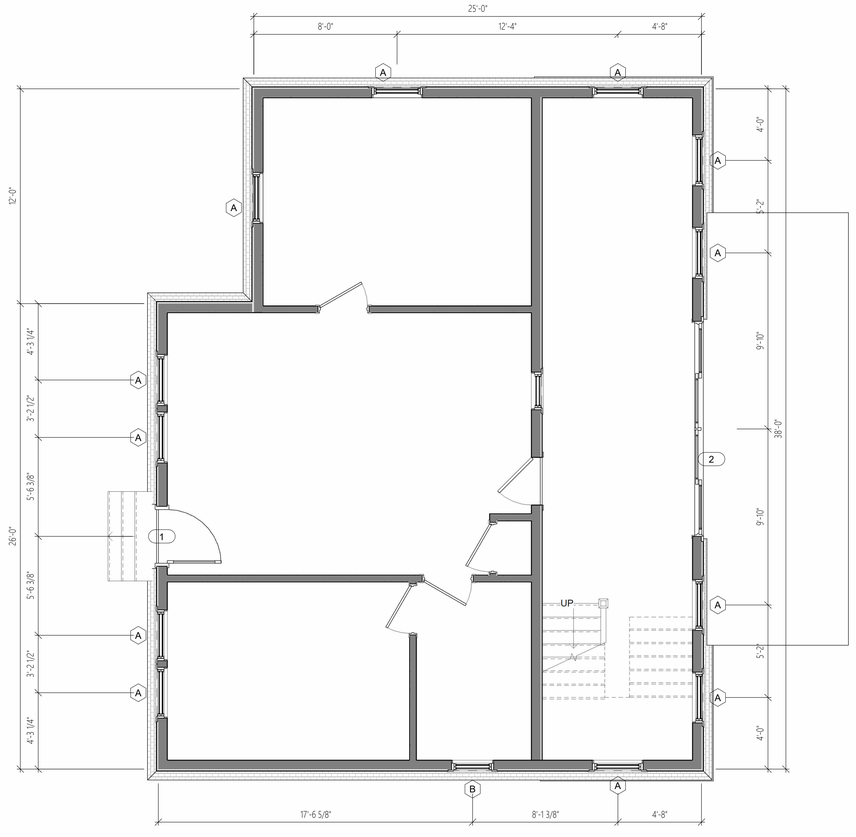
Double Hung 6/6
White Sash
White Trim

Double Hung 6/6
White Sash
White Trim

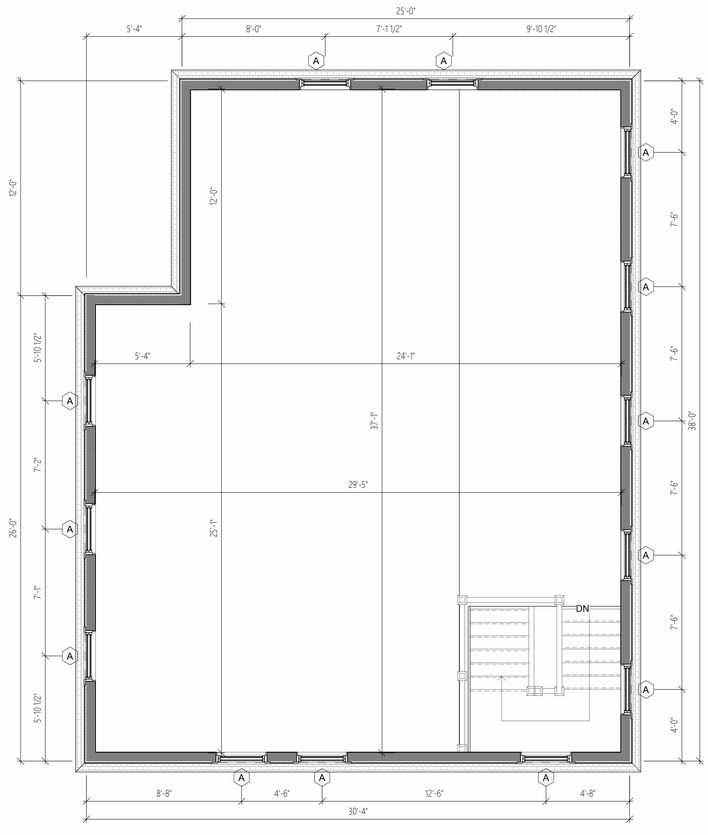
Entry Door, 6 Lites/2 Panels
White Sash
White Trim

(4) Sliding Door OXXO, 15 Lites
White Sash
White Trim

Window & Door Schedule
1/4" = 1'-0"



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



4 New Level 2
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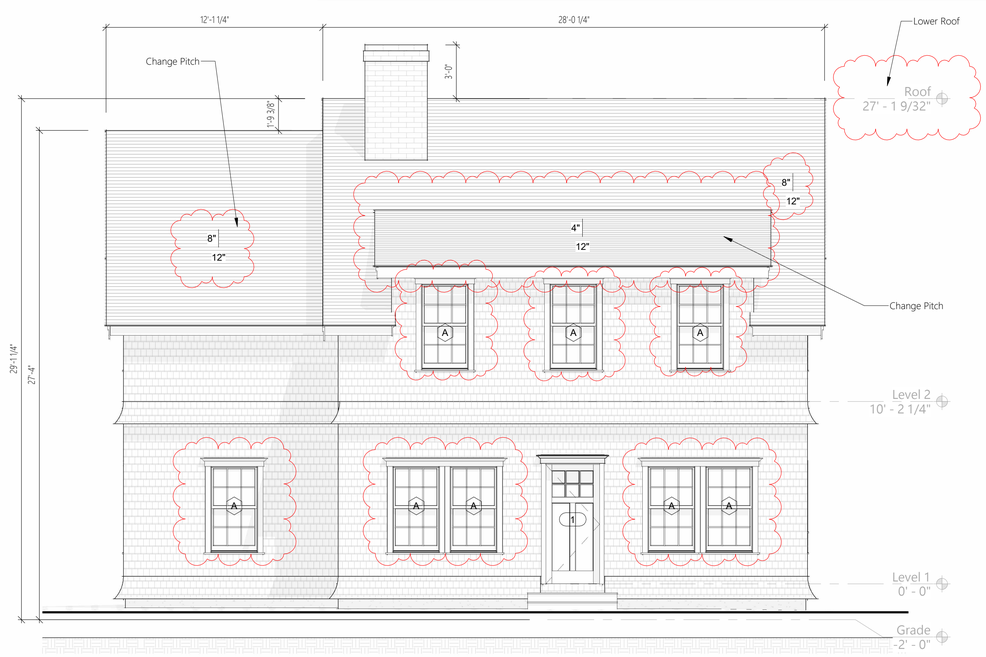

3 New West Elevation

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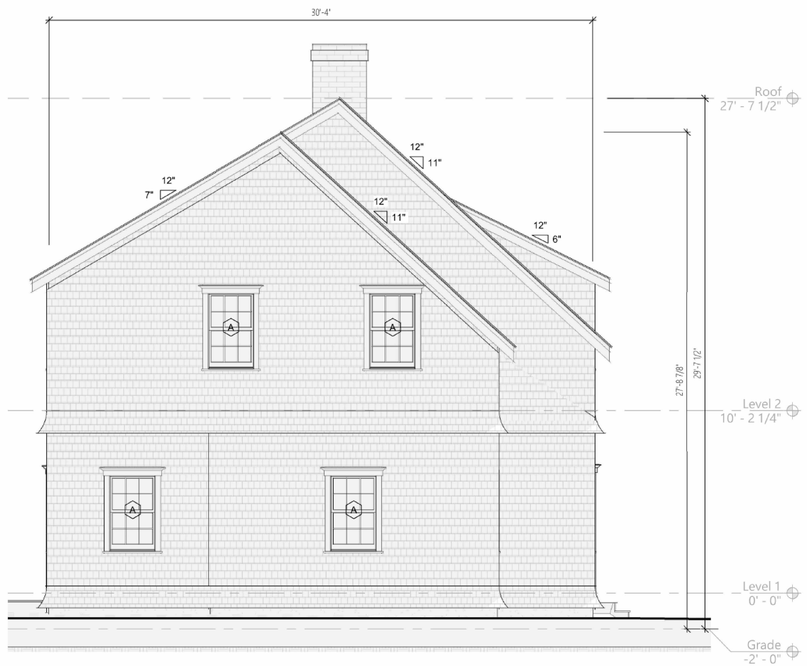

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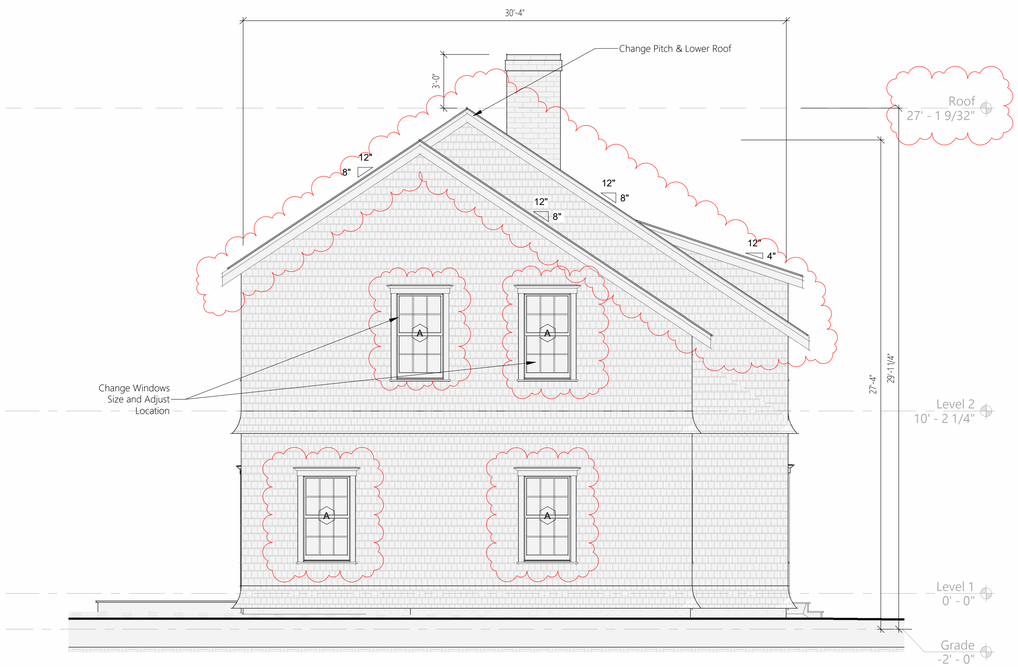

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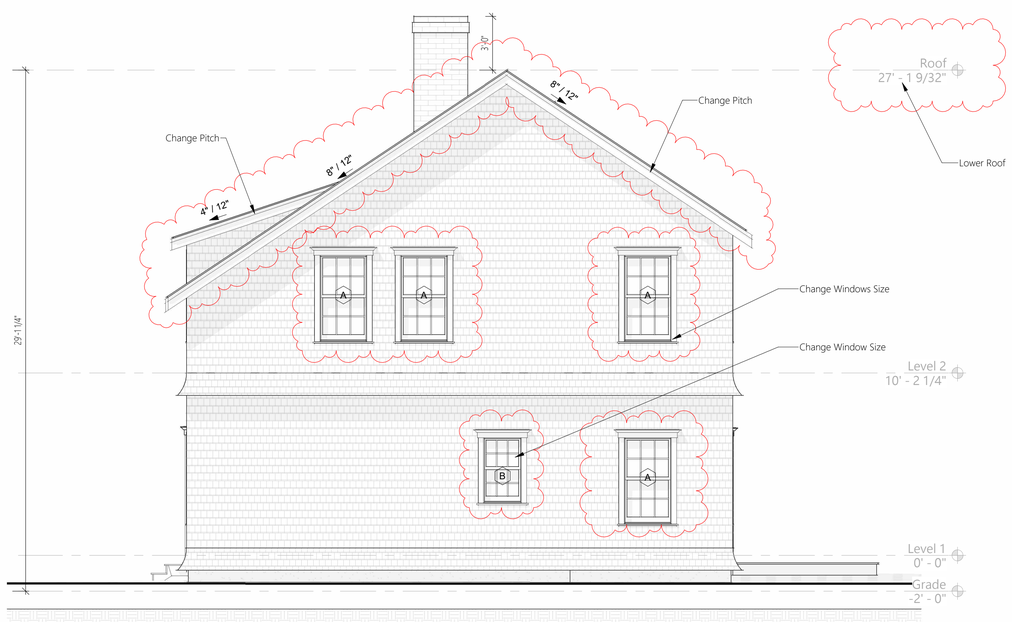
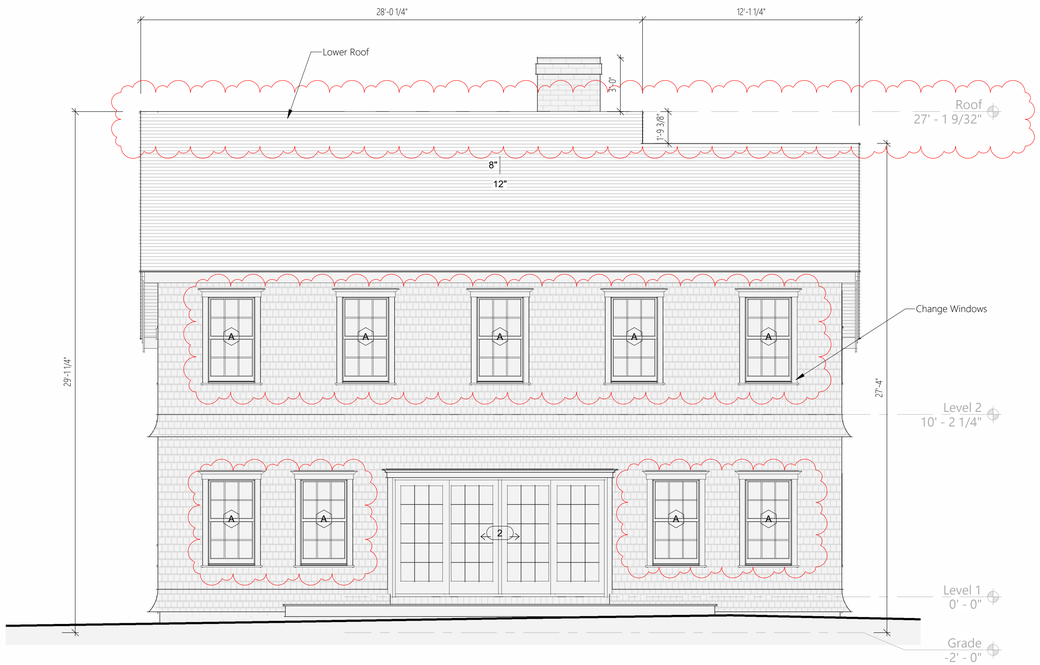


3 New South Elevation
1/4" = 1'-0"



2 Previously Submitted East Elevation
1/4" = 1'-0"



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A.202

Scale 1/4" = 1'-0"

3/5/2025 4:52:06 PM

ADDRESS: 85 Orange Street 55.4.1/27

DATE HEARD: 4/8/25

SITTING BOARD: Welch, MacLeod, Paul, Thornewill, Alt Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 4/23/25
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10613 85 Orange Street Addition
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
×	One set reduced plans: 8 ½ x11
×	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
×	Submit documents to PLUS at 2 Fairgrounds Road
×	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9/4/24

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

East Elevation
85 Orange Street
04/22/25

before



EXISTING ELEVATION EAST

after



PROPOSED ELEVATION EAST

85
MAIN HOUSE

Label	MANUFACTURE	Rough Opening	Window Size	Style	Quality
A	BOSTON SASH	33.25 X 65	37.25 X 68	Double Hung	
B	BOSTON SASH	33.25 X 55	37.25 X 58	Double Hung	
DOOR 1		34.5 X 82.5	38.5 X 83.5	Simpson 4 panel	
DOOR 2		34.5 X 82.5	38.5 X 83.5	Simpson 4 379449 light	
E WINDOW	BOSTON SASH	-	18.5 X 24	Awning Mulled	





MATCH DETAILS IN HISTORICAL PHOTO FROM 1890 (EXCEPT WINDOWS)

REVISION 9
Issued for Building Permit
04/22/25

07/25/24

476_85 Orange Street
Nantucket MA PJ

NOTE: 11" x 17" DRAWING SIZE
IS NOT TO SCALE

BOWDON Engineering, LLC
Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ◦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

East Elevation

85 Orange Street Nantucket, MA — DRAWING NUMBER A1

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

South Elevation
04/22/25

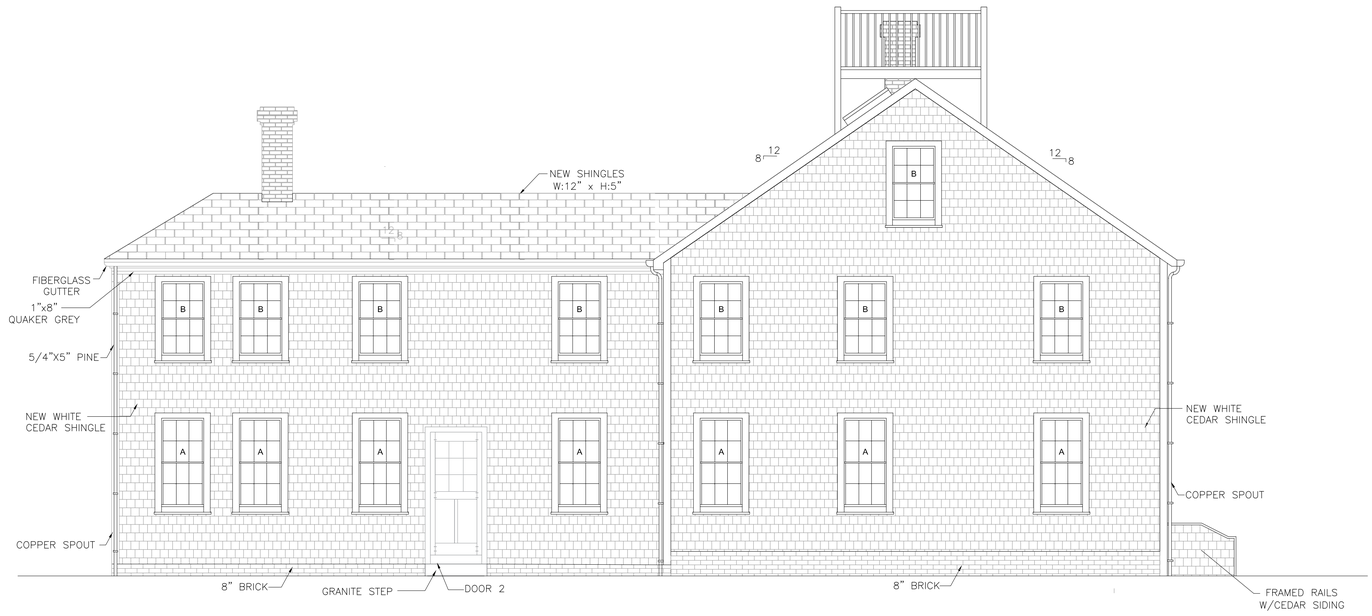
before



EXISTING SOUTH ELEVATION



after



PROPOSED SOUTH ELEVATION

REVISION 9
Issued for Building Permit
04/22/25

07/25/24

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1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

South Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A2

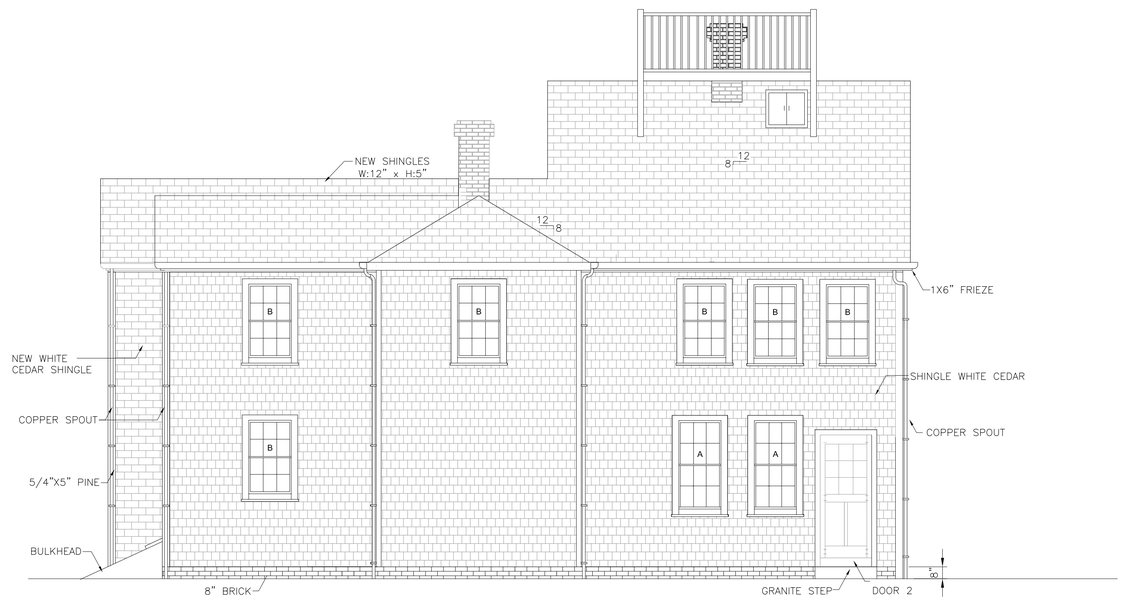
West Elevation
04/22/25

before



EXISTING WEST ELEVATION

after



PROPOSED WEST ELEVATION

REVISION 9
Issued for Building Permit
04/22/25

07/25/24

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Nantucket MA PJ

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pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

West Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A3

North Elevation
04/22/25

before



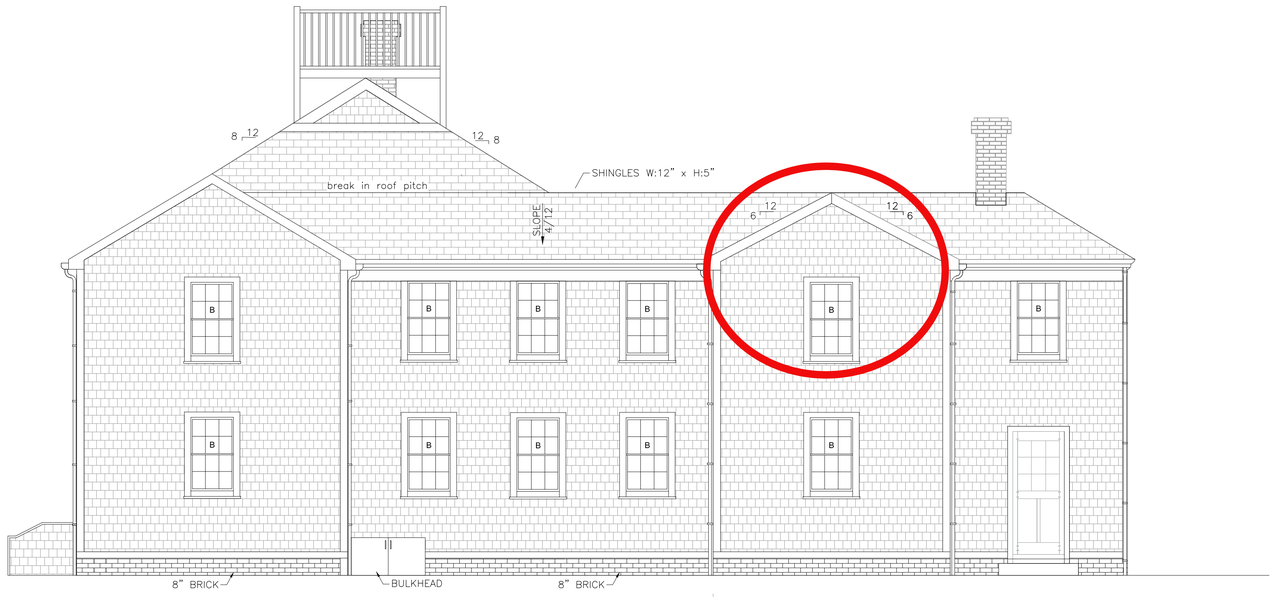
EXISTING NORTH ELEVATION





REVISION 9
Issued for Building Permit
04/22/25

after



PROPOSED NORTH ELEVATION



07/25/24

476_85 Orange Street
Nantucket MA PJ

NOTE: 11" x 17" DRAWING SIZE
IS NOT TO SCALE

BOWDON Engineering, LLC
Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ◦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/25/24		Reviewed By:

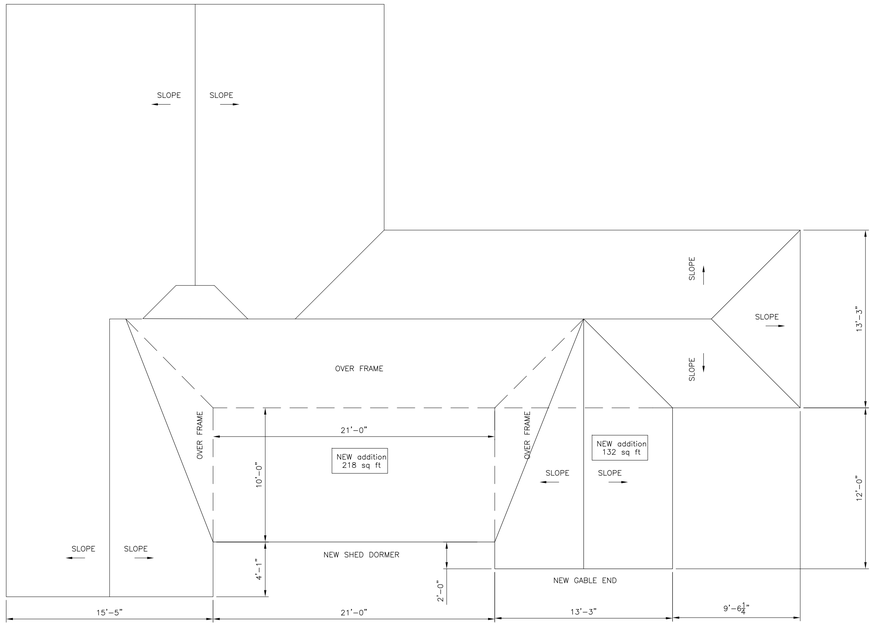
North Elevation

85 Orange Street Nantucket, MA

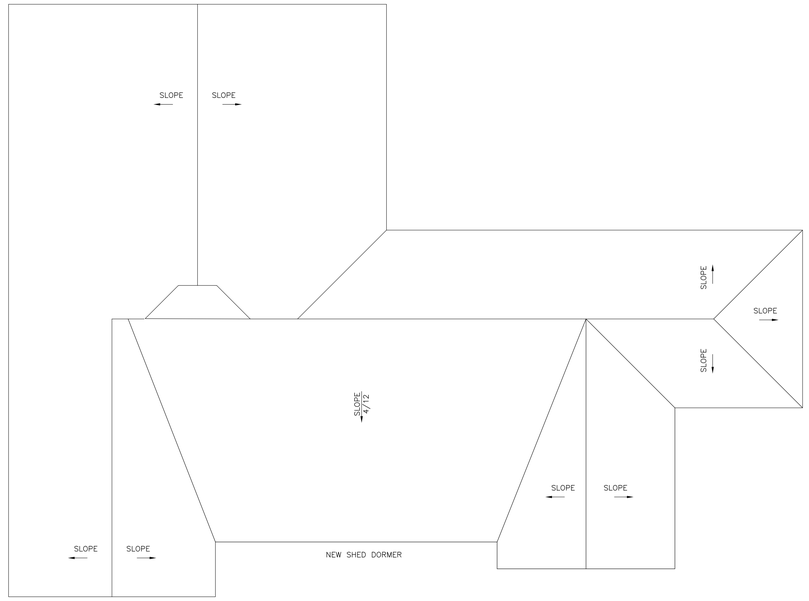
DRAWING NUMBER A4

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

after



REVISED ROOF PLAN

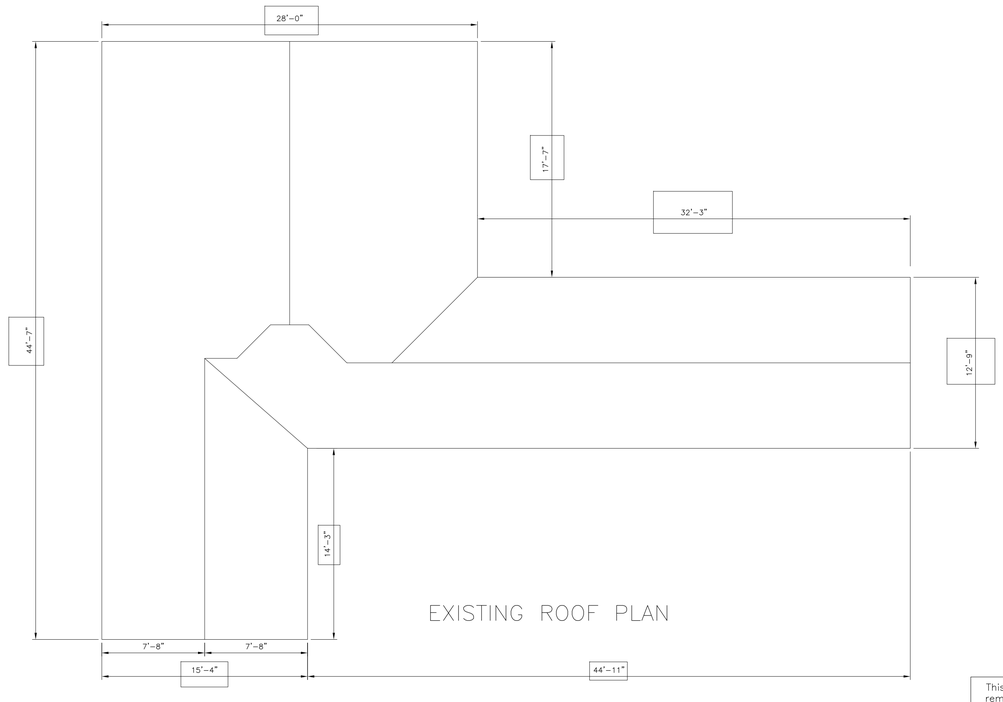


REVISED ROOF PLAN

REVISED ROOF
04/22/25

REVISION 9
Issued for Building Permit
04/22/25

before



EXISTING ROOF PLAN

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ◦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

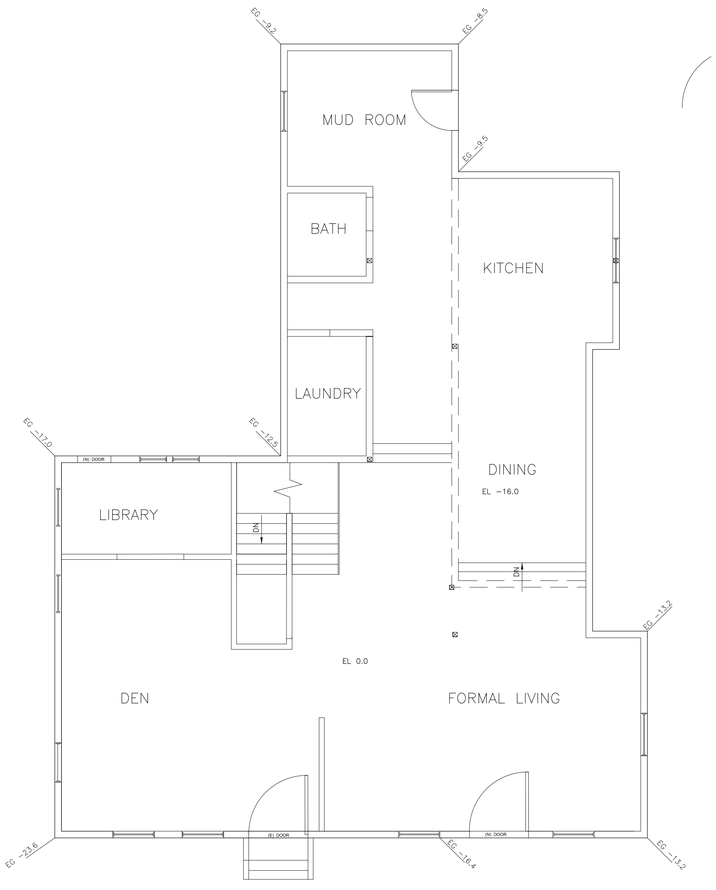
Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Roof Plans

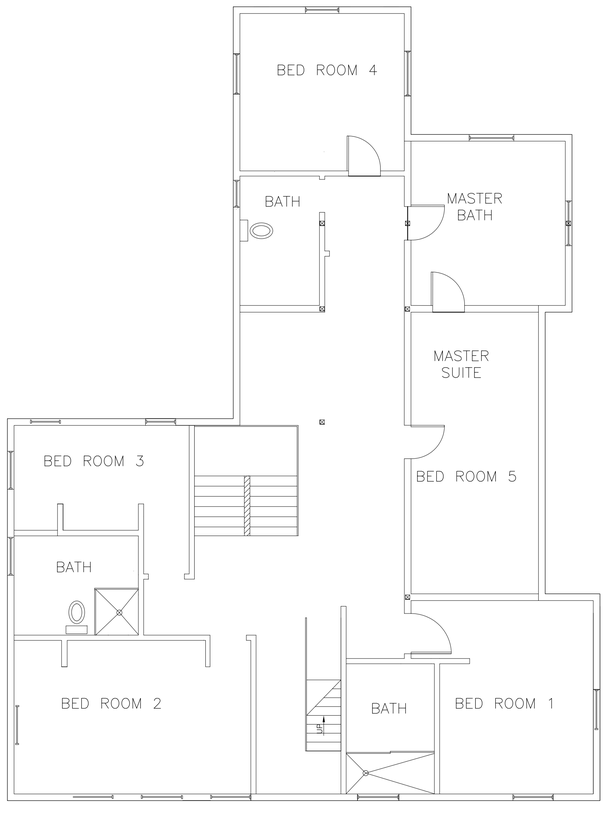
85 Orange Street Nantucket, MA

DRAWING NUMBER A5

Revised floor plans
04/22/25



REVISED FIRST FLOOR PLAN
85 Orange Street
Front of house



REVISED SECOND FLOOR PLAN
85 Orange Street
Front of house

REVISION 9
Issued for Building Permit
04/22/25

COMMONWEALTH OF MASSACHUSETTS
PAUL J. BONARRIGO
STRUCTURAL
NO. 47449
REGISTERED PROFESSIONAL ENGINEER

07/25/24

476_85 Orange Street
Nantucket MA PJ

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IS NOT TO SCALE

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Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ⬦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Floor Plans

85 Orange Street Nantucket, MA

DRAWING NUMBER A6

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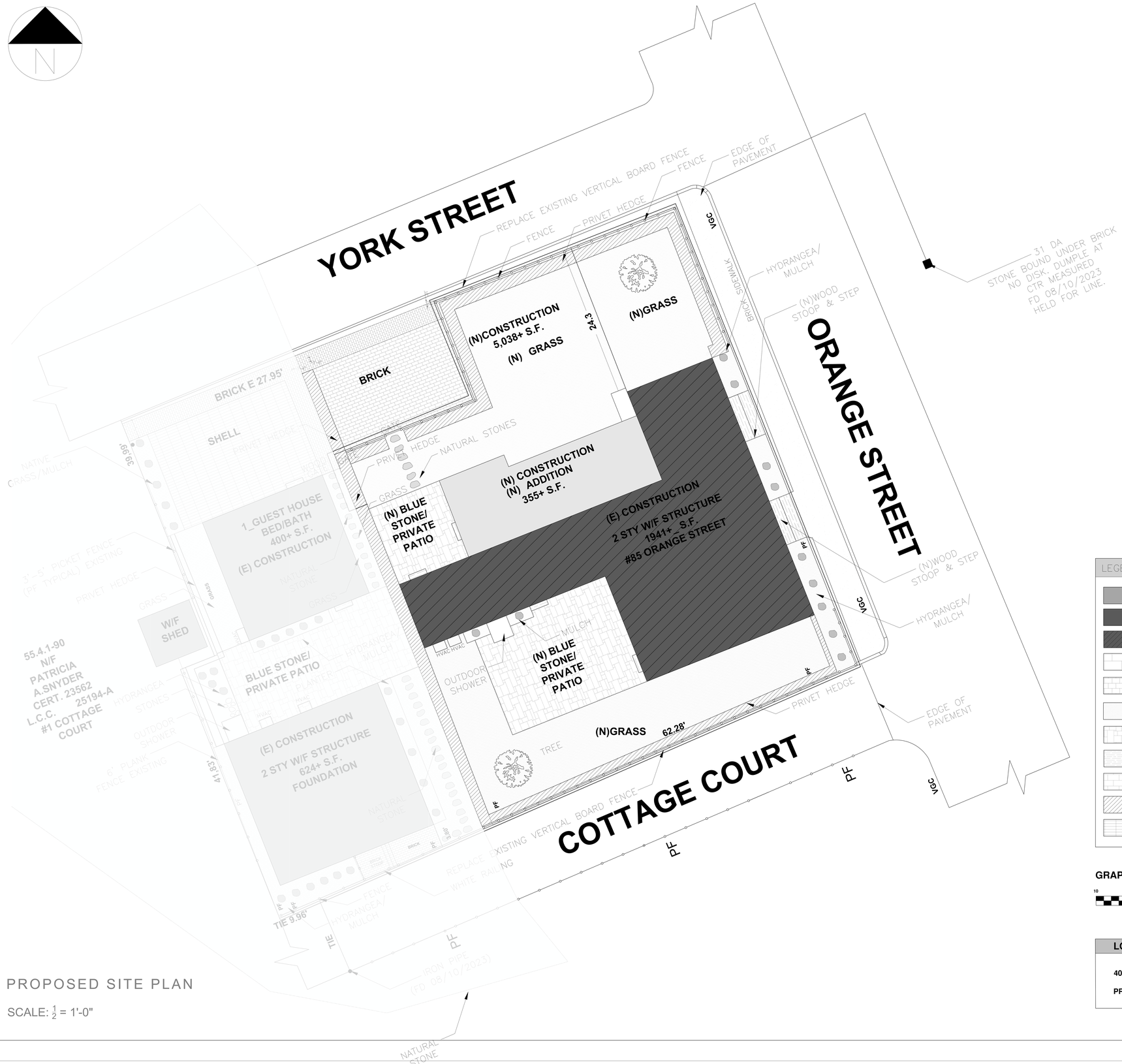


PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- PARKING AREA
- GRASS AREA
- BLUE STONE
- WOOD STEPS
- BRICK STOOP
- SHELL FLOOR
- PRIVATE HEDGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

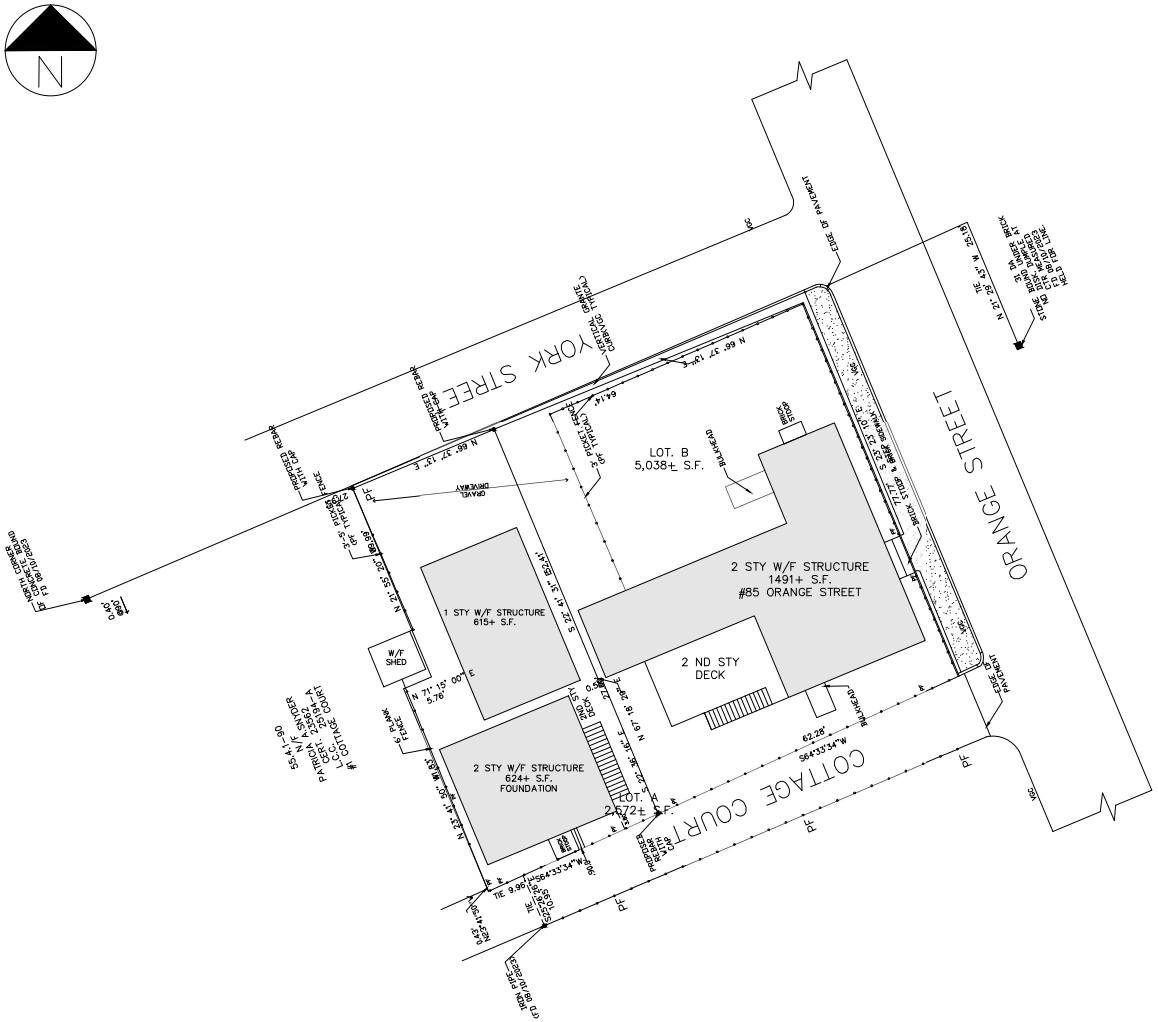
TITLE SHEET

PROPOSED SITE
85 ORANGE

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

SHEET

A1-1


N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615+ S.F.
W/F
SHED
2 STY W/F STRUCTURE
624+ S.F.
FOUNDATION
LOT.
2,672± S.F.
DRIVEWAY
BRICK
STONE
PROPOSED REPAIR
PROPOSED CLEAN OUT
PROPOSED CAP
PROPOSED REPAIR
PROPOSED REPAIR
PROPOSED REPAIR

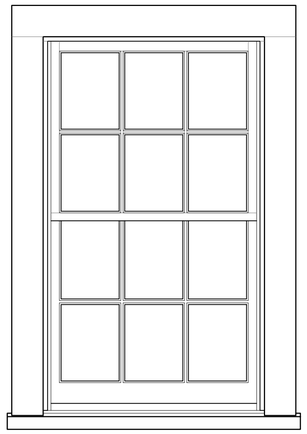


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

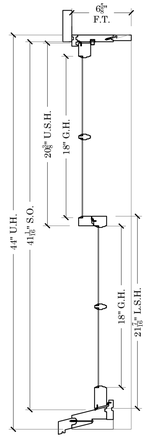
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

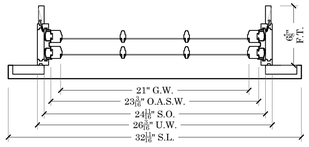
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



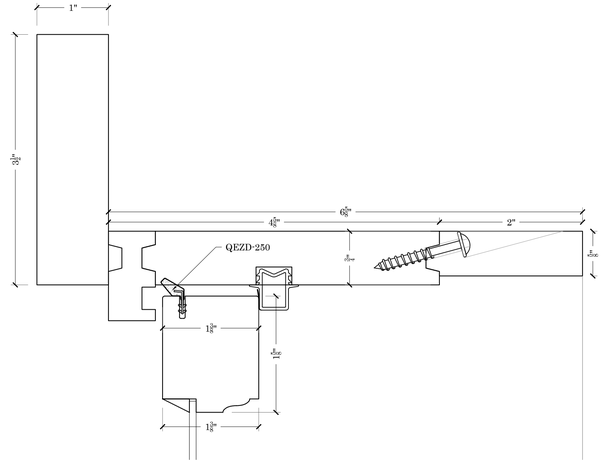
1 / 1 ELEVATION
SCALE 1-1/2"=1'

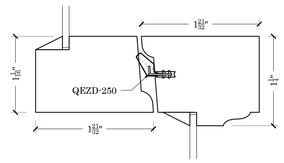


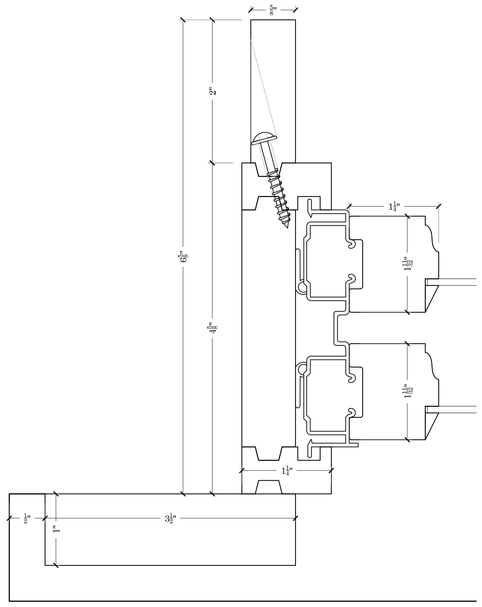
B / 1 SECTION
SCALE 1-1/2"=1'

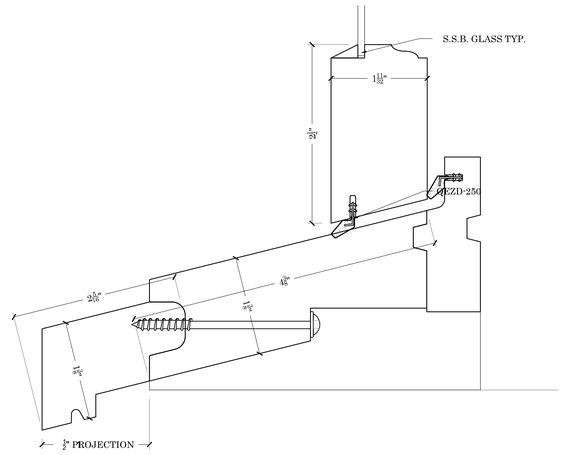


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1

ADDRESS: 85 Orange Street
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 4/1/25
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10610 Front Hardscape 85 Orange Street
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
×	One set reduced plans: 8 ½ x11
×	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
×	Submit documents to PLUS at 2 Fairgrounds Road
×	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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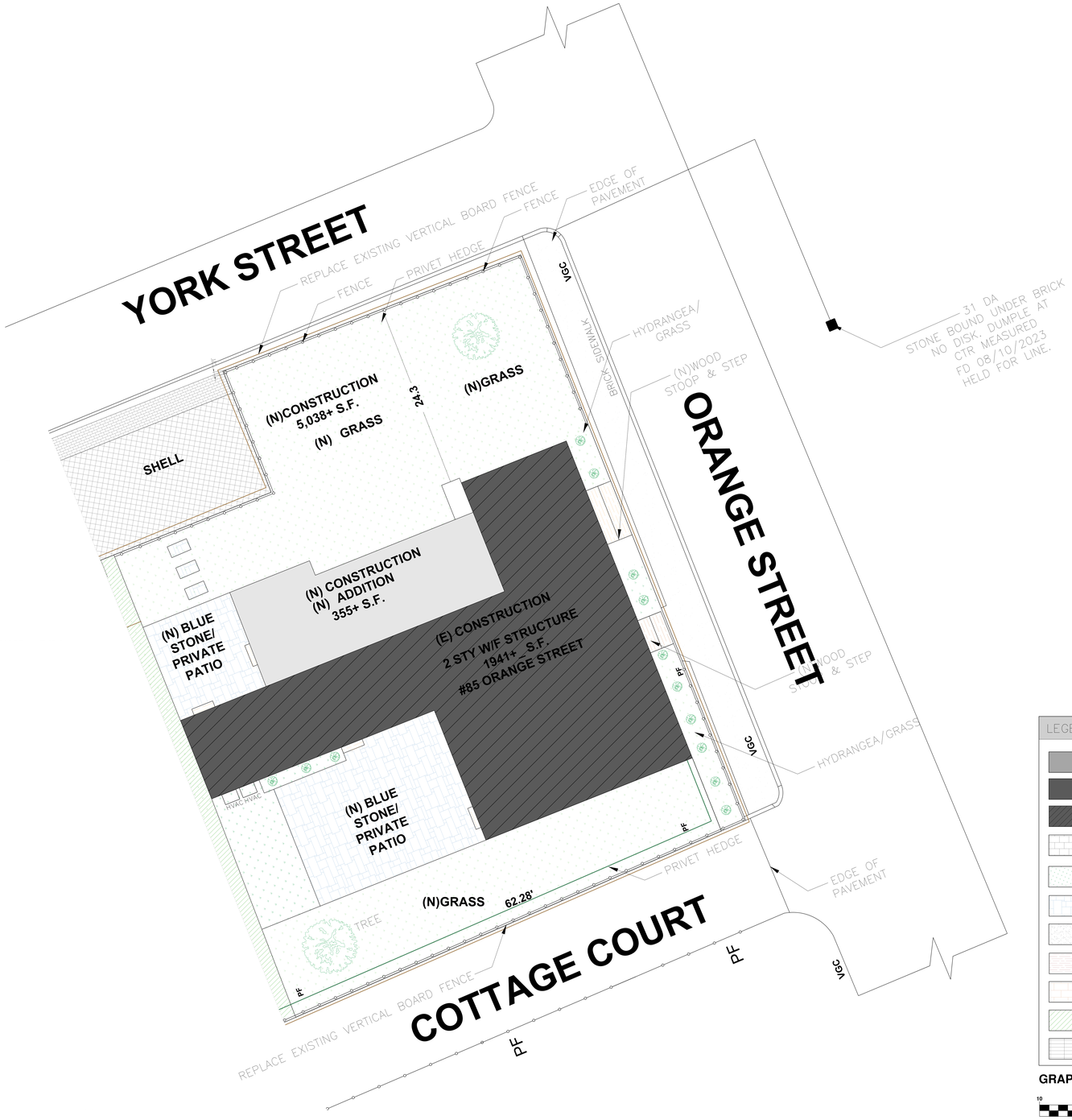
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9/4/24



PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE
- SHELL FLOOR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

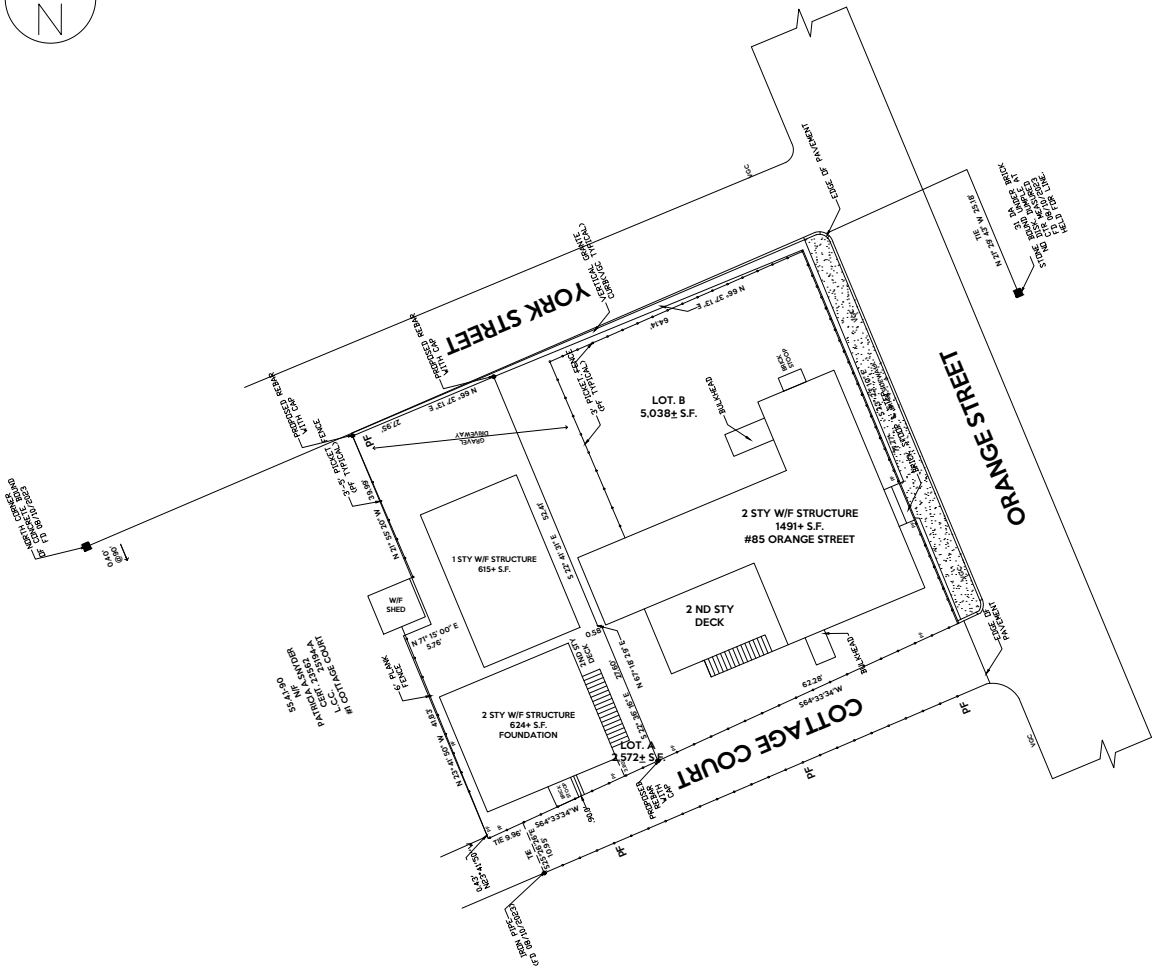
TITLE SHEET

PROPOSED SITE
85 ORANGE

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

SHEET

A1-1



EXISTING SITE PLAN

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

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA.

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

TITLE SHEET

EXISTING SITE PLAN

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

SHEET

A1-0

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 02/08/2024
Data updated Jan. 2021

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

ADDRESS: 85 Orange Street

DATE HEARD: 4/8/25

SITTING BOARD: Welch, MacLeod, Patten, Paul; Alternates: none

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

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

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: ~~4/16/25~~ 4.23.25
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10609 Rear Hardscape 85R Orange Street
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
×	One set reduced plans: 8 ½ x11
×	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
×	Submit documents to PLUS at 2 Fairgrounds Road
×	Signed Affidavit: see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. **Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.**
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**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 8/9/4/24

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



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85 Orange Existing Home



Rear Home



Orange St Frontage - East

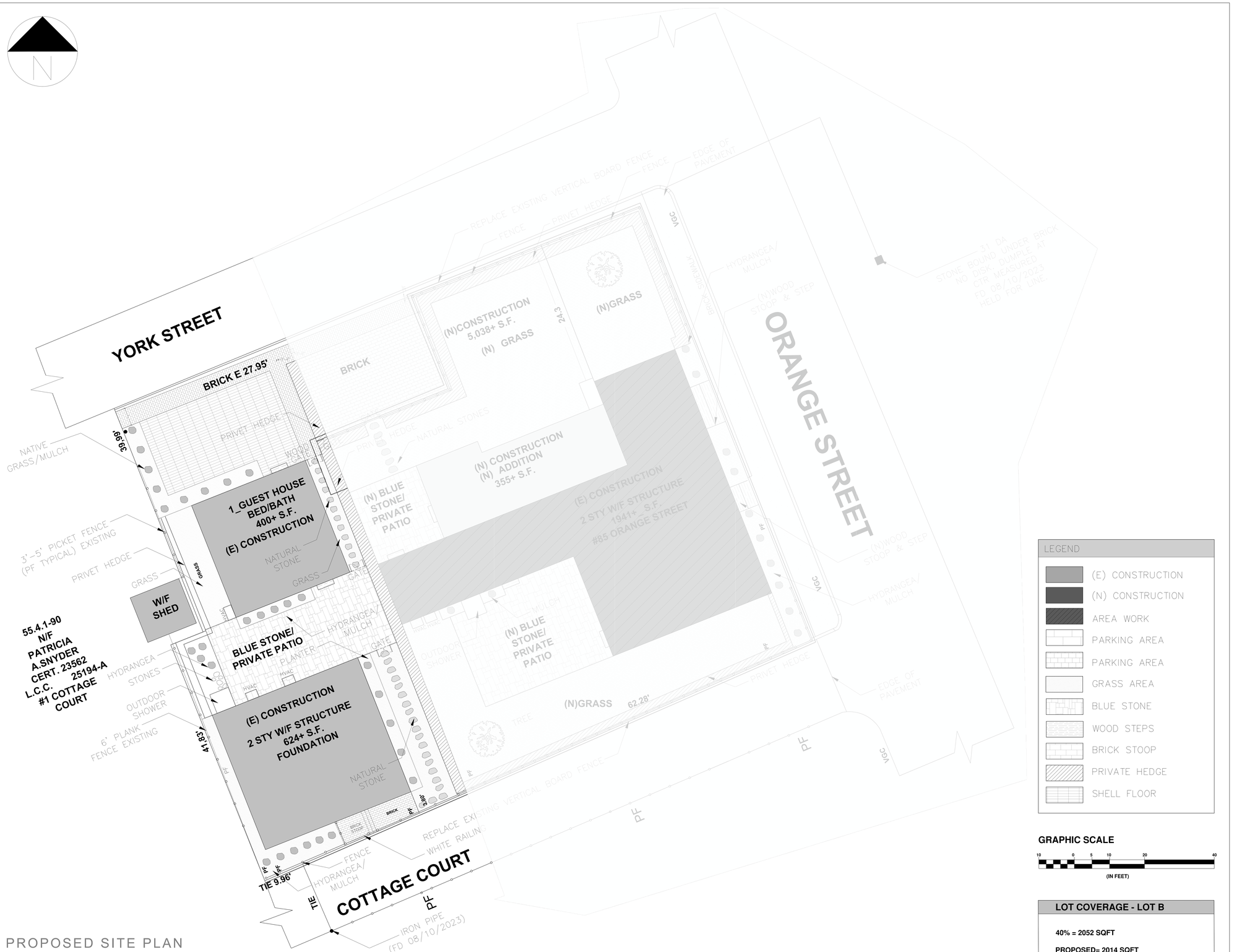


Cottage Court Frontage (private) - South





York St Frontage - North



PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- PARKING AREA
- GRASS AREA
- BLUE STONE
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE
- SHELL FLOOR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

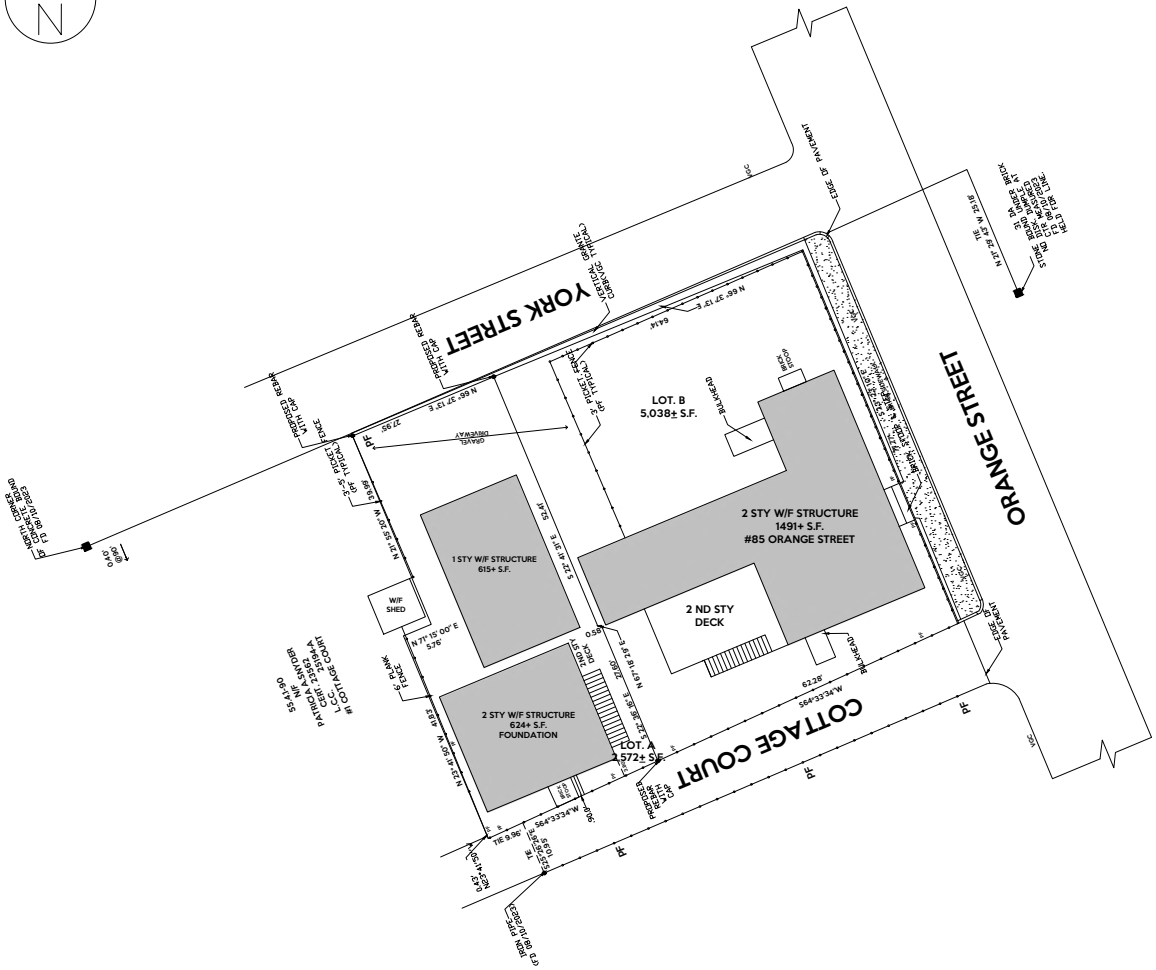
TITLE SHEET

PROPOSED SITE
85R ORANGE

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

SHEET

A1-1



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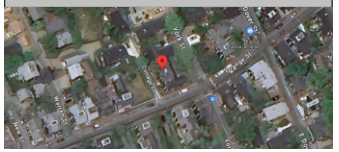
VACINITY MAP



BLOCK PLOT



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oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p.j@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

TITLE SHEET

EXISTING SITE PLAN

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

SHEET

A1-0



MAP FOR REFERENCE ONLY
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Geometry updated 02/08/2024
Data updated Jan. 2021

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

Letter of Transmittal

SMRT Architects & Engineers
200 Brickstone Square, Suite 303
Andover, MA 01810
p 978.474.1721
f 978.474.1742

Attention	HDC Staff	**Date**	04.16.25
	Historic District Commission 2 Fairgrounds Road Nantucket, MA 02554	**From**	Amrata Kirpalani / Chip Clunie
		Subject	Request for C.O.A. Nantucket Public Schools 24 Surfside Rd Modular Office Project **#HDC2025-12067**

We are sending you:

☒	Attached	☐	Under separate cover via		the following:				
☐	Shop Drawings	☐	Prints	☒	Plans	☐	Samples	☐	Specifications
☐	CDs	☐	Change Order	☒	Other				

Copies	Date	No	Description
1	04.16.25		Cover Letter
1	04.16.25		Old Business Checklist
1	04.16.25		Meeting Minutes from 04-01-25
1	04.16.25		8.5”x11” Copy of all Submission Material
4	04.16.25		Updated Plan Set (24”x36” & 8.5”x11”)

These are transmitted as checked below:

☒	For approval	☐	Approved as submitted	☐	Resubmit		copies for approval
☒	For your use	☐	Approved as noted	☐	Submit		copies for distribution
☐	As requested	☐	Returned for corrections	☐	Return		corrected prints
☐	For review and comment	☐	For BIDS DUE ,	☐	Other		
☐	Prints RETURNED AFTER LOAN to us						

Remarks

Hello HDC Staff,

On behalf of the Nantucket Public Schools, SMRT Architects & Engineers is pleased to resubmit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Rd Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



Amrata Kirpalani, LEED AP, Assoc. AIA
akirpalani@smrtinc.com
440.991.7148

SMRT

April 16, 2025

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

Request for Certificate of Appropriateness - RESUBMISSION No. 1
Nantucket Public Schools – 24 Surfside Road Modular Office Building Project (Architecture)
Reference #: HDC2025-12067

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Nantucket Public Schools (NPS), SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Road Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

The proposed project was heard by the Commission on 04-01-2025 and was 'Held for Revisions'. Members of the Commission all requested that the following items be revised and/or reconsidered:

1. The proposed roof be lowered in height. Several options were suggested, and we are providing roof / elevation options to be considered.
2. The windows be red sash / grey trim to match the other school buildings in Nantucket.

All requests by the Commission have been reviewed with the Nantucket Public Schools and the site plans have been modified and updated accordingly. New Roof / Elevation options have been added to the set of plans.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



Amrata Kirpalani, LEED AP, Assoc. AIA
Project Manager

SMRT Architects and Engineers I 200 Brickstone Square, Ste. 303 I Andover, MA 01810
c 720.287.9162 I email: akirpalani@smrtinc.com
CC: C. Clunie; J.McMeeking; File

ADDRESS: 24 Surfside Road, Nantucket, MA 02554
DATE HEARD: 04-01-2025
SITTING BOARD: S.Welch, V.Oliver, A.MacLeod, A.Camp, C.Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
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https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: **02-18-2025 (Heard on 04-01-2025)**
X	Address & HDC Case Number **HDC2025-12067 (24 Surfside Road, Nantucket, MA 02554)**
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 04/16/2025

MEETING MINUTES

Project Name	24 Surfside Road, Nantucket, MA 02554	**Date**	02-18-2025
Project No.	24084	**Time**	7:15 P.M.
Subject	HDC Meeting Minutes	**Location**	Public Safety Facility, 4 Fairgrounds Road, Nantucket / Zoom
Attendees	HDC Chair Stephen Welch, Vallorie Oliver, Angus MacLeod, Abby Camp, Constance Patten, John McMeeking (SMRT), Amrata Kirpalani (SMRT), Chip Clunie (NPS)		

New Business

Applicant/Property: 24 Surfside Rd, Architecture

Presentation Overview: Amrata Kirpalani from SMRT presented the application on behalf of Nantucket Public Schools

- A modest, single-story modular structure with a full basement
- Charcoal-colored asphalt shingle roof with an 8/12 pitch, intended to evoke a more residential feel
- Natural cedar shingle siding to match the adjacent residence and the existing central offices on First Way

Discussion:

- **Val Oliver**: Expressed concern about the perceived height due to the width of the building. Commented that the hip roof design does not appear residential or congruent with the neighborhood character. Overall massing does not feel appropriate for the context.
- **Angus MacLeod**: Agreed with Val on height concerns. Noted appreciation for how the structure nestles into the site and the low eave line. Suggested that the pitch (currently 8/12) feels steep for a hip roof. Recommends lowering the pitch to 6 or 7 to reduce height, particularly on the east elevation.
- **Abby Camp**: Acknowledged the schoolhouse aesthetic due to the windows. Suggested introducing red sash windows, as seen in other school buildings. Recommended using grey trim with red sashes. Supported the hip roof in general and appreciated the single-story scale.
- **Connie Patten**: Echoed Abby's remarks and supported her suggestions.

Design Revisions & Options Discussed:

- Option 1: Keep the hip roof but reduce the pitch to 7/12.
- Option 2: Explore the possibility of using a hip on the east side instead of a gable. Consider "hipping" the entire roof for consistency.
- Option 3: Consider a flat roof behind a parapet to accommodate solar panels or utilities.

Other Suggestions:

- Provide a revised door design more in keeping with surrounding architecture.

Chair's Conclusion:

- Motion made to hold for revisions.

End of Minutes

These minutes represent the author's record and understanding of the issues disclosed at the above-mentioned meeting. If there are omissions or errors, please report to the author within 5 business days, otherwise they are assumed correct and shall stand as submitted.

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Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

ISSUED FOR HDC APPROVAL
APRIL 16, 2025 - RESUBMISSION No. 1
1

COVER SHEET

G-000

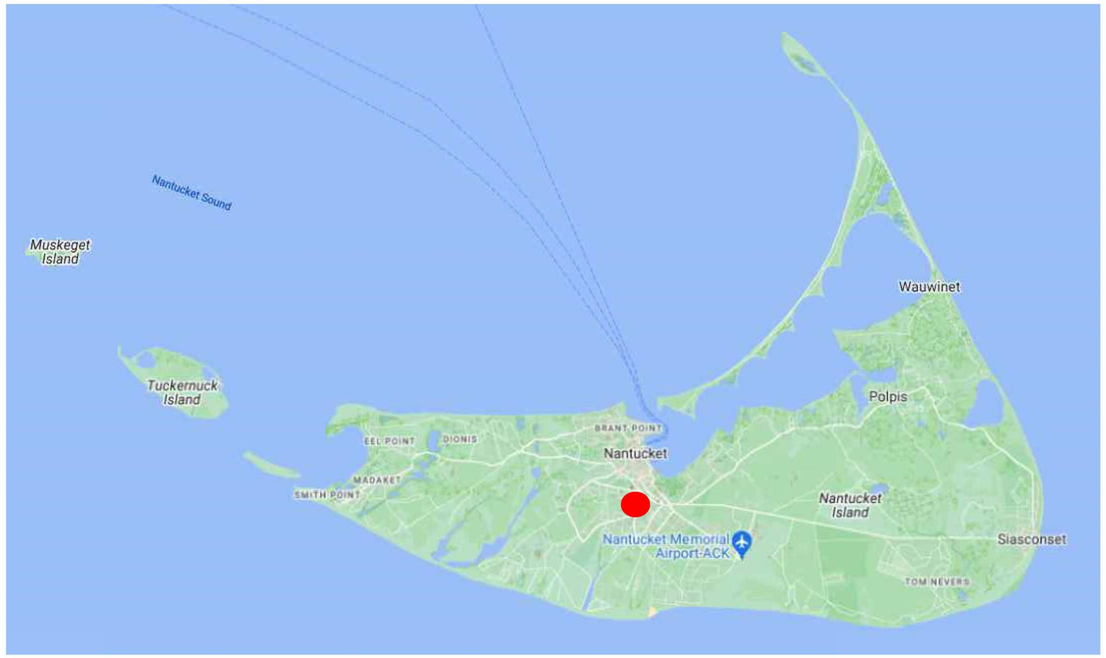
SMRT
Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **24084**

NOT FOR CONSTRUCTION



ISLAND CONTEXT

Town and County of Nantucket, MA — December 12, 2023

Nantucket Public Schools - 24 Surfside Road



Property Information
Property ID 55 243
Location 24 SURFSIDE RD
Owner TOWN OF NANTUCKET

MAP FOR REFERENCE ONLY
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Geometry updated 10/03/2023
Data updated Jan. 2021

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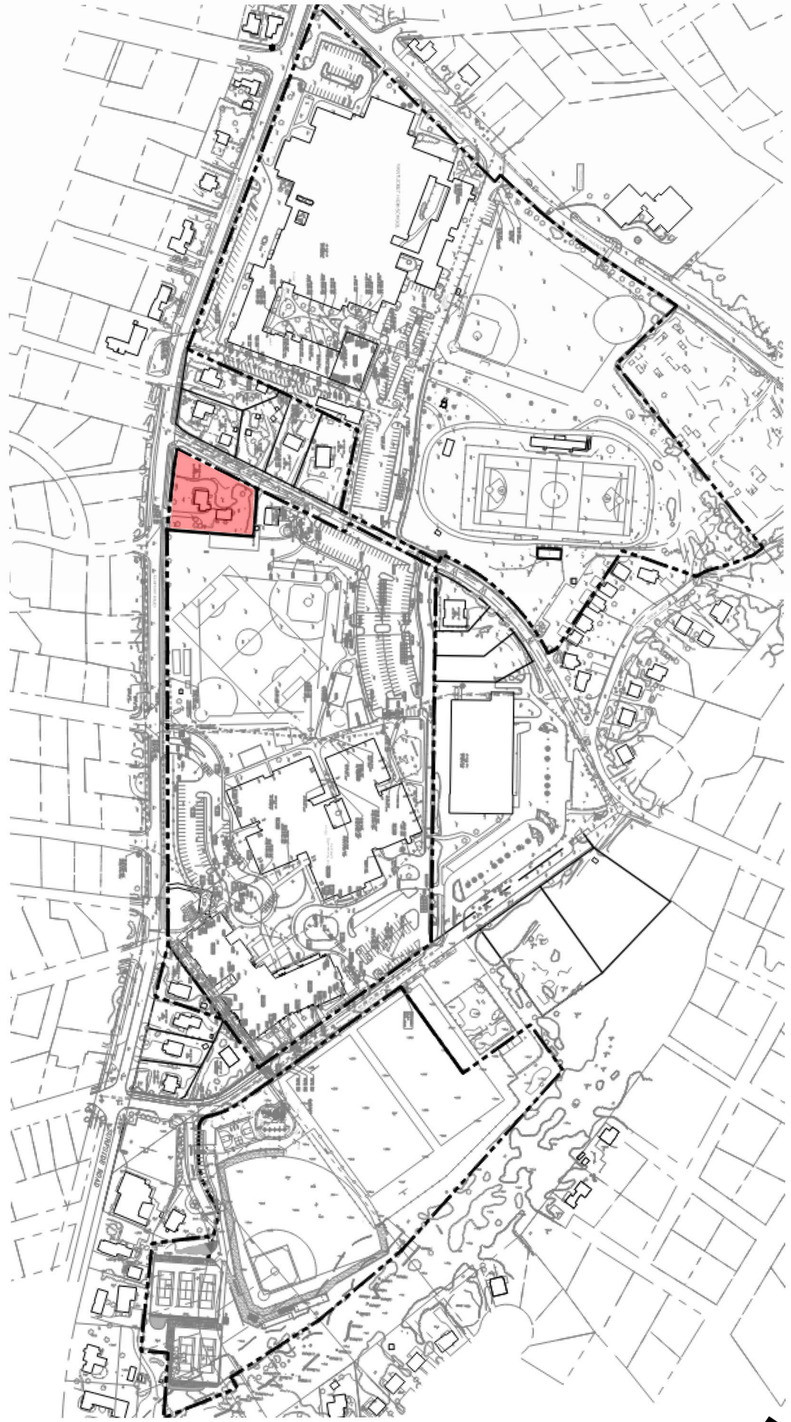
TOWN G.I.S. DATA



NPS CAMPUS CONTEXT

Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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www.smrtinc.com

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#	Description	Date
1	Reissued For HDC Approval	04-18-25

ISSUED FOR HDC APPROVAL
APRIL 16, 2025 - RESUBMISSION
No. 1

SHEET TITLE:

LOCUS MAPS AND SITE INFORMATION

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
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SCALE: **1/4" = 1'-0"** | DESIGNED BY: **MTR**
SMRT PROJECT #: **24084** | DRAWN BY: **SKC**

A-001

NOT FOR CONSTRUCTION



VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



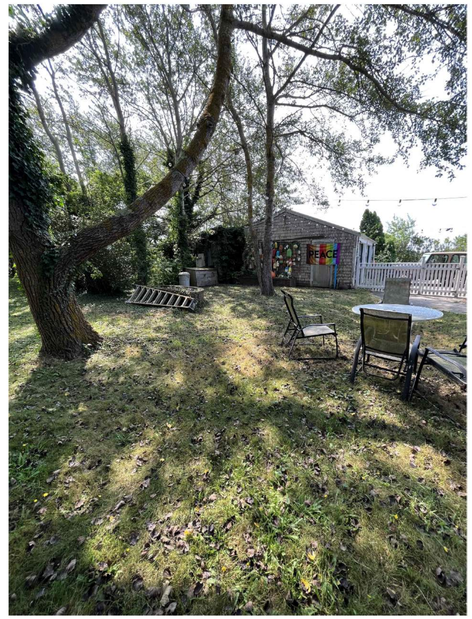
VIEW EAST TOWARDS EX. GARAGE



VIEW SOUTH TOWARDS REAR OF EX. BUILDING



VIEW EAST TOWARDS BACK YARD



VIEW SOUTHEAST TOWARDS BACK / SIDE YARD

Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
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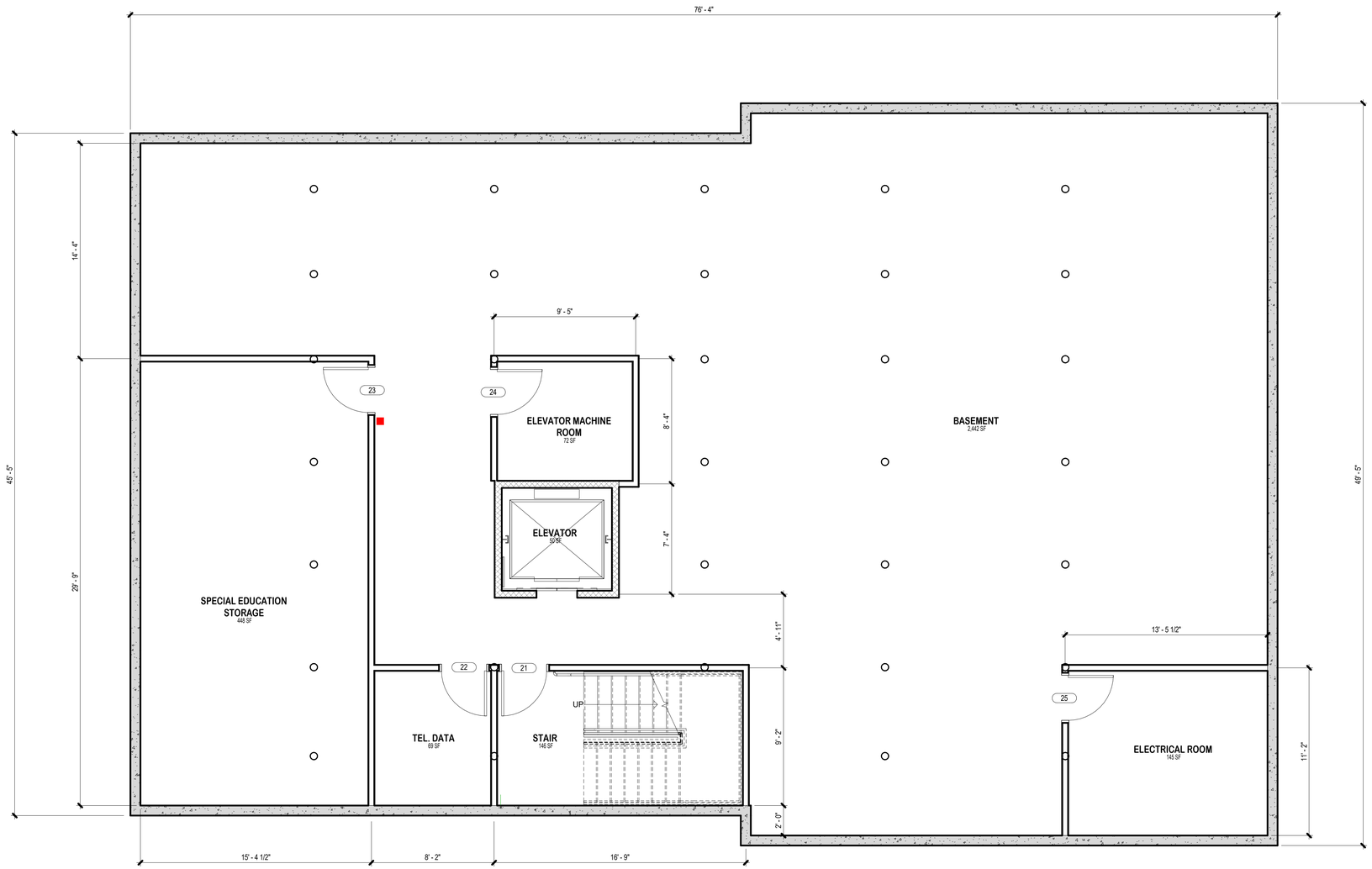
SCALE:	1/4" = 1'-0"	DESIGNED BY:	MTR
SMRT PROJECT #:	24084	DRAWN BY:	SKC

A-002

NOT FOR CONSTRUCTION

PLAN LEGEND:

■ CARD READER



FLOOR PLAN - BASEMENT

1/4" = 1'-0"

Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

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SHEET TITLE:

FLOOR PLAN - BASEMENT

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A-100

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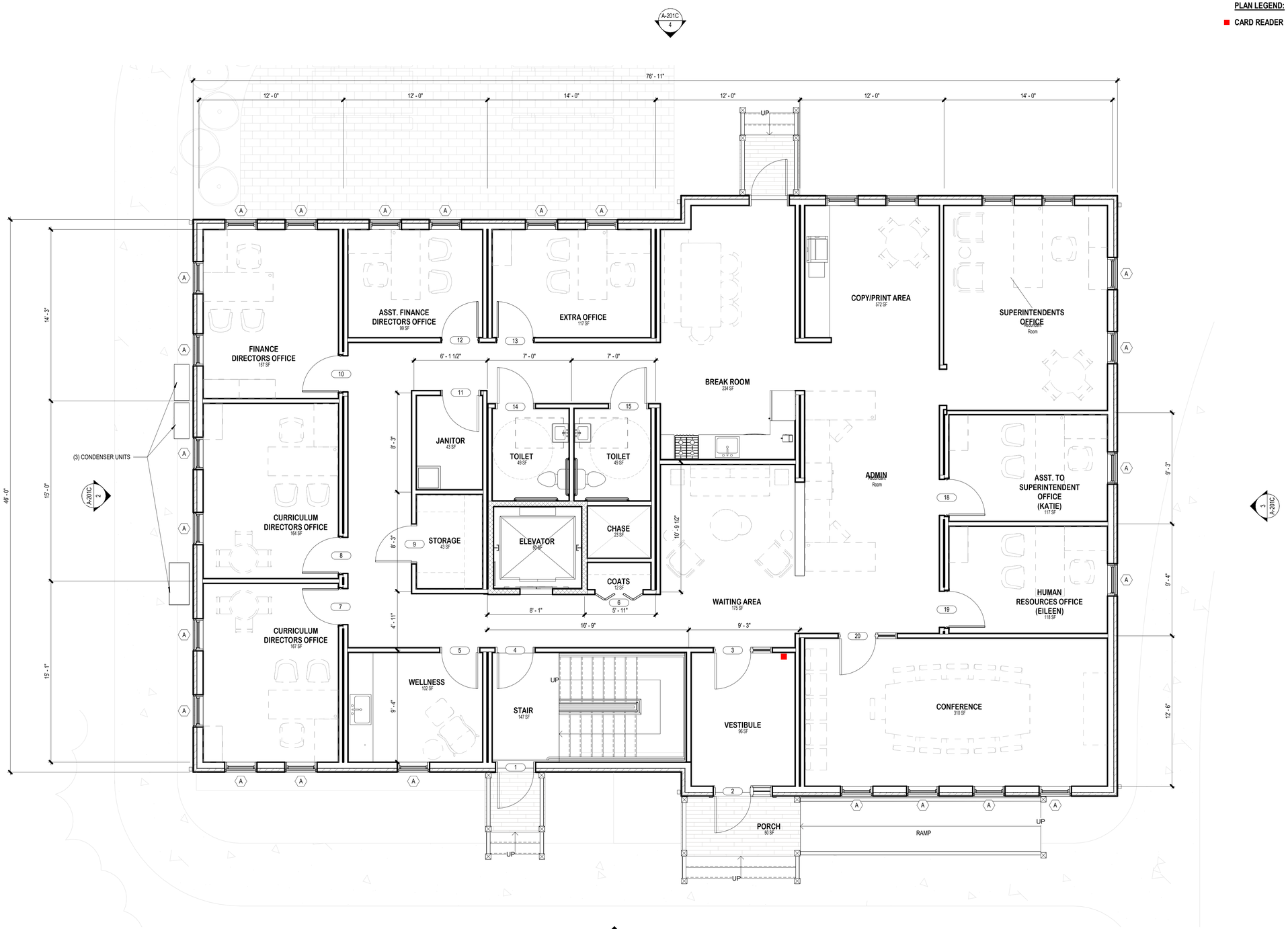

PLAN LEGEND:

■ CARD READER

FLOOR PLAN - LEVEL 1

1/4" = 1'-0"

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SHEET TITLE:

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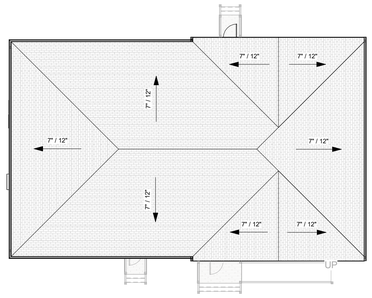
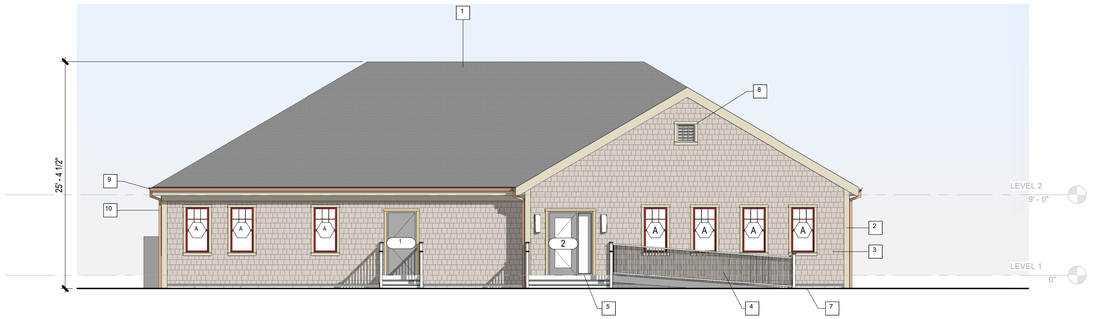


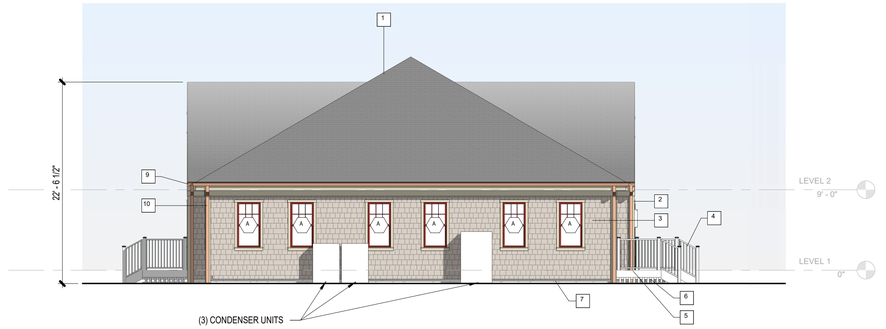
ROOF PLAN - OPTION A

1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND		
Keynote No.	Material	Color/Finish
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ	CHARCOAL
2	PAINTED GRAY TRIM	GRAY TO MATCH HIGHSCHOOL
3	GRAY SIDING	GRAY TO MATCH HIGHSCHOOL
4	RAILING. 1" BALUSTER, 4" SQUARE NEWEL	PAINTED WHITE
5	1X6 SEALED CEDAR DECKING	GRAY TO MATCH HIGHSCHOOL
6	PAINTED GRAY SKIRTING	GRAY TO MATCH HIGHSCHOOL
7	CONCRETE FOUNDATION, BLOCK PARGED	LIGHT GREY
8	METAL, LOUVERED	WHITE
9	GUTTER	COPPER
10	DOWNSPOUT	COPPER

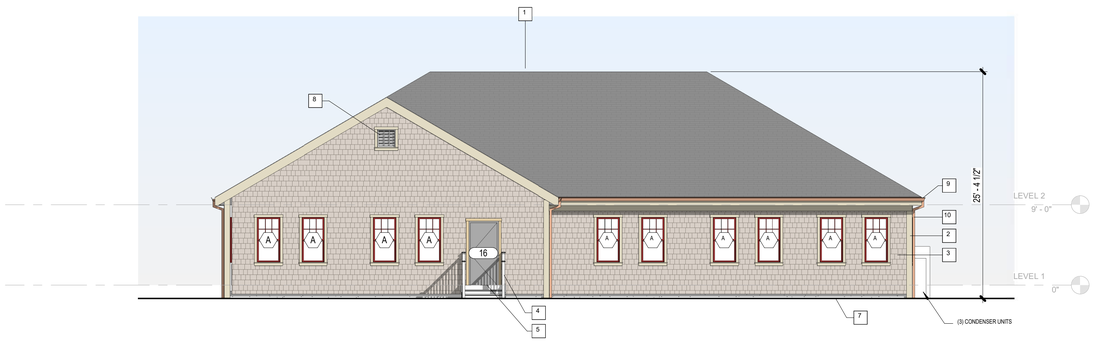
1





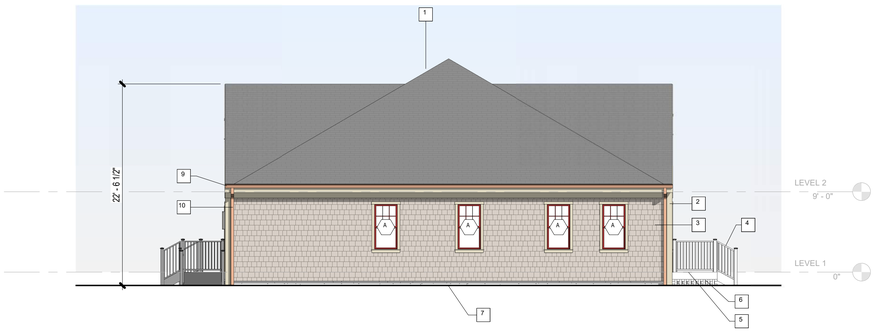
EAST ELEVATION - OPTION A

1/8" = 1'-0"



SOUTH ELEVATION - OPTION A

1/8" = 1'-0"



WEST ELEVATION (Surfside Road) - OPTION A

1/8" = 1'-0"

NORTH ELEVATION (First Way) - OPTION A

1/8" = 1'-0"

1

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SHEET TITLE:

EXTERIOR ELEVATIONS - ROOF OPTION A

1

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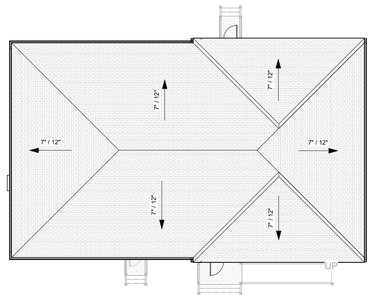
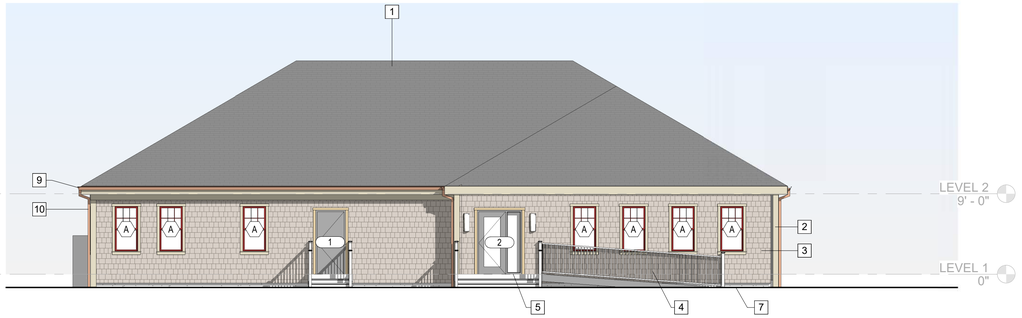


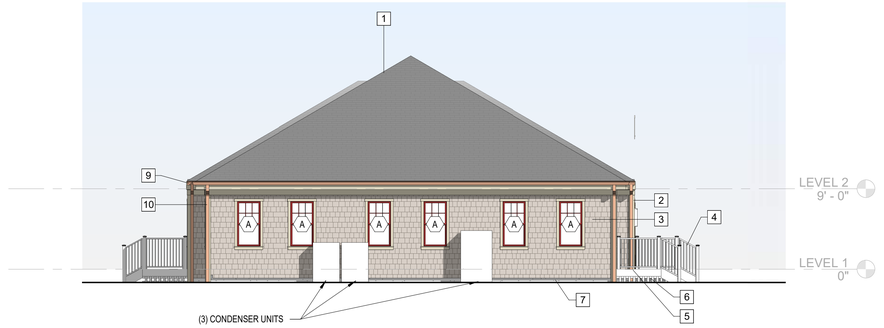
ROOF PLAN - OPTION B

1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND		
Keynote No.	Material	Color/Finish
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ	CHARCOAL
2	PAINTED GRAY TRIM	GRAY TO MATCH HIGHSCHOOL
3	GRAY SIDING	GRAY TO MATCH HIGHSCHOOL
4	RAILING, 1" BALUSTER, 4" SQUARE NEWEL	PAINTED WHITE
5	1X6 SEALED CEDAR DECKING	GRAY TO MATCH HIGHSCHOOL
6	PAINTED GRAY SKIRTING	GRAY TO MATCH HIGHSCHOOL
7	CONCRETE FOUNDATION, BLOCK PARGED	LIGHT GREY
8	METAL, LOUVERED	WHITE
9	GUTTER	COPPER
10	DOWNSPOUT	COPPER

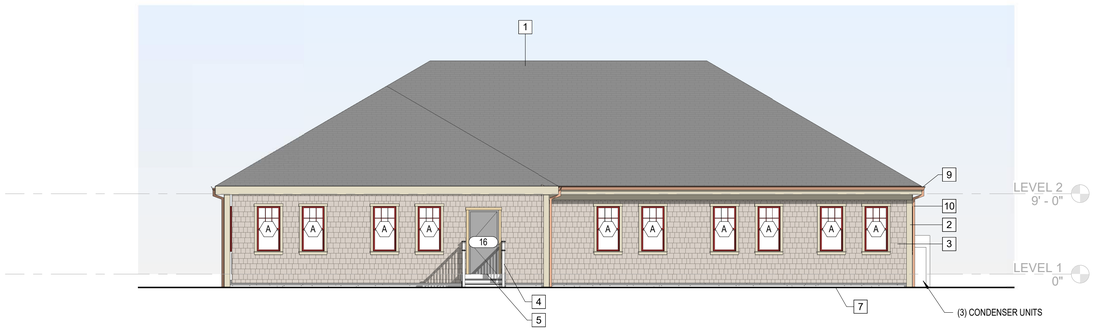
1





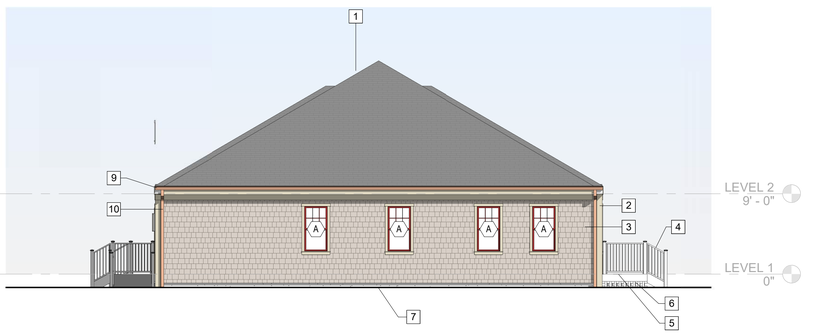
EAST ELEVATION - OPTION B

1/8" = 1'-0"



SOUTH ELEVATION - OPTION B

1/8" = 1'-0"



WEST ELEVATION (Surfside Road) - OPTION B

1/8" = 1'-0"

NORTH ELEVATION (First Way) - OPTION B

1/8" = 1'-0"

1

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SHEET TITLE:

EXTERIOR ELEVATIONS -
ROOF PLAN OPTION B

1

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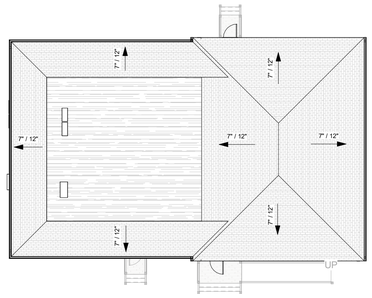
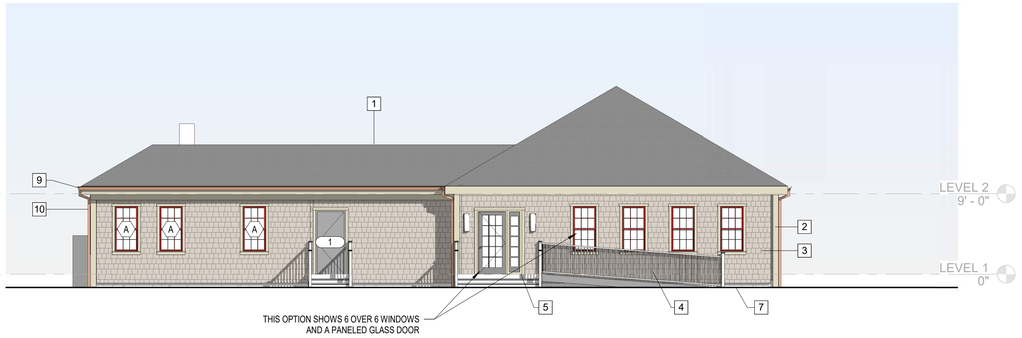


ROOF PLAN - OPTION C

1/16" = 1'-0"

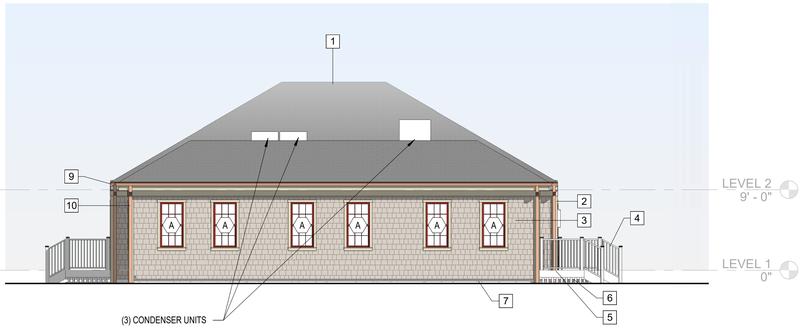
EXTERIOR MATERIAL LEGEND		
Keynote No.	Material	Color/Finish
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ	CHARCOAL
2	PAINTED GRAY TRIM	GRAY TO MATCH HIGHSCHOOL
3	GRAY SIDING	GRAY TO MATCH HIGHSCHOOL
4	RAILING. 1" BALUSTER, 4" SQUARE NEWEL	PAINTED WHITE
5	1X6 SEALED CEDAR DECKING	GRAY TO MATCH HIGHSCHOOL
6	PAINTED GRAY SKIRTING	GRAY TO MATCH HIGHSCHOOL
7	CONCRETE FOUNDATION, BLOCK PARGED	LIGHT GREY
8	METAL, LOUVERED	WHITE
9	GUTTER	COPPER
10	DOWNSPOUT	COPPER

1



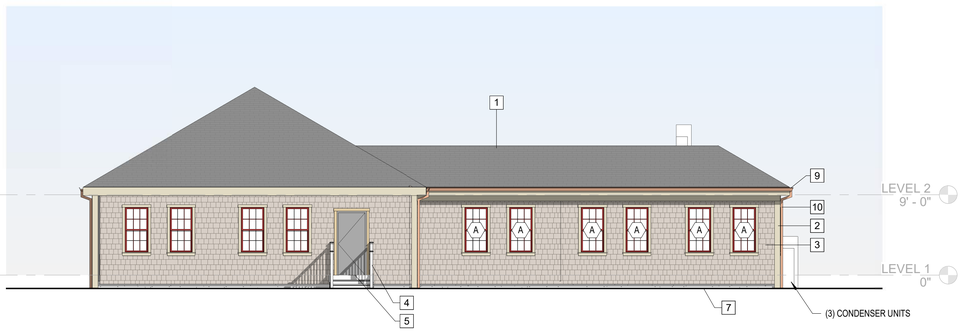
EAST ELEVATION - OPTION C

1/8" = 1'-0"



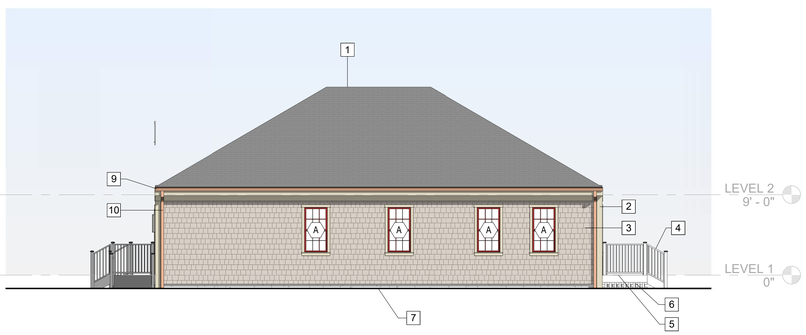
SOUTH ELEVATION - OPTION C

1/8" = 1'-0"



WEST ELEVATION (Surfside Road) - OPTION C

1/8" = 1'-0"



NORTH ELEVATION (First Way) - OPTION C

1/8" = 1'-0"

1

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EXTERIOR ELEVATIONS - ROOF PLAN OPTION C

1

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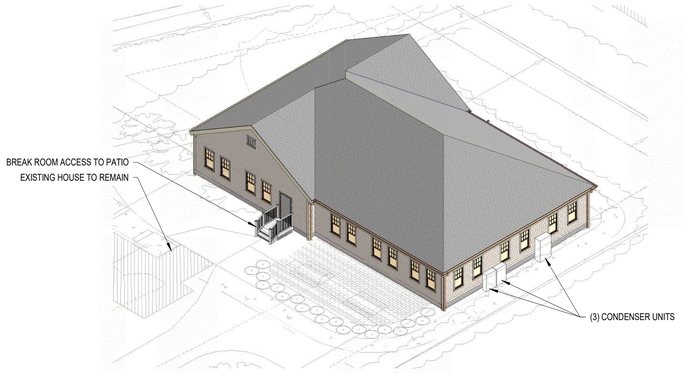
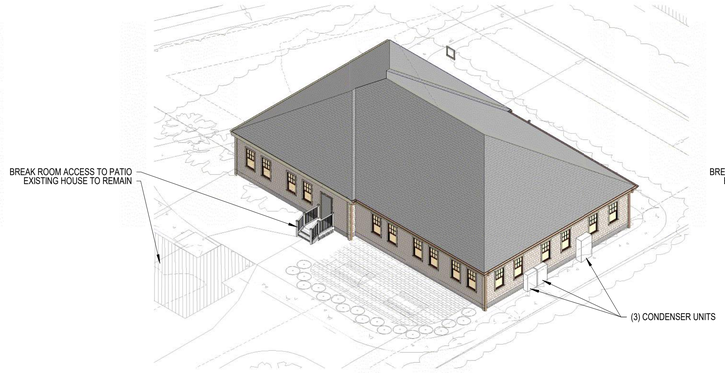
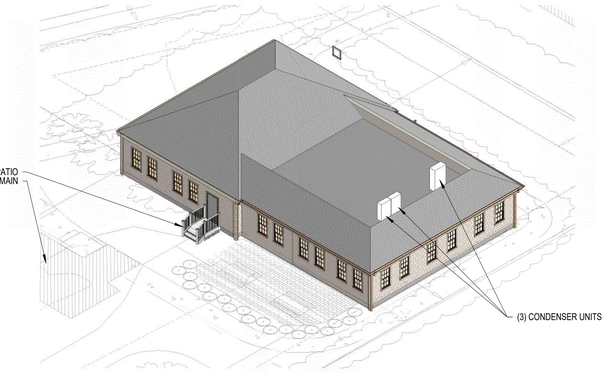
1



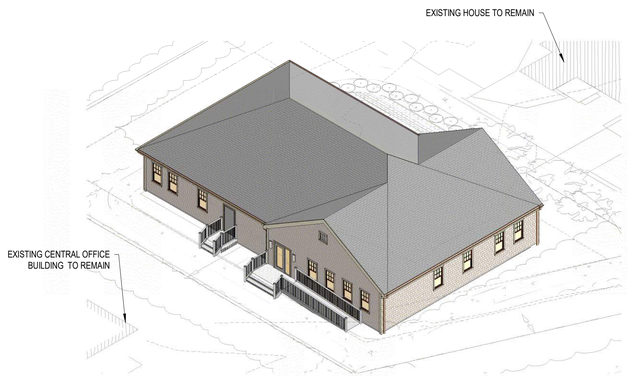
NORTHEAST AXON - ROOF OPTION A



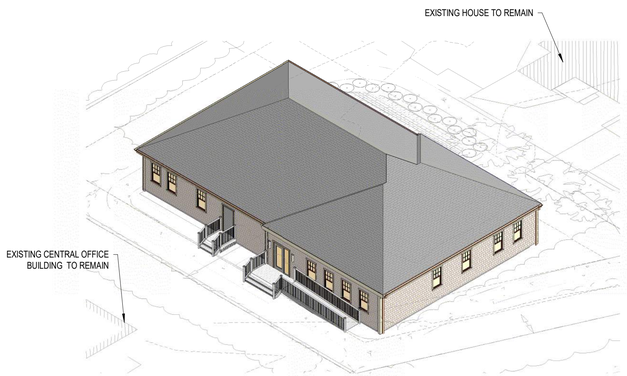
NORTHEAST AXON - ROOF OPTION B



NORTHEAST AXON - ROOF OPTION C



SOUTHWEST AXON - ROOF OPTION A



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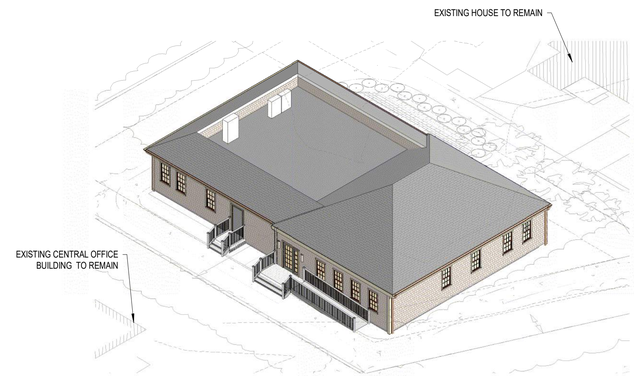

SOUTHWEST AXON - ROOF OPTION C

1

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EXTERIOR AXONS

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DESIGNED BY: **MTR**
DRAWN BY: **SKC**

A-202

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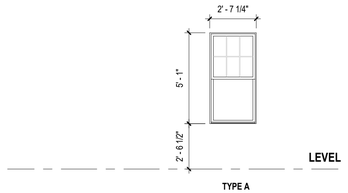
WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	ROUGH OPENING		GLASS TYPE	TYPE COMMENTS	QUANTITY
				WIDTH	HEIGHT			
A	STANDARD DOUBLE HUNG	Andersen 400 Stormwatch Series	CDH2626	2' - 8 5/16"	5' - 1 7/8"			27



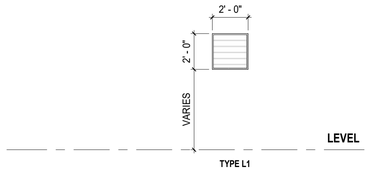
TYPE A

WINDOW TYPE LEGEND

1/4" = 1'-0"

LOUVER SCHEDULE

TYPE	Description	ROUGH OPENING		COMMENTS
		WIDTH	HEIGHT	
L1	ANODIZED ALUMINUM LOUVER	2' - 0"	2' - 0"	



TYPE L1

LOUVER TYPE LEGEND

1/4" = 1'-0"

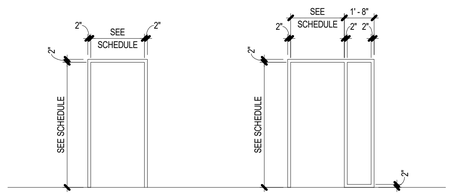
LOUVER NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR MINIMUM FREE AREA REQUIREMENTS

DOOR SCHEDULE

Function	DOOR		Width	DIMENSIONS		DOOR PANEL		FRAME		ACCESS CONTROL	OTHER	
	ROOM SERVED	NUMBER		HEIGHT	THICKNESS	MATERIAL	ELEVATION	MATERIAL	ELEVATION		NOTES	HW TYPE
Exterior	STAIR	1	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Exterior	PORCH	2	3' - 0"	7' - 0"	1 3/4"	HM	FG	ALUM	F2			
Exterior	BREAK ROOM	16	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	ASST. FINANCE DIRECTORS OFFICE	12	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	JANITOR	11	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	CONFERENCE	20	3' - 0"	7' - 6"	1 3/4"	WD	FG	HM	F2			
Interior	FINANCE DIRECTORS OFFICE	10	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	COATS	6	4' - 0"	7' - 0"	2"	WD		HM	F1			
Interior	STORAGE	9	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	HUMAN RESOURCES OFFICE (EILEEN)	19	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	EXTRA OFFICE	13	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	STAIR	4	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	COPY/PRINT AREA	18	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	CURRICULUM DIRECTORS OFFICE	8	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	TOILET	14	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	TOILET	15	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	STAIR	21	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	TEL. DATA	22	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	SPECIAL EDUCATION STORAGE	23	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1	CARD READER		
Interior	CURRICULUM DIRECTORS OFFICE	7	3' - 0"	7' - 0"	1 3/8"	WD	FG	HM	F1			
Interior	ELEVATOR MACHINE ROOM	24	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	ELECTRICAL ROOM	25	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	WELLNESS	5	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	VESTIBULE	3	3' - 0"	7' - 6"	1 3/4"	WD	FG	HM	F2	CARD READER		
Grand total: 24												

DOOR FRAME LEGEND

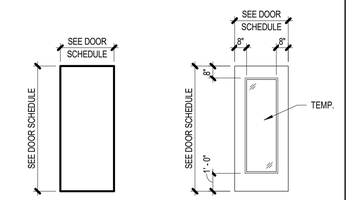


F1 F2

DOOR FRAME ELEVATIONS

1/4" = 1'-0"

DOOR PANEL LEGEND



F FG

FLUSH *FULL GLASS*

DOOR PANEL ELEVATIONS

1/4" = 1'-0"

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. GLAZING NOTED ON DOOR SCHEDULE IS FOR THE DOOR AND BORROWED LIGHT IN THE FRAME TYPICAL, UNLESS NOTED OTHERWISE IN FRAME ELEVATIONS.
5. SEE SPECIFICATIONS FOR GLAZING TYPES AND INFORMATION.
6. GLAZING TO BE FREE OF STAMPS, MARKINGS, ETC. UNLESS REQUIRED BY CODE TO IDENTIFY A RATING.
7. GLAZING STOPS ON BORROWED LIGHTS SHALL BE LOCATED ON THE ROOM SIDE OF FRAME. BUTT JOINT ALL GLAZING STOP TIGHT TO FRAME FOR A CLEAN, FINISHED APPEARANCE.
8. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
9. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
10. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.
11. ALL LABELS ON RATED DOORS TO BE FREE OF PAINT AND CLEARLY VISIBLE UPON INSPECTION.

DOOR ABBREVIATIONS

AL	ALUMINUM
HM	HOLLOW METAL
INS	INSULATED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL

Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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#	Description	Date
1	Reissued For HDC Approval	04-18-25

ISSUED FOR HDC APPROVAL
APRIL 16, 2025 - RESUBMISSION No. 1

1

SHEET TITLE:

WINDOW & DOOR SCHEDULES, LEGEND, AND DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE: **As indicated** | DESIGNED BY: **MTR**
SMRT PROJECT #: **24084** | DRAWN BY: **SKC**

A-203

NOT FOR CONSTRUCTION

Letter of Transmittal

SMRT Architects & Engineers
200 Brickstone Square, Suite 303
Andover, MA 01810
p 978.474.1721
f 978.474.1742

Attention	HDC Staff	**Date**	04.16.25
	Historic District Commission 2 Fairgrounds Road Nantucket, MA 02554	**From**	John McMeeking / Chip Clunie
		Subject	Request for C.O.A. Nantucket Public Schools 24 Surfside Rd Modular Office Project **#HDC2025-12068**

We are sending you:

☒	Attached	☐	Under separate cover via		the following:				
☐	Shop Drawings	☐	Prints	☒	Plans	☐	Samples	☐	Specifications
☐	CDs	☐	Change Order	☒	Other				

Copies	Date	No	Description
1	04.16.25		Cover Letter
1	04.16.25		Old Business Checklist
1	04.16.25		Meeting Minutes from 04-01-25
1	04.16.25		8.5”x11” Copy of all Submission Material
4	04.16.25		Updated Plan Set (24”x36” & 8.5”x11”)

These are transmitted as checked below:

☒	For approval	☐	Approved as submitted	☐	Resubmit		copies for approval
☒	For your use	☐	Approved as noted	☐	Submit		copies for distribution
☐	As requested	☐	Returned for corrections	☐	Return		corrected prints
☐	For review and comment	☐	For BIDS DUE ,	☐	Other		
☐	Prints RETURNED AFTER LOAN to us						

Remarks

Hello HDC Staff,

On behalf of the Nantucket Public Schools, SMRT Architects & Engineers is pleased to resubmit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Rd Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect
jmcmeeking@smrtinc.com
720-287-9162

SMRT

April 16, 2025

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

Request for Certificate of Appropriateness - RESUBMISSION No. 1
Nantucket Public Schools – 24 Surfside Road Modular Office Building Project (Hardscape)
Reference #: HDC2025-12068

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Nantucket Public Schools (NPS), SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Road Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

The proposed project was heard by the Commission on 04-01-2025 and was 'Held for Revisions'. Members of the Commission all requested that the following items be revised and/or reconsidered:

1. The proposed cedar screen fence be lowered from 6'-0" in height to 5'-0" in height and will include a Type II cap per Nantucket standards for this fencing in this area of Town.
2. All existing vegetation to be shown on the site plan(s), highlighting that which is proposed to be removed.
3. Provide new trees and shrubs where it is possible to fill any voids in the site's existing perimeter vegetative screen.

All requests by the Commission have been reviewed with the Nantucket Public Schools and the site plans have been modified and updated accordingly. One new site plan (Site Landscape Removal Plan – LP102) has been added to the set of plans.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers I 200 Brickstone Square, Ste. 303 I Andover, MA 01810
c 720.287.9162 I email: jmcmeeking@smrtinc.com

CC: C. Clunie; A. Kirpalani; File

ADDRESS: 24 Surfside Road, Nantucket, MA 02554
DATE HEARD: 04-01-2025
SITTING BOARD: S. Welch, V. Oliver, A. MacLeod, A. Camp, C. Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

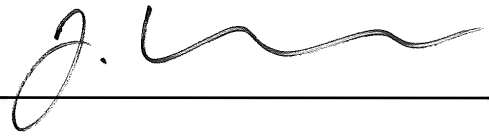
X	Date submitted to 2 Fairgrounds Road: **02-18-2025 (Heard on 04-01-2025)**
X	Address & HDC Case Number (ie HDC2020-05-0265): **24 Surfside Road, Nantucket, MA 02554 HDC2025-12068**
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: **04-16-2025**

MEETING MINUTES

Project Name	24 Surfside Road, Nantucket, MA 02554	**Date**	04-01-2025
Project No.	24084	**Time**	7:15 P.M.
Subject	HDC Meeting Minutes	**Location**	Public Safety Facility, 4 Fairgrounds Road, Nantucket / Zoom
Attendees	HDC Chair Stephen Welch, Vallorie Oliver, Angus MacLeod, Abby Camp, Constance Patten, John McMeeking (SMRT), Amrata Kirpalani (SMRT), Chip Clunie (NPS)		

New Business

Applicant/Property: 24 Surfside Rd, Landscape

Presentation:
John McMeeking presented the landscape plan to the committee, providing an overview of proposed site improvements, tree removal, fencing, and replanting strategy.

Discussion:

John McMeeking from SMRT presented the application

- **Val Oliver:** Expressed concern about significant vegetation and mature trees being removed. Emphasized the importance of replacing trees, especially due to the site's location near the school. Supported gravel parking for its visual appeal and alignment with the school's materials. Approved of the proposed cedar fence. Suggested planting two trees on each side of the driveway and two to three along Surfside Road to help restore the natural streetscape.
- **Angus MacLeod:** Shared concerns about loss of mature vegetation and encouraged preserving as much as possible. Requested that any fencing weather naturally, preferring it over black. He expressed that a 6' fence was too tall and recommended a 5' high board fence with a Type II cap.
- **Abby Camp:** Emphasized the importance of preserving vegetation for street character. Supported a simple board fence and advocated for planting new trees to replace any that are removed.
- **Connie Patten:** Aligned with other members regarding a 5' high board fence. No additional comments noted.
- **Chair:** Clarified that of the five existing trees, two significant ones will need to be removed. Confirmed that three trees will be retained and no vegetation will be removed from the south or east sides of the property. Any vegetation being removed is located along First Way and adjacent to NPS Central Offices.

Commission Feedback / Motion:
Requested revisions to include a lower (5' high) cedar board fence, a plan of vegetation to be removed, and to address the replacement and replanting of trees.

End of Minutes

These minutes represent the author's record and understanding of the issues disclosed at the above referenced meeting. If there are omissions or errors, please report to the author within 5 business days, otherwise they are assumed correct and shall stand as submitted.

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Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

Nantucket Public Schools

24 Surfside Modular Offices - Hardscape / Landscape

24 Surfside Road, Nantucket, MA 02554

COVER SHEET

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

APRIL 16, 2025 - RESUBMISSION No. 1

G-000

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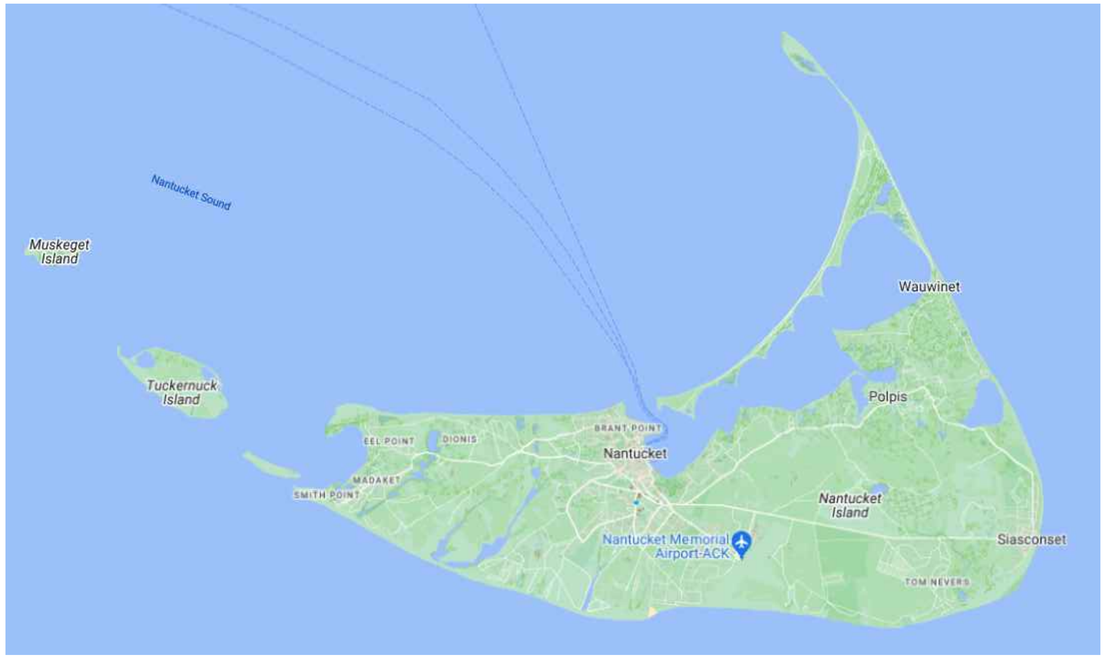
SMRT PROJECT #: **24084**

NOT FOR CONSTRUCTION



ISLAND CONTEXT



NPS CAMPUS CONTEXT

Town and County of Nantucket, MA — December 12, 2023

Nantucket Public Schools - 24 Surfside Road



Property Information
Property ID 55 243
Location 24 SURFSIDE RD
Owner TOWN OF NANTUCKET

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

TOWN G.I.S. DATA

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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SHEET TITLE:

LOCUS MAPS AND SITE INFORMATION

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SCALE: 1" = 10'-0" | DESIGNED BY: JSM
SMRT PROJECT #: 24084 | DRAWN BY: JSM

A-001

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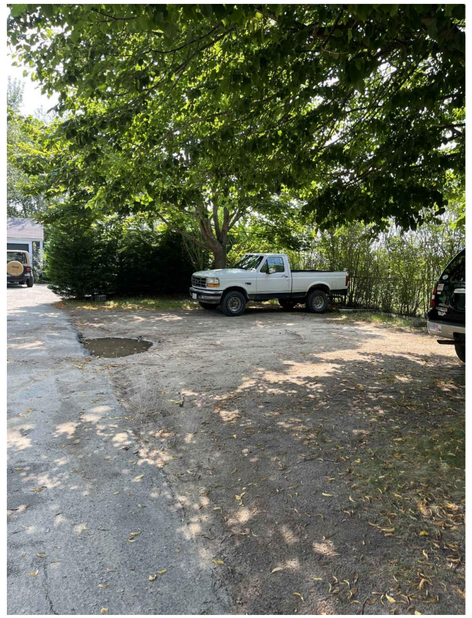
VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



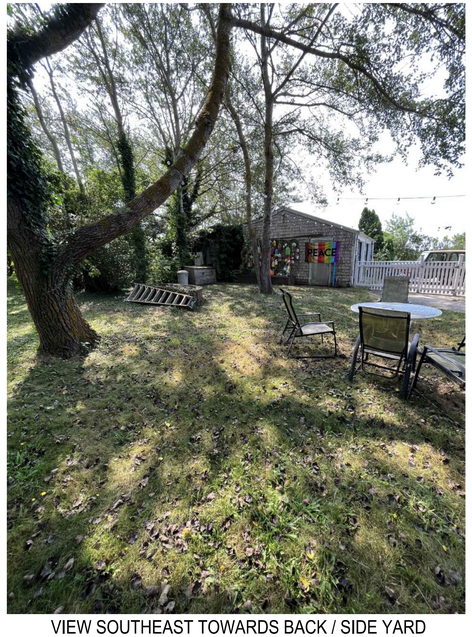
VIEW EAST TOWARDS EX. GARAGE



VIEW SOUTH TOWARDS REAR OF EX. BUILDING



VIEW EAST TOWARDS BACK YARD



VIEW SOUTHEAST TOWARDS BACK / SIDE YARD

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SITE PHOTO PLAN

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SMRT PROJECT #:	24084	DRAWN BY:	JSM

CP100

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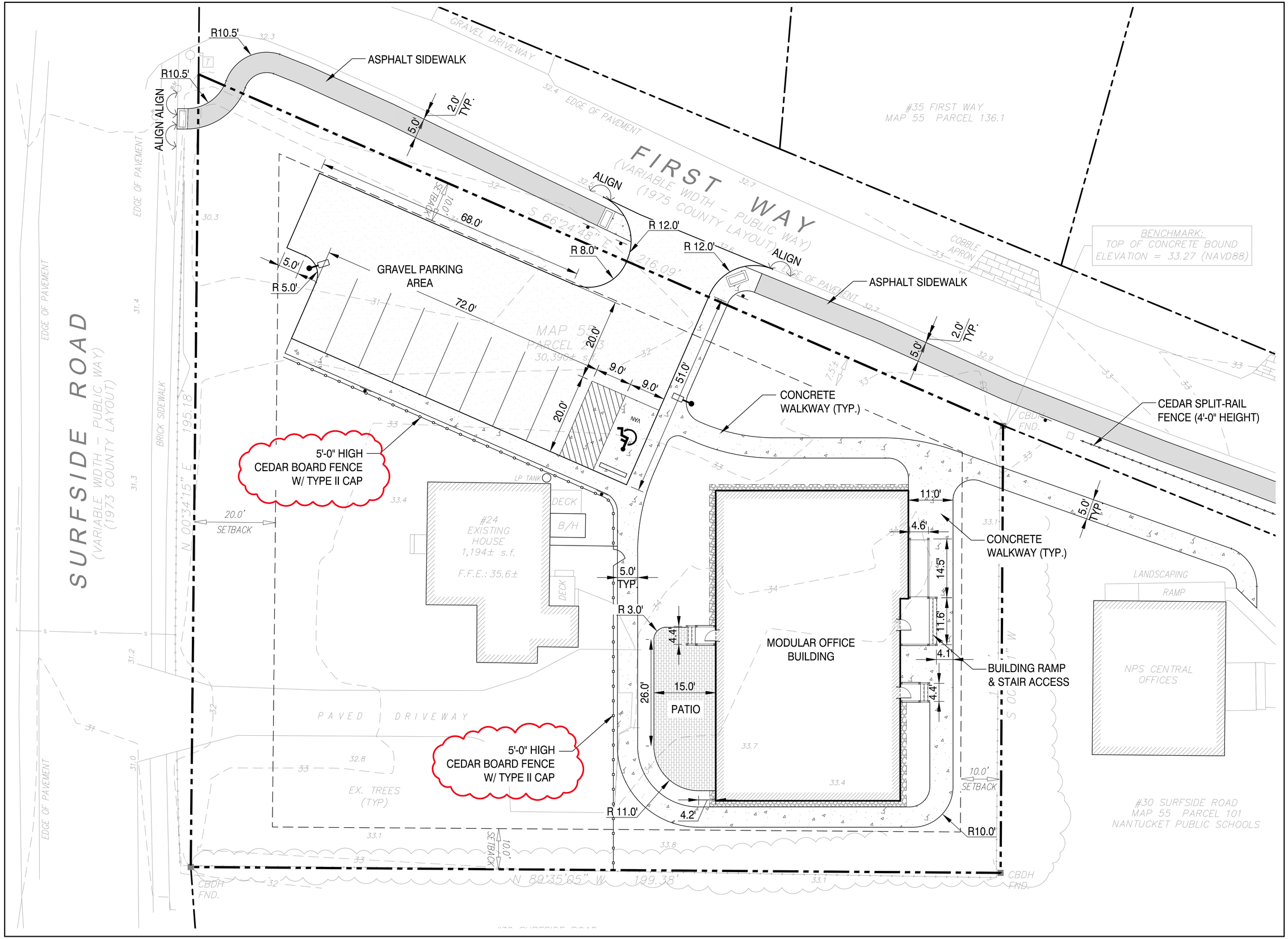

Nantucket Public Schools

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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TRUE NORTH

0' 10' 20' 30'

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FEBRUARY 18, 2025

SHEET TITLE:

SITE HARDSCAPE PLAN

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SMRT PROJECT #:	24084	DRAWN BY:	JSM

CP101

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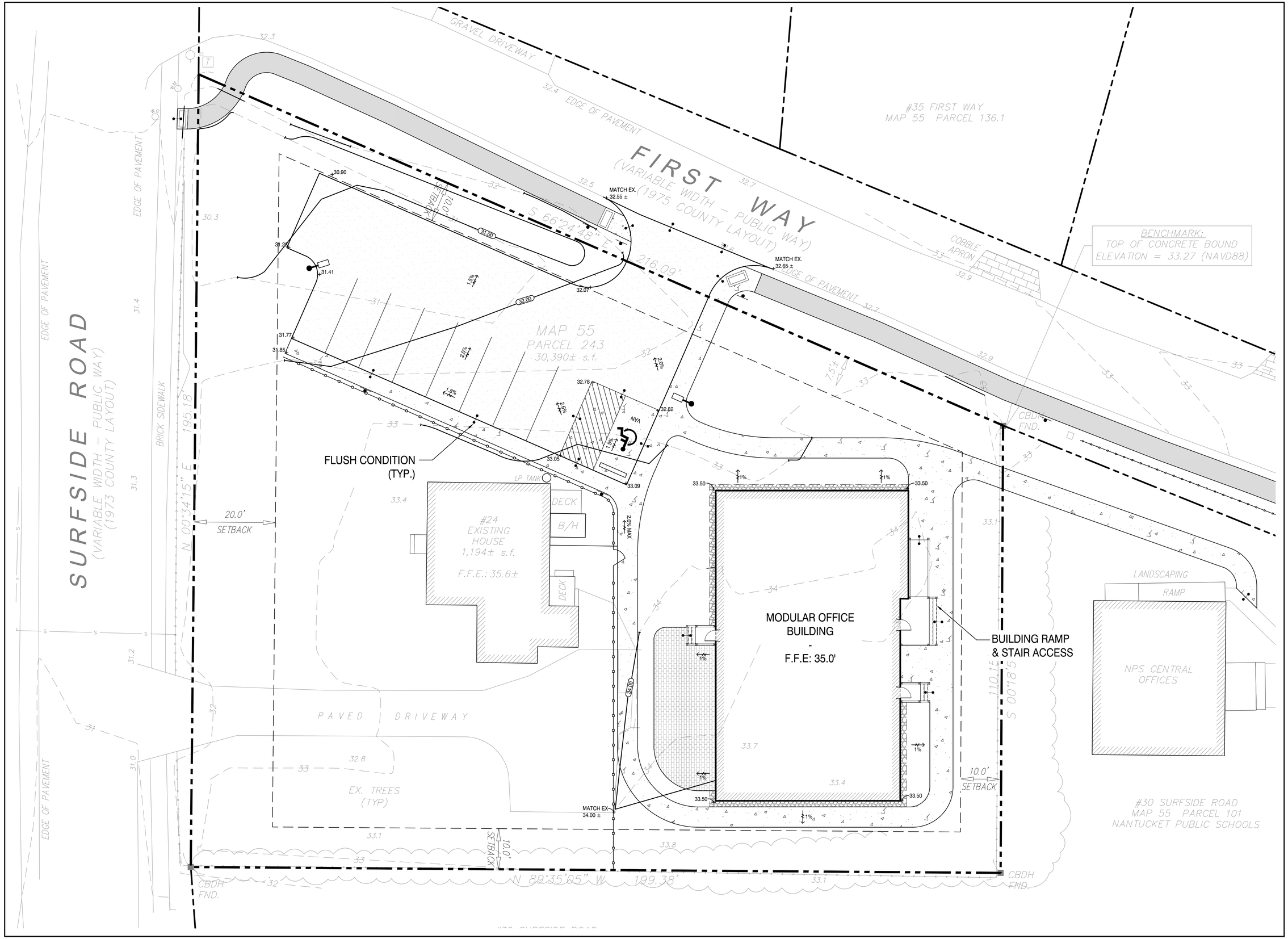

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SHEET TITLE:

SITE TOPOGRAPHY PLAN

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SMRT PROJECT #:	24084	DRAWN BY:	JSM

CG101

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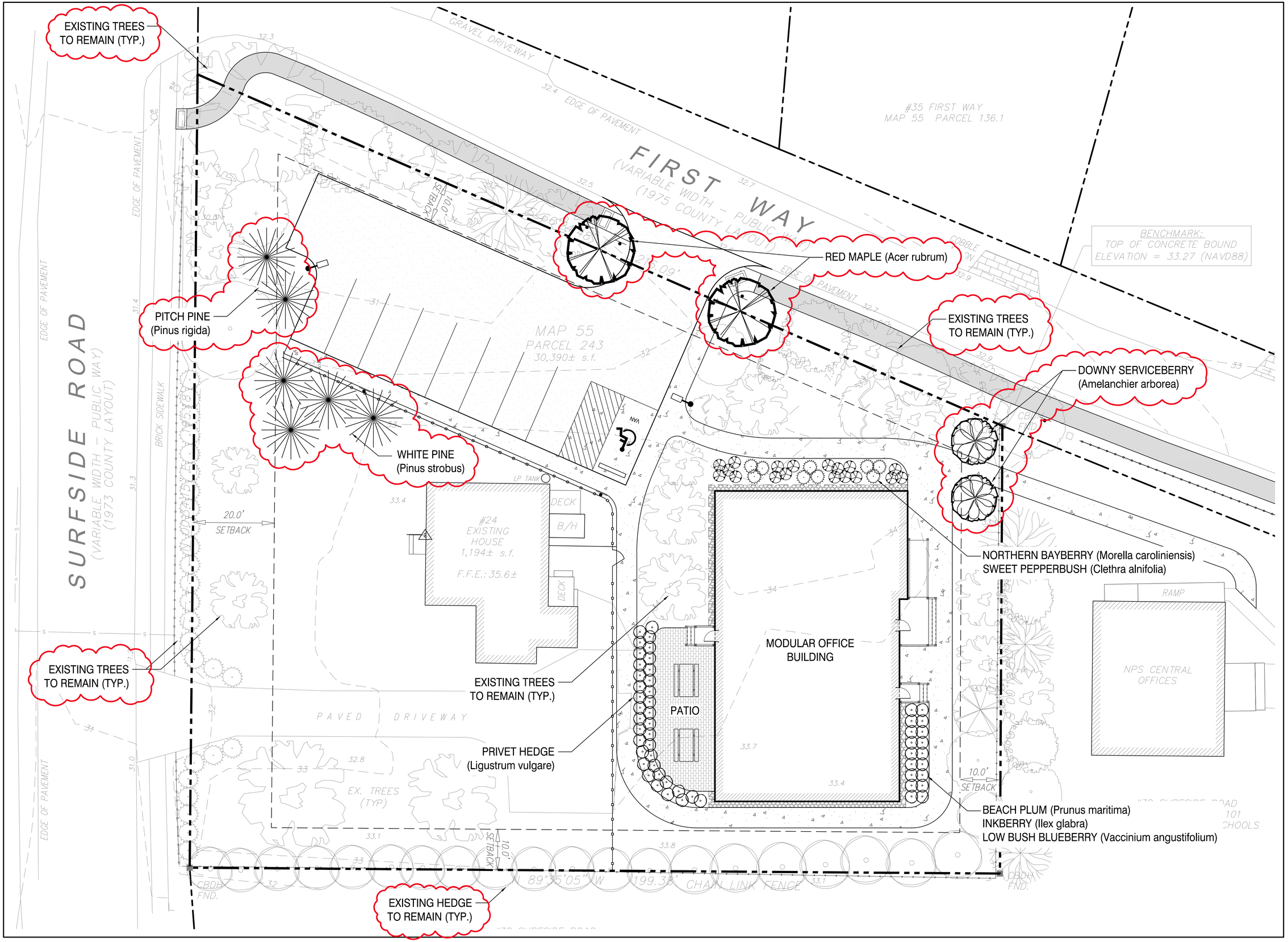

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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0' 10' 20' 30'

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FEBRUARY 18, 2025

SHEET TITLE:

SITE LANDSCAPE PLAN

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SCALE:	1" = 10'-0"	DESIGNED BY:	JSM
SMRT PROJECT #:	24084	DRAWN BY:	JSM

LP101

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SURFSIDE ROAD
(VARIABLE WIDTH – PUBLIC WAY)
(1973 COUNTY LAYOUT)

EDGE OF PAVEMENT

BRICK SIDEWALK

GRAVEL DRIVEWAY

EDGE OF PAVEMENT

FIRST WAY
(VARIABLE WIDTH – PUBLIC WAY)
(1975 COUNTY LAYOUT)

#35 FIRST WAY
MAP 55 PARCEL 136.1

BENCHMARK:
TOP OF CONCRETE BOUND
ELEVATION = 33.27 (NAVD88)

COBBLE APRON

EDGE OF PAVEMENT

REMOVE TREES (TYP.)

REMOVE INVASIVE / NON-NATIVE VEGETATION & LOW SCRUB VEGETATION (4' HGT. & UNDER; TYP.)

MAP 55
PARCEL 136
30,390± s.f.

CBDH
END.

REMOVE TREES (TYP.)

LP TANK

DECK

B/H

#24
EXISTING
HOUSE
1,194± s.f.

F.F.E.: 35.6±

DECK

20.0'
SETBACK

REMOVE
TREES (TYP.)

LANDSCAPING

RAMP

NPS CENTRAL
OFFICES

PAVED DRIVEWAY

EX. TREES
(TYP)

10.0'
SETBACK

#30 SURFSIDE ROAD
MAP 55 PARCEL 101
NANTUCKET PUBLIC SCHOOLS

EDGE OF PAVEMENT

10.0'
SETBACK

N 89°35'05" W 199.38'

CHAIN LINK FENCE

CBDH
FND.

CBDH
FND.

REMOVE INVASIVE / NON-NATIVE
VEGETATION & LOW SCRUB
VEGETATION (4' HGT. & UNDER; TYP.)

0' 10' 20' 30'

Nantucket Public Schools

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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FEBRUARY 18, 2025

SHEET TITLE:

SITE LANDSCAPE REMOVAL PLAN

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SMRT PROJECT #:	24084	DRAWN BY:	JSM

LP102

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Nantucket Public Schools

24 Surfside Modular Offices

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TRUE NORTH

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SCALE: 1" = 10'-0" | DESIGNED BY: JSM
SMRT PROJECT #: 24084 | DRAWN BY: JSM

NOT FOR CONSTRUCTION

ADDRESS: 48 York St.
DATE HEARD: 4/8/25
SITTING BOARD: RP, SW, JP, AM, CP

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/10/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St 2024-07-10745
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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✓	Signed Affidavit: see below

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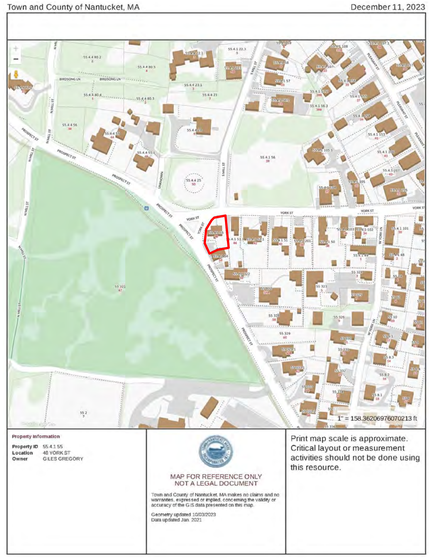
Affidavit Certifying Completeness of Old Business submission

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

Signature: Victoria P Ewing Date: 4/18/25

48 York Street / New Addition

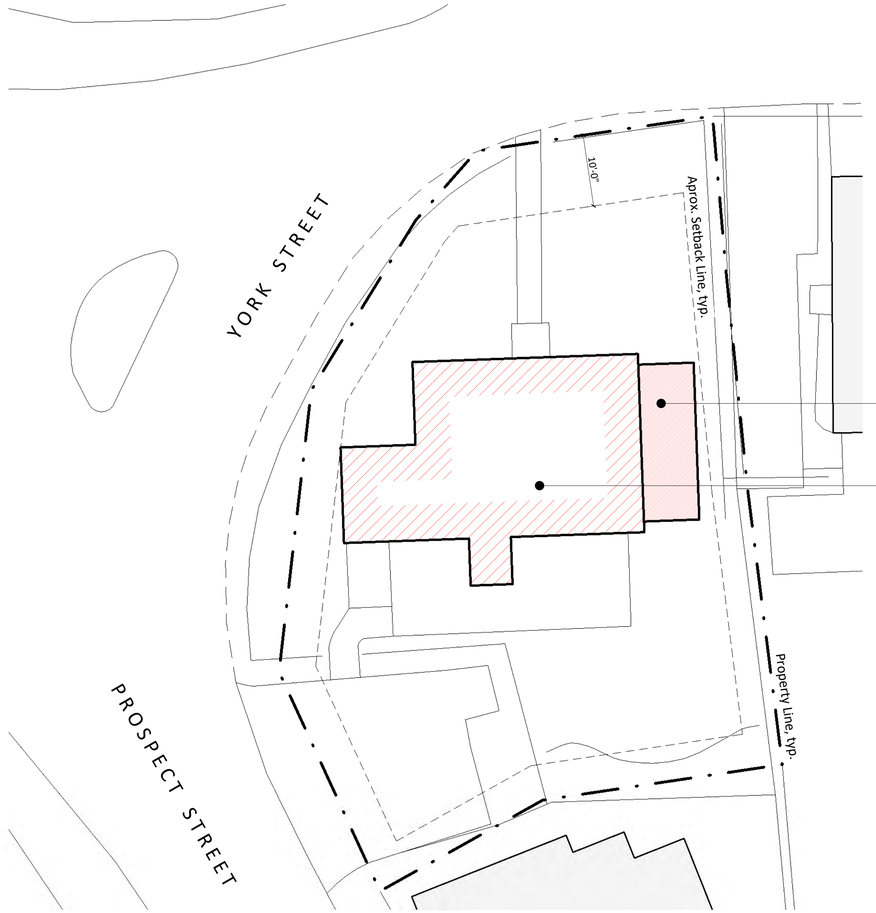


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"

Street Views





3 3D Scan & 3D Model

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtanantucket@gmail.com

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
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Revisions

HDC Submission 04.17.2025

L-101

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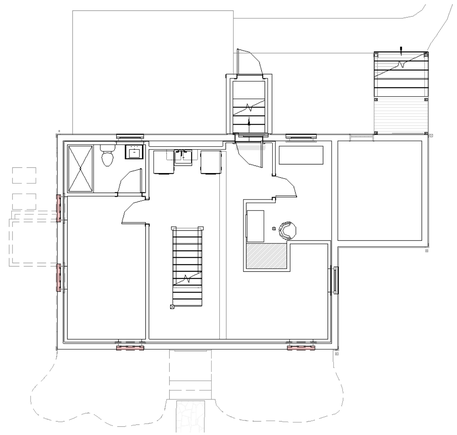
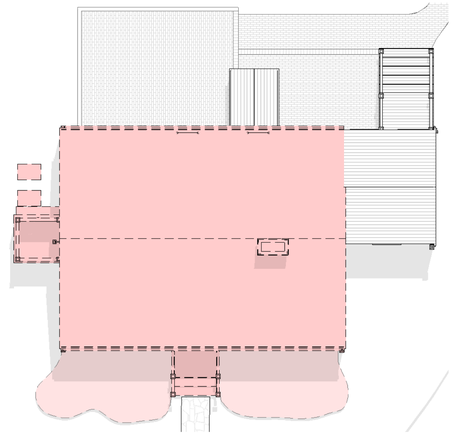
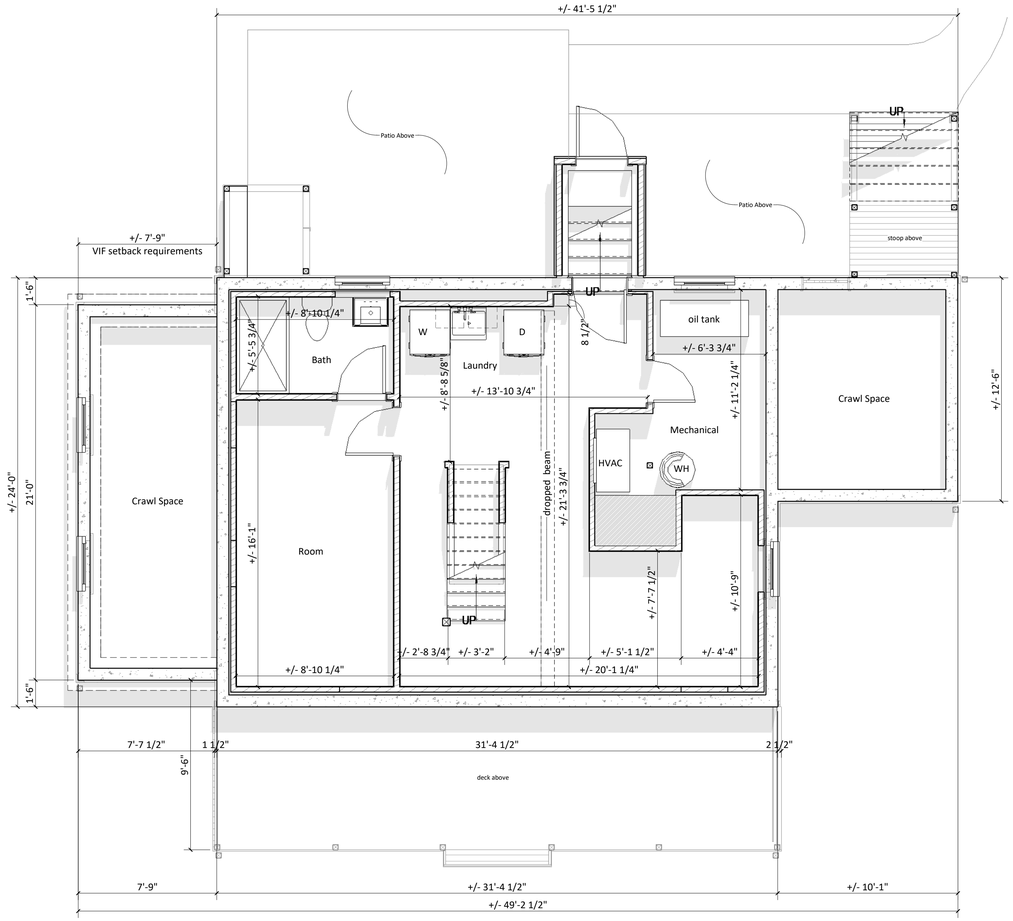
48 York Street / New Addition



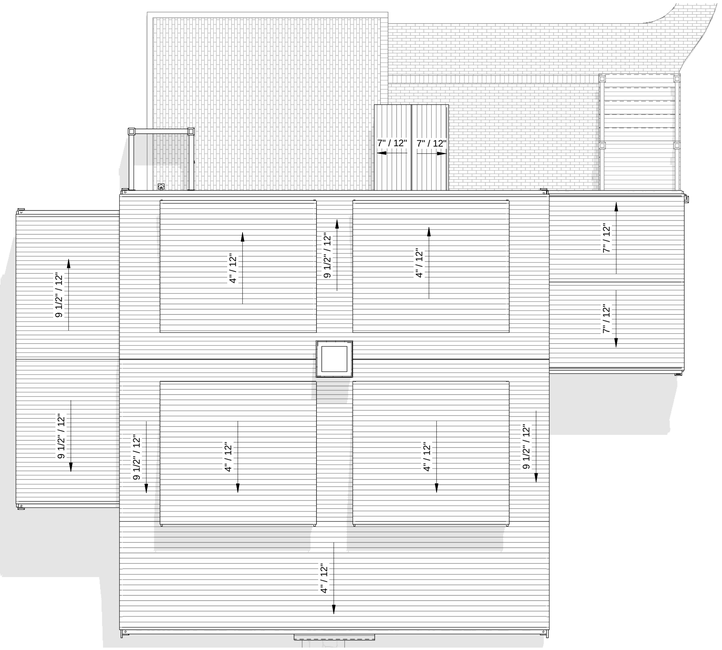
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

48 York Street / New Addition

Floor Plans

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Revisions

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

HDC Submission 04.17.2025

A-100

48 York Street / New Addition

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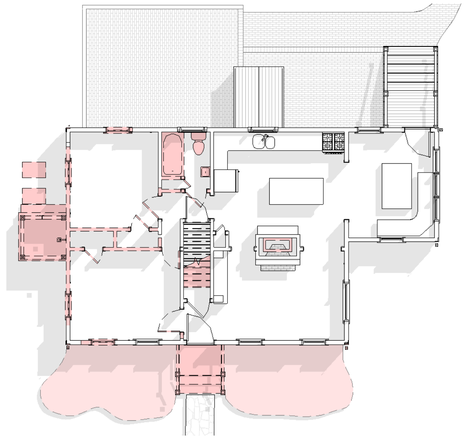
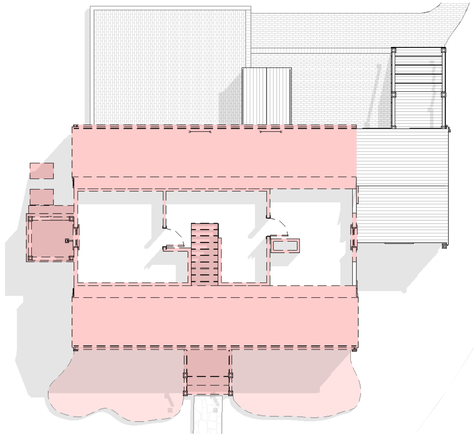
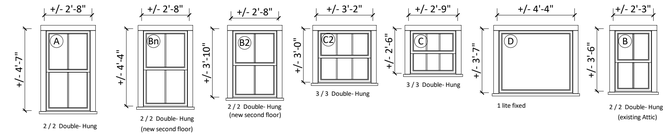


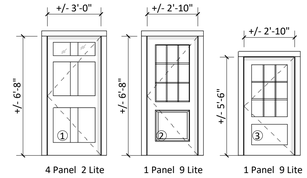
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



3 Window Legend
1/4" = 1'-0"

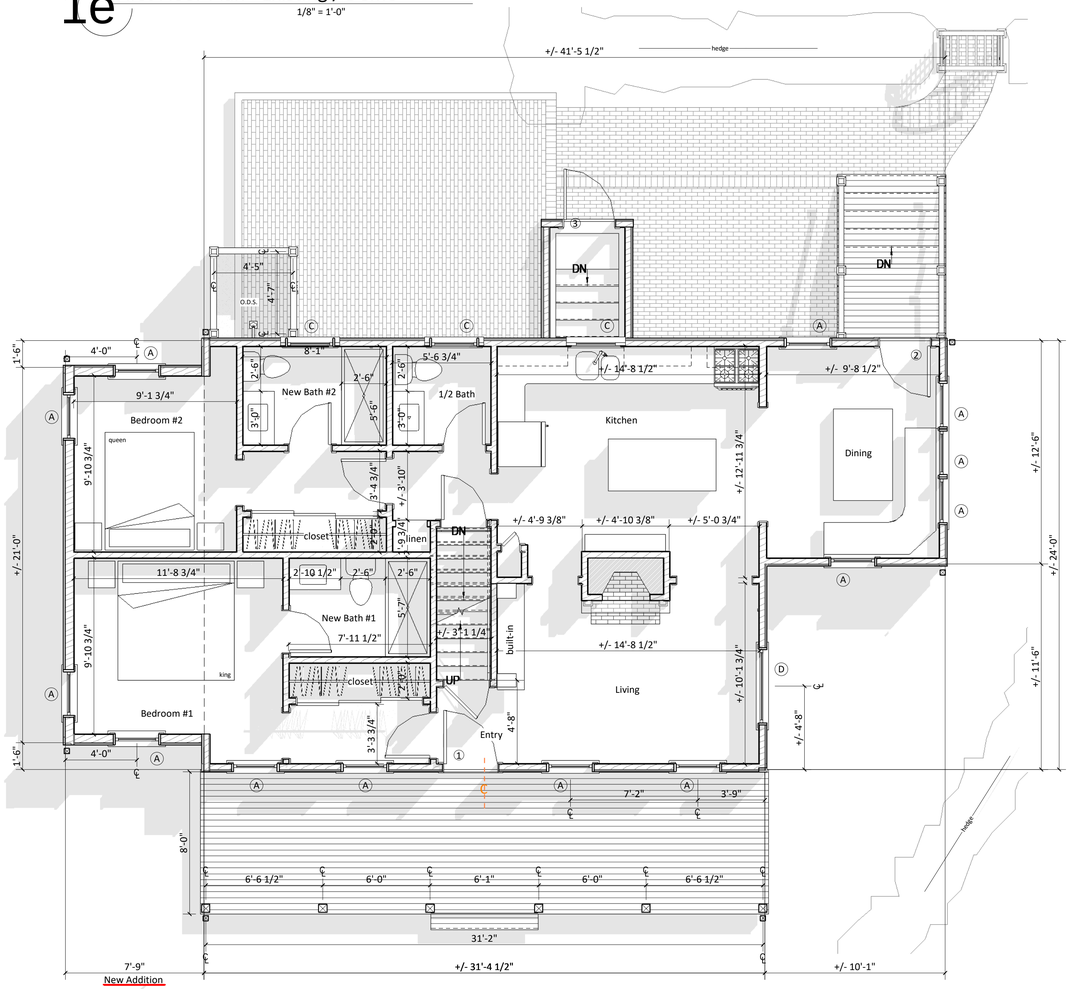


WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
B2	5	2'-8"	3'-10"
Bn	2	2'-8"	4'-4"
C	3	2'-9"	2'-6"
C2	4	3'-2"	3'-0"
D	1	4'-4"	3'-7"

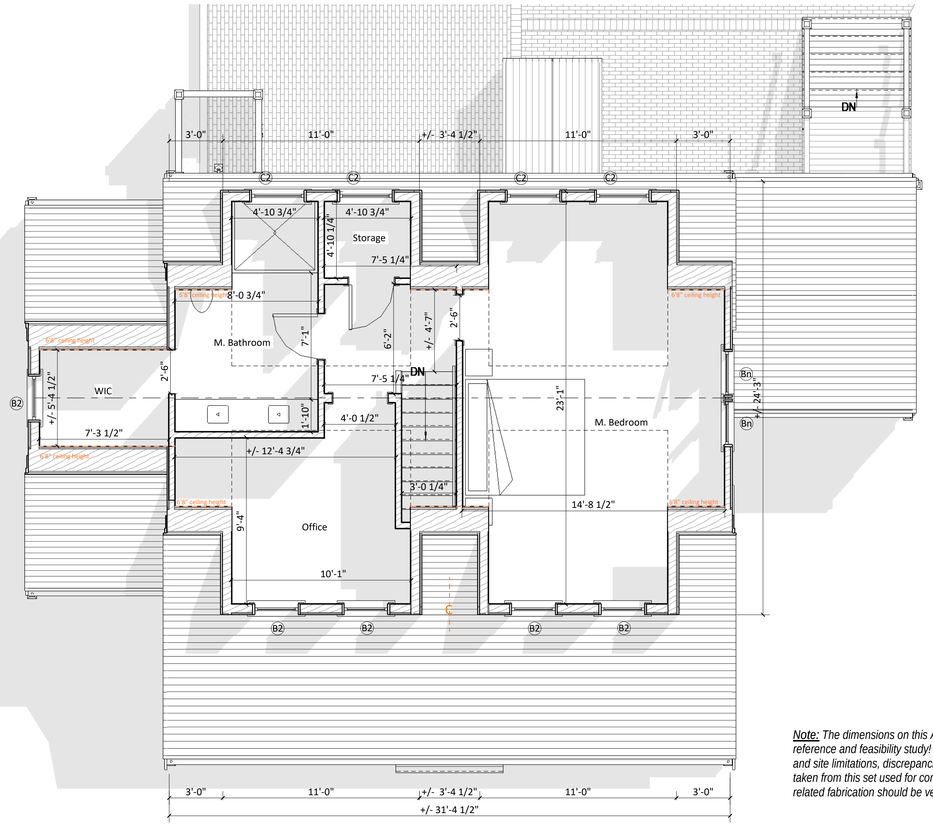
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



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



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

48 York Street / New Addition

Floor Plans

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HDC Submission *04.17.2025*

A-101

48 York Street / New Addition



1 Proposed North Elevation

1/4" = 1'-0"



1p Previous North Elevation

1/8" = 1'-0"



Existing North



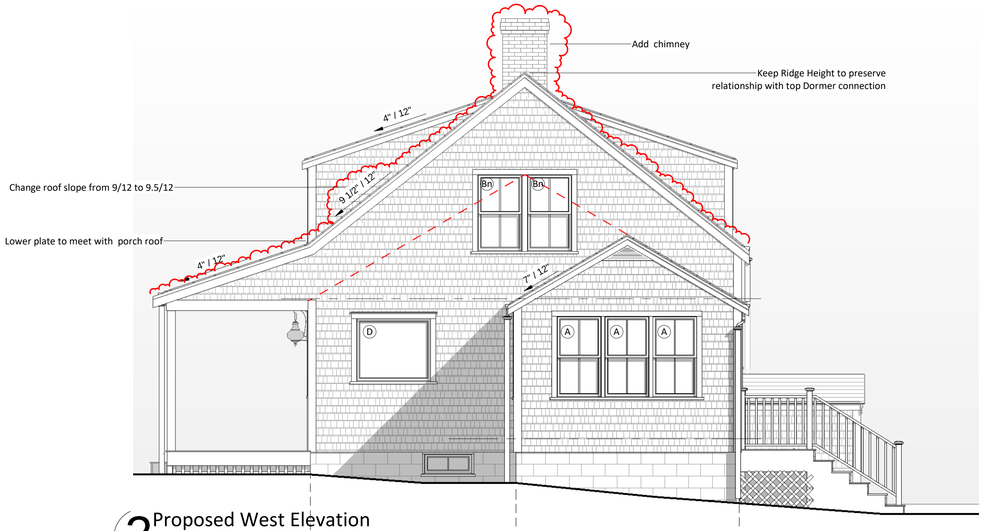
1e Existing/Demo North Elevation

1/8" = 1'-0"



Proposed North Elevation - Chimney Option 2

3/16" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"

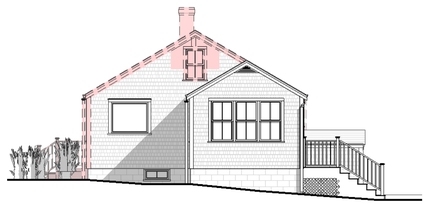


Existing West



2p Previous West Elevation

1/8" = 1'-0"



2e Existing/Demo West Elevation

1/8" = 1'-0"

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48 York Street / New Addition

Exterior Elevations

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Revisions

HDC Submission 04.17.2025

A-201

48 York Street / New Addition



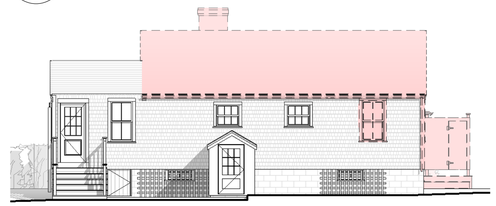
1 Proposed South Elevation
1/4" = 1'-0"



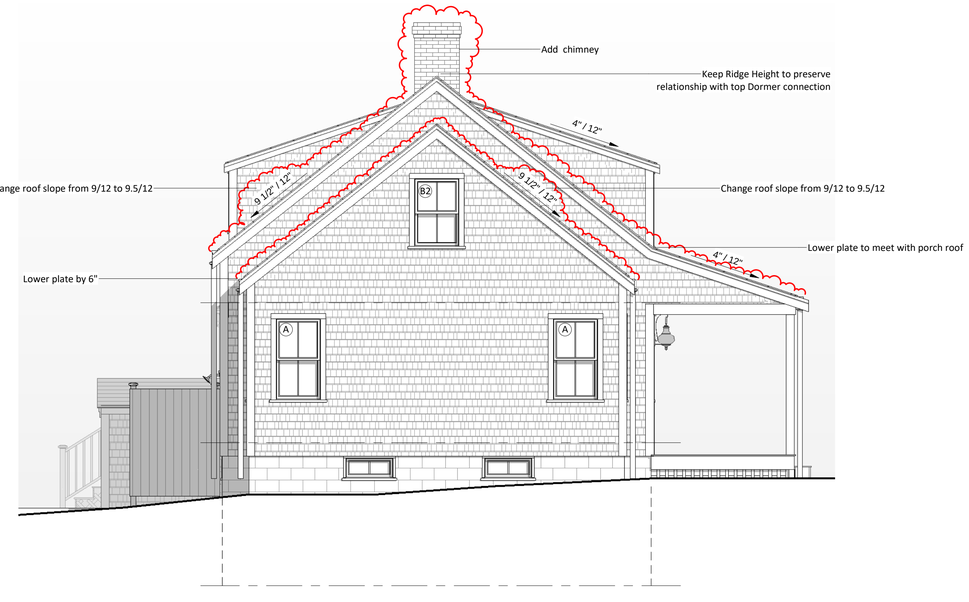
1p Previous South Elevation
1/8" = 1'-0"



Existing South



1e Existing/Demo South Elevation
1/8" = 1'-0"



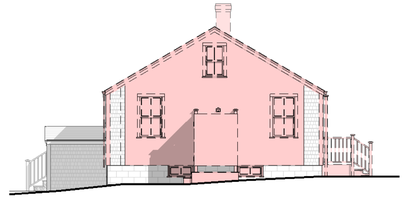
2 Proposed East Elevation
1/4" = 1'-0"



2p Previous East Elevation
1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation
1/8" = 1'-0"

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48 York Street / New Addition

Exterior Elevations

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Revisions

HDC Submission 04.17.2025

A-202

ADDRESS: 3 POPS LN.
DATE HEARD: APRIL 8, 2025
SITTING BOARD: RAY, ANGUS, JOE, VAL, STEVE

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 04/17/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Width: 42'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

Trim PAINTED (GREY) Sash GREY Doors GREY

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

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

MARK CUTONE
ARCHITECTURE +

21 April 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 3 Pops Lane Trust – Old Business

Dear Commissioners,

At the April 8th, 2025 meeting, comments on our revisions for the proposed main house were provided.

- Adjust all door and window units to a 7'-6" header
- Remove the horizontal cedar boards from the LR mass and replace with shingles
- Provide a basement plan
- Raise the eave-forward mass and drop the living room mass
- Explore additional eave forward volume
- Update the renderings with the cadet gray finish on the door and window sashes

We look forward to your consideration of these revisions.

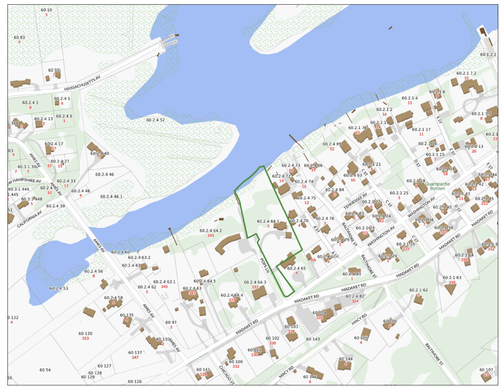
Thank you,

Mark Cutone

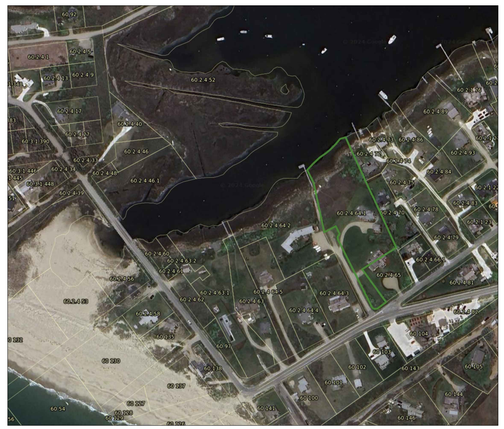
_____
Mark Cutone, Architect MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.0a BASEMENT PLAN
A1.0b BASEMENT PLAN CONTINUED
A1.1a FIRST FLOOR PLAN
A1.1b FIRST FLOOR PLAN CONTINUED
A1.2 FLOOR PLANS AT $\frac{1}{8}$" SCALE

A2.1 SOUTH ELEVATION
A2.2 EAST ELEVATION
A2.3 NORTH ELEVATION
A2.4 WEST ELEVATION
A2.5 EAVE FORWARD GUEST HOUSE
A2.6 HITHER CREEK PERSPECTIVES
A2.7 80'-0" HITHER CREEK AERIAL PERSPECTIVE
A2.8 SITE SECTIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

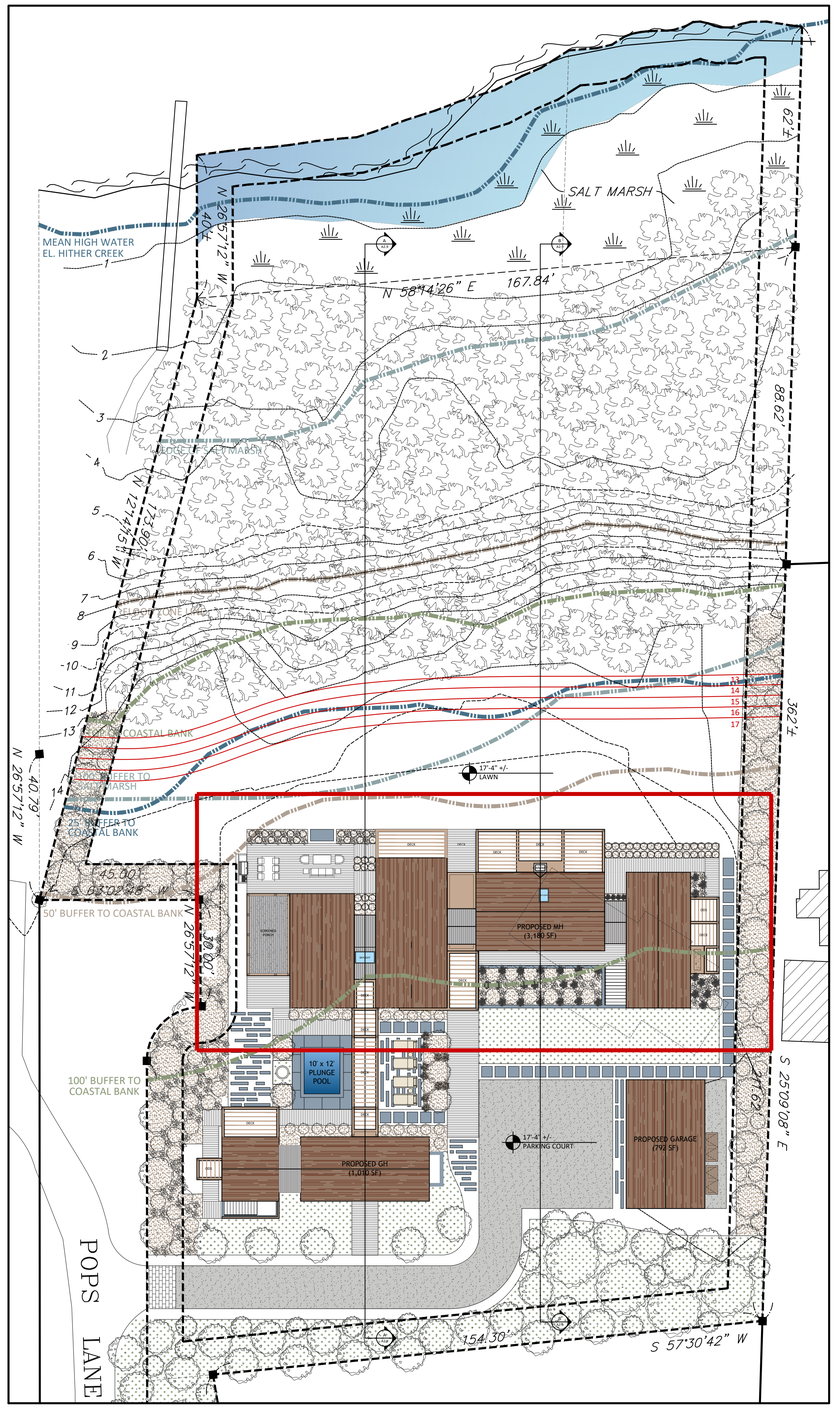
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

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508.228.2728
MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

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

PROPOSED MAIN HOUSE

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

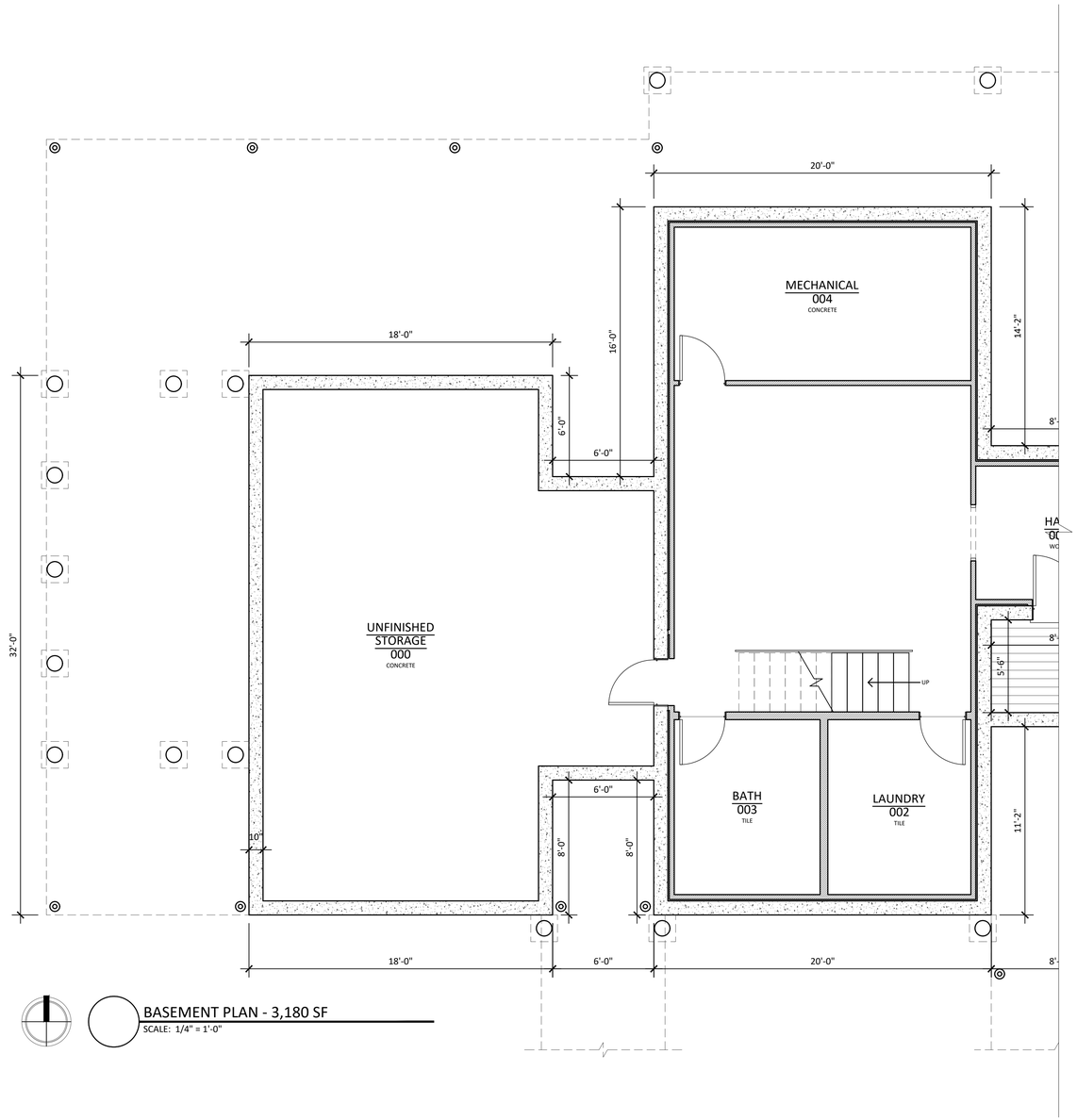
COVER SHEET

C1.1

18 APRIL 2025

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	MARVIN	R.O.: 3'-0" x 7'-6"	6 LIGHT FIXED WINDOW @ BASEMENT
B	19	MARVIN	R.O.: 3'-0" x 5'-6"	2/2 DOUBLE HUNG WINDOW
C	3	MARVIN	R.O.: 2'-9" x 3'-10"	4 LIGHT OPERABLE CASEMENT WINDOW
D	4	MARVIN	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED WINDOW
E	7	MARVIN	R.O.: 5'-5" x 7'-6"	1 LIGHT FIXED WINDOW
F	4	MARVIN	R.O.: 1'-10" x 7'-6"	3 LIGHT FIXED WINDOW
G	2	MARVIN	R.O.: 2'-4" x 3'-0"	4 LIGHT FIXED WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	MARVIN	R.O.: 3'-0 x 7'-6"	6 LIGHT DOOR
2	2	MARVIN	R.O.: 12'-2" x 7'-6"	6 LIGHT SLIDING DOOR
3	8	MARVIN	R.O.: 3'-0 x 7'-6"	6 LIGHT DOOR
4	1	MARVIN	R.O.: 6'-0" x 7'-6"	6 LIGHT FRENCH DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS
*ALL DOORS AND WINDOWS FACING HITHER CREEK TO HAVE ANTI REFLECTIVE GLASS
*ALL DOOR AND WINDOW SASHES TO BE CADET GRAY



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

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DUBUC

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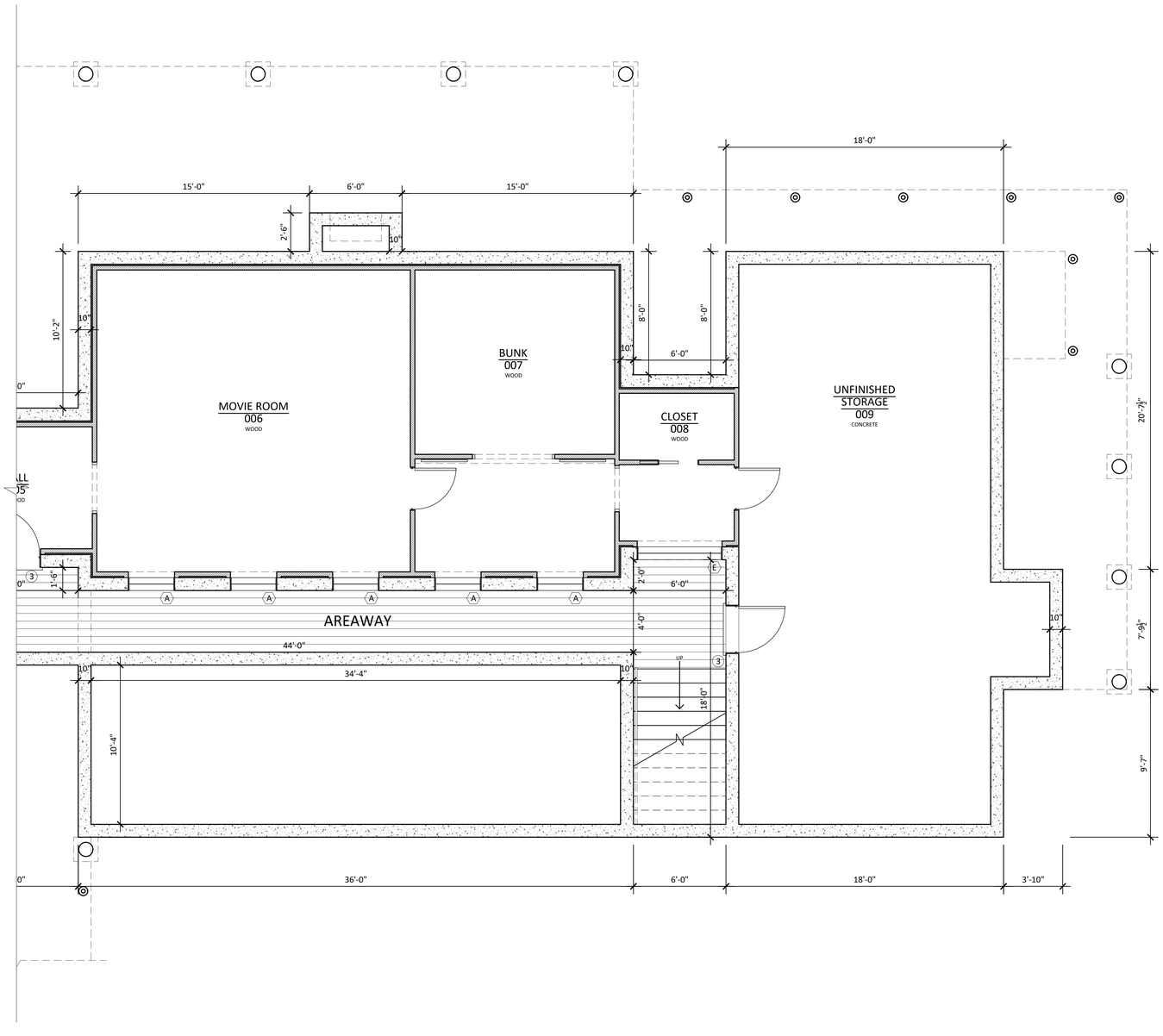
MAP: 60.2.4 PARCEL: 64.1

BASEMENT PLAN

A1.0a

18 APRIL 2025



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PROPOSED MAIN HOUSE

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3 POPS LANE
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BASEMENT PLAN CONTINUED

A1.0b

18 APRIL 2025

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	MARVIN	R.O.: 3'-0" x 7'-6"	6 LIGHT FIXED WINDOW @ BASEMENT
B	19	MARVIN	R.O.: 3'-0" x 5'-6"	2/2 DOUBLE HUNG WINDOW
C	3	MARVIN	R.O.: 2'-9" x 3'-10"	4 LIGHT OPERABLE CASEMENT WINDOW
D	4	MARVIN	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED WINDOW
E	7	MARVIN	R.O.: 5'-5" x 7'-6"	1 LIGHT FIXED WINDOW
F	4	MARVIN	R.O.: 1'-10" x 7'-6"	3 LIGHT FIXED WINDOW
G	2	MARVIN	R.O.: 2'-4" x 3'-0"	4 LIGHT FIXED WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	MARVIN	R.O.: 3'-0 x 7'-6"	6 LIGHT DOOR
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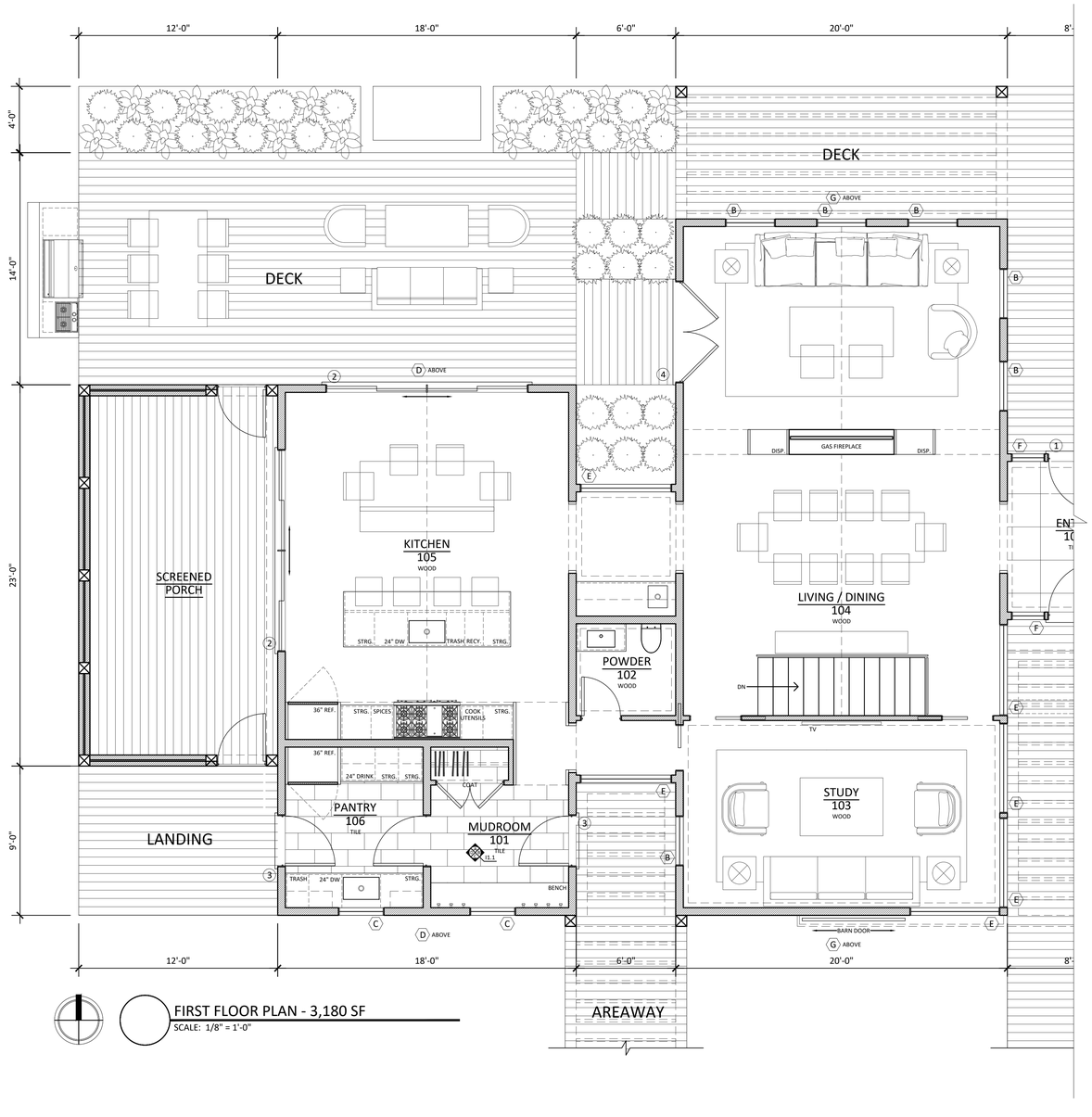
*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS
*ALL DOORS AND WINDOWS FACING HITHER CREEK TO HAVE ANTI REFLECTIVE GLASS
*ALL DOOR AND WINDOW SASHES TO BE CADET GRAY



FIRST FLOOR PLAN - 3,180 SF
SCALE: 1/8" = 1'-0"

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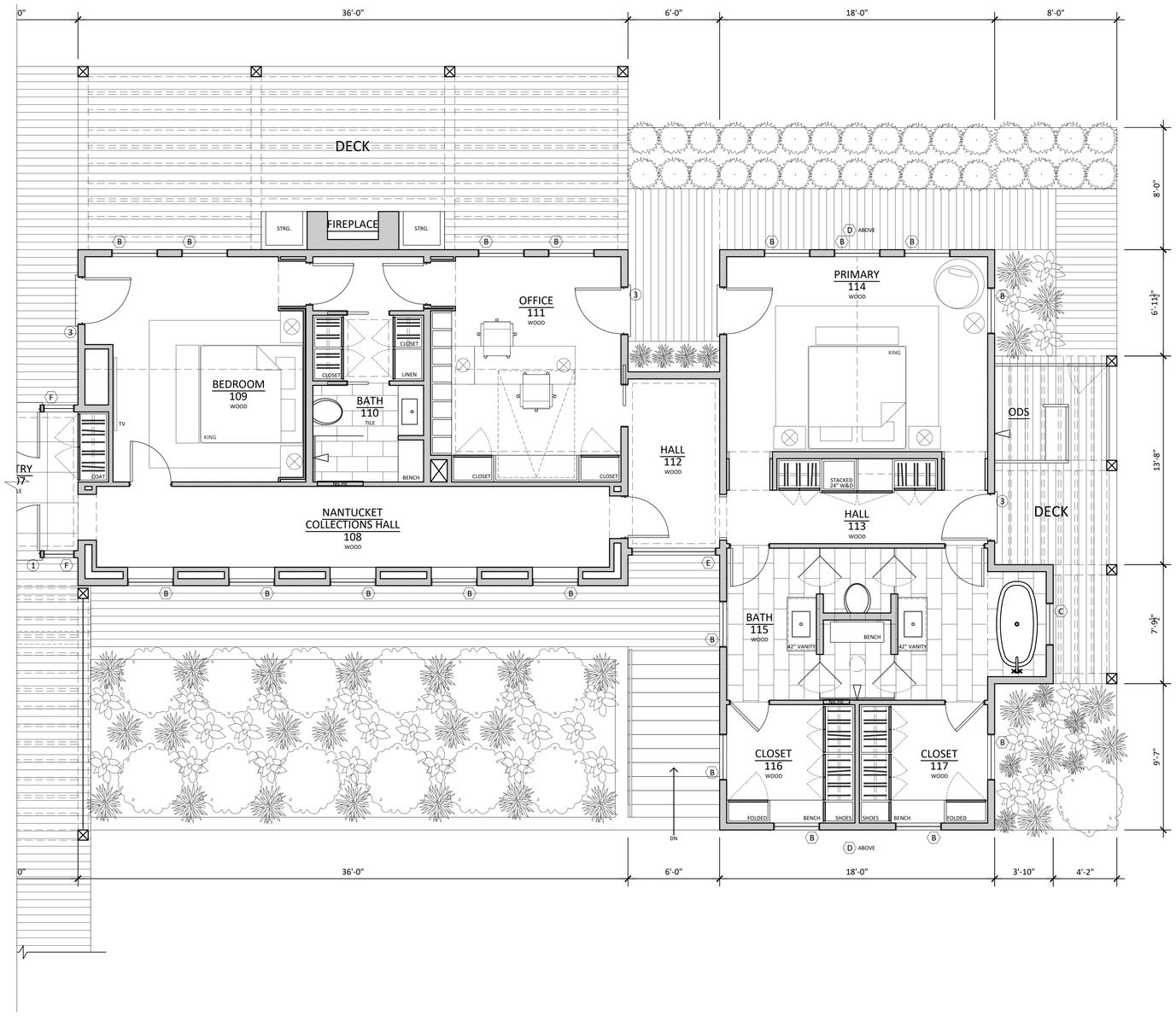
FIRST FLOOR PLAN

A1.1a

18 APRIL 2025



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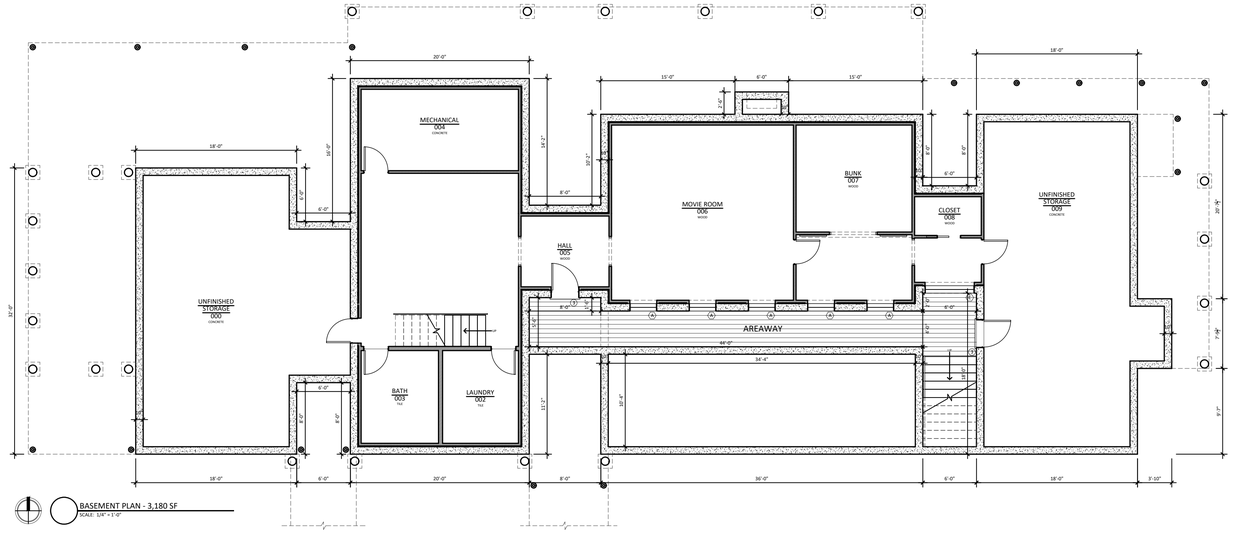
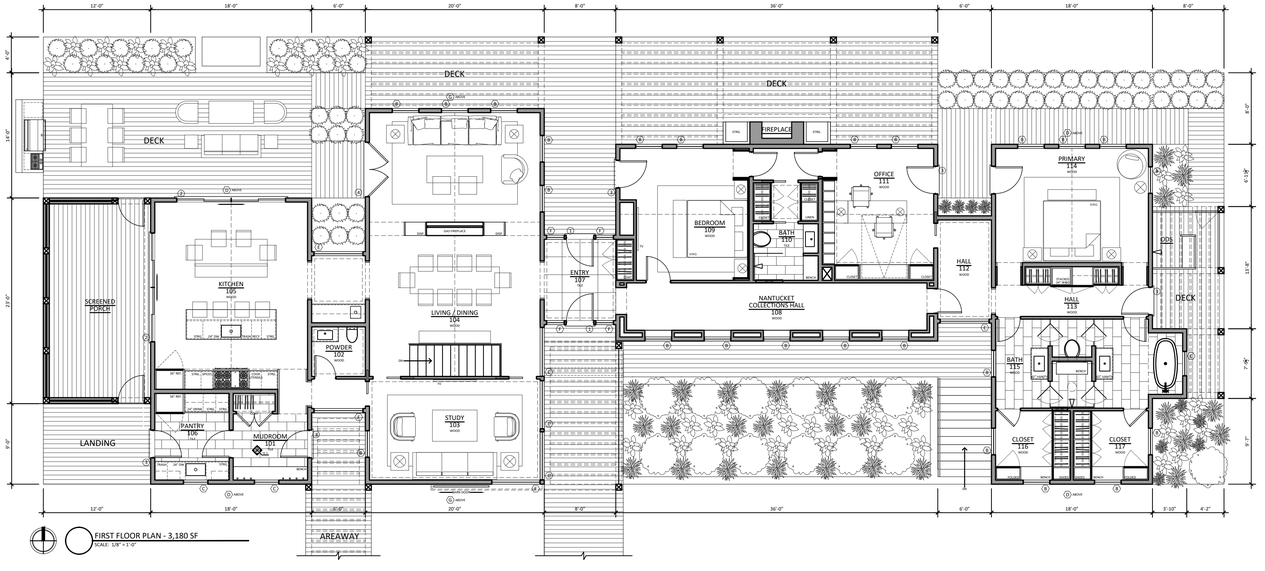
FIRST FLOOR PLAN CONTINUED

A1.1b

18 APRIL 2025



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



FIRST FLOOR PLAN - 3,180 SF
SCALE: 1/8" = 1'-0"

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

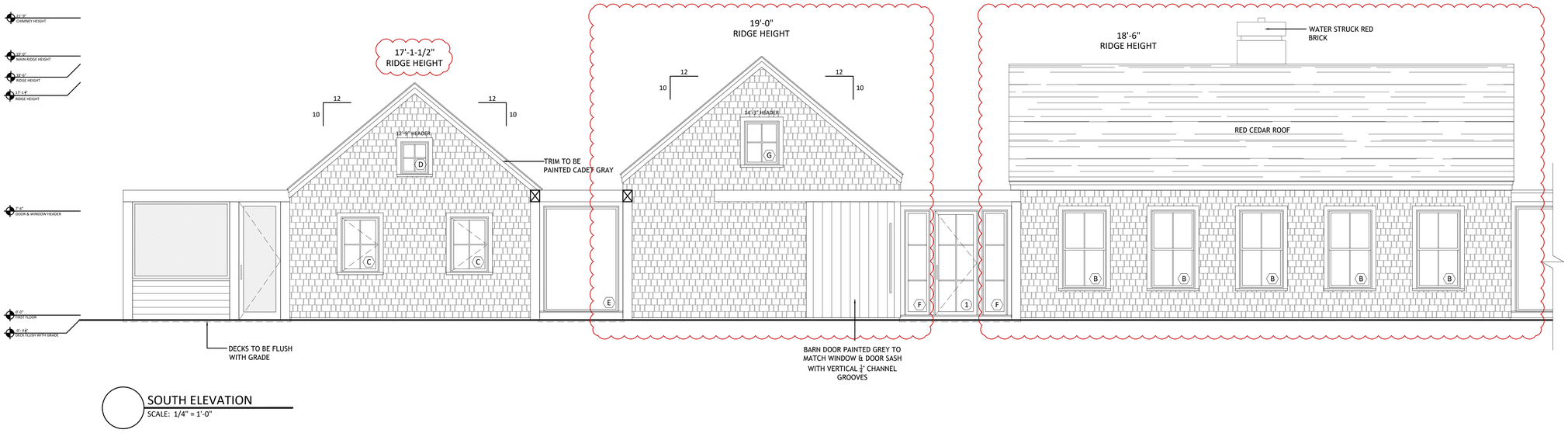
A1.2

18 APRIL 2025

PREVIOUS SUBMISSION

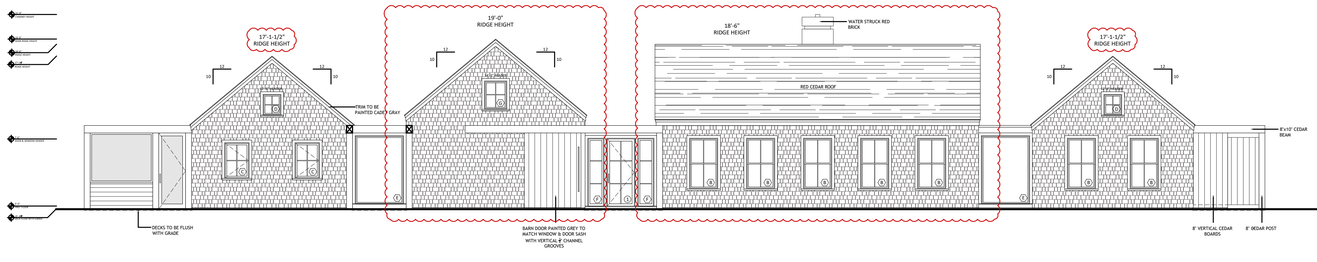


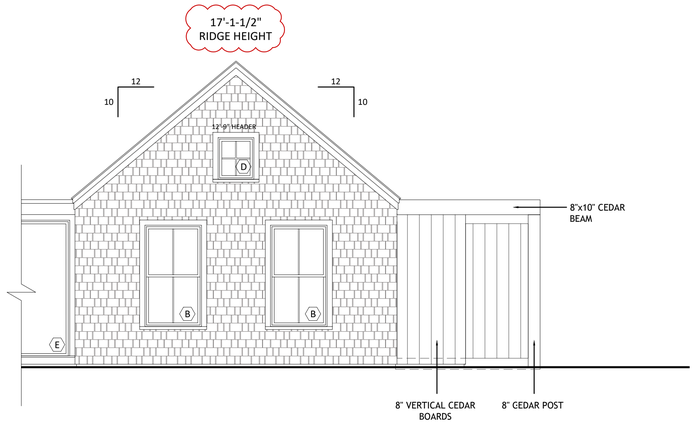
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

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

ELEVATIONS

A2.1

18 APRIL 2025

PREVIOUS SUBMISSION



PROPOSED



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MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

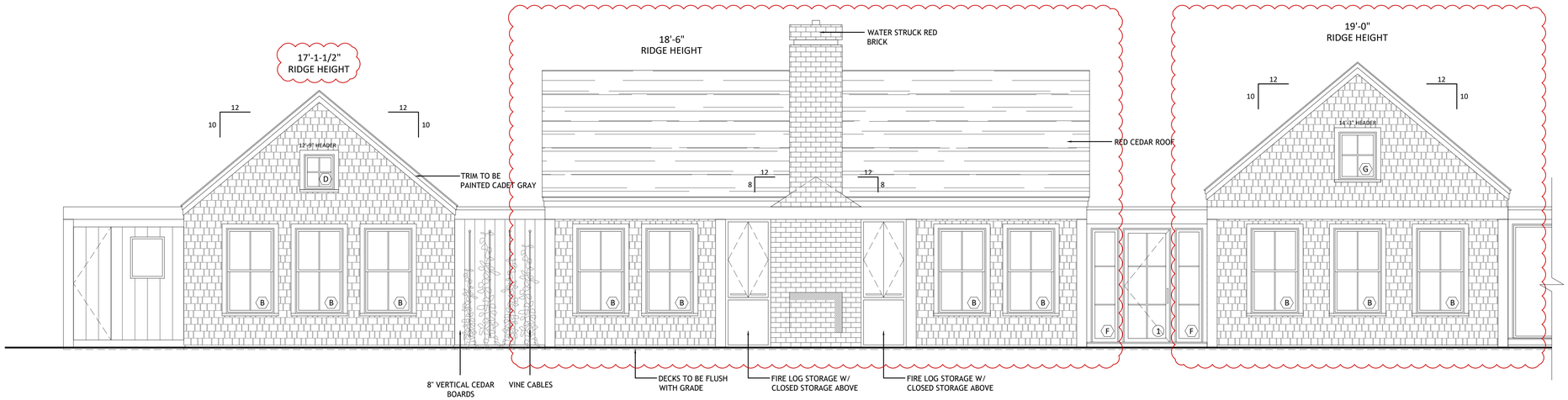
A2.2

18 APRIL 2025

PREVIOUS SUBMISSION

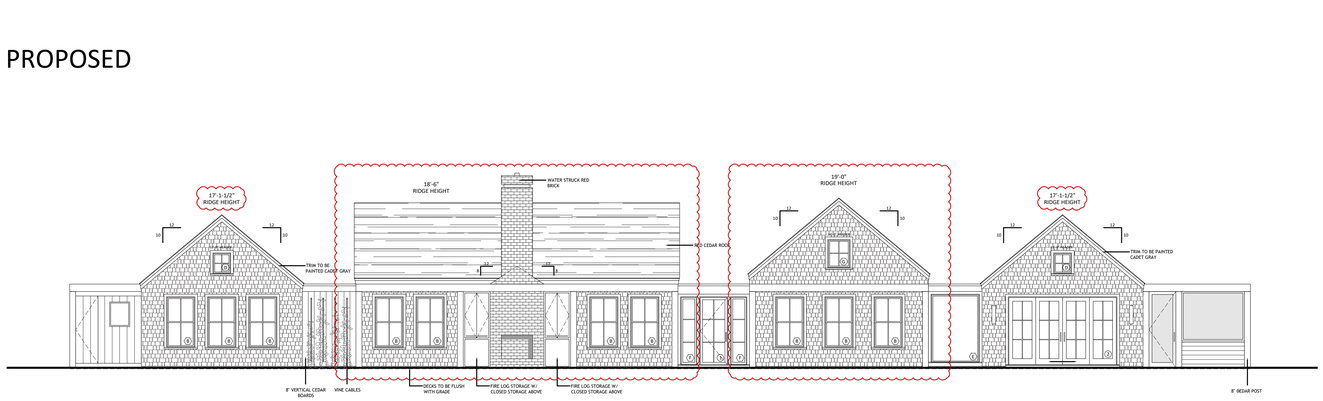


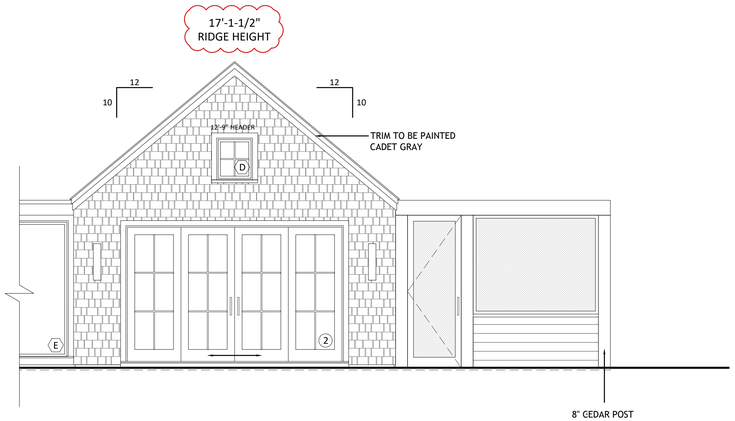
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

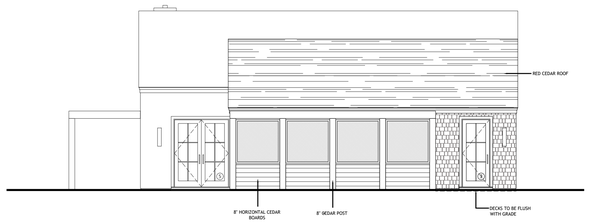
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

NORTH ELEVATION REVISIONS

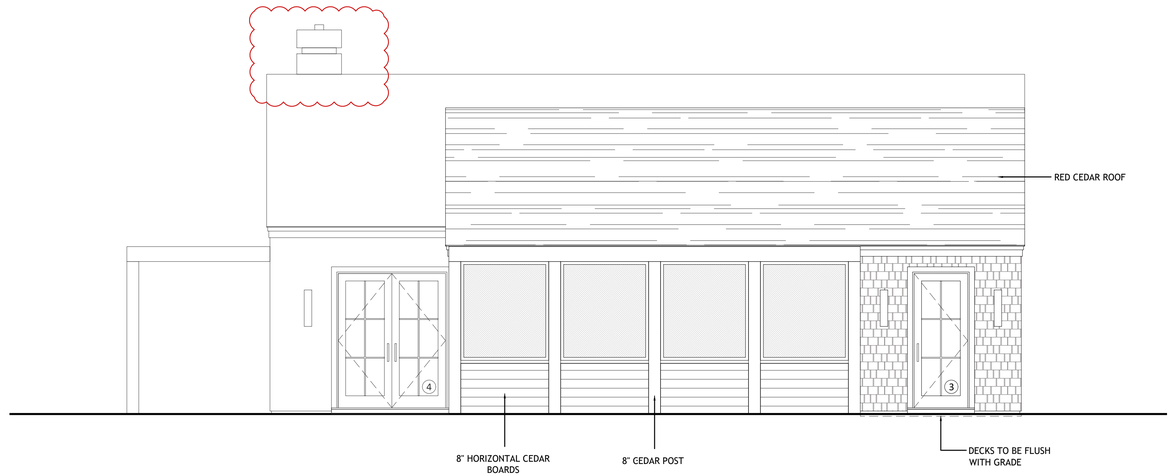
A2.3

18 APRIL 2025

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

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

ELEVATIONS

A2.4

18 APRIL 2025

PREVIOUS



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

PROPOSED GUEST HOUSE - EAVE FORWARD VOLUME



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

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PROPOSED MAIN HOUSE

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EAVE FORWARD GUEST HOUSE

A2.5

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HITHER CREEK PERSPECTIVES

A2.6

18 APRIL 2025



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80'-0" HITHER CREEK AERIAL

A2.7

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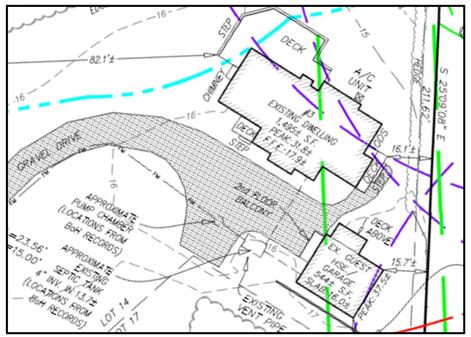
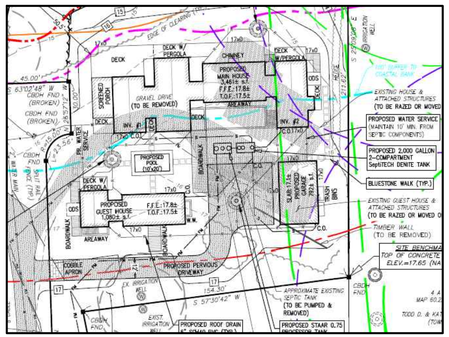
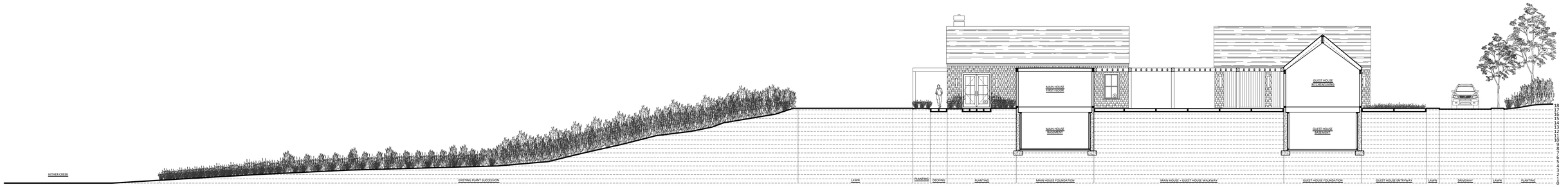
EXISTING - F.F.E. 17.9 +/-

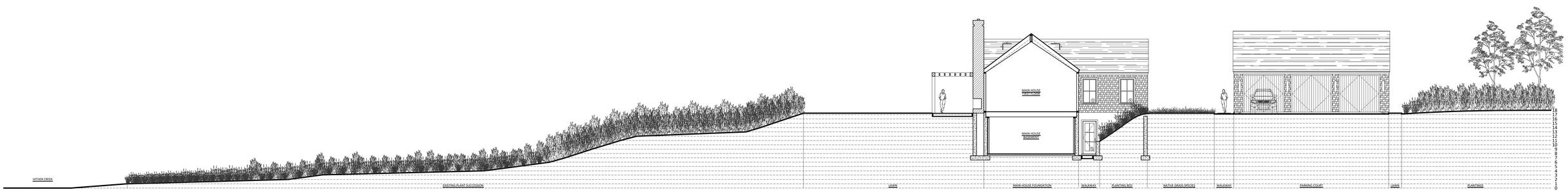


PROPOSED - F.F.E. 17.8 +/-





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



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

SITE SECTIONS

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SECTIONS

A2.8

18 APRIL 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 58'-0" Sq. Footage 1st floor: 1,010 Decks/Patio: Size: 8'x16' ☒ 1st floor ☐ 2nd floor

Width: 18'-0" footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 17'-1½" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1½" Corner boards — Frieze —

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

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

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

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

Garage Door(s): Type — Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

Trim GREY Sash GREY Doors GREY

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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ANDERSON NOMINEE TRUST
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City, State, ZIP+4® NANTUCKET, MA 02554

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

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

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

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

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

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City, State, ZIP+4® BROOKLINE, MA 02445

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MCA
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Nantucket MA 02554

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

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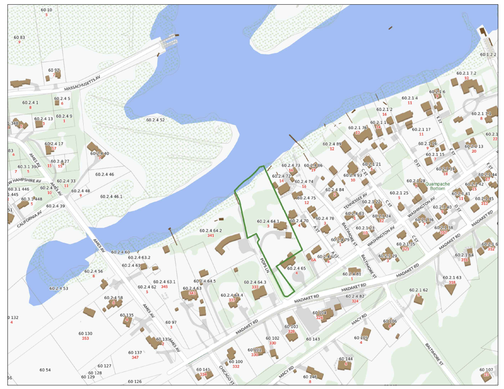
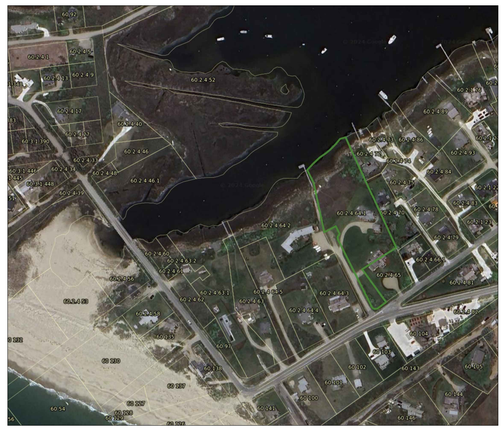
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

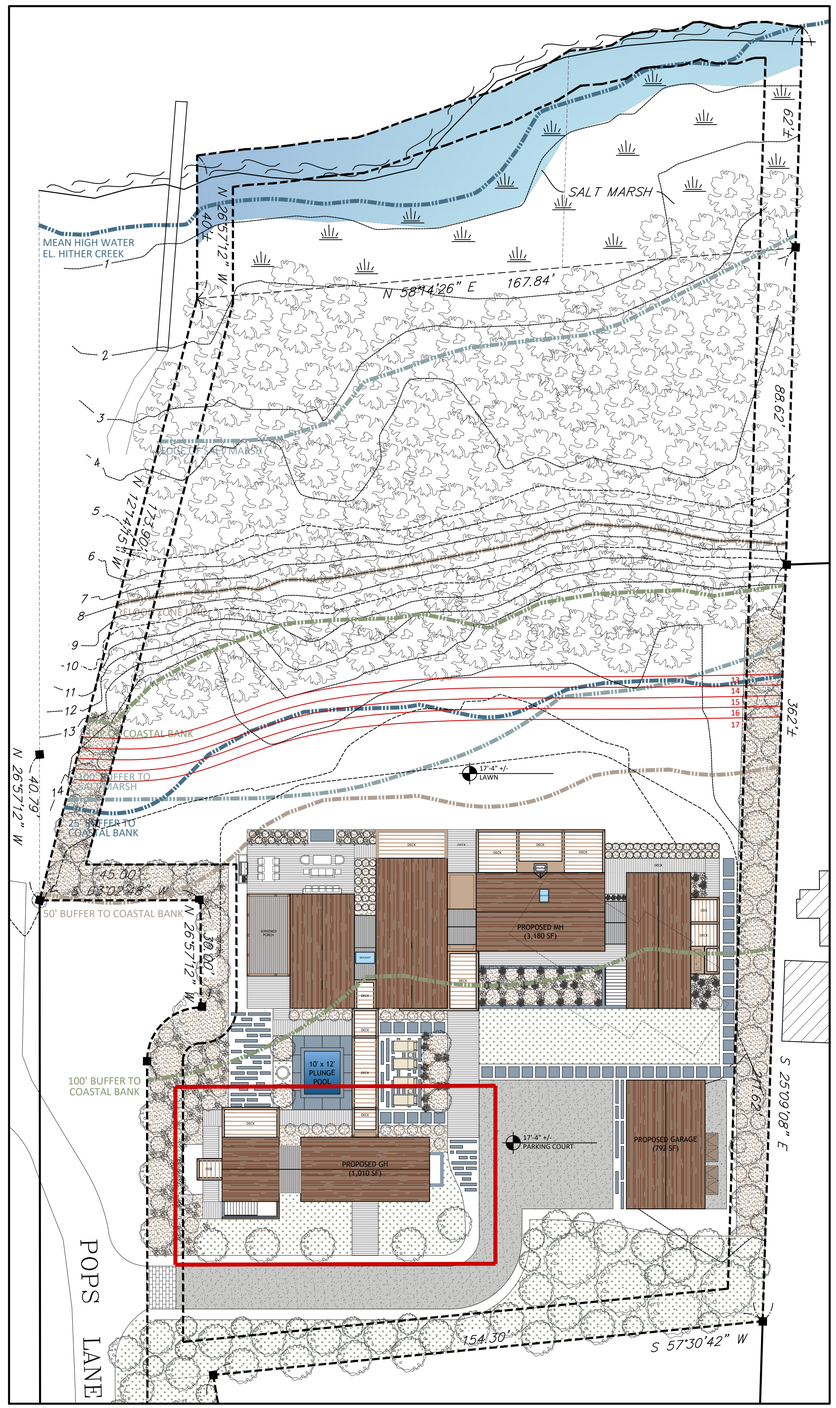
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

COVER SHEET

C1.1

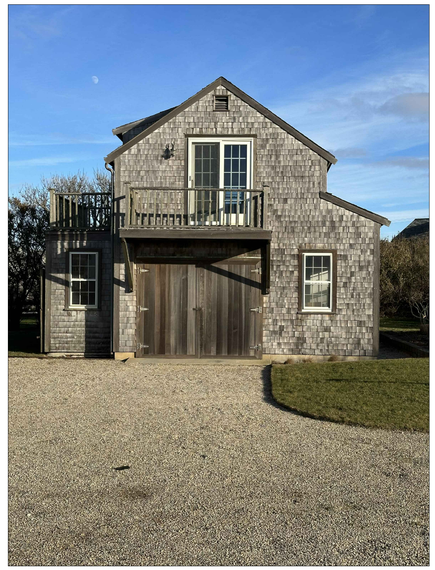
18 APRIL 2025













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EXISTING CONDITIONS PHOTOS

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

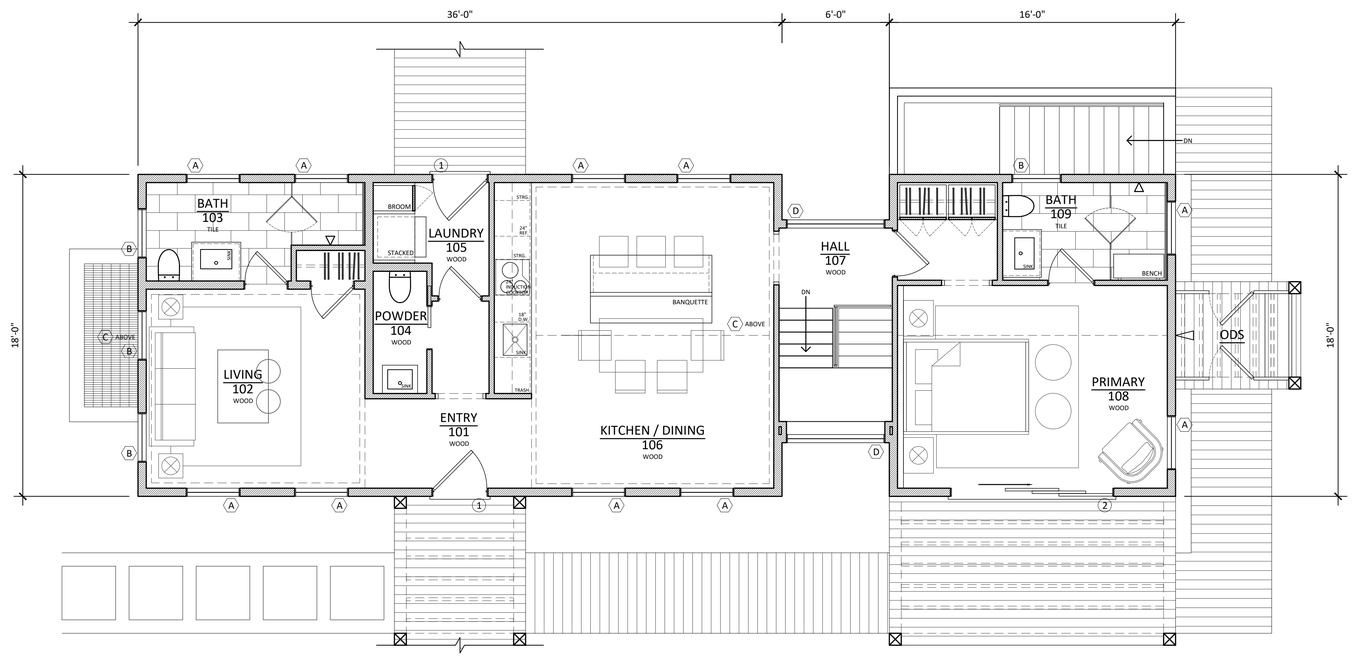
COVER SHEET

C1.2

18 APRIL 2025

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

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS
*ALL DOOR AND WINDOW SASHES TO BE CADET GRAY



GUEST HOUSE FIRST FLOOR PLAN - 1,010 SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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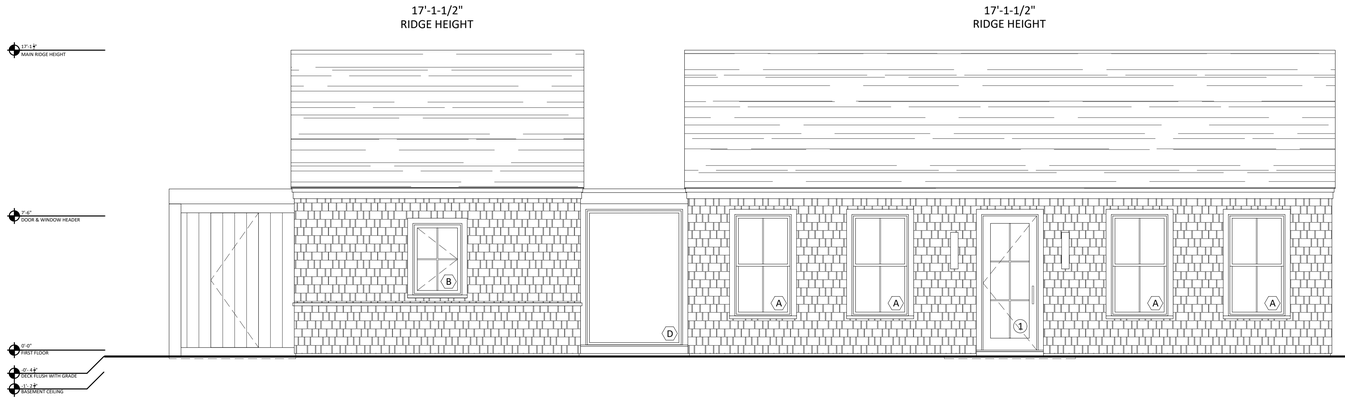
PROPOSED GUEST HOUSE

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

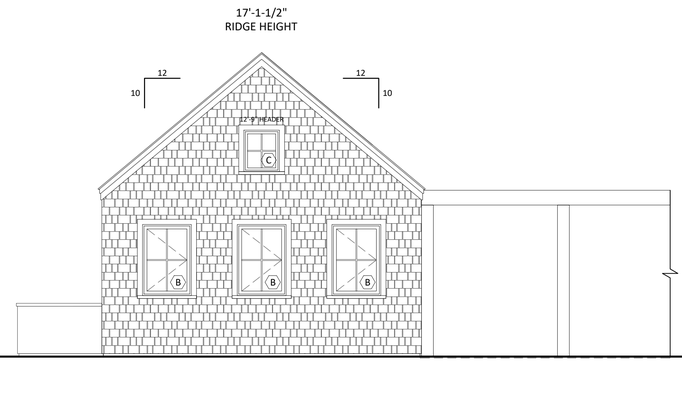
FIRST FLOOR PLAN

A1.1

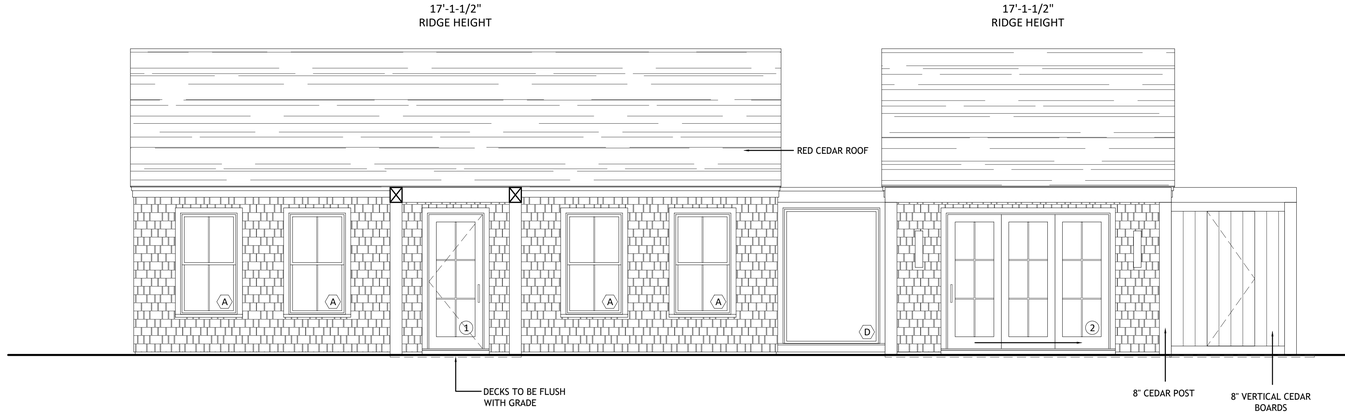
18 APRIL 2025



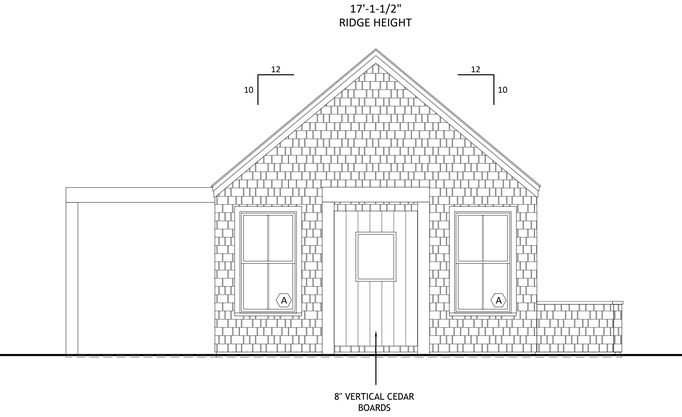
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MARK CUTONE
ARCHITECTURE +

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NANTUCKET, MA 02554
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MARKCUTONE.COM

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FALMOUTH, MA 02541
508.457.6794

PROPOSED GUEST HOUSE

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

ELEVATIONS

A2.1

18 APRIL 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): —

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

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

Trim GREY Sash GREY Doors WOOD PAINTED GREY

Deck — Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.58

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

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

7021 0350 0000 0871 2060

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WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

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Total Postage and Fees

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MORAN PAUL TR & MORAN JEAN
RESIDENT TR
Street and Apt. No., or PO Box No. 460 OCEAN RD
City, State, ZIP+4® NARRAGANSETT, RI 2822

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

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Total Postage and

Sent To
ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

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

7021 0350 0000 0871 2121

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GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

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333 MADAKET LLC
33 TAYLOR CROSS WY
Street and Apt. No., or PO Box No.
City, State, ZIP+4® BROOKLINE, MA 02445

7021 0350 0000 0871 2008

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TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

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Date Stamp

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MCA
2 Broad St
Nantucket MA 02554

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
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City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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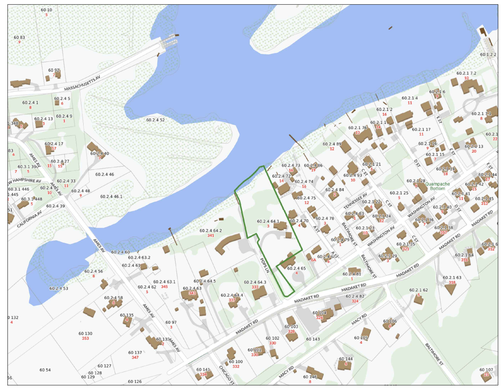
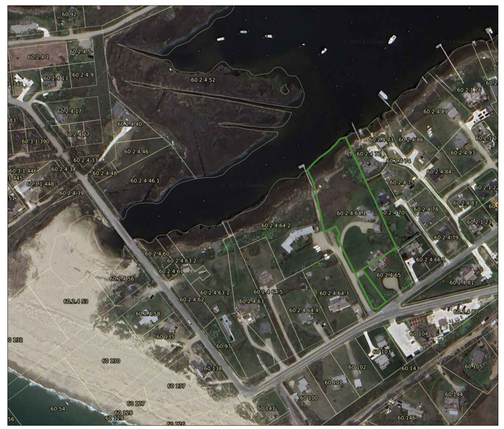
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

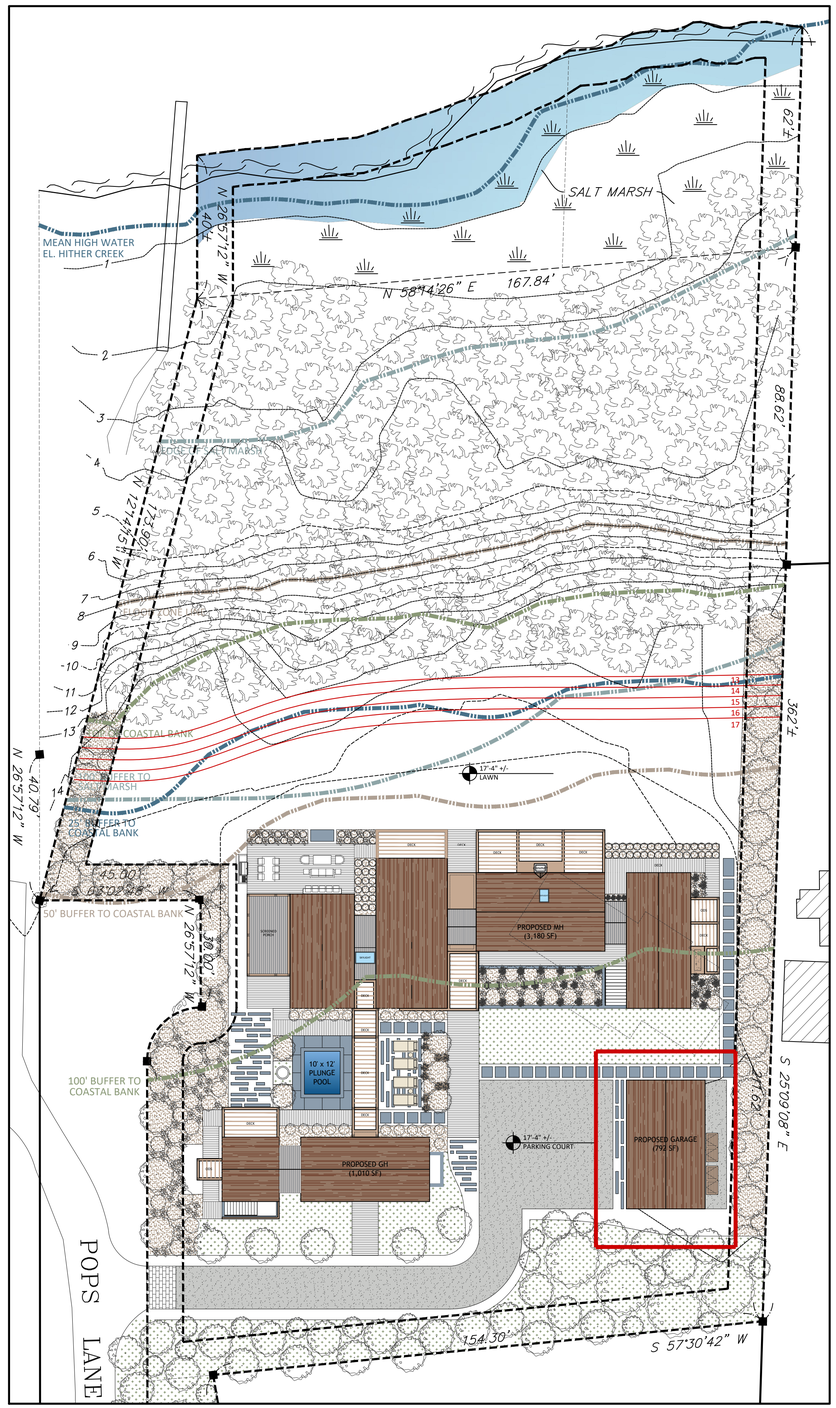
DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 GARAGE PLAN & ELEVATIONS

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

COVER SHEET

C1.1

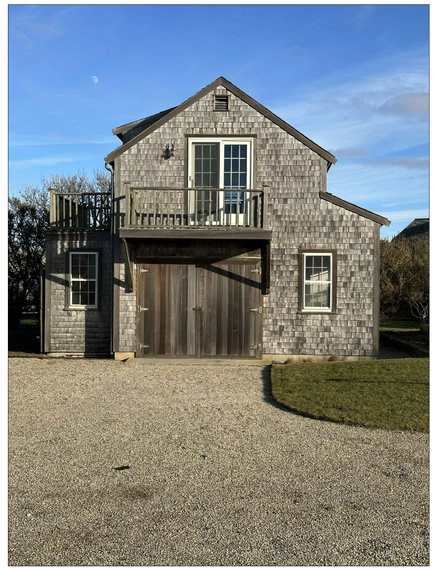
18 APRIL 2025













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EXISTING CONDITIONS PHOTOS

DUBUC
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MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

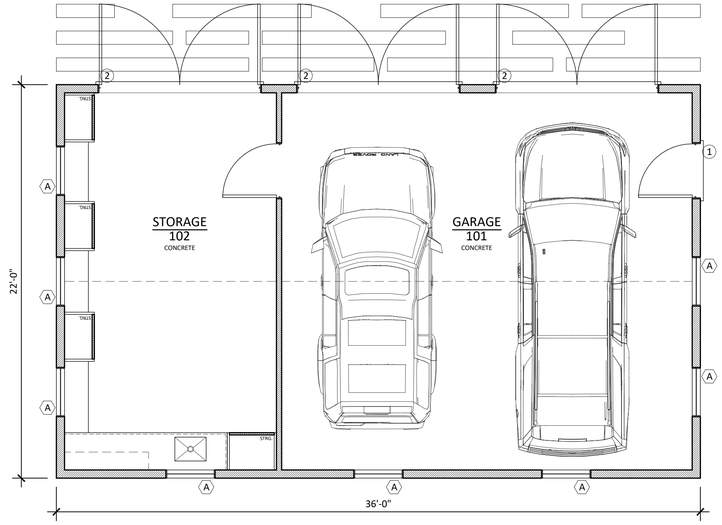
C1.2

18 APRIL 2025

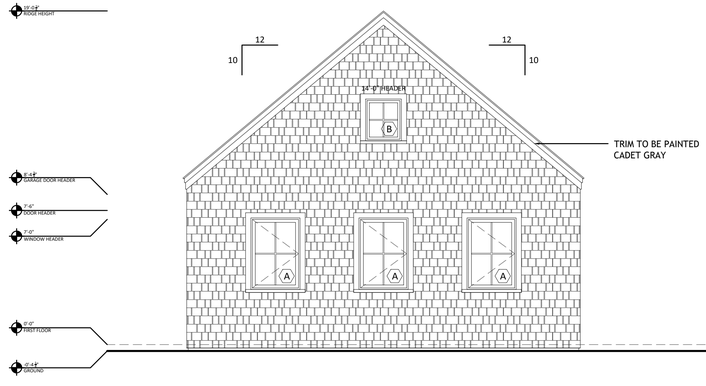
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
(A)	8	MARVIN	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE CASEMENT WINDOW
(B)	2	MARVIN	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
(1)	1	MARVIN	R.O.: 3'-0 x 7'-6"	SINGLE HINGED PAINTED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

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS
*ALL DOOR AND WINDOW SASHES TO BE CADET GRAY
*ALL GARAGE DOORS TO BE PAINTED CADET GRAY

*** SLAB ON GRADE**

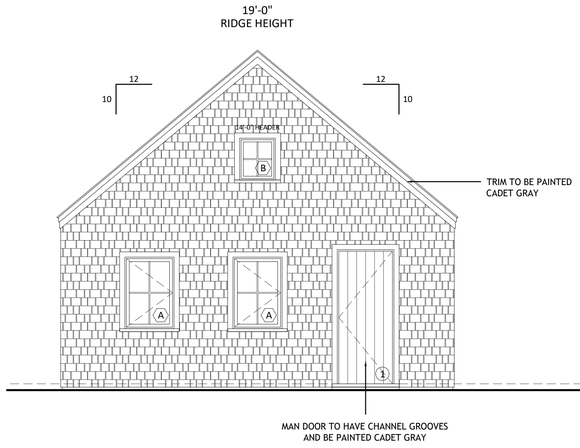


GARAGE FLOOR PLAN - 792 SF
SCALE: 1/4" = 1'-0"



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

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



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
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508.833.0070

STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GARAGE

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

FLOOR PLAN & ELEVATIONS

A1.0

18 APRIL 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: —

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

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

POOL

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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ANDERSON NOMINEE TRUST
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City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2060

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

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Total Postage and Fees

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

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

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

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

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City, State, ZIP+4® CAMBRIDGE, MA 02138

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33 TAYLOR CROSS WY
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TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

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☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 08/27/2024

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MCA
2 Broad St
Nantucket MA 02554

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
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Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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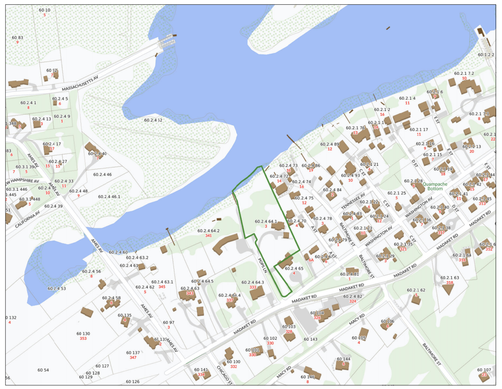
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



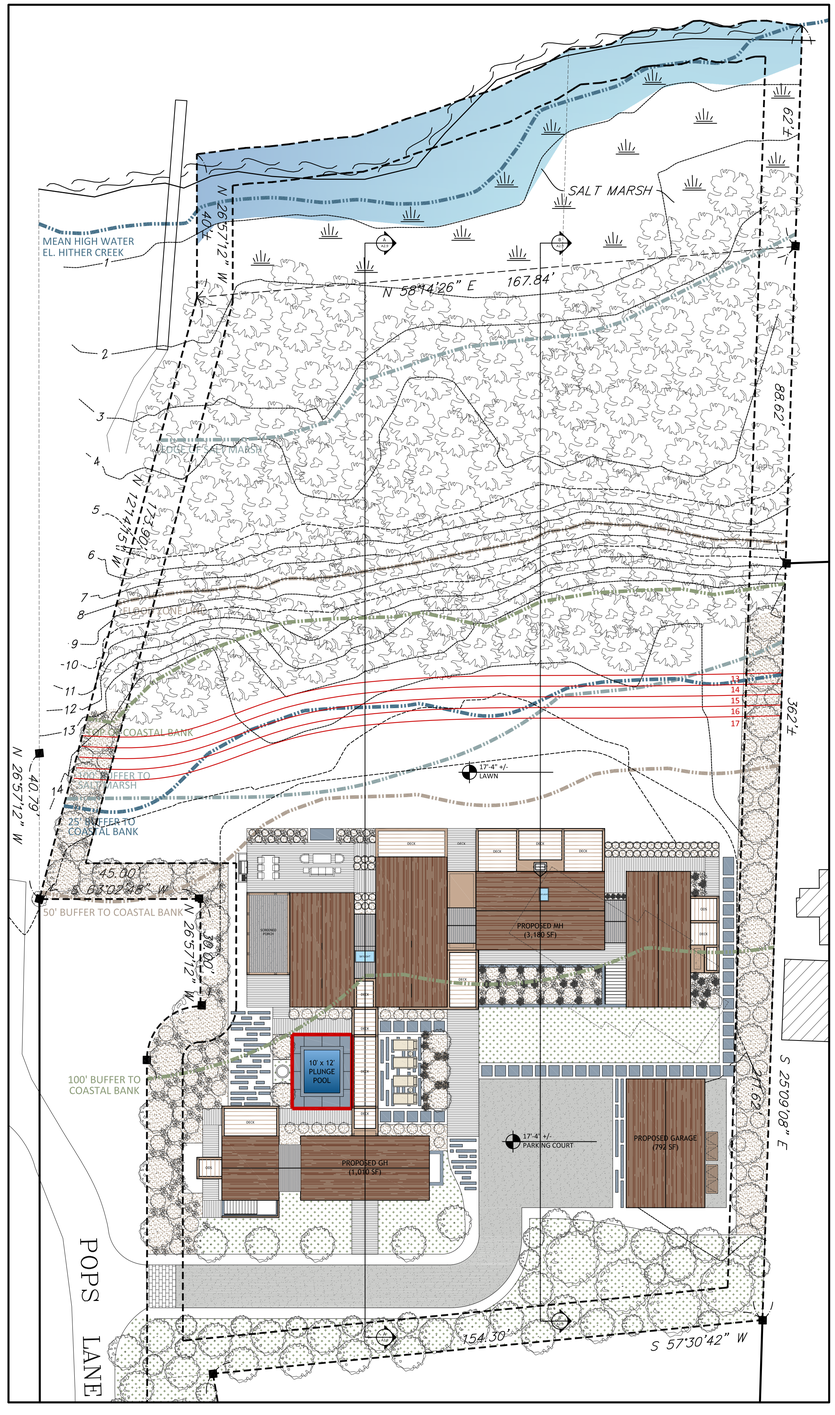
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

18 APRIL 2025

ADDRESS: 4 Spruce Street
DATE HEARD: 4/15/25
SITTING BOARD: SW, AC, AM,

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 4-22-25
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2025-03-12185
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
NA	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Valloris A. Oliver Date: 4-22-25

April 15th 2025 - HDC meeting (4 Spruce St alterations)

Sitting: SW (Chair), AC, AM, JP

Carrie spoke in general but did not sit or comment about the application specifically. Uncertain the reason- no recusal or abstaining? Is she a sitting member?

Val Oliver presented the project with Shane Valero (family member) in the audience.

The house is circa 1965 and built by the Valero family. Looking at the site map you can see there is no area for this house to expand at all. It needs to go up to accommodate Shane's family of 4 teenagers. This is a split level "Brady bunch" house. We are keeping it simply with the same pitches etc. The front porch cannot stay as it encumbers on the setback and property line, I was told today by an attorney going to ZBA for us.

JP- The direction of this expansion is appropriate. My main concern is the view of the south which is the only portion seen from the street (Spruce) and it being under fenestrated. Could you add windows or perhaps break the roof somehow here?

AC- Most concerned about overall height ab=nd negative mass on the East. That doesn't seem appropriate to me.

AM- I had this on my list for review and I viewed from the Spruce St and Goose Pond and the views are very obstructed. Most concern is overall height with the one and a half story mass going to essentially 3 stories. The blank wall on the south is also a concern as it is going up.

SW- This is in an RC zoning, correct? West Gable and eave forward mass don't have matching fascia which is making it seem off. That needs to be correctly drawn for a better presentation. That is making the presentation disconnected.

A solution to the breaking up of the West wall plane might be aiming for a "garrison" style approach? Even 6" with banding below to mitigate the overall mass visually. Seems it would be an appropriate direction for this house which is not typical to start off with. I have walked on this street a lot and I didn't even know this house was here because it is surrounded by other houses, primarily by his parents on Goose Pond side.

AC- Hold for revisions and a view. All- Aye.

124 Orange (B)









8 Spruce

124 Orange (A)







Marine Lumber Bldgs



Front orange Street –existing conditions

Neighborhood context

View From Washington Street by Consue Duck Pond

















PRECEDENT FOR CUT IN BALCONY DIRECTLY ACROSS STREET





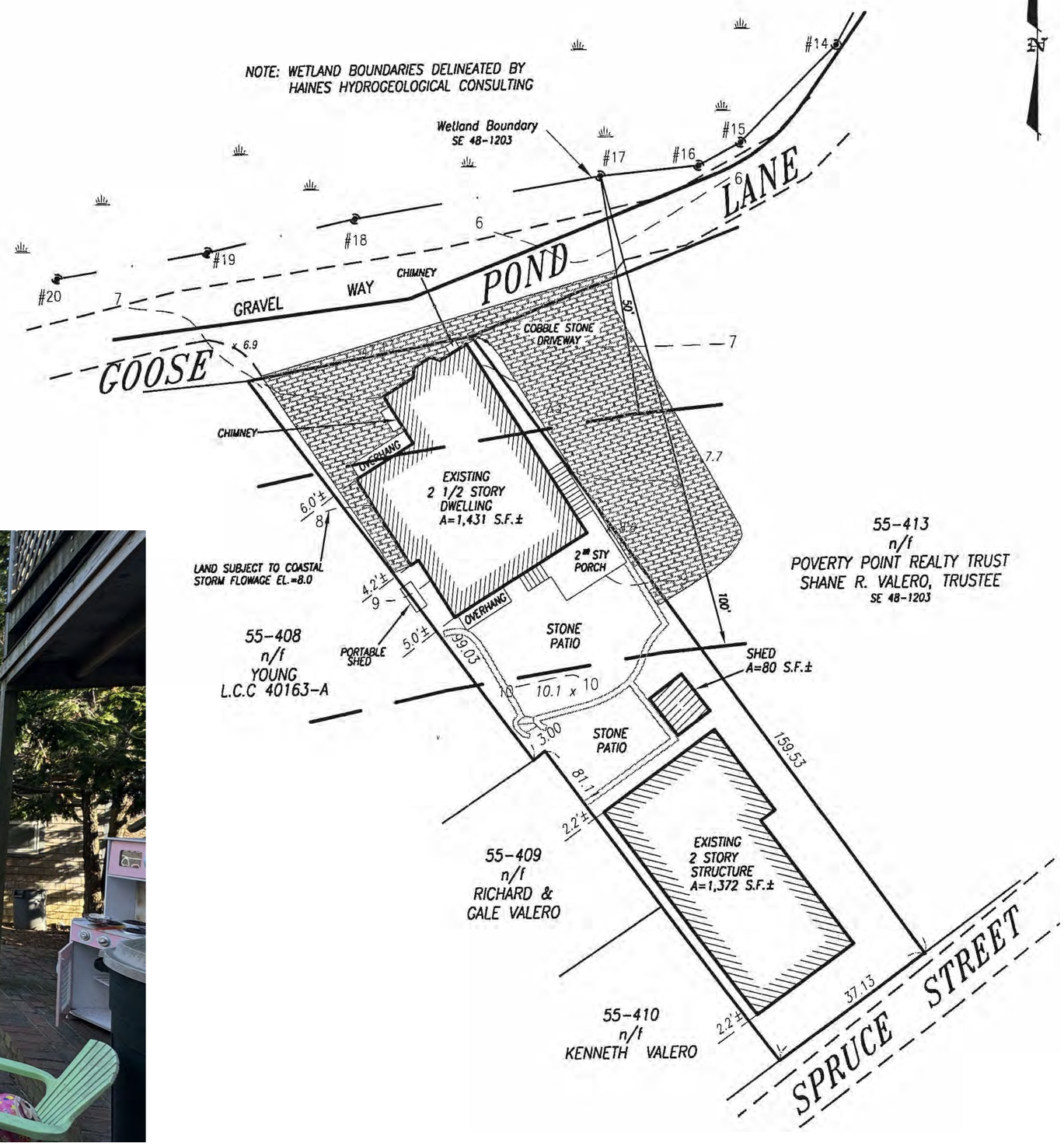




MAP 55 PARCEL 411

CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	6,764 S.F.±
MINIMUM FRONTAGE:	40 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	41.4 % ±





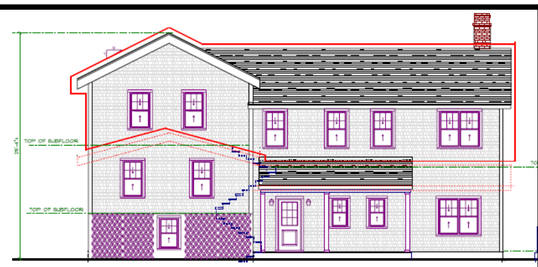
SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FRONT- WEST ELEVATION (OPTION A)





PREVIOUS SUBMISSION

REMOVE PORCH AND DECK
LEAVE EXISTING BRICK PATH AND PATIO IN SITU
CHANGE MATERIALS ON MAIN MASS
ADD PORCH ROOF OVER CELLAR STAIRS
DROP SECOND FLOOR PLATE TO 7'6 ON HIGHER MASS

FRONT- WEST ELEVATION OPTION B



FRONT- WEST ELEVATION (OPTION C)



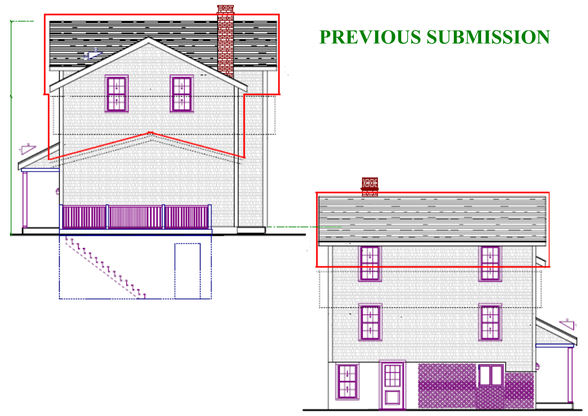
SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 4-16-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3037
NANTUCKET, MA 02584

RIGHT- SOUTH ELEVATION





PREVIOUS SUBMISSION

REMOVE PORCH AND DECK
LEAVE EXISTING BRICK PATH AND PATIO IN SITU
CHANGE MATERIALS ON MAIN MASS
ADD PORCH ROOF OVER CELLAR STAIRS
DROP SECOND FLOOR PLATE TO 7'6 ON HIGHER MASS







LEFT- NORTH ELEVATION

SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 4-16-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



REMOVE PORCH AND DECK
ADD PORCH ROOF OVER CELLAR STAIRS
DROP SECOND FLOOR PLATE TO 7'6 ON HIGHER MASS
CHANGE RAILING

REAR- EAST ELEVATION

PREVIOUS SUBMISSION



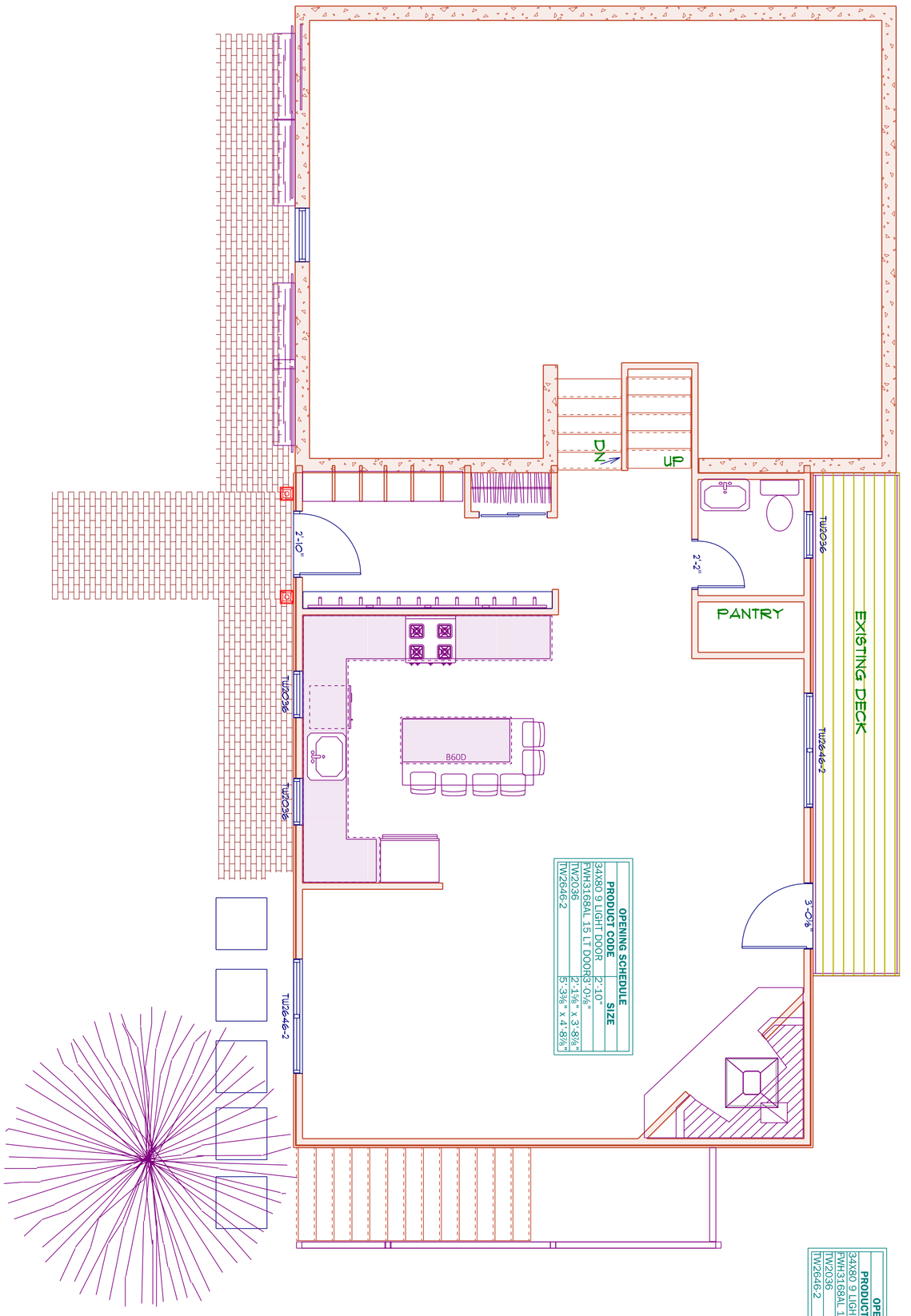


SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PROPOSED LAYOUT- NO CHANGE IN FOOTPRINT



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

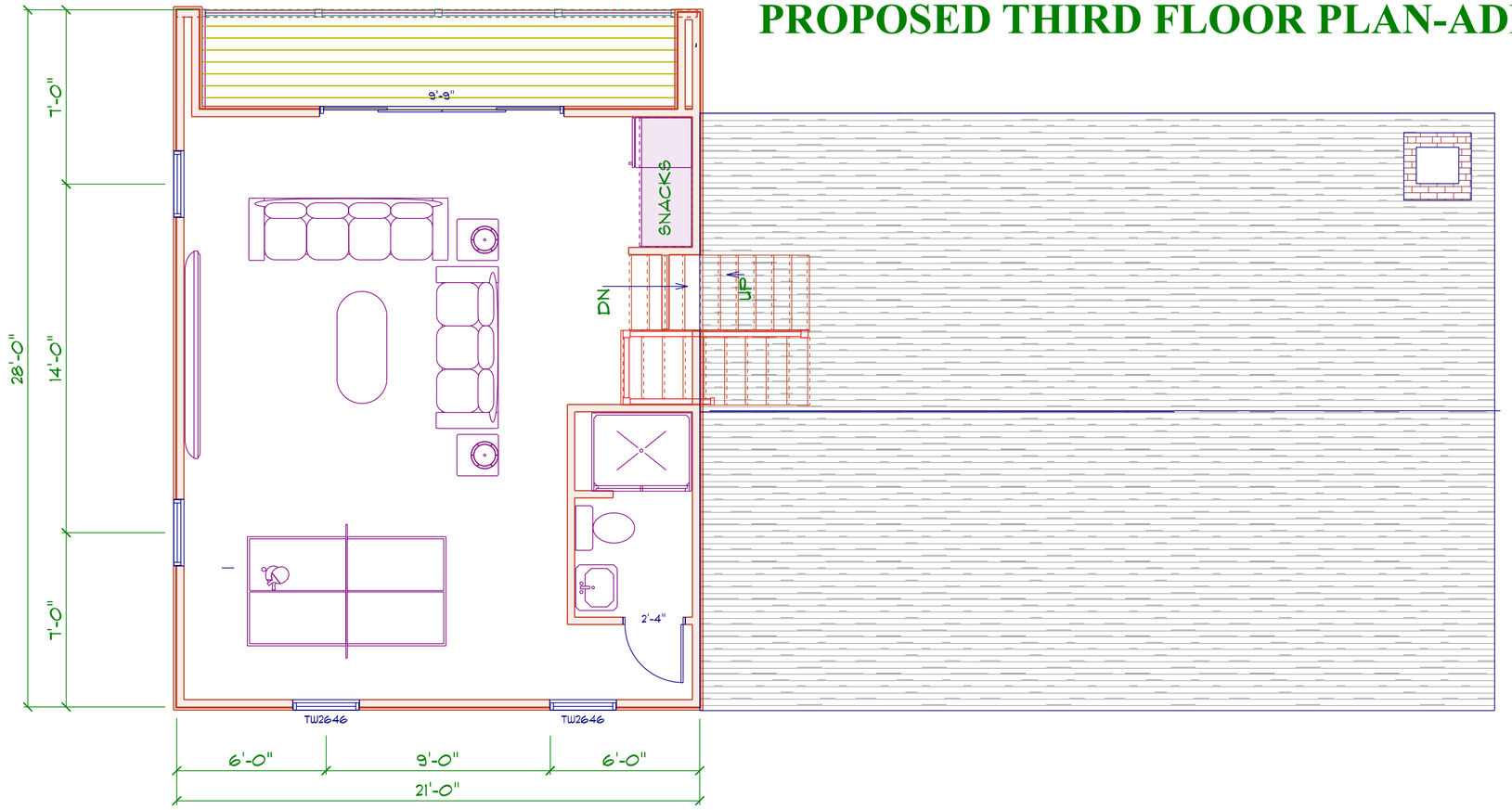
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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

DRAWN BY: VO

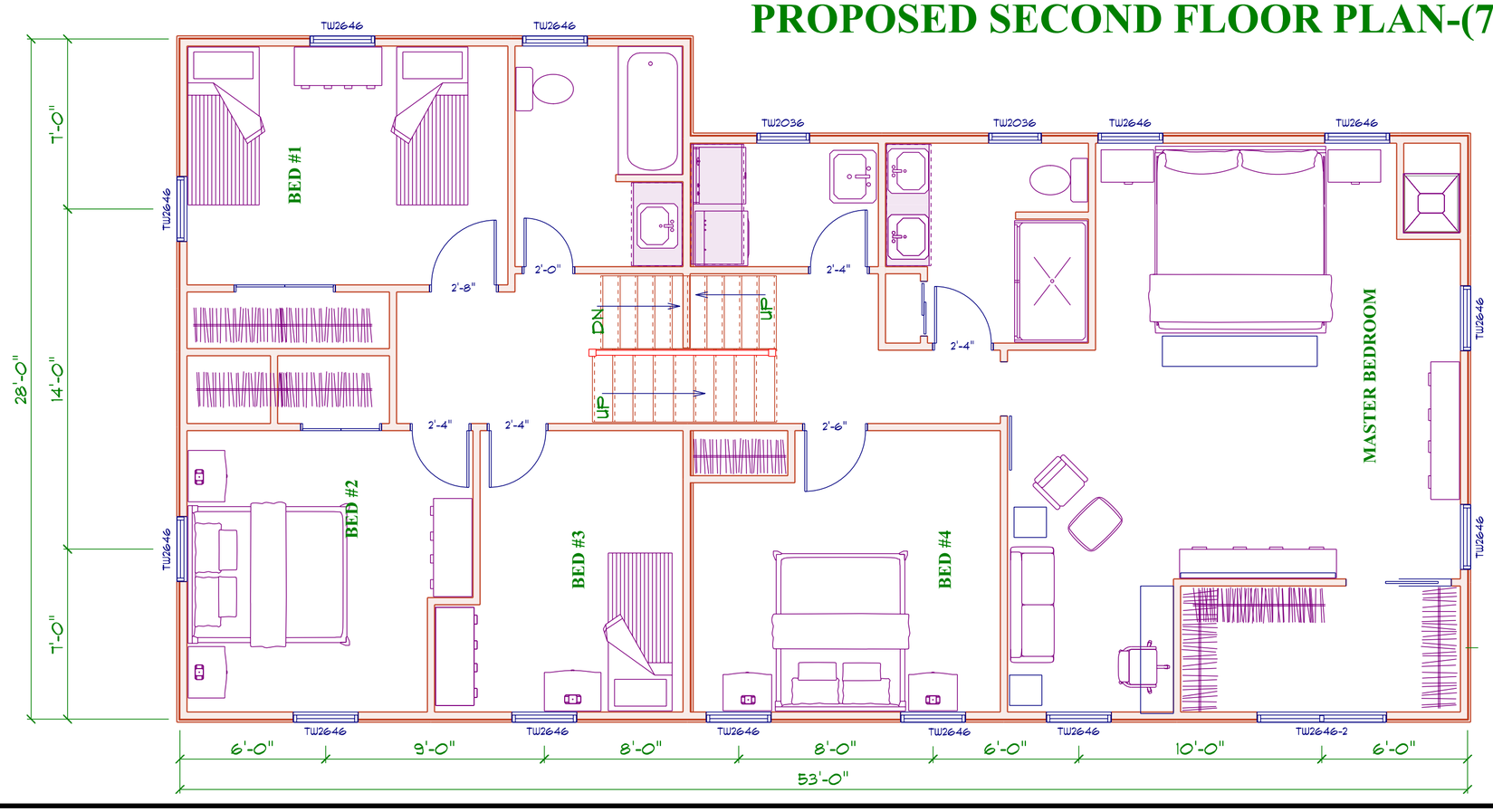
DATE: 2-25-25

PROPOSED THIRD FLOOR PLAN-ADDITION (504 SF)



ANDERSON WINDOWS 440 SERIES	
PRODUCT CODE	SIZE
FWG10068-4 SAAS	9'-9"
TW2036	2'-1⅝" x 3'-8⅞"
TW2646	2'-7⅝" x 4'-8⅞"
TW2646-2	5'-3⅜" x 4'-8⅞"

PROPOSED SECOND FLOOR PLAN-(768SF-ADDITION)



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

DRAWN BY: VO

DATE: 4-16-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3037
NANTUCKET, MA 02584

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 04.24.25
68 Shawkemo Rd / CNV Surf, LLC
44 / 5
New Dwelling
Sitting Board: Paul, Oliver, MacLeod, Camp, Welch

Camp: The back of the house is a little more successful than the front, it's quieter. The three gables seem so vertical. Make the roof pitch shallower

Paul: This is far back from the street, and I question its visibility. This is going to be heavily screened from the road. That central gable on the south seems a little skinny compared to the overall mass that runs east west and that's a long ridge line. First thought was whether there is a way to break up that ridge. The south elevation reads more prominently. The north elevation roof is subdued by all the shed dormers. The side elevation meeting rails are not exactly lining up the way they should be. I appreciate the chimneys. This thing could use a roofwalk to break up the roof line.

MacLeod: When I look at the south elevation my concern is the overall girth and width and length of that highest ridge and the three gables. To me it doesn't seem to fit in that setting rather than something that would be more graduated. The side gables seem to be competing with the center gable. The north elevation seems to be working better because of the dominant eave forward and shed dormers which seem to work better. So, in general, reduce the perception of the main gable.

Oliver: It seems the plate height is high. From grade to second floor seems to be 12'. It's too bad that something seems overwhelming compared to the house that's there. I would like a view because it seems like it's open to a wide-open field.

Welch: Agree with Val about concern about visibility. I think the height is too much. I think the volume and length is too much. The height complicates the ambitious mass. West elevation is more successful than East. Height and overall mass are a concern.

Motion to hold for revisions (Camp)
Carried 5-0 Oliver, Camp, Welch, Paul, McCleod (aye)

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 04.24.25
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

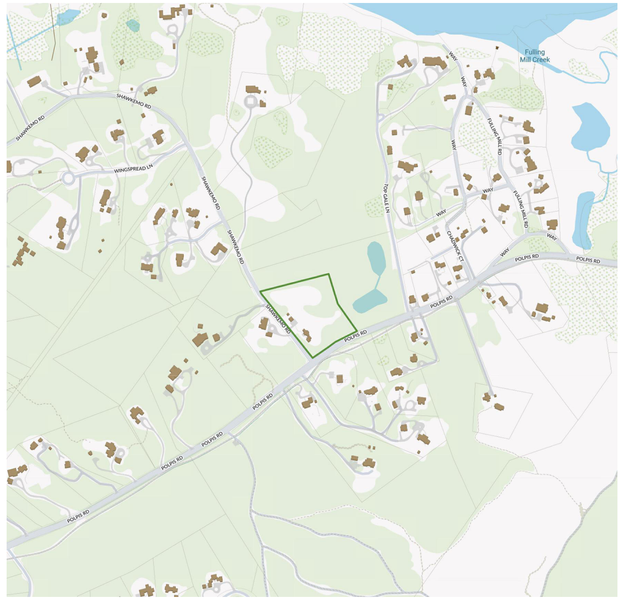
Signature: _____ Date: 04.24.25

CNV SURF, LLC

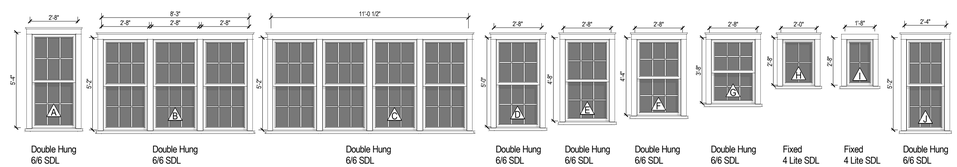
68 Shawkemo Rd
Nantucket, MA 02554

04.24.25

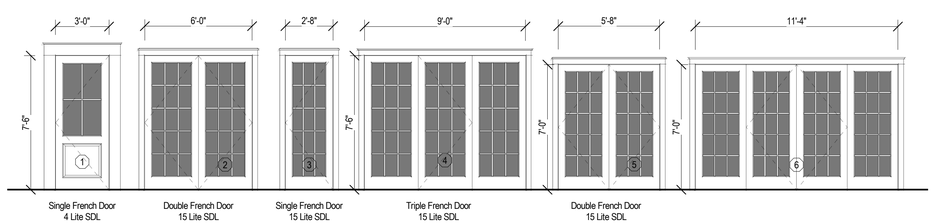
HDC Submission



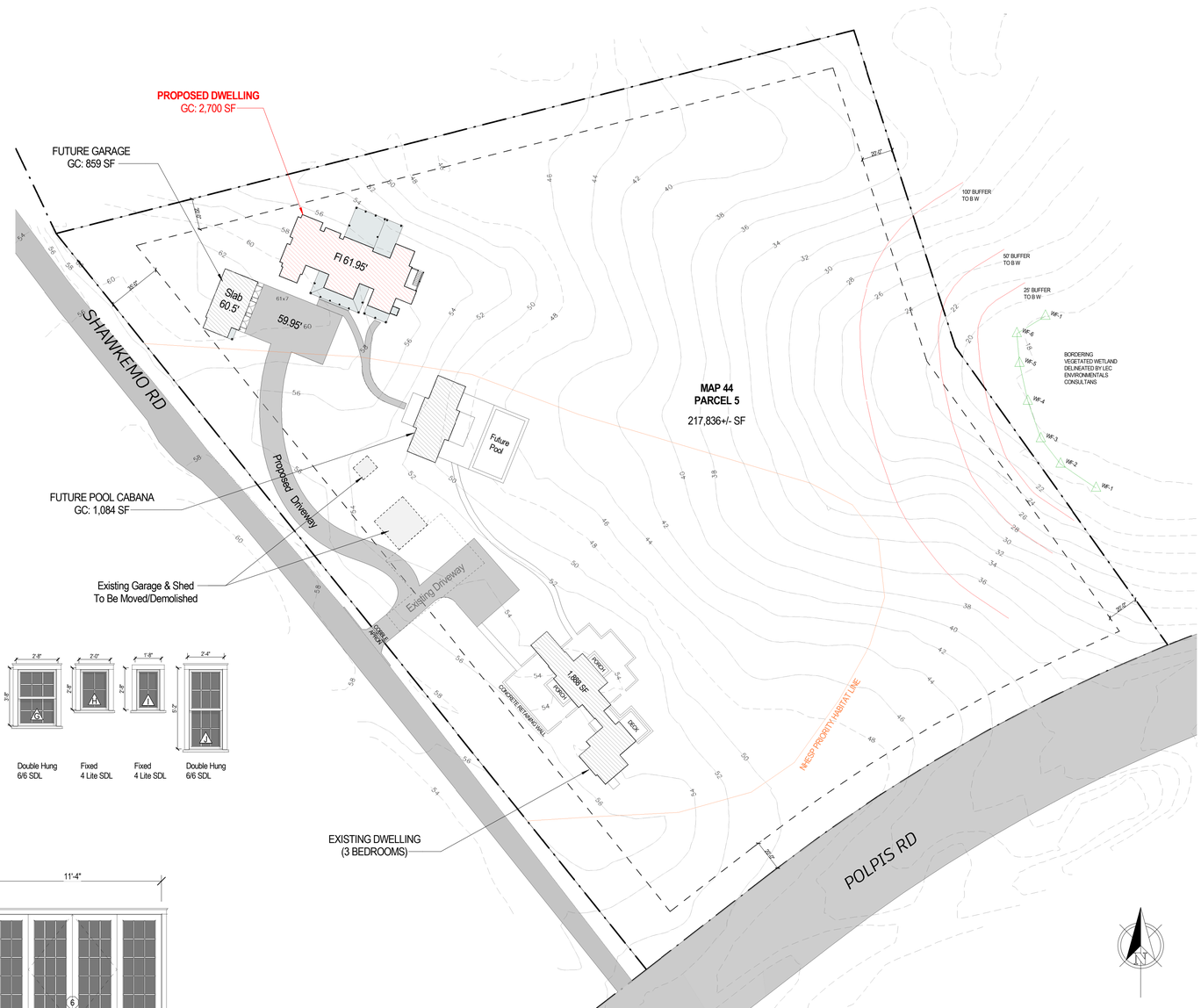
1 Locus Map
Not to Scale



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 +/-
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Sheet Index - Architectural & Structural

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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

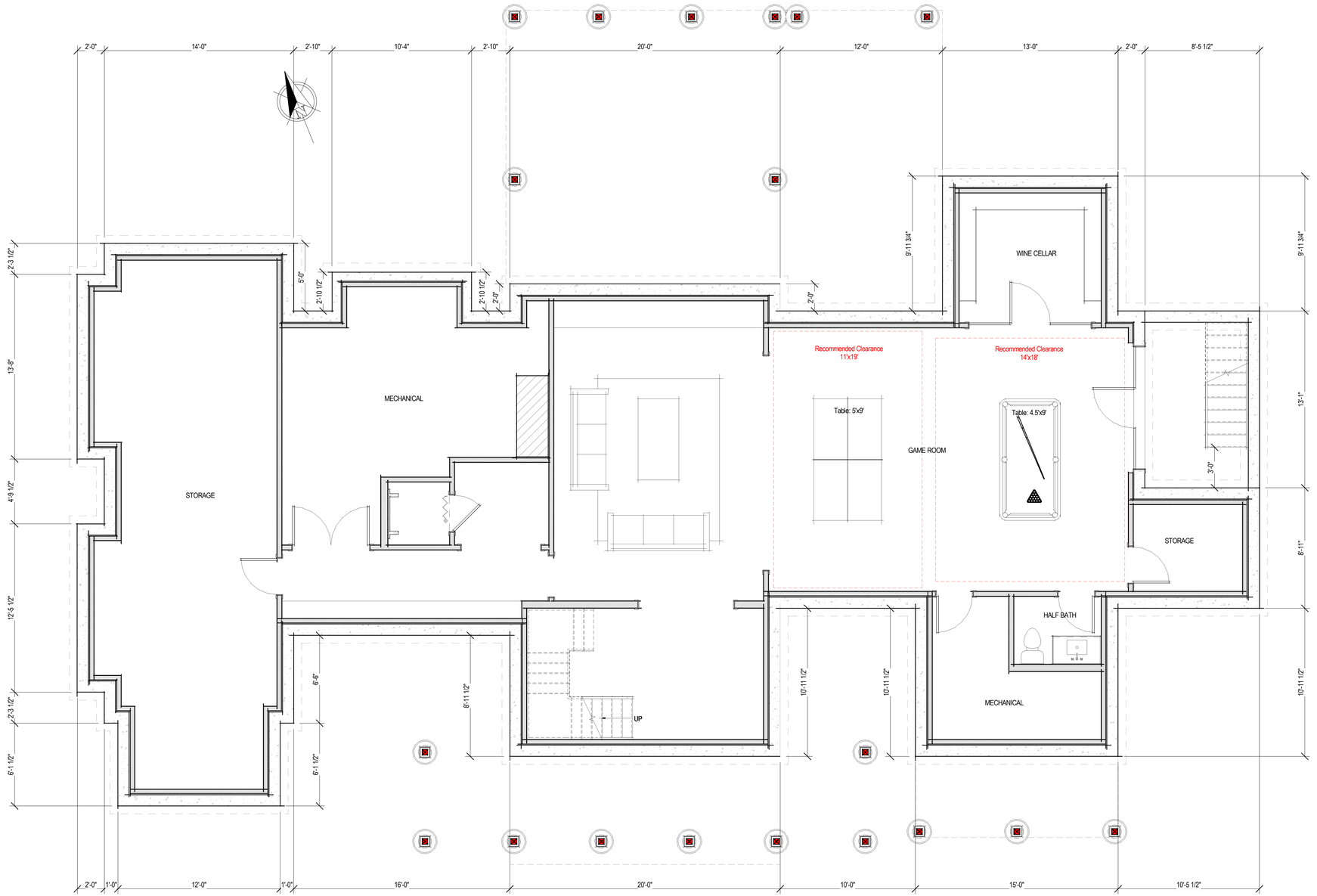
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

04.24.25

HDC Submission



1 Basement Plan
1/4" = 1'-0"

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Basement Plan

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A.1.0

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

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First Floor Plan

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2433

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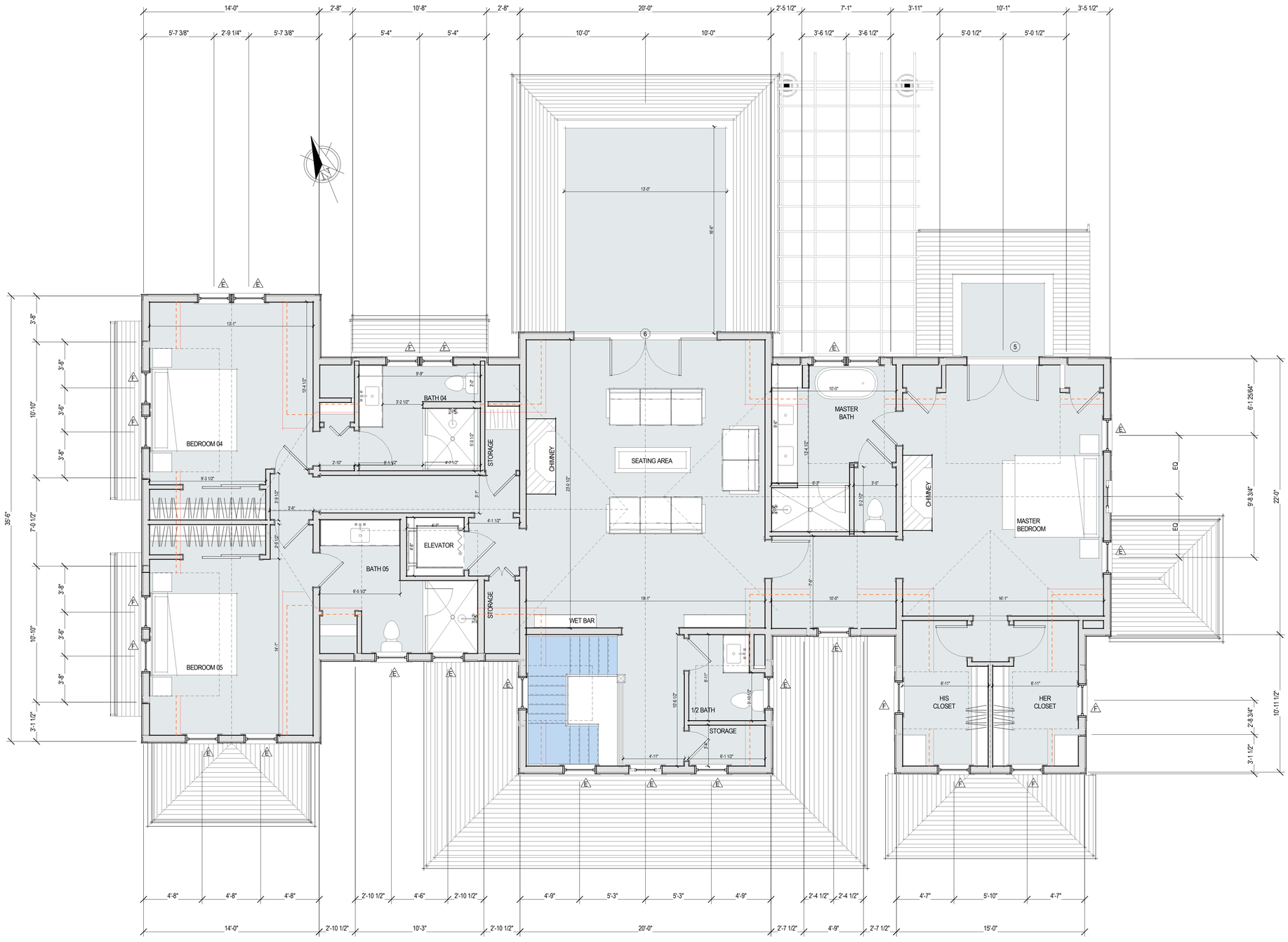

1 Second Floor Plan
1/4" = 1'-0"

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Second Floor Plan

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A.1.2

2433

04.24.25

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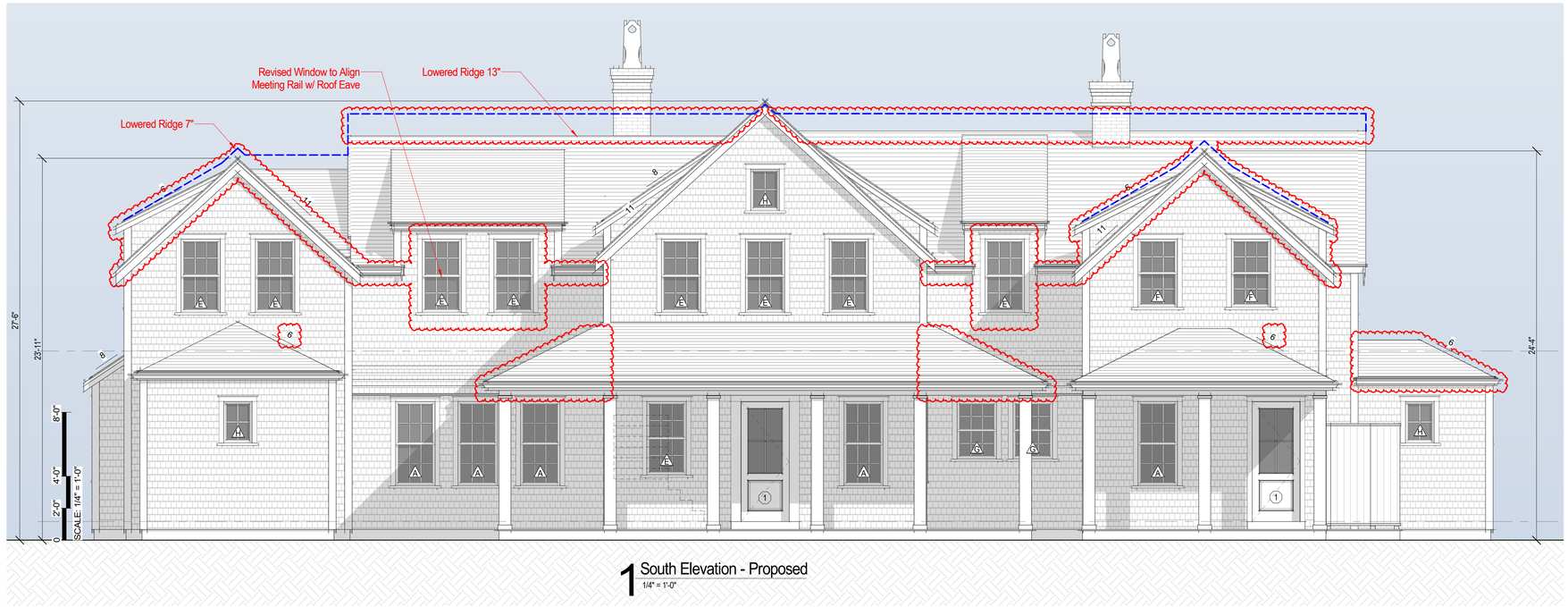
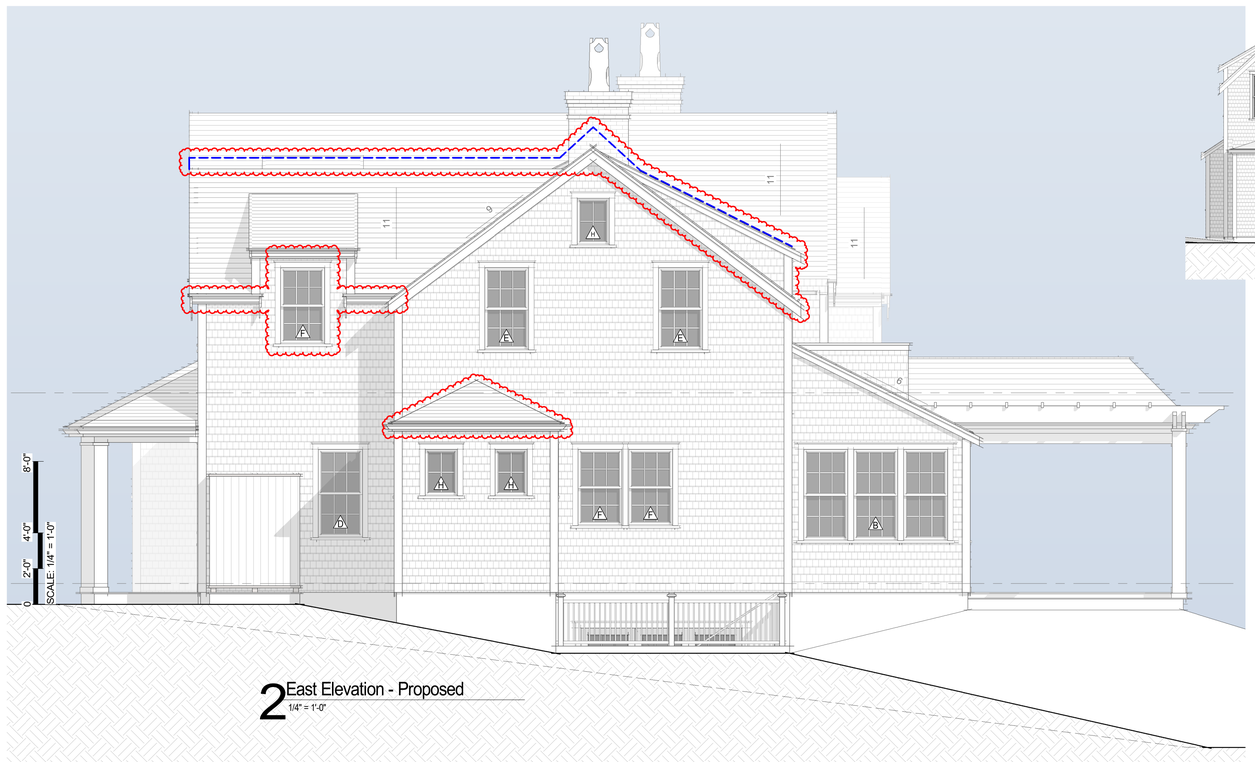


1 South Elevation - Proposed
1/4" = 1'-0"



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



Previously Submitted South Elevation
1/8" = 1'-0"



Previously Submitted East Elevation
1/8" = 1'-0"

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Revisions

Revision 1 Date 1

Exterior Elevations

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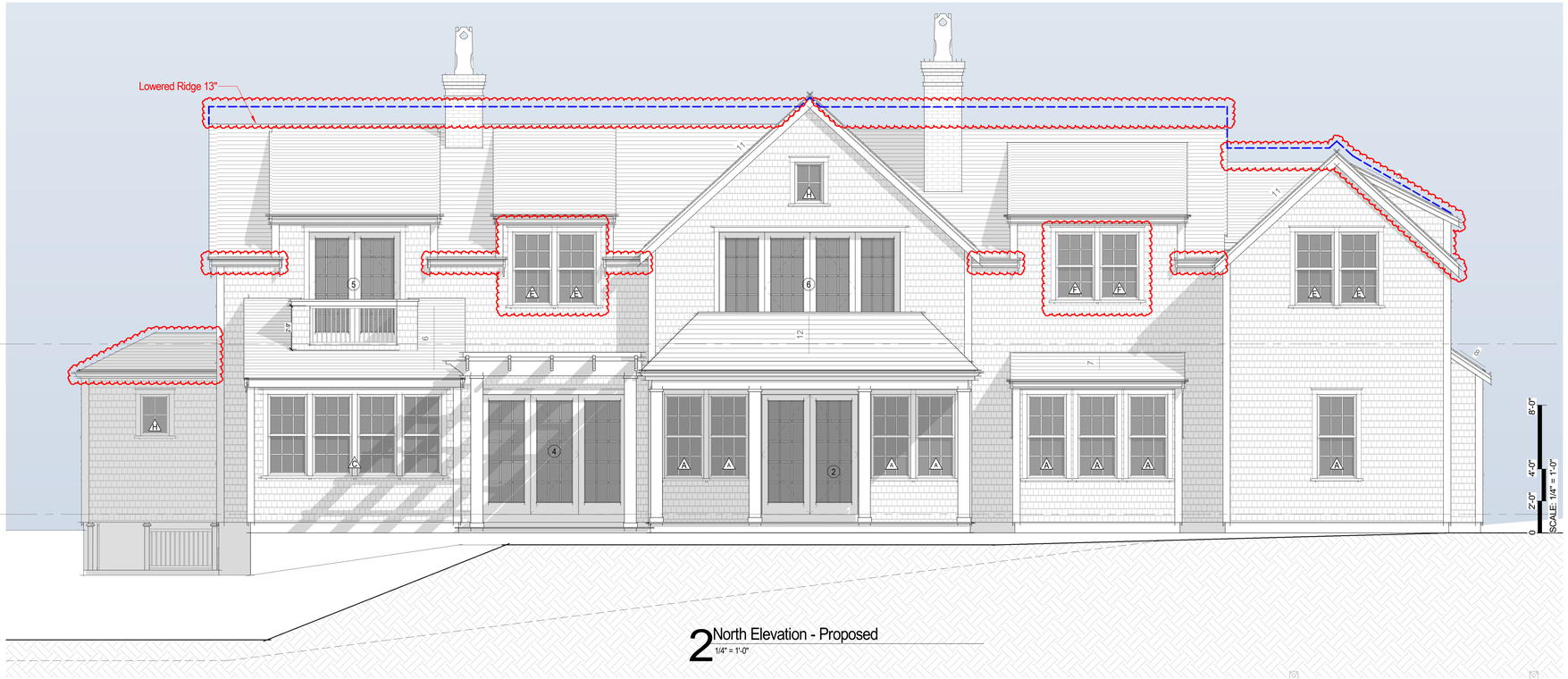

2 North Elevation - Proposed
1/4" = 1'-0"



Previously Submitted North Elevation
1/8" = 1'-0"



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



Previously Submitted West Elevation
1/8" = 1'-0"

2433

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Exterior Elevations

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A.2.2

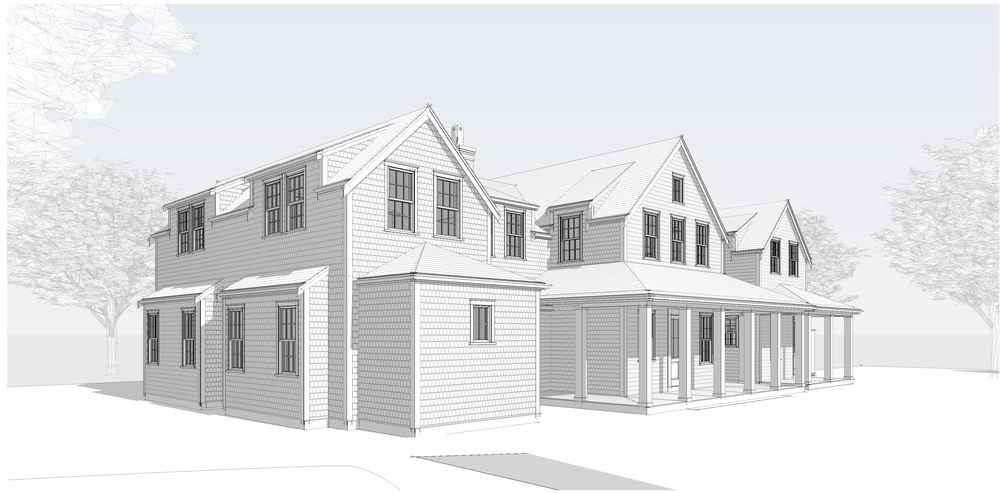
2433

04.24.25

HDC Submission



North Perspective



Northwest Perspective



Southeast Perspective



Southwest Perspective

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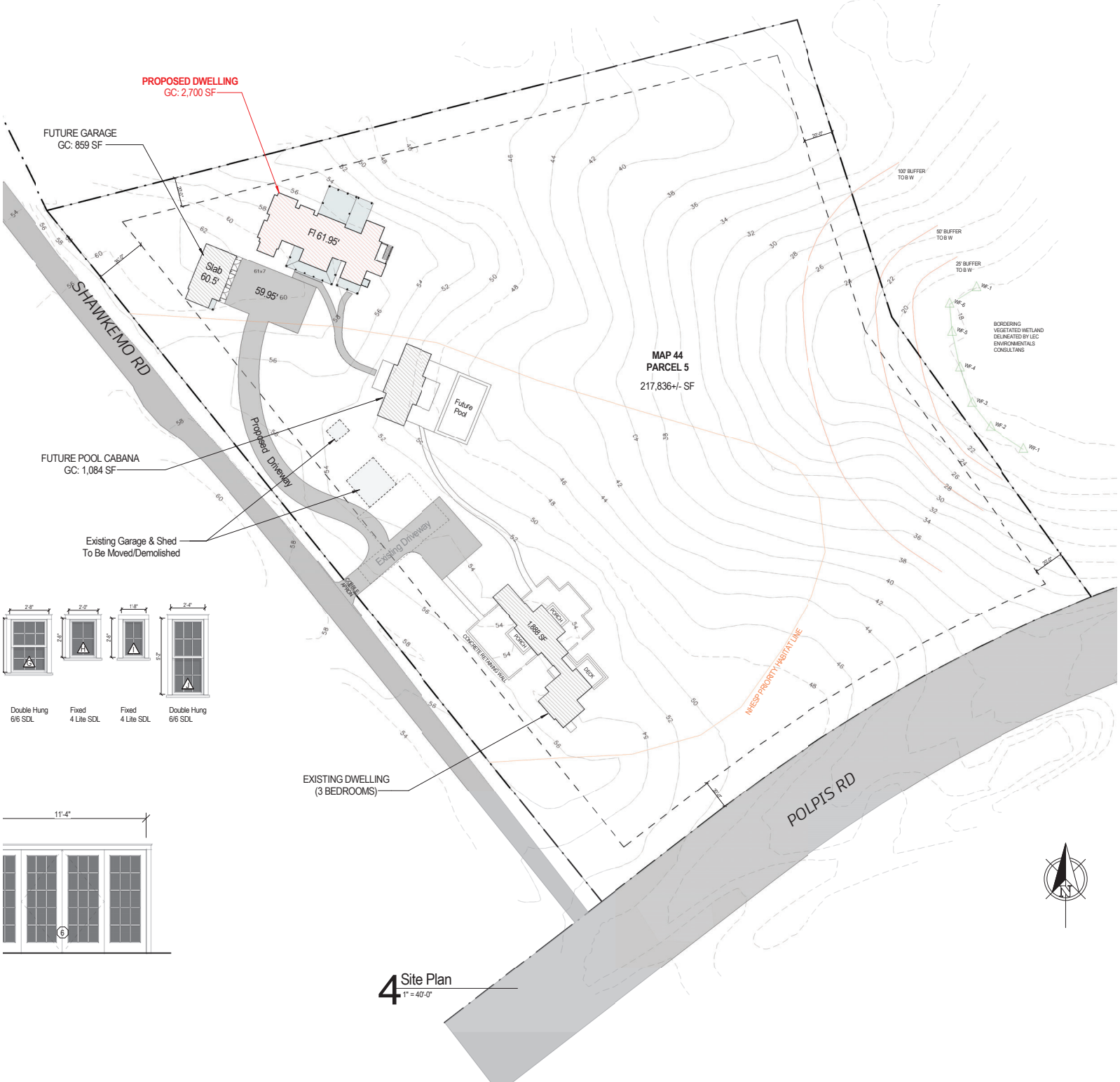
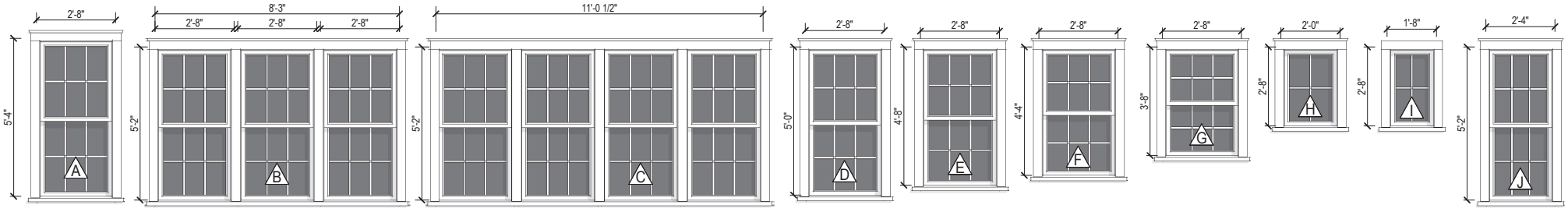
1 Locus Map

Not to Scale



4 Site Plan
1" = 40'-0"



Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

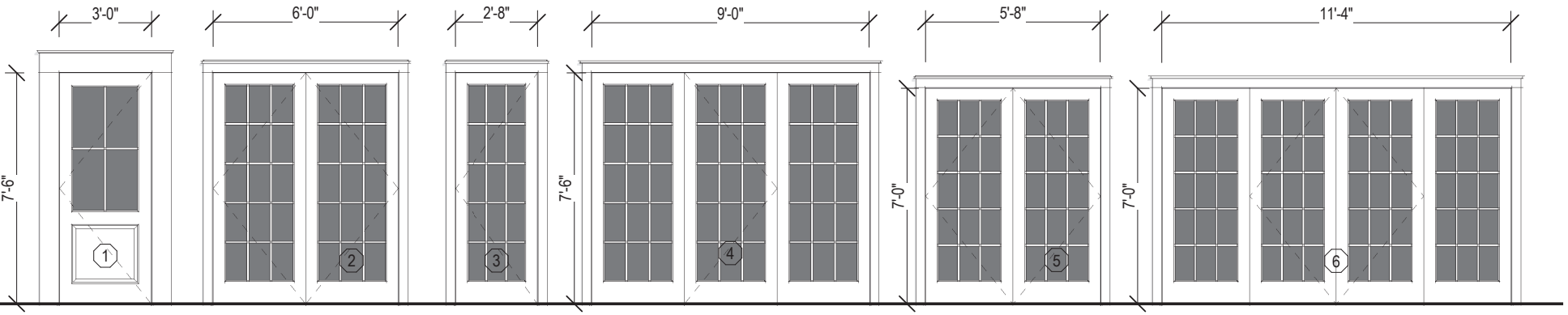
Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/6 SDL

2 Window Legend

1/4" = 1'-0"



Single French Door
4 Lite SDL

Double French Door
15 Lite SDL

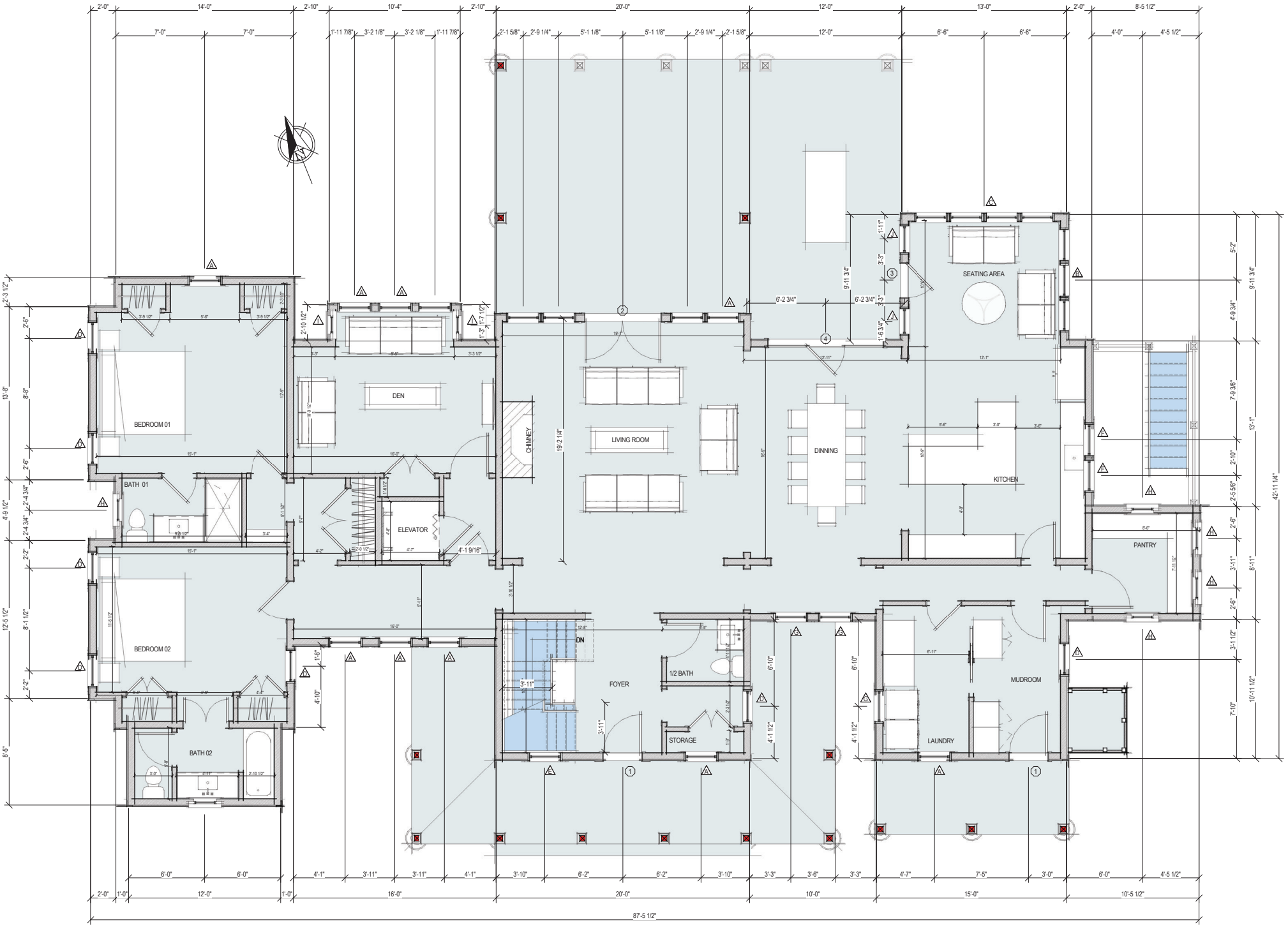
Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

Double French Door
15 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



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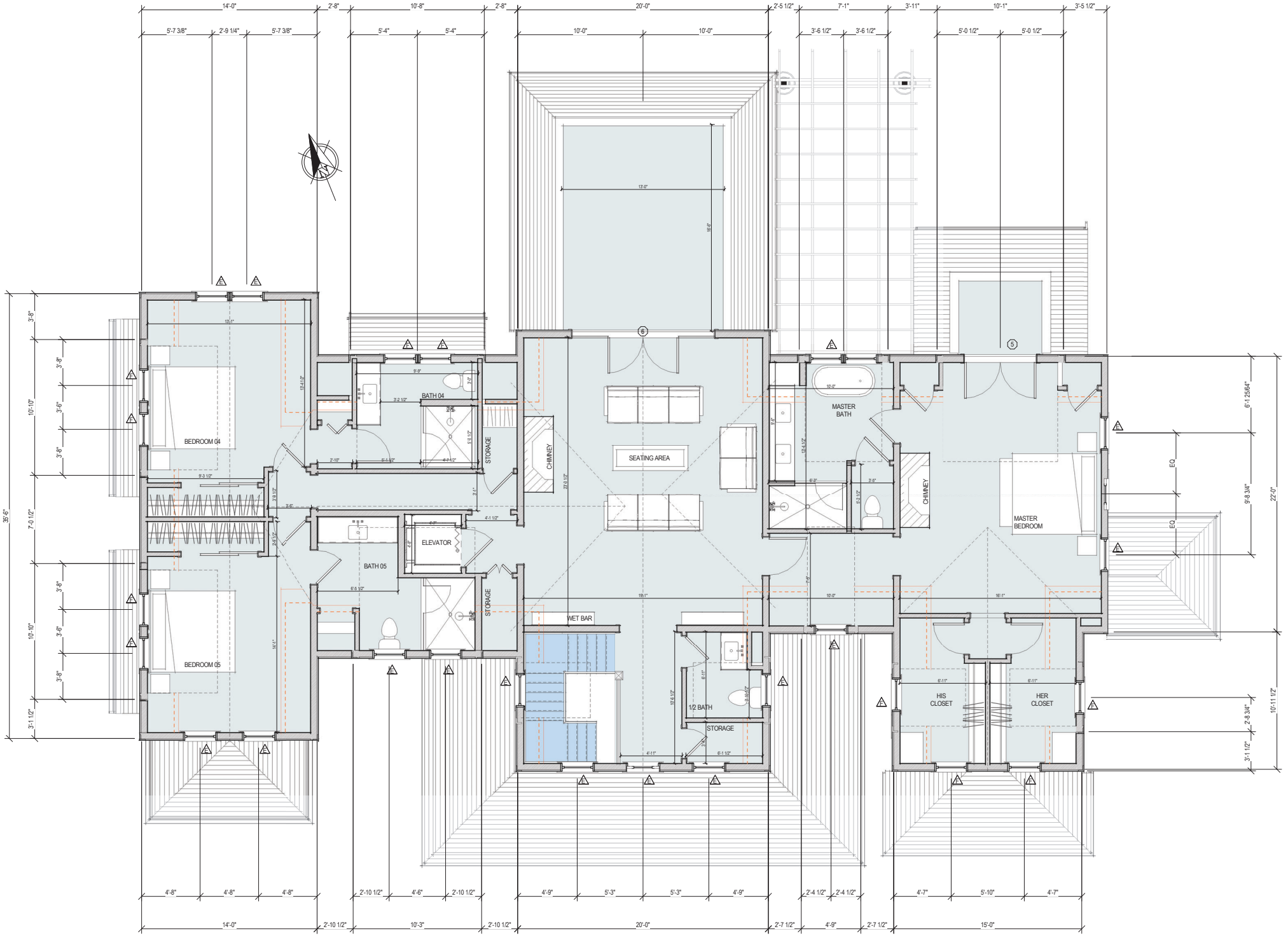
1/4" = 1'-0"



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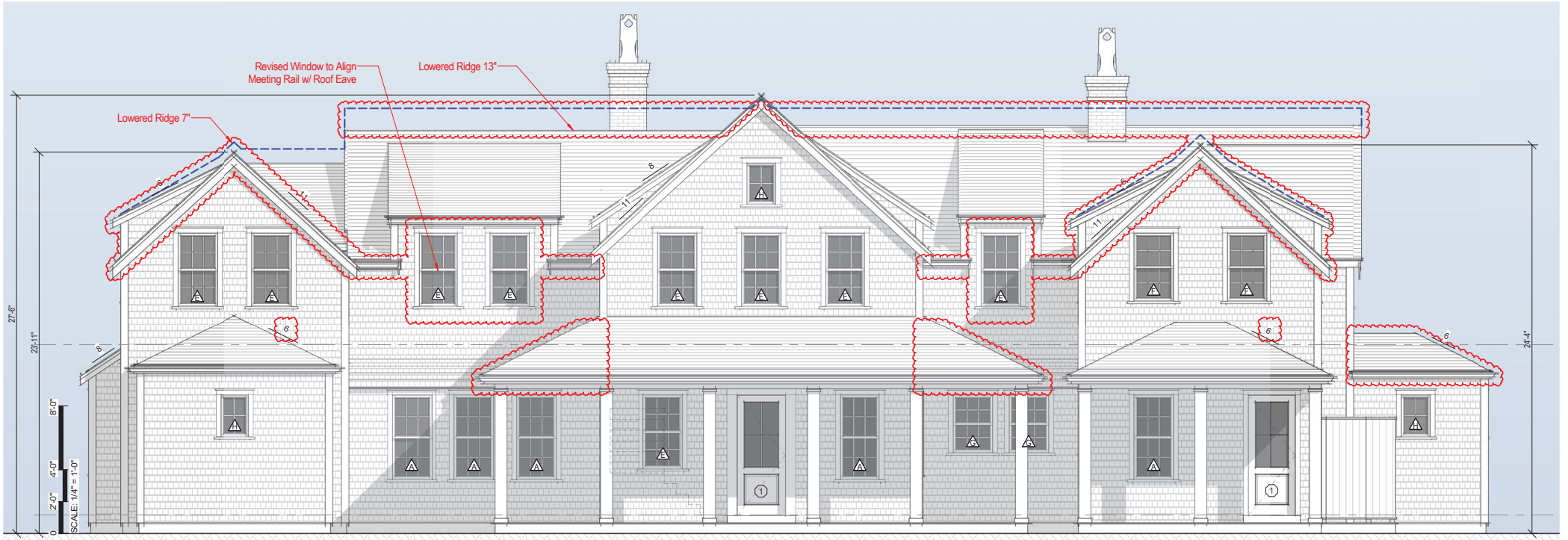


1 South Elevation - Proposed
1/4" = 1'-0"

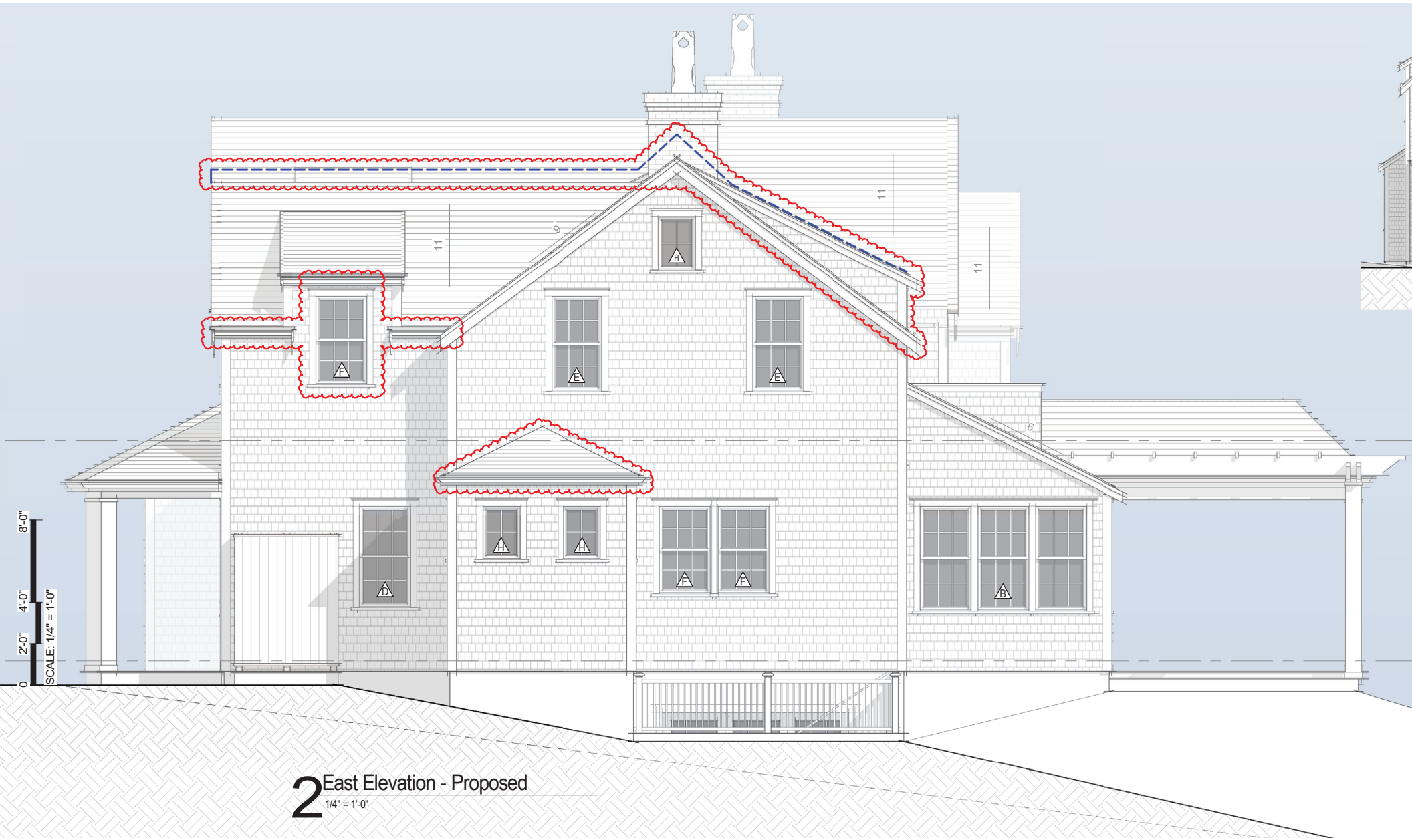


1 West Elevation - Proposed

1/4" = 1'-0"



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



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

ADDRESS: 20 Liberty Street
DATE HEARD: 4/2/24
SITTING BOARD: Welch, Camp, Coombs, Paul, Patten, Recused: Oliver

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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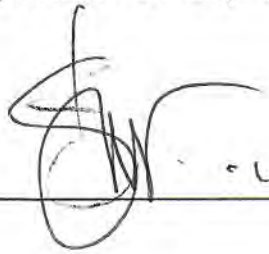
Signature:  Date: 4/22/25

Planning and Land Use Services
Historic District Commission

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road, Nantucket, MA 02554
508-325-7587
hdcsubmissions@nantucket-ma.gov

HDC EXTENSION AGREEMENT

Date: 4/23/25

Map: 42.3.4 Parcel: 143

ADDRESS OF PROPERTY: 20 Liberty Street

Applicant(s)/Property Owner(s)/ Representative(s) Name: Steve Roethke / S. M. Roethke Design

Scope of Work: Main House Addition and Garage Demo

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

December 31, 2025
Month/day/year of extension termination

Steven Roethke — Steven Roethke
Name (printed) — Signature

2. Farhood & Cyndi Azime 20 Liberty Street Addition Revisions 42.3.4/143 SMRD

- ***Commissioners: Welch, Camp, Coombs, Paul, Patten. Recused: Oliver – Last heard April 2, 2024***

DISCUSSION: The board expressed significant concerns about the proposed addition, emphasizing that it feels overly massive and out of character for the neighborhood. Joe noted that while the T-shape design aims to preserve the facade of the existing house, it extends too far and lacks modulation. He suggested simplifying details like the numerous pent roofs, which seem to dominate the design rather than harmonize with the existing structure. The board agreed on the need for the addition to be subordinate in scale, with suggestions to possibly separate the garage structure. Members highlighted the importance of simplifying textures and materials for better visual clarity and readability. Overall, there was a strong consensus that the design needs to be more compatible with the historic context and proportions of the original house.

STAFF COMMENT: Preservation Planner Holly Backus provided comments on the circa 1885 Mary G. Wilbur house, emphasizing the need for the site plan to clearly indicate the square footage of the existing historic structure in relation to the proposed addition. She expressed concerns that the addition does not adequately address the guidelines for building with Nantucket in mind, arguing that it should be more subordinate in size, scale, and height. Backus suggested that simplifying the design and treating the garage as a separate structure would better align with the historic character of the neighborhood, noting that garage additions are not typical features within the Old Historic District.

PUBLIC COMMENT: Paula McLoud, co-owner of 31 Liberty and owner of 29 Liberty, expressed strong concerns about the proposed addition, stating that it is out of context with the setting of Liberty Street and does not adhere to the guidelines outlined in "Building with Nantucket in Mind." She emphasized that the integrity of the historic building should be maintained and that additions should be inconspicuous, noting that past comments from the Commission regarding the overwhelming nature of the proposed design have not been addressed. McLoud highlighted visibility issues from both Liberty and Winter Streets, arguing that a more typical approach would involve extending the addition to the rear or side rather than its current design. Kathleen Cannon, a resident of 26 Liberty Street, supported McLoud's comments, sharing her own experience of adhering to historic guidelines and expressing appreciation for the Commission's work. Angus MacLeod, speaking as a member of the public, echoed the concerns of the preservation planner, the Sconset Advisory Group, and neighboring residents, stating that the proposed massing is out of scale and inconsistent with the guidelines in "Building with Nantucket in Mind." He emphasized that the design requires more than just minor adjustments; it needs to be significantly downscaled. Deborah Spear, a resident at 22A Liberty, expressed her worry that the proposed addition would encroach on her backyard space, contributing to a sense of loss of privacy and outdoor area. Mickey Rowland from the Sconset Advisory Group expressed concerns that the proposed addition does not relate well to the existing structure, describing it as boxy and overly massive. He emphasized that the scale of the rear structure should be more subordinate to the main house, as the current design significantly increases the footprint and would loom over the property line due to the flush dormers. Rowland suggested that the main mass of the addition should be narrower to better complement the proportions of the original house, highlighting that the size of the addition feels excessive and disproportionate.

MOTION: Motion to hold for revisions made by Camp.
Welch, Camp, Paul, Thornewill, Patten (aye)

Motion to approve March 26, 2024, minutes made by Camp. ***Carried unanimously.***

Motion to adjourn made by MacLeod at 8:42pm. ***Carried unanimously.***

YouTube*:* **Nantucket Historic District Commission - June 25, 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°: 42.3.4 PARCEL N°. 143

Street & Number of Proposed Work: 20 LIBERTY ST.

Owner of record: FARHOOD & CYNDI AZIMA

Mailing Address: 20 LIBERTY ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: farhoodazima@yahoo.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other CONSTRUCT 1 AND 1.5 STORY GARAGE + ADDITION TO DWELLING.

Size of Structure or Addition: Length: 61'-6" Sq. Footage 1st floor: 1522 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25' Sq. footage 2nd floor: 912 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North ± 8" South ± 8" East ± 8" West ± 8"

Height of ridge above final finish grade: North ± 35' EXIST. South 27'-5" East 17'-3" West 27'-5"

Additional Remarks

Historic Name: UNKNOWN

Original Date: PRE-1887

Original Builder: UNKNOWN.

REVISIONS* (describe)

1. East Elevation 1 STORY FAMILY ROOM. NEW DOORS @ FAMILY ENTRY + EXIST. KITCHEN W/ROOFS. PATIO
2. South Elevation 1.5 + 1 STORY ADDITION MASSING.
3. West Elevation 1.5 STY GARAGE W/BR ABOVE, NEW FIRST FLOOR FAMILY ENTRY.
4. North Elevation LIBERTY STREET ELEVATION * NO CHANGES *

Is there an HDC survey form for 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) EXIST, NO CHANGE ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 6 /12 Other _____

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

Fence: Height: 6'
Type: RED CEDAR BOARD FENCE
Length: TO REPLACE 5 +/- EXISTING.

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" ϕ 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 WHITE T.M.E.
C. Dimensions: Fascia 10" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze ± 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round ☒ Square 6" SQUARE

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

Doors* (type and material): ☐ TDL ☒ SDL Front NO CHANGE Rear 15-LITE SLIDING. Side 6-LITE/2 PANEL
Garage Door(s): Type OVERHEAD CARRIAGE Material MAHOGANY, W/ 1 ROW LITES

Hardscape materials: Driveways SHELL STYLE Walkways BLUESTONE Walls N/A.

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) N/A. Roof BLACK
Trim WHITE Sash WHITE Doors BLACK
Deck NAT. Foundation NAT. 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.

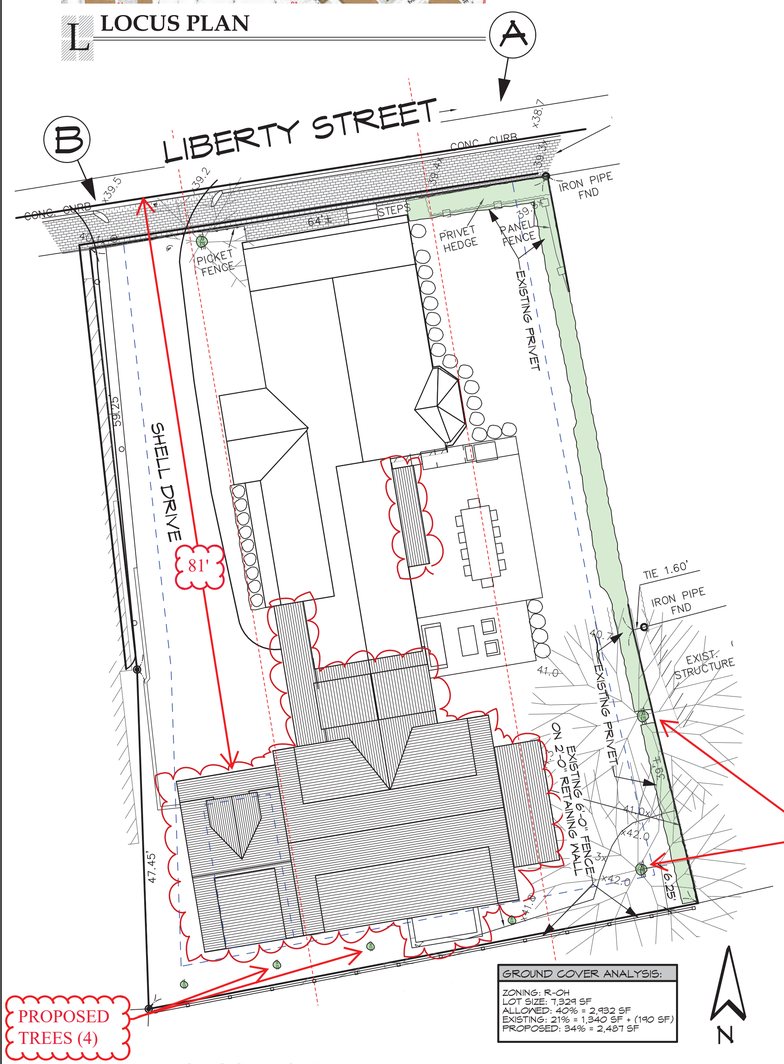
Date 3/1/24 Signature of owner of record _____ AGENT Signed under penalties of perjury

20 Liberty Addition

20 Liberty Street Nantucket MA 02554



L **LOCUS PLAN**



1 **PROPOSED SITE PLAN**

Scale: 1" = 10'



A **PHOTO 'A'**



A **PERSPECTIVE 'A'**



B **PHOTO 'B'**



B **PERSPECTIVE 'B'**

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design, inc.

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www.smroethkedesign.com

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PROPOSED SITE PLAN

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/23/25

A-0.1



EXISTING CONDITIONS



PREVIOUS SUBMISSION - 3/3/2024

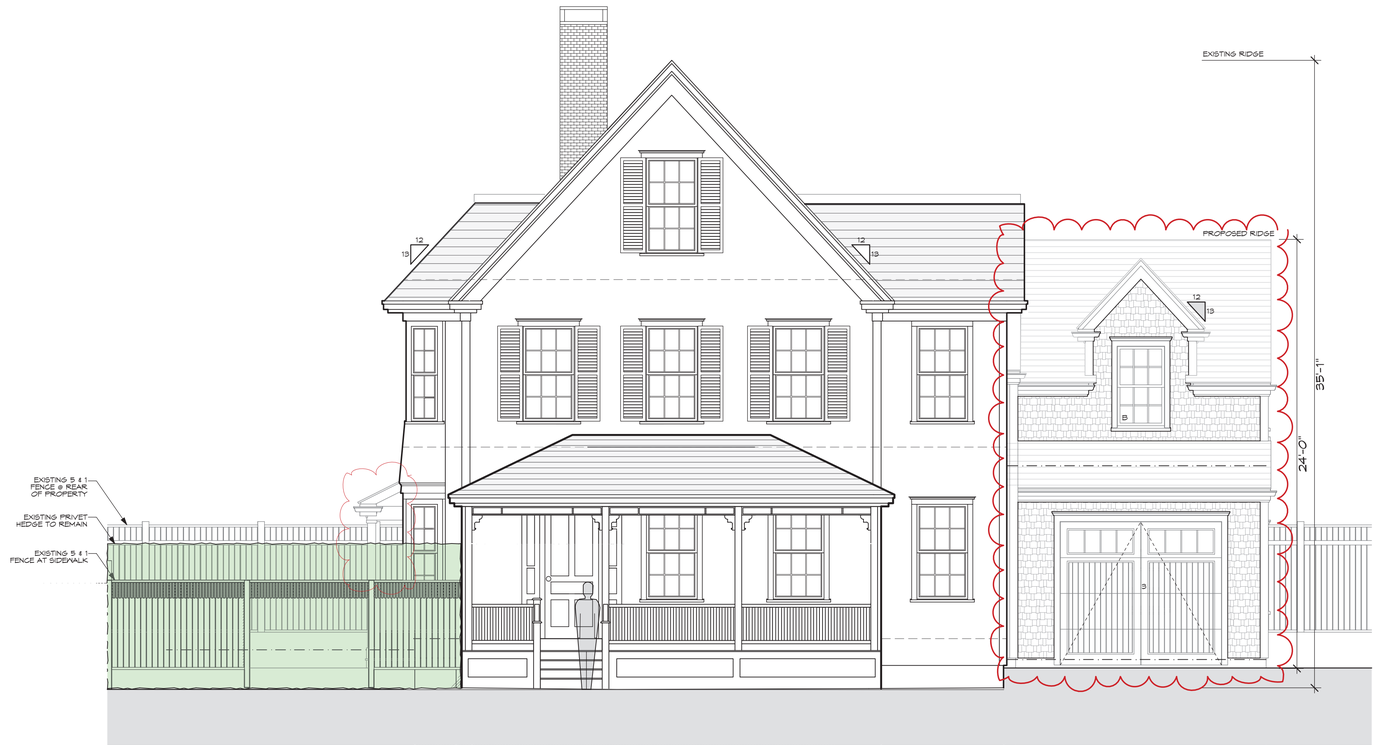


PREVIOUS SUBMISSION - 5/6/2024

20 LIBERTY ADDITION				20 LIBERTY STREET, NANTUCKET, MA. 02554
WINDOW SCHEDULE				
BOSTON SASH, WOOD DOUBLE HUNG WINDOWS, W/ 1/2" INSULATED GLASS, 5/8" SDL WOOD MUNTINS, PAINTED WHITE.				
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	28x28 DH	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W/ SPACER BAR
B	Double Hung	28x24 DH	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
C	Awning	28x24 AWN	6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
D	Awning	18x24 AWN	4	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
DOOR SCHEDULE				
BOSTON SASH, 1 3/4" THICK WOOD DOORS, W/ 1/2" INSULATED GLASS, 5/8" SDL WOOD MUNTINS, PAINTED WHITE.				
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3668	8	Wood, Painted, 2 Panel w/ Eight Lights
2	Gliding Door	12068	(4) 15	4 Panel, 15-Lite Glider. Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
3	Garage Door	9080	(2) 4	Wood, Painted, 4-Lite Over 1-Panel w/ Vertical v-Groove, Overhead Door
GENERAL NOTES				
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code. 2. Contractor to verify all ROS and glasstops at the time of order. 3. All fenestration to be DP30 or better.				



20 LIBERTY STREET, c. 1880's. NOTE: SHUTTERS



1 PROPOSED NORTH ELEVATION (FACING STREET)

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

S. M. ROETHKE
design, inc.

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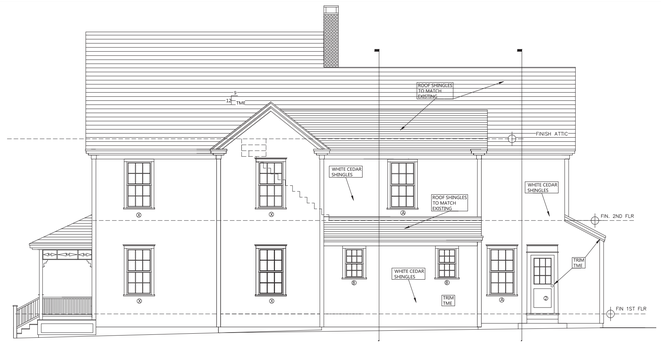
PROPOSED NORTH EXTERIOR ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/23/25

A-2.1



EXISTING CONDITIONS

20 LIBERTY ADDITION				20 LIBERTY STREET, NANTUCKET, MA. 02554
WINDOW SCHEDULE				
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GENERAL NOTES				
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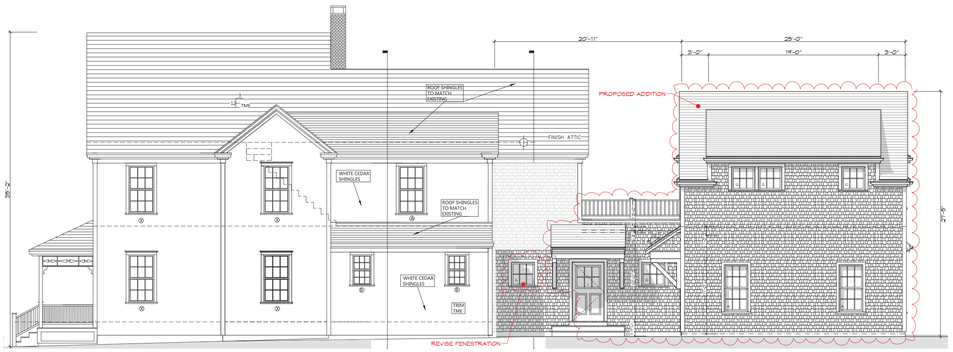
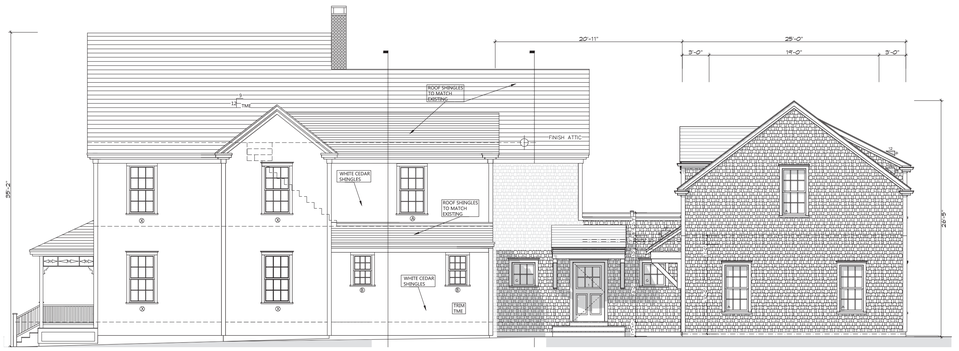


PREVIOUS SUBMISSION - 3/3/2024



PREVIOUS SUBMISSION - 5/6/2024



2 PROPOSED WEST ELEVATION

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

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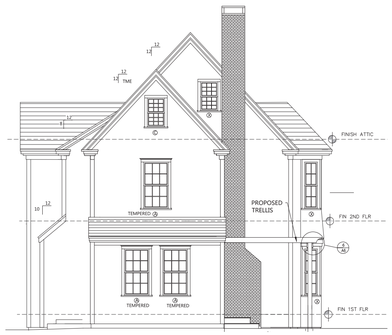
PROPOSED WEST EXTERIOR ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

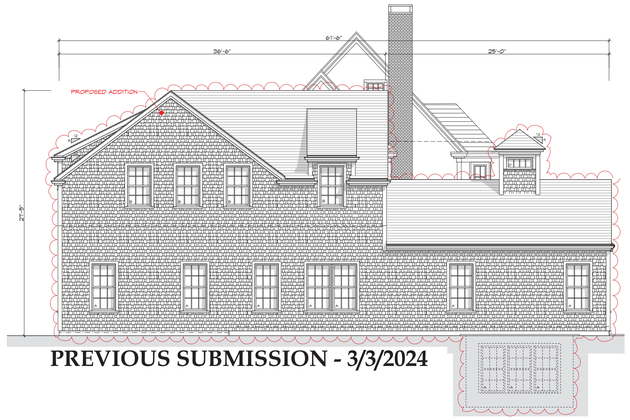
REVISIONS:

HDC Review Set
4/23/25

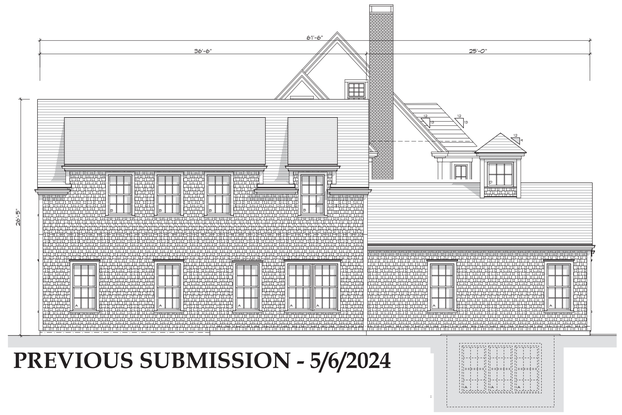
A-2.2



EXISTING CONDITIONS



PREVIOUS SUBMISSION - 3/3/2024



PREVIOUS SUBMISSION - 5/6/2024

20 LIBERTY ADDITION		20 LIBERTY STREET, NANTUCKET, MA. 02554		
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A	Double Hung	28x28 DH	6 over 6	WOOD, 1/2" INSULATED GLASS PV 5/8" SDL WOOD MUNTIN w/ SPACER BAR
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DOOR SCHEDULE				
BOSTON SASH, 1 3/4" THICK WOOD DOORS, PV 1/2" INSULATED GLASS, 5/8" SDL WOOD MUNTINS, PAINTED WHITE.				
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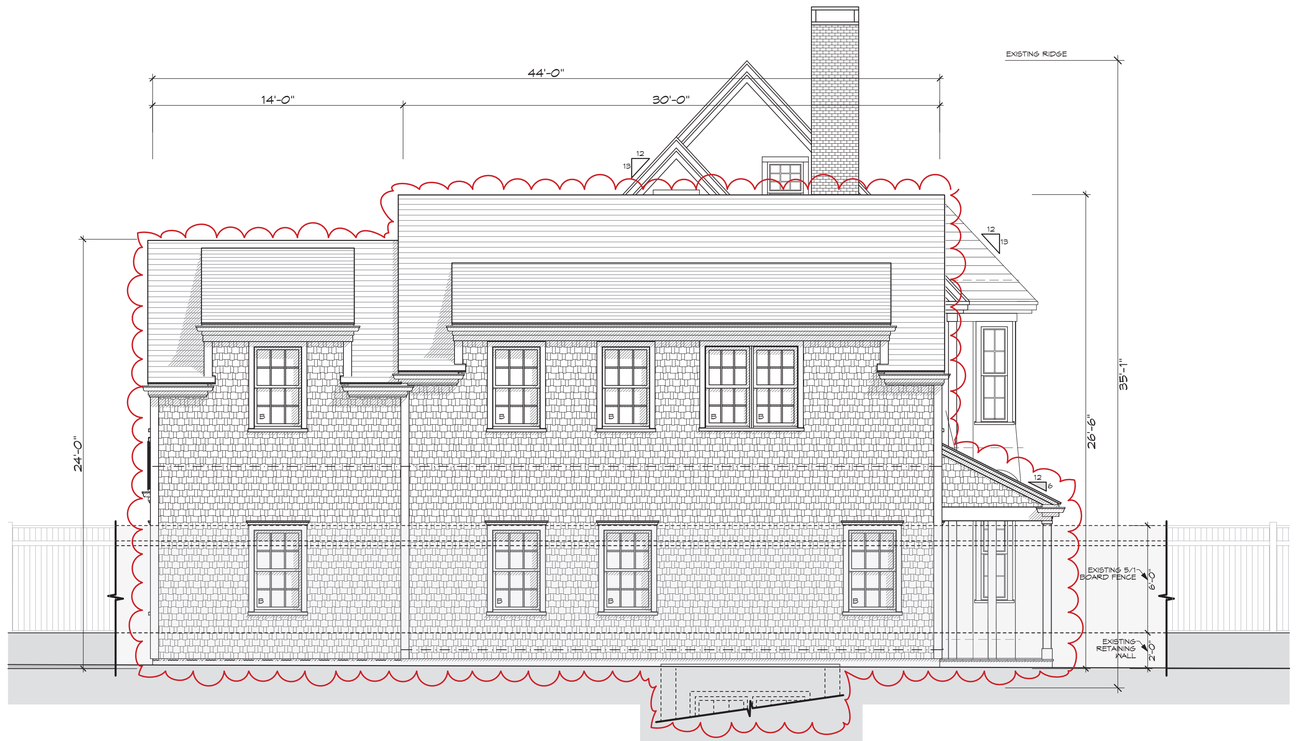
GENERAL NOTES				
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code. 2. Contractor to verify all ROS and glasstypes at the time of order. 3. All fenestration to be DP30 or better.				



1 PROPOSED NORTH ELEVATION

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

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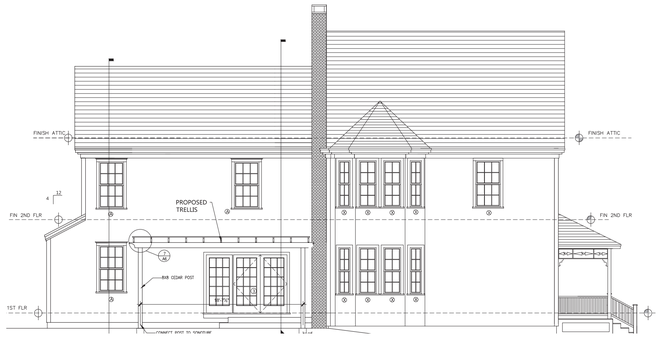
PROPOSED SOUTH EXTERIOR ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/23/25

A-2.3



EXISTING CONDITIONS

20 LIBERTY ADDITION				20 LIBERTY STREET, NANTUCKET, MA. 02554
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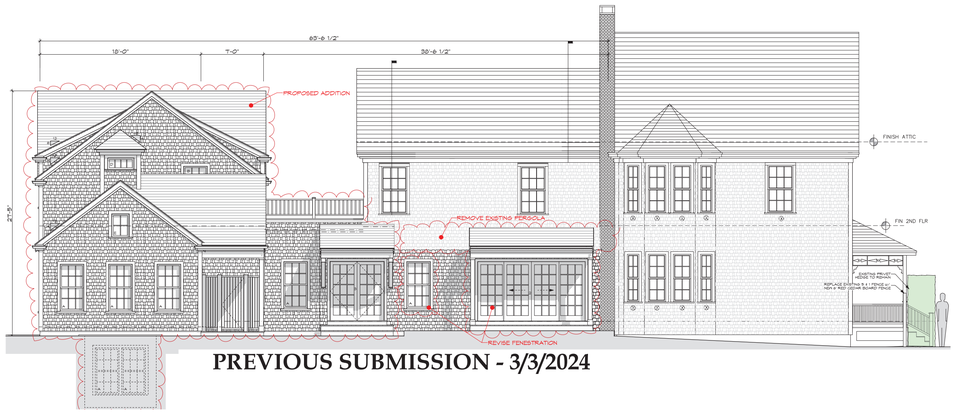
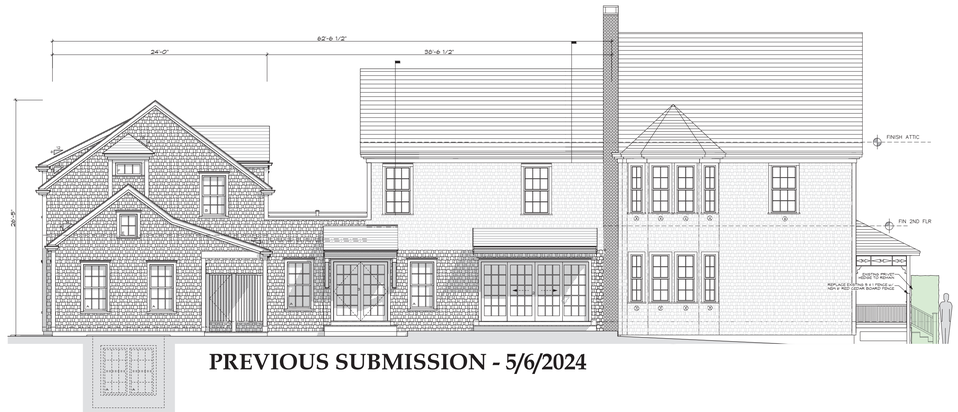
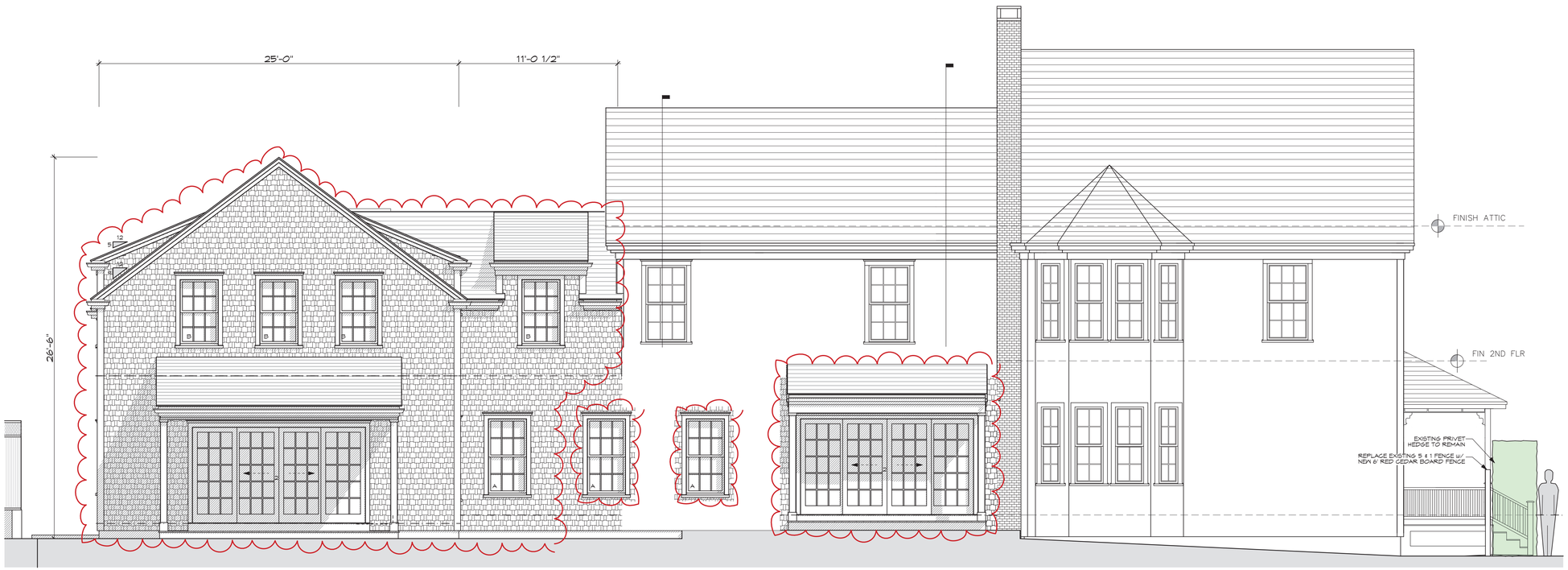


PREVIOUS SUBMISSION - 3/3/2024



PREVIOUS SUBMISSION - 5/6/2024



2 PROPOSED EAST ELEVATION

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

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PROPOSED EAST EXTERIOR ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

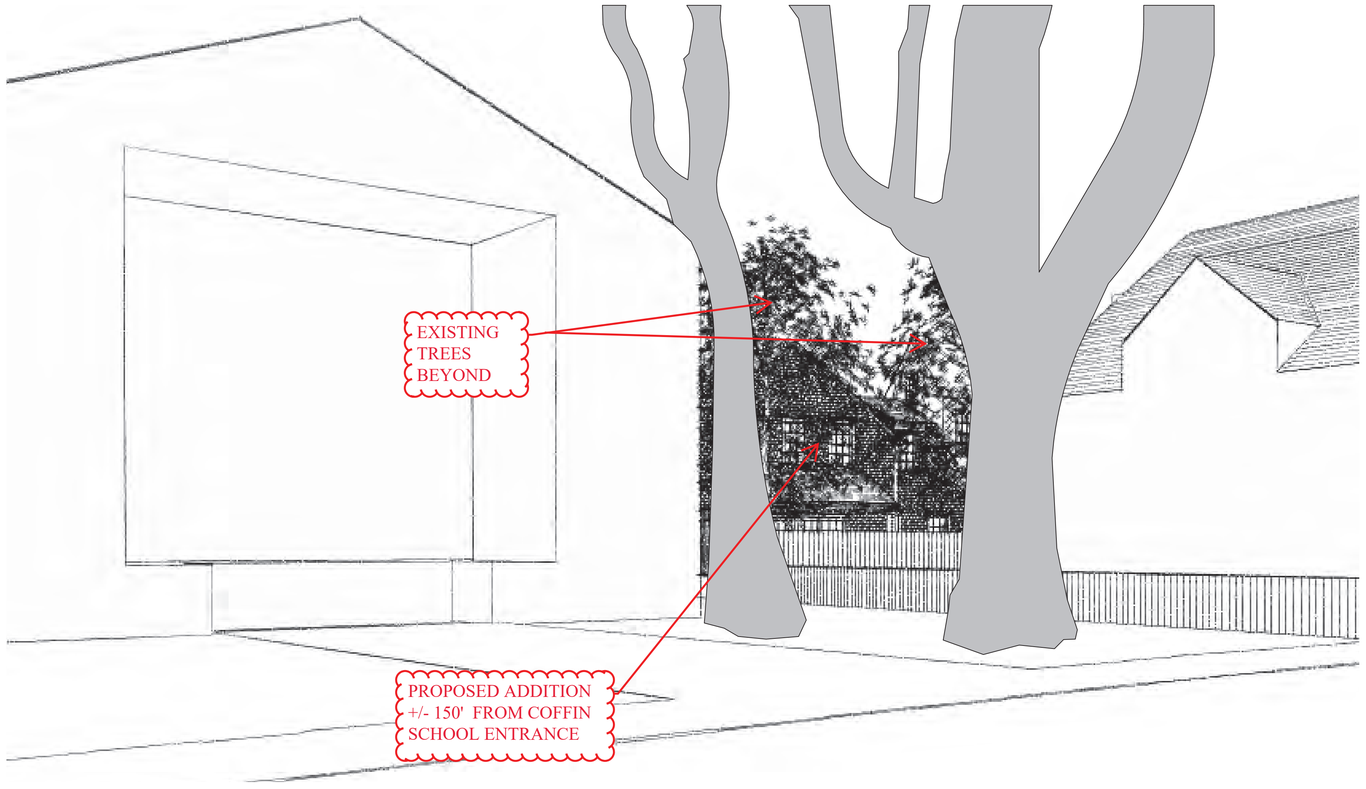
REVISIONS:

HDC Review Set
4/23/25

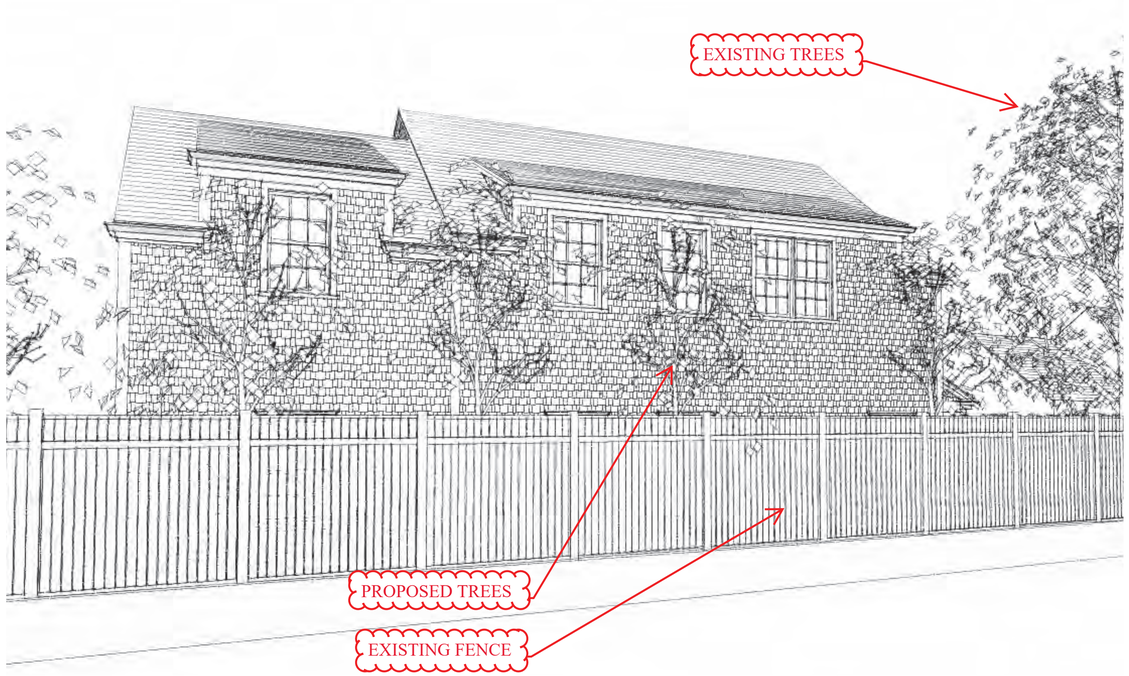
A-2.4



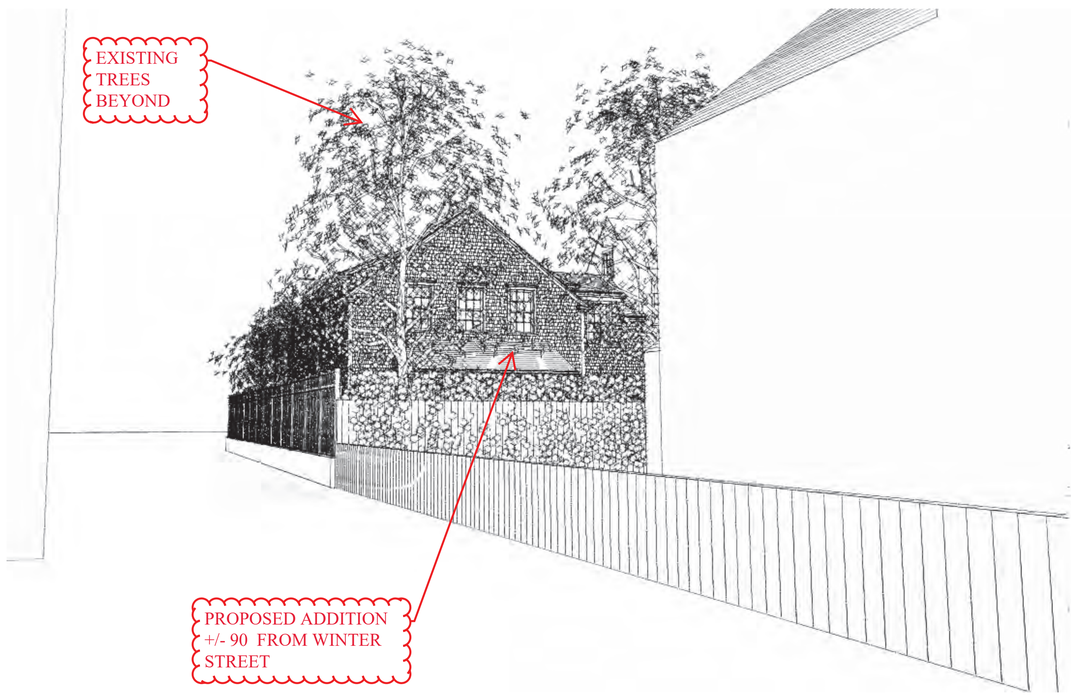
PHOTO FROM WINTER STREET



3 VIEW FROM THE SIDEWALK ALONG WINTER STREET @ THE ENTRANCE TO THE COFFIN SCHOOL PROPERTY



2 VIEW 2 FROM WITHIN THE COFFIN SCHOOL PROPERTY



1 VIEW 1 FROM WITHIN THE COFFIN SCHOOL PROPERTY

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design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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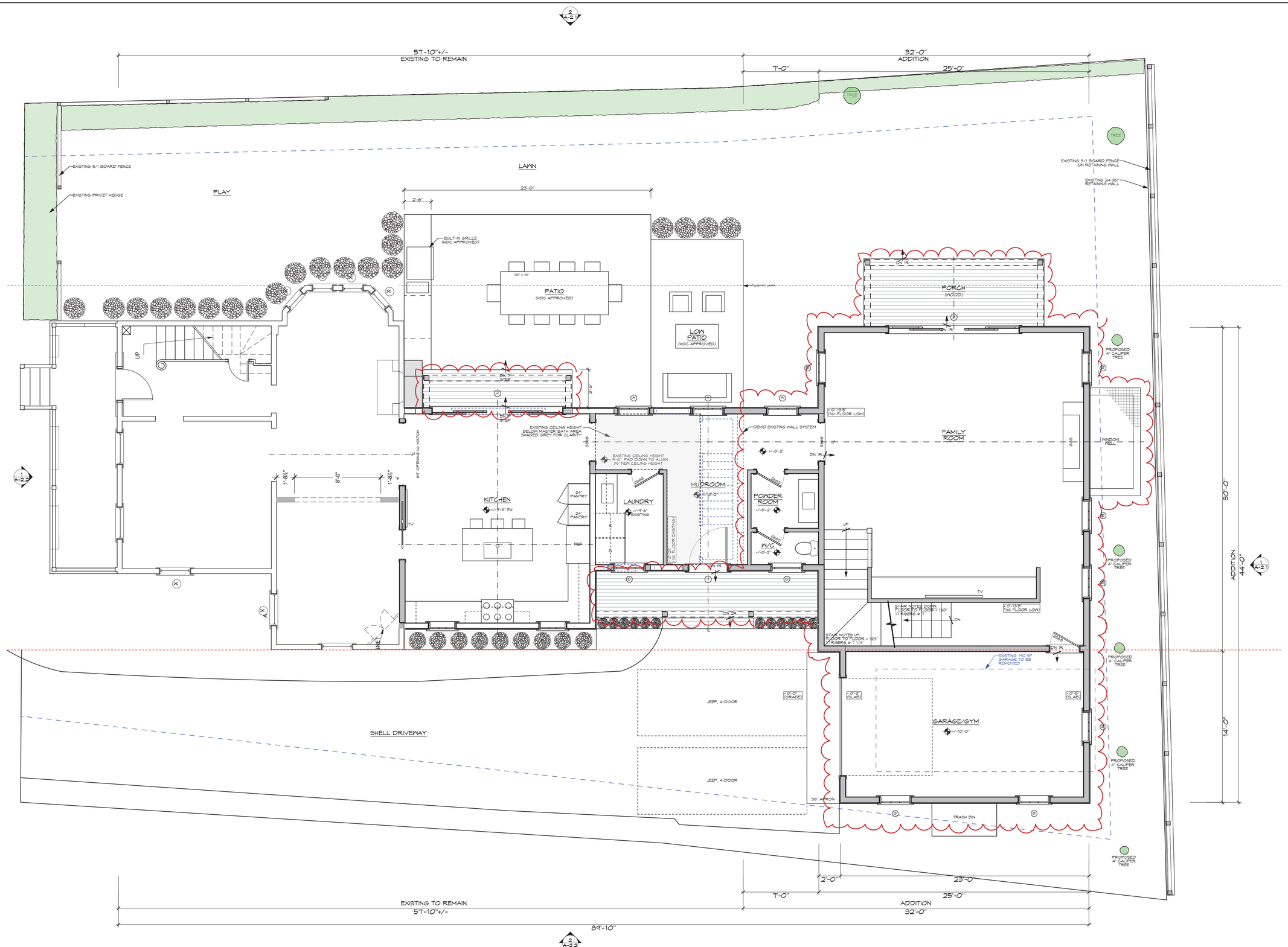
PROPOSED PERSPECTIVE VIEWS

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/23/25

A-2.5



1 PROPOSED FIRST FLOOR PLAN

1,340 sf Existing, 1,147 sf Proposed

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

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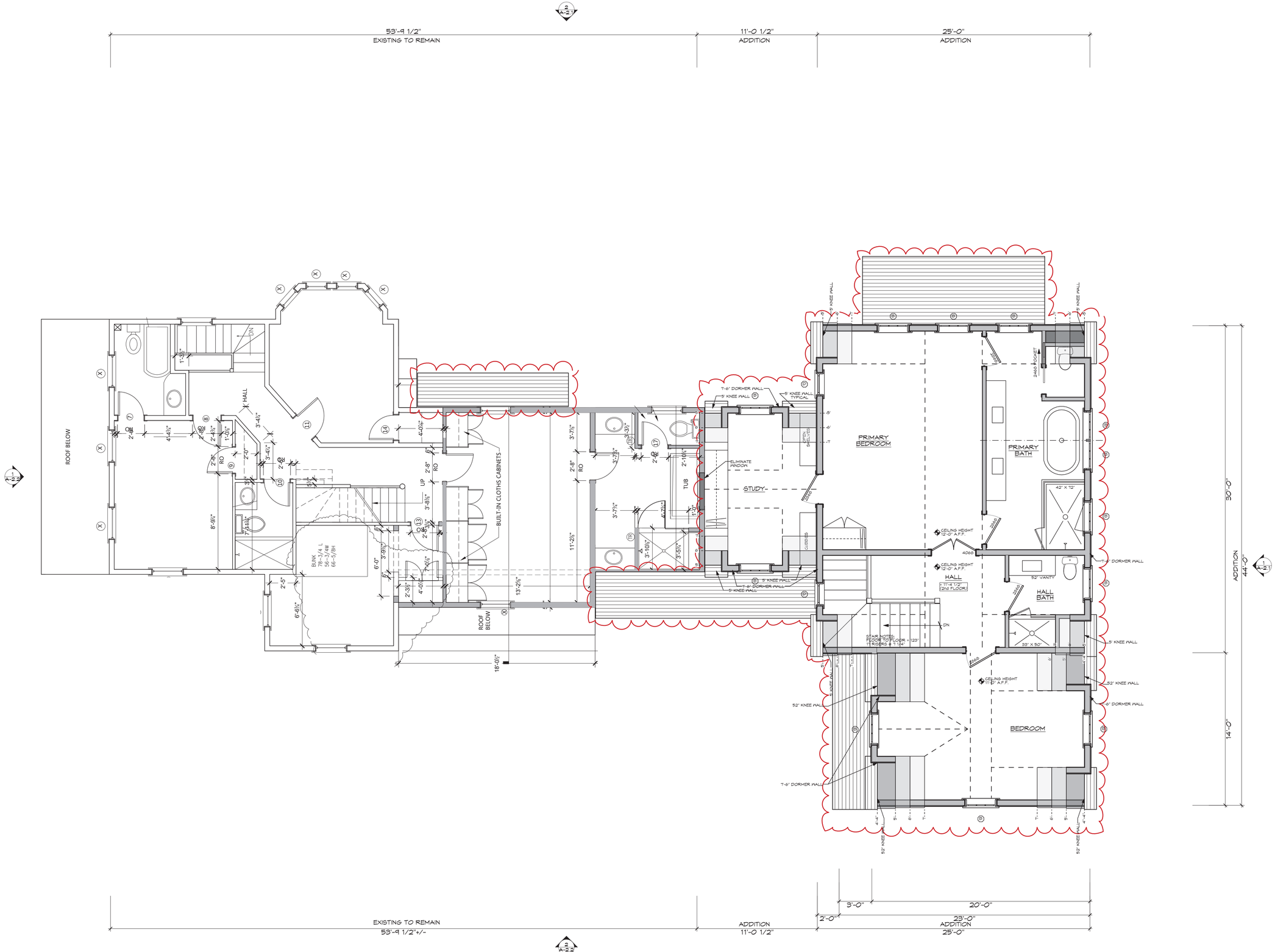
PROPOSED FIRST FLOOR PLAN

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/23/25

A-1.1


53'-9 1/2"
EXISTING TO REMAIN
11'-0 1/2"
ADDITION
25'-0"
ADDITION
ROOF BELOW
HALL
3'-4½"
4'-4½"
2'-4"
2'-4½"
1'-0⅜"
2'-9"
3'-4½"
2'-4"
2'-8"
RO
2'-0"
5'-0"
11'-5"
DN
8'-9½"
7'-4½"
BUNK
78-3/4 L
56-3/4W
66-5/8H
6'-0"
3'-9½"
2'-5"
6'-6¾"
2'-3½"
4'-0"
4'-0⅛"
2'-8"
RO
UP
3'-8⅛"
2'-8"
RO
2'-8"
RO
11'-2½"
13'-2⅝"
ROOF BELOW
18'-6½"
BUILT-IN CLOTHS CABINETS
3'-7⅛"
2'-8"
RO
3'-7¼"
3'-3⅜"
2'-4"
2'-10½"
TUB
4'-7¼"
1'-2"
3'-1 0½"
3'-5¾"
5"
5"
5



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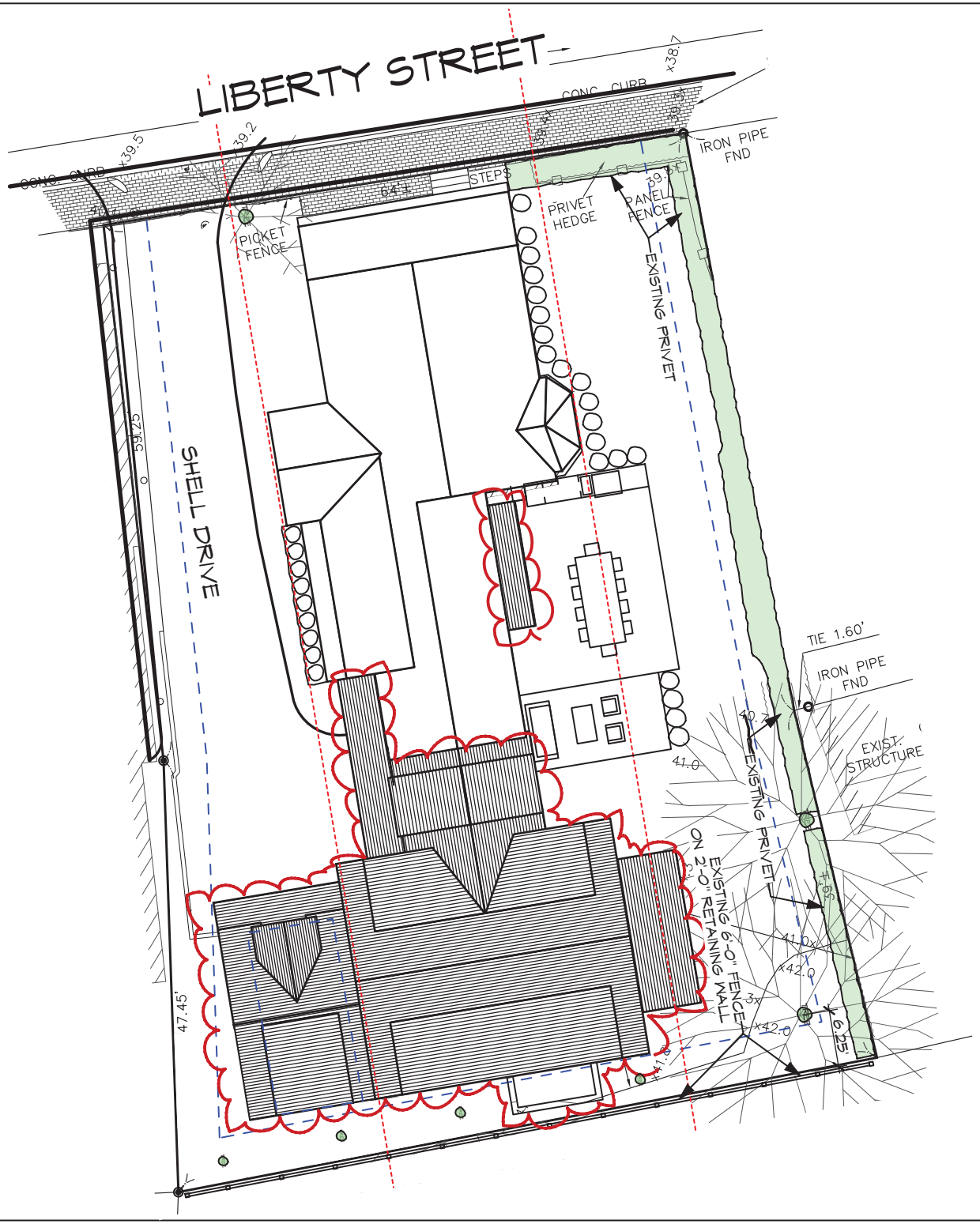
LOCUS

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 0.1



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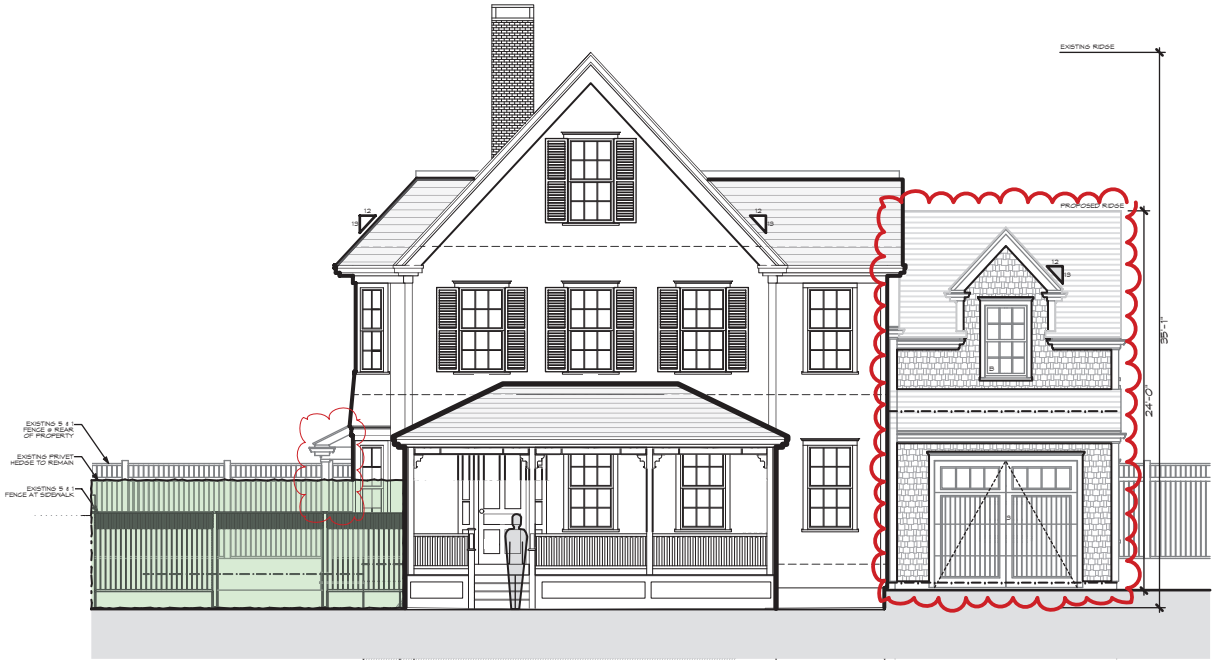
SITE PLAN

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 0.2



PROPOSED NORTH ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

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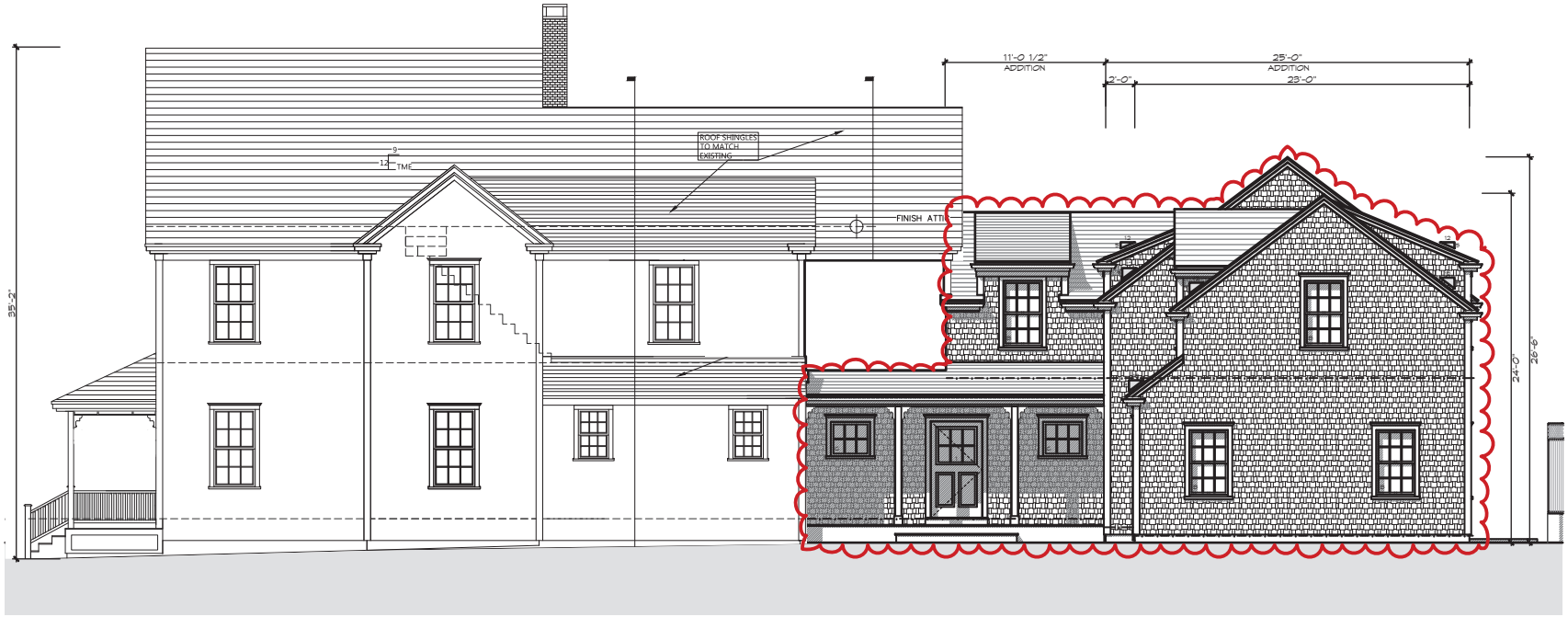
REVISIONS:

HDC Review Set
4/22/25

HDC 2.1



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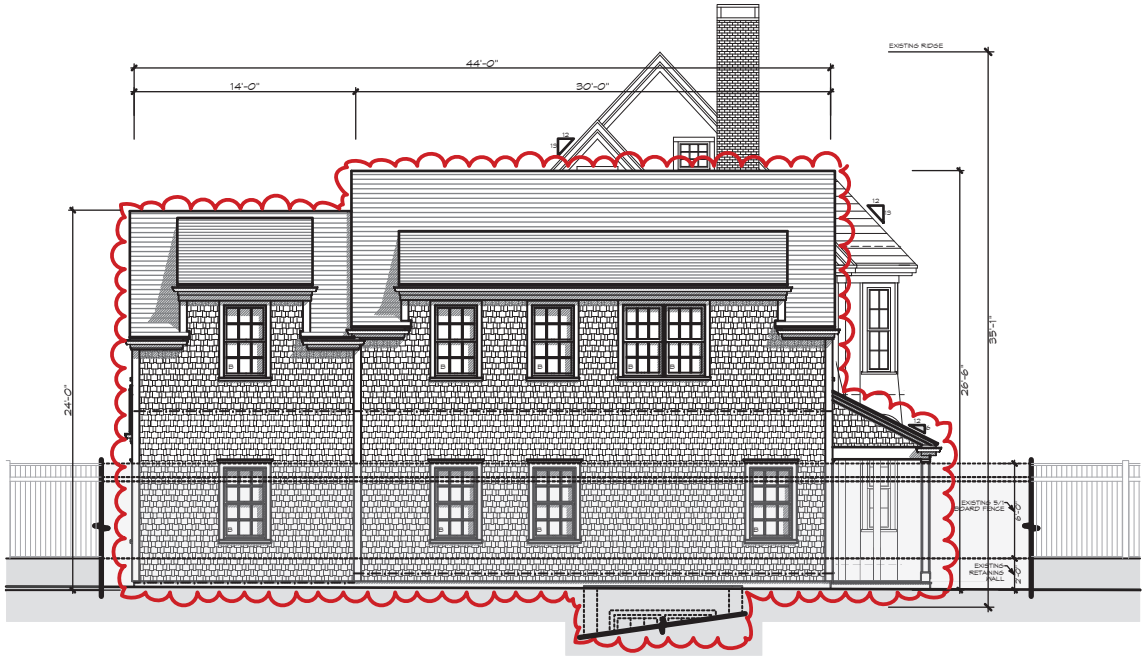
PROPOSED WEST ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 2.2



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PROPOSED SOUTH ELEVATION

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 2.3



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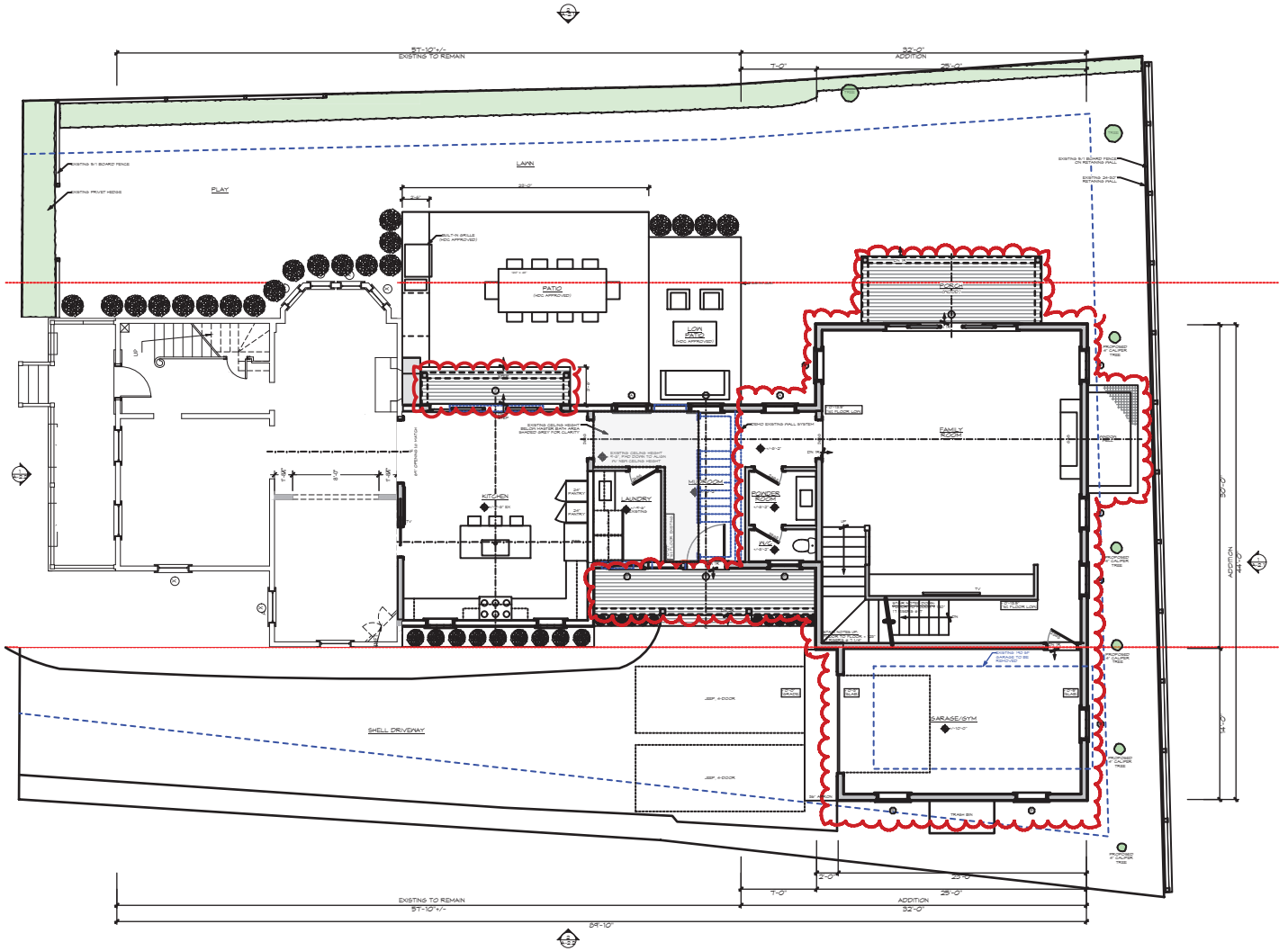
PROPOSED EAST ELEVATION

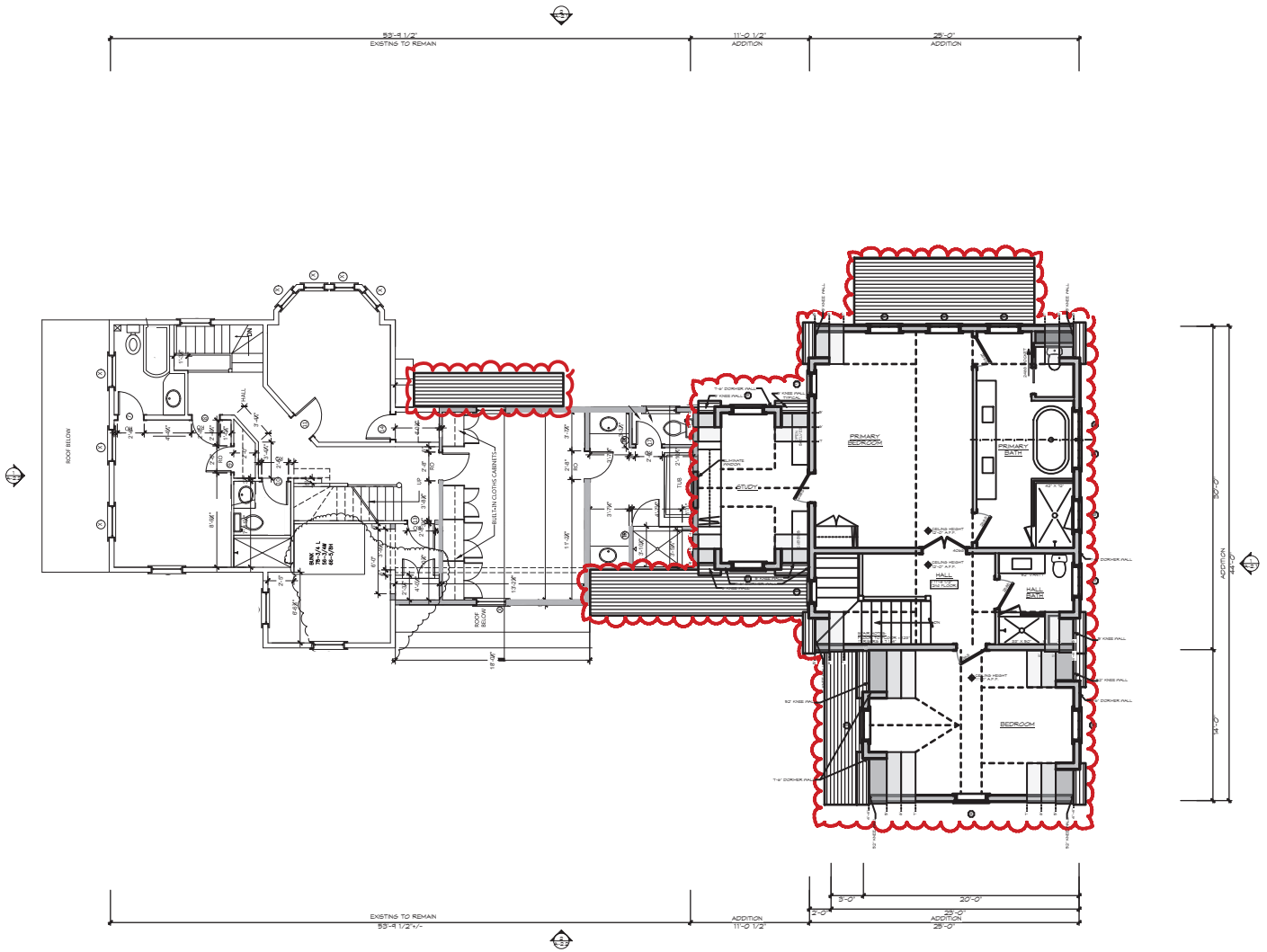
20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 2.4


51'-10"+/-
EXISTING TO REMAIN
7'-0"
32'-0"
ADDITION
29'-0"
LAWN
PLAY
EXISTING 5'6" BOARD FENCE
EXISTING PRIVET HEDGE
EXISTING 5'6" BOARD FENCE ON EXISTING WALL
EXISTING 24" RET. WALL
22'-0"
BUILT-IN GRILLE (HDC APPROVED)
PATIO (HDC APPROVED)
LOW PATIO (HDC APPROVED)
PROPOSED 12" CALIPER TREE
PROPOSED 6" CALIPER TREE
PROPOSED 8" CALIPER TREE
PROPOSED 10" CALIPER TREE



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PROPOSED SECOND FLOOR PLAN

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 1.2



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PERSPECTIVE 'A'

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 1.3



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PERSPECTIVE 'B'

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 1.4

20 LIBERTY ADDITION

20 LIBERTY STREET, NANTUCKET, MA. 02554

WINDOW SCHEDULE

BOSTON SASH, WOOD DOUBLE HUNG WINDOWS, W/ 1/2" INSULATED GLASS, 5/8" SDL WOOD MUNTINS, PAINTED WHITE.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	28x28 DH	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W/ SPACER BAR
B	Double Hung	28x24 DH	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
C	Awning	28x24 AWN	6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
D	Awning	18x24 AWN	4	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR

DOOR SCHEDULE

BOSTON SASH, 1 3/4" THICK WOOD DOORS, W/ 1/2" INSULATED GLASS, 5/8" SDL WOOD MUNTINS, PAINTED WHITE.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3668	8	Wood, Painted, 2 Panel w/ Eight Lights
2	Gliding Door	12068	(4) 15	4 Panel, 15-Lite Glider. Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
3	Garage Door	9080	(2) 4	Wood, Painted, 4-Lite Over 1-Panel w/ Vertical v-Groove, Overhead Door

GENERAL NOTES

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.

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WINDOW & DOOR SCHEDULE

20 Liberty Addition
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

W&D














128 MAIN


134
134 MAIN


134
134 MAIN


140 MAIN

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

2025 - DEMO MOVE/OFF

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

REQUIRED WITH ALL APPLICATIONS:

✓ 10 DAY WAIVER

✓ 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.

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.

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

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.

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

(initial to indicate read and understand)

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

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

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 Steve Roethke

AS AGENT FOR Farhood & Cyndi Azima

STREET ADDRESS 20 Liberty Street

MAP/PARCEL 42.3.4 / 143

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/4/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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



3/4/24

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 20 Liberty Street Map 42.3.4 / Parcel 143

To Whom it May Concern,

I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

Farhood or Cyndi Azima

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.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°: 42-3.4- PARCEL N°. 143

Street & Number of Proposed Work: 20 LIBERTY ST.

Owner of record: FARHOOD & CYNDI AZIMA

Mailing Address: 20 LIBERTY ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: farhoodazima@yahoo.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 EXIST. NON-CONTRIBUTING SHED

Size of Structure or Addition: Length: 20'-4" Sq. Footage 1st floor: 190 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: ± 9'-4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: N/A.

Original Date:

Original Builder:

REVISIONS* (describe)

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

REMOVE EXISTING NON-CONTRIBUTING SHED FROM SITE.

Is there an HDC survey form for 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 3/1/24 Signature of owner of record _____ Signed under penalties of perjury



VIEW LOOKING UP LIBERTY STREET

FRONT VIEW EXISTING (NORTH ELEVATION)



VIEW DOWN EXISTING DRIVEWAY



VIEW LOOKING DOWN LIBERTY STREET



WEST ELEVATION



WEST ELEVATION FROM REAR

REAR (SOUTH) ELEVATION (NOT ORIGINAL)



BACKYARD LOOKING WEST



BACKYARD LOOKING EAST



EAST ELEVATION FROM REAR


EXISTING FENCE & HEDGES TO REMAIN



EXISTING HEDGES & BOARD FENCE TO REMAIN

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 040-36-33
MAP/PARCEL#: 4234-143

Recorded By: AEG Date: 9/27 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Liberty St. Garage 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Sanguinetti, Lucille

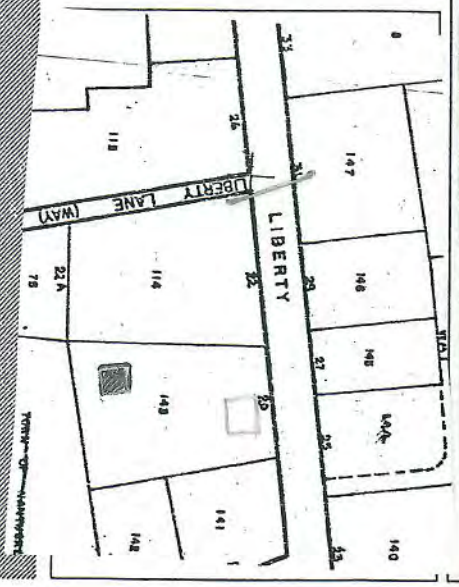
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

7. ACCESSIBILITY TO PUBLIC:

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

8. MAP -- 3 X 2"





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: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

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

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ✓ a. center ○ b. off-center
double door

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- ✓ d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: _____

26. NUMBER OF BAYS:

- O a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- ✓ a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- ✓ c. 6/6 on side
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

- O a. front
- O b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: Shed roof on 2 posts [illegible]

31. CONDITION:

- O a. excellent
- ✓ b. good
- O c. fair
- O d. deteriorated

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- O a. individually significant
- O b. contributing
- ✓ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- O a. box
- O b. additive
- ✓ c. gable front
- O d. gable ell
- O e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

⊘ o. other: Garage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

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

40. APPROXIMATE FRONTAGE: _____ 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:

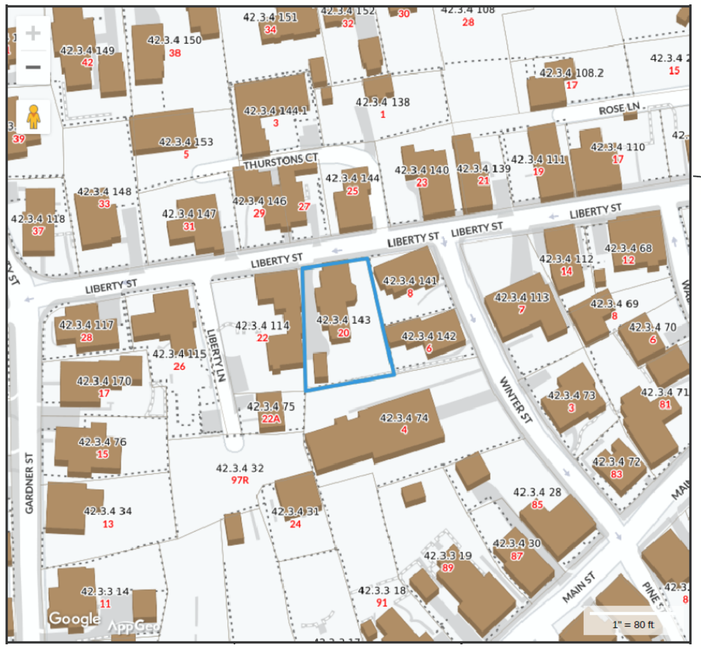
See form(s): _____

○ 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: house		

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

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

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	7329 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	20.9%



20 LIBERTY STREET LOCUS

S. M. ROETHKE design, inc.

20 LIBERTY STREET RESIDENCE

HDC SUBMITTAL FOR MOVE OFF / DEMO OF EXISTING NON-CONTRIBUTING GARDEN SHED

LIBERTY STREET

WINTER STREET

N

CONC. CURB

CONC. CURB

BRICK SIDEWALK

PICKET FENCE

64'±

STEPS

PORCH

STEPS

IRON PIPE FND

TIE 55.26'

IRON PIPE FND

15.4'±

59.25'

2 STY W.F. DWELLING
1340± S.F.
#20 LIBERTY STREET

17.5'±

64.60'

CHIMN.

DECK

PERGOLA

42.3.4–141
N/F
ELIZABETH H. GALLAGHER
HOWARD G. SEITZ TRUSTEES

RE-BAR w/ CAP FND

SHELL DRIVE

STEP

TIE 1.60'

IRON PIPE FND

EXIST. STRUCTURE

REMOVE EXISTING NON-CONTRIBUTING GARDEN SHED

TIMBER RETAINING WALL 2' HIGH

47.45'

5.4'±

ROOF

1 STY W.F. STRUCTURE
190± S.F.

6.6'±

6.4'±

6.0'±

39'±

42.3.4–142
N/F
CASSANDRA HENDERSON

PRIVET HEDGE

78.19'

DRILL HOLE IN CONC. WALL FND

42.3.4–74
N/F
THE ADMIRAL SIR ISSAC COFFIN
LANCASTARIAN SCHOOL

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: 42.3.4. , PARCEL: 143.

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MA

SCALE: 1"= 10' DATE: December 01, 2017

Owner: CHRISTOPHER SANGUINETTI

Deed Bk./Pg.: 1510/309 Plan: NONE FOUND

Locus: 20 LIBERTY STREET

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

T:\PAJE JOB 96
V:\DRAWFILES\B8116\2017 BLP.dwg 12/1/2017 8:48:09 AM EST

B8116

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.

REVISED April 2001

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4234	74		ISSAC COFFIN LANCASTRIAN SCHOOL		19 NEWTOWN RD	NANTUCKET	MA	02554	4 WINTER ST
4234	114		HOLMES PETER B & ANN J TRS	22 LIBERTY STREET TRUST	22 LIBERTY ST	NANTUCKET	MA	02554	22 LIBERTY ST
4234	141		GALLAGHER ELIZABETH H TRST ET AL		195 LAKE AVENUE	GREENWICH	CT	06830	8 WINTER ST
4234	142		HENDERSON CASSANDRA H		2 COMMONWEALTH AV 9H	BOSTON	MA	02116	6 WINTER ST
4234	144		LAUNDRY ROBERT H TR	RHL REVOCABLE TRUST	25 LIBERTY ST	NANTUCKET	MA	02554	25 LIBERTY ST
4234	145		BERGER JOHN T III & SEATON RICHARD TRS	27 LIBERTY ACK TRUST	1455 S STREET NW	WASHINGTON	DC	20009	27 LIBERTY ST
Count:	**6**								



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Total Postage and	$5.08

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RHL REVOCABLE TRUST
25 LIBERTY ST
NANTUCKET, MA 02554

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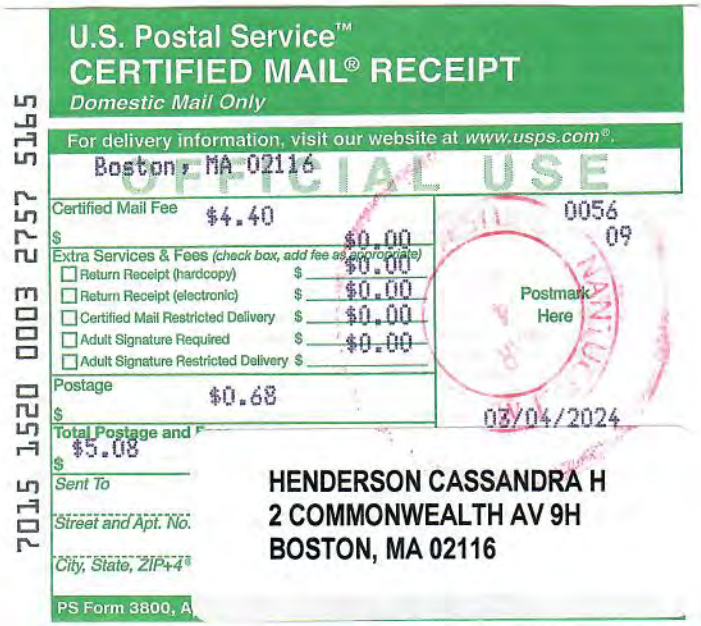
7015 1520 0003 2757 5202



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HENDERSON CASSANDRA H
2 COMMONWEALTH AV 9H
BOSTON, MA 02116

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RICHARD TRS
27 LIBERTY ACK TRUST
1455 S STREET NW
WASHINGTON, DC 20009

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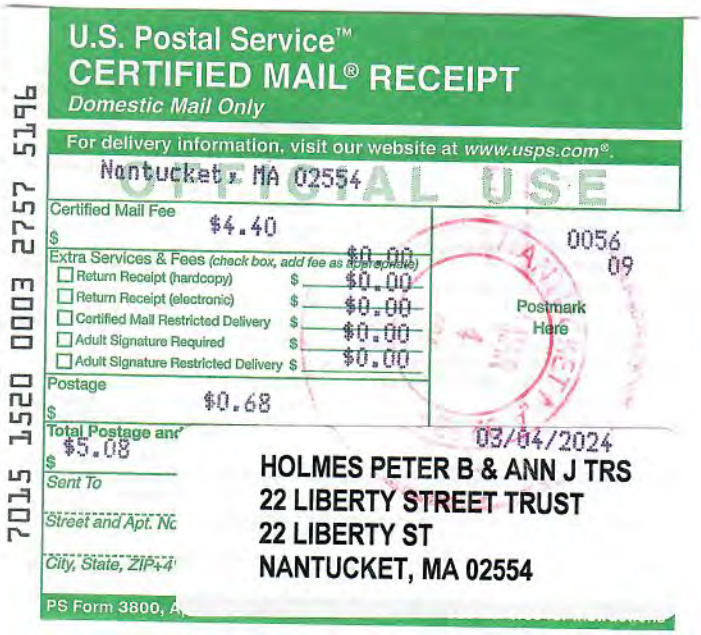

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HOLMES PETER B & ANN J TRS
22 LIBERTY STREET TRUST
22 LIBERTY ST
NANTUCKET, MA 02554

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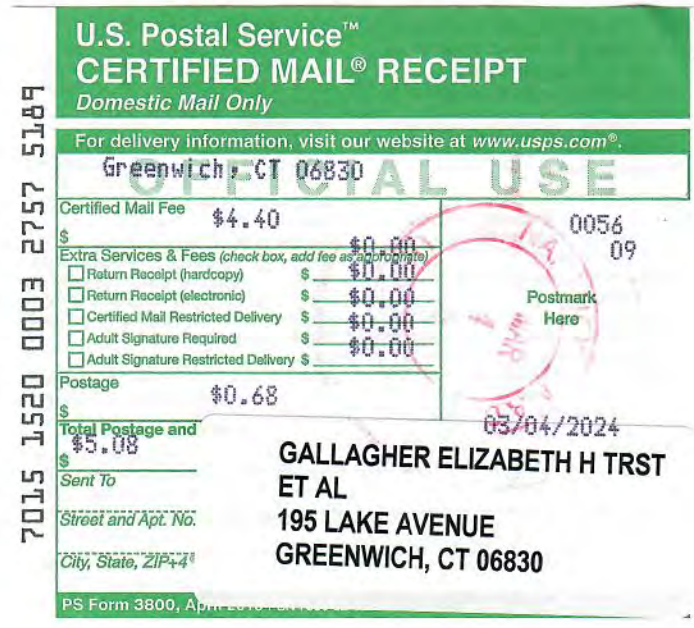

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ET AL
195 LAKE AVENUE
GREENWICH, CT 06830

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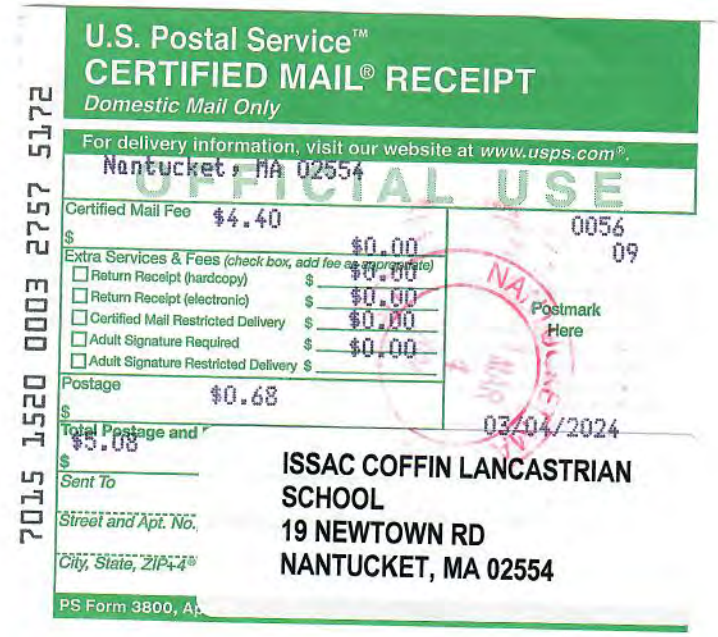

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ISSAC COFFIN LANCASTRIAN
SCHOOL
19 NEWTOWN RD
NANTUCKET, MA 02554

PS Form 3800, Ap

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... ACK 2022 LLC .....

MAILING ADDRESS..... C/O CYNTHIA & FARHOOD AZIMA PO BOX 648, DORADO, PR OO646 .....

PROPERTY LOCATION..... 20 LIBERTY STREET .....

ASSESSORS MAP/PARCEL..... 4234/143 .....

SUBMITTED BY:..... S. M. ROETHKE DESIGN 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.

March 1, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 20 Liberty Street Map 42.3.4 / Parcel 143
With reference to the existing Garage

Minutes of HDC 4/2/24 New Business Hearing

"Submit additional historic information such as Sanborne Map references, photographs of interior framing, etc on outbuilding located at 20 Liberty Street."

Please see supplemental report behind this cover sheet as requested.

S. M. ROETHKE
design, inc.

20 Liberty Street Garage, Historic Survey prepared for the HDC

After thorough research pertaining to the Garage structure located at 20 Liberty Street, it is estimated that it's date of origin is within the timeframe of 1949-1957.

This was further corroborated by Matthew Kuhnert, Research Associate, Nantucket Historical Association and by Rita Carr, Deputy Director, Nantucket Preservation Trust.

Resources utilized:

- Nantucket GIS
- Sanborn Fire Insurance Maps
- NHA 1957 aerial photograph: https://nha.org/digitalexhibits/aerialviews/AP1957Web/images/ap1955_018.jpg
- 1989 HDC Building-Structure Form: Film Roll #OHD-12-6
- 2012 Nantucket National Historic Landmark: https://www.nantucket-ma.gov/DocumentCenter/View/37106/National-Historic-Landmark-List-of-Structures-PDF
- Holly Backus, Preservation Planner: recommended resources via email (no relevant information found)
    - www.envisionheritage.com
    - https://nantucket-ma.gov/2655/Preservation-Planning
    - https://www.loc.gov/search
    - www.ufl.maps.arcgis.com
- In person research with Billy Saad, Zoning Administrator & Land Use Specialist, April 3, 2024
- April 3, 2024 site visit to photograph structure

Sue Mack <sue@smroethkedesign.com>

RE: New message from Susan Mack

7 messages

Rita Carr <rcarr@nantucketpreservation.org> Fri, Apr 5, 2024 at 3:43 PM
To: "sue@smroethkedesign.com" <sue@smroethkedesign.com>
Cc: NPT Information <info@nantucketpreservation.org>

Hi Susan,

Thanks for reaching out!

The garage looks like it is present in this 1957 aerial photo: https://nha.org/digitalexhibits/aerialviews/AP1957Web/images/ap1955_018.jpg

The garage does not appear on the Sanborn Fire Insurance maps for Nantucket, the last of which dates from 1949, so it was likely moved or constructed sometime between 1949 and 1957.

The data sheet from the 2012 Nantucket National Historic Landmark update lists it as a Contributing structure, estimated to be from the 1930s. (See page 143: https://www.nantucket-ma.gov/DocumentCenter/View/37106/National-Historic-Landmark-List-of-Structures-PDF) Based on the Sanborn maps, if that 1930s date is accurate, then it was moved.

I consulted the Atheneum's digital newspaper archive, but did not find any reports about garage construction or move on Liberty Street that fit.

If it is an earlier building that was moved, a physical inspection could help determine that.

If you have any questions, please let me know!

All the best,

Rita

Rita Carr

Deputy Director

NANTUCKET PRESERVATION TRUST

11 Centre Street

PO Box 158

Sue Mack <sue@smroethkedesign.com>

[Default] Research request for the NHA Research Library

3 messages

NHA Research Library <library@nha.libanswers.com> Fri, Apr 5, 2024 at 5:23 PM
To: sue@smroethkedesign.com

--# Type your reply above this line #--

Matthew Kuhnert

Apr 05 2024, 05:22PM via System

Susan,

Thank you for your research inquiry about the garage at 20 Liberty Street. Unfortunately, our collection does not contain any records that are directly related to your request. This structure was likely built after 1949 since it is not represented on the Sanborn Insurance Co. maps. However, there are several sources that may help you identify the building's date of construction:

- Building file at the Nantucket Department of Buildings: This file should contain the building permit for the garage and subsequent approvals by both the DOB and the HDC.
- Registry of Deeds, Town Clerk's Office: Deeds for the property may mention the structure and help identify the date of construction.
- Tax records at the Nantucket Assessors Office: Tax records for the property will reflect an increase in property valuation after the garage was contstructed.
- Aerial photographs: The NHA Research Library has several collections of aerial photographs that are digitized and available in our online catalog. These will not identify an exact date of construction but may provide you with a general idea of when the garage was built, e.g. between 1949 and 1965. The catalog is available at this link.
- Newspapers: Many of Nantucket's historic newspapers have been digitized and are available at this link. Sometimes the construction of buildings--even garages!--are mentioned in the newspaper. Try searching for the address and/or any known property owner(s)!

Please be in touch if you have any additional questions.

Warm regards,

Matthew J. Kuhnert

Research Associate

Nantucket Historical Association
PO Box 1016, Nantucket, MA 02554
508-228-1894 ext. 301 | www.NHA.org

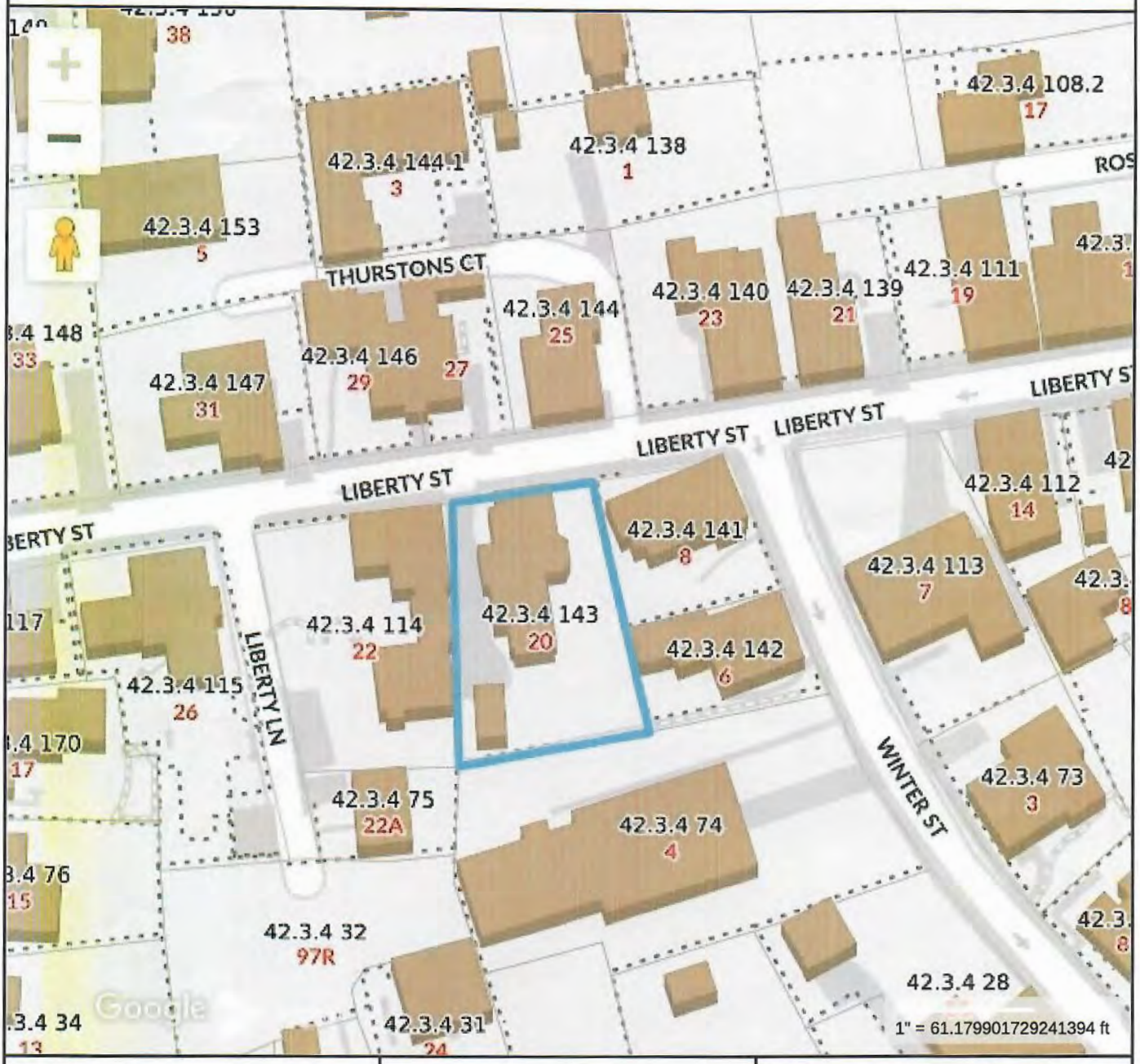
Original Question

Apr 03 2024, 11:03AM via Email

Research request for the NHA Research Library

Request from: Susan Mack

Email: sue@smroethkedesign.com



Property Information

Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

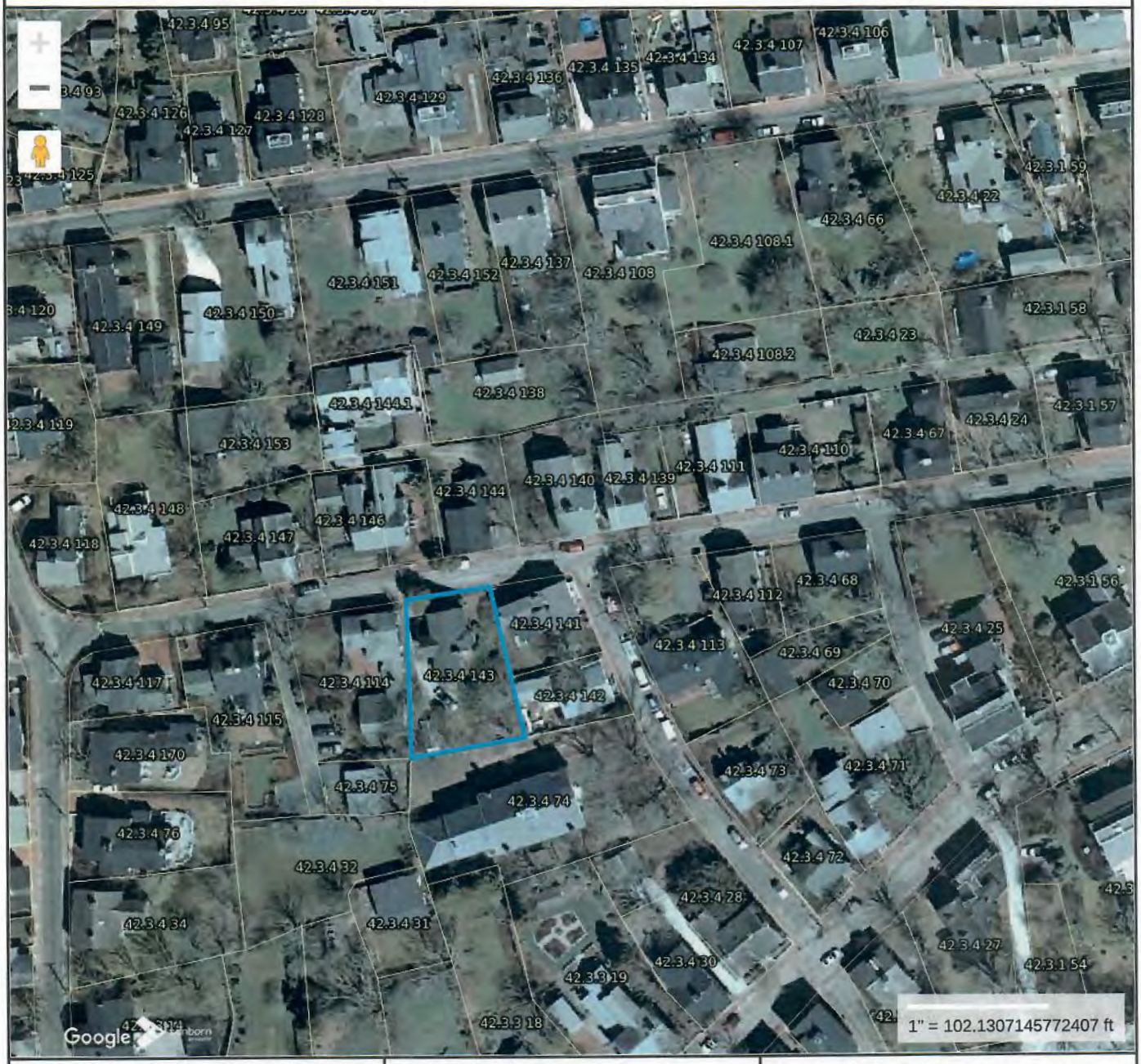
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 02/08/2024
Data updated Jan. 2021

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

20 Liberty St - GIS 2014



Property Information

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Owner	ACK 2022 LLC

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NOT A LEGAL DOCUMENT

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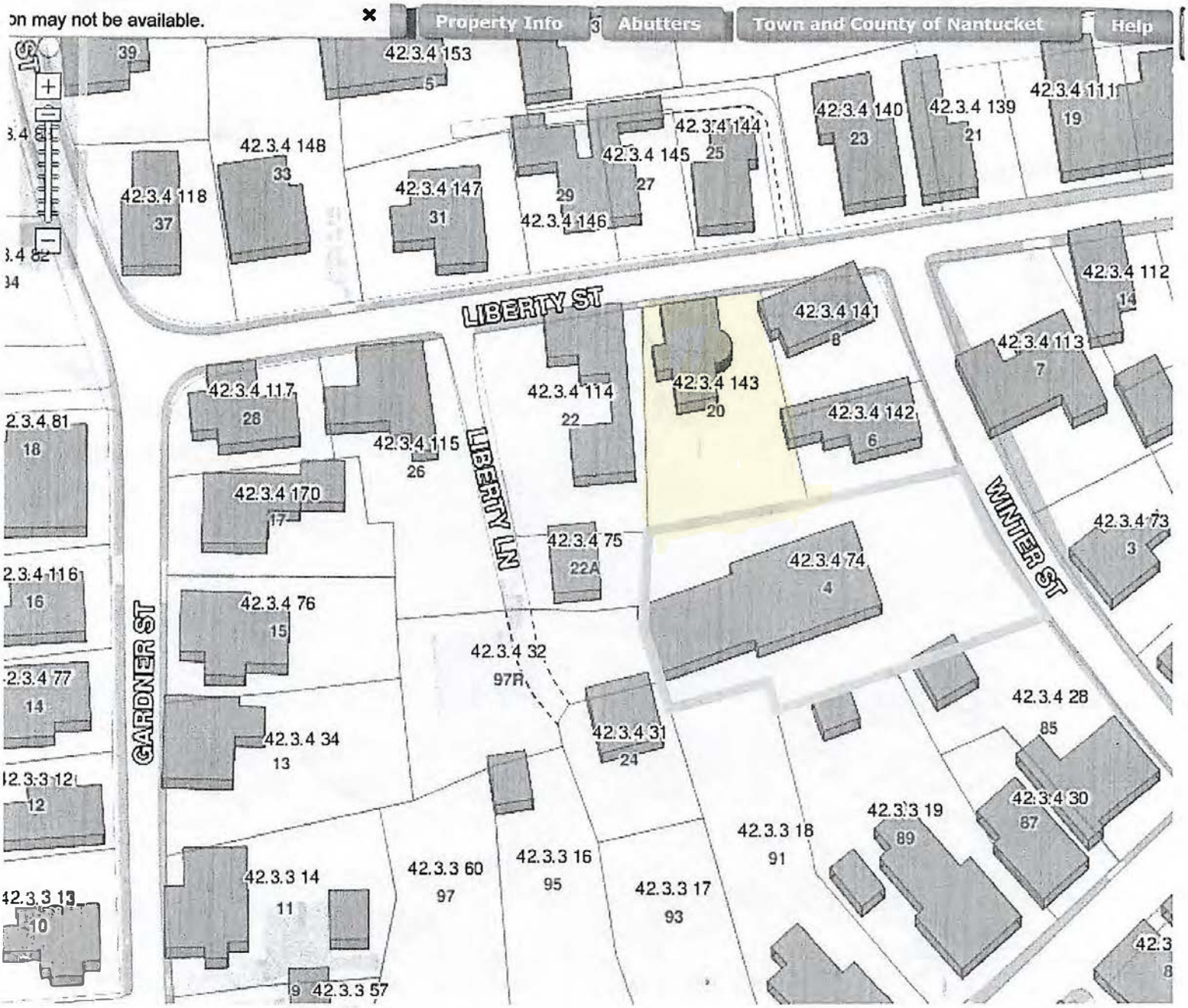
Geometry updated 02/08/2024
Data updated Jan. 2021

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



RECEIVED
NOV 06 2014
BY:_____

Found and copied from
Coffin School HDC file

20 LIBERTY ST

Location	20 LIBERTY ST	**Mblu**	4234/ / 143/ /
Acct#	00010253	**Owner**	ACK 2022 LLC
Assessment	$4,657,200	**PID**	10253
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,422,800	$2,234,400	$4,657,200

Owner of Record

Owner	ACK 2022 LLC
Co-Owner	C/O CYNTHIA & FARHOOD AZIMA
Address	PO BOX 648 DORADO , PR 00646

Sale Price	$5,156,288
Certificate	
Book & Page	1939/045
Sale Date	06/01/2023
Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 2022 LLC	$5,156,288		1939/045	00	06/01/2023
SANQUINETTI CHRISTOPHER R	$0		1510/309	99	11/12/2015
BRESCHER JESSIE M TRST	$0		1477/250	99	04/02/2015
GLIDDEN JESSIE M TRST	$0		0998/328	99	12/30/2005
SANGUINETTI LUCILLE	$0		0118/277		

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 2022 LLC	$5,156,288		1939/045	00	06/01/2023

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,779
Replacement Cost:	$3,202,069
Building Percent Good:	75
Replacement Cost Less Depreciation:	$2,401,600

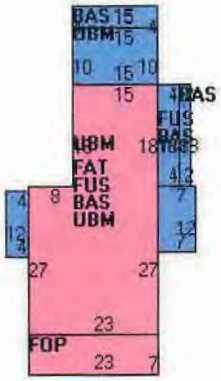
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\77\15.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10253_11

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,341	1,341
FUS	Upper Story, Finished	1,245	1,245
FAT	Attic, Finished	771	193
FOP	Porch, Open, Finished	161	0
UBM	Basement, Unfinished	1,101	0
		4,619	2,779

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$9,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.17
Frontage	0
Depth	0
Assessed Value	$2,234,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			240.00 S.F.	$8,600	1
PAT1	PATIO-AVG			264.00 S.F.	$3,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$2,422,800	$2,234,400	$4,657,200
2023	$898,300	$1,470,600	$2,368,900
2022	$673,400	$1,227,400	$1,900,800
2021	$612,100	$1,130,500	$1,742,600
2020	$612,100	$1,130,500	$1,742,600

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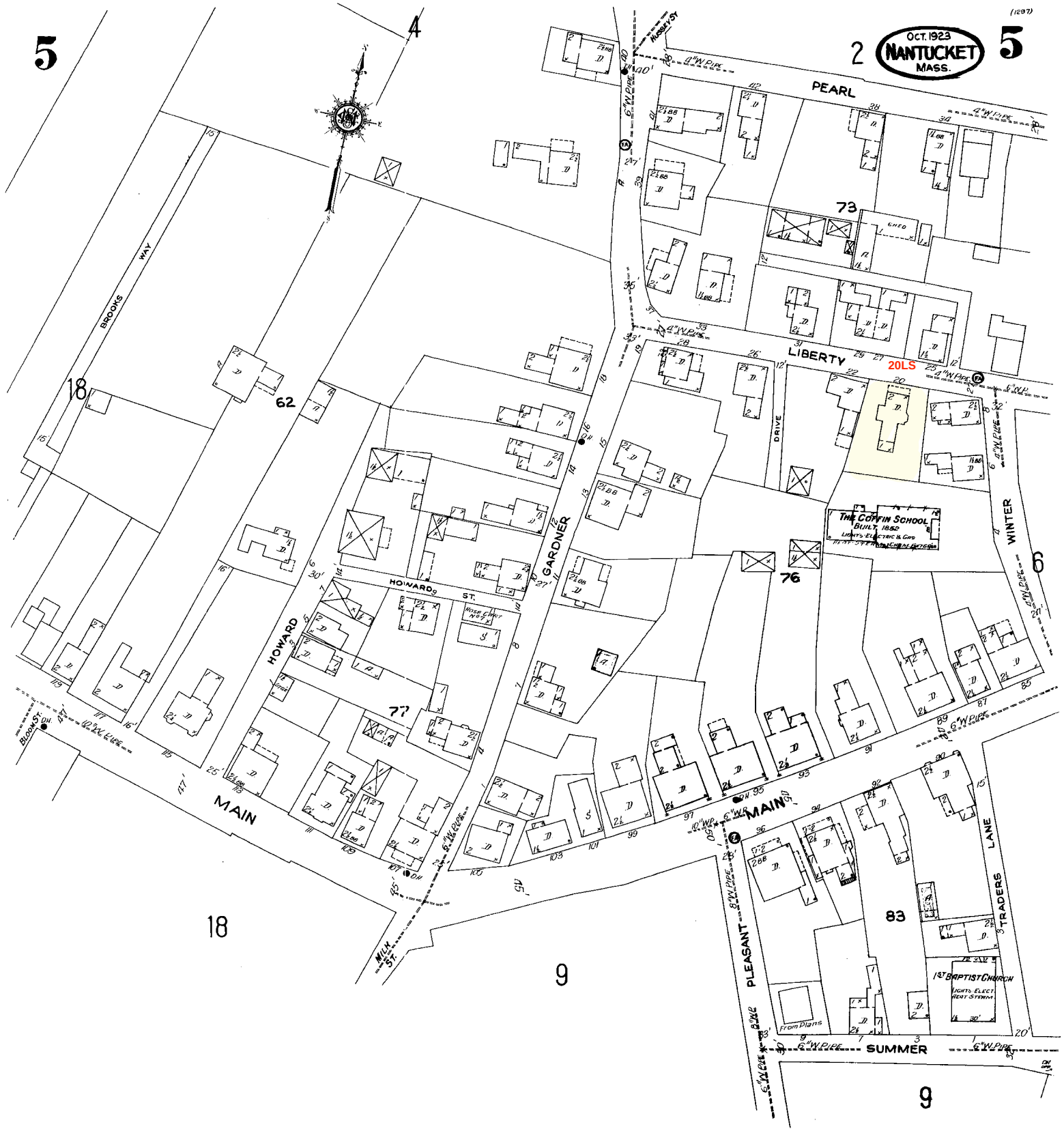
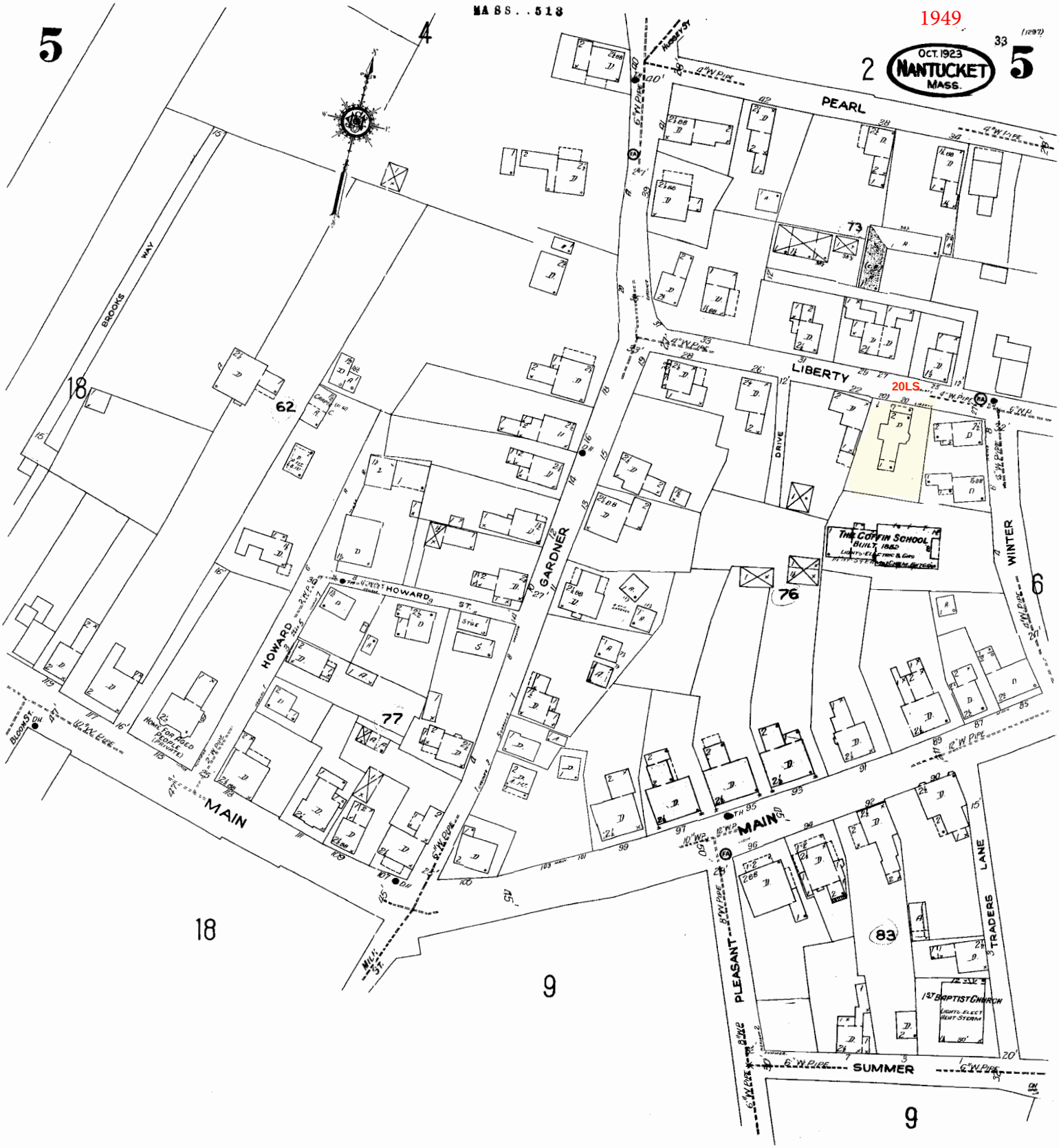


Scale of Feet.

Copyright 1924 by the Sanborn Map Co.


MASS..518
1949
OCT. 1923
NANTUCKET
MASS.
PEARL
LIBERTY
BROOKS WAY
HOWARD ST.
HOWARD
GARDNER
WINTER
MAIN
MAIN
PLEASANT
SUMMER
TRADERS LANE
MILL ST.
BLOOM ST.
DRIVE
THE COFFIN SCHOOL
BUILT, 1852
1ST BAPTIST CHURCH
20LS
Scale of Feet.
Copyright 1949 by the Sanborn Map Co.


1957

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-62-6
MAP/PARCEL#: 4239-193

Recorded By: AEG Date: 9/27 Organization: HDC

1989

IDENTIFICATION:

1. STREET NAME & NO.: 20 Liberty St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Sanguinetti, Lucille

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

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

7. ACCESSIBILITY TO PUBLIC:

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

8. MAP -- 3 X 2"





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: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

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

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered
capped

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: capped

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: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: [illegible]

29. PORCH:

- ✓ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ✓ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ✓ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

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

34. DATE OF INITIAL CONSTRUCTION: before 1867 SOURCE: Sanborn

ARCHITECT: _____

BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	⊘ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ 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: 1/4 ○ 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) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 040-36-33
MAP/PARCEL#: 4234-143

Recorded By: AEG Date: 9/27 1989 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Liberty St. Garage 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Sanguinetti, Lucille

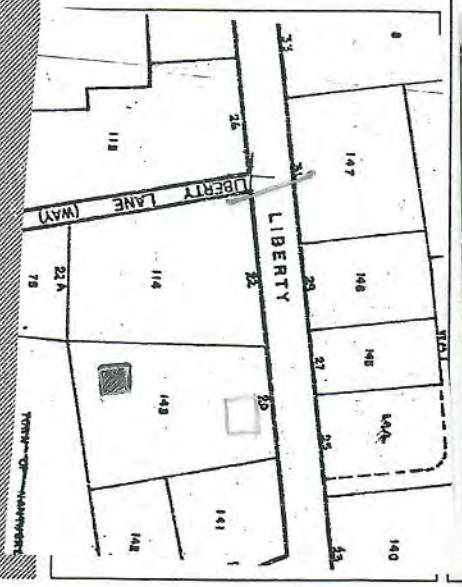
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

7. ACCESSIBILITY TO PUBLIC:

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

8. MAP -- 3 X 2"





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: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

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

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ✓ a. center ○ b. off-center
double door

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6 on side
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

○ a. front ○ b. side ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: Shed roof on 2 posts [illegible]

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

Not recorded at time of survey

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	○ 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: Garage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

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

40. APPROXIMATE FRONTAGE: _____ 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: house		

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

Sue Mack <sue@smroethkedesign.com>

20 Liberty Street HDC Main House Addition Application

HDC Submissions <hdcsubmissions@nantucket-ma.gov>
To: Sue Mack <sue@smroethkedesign.com>
Cc: Steven Roethke <steve@smroethkedesign.com>

Thu, Mar 7, 2024 at 12:14 PM

Hi Steve & Sue,

I noticed your application for 20 Liberty St in our inbox. While I haven't fully reviewed it yet, I wanted to point to some more historical information on it that's available.

This link has no info pertaining to the garage in question

LibertyStreet-20.pdf (envisionheritage.com) This is from the Nantucket Cultural Resources Map, a CPC funded PIN/NPT project available to the public – with links to it from our Town website, from our Preservation Planning page (linked off the HDC page): Preservation Planning | Nantucket, MA - Official Website (nantucket-ma.gov) Scroll to the bottom and you will see under *resources* the Nantucket Cultural Resources Map link and description.

This link has no info pertaining to the garage in question

This building in question is the "Mary G. Wilber House" c. 1885 Greek Revival style– there is an excerpt from NPT's "Off Centre: The Wesco Acre Lots" book. It's a great book to have!

And as you are probably aware, I would recommend for you to submit for the demo/move of the existing garage now to track with the proposal. Of course, any HDC Survey on file, should also be submitted with it.

This was submitted in tandem

As always, please let me know if you have any questions.

Thanks,

Holly E. Backus

Preservation Planner**

Local CLG Coordinator

Local Hazard Mitigation Plan Coordinator

Town of Nantucket

hbackus@nantucket-ma.gov

**Staff liaison to the Nantucket Historic District Commission (HDC)

& Nantucket Historical Commission (NHC)**

Library of Congress
Prints & Photographs Online Catalog

Search Results

0 results containing "20 liberty street nantucket"

☐ Larger image available anywhere | ☐ Larger image available only at the Library of Congress | ☐ Not Digitized |

0 results were found for the search *"20 liberty street nantucket"*

Refer to search help, check spelling, spell out abbreviations, or try another type of search.

20 LIBERTY ST

www.ufl.maps.arcgis.com

Street	LIBERTY ST
Address	20 LIBERTY ST
City	NANTUCKET
State	MA
ZIP	02554
Map ID	42.3.4 143
PID	10253
Name	
Current Use	Residential
Year Built	1880
Date Detail	late 1800s
Features	2 1/2 story, 3 bay, half house entry
Style	Greek Revival
History Note	Mary Wilbur
Interior Rank	2
Eval Note	High integrity
Easement	No
Data Resources	NPT History Book; NHA Historic Photos
Data PDF	More info
3D Laser Scan	No
Drawing/Image	N/A
MACRIS	N/A
Property Rec	More info
Lib of Cong	N/A
Update_Date	2020



Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
LIBERTY ST	19		42.3.4 111		1760		Typical Nantucket	C	
LIBERTY ST	17		42.3.4 110		1810		Early Federal	C	
LIBERTY ST	36		42.3.4 83		1810		Typical Nantucket	C	FLORENCE HILL (ARCHITECT)
LIBERTY ST	9		42.3.1 57		1820		TF 3 1/2 House	C	
LIBERTY ST	21		42.3.4 139		1820		Typical Nantucket	C	
LIBERTY ST	37		42.3.4 118		1834		TF4 3/4 House	C	
LIBERTY ST	39		42.3.4 119		1834		Greek Revival	C	
LIBERTY ST	40		42.3.4 121		1834		Typical Nantucket	C	
LIBERTY ST	41		42.3.4 120		1834		TF3 1/2 House	C	JOHN B NICHOLSON HOUSE
LIBERTY ST	43				1887			C	
LIBERTY ST	34		42.3.4 82		c.1810		Fed Twin Chim	C	ANN ROBB HOUSE
LIBERTY ST	1		42.3.1 157	/shed	1745-1800 / pre1950		Fed	C/C	NATHANIEL MACY HOUSE, REV GEORGE CHRISTIAN HOUSE
LIBERTY ST	4		42.3.1 113		1770s		Typical Nantucket	C	
LIBERTY ST	33		42.3.4 148		1830s		Greek Revival	C	
LIBERTY ST	25		42.3.4 144		1850s		Greek Revival	C	
LIBERTY ST	11		42.3.4 24		1875?		Barn	C	
LIBERTY ST	22	22A	42.3.4 75		1920s		CR	C	
LIBERTY ST	42		42.3.4 122		1938 1954?		Cape	C	
LIBERTY ST	28		42.3.4 117		c.1800		1/2 House Fed	C	
LIBERTY ST	44		42.3.4 84		c.1900			C	
LIBERTY ST	26		42.3.4 115		Early 1800's		Typical Nantucket	C	
LIBERTY ST	22		42.3.4 114		Late 1700's		TF5 C-1780-90 CHIM	C	
LIBERTY ST	20		42.3.4 143	/Garage	late 1800s/ 1930s		Side Hall Victorian	C/C	
LIBERTY ST	14		42.3.4 112		Mid 1800's		Greek Revival	C	
LIBERTY ST	24		42.3.4 31	Shed/	post 1950/ 1930s		CR	NC/C	
LIBERTY ST	23		42.3.4 140	Shed/	pre 1950/ c.1700		Typical Nantucket	C/C	
LIBERTY ST	34		42.3.4 82	/Garage				C	
LILY SIAS ST	11		73.3.1 96		1960			C	VACANT
LILY SIAS ST	16		73.3.1 70		1982			NC	
LILY SIAS ST	5		73.3.1 115	IMITATION WHALE HOUSE	C. 1880S		COT	C	UNDERHILL
LILY SIAS ST	**2**		**73.3.1 107**	**IMITATION WHALE HOUSE**	**C.1880S**		**COT**	**C**	**UNDERHILL**
LILY SIAS ST	10		73.3.1 111	IMITATION WHALE HOUSE /GARAGE	C.1882/ C.1940		COT	C/C	UNDERHILL
LILY SIAS ST	15		73.3.1 72	IMITATION WHALE HOUSE	C.1887		COT	C	UNDERHILL




NEW EXTERIOR TRIM


Area of rot








NOTE VINYL JAMB LINERS


Area of rot
NOTE VINYL JAMB LINERS



LEAN TO NOT HDC APPROVED




Area of rot


Area of rot


Area of rot






NOTE CONTEMPORARY FRAMING MATERIALS




Dirt Floor,
NOTE CONTEMPORARY FRAMING MATERIALS


Weber



NOTE CONTEMPORARY FRAMING MATERIALS





NOTE CONTEMPORARY FRAMING MATERIALS


16FEET


CYCLE SH
KENDA



NOTE SOME MIXED FRAMING MATERIALS


SHOP


CYCLE


AREA OF ORIGINAL MATERIALS
THAT STILL REMAIN +/- 50%


16FEET
5m


16FEET
5m
1
2
3
4
5
6
7
8
9
10




NOTE CONTEMPORARY LOFT
FRAMING MATERIALS




NOTE CONTEMPORARY ROOF SHEATHING


THE



SOME ORIGINAL ROOF SHEATHING



REPLACEMENT WINDOWS, VINYL JAMB LINERS




THE SPROCKET


THE SPROCKET



REPLACEMENT WINDOWS, VINYL JAMB LINERS


THE SPROCKET

ADDRESS: 4 Van Fleet Circle, Nantucket

DATE HEARD: April 15, 2025

SITTING BOARD: Stephen / Angus / Abbey / Constance / Carrie

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Lucas Velle _____ Date: April 25, 2025

REED Forever 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

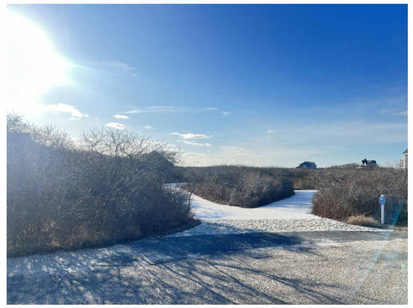




1. Turn on Van Fleet



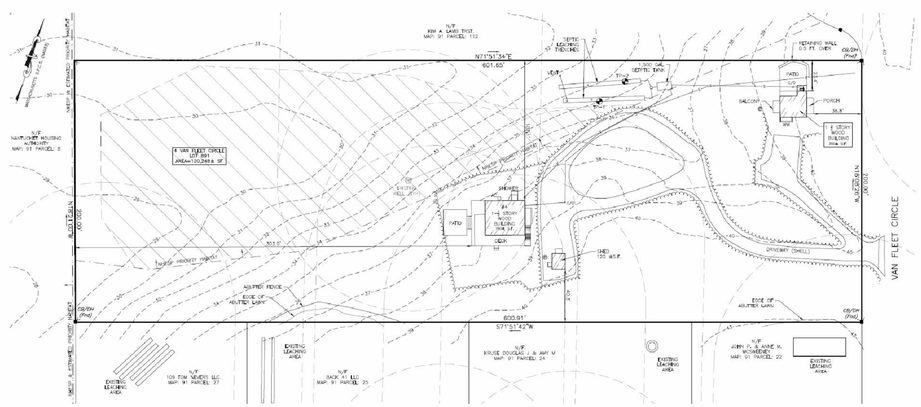
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

SD - NOT For Construction

REED Forever 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

4/23/2025 9:18:43 PM

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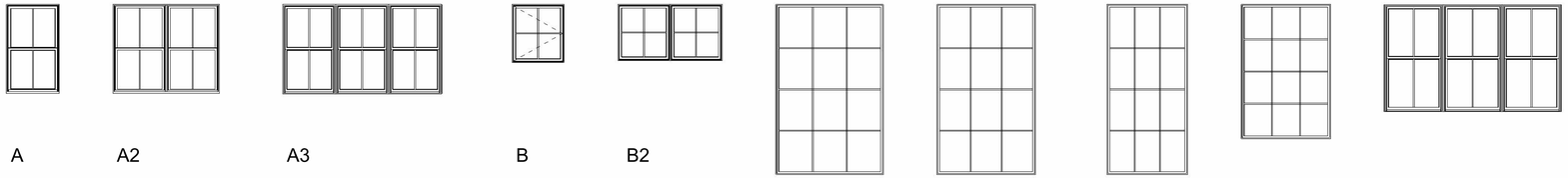
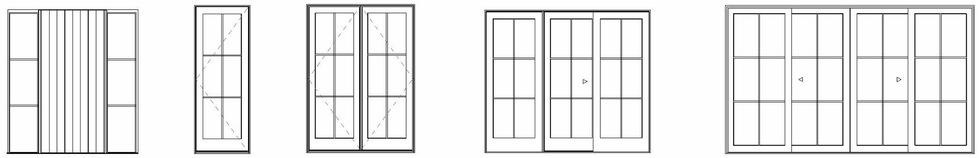


Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	4'-11 3/4"	2'-11 1/2"	Black	
A2	Marvin Windows and Doors	ELDH3660	4'-11 7/8"	5'-11 1/4"	Black	
A3	Marvin Windows and Doors	ELDH3660	4'-11 7/8"	8'-10 3/4"	Black	
B	Marvin Windows and Doors	ELCANF	3'-3"	2'-11"	Black	
B2	Marvin Windows and Doors	ELCANF	3'-1 3/4"	5'-10"	Black	
C	Marvin Windows and Doors	UDGRECT	9'-6"	6'-0"	Black	
D	Marvin Windows and Doors	UDGRECT	9'-6"	5'-6"	Black	
E	Marvin Windows and Doors	UDGRECT	9'-6"	4'-6"	Black	
F	Marvin Windows and Doors	UDGRECT	7'-6"	5'-0"	Black	
G	Marvin Windows and Doors	ELDH3660	5'-11 7/8"	9'-10 3/4"	Black	

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.



Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Comments**
01	Custom	Custom	8'-0"	7'-4"	Black	
02	Marvin Windows and Doors	UOFD6080	7'-11 1/2"	6'-0 5/8"	Black	
03	Marvin Windows and Doors	UOFD6080	7'-11 1/2"	6'-0 5/8"	Black	
04	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	
05	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	
06	Marvin Windows and Doors	UOFD6080	7'-11 1/2"	6'-0 5/8"	Black	
07	Marvin Windows and Doors	UOFD3080	7'-11 1/2"	3'-1 7/16"	Black	
08	Marvin Windows and Doors	UOFD3080	7'-11 1/2"	3'-1 7/16"	Black	
09	Marvin Windows and Doors	UIFD6080	7'-11 1/2"	6'-0 5/8"	Black	
10	Marvin Windows and Doors	USFD6080	7'-11 1/2"	6'-0 5/8"	Black	
11	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	
12	Marvin Windows and Doors	USFD9084	7'-11 1/2"	9'-2 3/4"	Black	
13	Marvin Windows and Doors	UOFD3080	7'-11 1/2"	3'-1 7/16"	Black	
14	Marvin Windows and Doors	USFD9084	7'-11 1/2"	9'-2 3/4"	Black	
15	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	

Base Door Specifications

Interior Finish: Primed
Hardware: Contemporary Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

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REED Forever LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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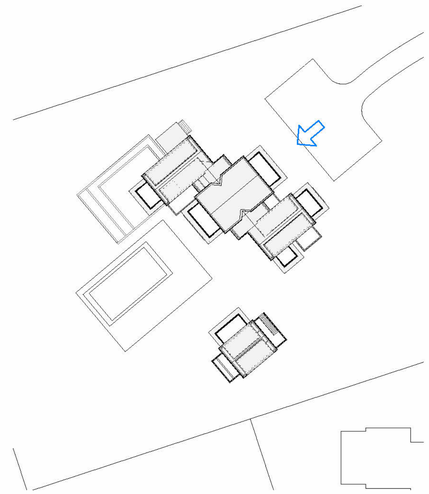
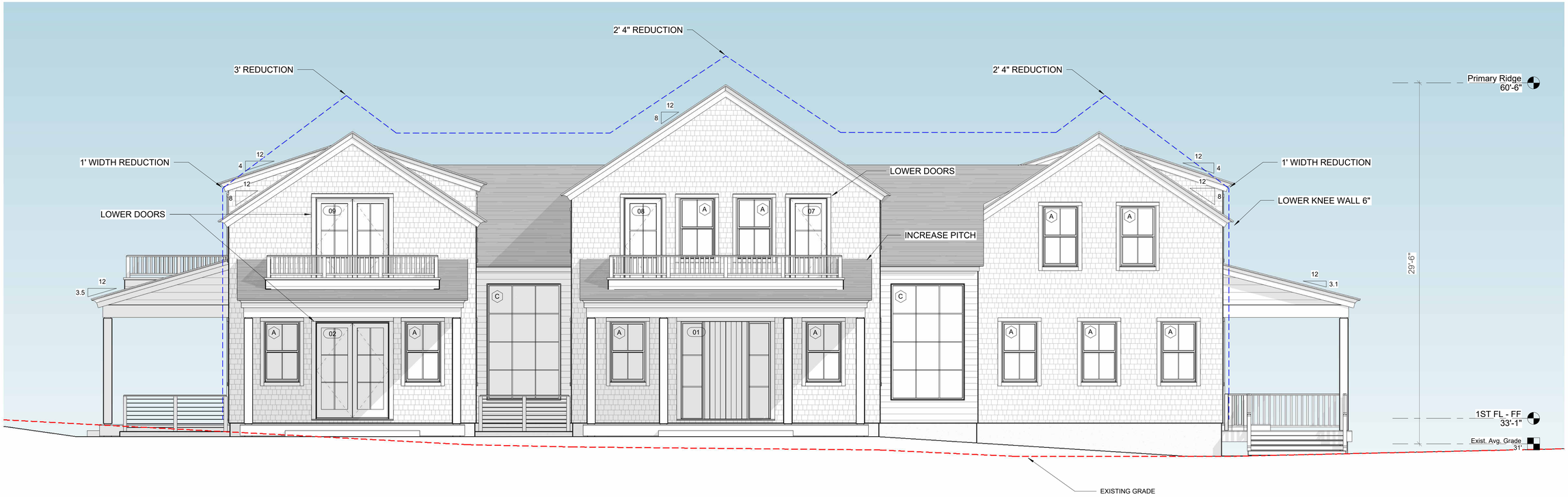
Previous Submission





Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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REED Forever LLC
4 Van Fleet
Main House
HDC3 East

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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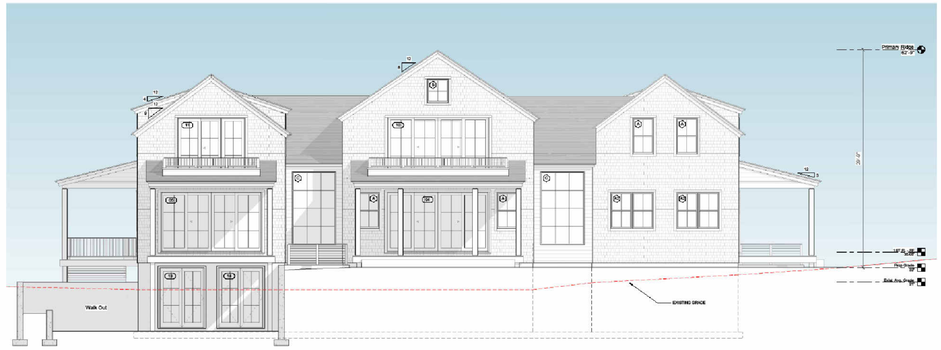
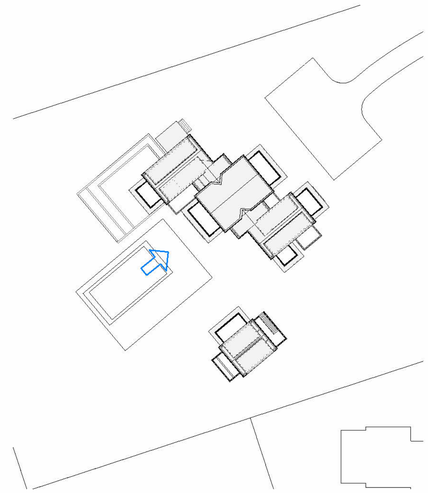
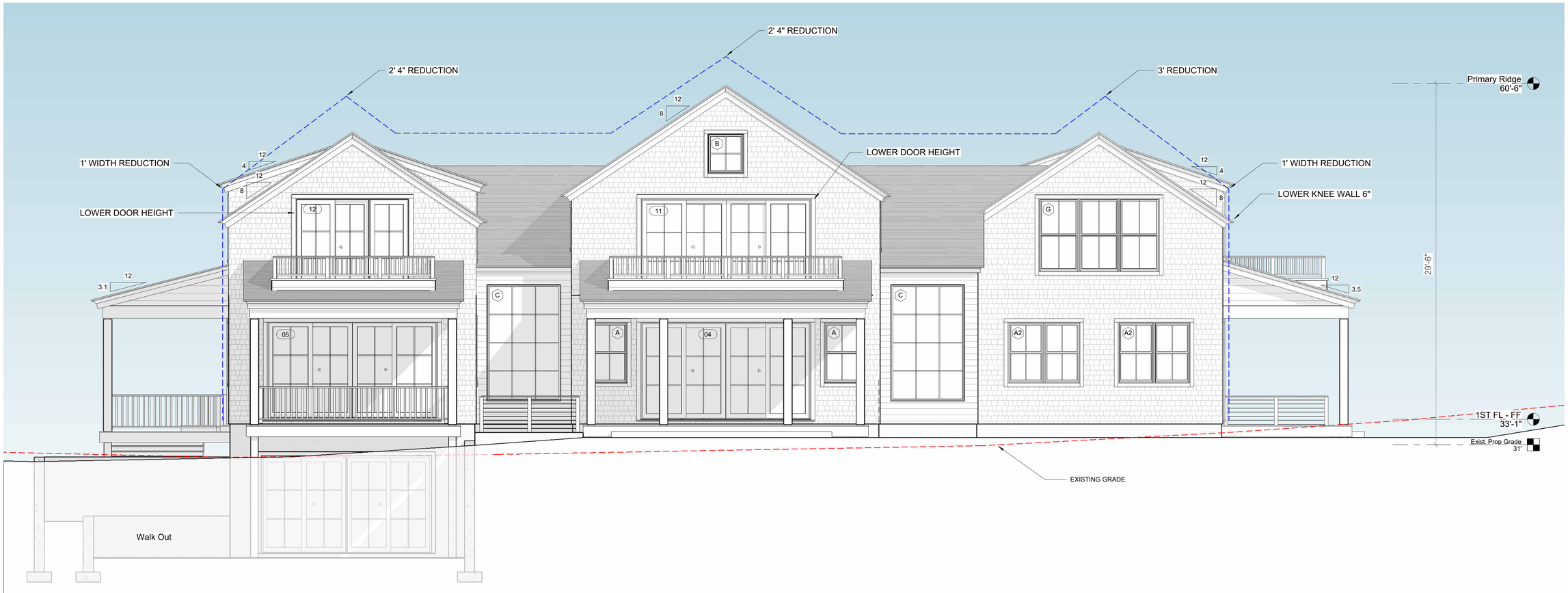
Original Submission





Current Submission



1 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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REED Forever LLC
4 Van Fleet
Main House
HDC4 West

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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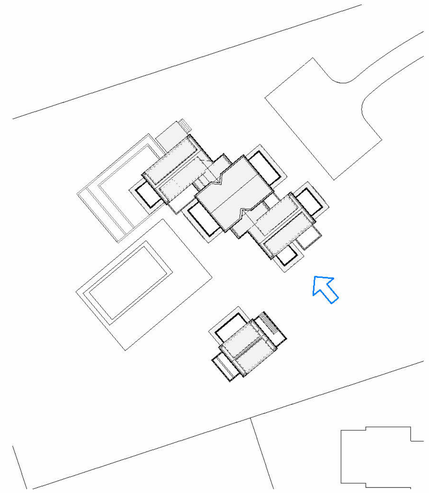
Original Submission





Current Submission



1 South - HDC
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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REED Forever LLC
4 Van Fleet
Main House
HDC5 South

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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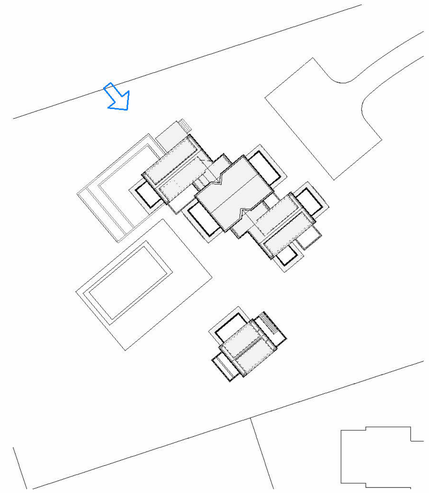
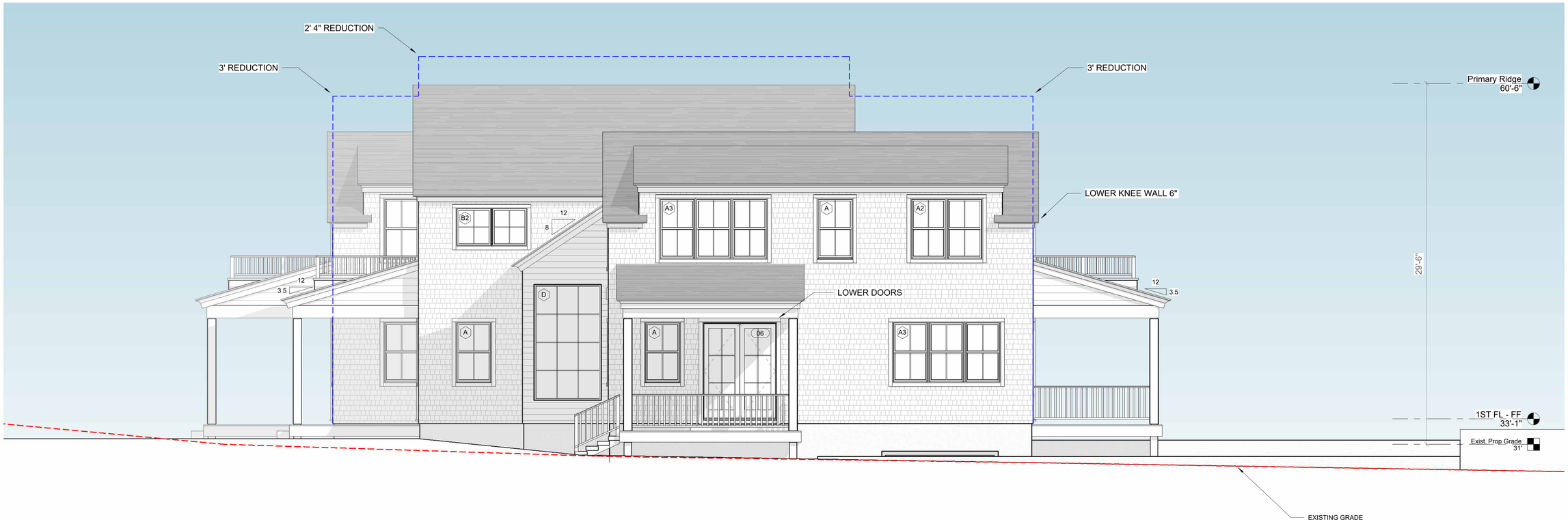
Original Submission





Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet
Main House
HDC7 North

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

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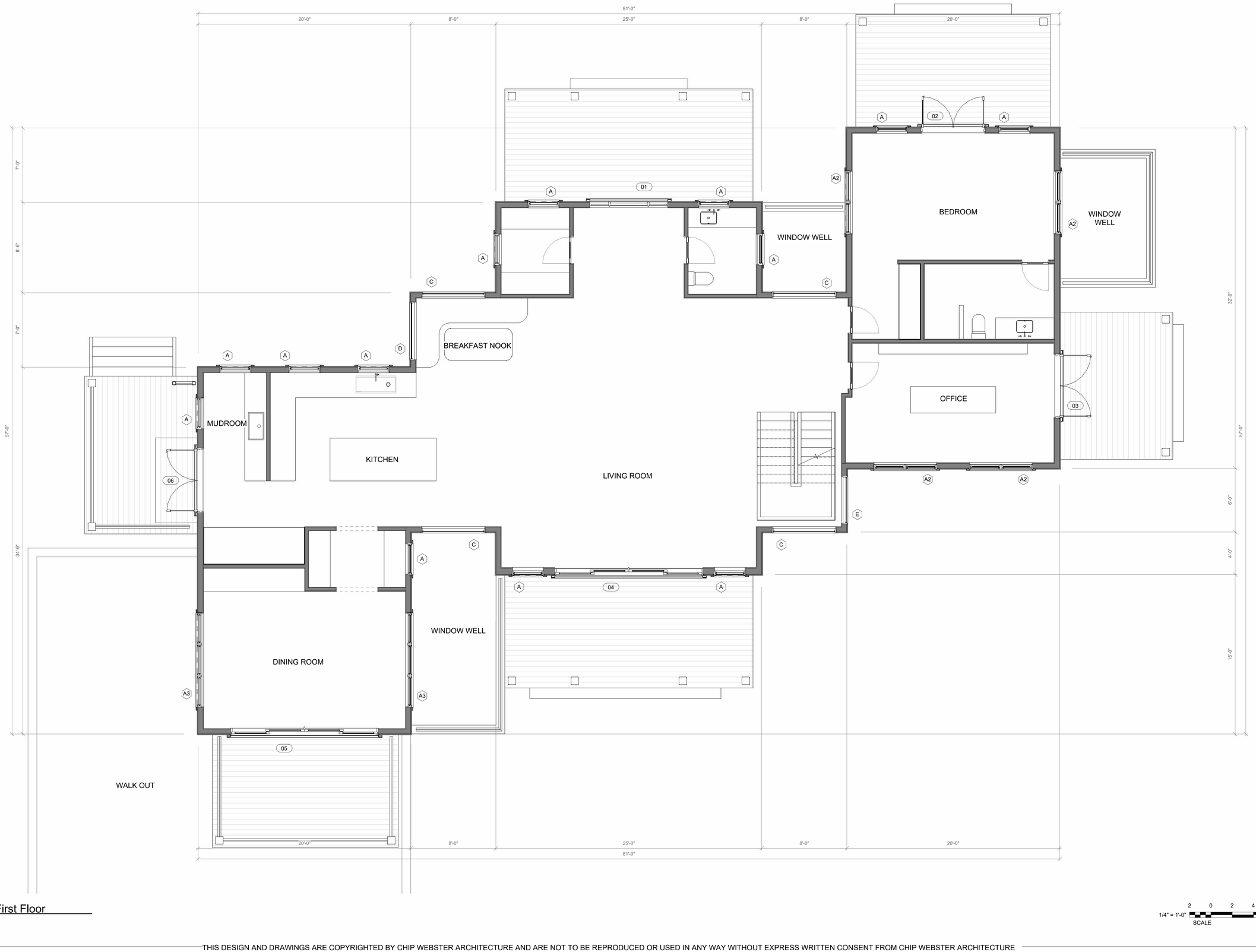

1 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

4/23/2025 9:18:59 PM

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

SD - NOT For Construction

REED Forever LLC
4 Van Fleet
Main House
HDC8 Floor 1

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC8

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1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

4/23/2025 9:19:02 PM

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SD - NOT For Construction

REED Forever 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

HDC9

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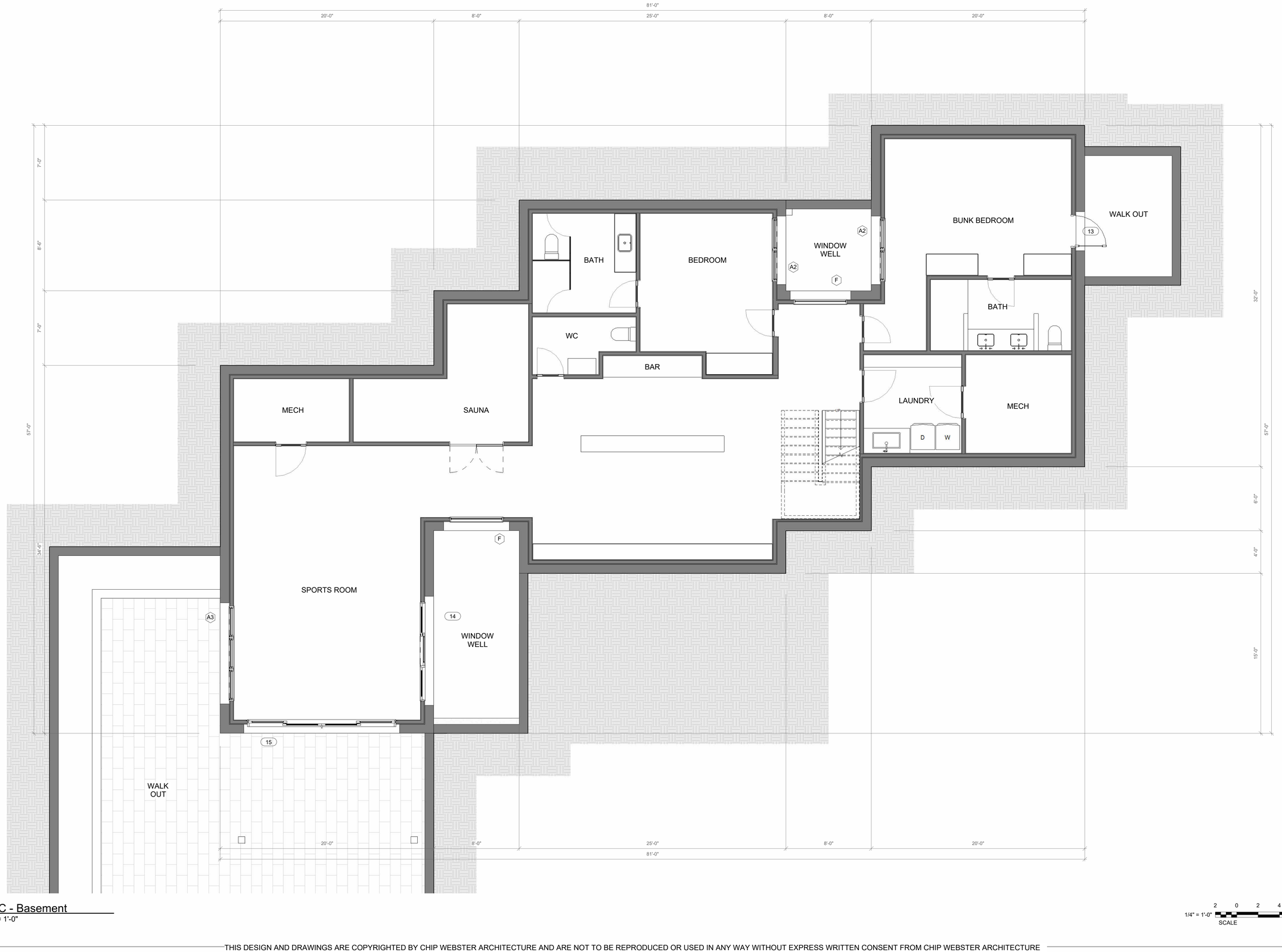

1 HDC - Basement
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC10

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SD - NOT For Construction

REED Forever 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

4/23/2025 9:19:04 PM

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ADDRESS: 4 Van Fleet Circle, Nantucket

DATE HEARD: April 15, 2025

SITTING BOARD: Stephen / Angus / Abbey / Constance / Carrie

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Lucas Velle _____ Date: April 25, 2025

REED Forever LLC

Guest House

4 Van Fleet Cl, Nantucket, MA

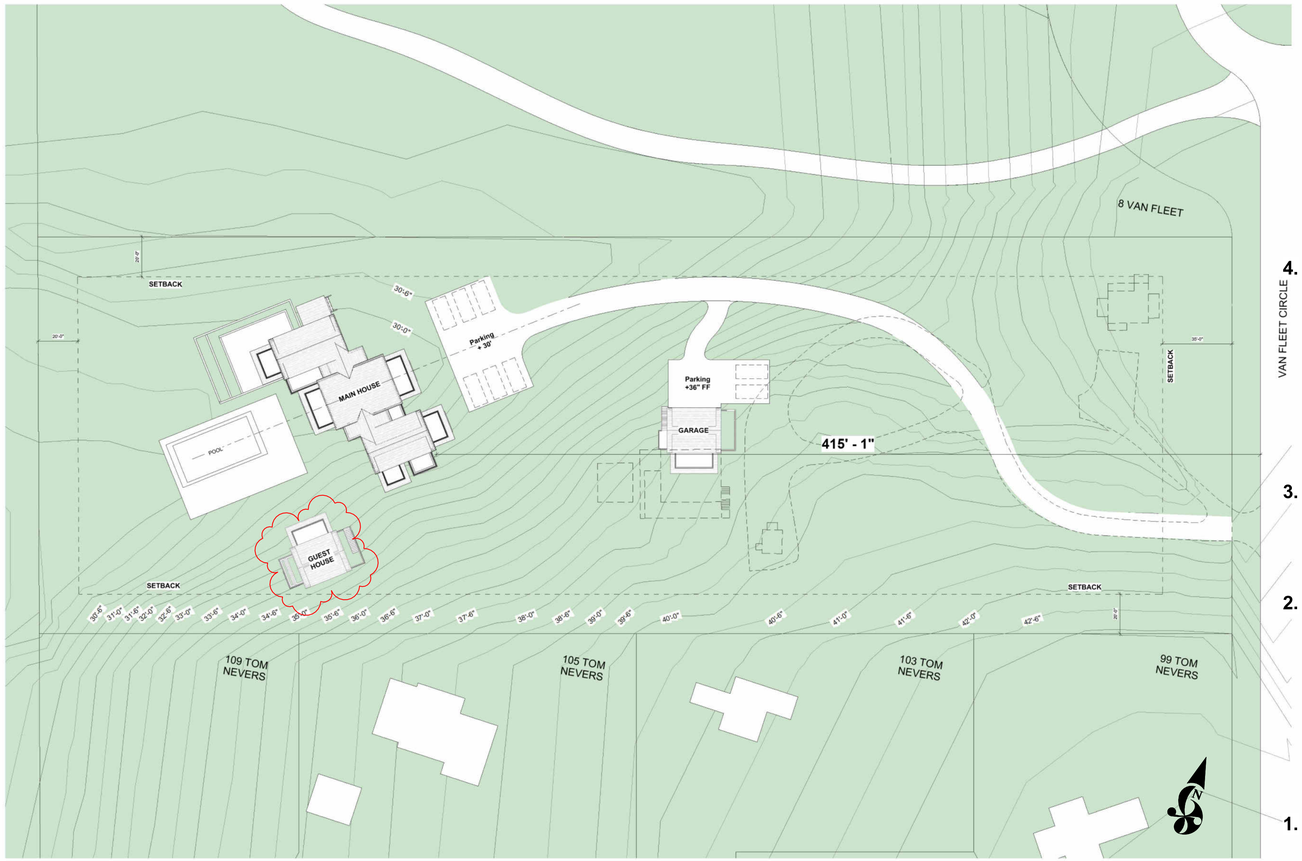


Ground Coverage Summary

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

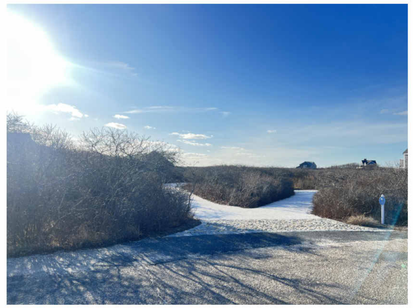




1. Turn on Van Fleet



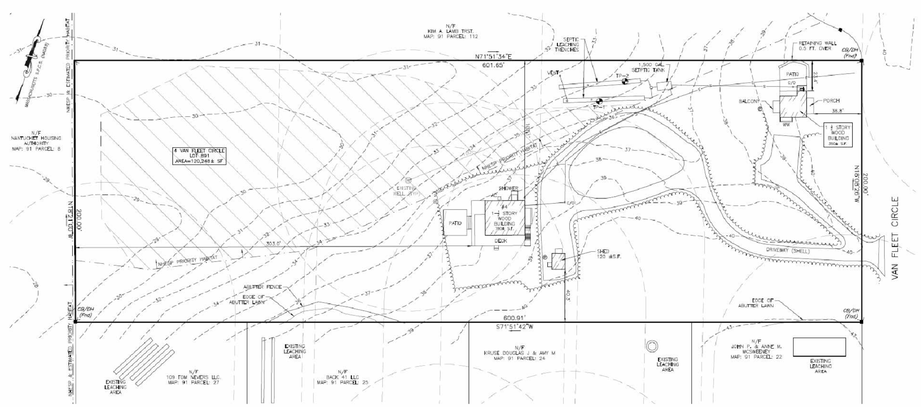
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



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SD - NOT For Construction

REED Forever 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

4/24/2025 9:28:17 AM

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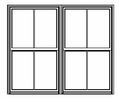
A



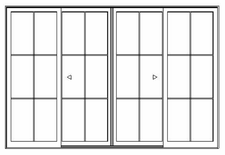
A2

Window Legend
1/4" = 1'-0"

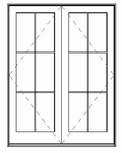
Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	4'-11 3/4"	2'-11 1/2"	Black	
A3	Marvin Windows and Doors	ELDH3660	4'-11 7/8"	8'-10 3/4"	Black	

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.



12080



6084

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Function**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	7'-11 1/2"	21'-9"	Black	Exterior	
02	Marvin Windows and Doors	CUOFD6080	7'-11 1/2"	6'-0 5/8"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD6080	7'-11 1/2"	6'-0 5/8"	Black	Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh wtih interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

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REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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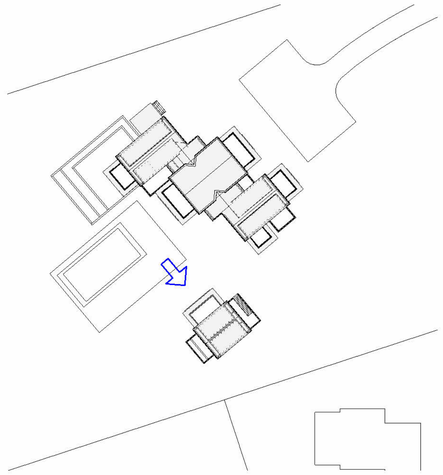
Original Submission

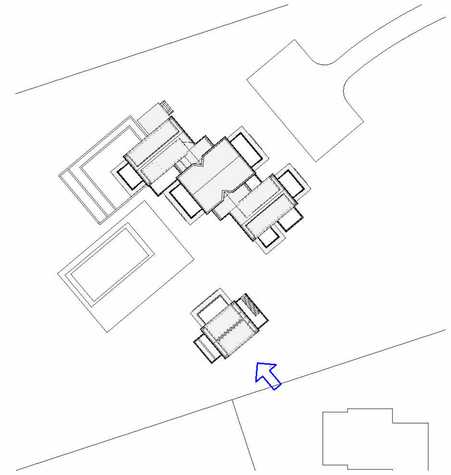




Site Plan

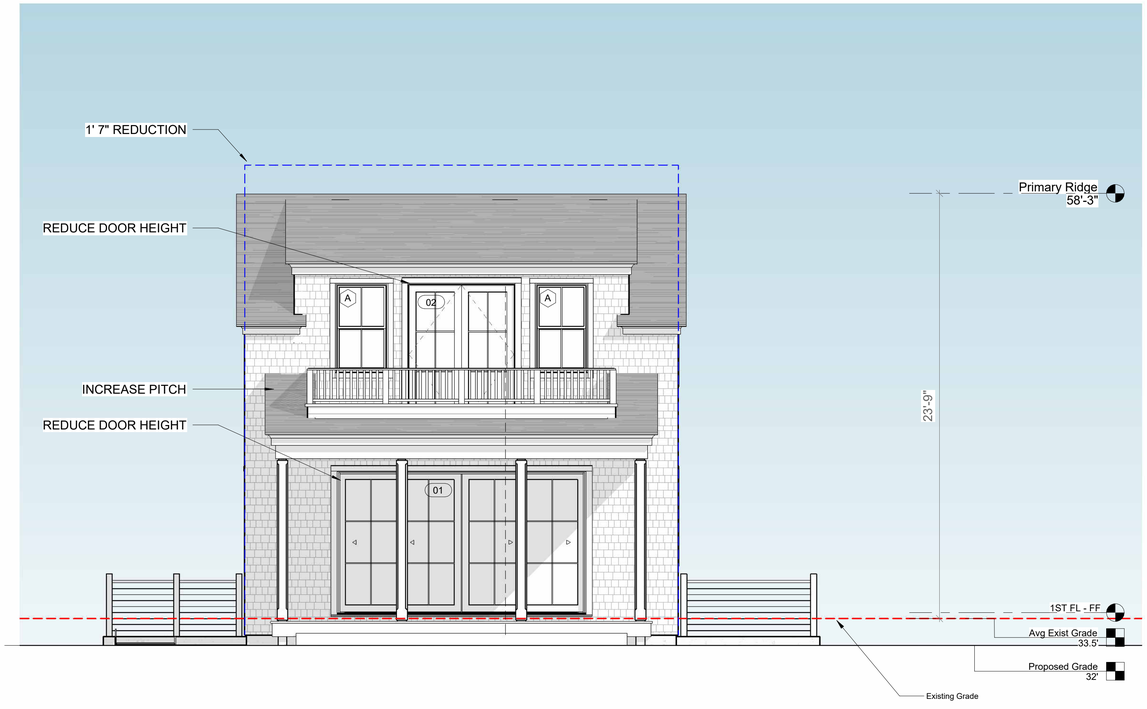
Original Submission





Site Plan

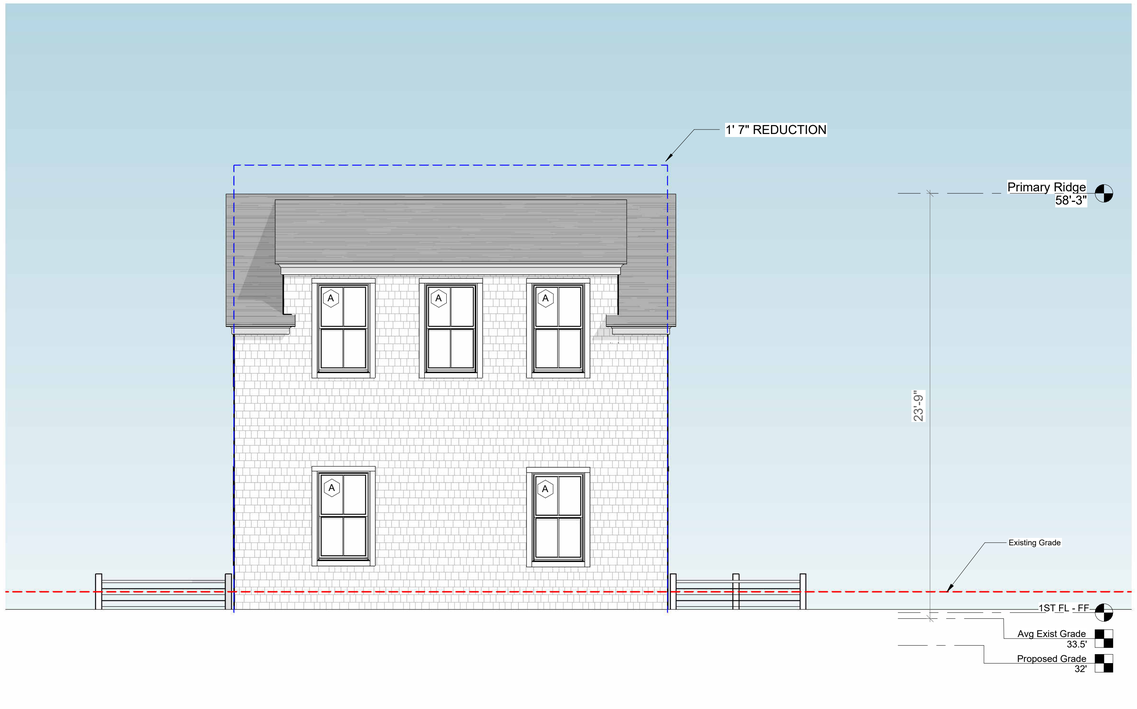
Current Submission



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

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SD - NOT For Construction

REED Forever 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

HDC3

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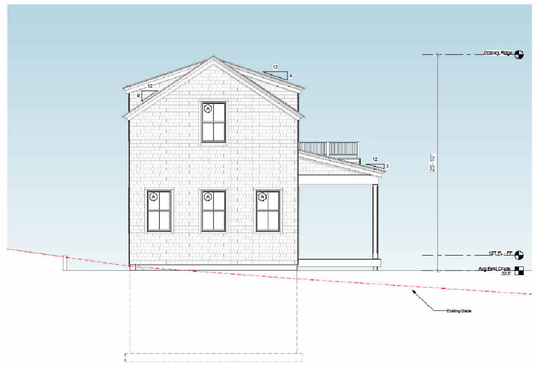
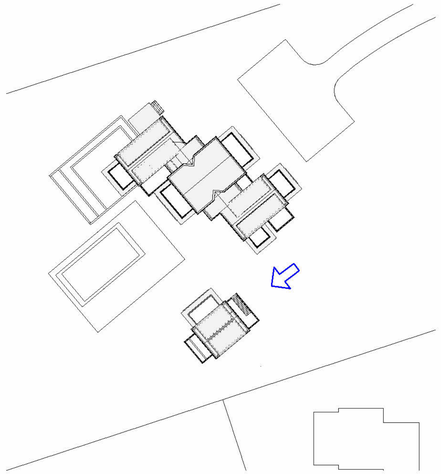
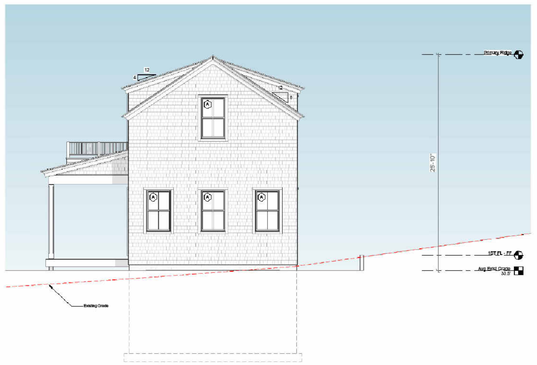
Original Submission

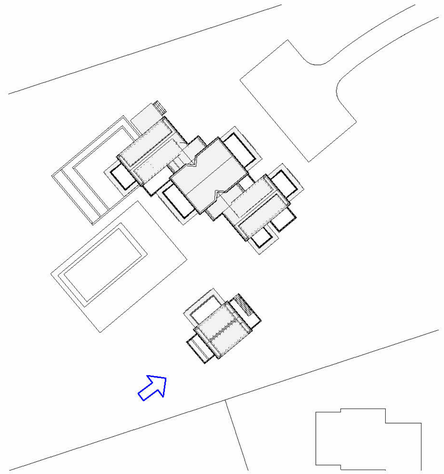




Site Plan

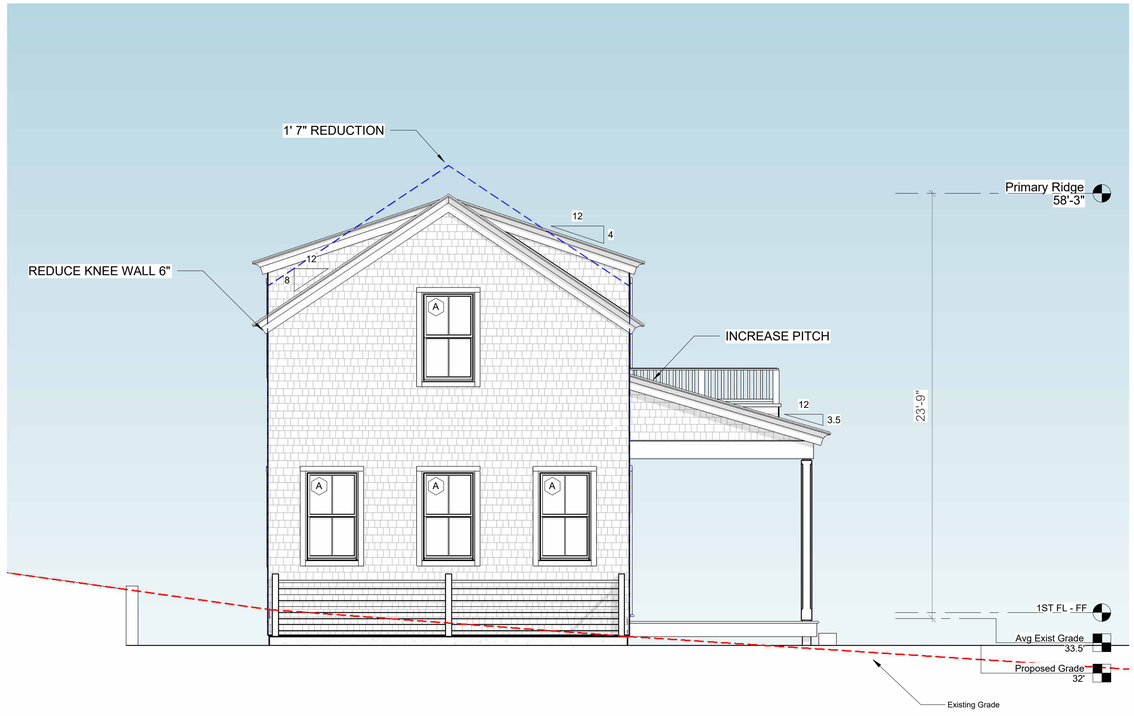
Original Submission





Site Plan

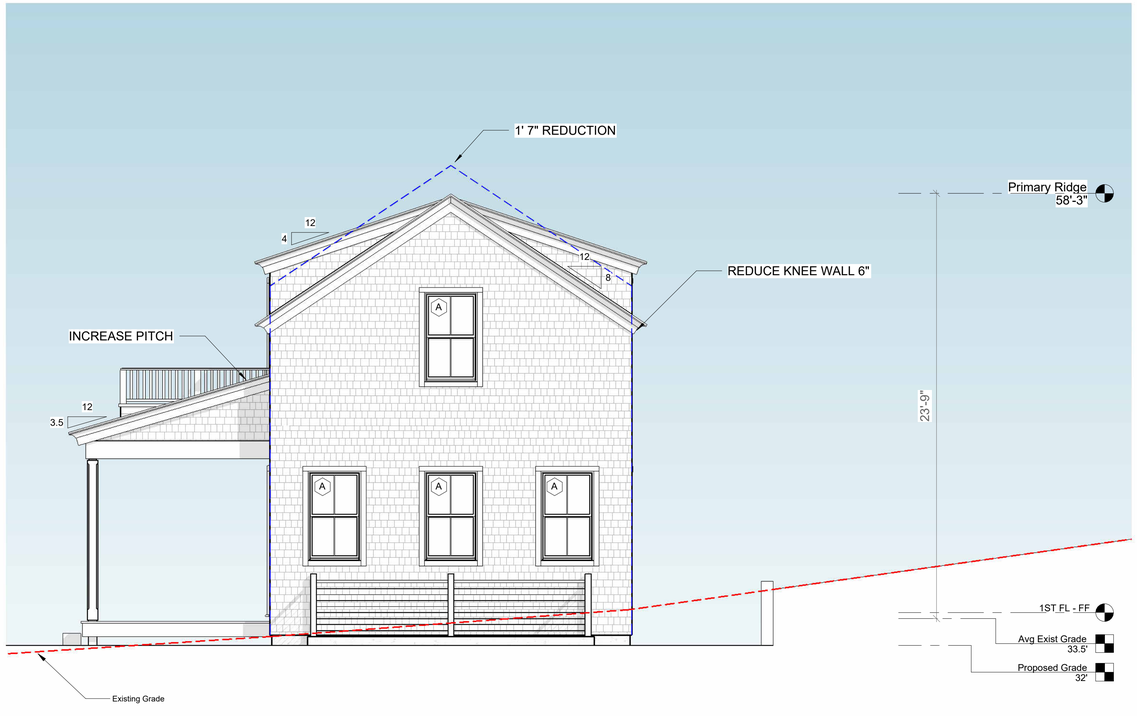
Current Submission



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

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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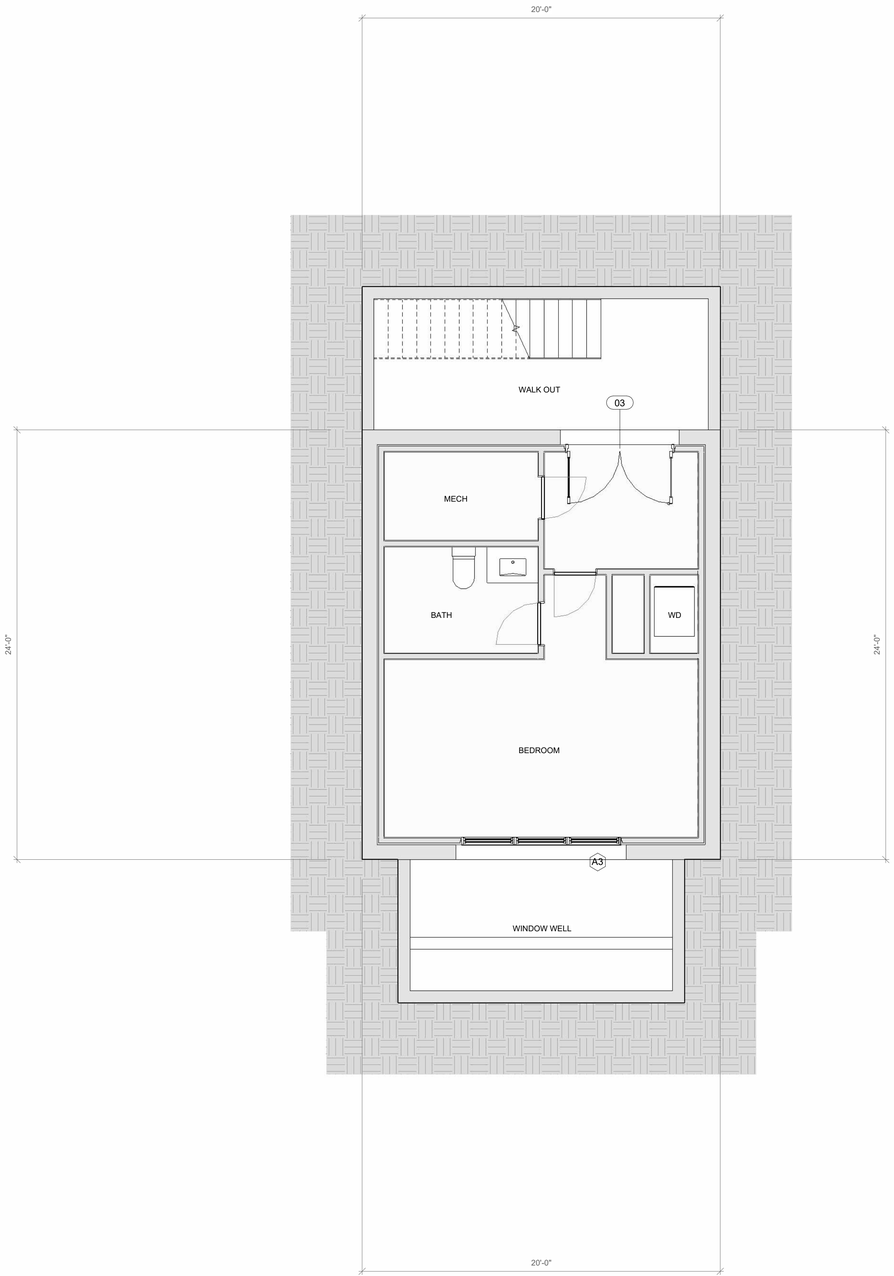
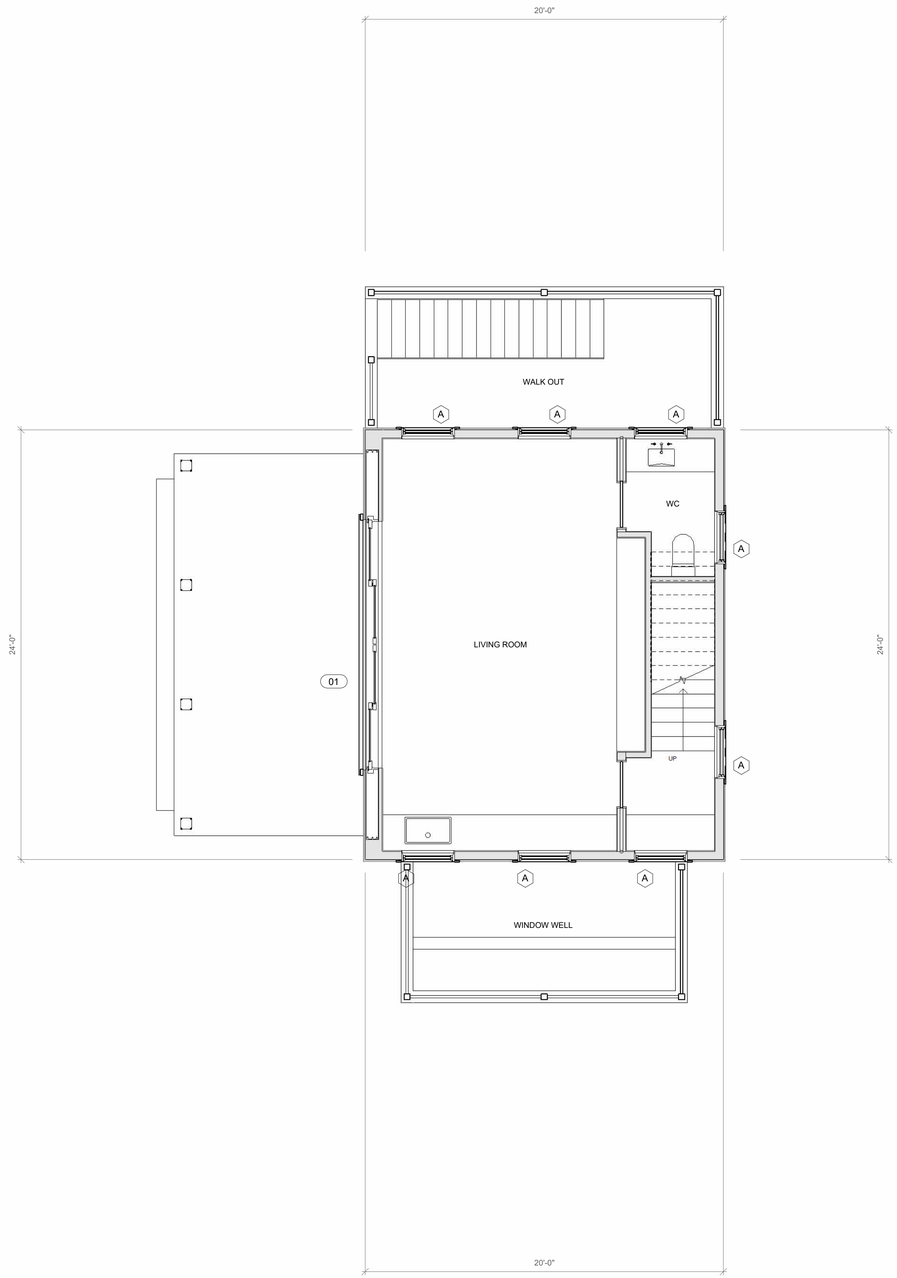


1 HDC - Basement Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - NOT For Construction

REED Forever 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

HDC5

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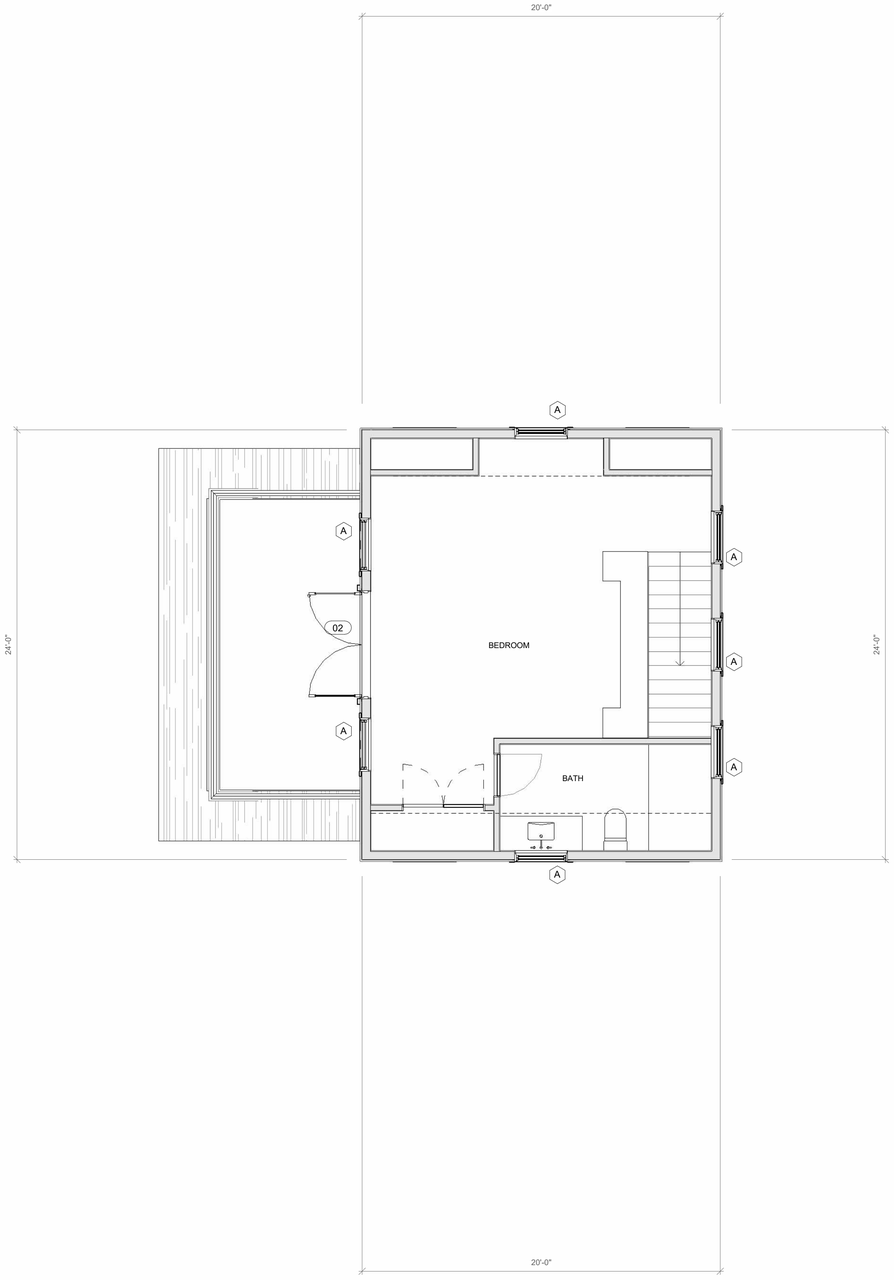
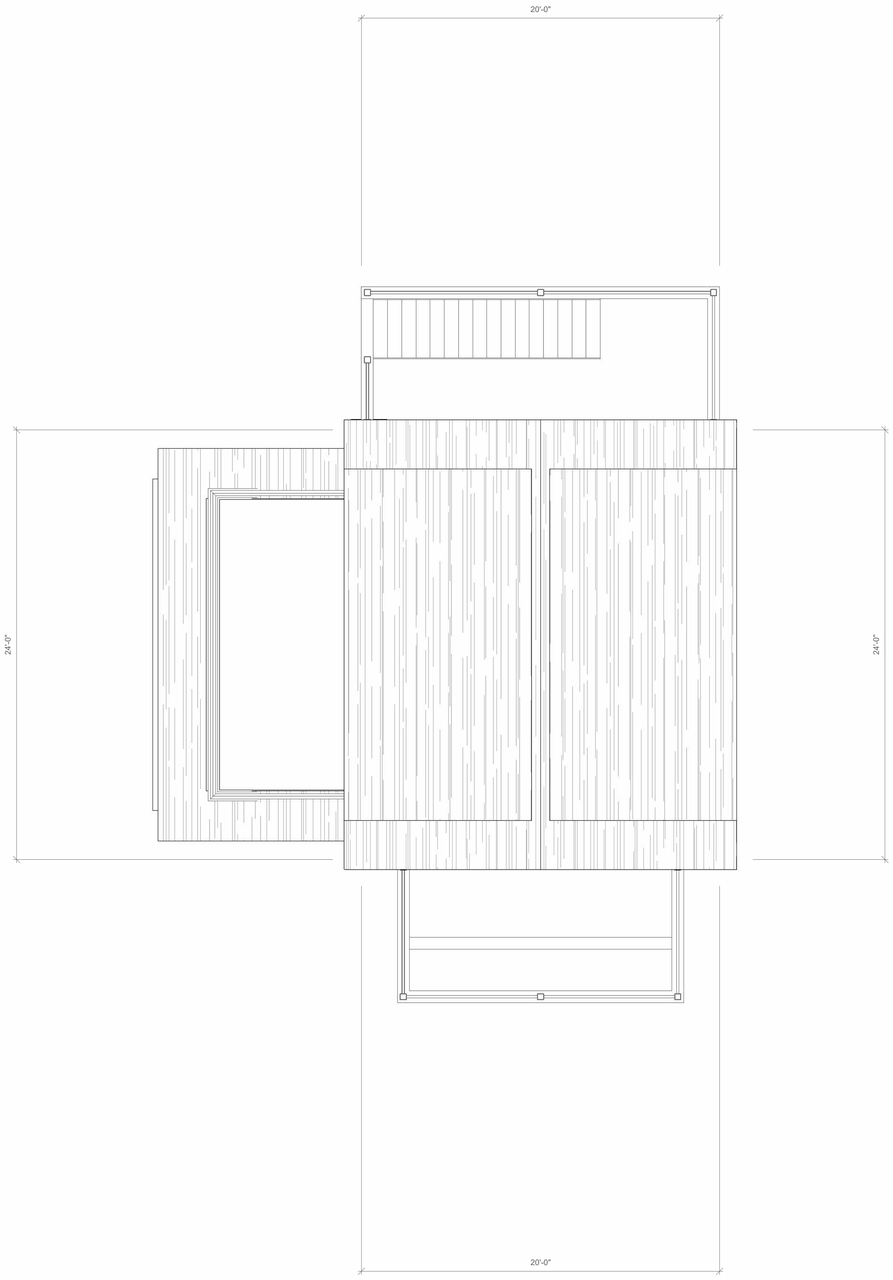


1 HDC - Second Floor
1/4" = 1'-0"



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET

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REED Forever 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

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HDC6

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ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 3/25/2025

Beach Bucket LLC / 14 Silver Street

Emeritus LTD

55.4.1 / 182

Alteration/Addition/Move On Site

Sitting Board: Camp, Oliver, MacLeod, Patten, Alt: Paul

Chair: Welch

Oliver: Existing Structure & Proposed Addition feel relative in size. Suggest pushing addition back on the site. Consider a Step down to distinguish ride heights.

Camp: Prefers original gable entrance roof form. Window in addition imposing. Agrees to pushing back the addition.

MacLeod: Suggests flipping masses.

Patten: In favor of the original gable entrance roof form and reducing the secondary massing by pushing back the addition.

Welch: Suggests flipping masses as Macleod suggests. Gable portico should remain. Overall top plate needs to come down. Suggests dropping the addition 8-12". Omit dormer facing existing structure.

Motion to Hold for Revisions (Patten)

Carries 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 182

Street & Number of Proposed Work: 14 Silver St.

Owner of record: Beach Bucket LLC

Mailing Address: 13 West Dover St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other New Foundation and Relocation of Existing Structure on Lot.

Size of Structure or Addition: Length: 21'-7" Sq. Footage 1st floor: 509 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-6" Sq. footage 2nd floor: 337 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" (+/-) South 8" (+/-) East 8" (+/-) West 8" (+/-)

Height of ridge above final finish grade: North 22'-9" (+/-) South 21'-2" (+/-) East 21'-0" (+/-) West 21'-2" (+/-)

Additional Remarks

Historic Name:

Original Date: Built before 1982 per Sanborn maps

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Relocate Structure on new foundation/Addition
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies ☐ Block ☐ Block Parged ☑ Brick (type) Red ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Metal Painted

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) N/A Corner boards 6" Frieze n/a

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed/Awning

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

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel 9 Light Rear 1 Panel 4 Lite Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - Grey

Trim White Sash White Doors White

Deck Natural Foundation Brick Fence _____ Shutters n/a

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

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

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11079
Location	14 SILVER ST
Owner	BEACH BUCKET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

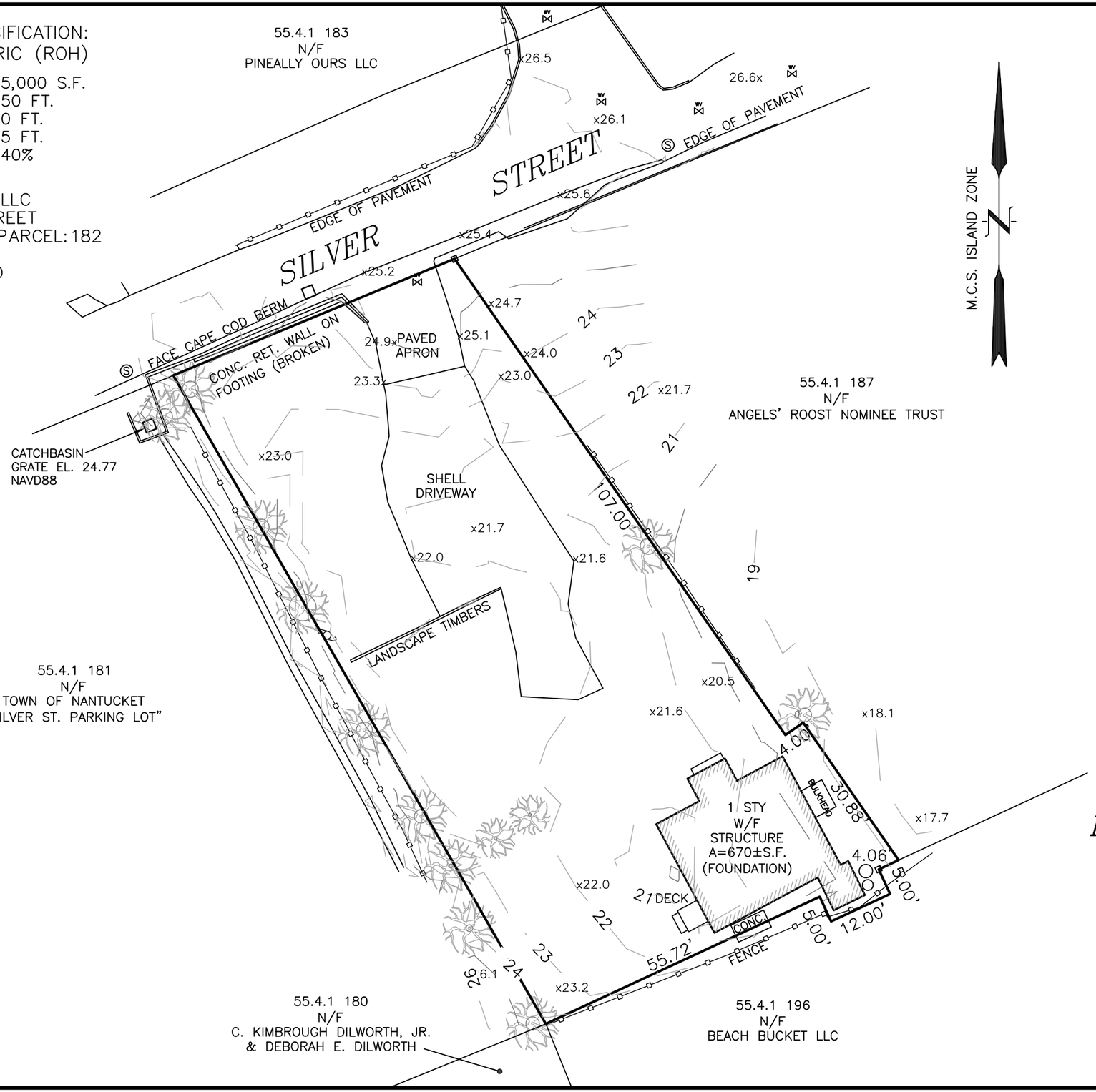
Geometry updated 10/16/2024
Data updated Jan. 2021

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

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

OWNER: BEACH BUCKET LLC
ADDRESS: 14 SILVER STREET
ASSESSOR MAP: 55.4.1 PARCEL: 182
BK: 1,952, PG: 275
NO RECORD PLAN FOUND



THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

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

PLAN OF LAND IN NANTUCKET, MA

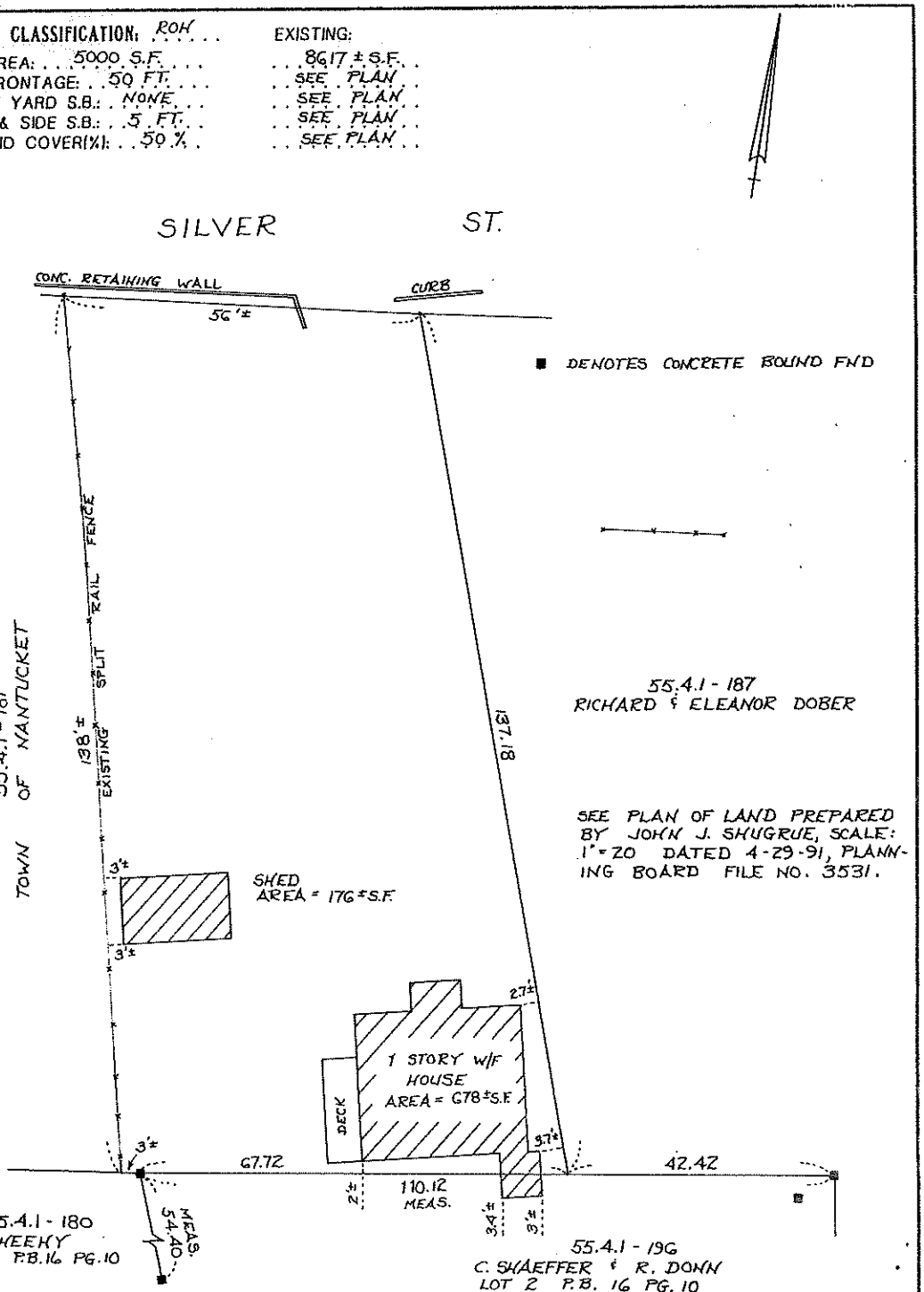
PREPARED FOR: BEACH BUCKET LLC

14 SILVER STREET
MAP 55.4.1 PARCEL 182

SEPTEMBER 10, 2024
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

ZONING CLASSIFICATION: ROH	EXISTING:
MIN. AREA: 5000 S.F.	8617 ± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	SEE PLAN
REAR & SIDE S.B.: 5 FT.	SEE PLAN
GROUND COVER(%): 50 %	SEE PLAN



TO: CITIBANK MORTGAGE, INC.

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: C, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 11 C, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986.

THIS PLOT PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

FBK:

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1": 20' DATE: OCT. 10, 1991

Owner: MARIE C. BLASI ET AL

Deed: BK. 177 PG. 180 Plan: NONE FOUND

Tax Map: 55.4.1 - 182 Locus: 14 SILVER ST.

HART-BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-5292

HB- 3074

C:\JOBS\HB\MPP

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
O c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 225
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: ~50'

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	O f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking
O m. scallop shanty	n. landscape features: _____	o. other: _____	

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

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-30-3
MAP/PARCEL#: 55 41-182

Recorded By: AEG Date: 11/88 Organization: HDC

IDENTIFICATION:

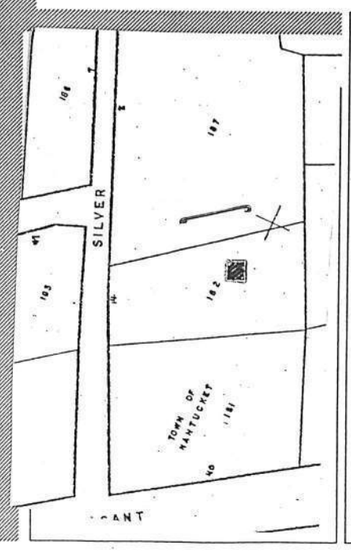
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Wheldon, Dianne T. + Blasi, Marie C.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1892 - Sanborn maps

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

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: not visible

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ✓ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: lean-to
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ✓ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

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

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls headed ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ✓ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
✓ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: in gent

26. NUMBER OF BAYS: ○ a. three ✓ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ✓ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ✓ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
✓ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ✓ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: before 1892 SOURCE: Sanborn maps.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

$17.95

The Architecture of Historic Nantucket

By Clay Lancaster

Introduction by James C. Massey
Director of the Department of Historic Properties,
The National Trust for Historic Preservation
Former Chief of the Historic American Buildings Survey, National Park Service

Nantucket Island, famous home port of the great, global whaling fleet of the 18th to mid-19th centuries, has been inhabited for some 9,000 years, and this book sketches its history, reviews the settlement and buildup of the migrant European culture, and concentrates on the ample array of architecture surviving from the last quarter of the 17th century onward. With the collapse of the market for whale oil around 1870, Nantucket lost the industry which provided its major source of wealth, and new building came to an abrupt standstill. As a result, the old town of Nantucket has remained more or less intact—one of the best preserved communities in the United States and a living architectural museum with about 800 buildings dating from before the time of the Civil War.

The book is divided into three major sections, each considering Nantucket from a different angle. Part One gives a history of the island, analyzes and discusses the various architectural styles, and points out significant existing examples. Part Two treats Nantucket Town street by street, and can be used as a walking tour guide. The streets are described historically and physically, each followed by notes on individual landmarks aligning it, including known facts concerning their period, builder, original architectural features and subsequent alterations. Part Three contains appendices classifying all of the historic buildings according to their styles and characteristics. This section also includes a comprehensive bibliography of relevant books, albums, photograph collections, and articles on Nantucket architecture; and there is a glossary of architectural terms.

Illustrations are an important feature of this book, consisting of maps, restoration perspective drawings and floor plans, recent photographs, and many charming vintage camera impressions newly printed from old glass-plate negatives.

This is one of the most comprehensive studies of the architecture of any concise cultural region in America and undoubtedly will serve as model for other similar studies in the future.

existence in 1799 by Isaac Coffin, Rose Lane runs from Centre Street along the north flank of the
h.

ıg
eved built as counting house for Paul West after 1815, when he became owner of 5 Liberty Street.
ory shingle, 3-bayed façade, 12/12-paned windows 1st story, 8/12-paned windows above. In 1940s
ed from site 100 feet or so to the east. (Charles P. Flanagan)

ane

ıker Road, connecting Milk and the extension of Vestal, Saratoga Lane takes the early nineteenth-
· Quaker Road, Saratoga Street, formerly called Grave Street. Saratoga Lane is hardly more than

eet

Charter and Mott Lane, School Street is one of the series later cut through the west range of the
ting Fair with Pine Street. Its name derives from the Benjamin Coffin house and school formerly
e street on Pine.[1] All six buildings listed below are shown on the 1833–34 Coffin map.

courtesy Charles Clark Coffin, great- great- great-grandson of the schoolmaster, Benjamin Coffin.

ngs
ginally typical Nantucket house. 2½-story shingle, ridge chimney, now has 3-bayed façade, pilas-
ed Greek Revival doorway, 6/6-paned windows. Modern porch.
er typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, doorway with
nsom, 6/6-paned windows.
-story clapboard front, shingle sides, 2 chimneys on west end, 3-bayed façade, pilastered Greek
vival doorway, 6/6-paned windows.
-story clapboard front, shingle sides, high brick basement, end chimneys, 5-bayed façade, center
r with transom, wood stoop, 6/6-paned windows.
e 18th-century type. 2½-story shingle, ridge chimney, center doorway flanked by 2 windows each
e, 3 windows 2nd story, 12/12-paned windows (modern).
e 18th-century or early 19th-century house with addition. 2½-story shingle, ridge chimney.
iginal house 3-bayed west section, 2 rooms deep; single room attached east end, making 5-bayed
ade with center doorway, 12/12-paned windows (modern).

t

portant street than at present, in the eighteenth century, according to the Isaac Coffin survey,
ward to the lighthouse on Brant Point. On the William Coffin map of 1833-34, Sea Street is
rt stretch off North Water, terminating against a house facing north on a court branching inland
ch Street. The house burned in the Great Fire of 1846, and Sea Street was lengthened to South
ually a continuation of Step Lane, which ascends the bank to Centre Street.

Silver Street

The Silver Street listed in the Isaac Coffin 1799 survey is what now is Copper Lane, connecting Milk and Quaker Road. The present Silver Street must have come into existence soon afterward to connect the dangling end of Pine with Pleasant and Orange. Throughout most of the nineteenth century, Nantucket had two Silver streets, or until the name of the other was changed to Copper.

Historic Buildings

4 Greek Revival period. 1¾-story clapboard front, shingle sides, rock foundations, 3-bayed gabled façade, pilastered doorway, later 2/1-paned windows.

7 Built *ca.* 1820. 1¾-story shingle on brick basement full story above ground in front, ridge chimney, 3-bayed façade, late 19th-century 2/2-paned windows.

8 Shingled building, built before 1834 as barn. Converted into modern residence.

14 Lean-to house. 1¾-story shingle, ridge chimney (new), 5-bayed façade, center door with enclosed entrance pent, much later 2/2-paned windows.

South Beach Street

South Beach Street dates from the early part of the nineteenth century and is shown on the William Coffin 1833–34 maps as North Beach, the present North Beach similarly designated. Perhaps the broken, unlabeled continuation below Broad was meant to be called South Beach. Today's South Beach is east of North Water and connects Broad to Easton Street.

Historic Buildings

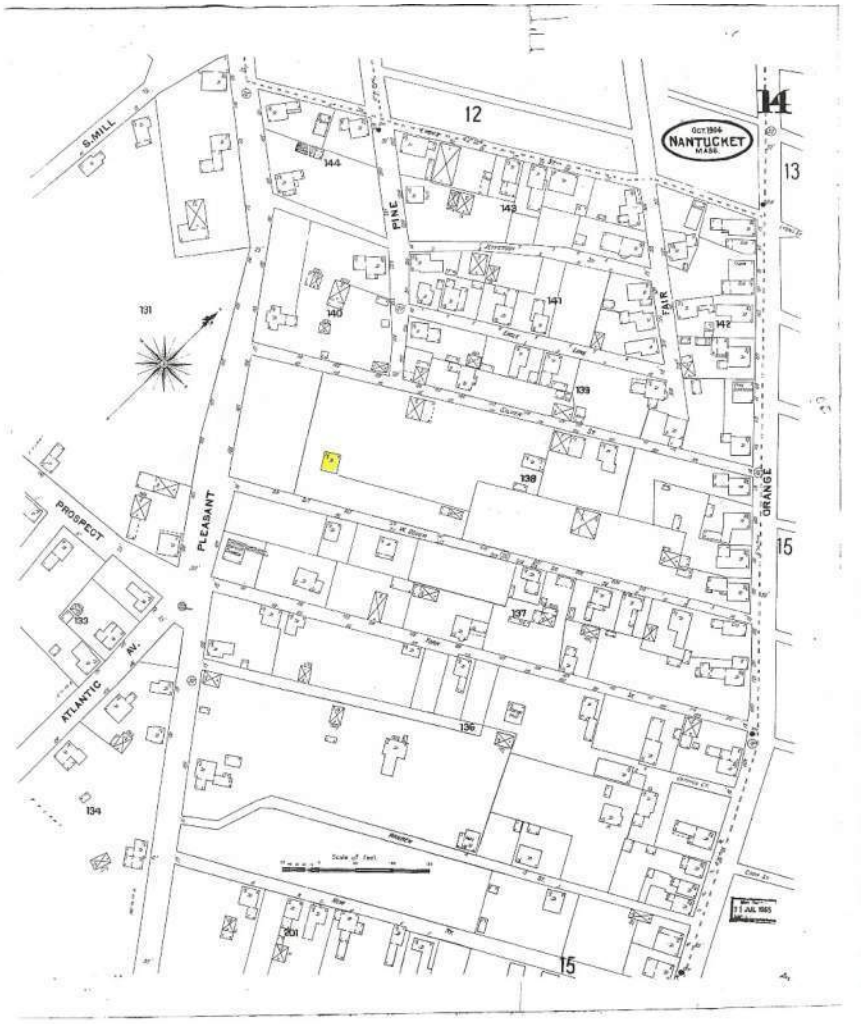
2 Moved from northeast corner Broad and North Water in 1920s, main block of house faces south. 2½-story clapboard, presumably had 2 ridge chimneys, 5-bayed façade, Greek Revival doorway with sidelights and distyle portico (columns modern), 6/6-paned windows. Later addition fronting on South Beach Street.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

South Mill Street

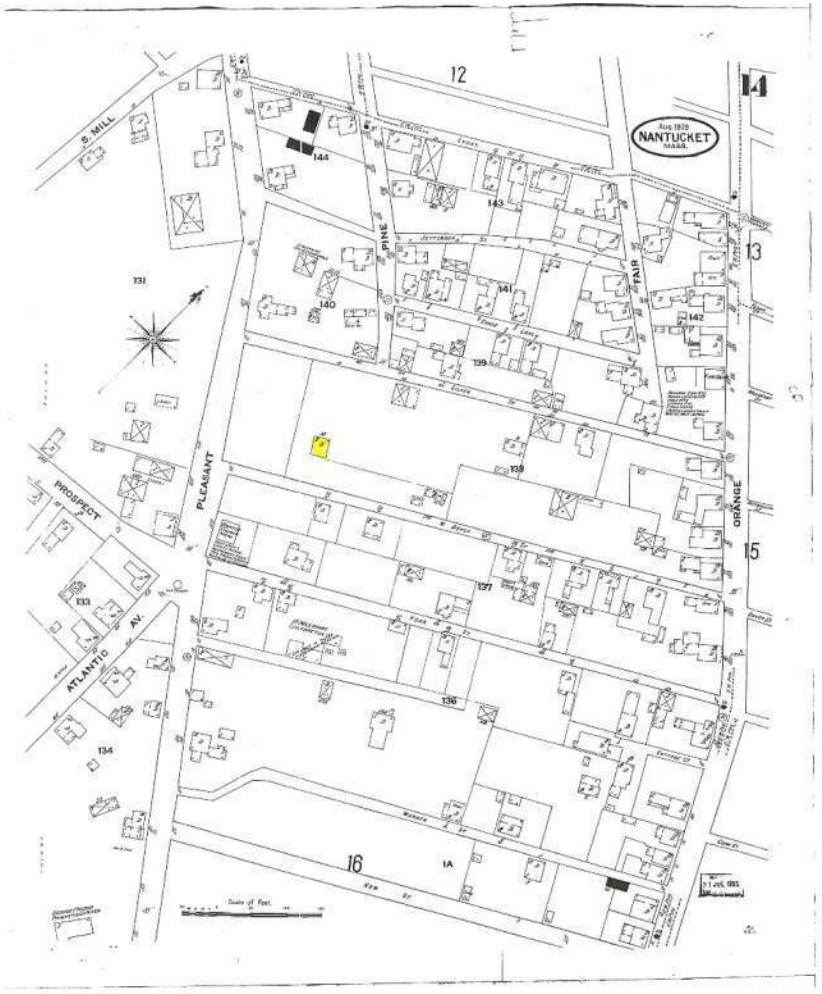
South Mill bears southwest from Pleasant Street across from and a little above the end of Lyon Street. It begins to the rear of the Stephen Chase house and extends to the old mill, at the junction of Prospect and South Prospect streets, both structures built about 1746. South Mill Street dates from this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

Historic Building

X WINDMILL, built 1746 by Nathan Wilbur. Shingled octagonal battered form on rock foundations. Said to have been constructed of timbers of wrecked ships. Lone survivor of 5 windmills serving Nantucket Town, easternmost of 4 on Popsquatchett Hills. Purchased by Caroline French in 1897 and presented to Nantucket Historical Association. Subsequently repaired in 1913–14, 1935–36, 1949–50, and 1952 (after main shaft and 4 vanes destroyed). Still occasionally used for grinding corn. Museum open to public. (E. A. Stackpole, *Rambling,* pp. 63–64, illus. p. 65; *Proceedings,* 1940, p. 20, illus. facing p. 20; *Historic Nantucket,* July 1953, p. 59; *ibid.,* Oct. 1970, pp. 12–15; G. A. Fowlkes, *Mirror of Nantucket,* p. 119; H. Morrison, *Early American Architecture,* photo p. 93; E. U. Crosby, *Ninety Five Per Cent,* photo p. 116; A. E. Poor, *Colonial Architecture,* pl. 54; *H. A. B. S.* #141)



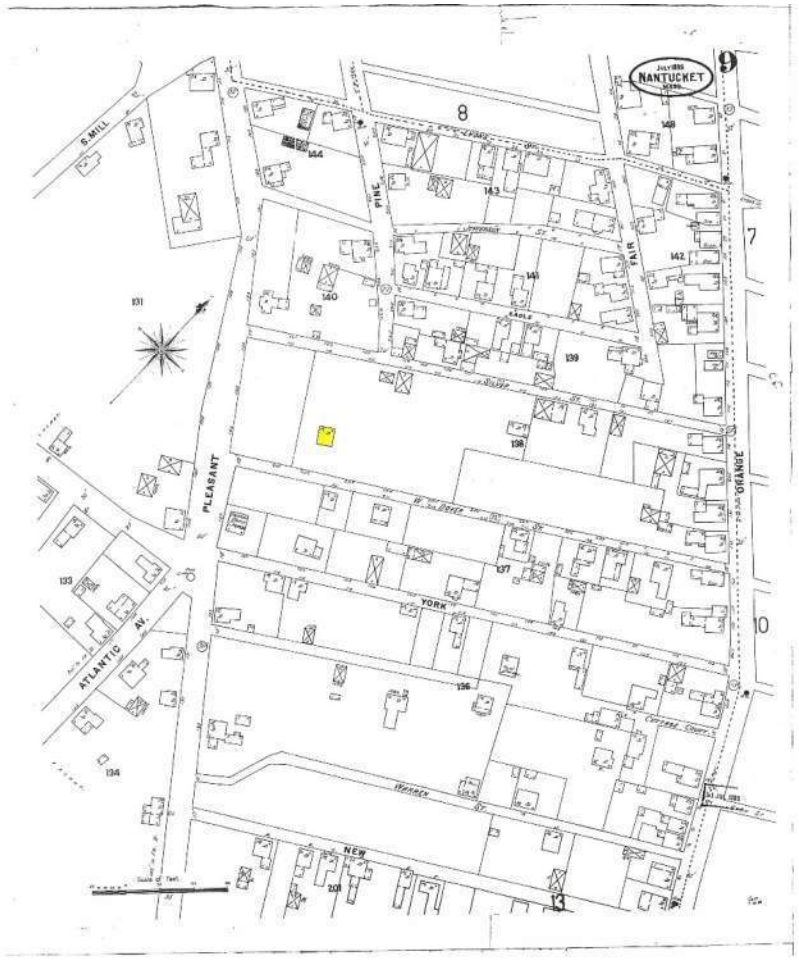
Sanborn Map 1904



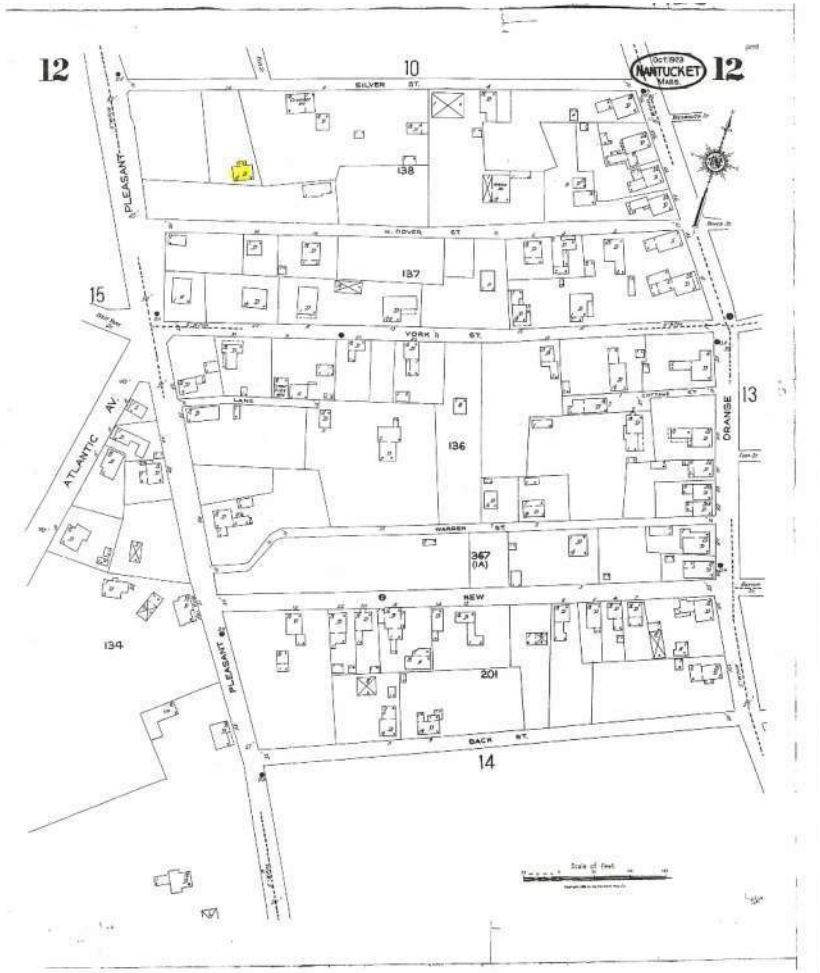
Sanborn Map 1909



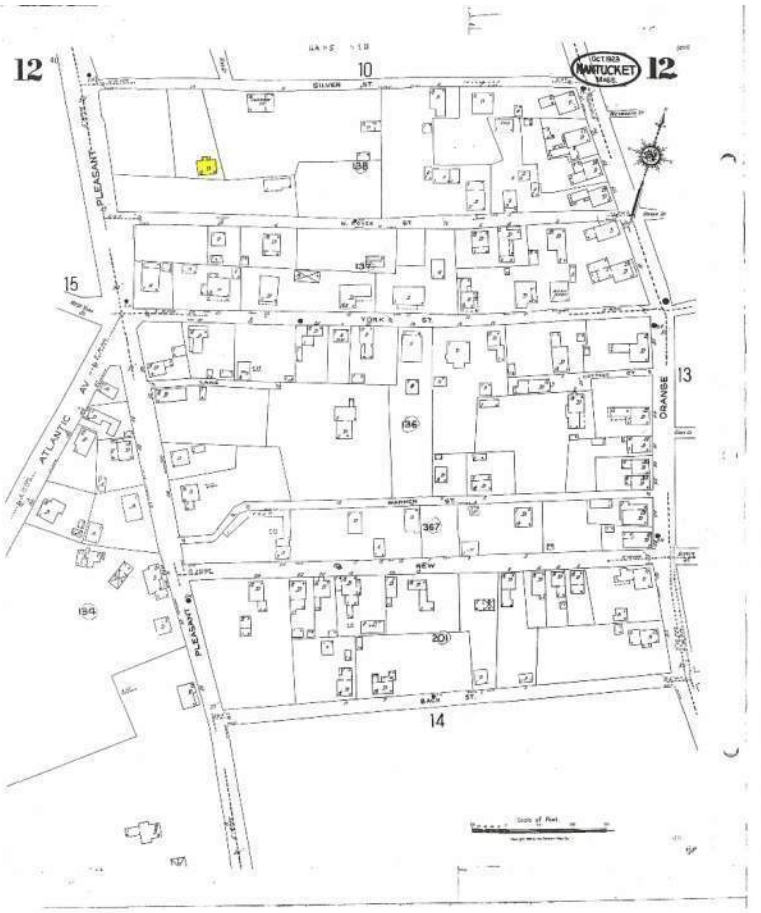
Sanborn Map 1892



Sanborn Map 1898



Sanborn Map 1923



Sanborn Map 1923-1949



View Facing North

14 Silver Street
Nantucket, MA 02554

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View Facing East

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing South

14 Silver Street
Nantucket, MA 02554

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View Facing West

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing Northwest

14 Silver Street
Nantucket, MA 02554

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14 Silver Street
Nantucket, MA 02554
HDC Submission

Zoning Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT

Neighborhood Context Photographs

emeritus
8 Williams Lane
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14 Silver Street

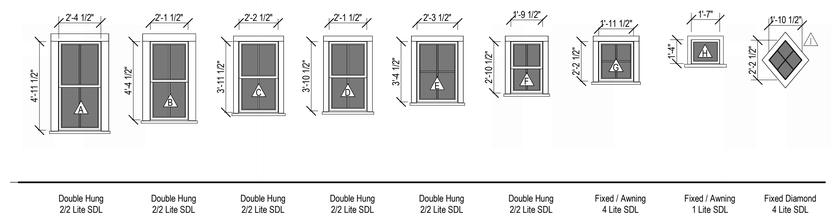
Nantucket, MA 02554

04.24.25

HDC Submission

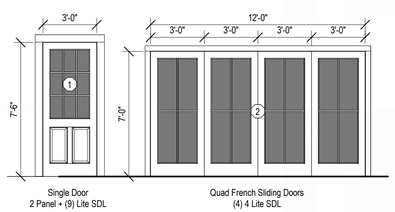


Locus Map



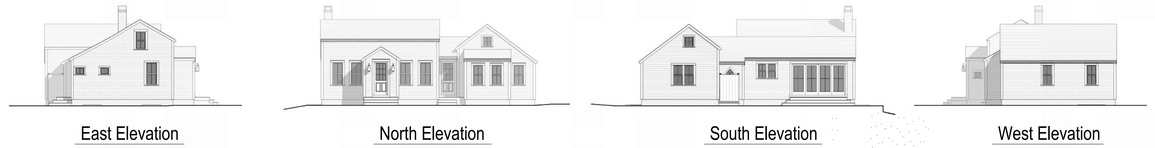
Window Legend

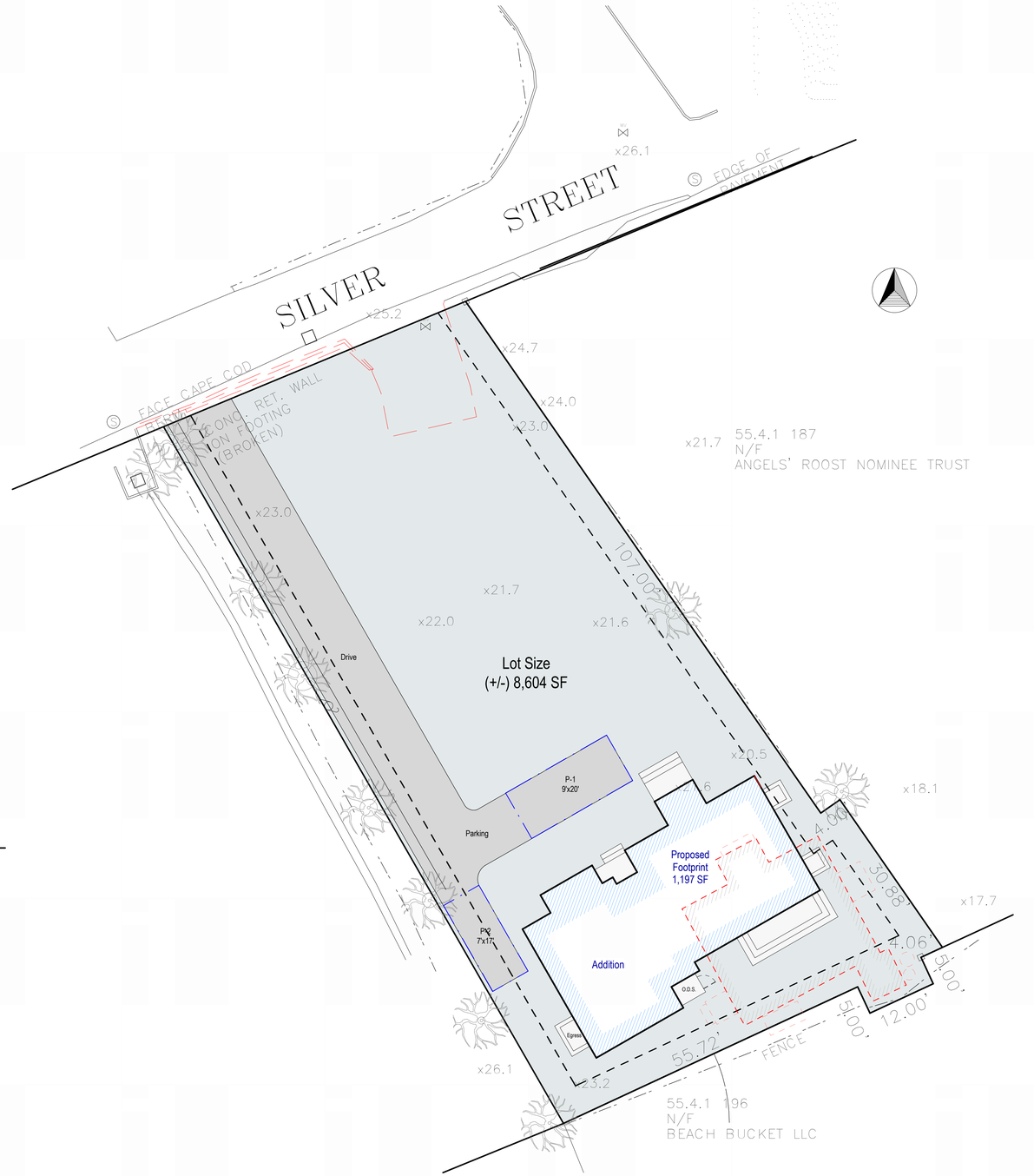
1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

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Site Information

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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.4.1 Perspective Views

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Cover Sheet

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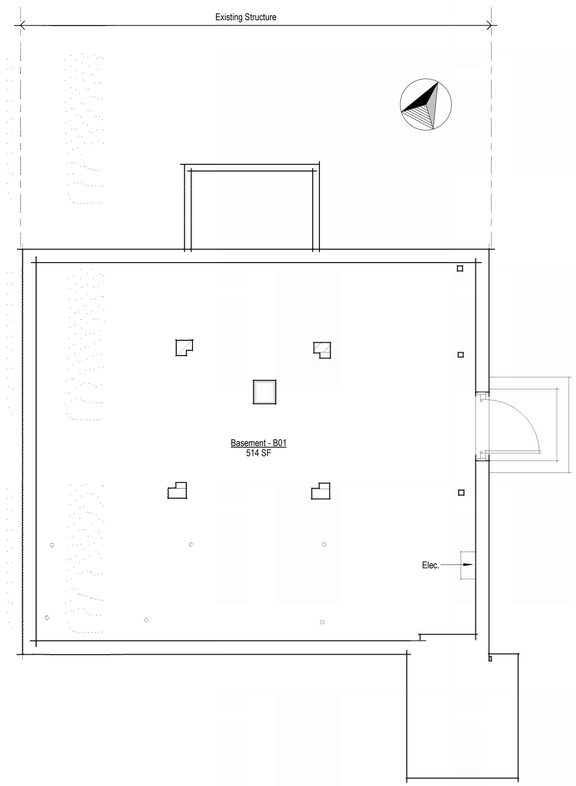
A.0.1

2431

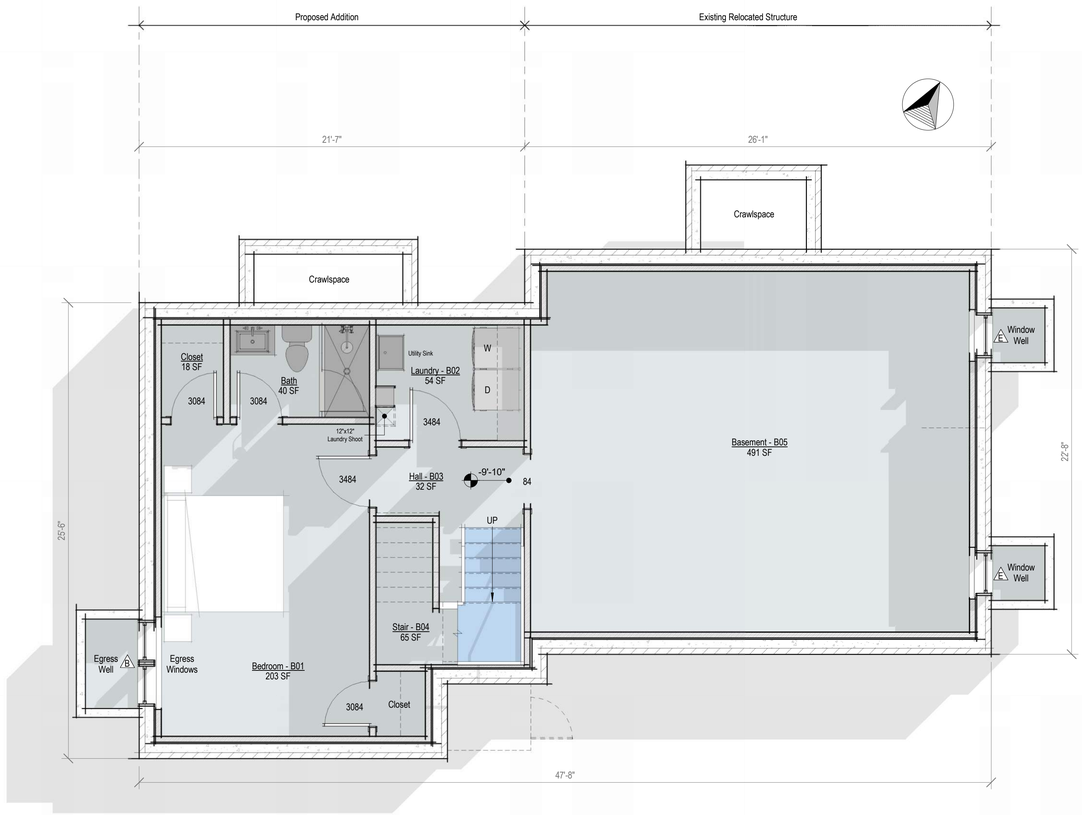
04.24.25

HDC Submission



Basement Plan - Existing

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"

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Basement Plans

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A.1.0

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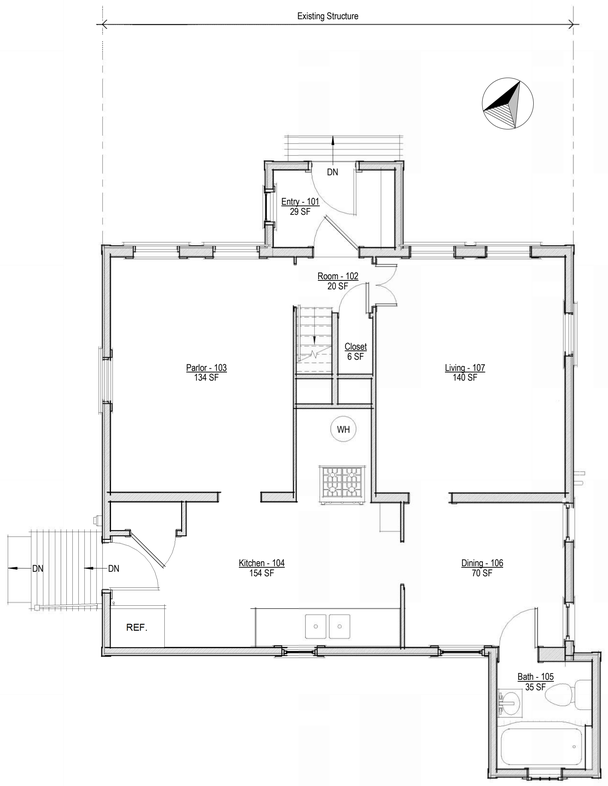
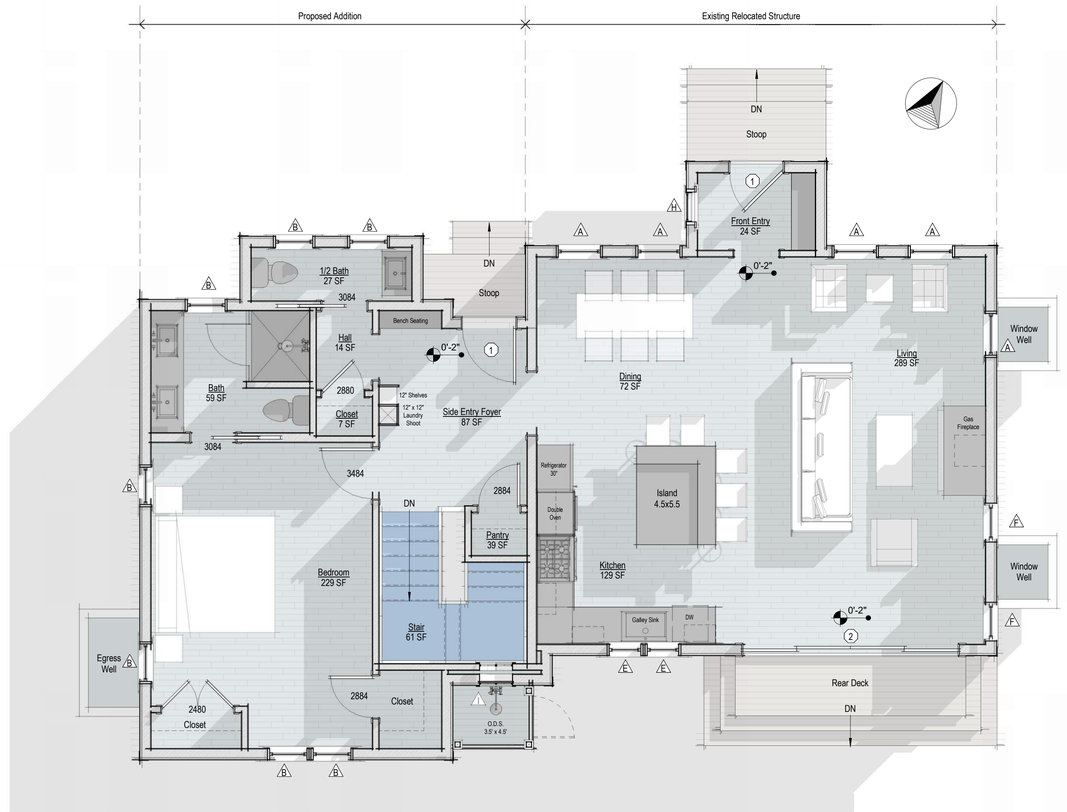
HDC Submission



First Floor Plan - Existing

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

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First Floor Plans

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A.1.1

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04.24.25

HDC Submission



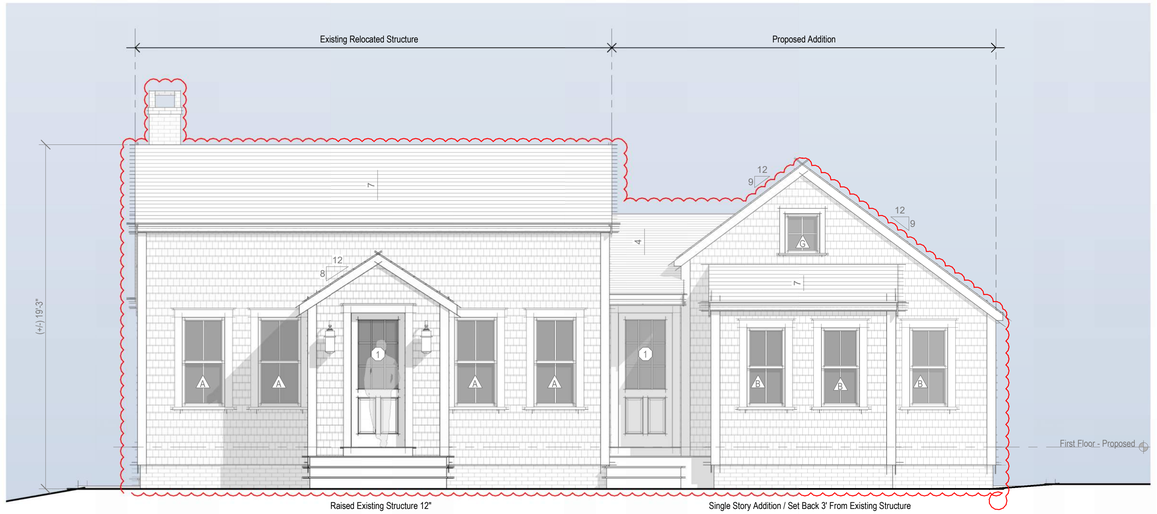
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



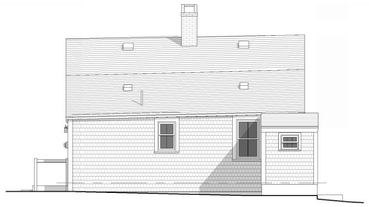
North Elevation - Proposed

1/4" = 1'-0"



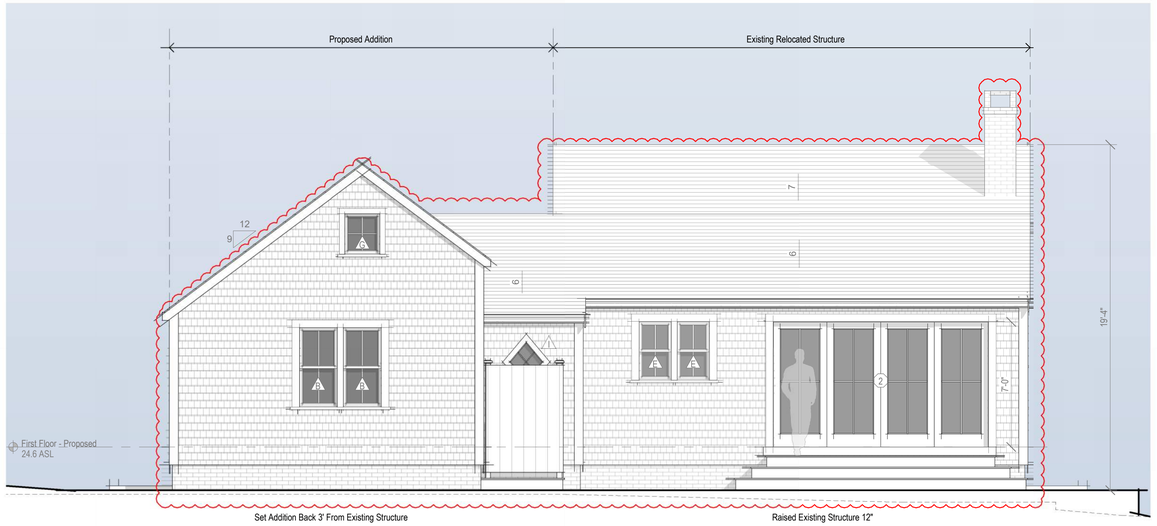
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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Site Information

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Exterior Elevations

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A.2.1

2431

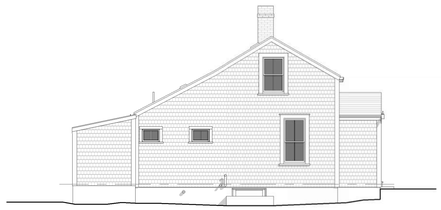
04.24.25

HDC Submission



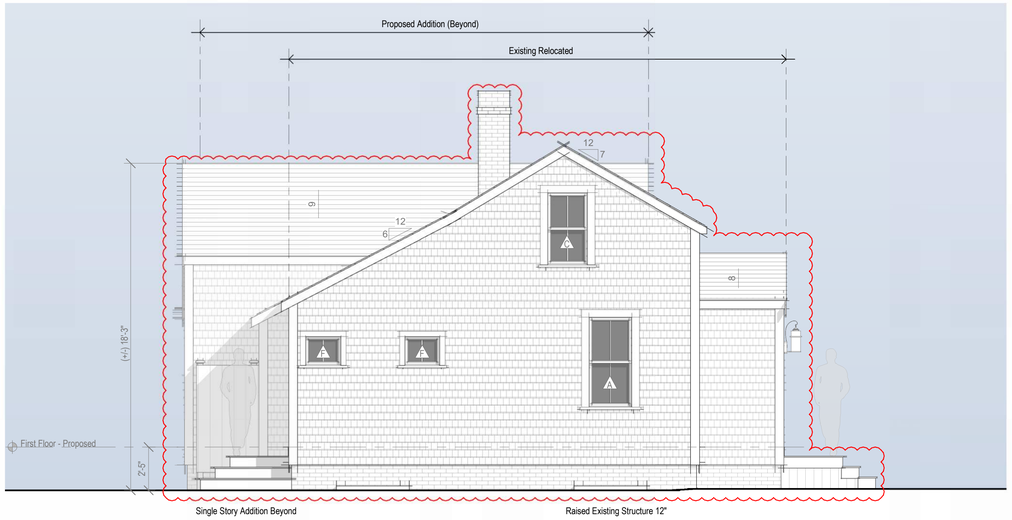
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



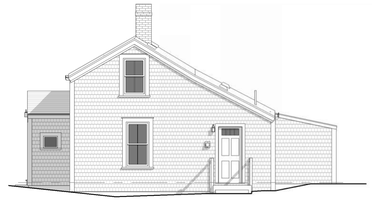
East Elevation - Proposed

1/4" = 1'-0"



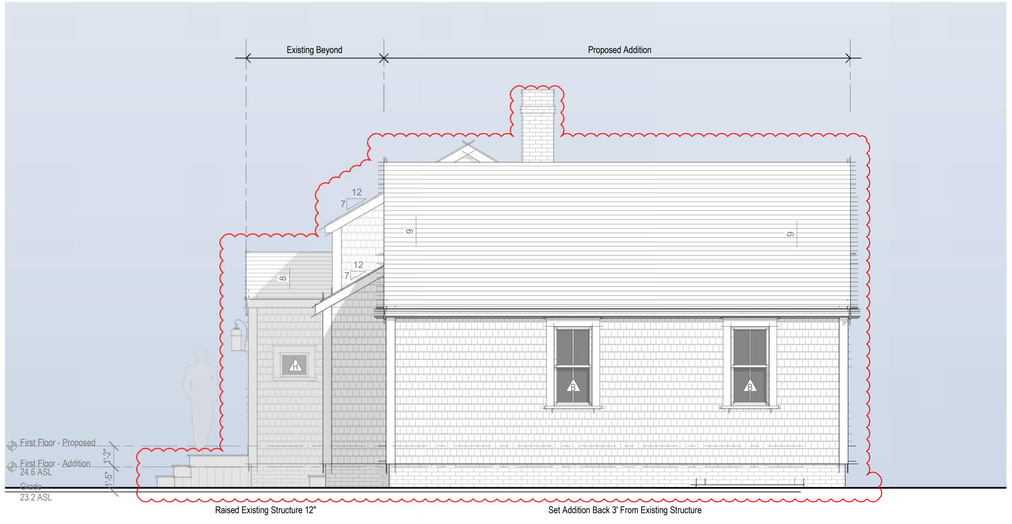
West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

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A.2.2

2431

04.24.25

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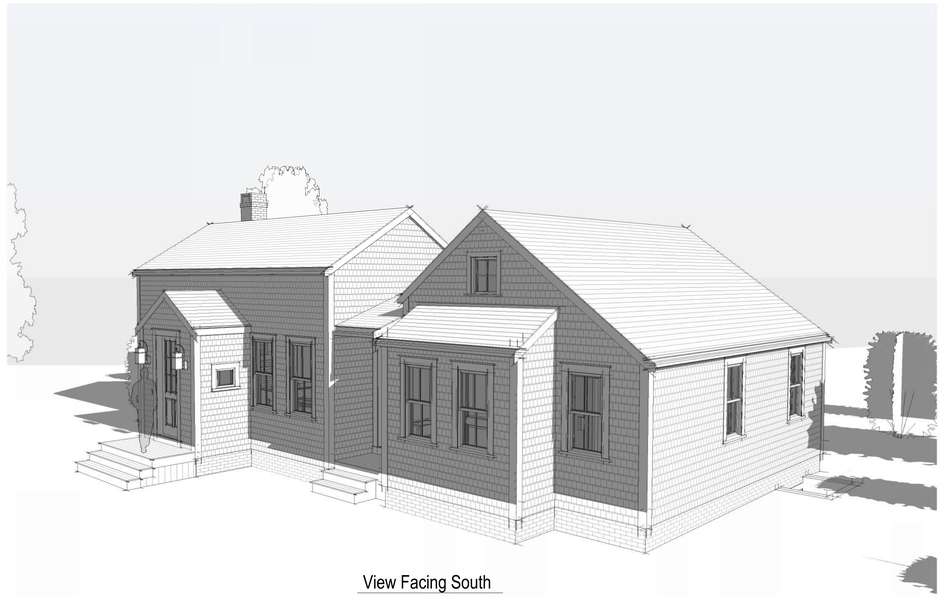

View Facing South



View Facing Southeast



View Facing Southwest

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A.4.1

2431

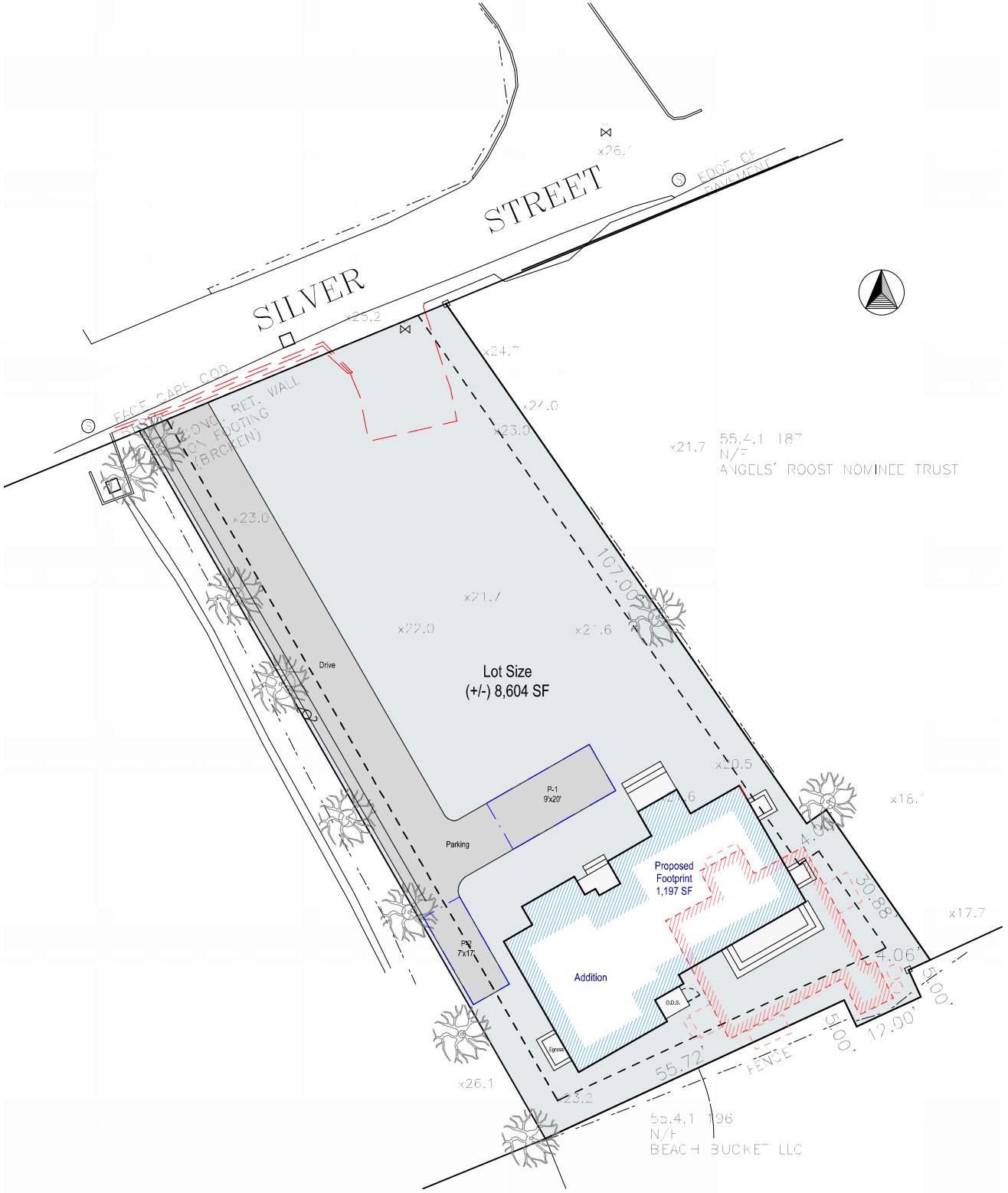
14 Silver Street

Nantucket, MA 02554



Locus Map

04.24.25



Site Plan

3/32" = 1'-0"



East Elevation



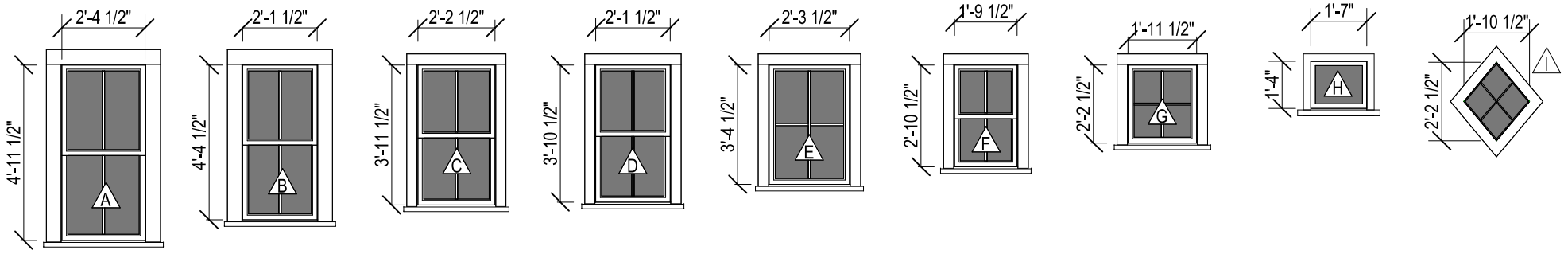
North Elevation



South Elevation



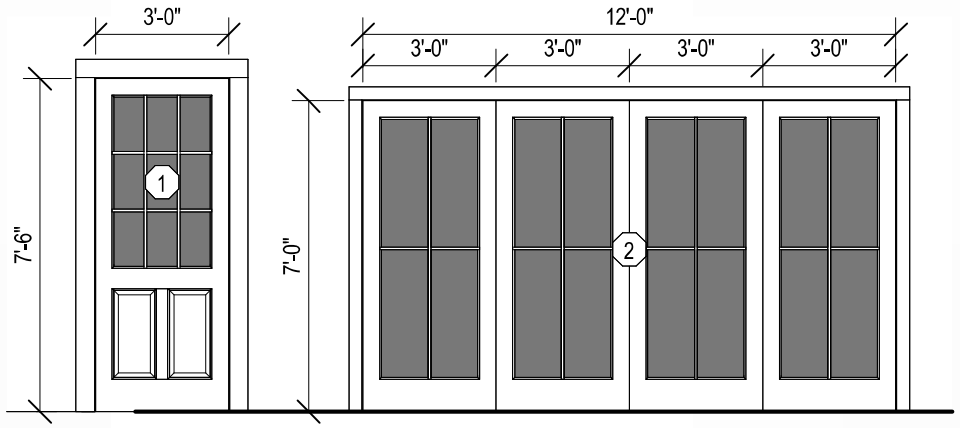
West Elevation



Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Fixed / Awning 4 Lite SDL	Fixed / Awning 1 Lite SDL	Fixed Diamond 4 Lite SDL

Window Legend

1/4" = 1'-0"

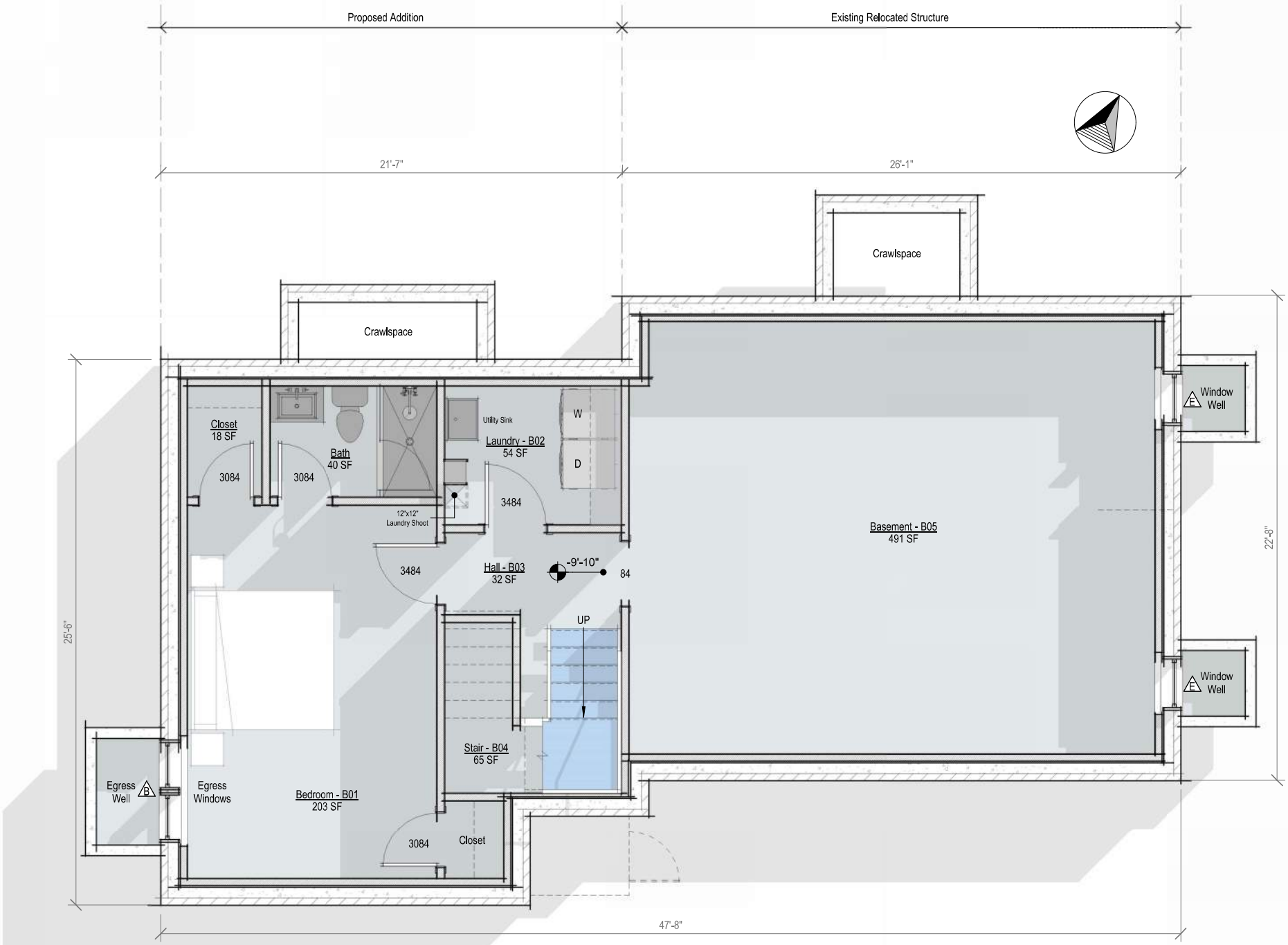


Single Door
2 Panel + (9) Lite SDL

Quad French Sliding Doors
(4) 4 Lite SDL

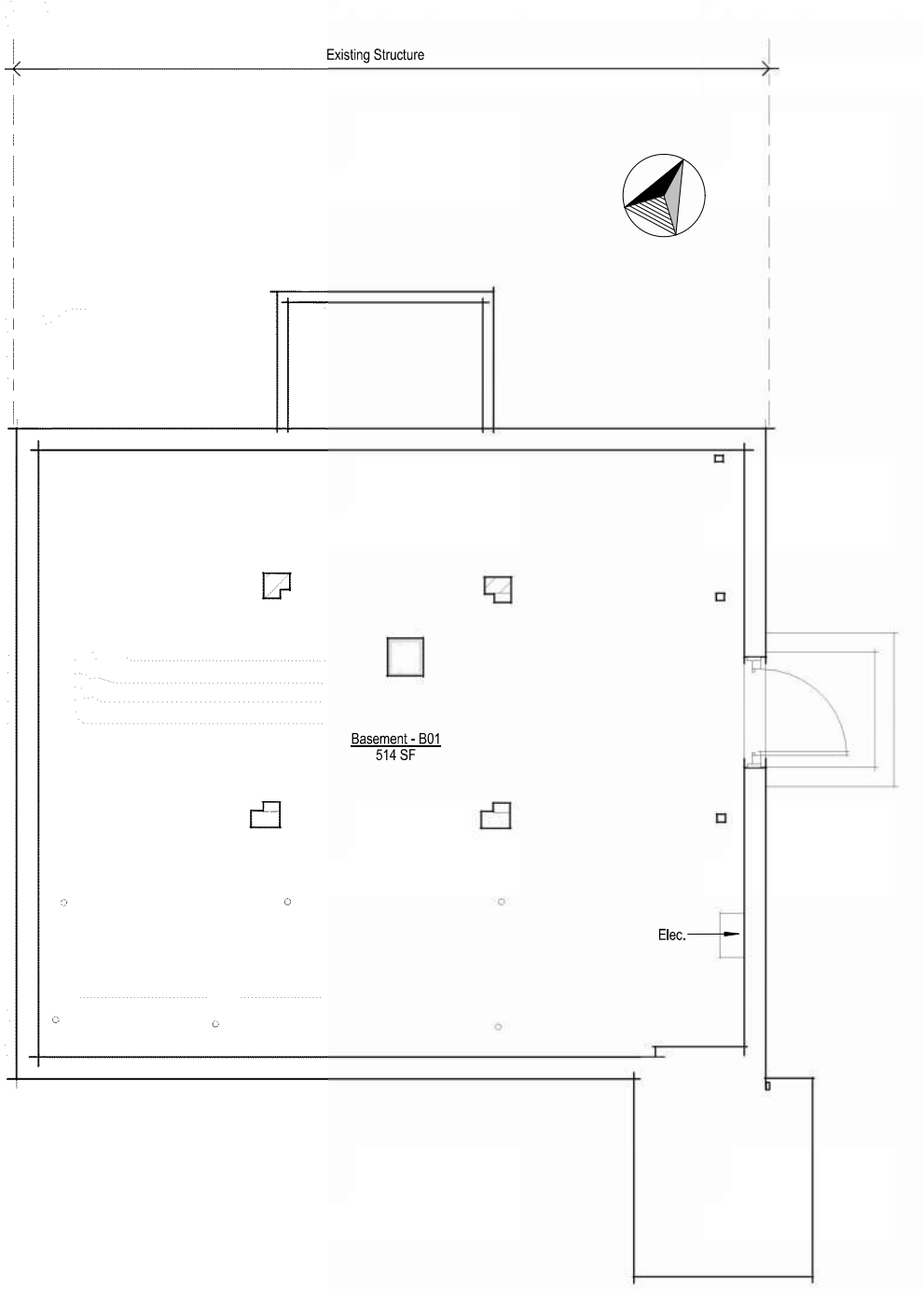
Exterior Door Legend

1/4" = 1'-0"



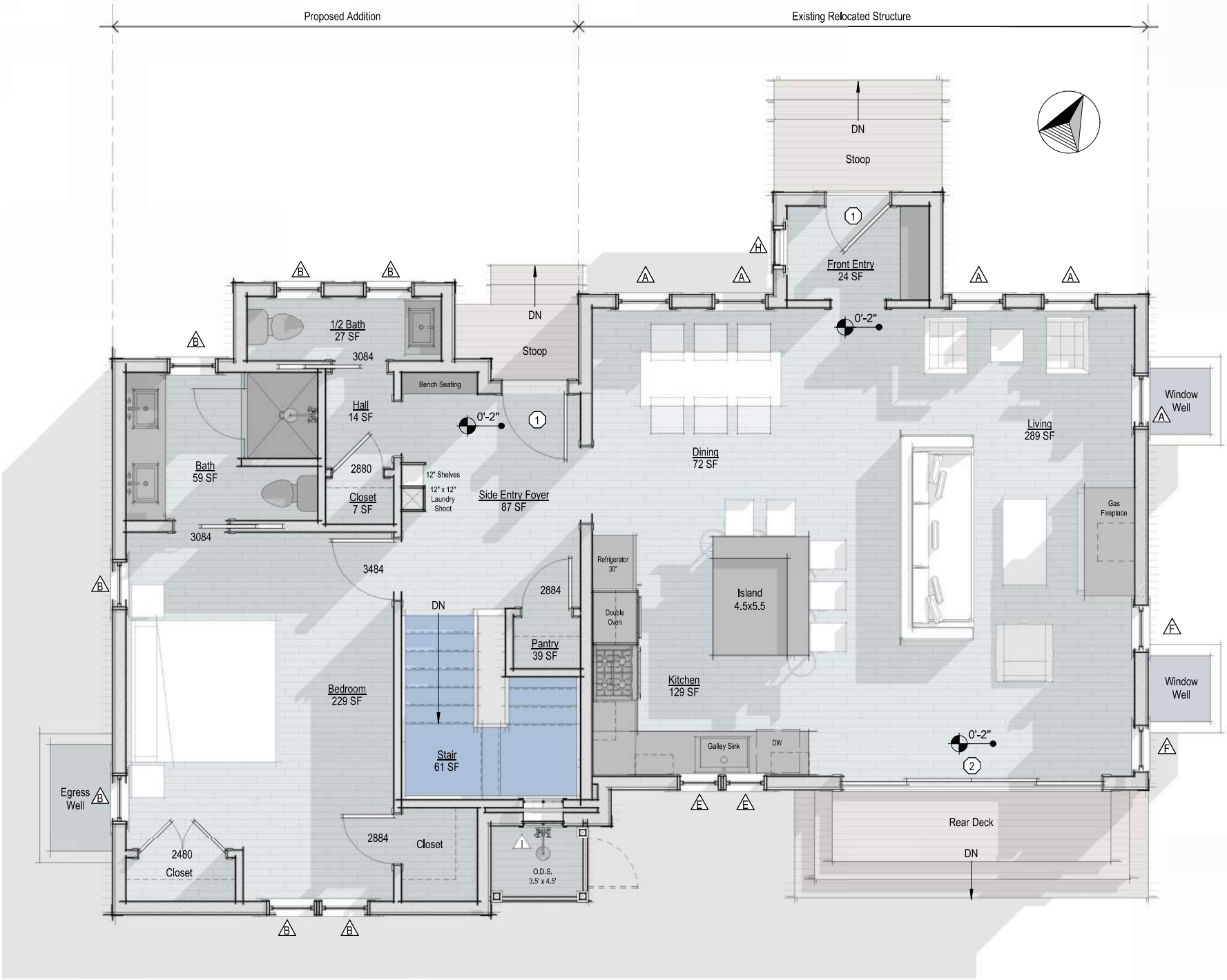
Basement Plan - Proposed

1/4" = 1'-0"



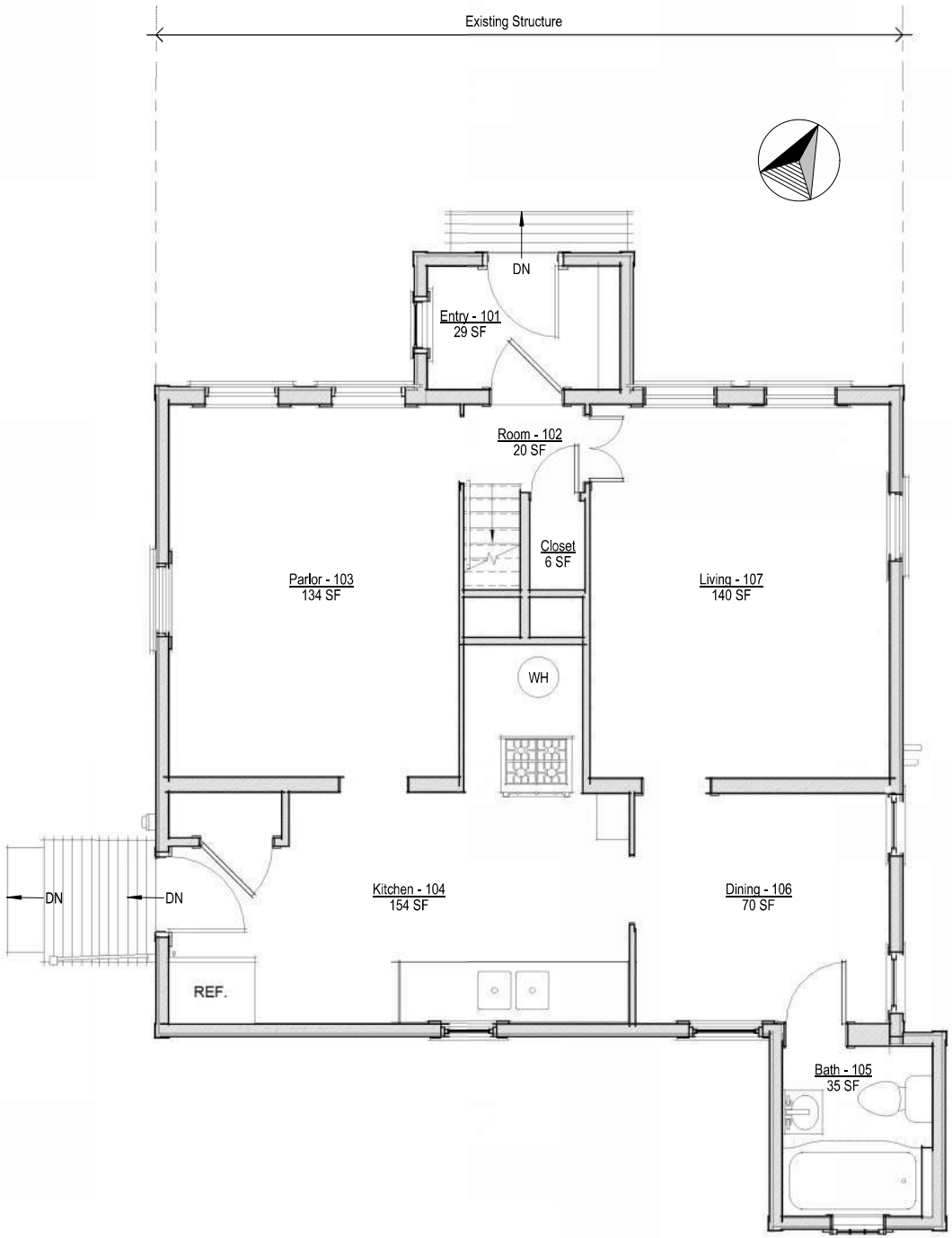
Basement Plan - Existing

1/4" = 1'-0"



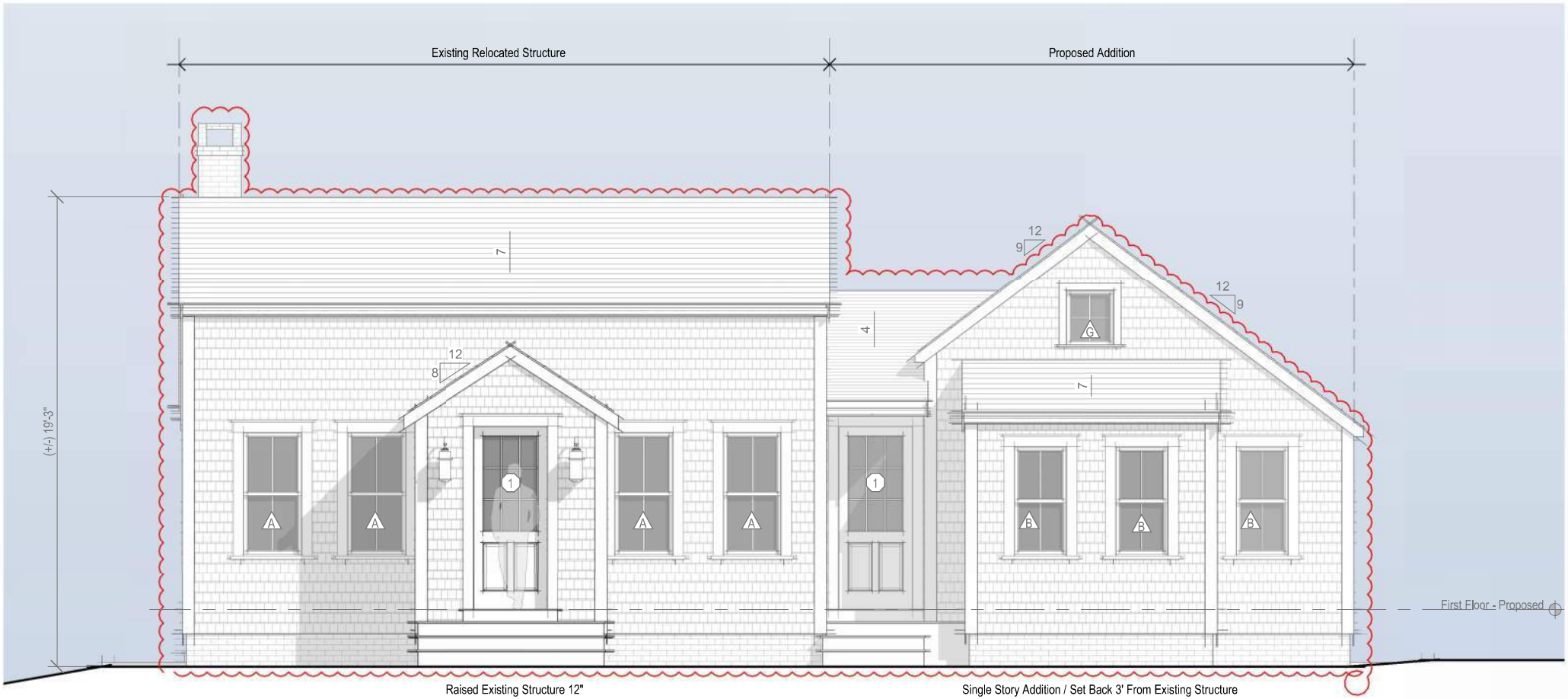
First Floor Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Existing

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



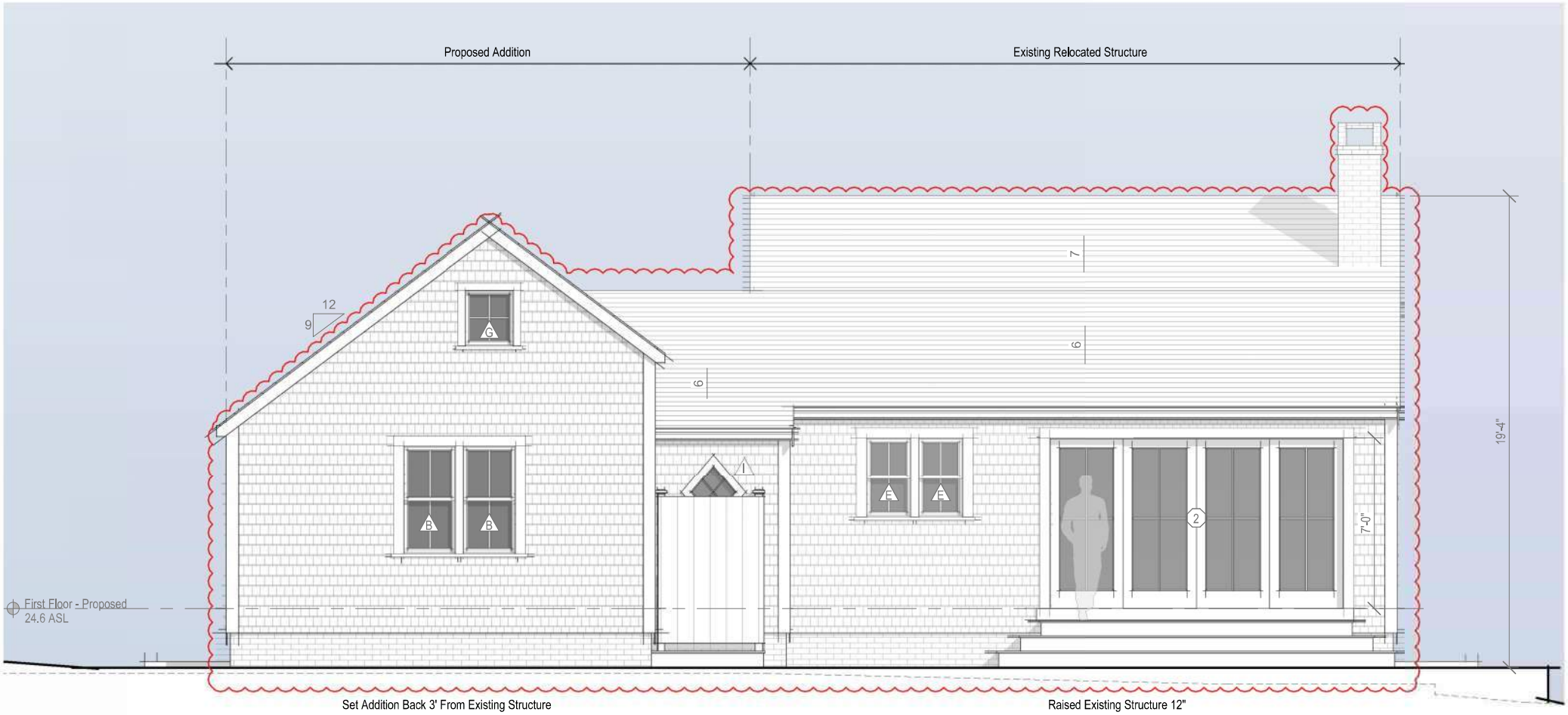
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



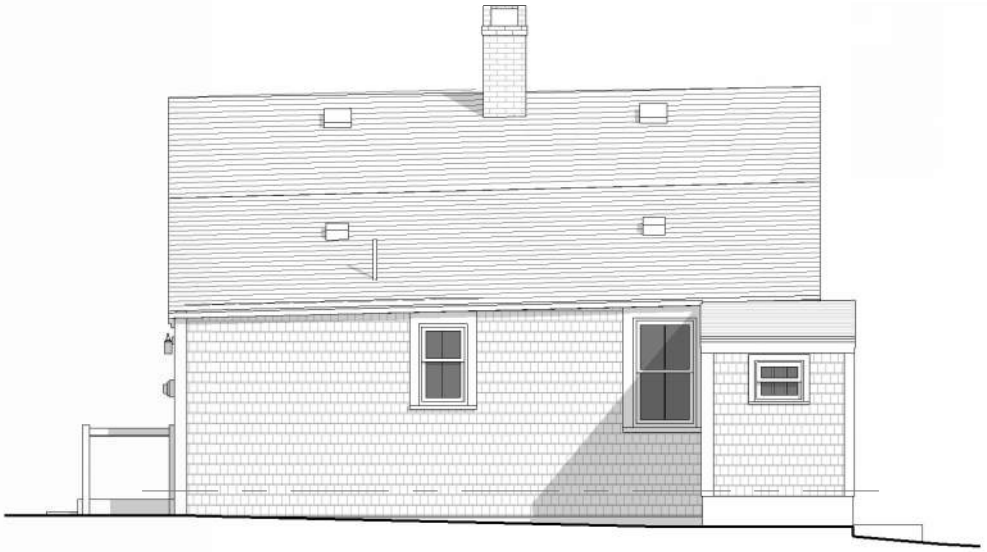
South Elevation - Proposed

1/4" = 1'-0"



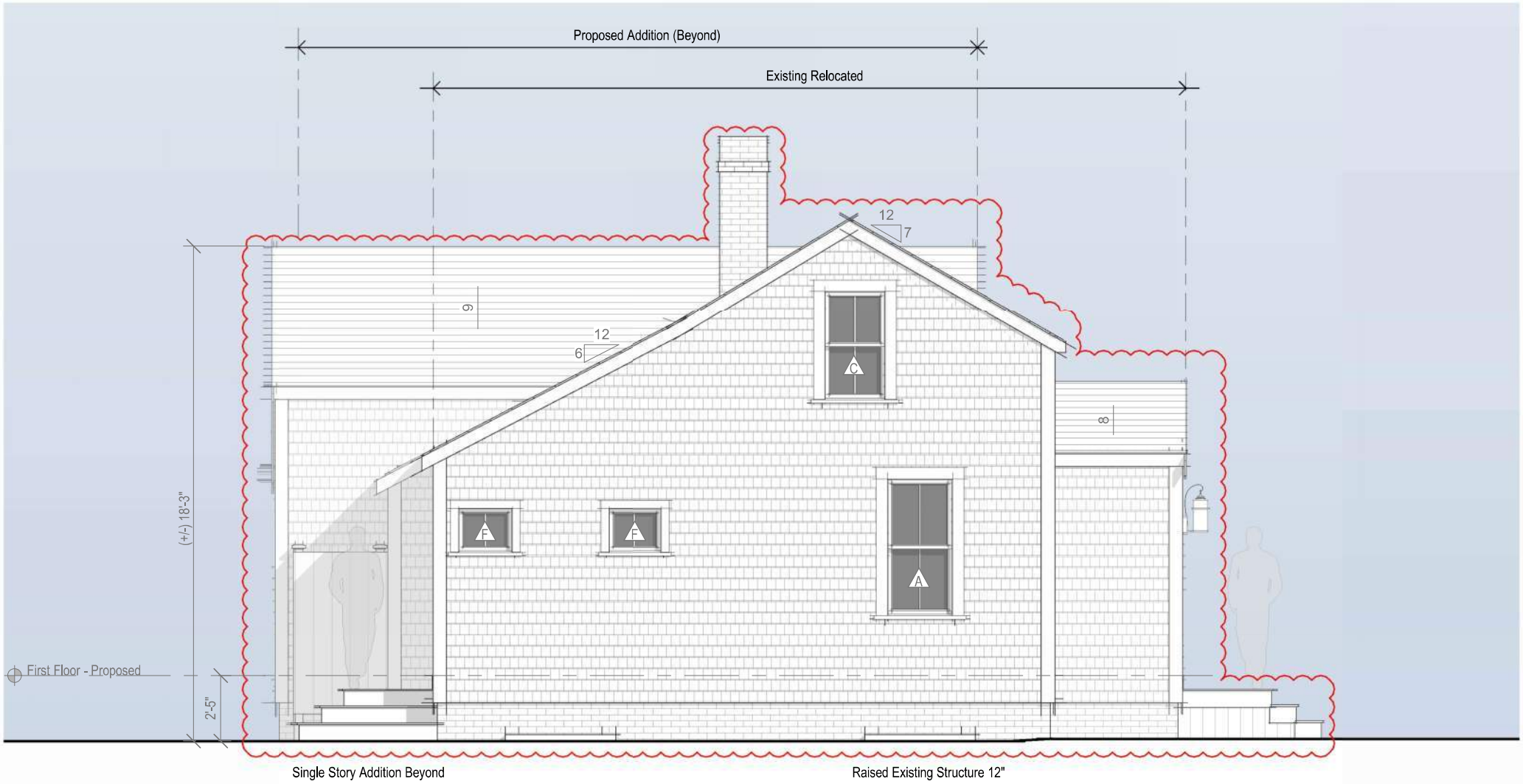
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



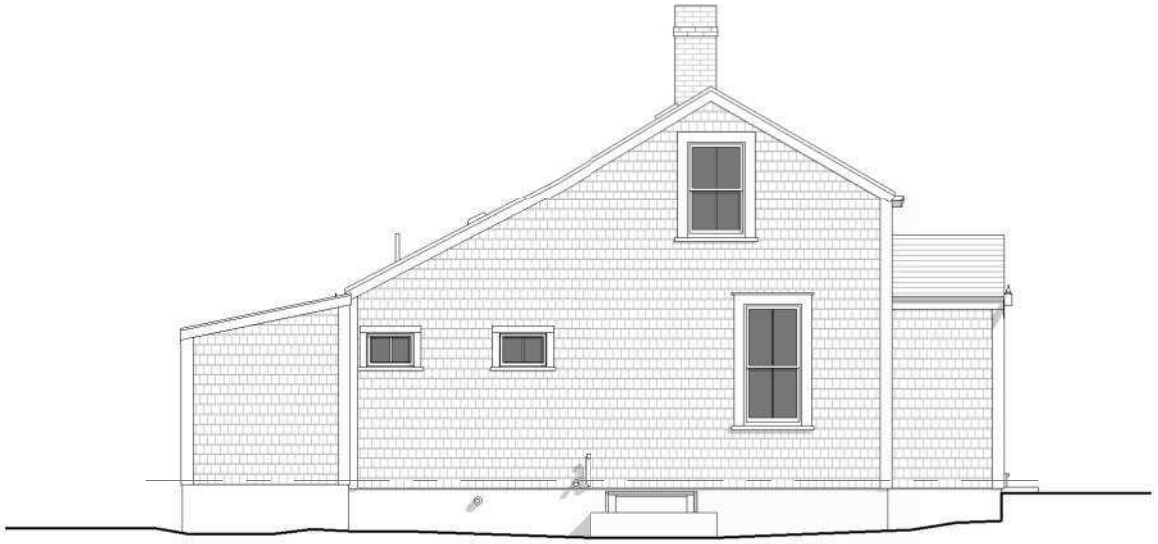
East Elevation - Proposed

1/4" = 1'-0"



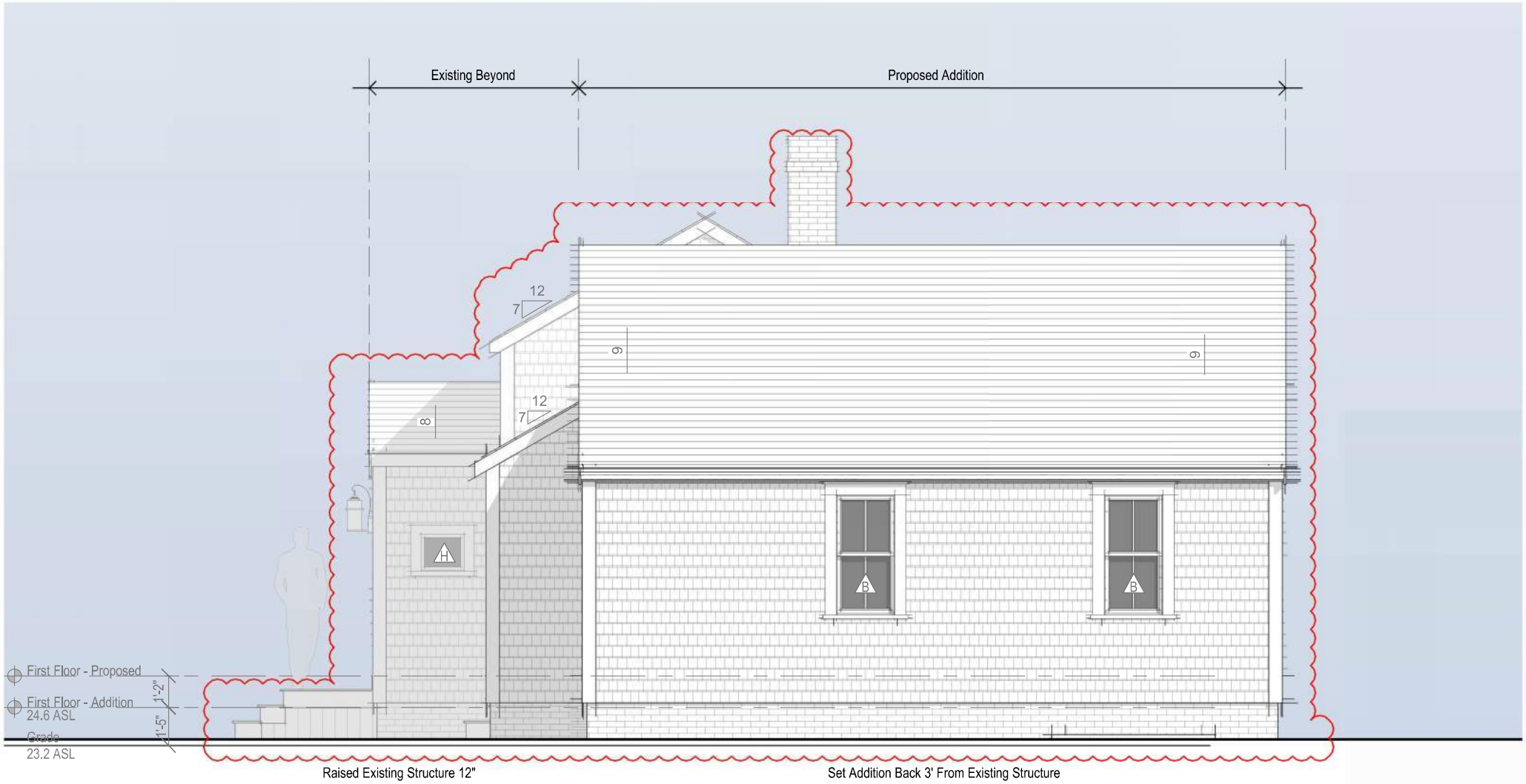
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



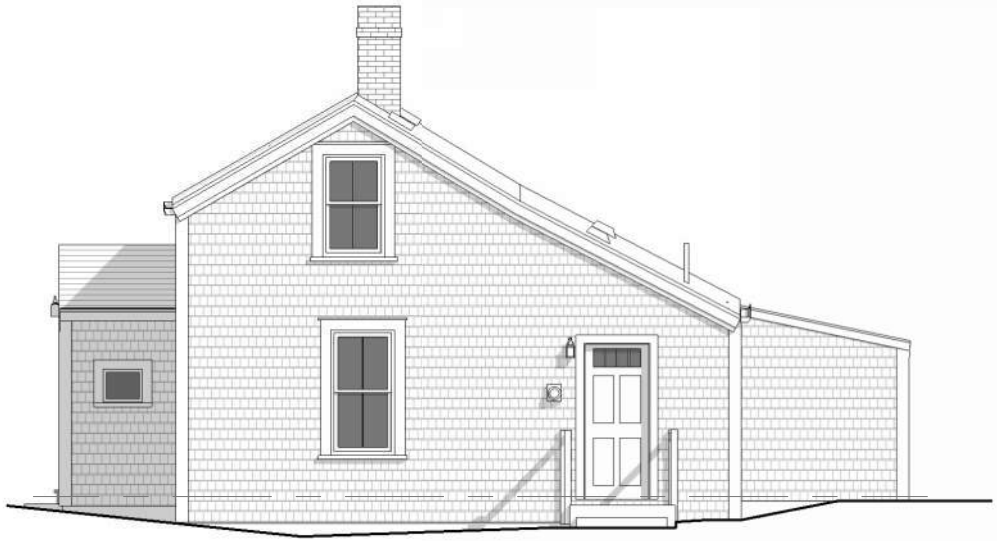
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



View Facing Southwest



View Facing Southeast



View Facing South

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 1/27/25 3/4/2025 meeting
	Address & HDC Case Number (ie HDC2020-05-0265): 4 EASY ST HDC 2025-01-11953
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Better Plans
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan (b.) North Elevation (c.) South Elevation (d.) East Elevation (e.) West Elevation (f.) Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Susan Shepherd Date: 4/24/2025

CERTIFICATE NO: HDC2025-01-1953 DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 79

Street & Number of Proposed Work: 4 EASY STREET

Owner of record: 4 EASY STREET LLC

Mailing Address: 28 EASY ST
NANTUCKET MA 02554

Contact Phone #: 508-221-1433 E-mail: Susan.nantucket@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: 1008 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 6' Sq. footage 2nd floor: 756 Size: _____ ☐ 1st floor ☐ 2nd floor
enclose porch 11' x 4'7" Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 27' South 27' East 27' West 27'

Additional Remarks

Historic Name:

Original Date: 1880's

Original Builder: unknown

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

REVISIONS* (describe)

1. East Elevation move door to center, single to double
2. South Elevation change vent back to window replace windows
3. West Elevation move door 15" to left, enclose porch
4. North Elevation change vent back to window
4. North Elevation dormer, new window

*Cloud on drawings and submit photographs of existing 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 5/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: (Red Cedar) White Cedar, Shakes, etc.) fire retardant 18" perfections

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other wood panel around windows and door lower 1/2 of building

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date: 11/27/2025 Signature of Applicant: _____ Signature of Agent: _____



GIS MAP 42.3.1.79
4 EASY STREET



GIS ARIEL 42.3.1.79
4 EASY STREET

4 Easy Street

Existing Northeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

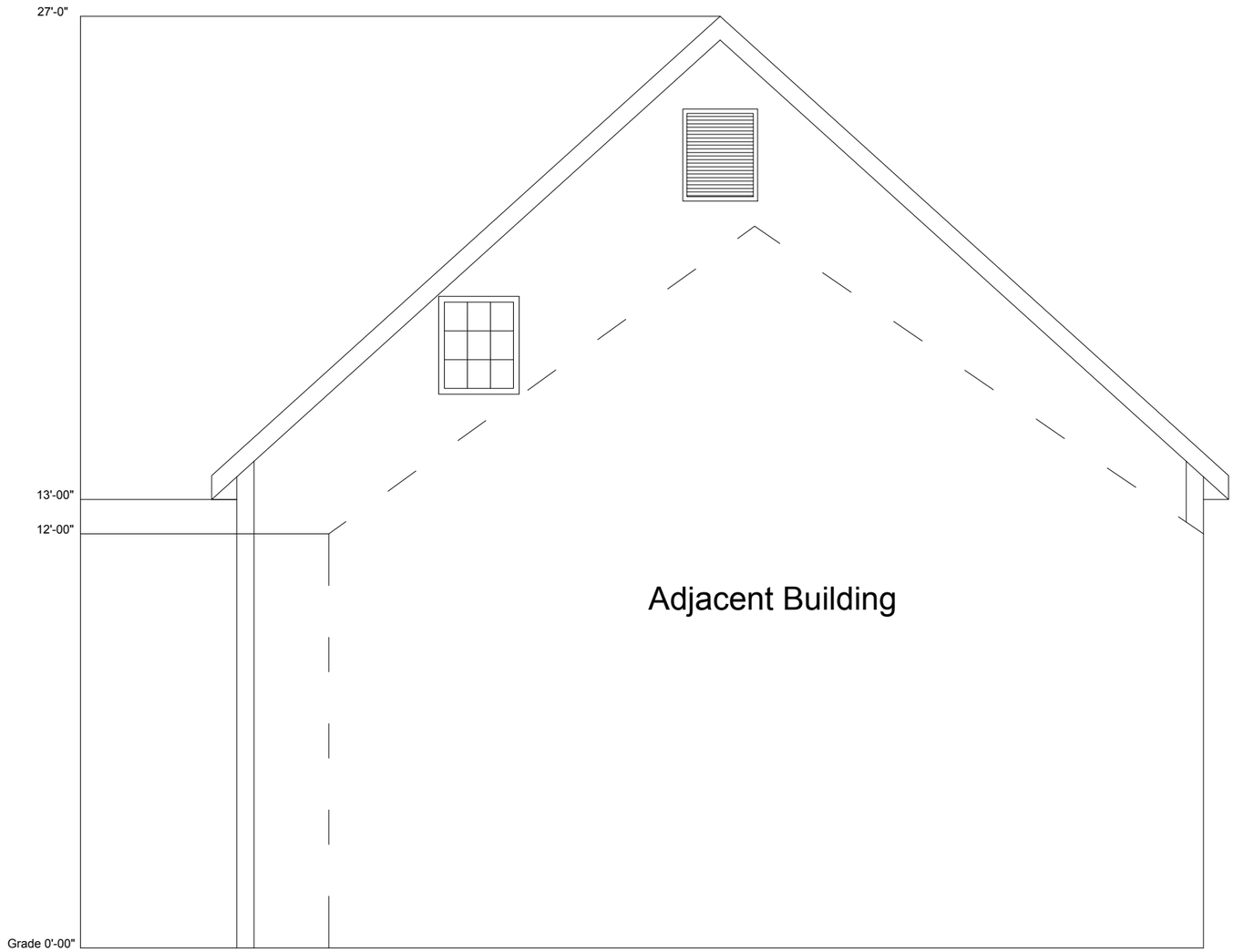
Existing Southeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

Existing Southwest



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

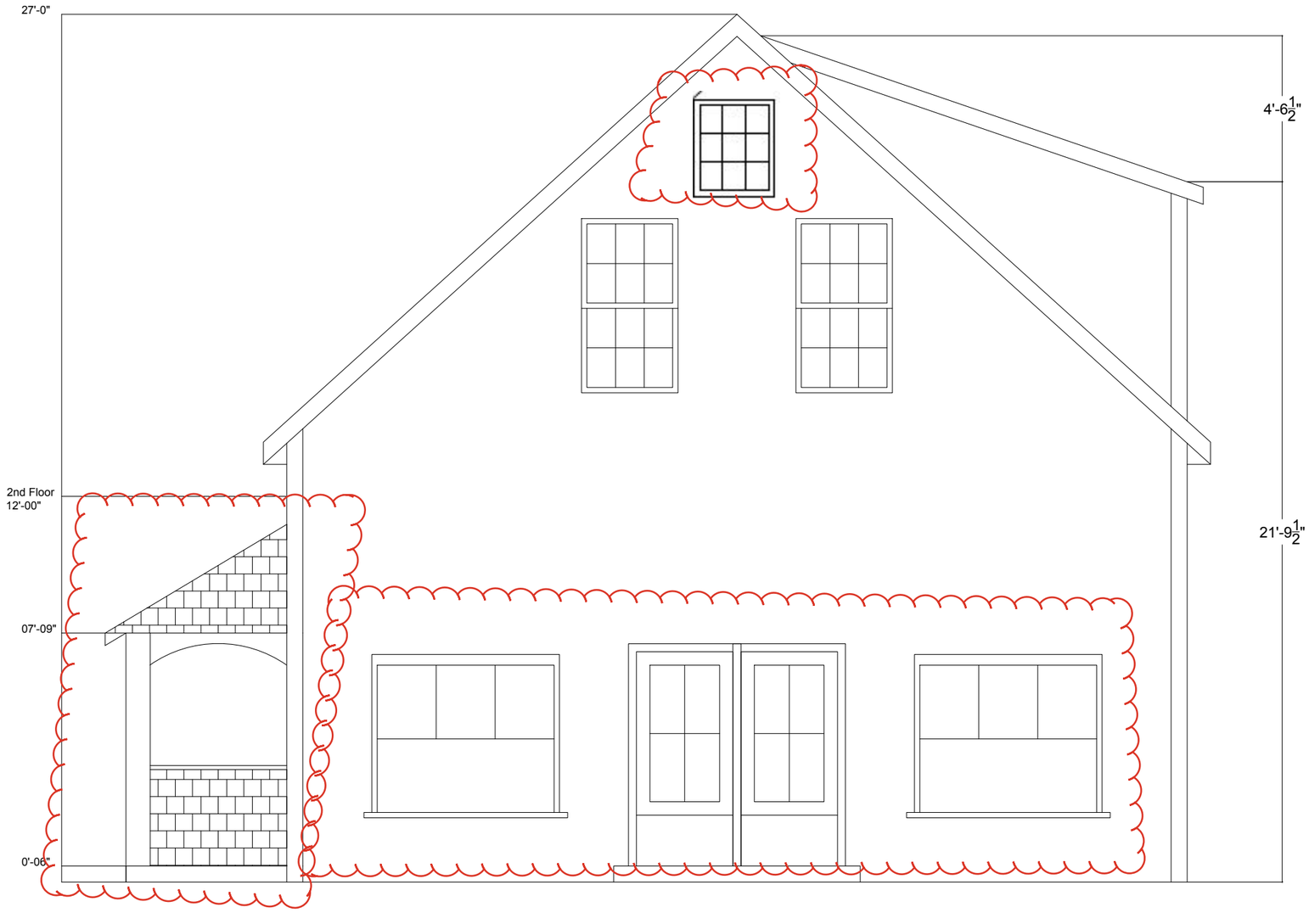
Existing Northwest



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

Proposed Northeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

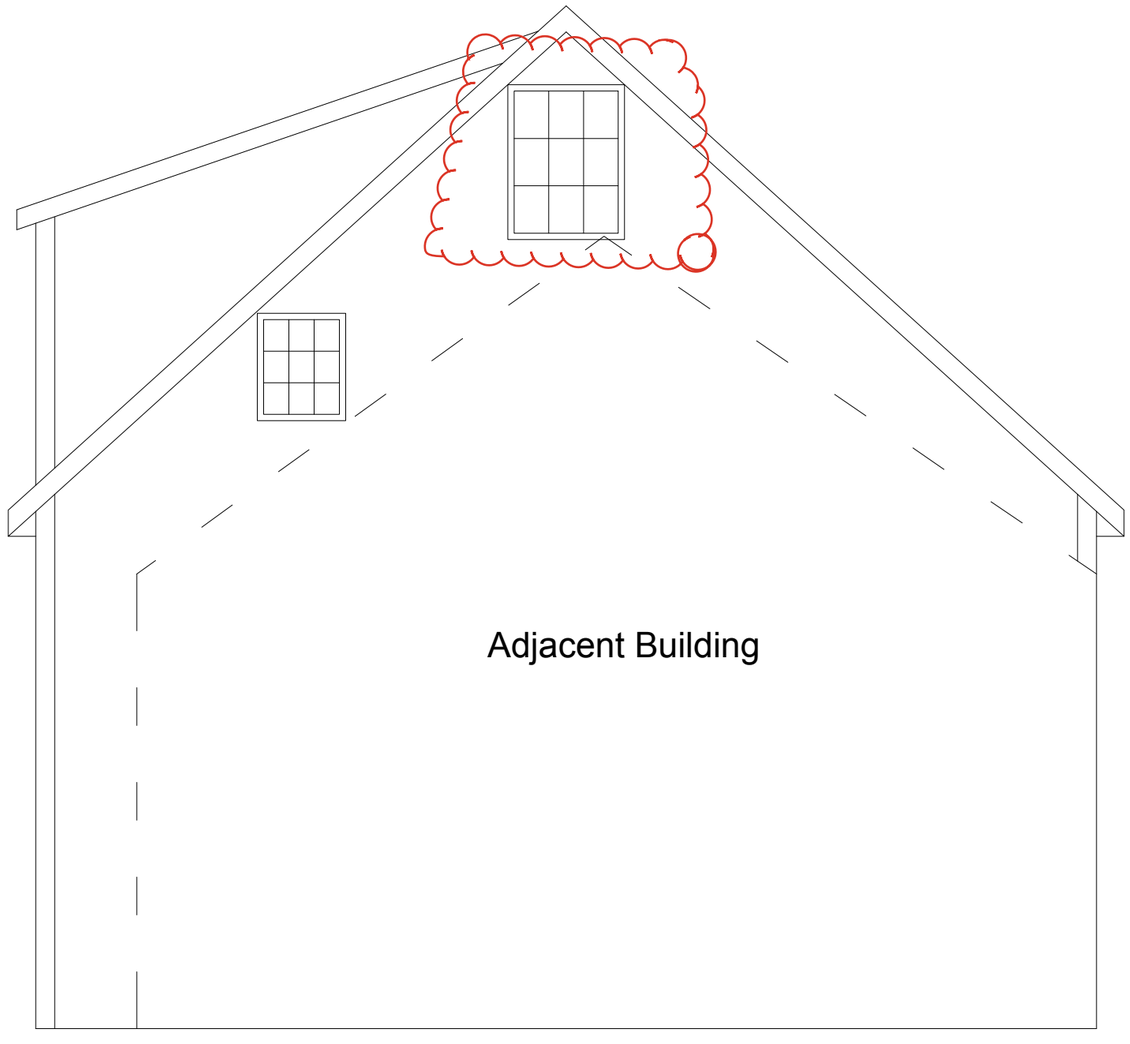
Proposed Southeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

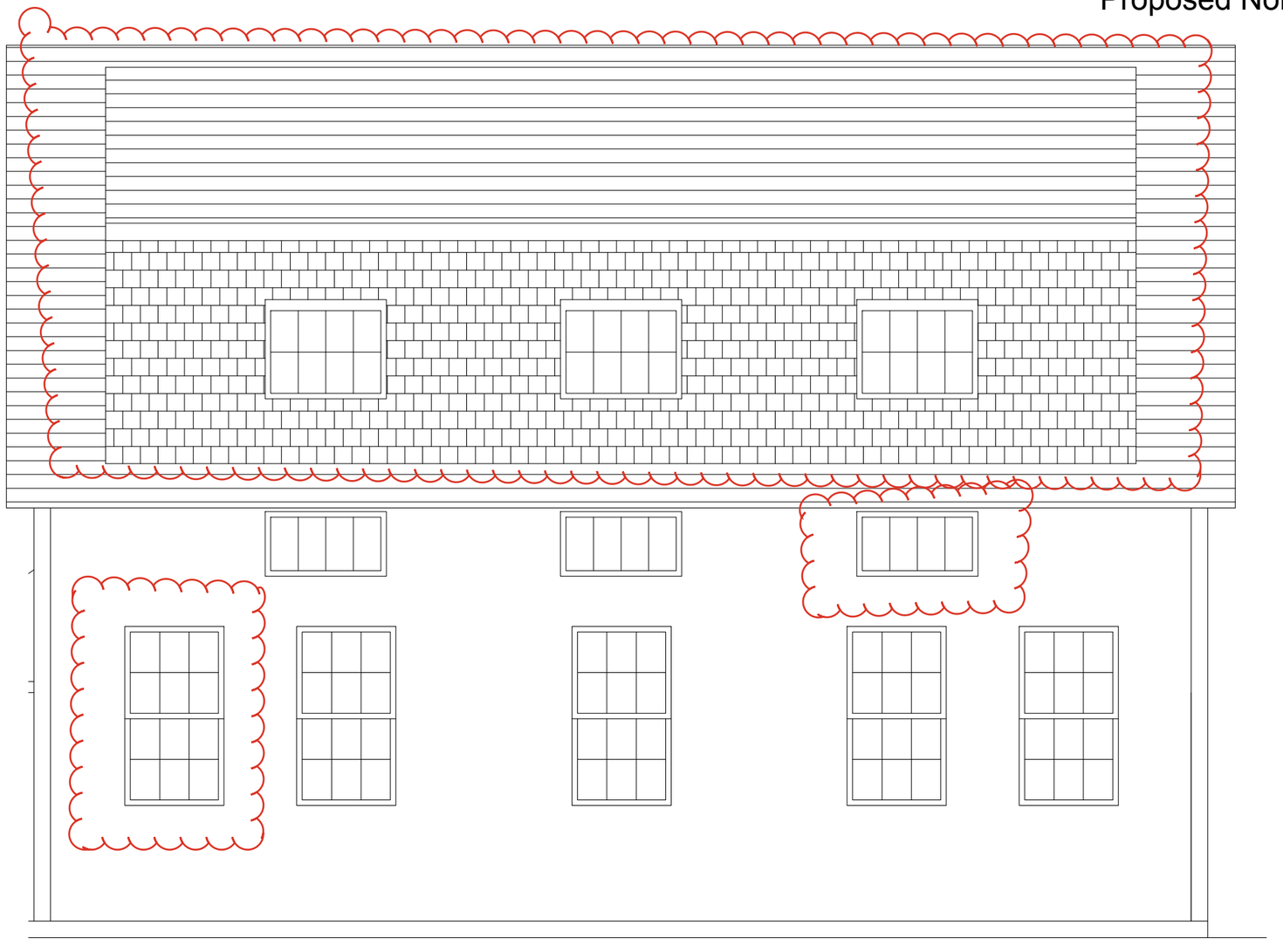
Proposed Southwest



Scale: $\frac{1}{4}$" = 1"

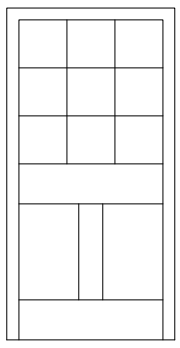
4 Easy Street

Proposed Northwest

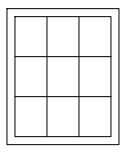


Scale: $\frac{1}{4}$" = 1"

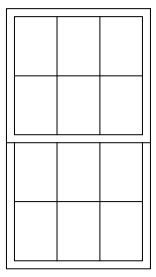
Existing (Window/Door Openings)



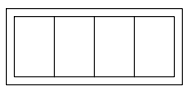
Existing Doors, typ.
9 Lite



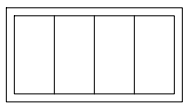
Barn
9 Lite
8" x 10"



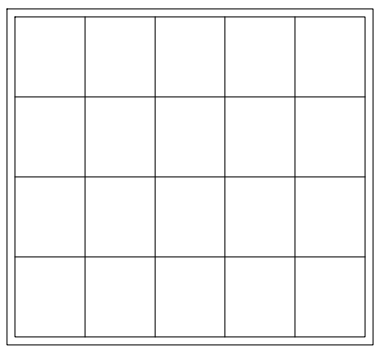
Brosco
10" x 14"
6/6



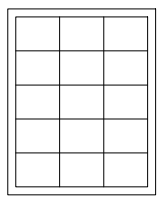
Brosco
4 Lite
10" x 15"



Brosco
4 Lite
9.5" x 19.5"



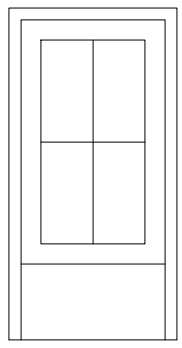
Existing
20 Lite
17" x 20"



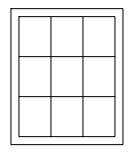
Existing
15 Lite
8.5" x 11"

Scale: $\frac{1}{4}$" = 1"

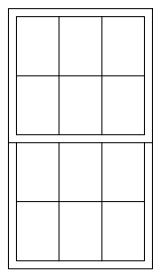
Proposed (Window/Door Openings)



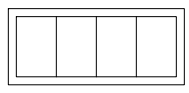
Proposed Doors, typ.
Masterpiece Doors
72" x 80"



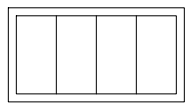
Barn
9 Lite
8" x 10"



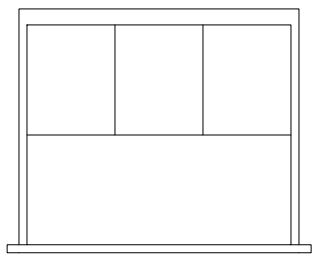
Brosco
10 x 14
6/6



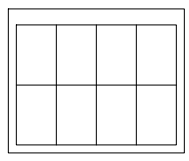
Brosco
4 Lite
10" x 15"



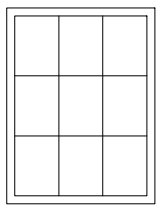
Brosco
4 Lite
9.5" x 19.5"



Proposed
Upper 3 Lites
22" x 27.5"
Lower Lite
67.5" x 27.5"



Brosco
4/4 Lite
9.5" x 13.5"



Barn
9 Lite
11" x 15"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.1 LOT 40

Street & Number of Proposed Work: 2A Forrest Ave

Owner of record: 40 OSR, LLC

Mailing Address: BOX 23, Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: shandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@maurypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay garage w/ 2 bed/2bath apartment above (Condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North [redacted] 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X4/5/4 header Door Frame 1X4/5/4 header Columns/Posts: Round _____ Square _____

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, fiberglass Rear V groove panel, fiberglass Side _____

Garage Door(s): overhead Type 1X6 vertical red cedar Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

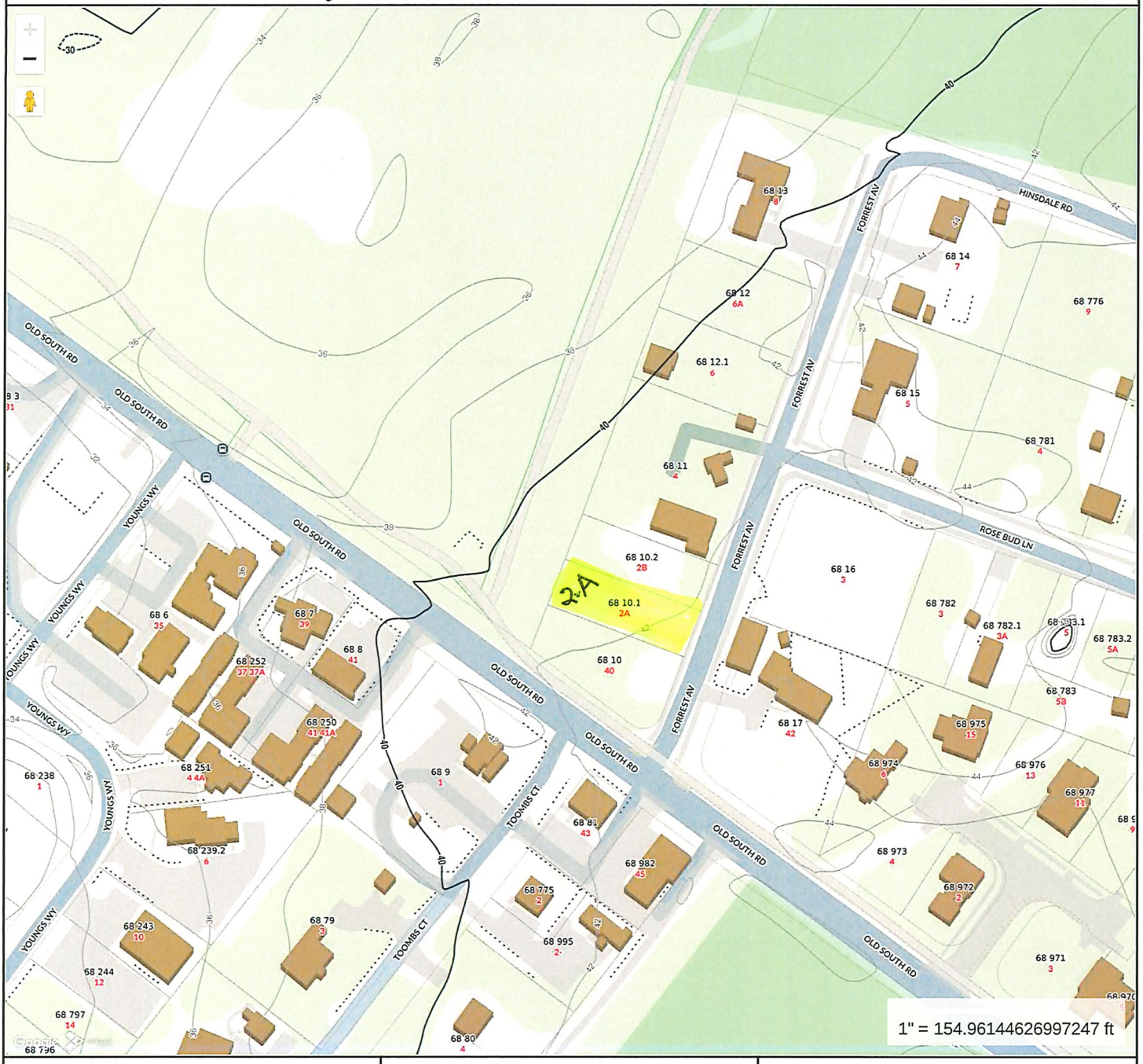
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/7/25 Signature of owner(s) Callie E. Coates

2A 2B Forest Ave TOPOGRAPHIC MAP

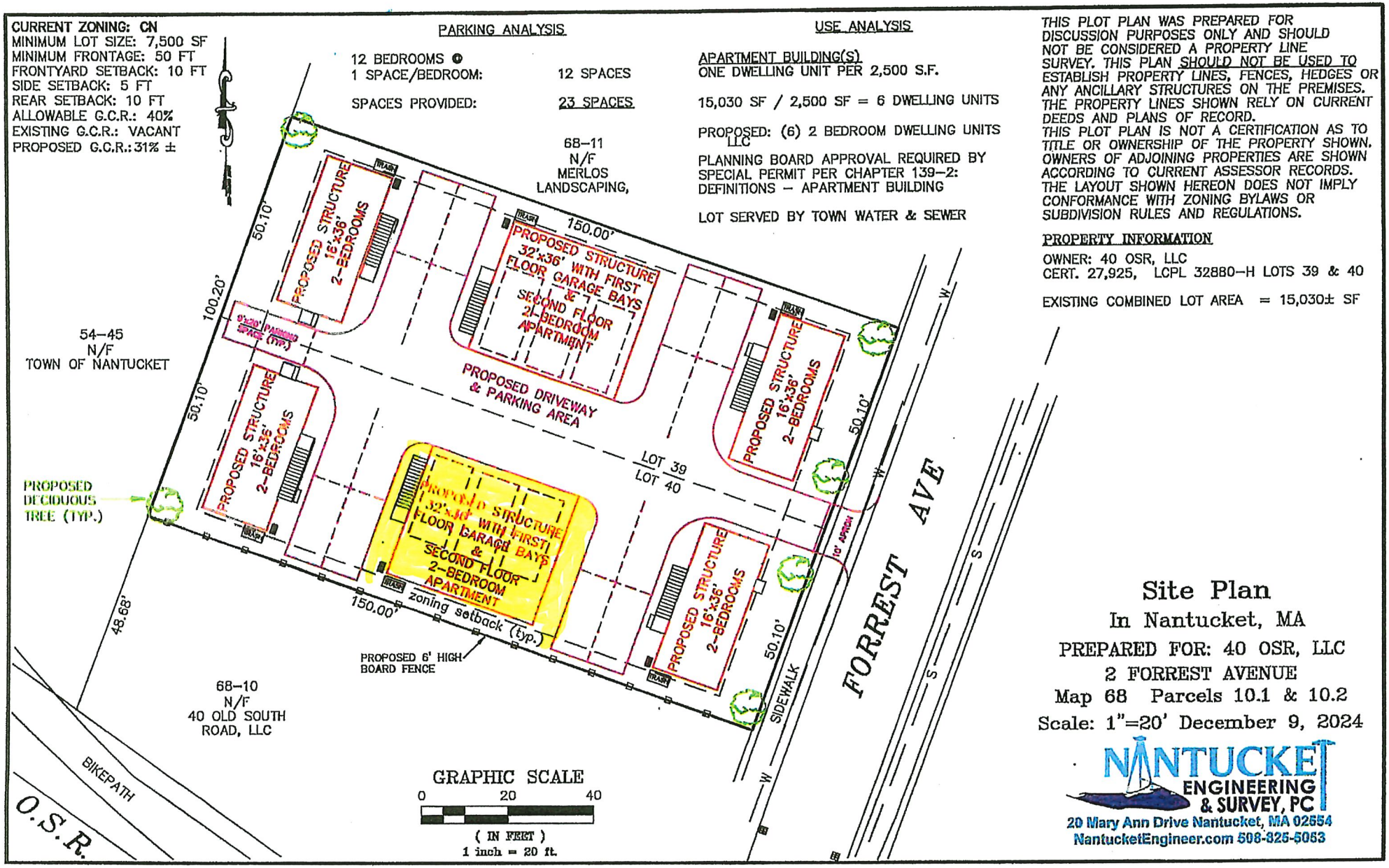


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



Site Plan

In Nantucket, MA

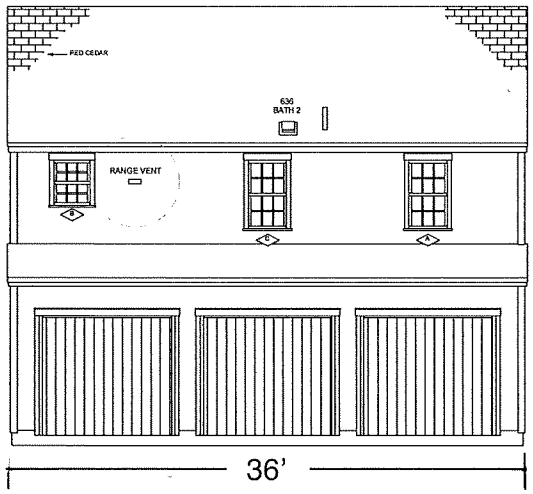
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' December 9, 2024

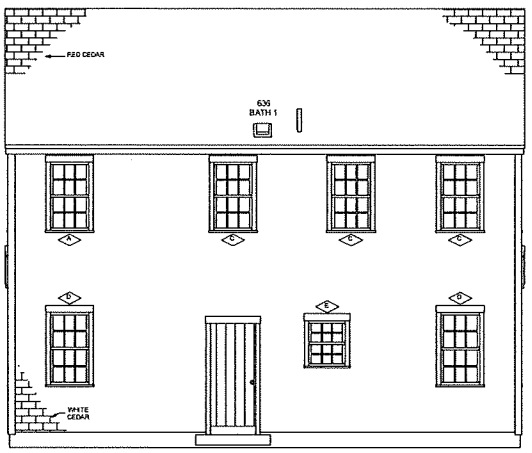
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5063



FRONT ELEVATION

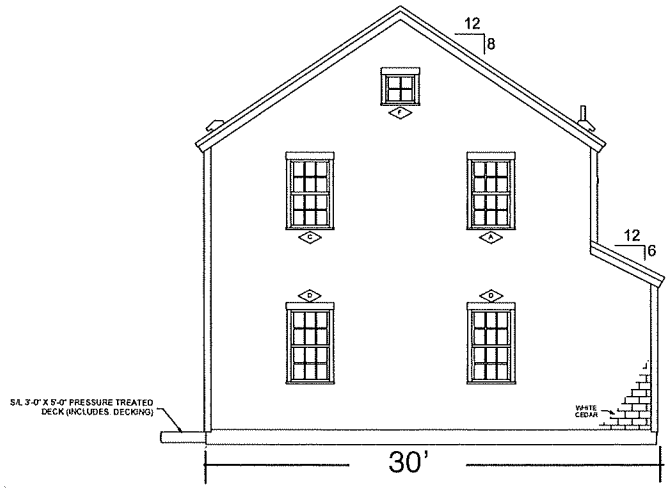
North

28'



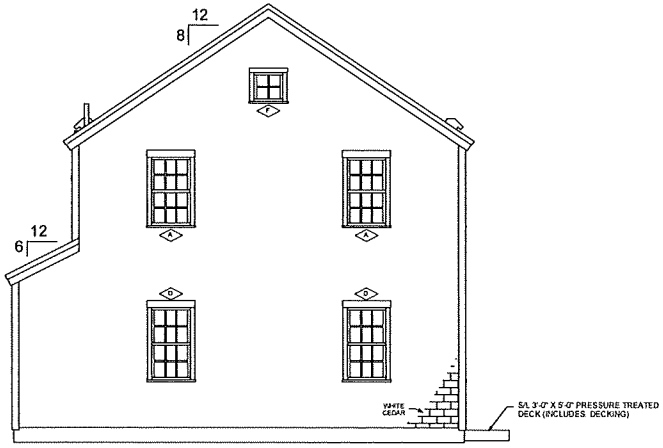
REAR ELEVATION

South



LEFT ELEVATION

East



RIGHT ELEVATION

West

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

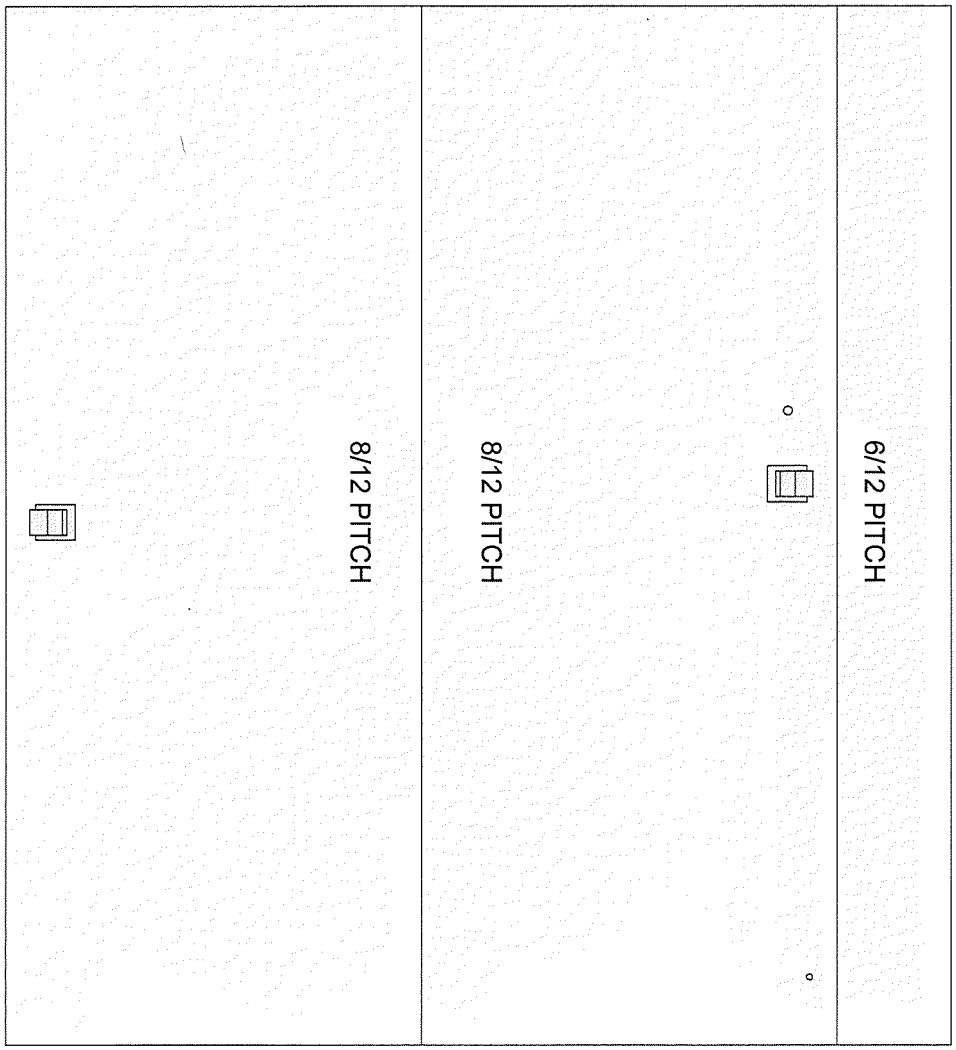
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

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

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



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

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

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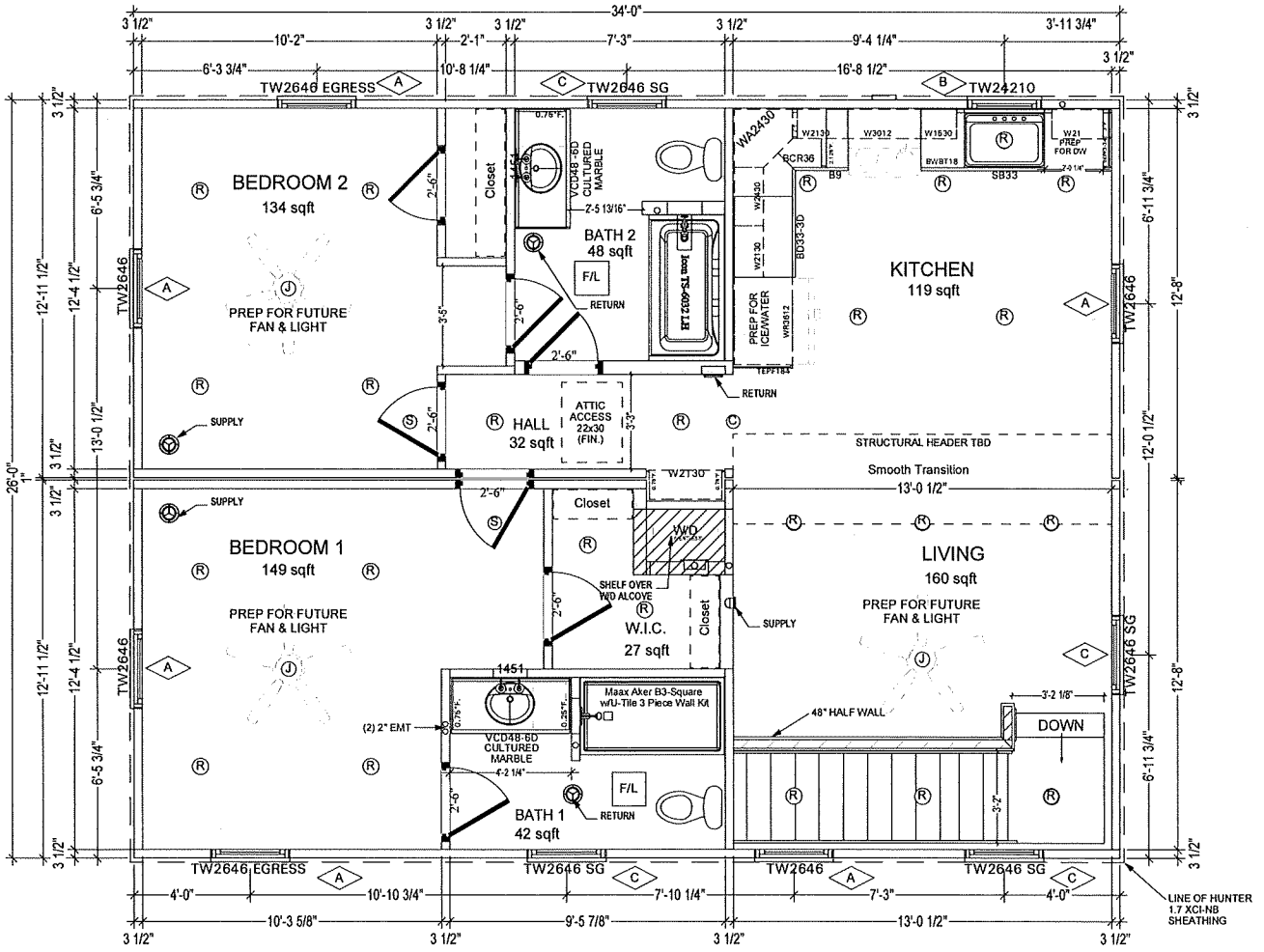
www.kbsbuildersinc.com

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

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FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SJF 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

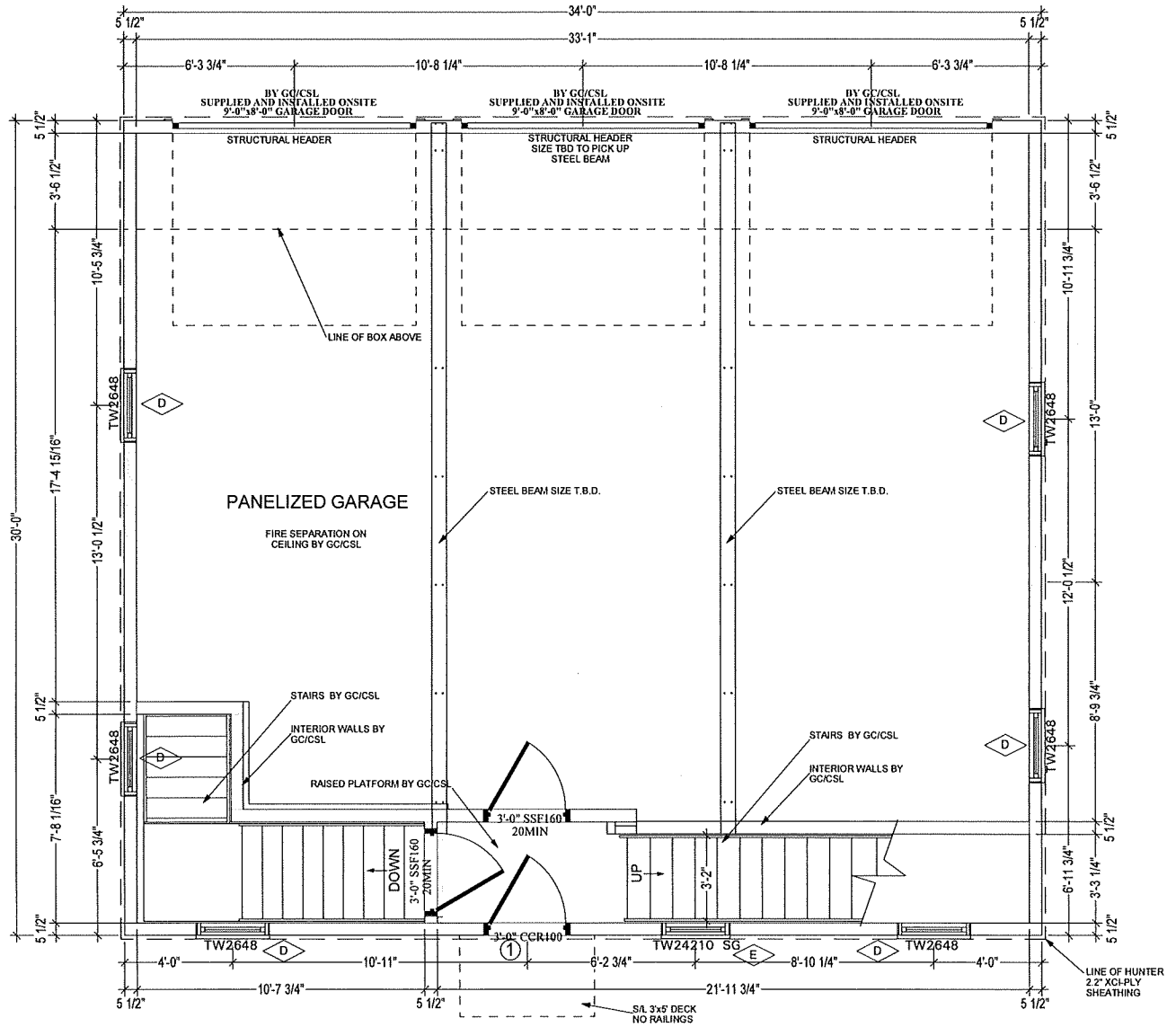
1ST FLOOR PLAN

SHEET #
P5

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

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

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PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-5-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

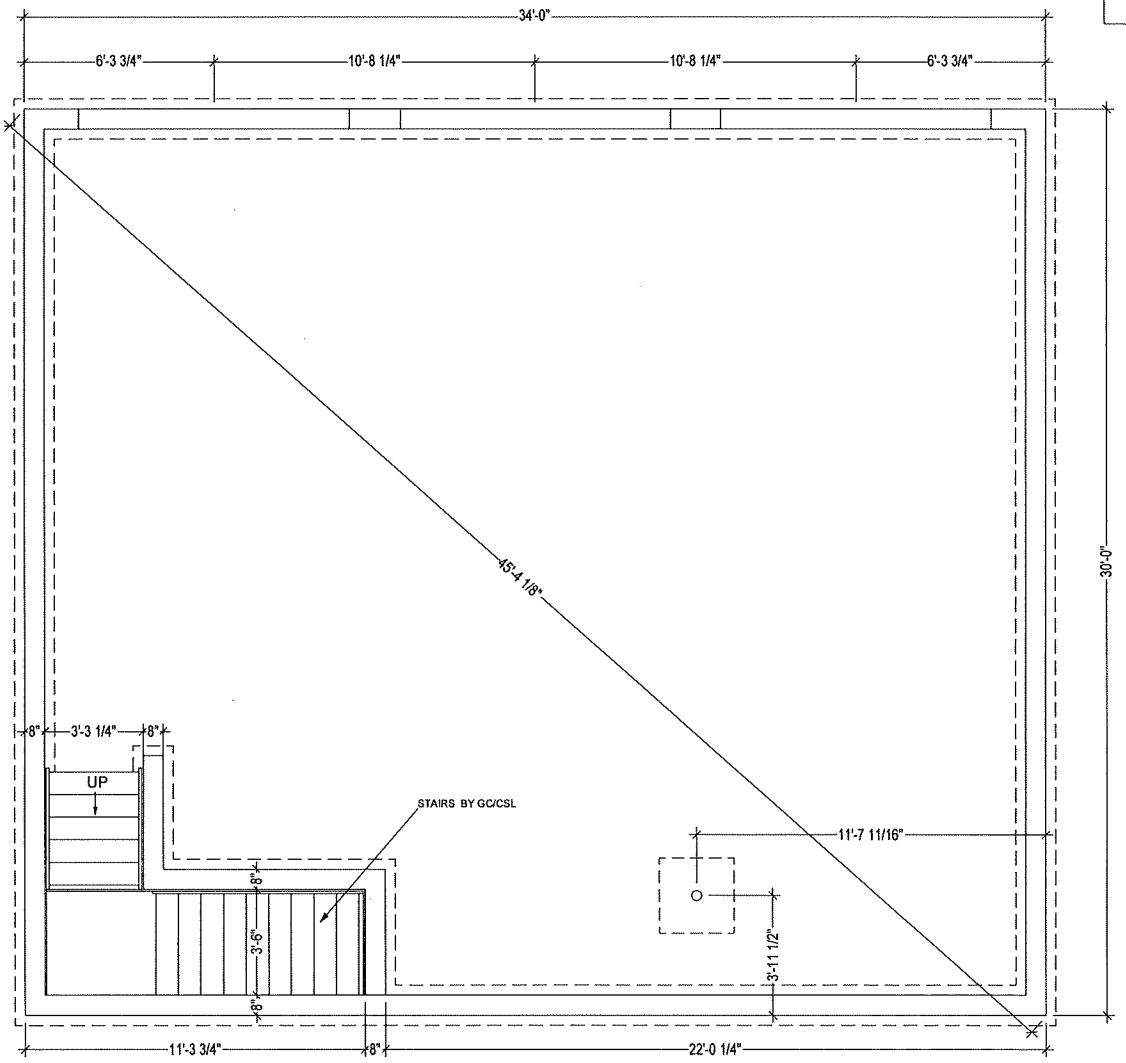
PANELIZED GARAGE

SHEET # P6

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

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

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www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

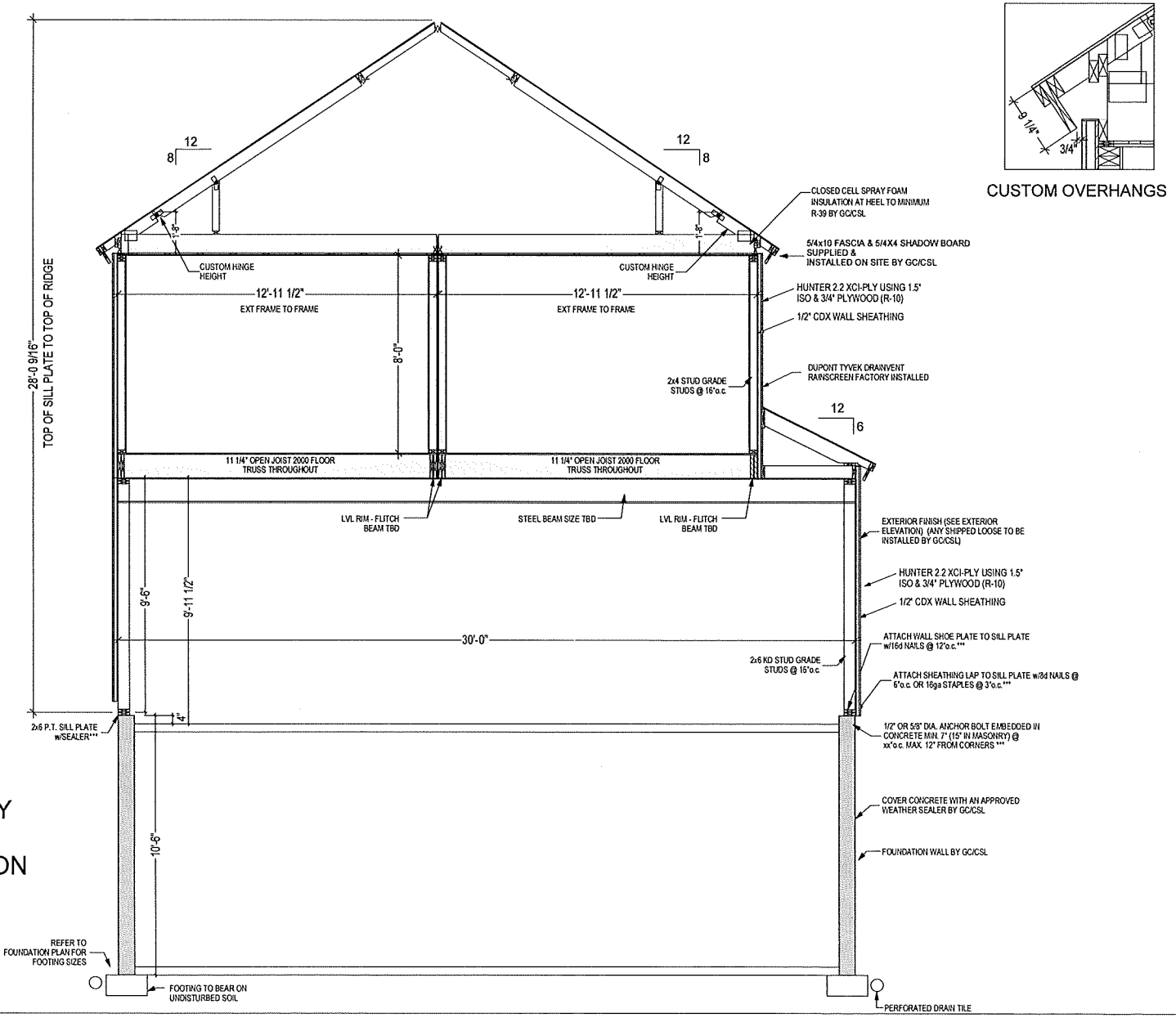
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

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

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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"

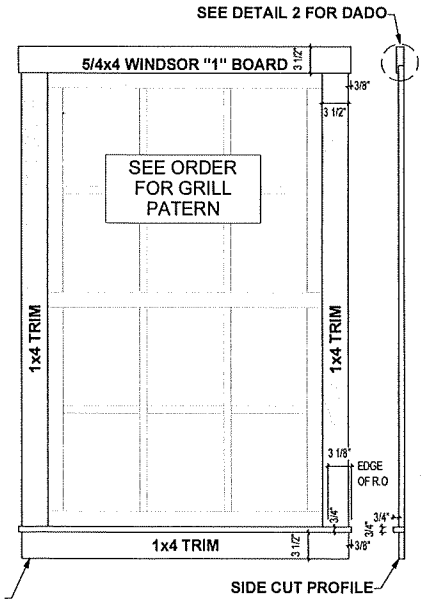
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

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

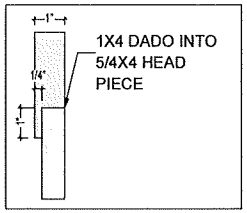
DOOR SCHEDULE

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



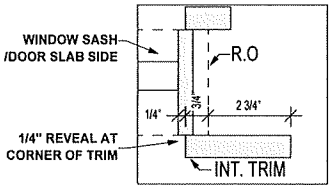
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



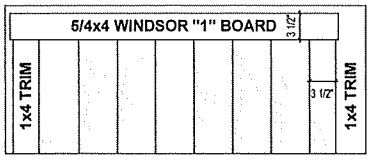
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



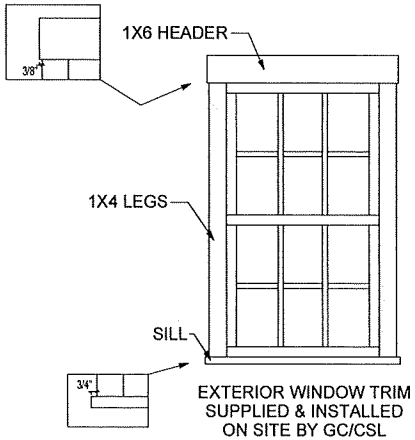
TRIM REVEAL AT CORNER

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

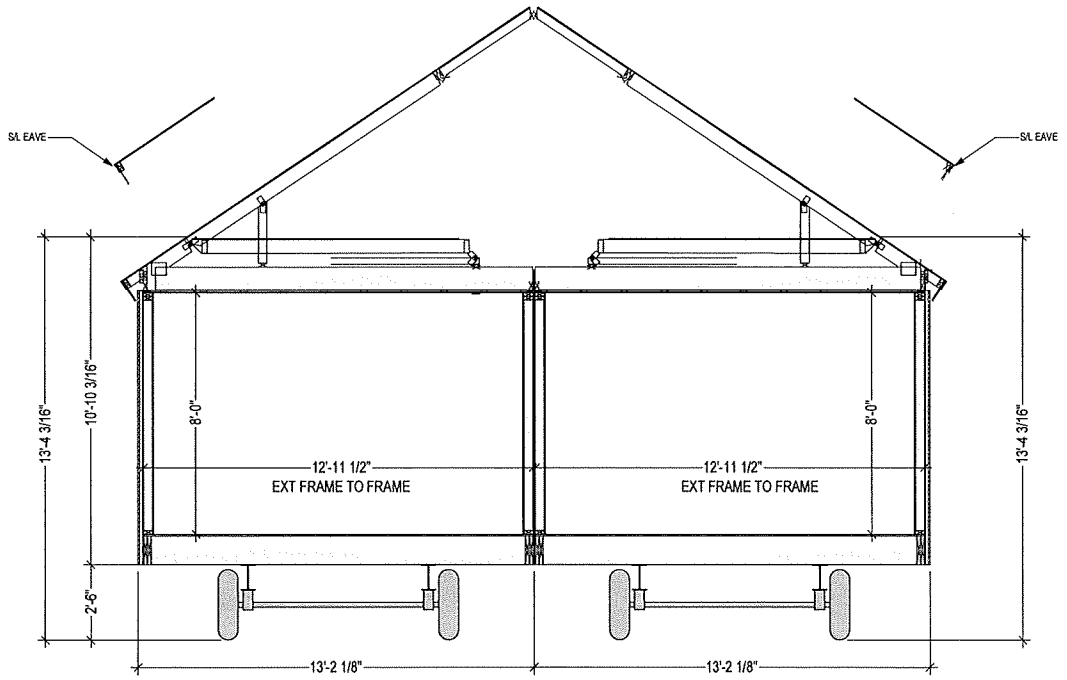
WINDOW/DOOR SCHEDULE & TRIM DETAILS

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"

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PHONE: 207-739-2400
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BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 3-25-2025
REV#/DATE: 3 SJP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... 40 OSR LLC

MAILING ADDRESS..... PO BOX 23, NANTUCKET, MA 02554

PROPERTY LOCATION..... 2A FORREST AV

ASSESSORS MAP/PARCEL..... 68/10.1

SUBMITTED BY:..... WILLIAM CASSIDY

SEE ATTACHED PAGES

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

January 10, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.10 15:48:02 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SEE ATTACHED PAGES

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

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.10 15:48:02 -05'00'

January 10, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing2AFor 12 KB

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OLD SOUTH ROAD LLC
22A DAFFODIL LN
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gary Winn

AS AGENT FOR 40 OSR LLC

STREET ADDRESS 2A FORREST AVE

MAP/PARCEL 68/10.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/7/25

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

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

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

Signature _____ Date 3/7/25



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OLD SOUTH ROAD LLC
Street and Apt. No., or PO Box No. 22A DAFFODIL LN.
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 17

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

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Postage $0.73
Total Postage and Fees $5.58
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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
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☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.2

Street & Number of Proposed Work: LOT 39 2B FORREST AVE

Owner of record: 40 OSR LLC

Mailing Address: Box 23 Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: sinandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@mawypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay Garage w/ 2 Bed | 2 Bath apartment above (condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1x4/5/4 header Door Frame 1x4/5/4 header Columns/Posts: Round _____ Square _____

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, Fiberglass Rear V groove panel, Fiberglass Side _____

Garage Door(s): Type overhead Material 1x6 vertical red cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

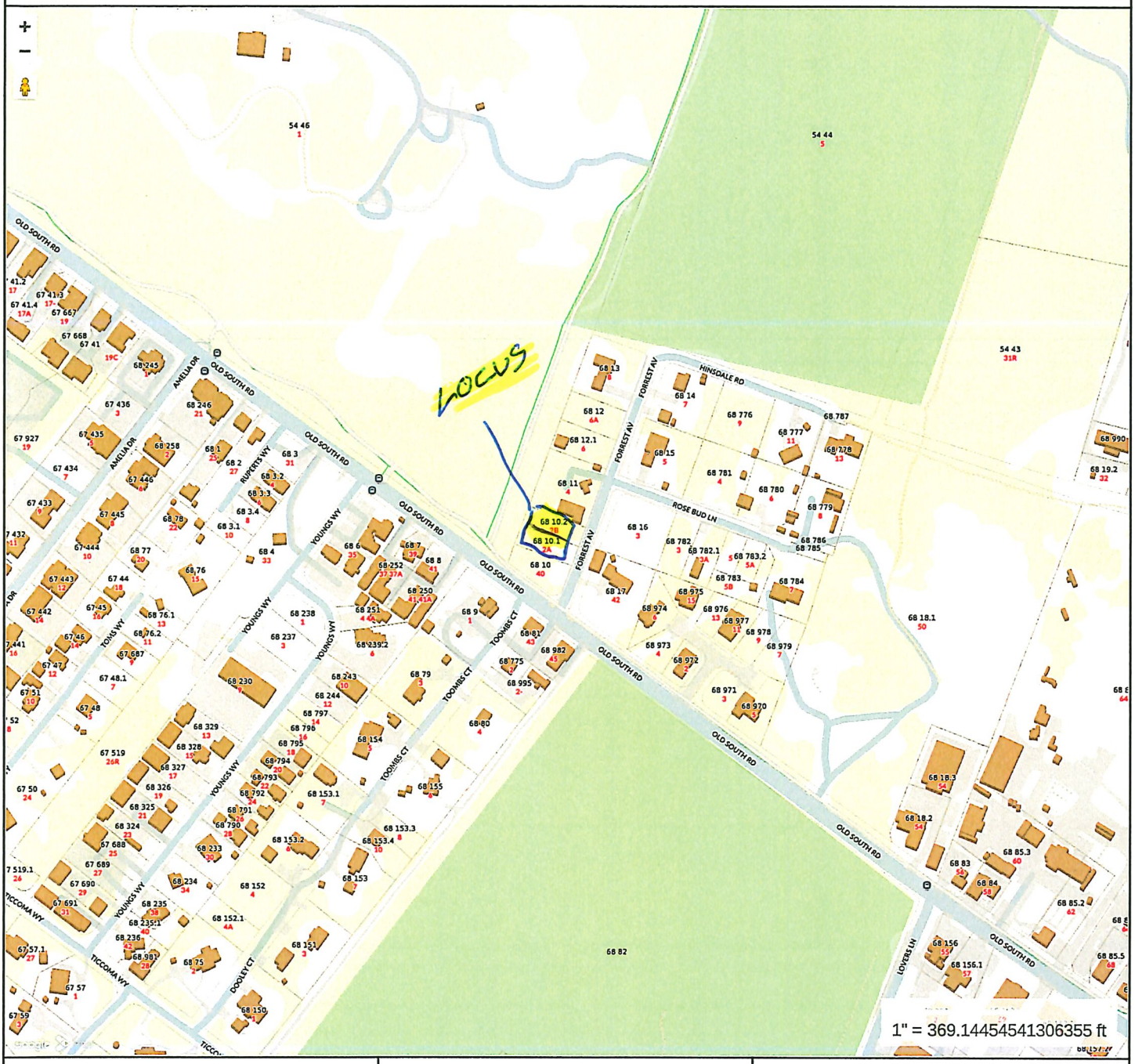
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/7/25 Signature of owner of record Cathy E. Cortes Signed under penalties of perjury:

2A 2B Forest Ave LOCUS MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

CURRENT ZONING: CN
MINIMUM LOT SIZE: 7,500 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: VACANT
PROPOSED G.C.R.: 31% ±

PARKING ANALYSIS

12 BEDROOMS @
1 SPACE/BEDROOM: 12 SPACES

SPACES PROVIDED: 23 SPACES

USE ANALYSIS

APARTMENT BUILDING(S)
ONE DWELLING UNIT PER 2,500 S.F.

15,030 SF / 2,500 SF = 6 DWELLING UNITS

PROPOSED: (6) 2 BEDROOM DWELLING UNITS

PLANNING BOARD APPROVAL REQUIRED BY SPECIAL PERMIT PER CHAPTER 139-2: DEFINITIONS – APARTMENT BUILDING

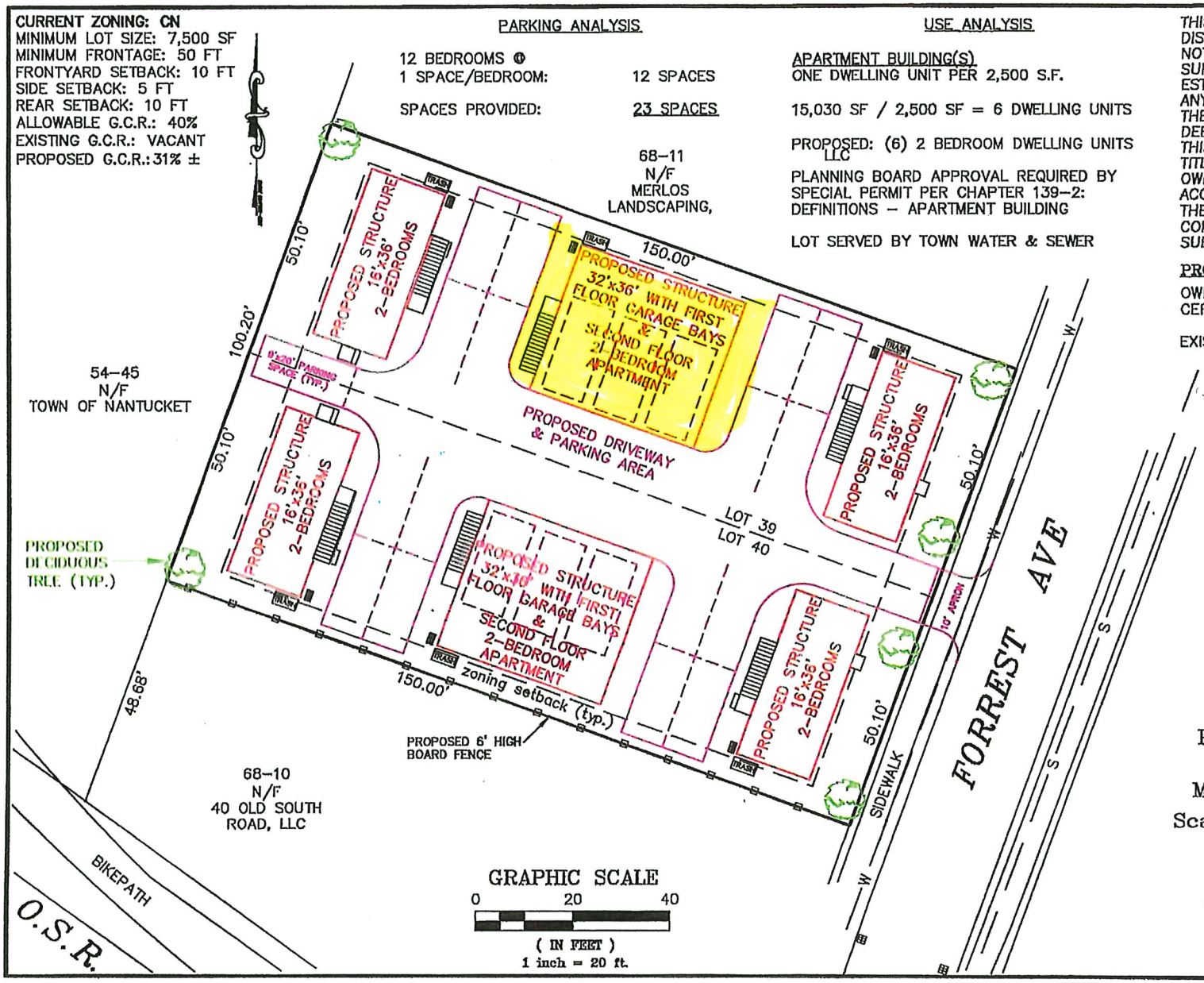
LOT SERVED BY TOWN WATER & SEWER

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

PROPERTY INFORMATION

OWNER: 40 OSR, LLC
CERT. 27,925, LCPL 32880-H LOTS 39 & 40

EXISTING COMBINED LOT AREA = 15,030± SF

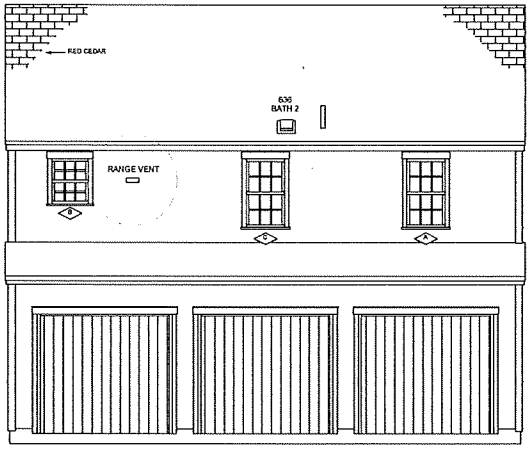


Site Plan

In Nantucket, MA

PREPARED FOR: 40 OSR, LLC
2 FORREST AVENUE
Map 68 Parcels 10.1 & 10.2
Scale: 1"=20' December 9, 2024

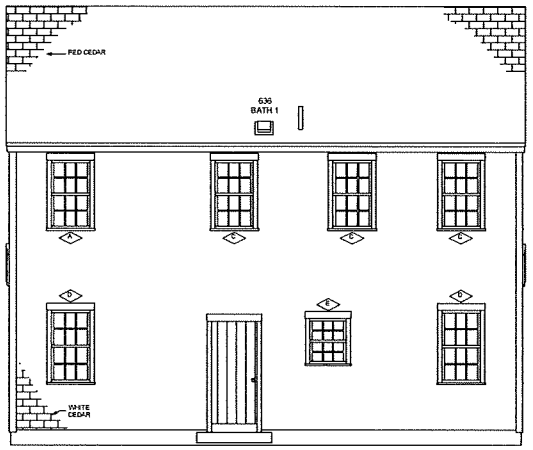
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



FRONT ELEVATION

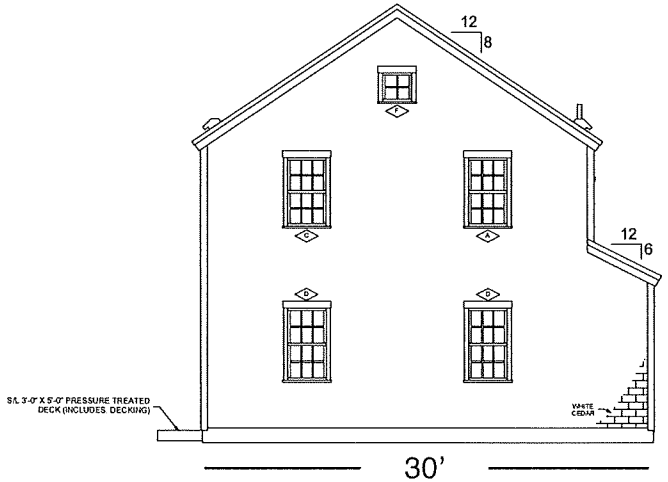
South

28'



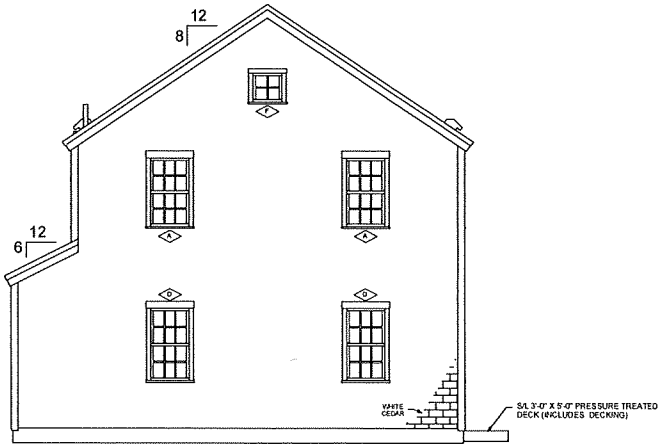
REAR ELEVATION

North



LEFT ELEVATION

West



RIGHT ELEVATION

East

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

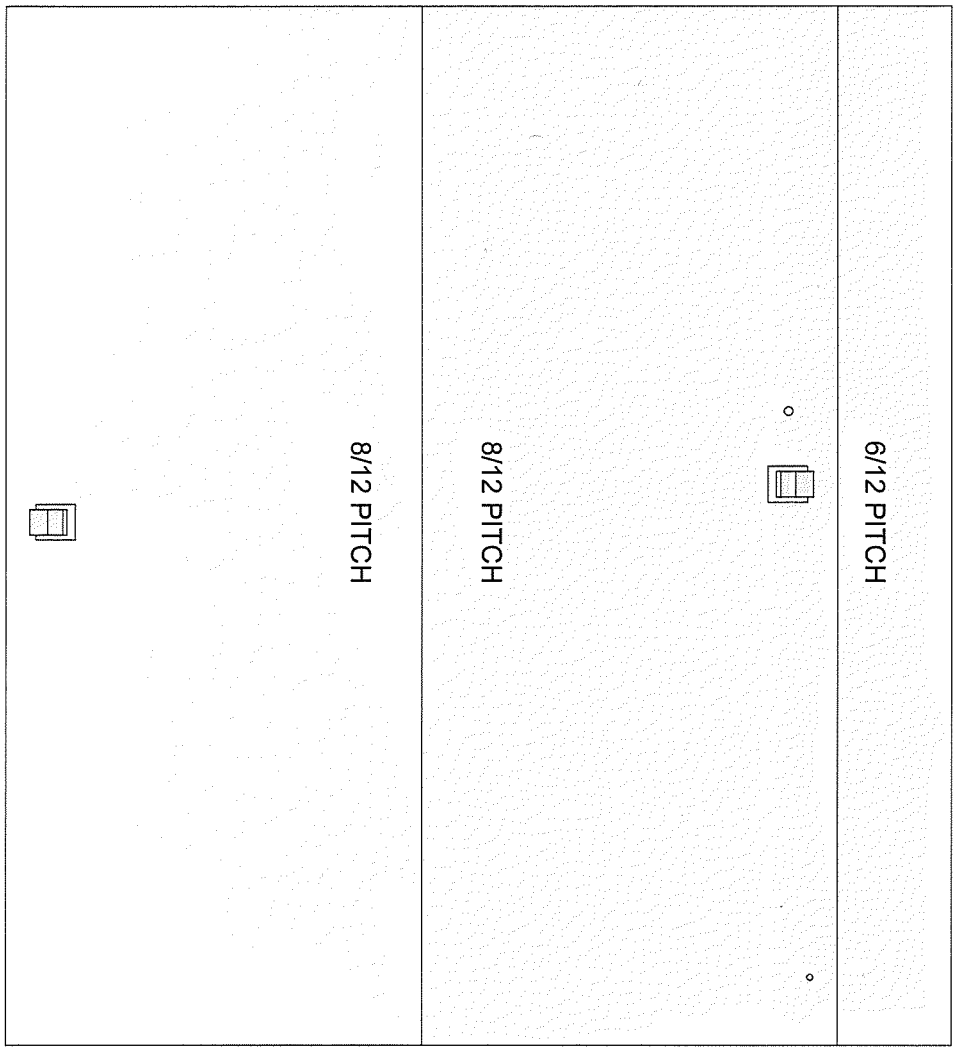
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

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

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



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

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME:
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

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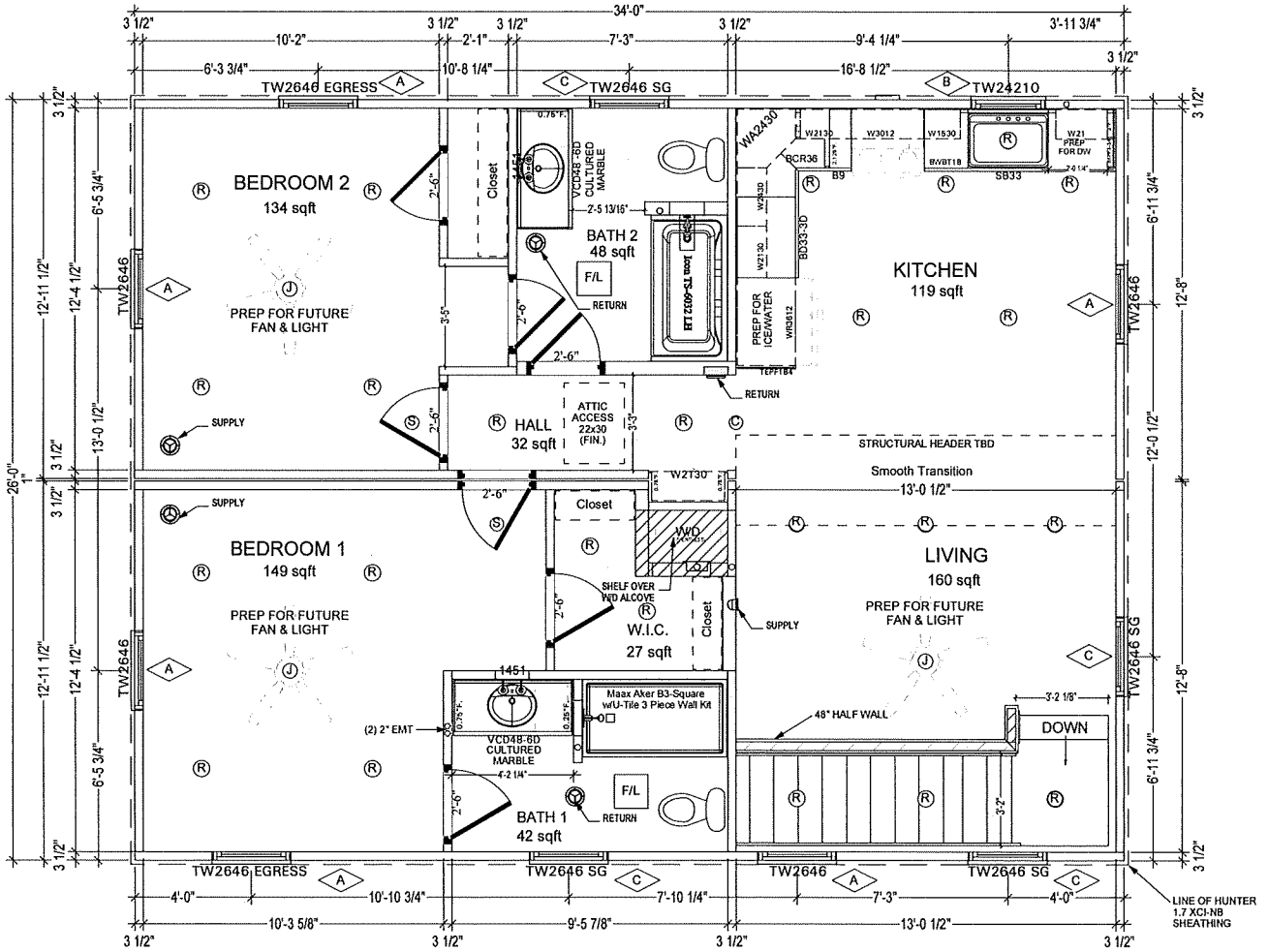
www.kbsbuildersinc.com

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

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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

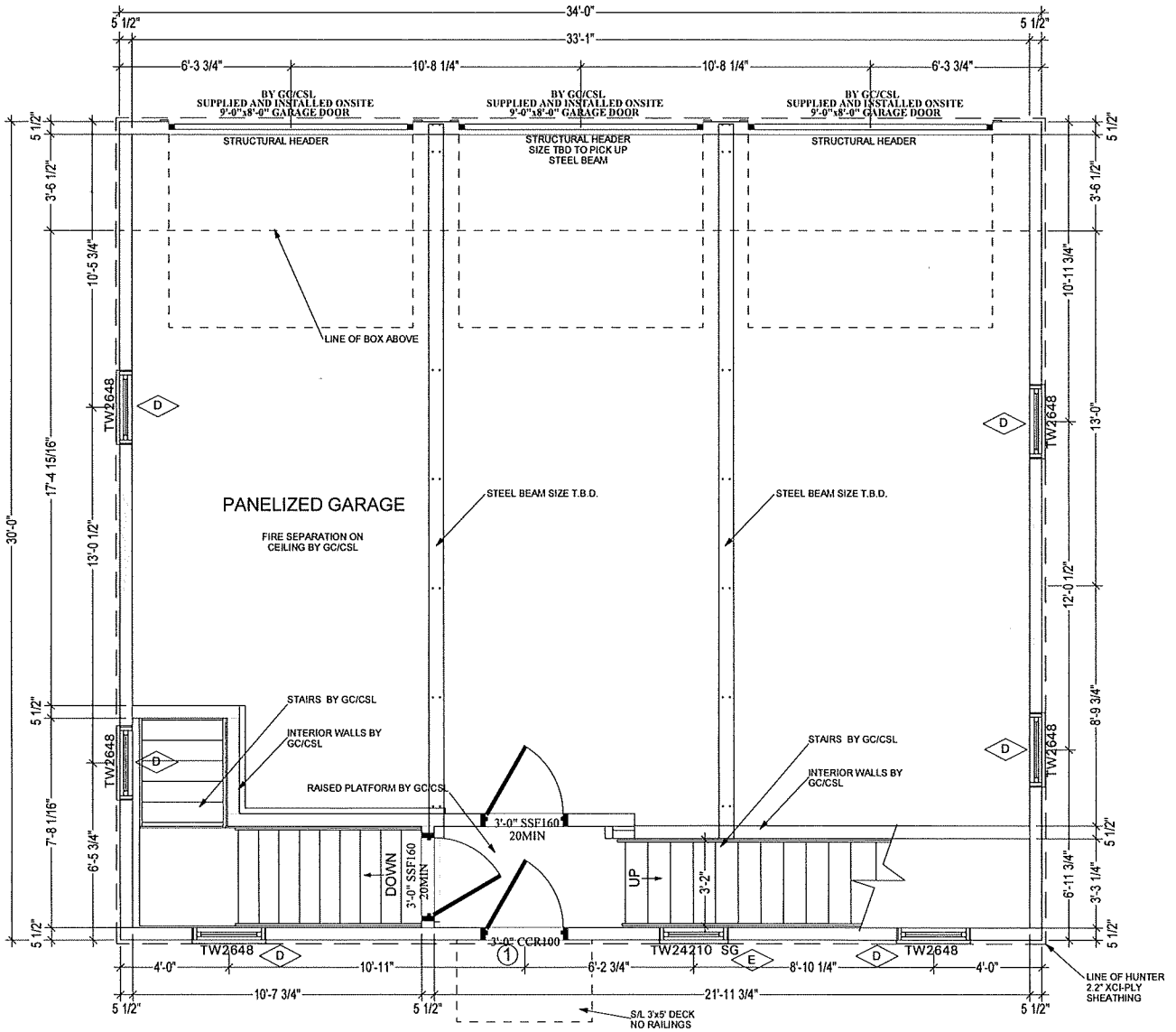
1ST FLOOR PLAN

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

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BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-8-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

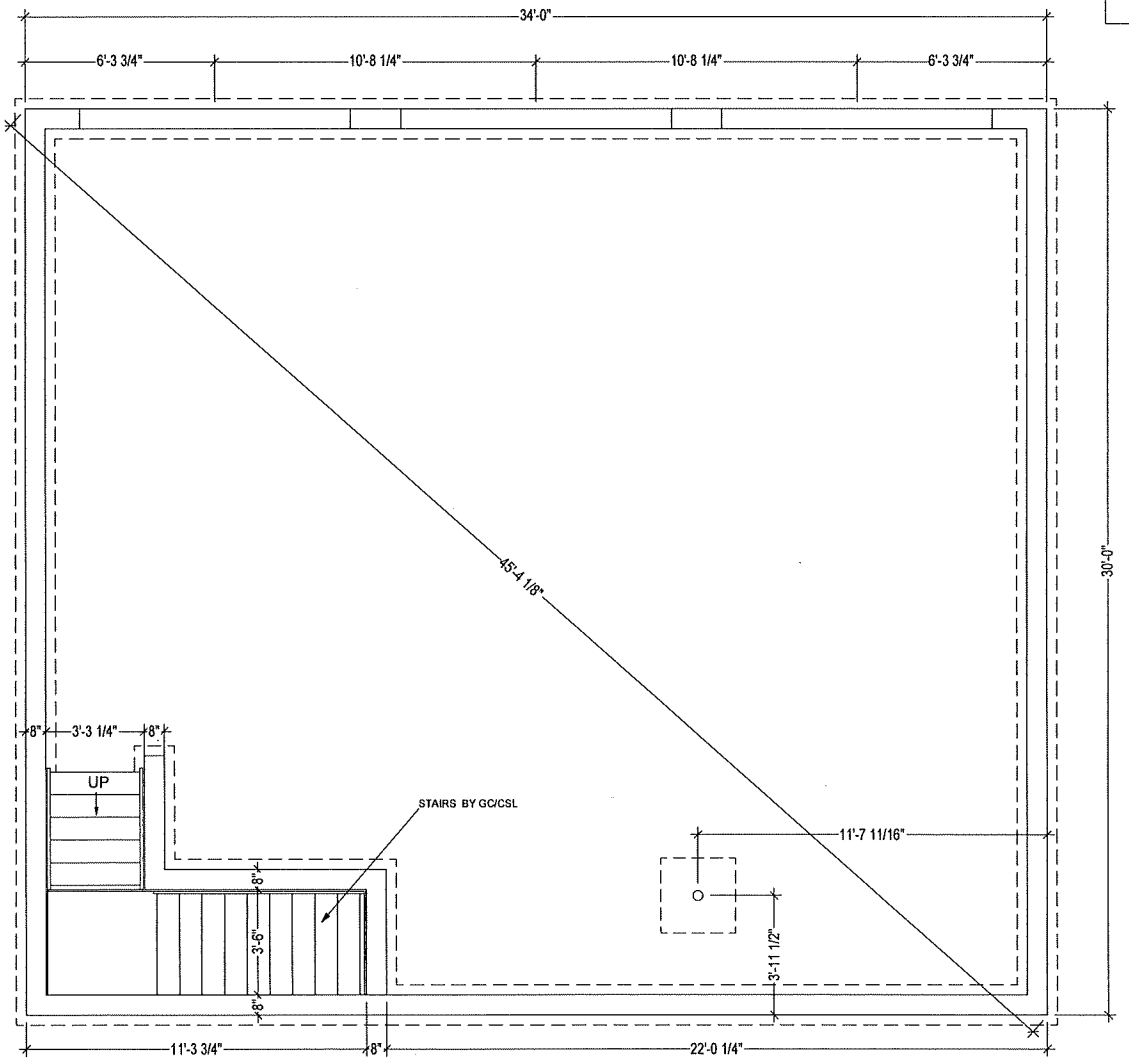
PANELIZED GARAGE

SHEET #
P6

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

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

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FAX: 207-739-2223
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BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

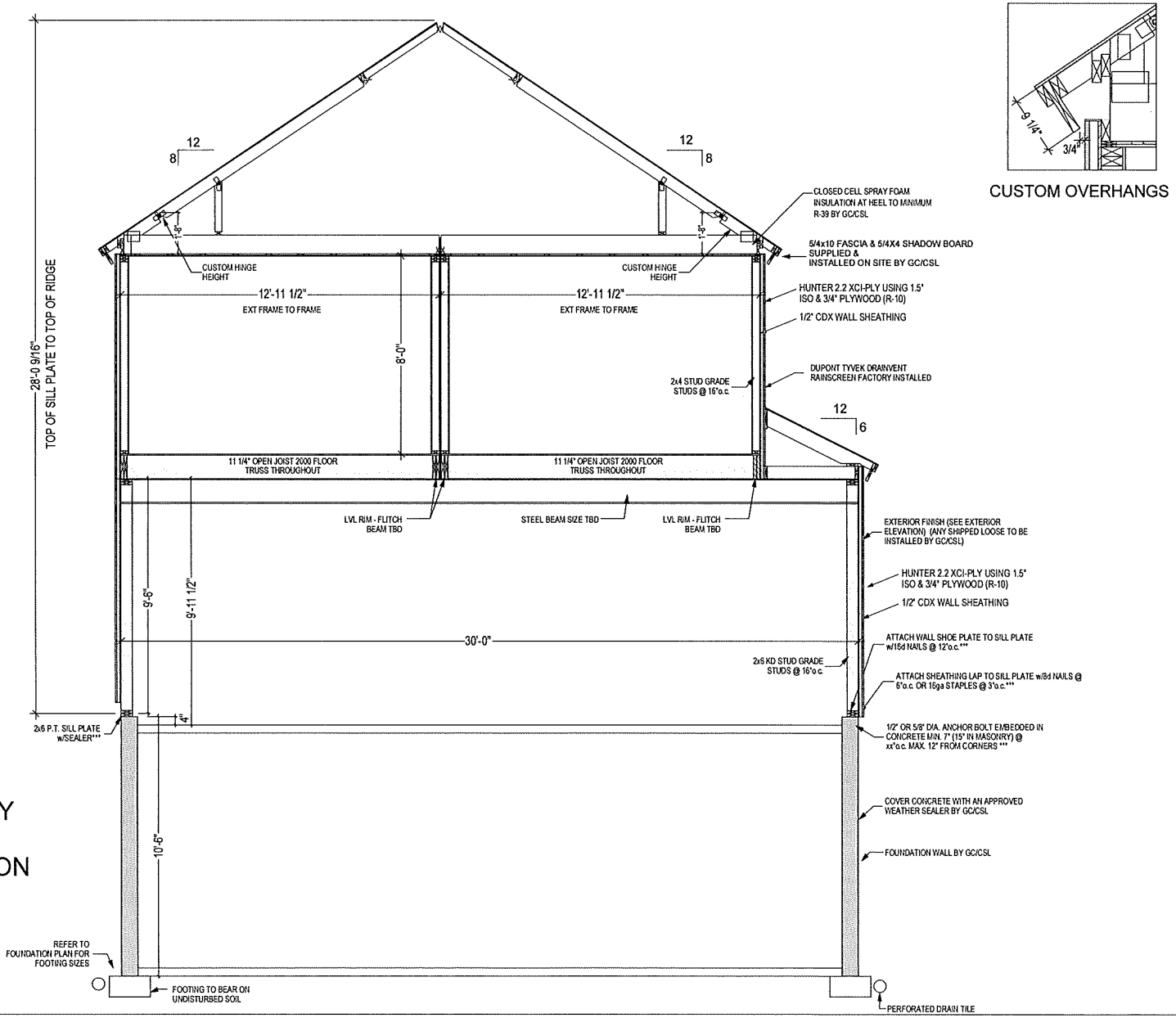
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
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SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-5-25
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"

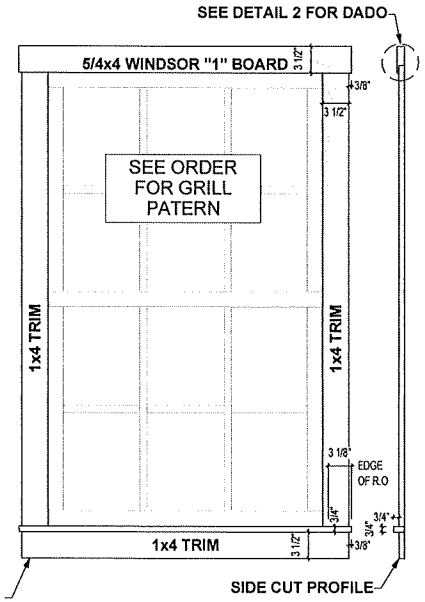
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

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

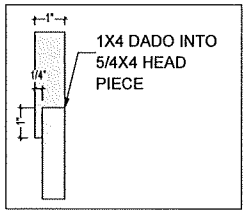
DOOR SCHEDULE

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



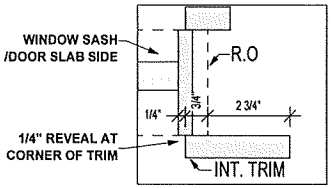
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



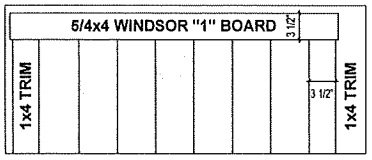
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



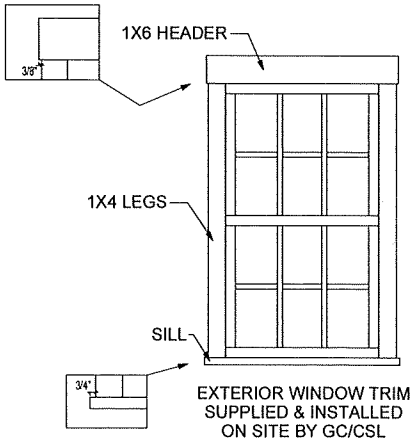
TRIM REVEAL AT CORNER

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

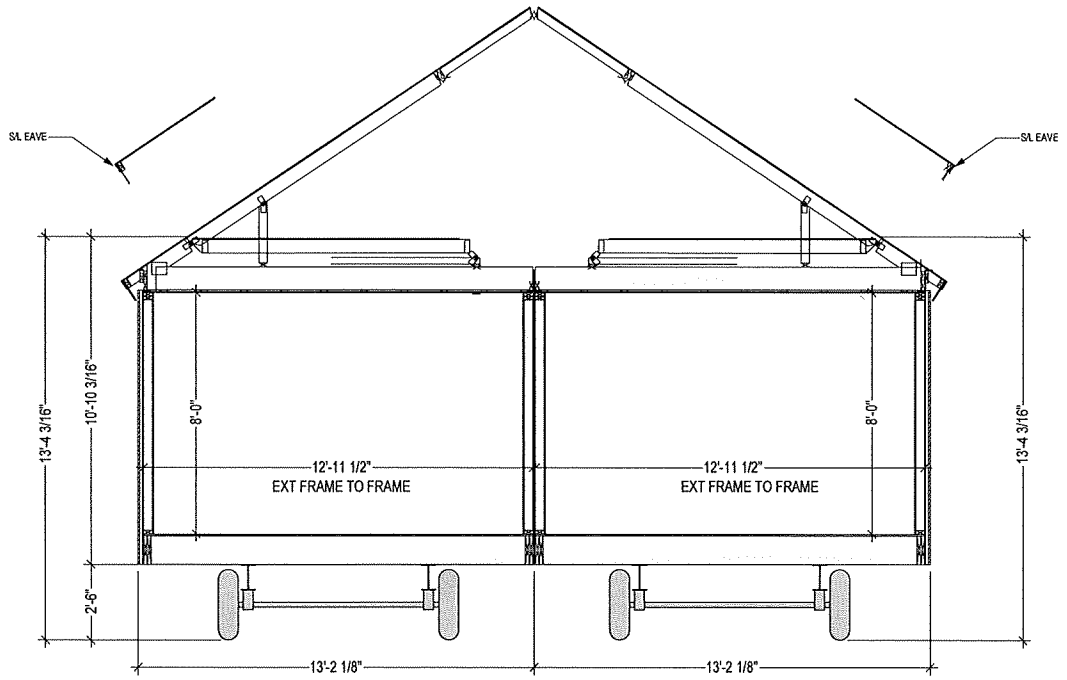
WINDOW/DOOR SCHEDULE & TRIM DETAILS

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™
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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA

Sent To: NANTUCKET TOWN OF WATER COMMISSION

Street and Apt. No., or PO Box No.: 1 MILESTONE ROAD

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

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

9589 0710 5270 1006 2186 87

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- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: 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

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- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE CHRISTOPHER J. TRST. / CJH FAMILY TR.

Street and Apt. No., or PO Box No.: 104 SOMERSET RD.

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

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

9589 0710 5270 1006 2186 70

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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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

ADDRESS: 2A FORREST
DATE HEARD: 4/15/26
SITTING BOARD: CT, AC, VO, SW, AM

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 12188
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature: BC Date: 4/24/25

ADDRESS: 2B FORREST AVE
DATE HEARD: 4/15/25
SITTING BOARD: CT, AC, VO, SW, AM

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 12187
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
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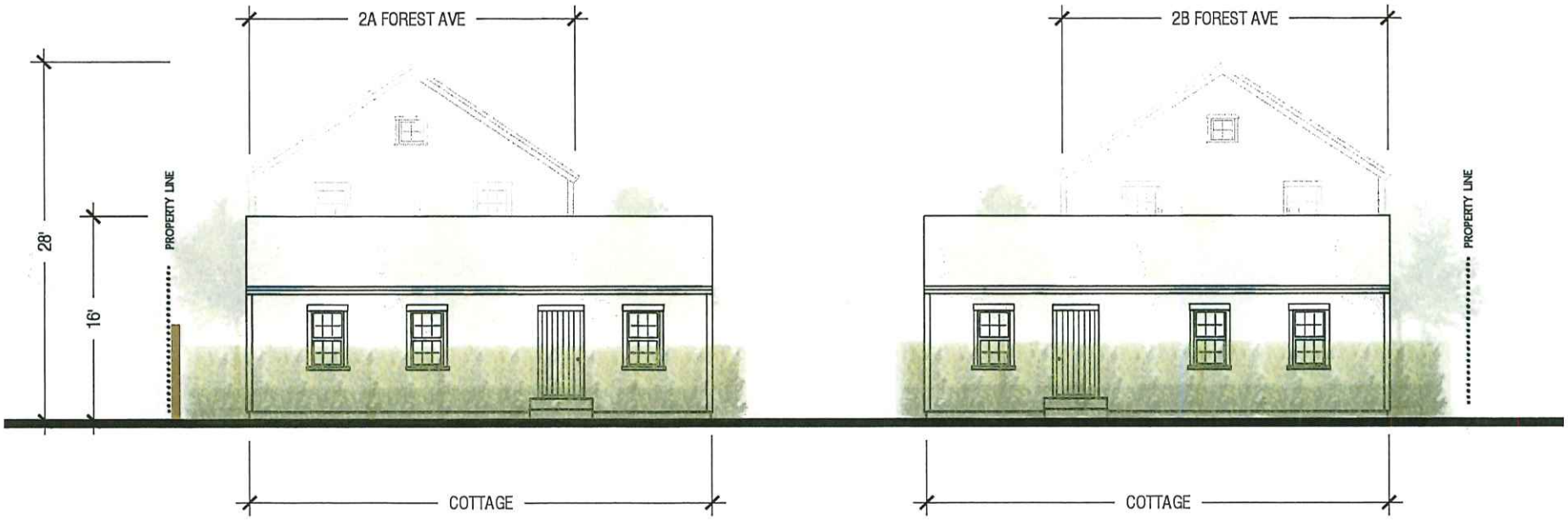
Signature: BC _____ Date: 4/24/25

RECEIVED
APR 24 2025
By

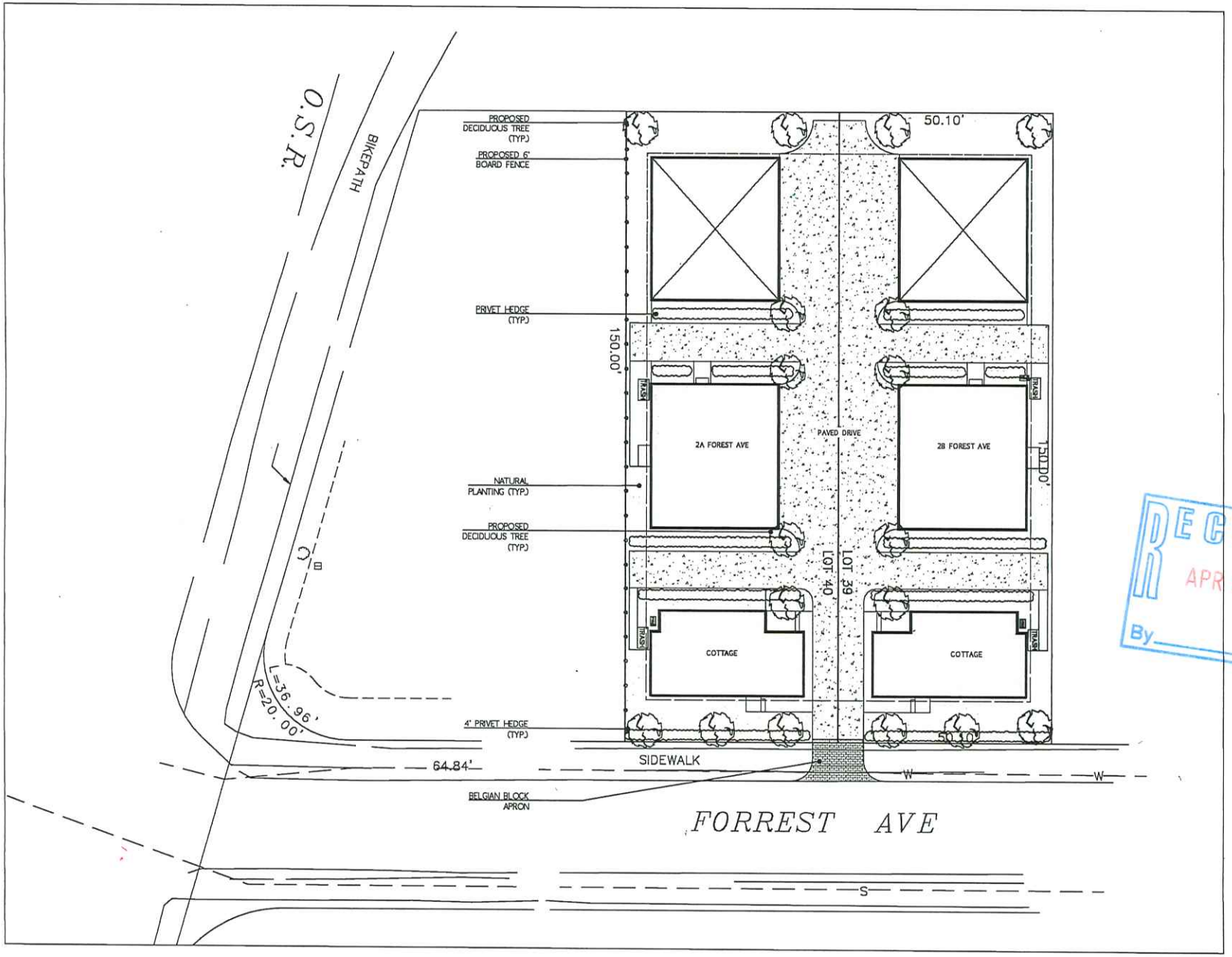


Project Name and Address

2A/B FOREST AVE

2A FOREST AVE,
NANTUCKET, MA 02554

Project	2A/B FOREST
Date	04/23/2025
Scale	1/8" = 1' -0"
Sheet	HDC-2



RECEIVED
APR 24 2025
By

General Notes

No.	Revision/Issue	Date

N

2A/B FOREST AVE
2A/B FOREST AVE,
NANTUCKET, MA 02554

Project 2A/B FOREST	Sheet HDC-1
Date 04/23/2025	
Scale 1:10	

ADDRESS: 20 MAIN STREET – 'SCONSET
DATE HEARD: MARCH 4, 2025
SITTING BOARD: RP/VO/AC/AM/CP

Historic District Commission

OLD BUSINESS CHECKLIST

73.3.1-50

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

4/24/25	~~Date~~ submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 20 MAIN ST-'SCONSET-2024-07-10839
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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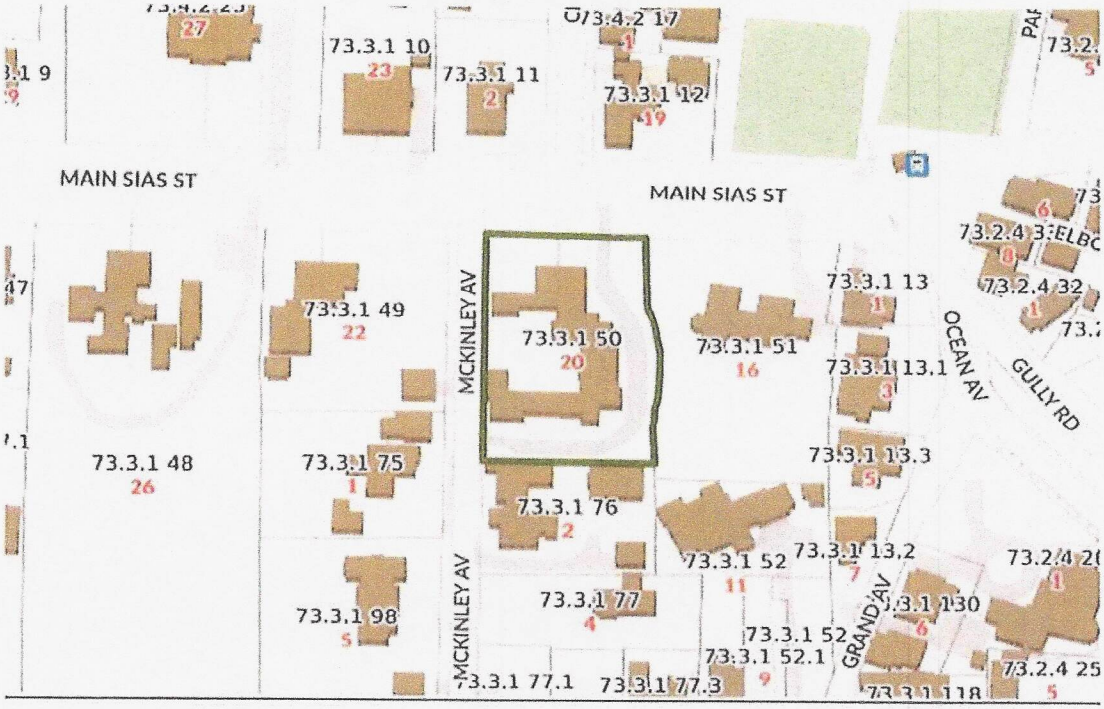
Signature: _____ Date: 4/23/2025

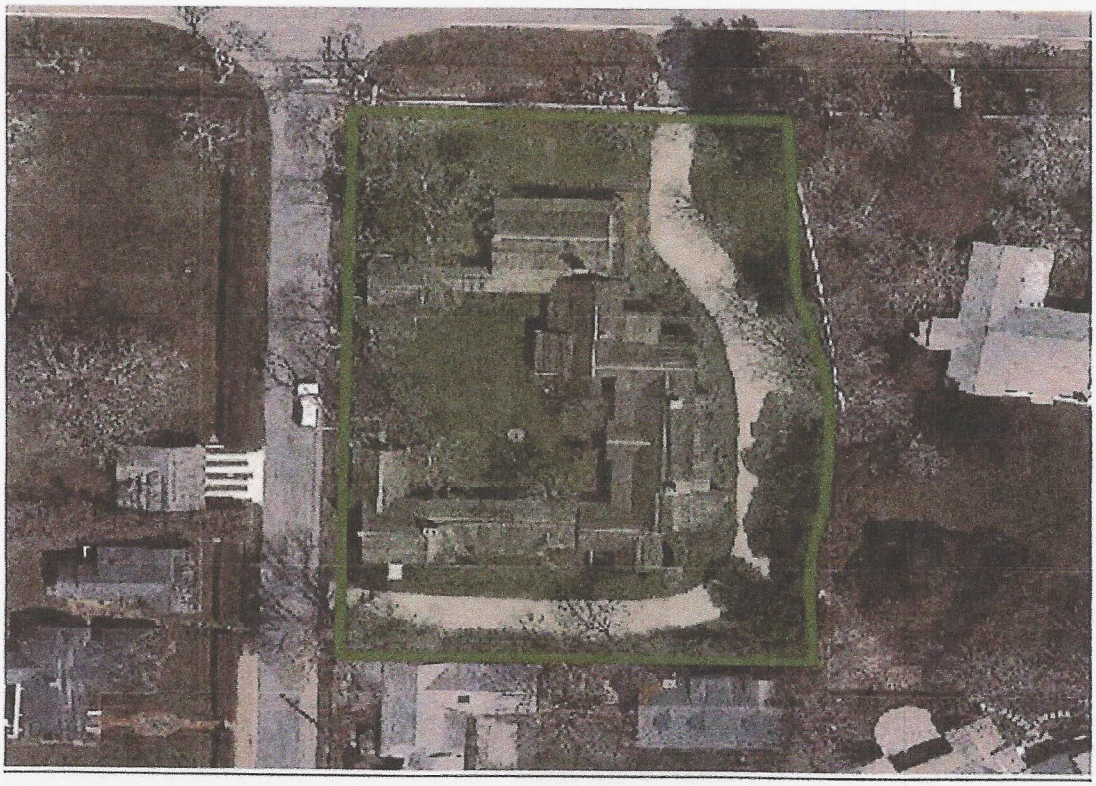

MAIN SIAS ST
MAIN SIA
MCKINLEY AV
163 Feet
73.3.1 50
20
7

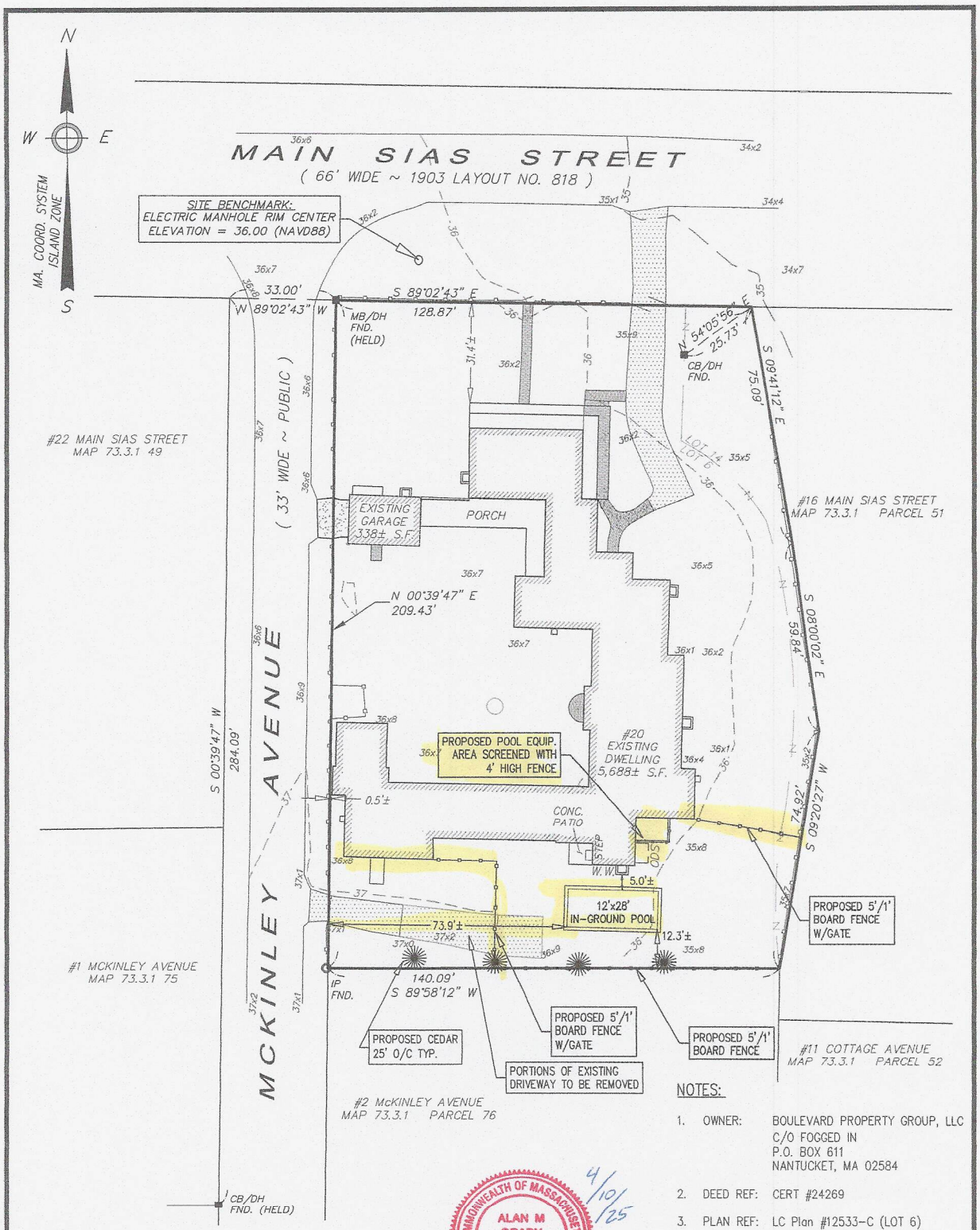




20 MAIN STREET SCONSET







ZONE: SR–10

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 s.f.	29,658± s.f.	29,658± s.f.
FRONTAGE:	75'	128.87'	128.87'
FRONT YARD:	15'	31.4'±	31.4'±
SIDE YARD:	5'	0.5'±	12.3'±
GROUND COVER:	25% (MAX)	20.3% (6,026± s.f.)	20.3% (6,026± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

4/10/25

Alan M Grady

NOTES:

1. OWNER: BOULEVARD PROPERTY GROUP, LLC
C/O FOGGED IN
P.O. BOX 611
NANTUCKET, MA 02584
2. DEED REF: CERT #24269
3. PLAN REF: LC Plan #12533-C (LOT 6)
LC Plan #12533-G (LOT 14)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 25019C-0114-G DATED 06/09/2014

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

BRACKEN ENGINEERING, INC.

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

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

PROPOSED POOL PLAN
IN NANTUCKET, MA

Prepared for:
BOULEVARD PROPERTY GROUP, LLC
#20 MAIN SIAS STREET
MAP 73.3.1 PARCEL 50

Revised:	Desc.:	By:
APRIL 10, 2025	POOL LOCATION	AMG
FEB. 13, 2025	POOL SIZE, EQUIPMENT & FENCE LOC.	ERC
SEPT. 4, 2024	REVISE POOL SIZE & ADD FENCE	ERC

Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

S:\Autocad Drawings\Nantucket\Main Street – Sias\20 Main Street\20 Main Street splandset Pool Plan Rev25.dwg

20 MAIN STREET – HARDSCAPE/POOL

POOL SIZE REDUCED FROM 16' X 32' TO 12' X 28'

ORIGINAL APPLICATION INFORMATION

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 50

Street & Number of Proposed Work: 20 MAIN STREET

Owner of record: BOULEVARD PROPERTY GROUP LLC

Mailing Address: C/O EGGEEN - PO BOX 611 NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 e-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East 12" X 28' West _____

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

Additional Remarks: NEW 16'X32' POOL W/ SMALL COPING - 5' 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: 5' Type: 5/1 VERT BOARD 6' Length: +-4' NEW BOARD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location 4'X6'

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☐ TDL ☐ 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/WHITE Shutters _____

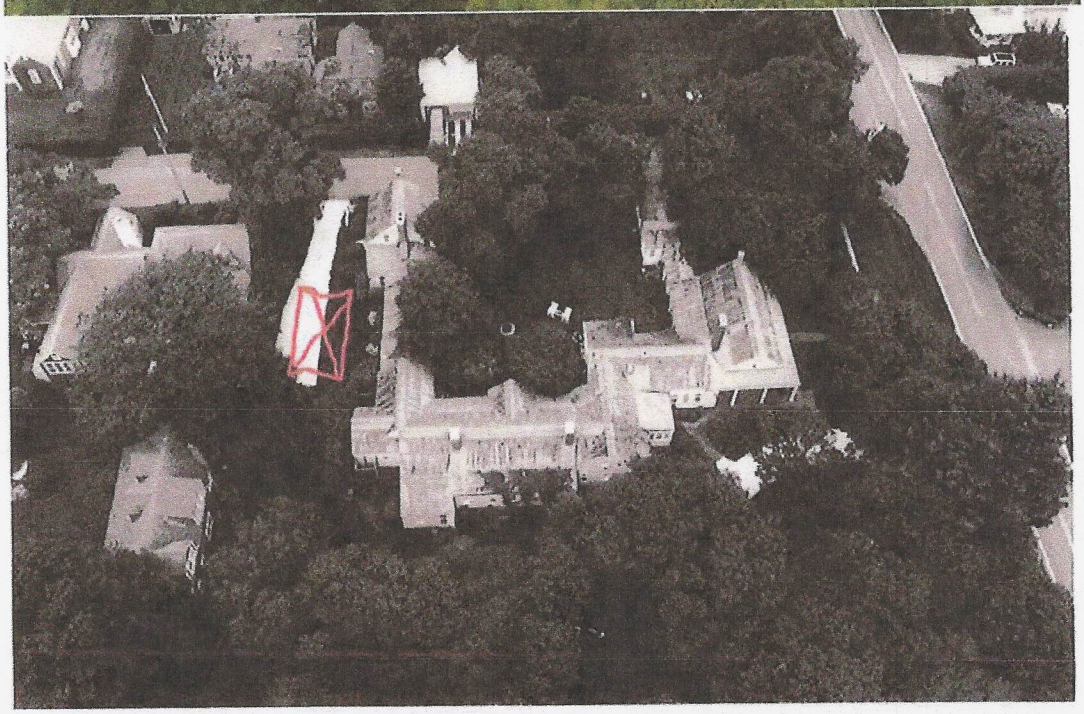
* Attach manufacturer's color samples if color is not from HDC approval list. TIME

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

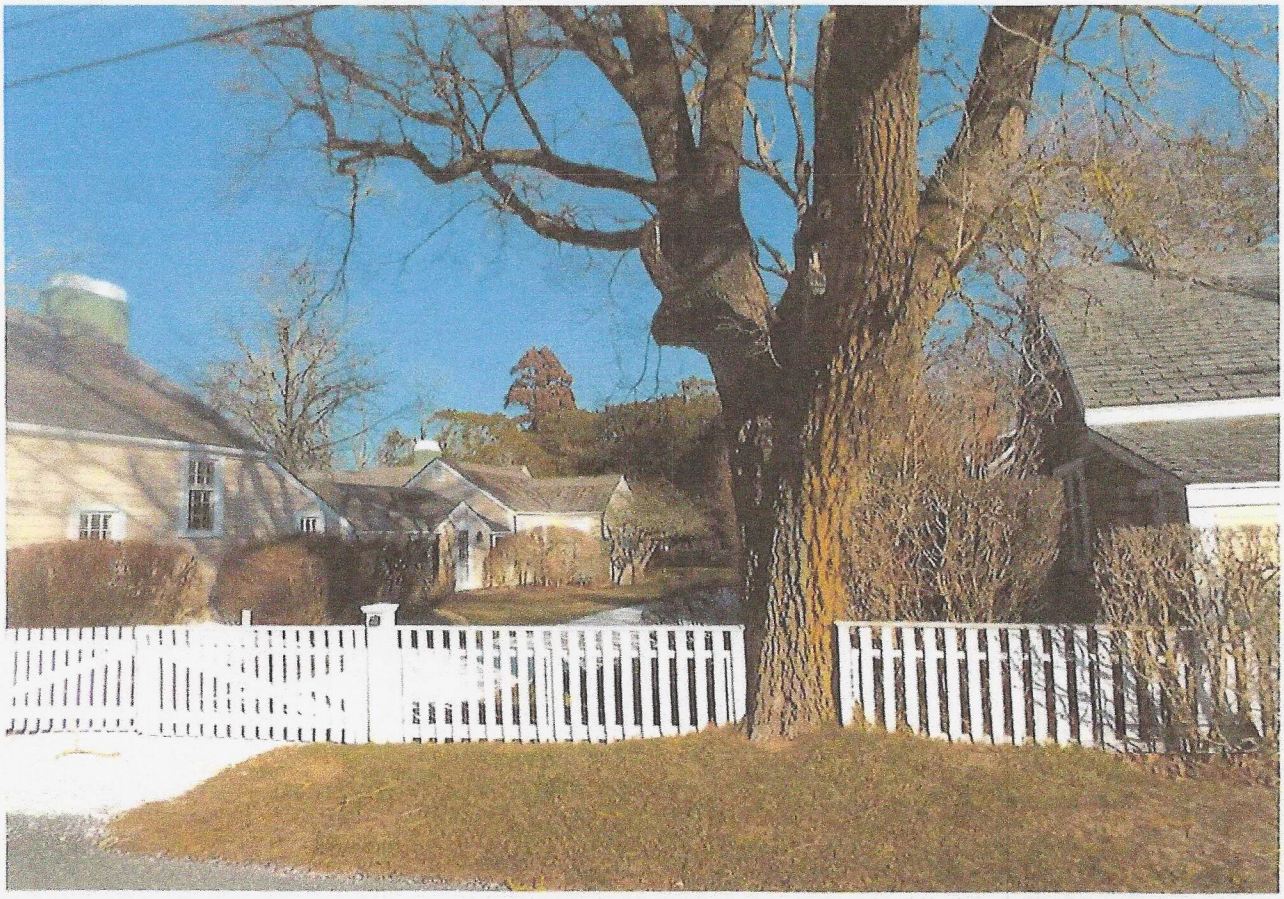
Date 11/14/2024 Signature of owner of record _____ Signed under penalties of perjury

20 MAIN STREET – NEW POOL/FENCING/SCREENING – 1827 DWELLING RENOVATED IN 2014









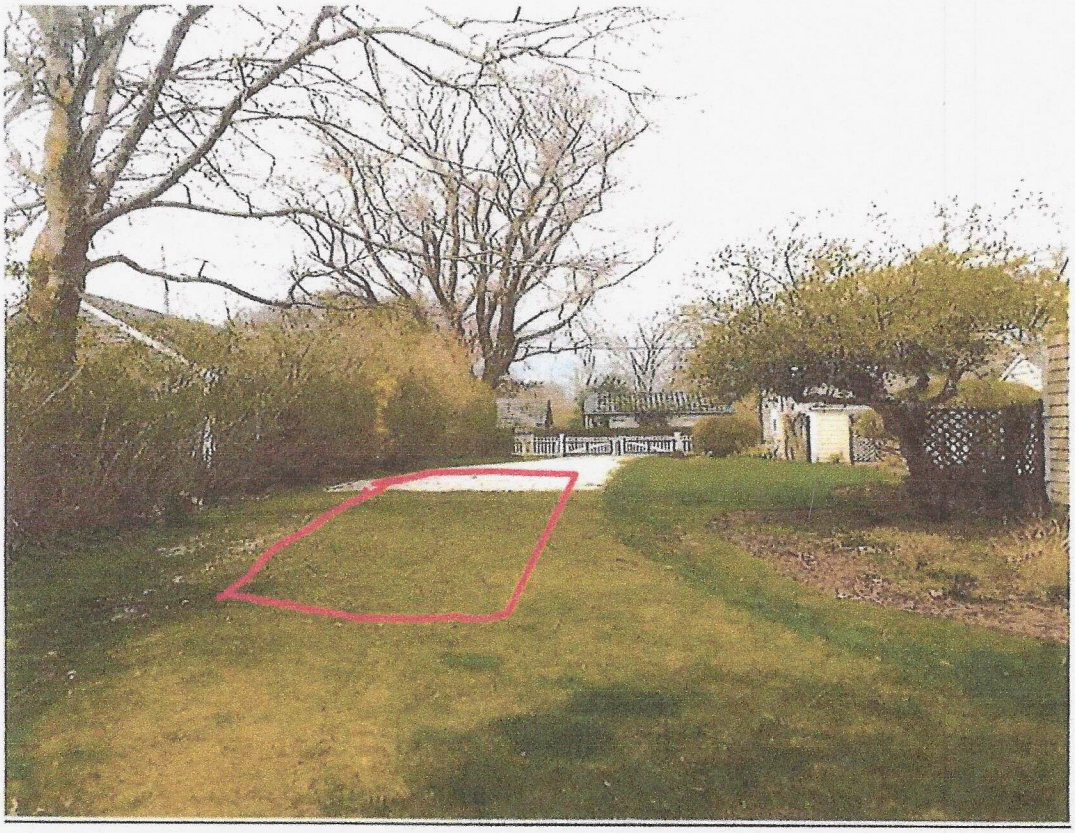








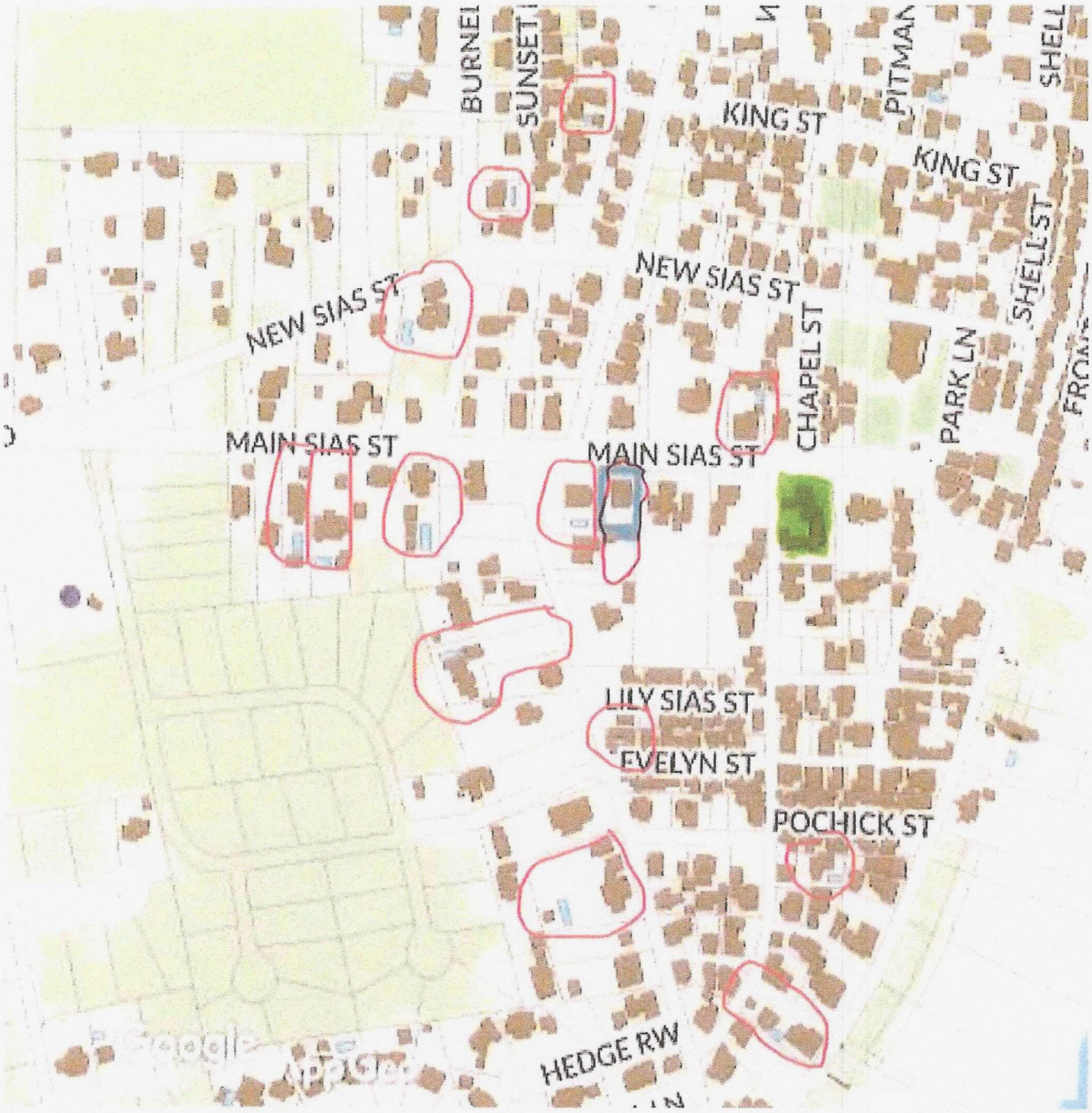
NEW LOCATION 2/24/2025 - 60' FROM ROAD



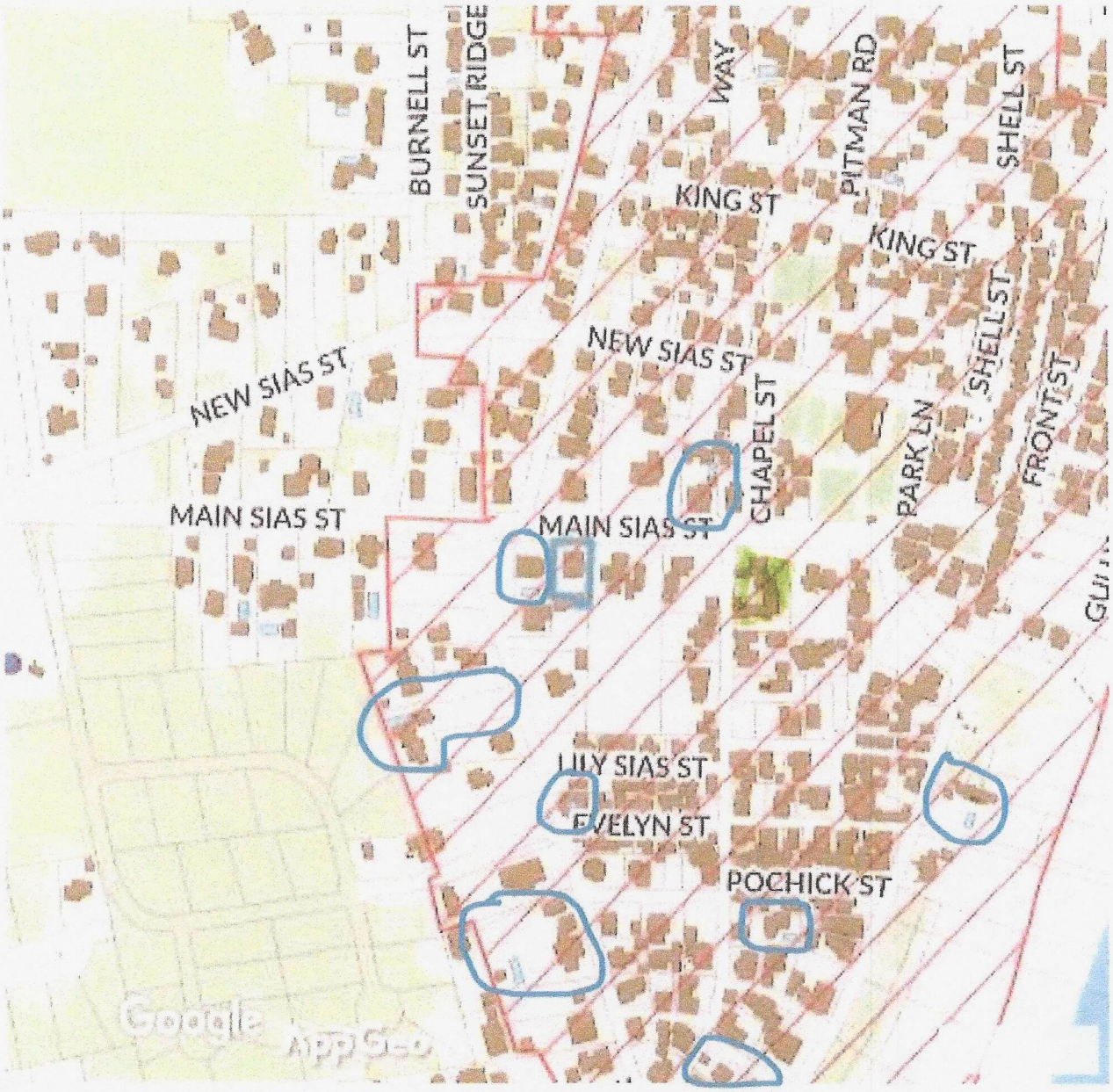
LOOKING REAR OF HOUSE TO MAIN STREET AND UNUSED DRIVEWAY

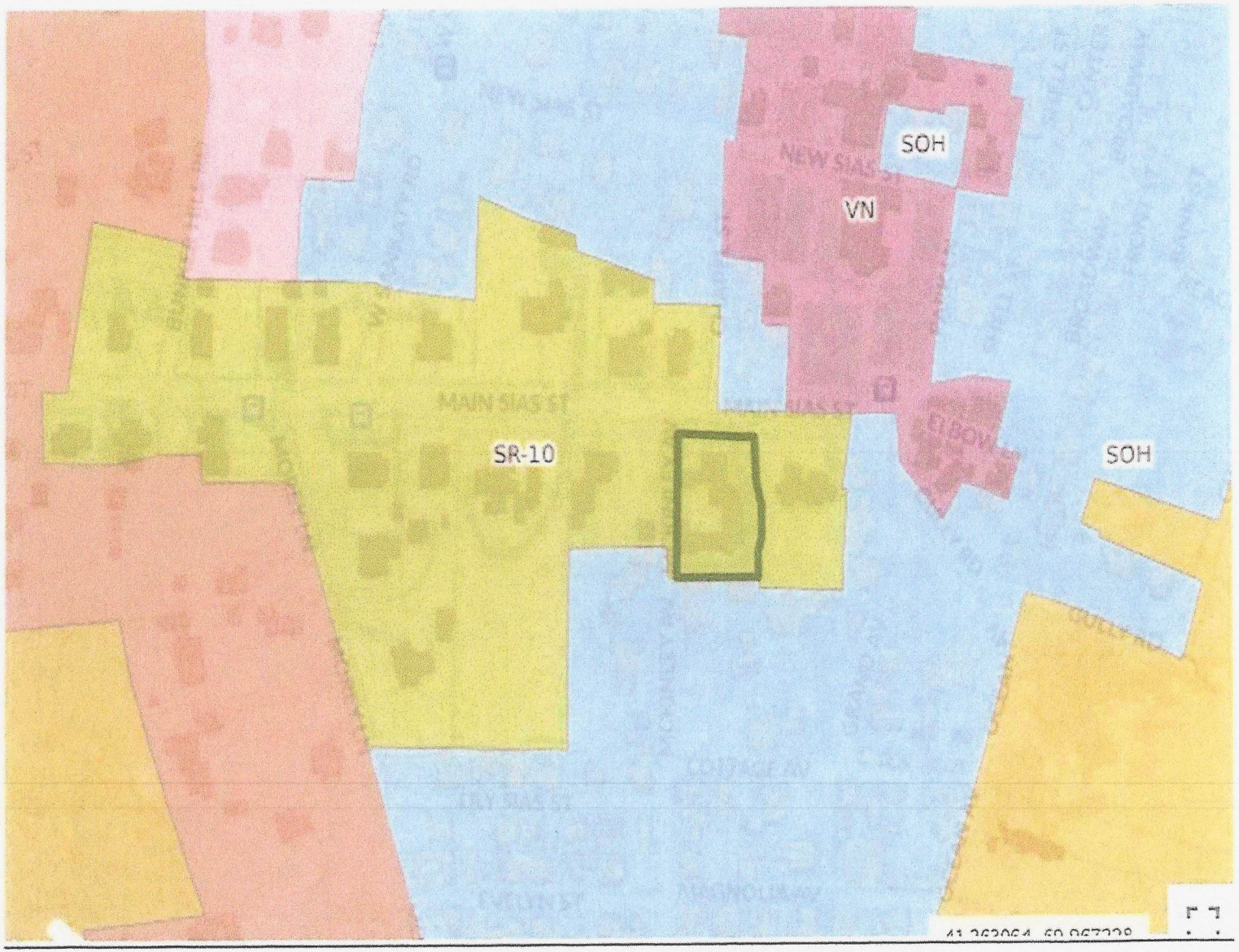


AREA POOLS


BURNEI
SUNSET
KING ST
PITMAN
SHELL
KING ST
SHELL ST
NEW SIAS ST
NEW SIAS ST
CHAPEL ST
PARK LN
MAIN SIAS ST
MAIN SIAS ST
LILY SIAS ST
EVELYN ST
POCHICK ST
HEDGE RW

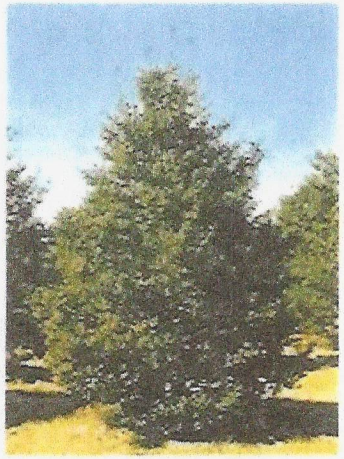
28 MAIN STREET – SIASCONSET – OLD HISTORIC DISTRICT




SOH
VN
MAIN SIAS ST
SR-10
SOH



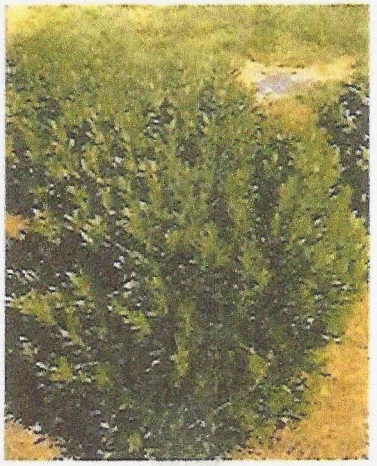
② COMMON BOXWOOD 4-B



① AMERICAN HOLLY 4-B



④ RHODODENDRON CUNNINGHAM'S WHITE



③ INKBERRY 'SHAMROCK' 4-B

atlantic

Evergreen Plant Photos

Pool at
28 Main St. Sconset
Nantucket, Ma. 02554

M: 73.3.1
P: 47
Zoning: SR-10
Front Setback: 15 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 2/24/2021
Drawing No.:

HDC-F

Meeting 4.8.25
Sitting:
Pol, Welch,Camp, Paul
Alternates: Thornwell, Patten

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9.27.25
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10270 Address : 27 NORTH LIBERTY
	Copy of Minutes (application item circled) MINUTES NOT POSTED, 5/22/25
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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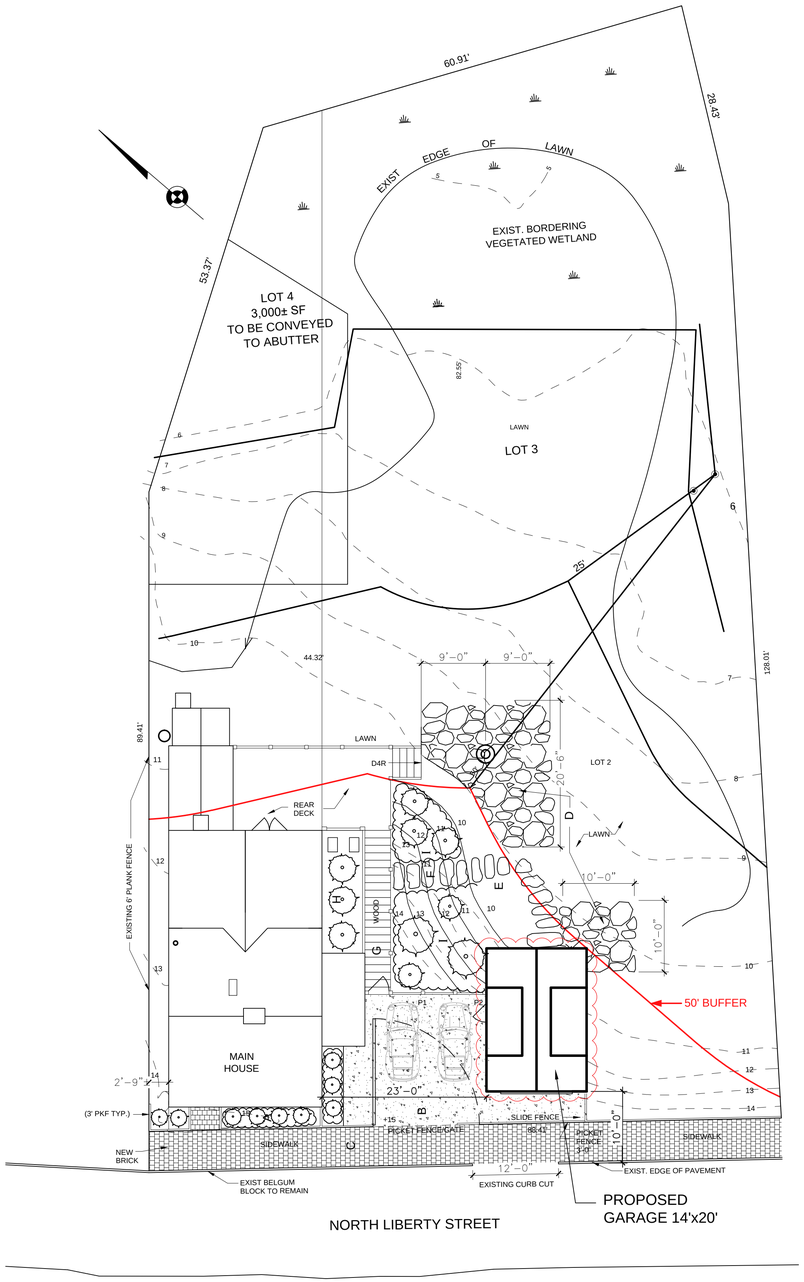
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

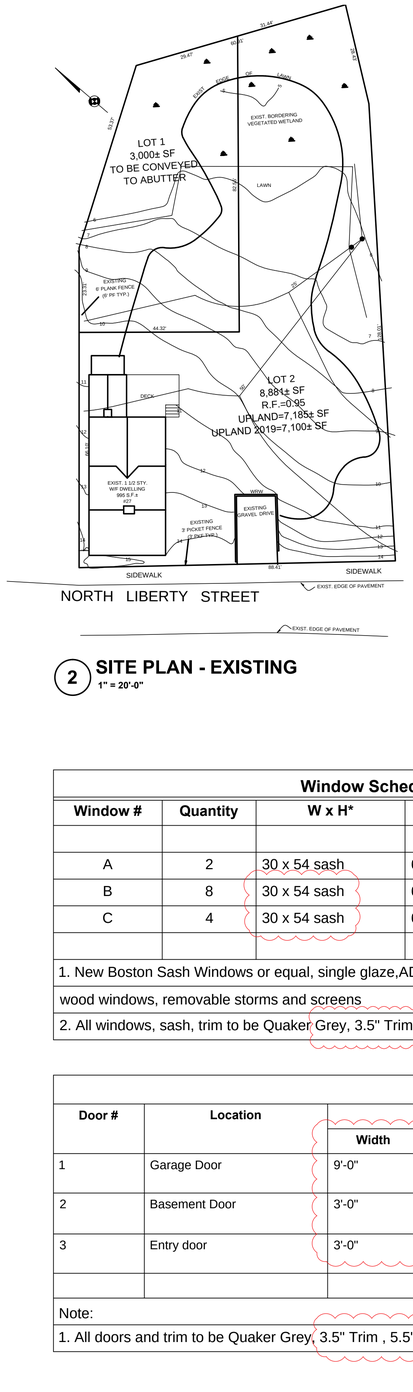
Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 3.28.25



1 SITE PLAN - PROPOSED GARAGE
1" = 10'-0"



2 SITE PLAN - EXISTING
1" = 20'-0"

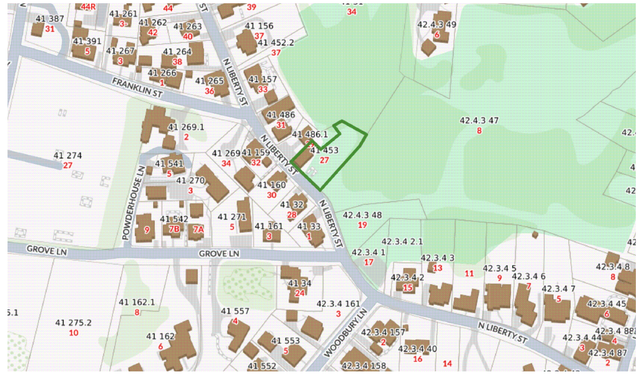
Map & Parcel:	41/453
Zoning:	ROH
Min. Frontage:	50'
Front Setback	0'
Side/Rear Setback:	5'
Lot Size:	11,881 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50%
Existing G.C.:	1055 SF
Proposed G.C.:	280 SF
Total Proposed G.C.:	1,335 SF

Window Schedule

Window #	Quantity	W x H*	Type	Window Type
A	2	30 x 54 sash	6/6 double hung	Wood, TDL
B	8	30 x 54 sash	6/6 double hung	Wood, TDL
C	4	30 x 54 sash	6/6 double hung	Wood, TDL
1. New Boston Sash Windows or equal, single glaze,ADL, double hung,				
wood windows, removable storms and screens				
2. All windows, sash, trim to be Quaker Grey, 3.5" Trim				

Door Schedule

Door #	Location	Size			MTL.	Casing	Hardware
		Width	Height	Thick.			
1	Garage Door	9'-0"	7.5"	1-3/4"	wood/plank, vertical pattern	3.5"	automatic tilt door
2	Basement Door	3'-0"	3'-0"	1-3/4"	wood/plank, vertical pattern	3.5"	sliding track and rollers
3	Entry door	3'-0"	7'-0"	1-3/8"	wd/glass, 6 lite , panel below	3.5"	butt
Note:							
1. All doors and trim to be Quaker Grey, 3.5" Trim , 5.5" Rake.							



LOCUS MAP
BLOCK 41
LOT 453



PRECEDENCE 1890 FROM LILLY POND

GENERAL NOTE:

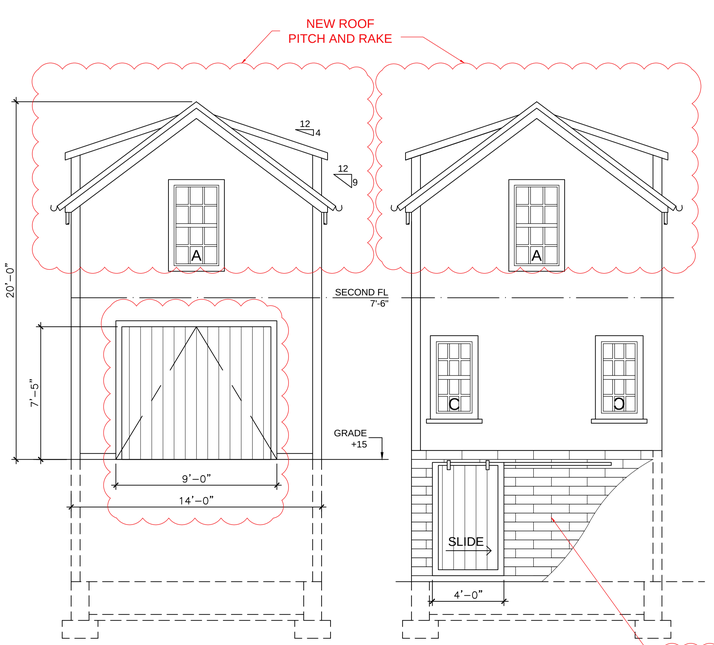
HDC HARDSCAPE
HDC-2024-03-10127
3/19/24
APPROVAL

HDC SUBMISSION
GARAGE
04.08.2024 REV 04.03.2025

RESIDENCE
27 North Liberty St
Nantucket, MA 02554

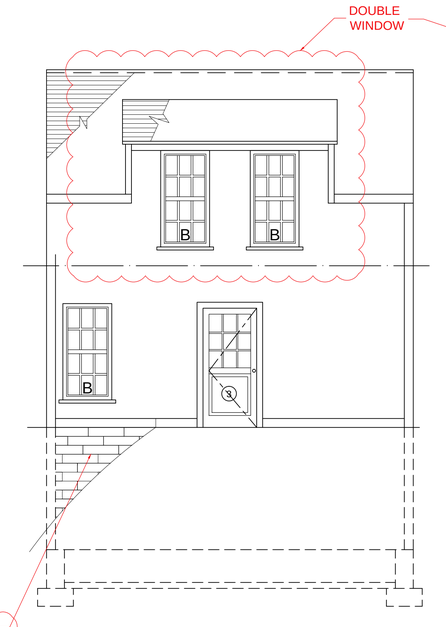
COVER

A-0 | SCALE: 1" = 10'-0"

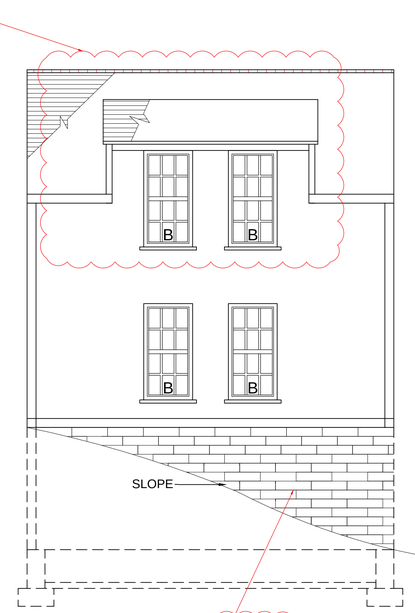


NORTH ELEVATION
SCALE: 1/4"=1-'0"

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



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



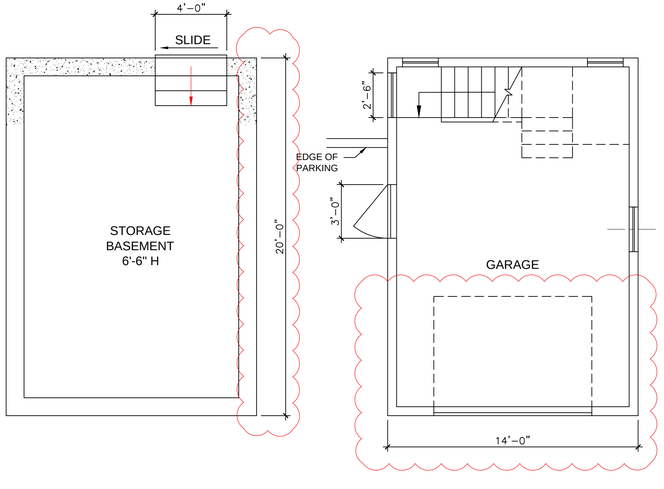
EAST ELEVATION
SCALE: 1/4"=1-'0"

NOTE:
1. SEE SITE PLAN FOR TOPOGRAPH



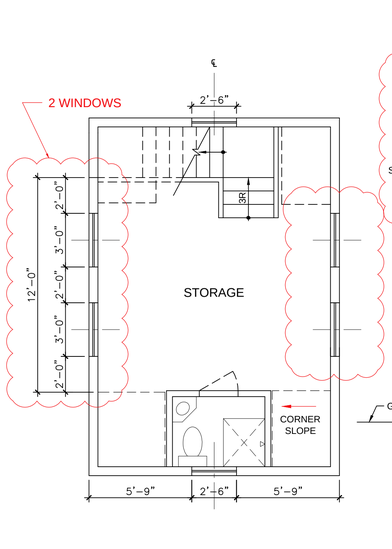


RENDERING OF GARAGE

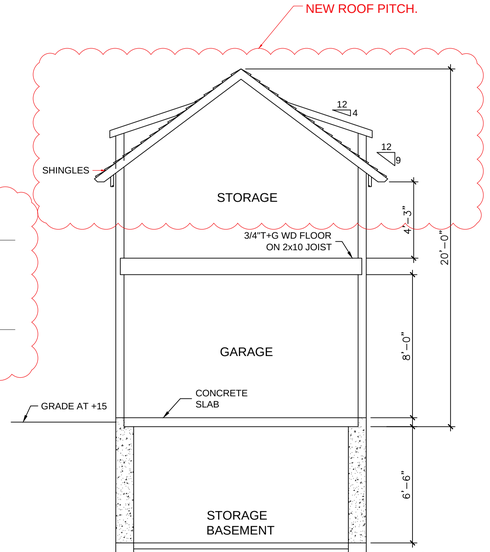


BASEMENT
SCALE: 1/4"=1-'0"

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



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



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



PRECEDENCE - 13 WOODBURY

HDC SUBMISSION
GARAGE
04.08.2024

RESIDENCE

27 North Liberty St
Nantucket, MA 02554

GARAGE

A-1

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

Meeting 4.8.25 Sitting:
Pol, Welch,Camp, Paul
Alternates: Thornwell, Patten

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
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If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
✓	HDC Case Number (ie HDC2020-05-0265): HDC2024-04-0270 Address : 27 NORTH LIBERTY
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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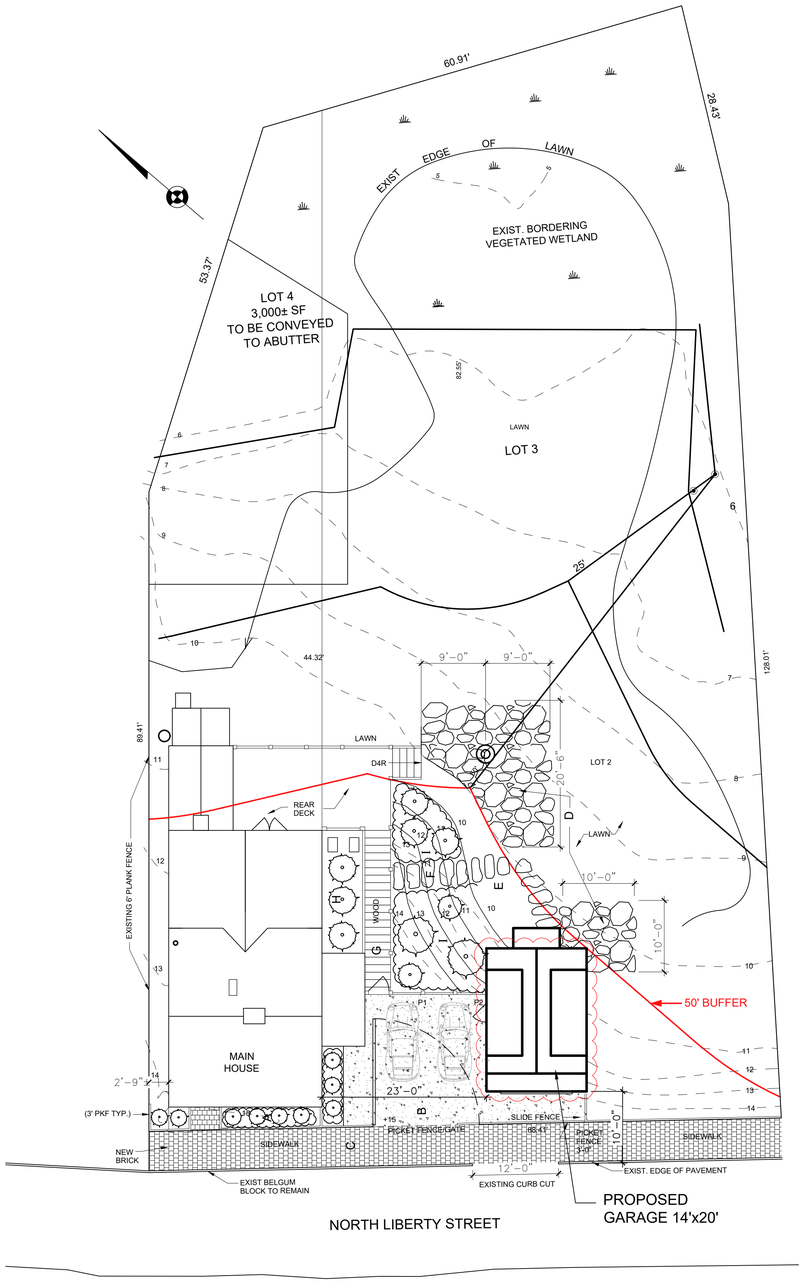
Signature: _____ Date: 4.23.25



□ITE □LAN - □RO□O□ED GARAGE

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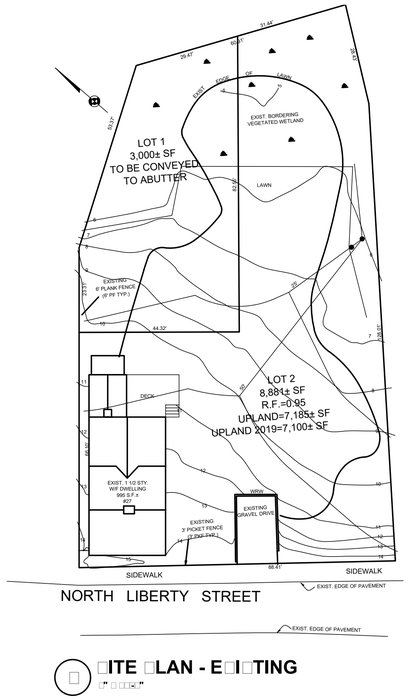

□ITE □LAN - E□I□TING

.⁄" □ □□□.□"

Map & Parcel:	41/453
Zoning:	ROH
Min. Frontage:	50'
Front Setback	0'
Side/Rear Setback:	5'
Lot Size:	11,881 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50%
Existing G.C.:	1055 SF
Proposed G.C.:	280 SF
Total Proposed G.C.:	1,335 SF

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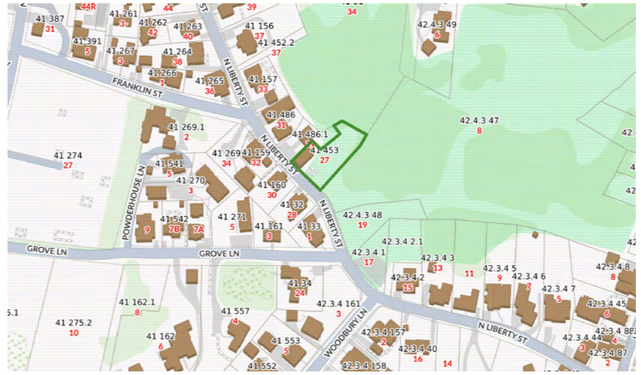
W□d□□ □	□ □□□□□□□	□□W □ □□□□.□"	T□□□	W□d□□ T□□□
		31 x 57 sash	To match exist.	
A	1	30 x 57 sash	6/6 double hung	Wood, TDL
B	7	30 x 57 sash	6/6 double hung	Wood, TDL
C	1	30 x 18 sash	3 Lite Shopper	Wood, TDL
1. New Boston Sash Windows or equal, single glaze,ADL, double hung,				
wood windows, removable storms and screens, size to match exist house				
2. All windows, sash, trim to be Quaker Grey, 4¼" Trim				

D□□r □□□□d□□□

D□□r □	L□□□□□□□	□□□□			MTL□	□□□□□□	□□rd□□r□
		W⁄d□□	□ □□□□□	T□□□□□			
1	Garage Door	9'-0"	7.5"	1-3/4"	wood/plank, vertical pattern	4¼"	automatic tilt door
2	Basement Door	3'-0"	3'-0"	1-3/4"	wood/plank, vertical pattern	4¼"	sliding track and rollers
3	Entry door	3'-0"	7'-0"	1-3/8"	wd/glass, 6 lite , panel below	4¼"	butt
4	Balcony Door	2'-6"	7'-0"	1-3/8"	wd/glass, 12 lite , TDL	4¼"	
Note:							
1. All doors and trim to be Quaker Grey, 4¼" Trim , 7" Rake, All Trim & Rake to match exist house							



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LOT □□□



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GENERAL NOTE:

HDC HARDSCAPE
HDC-2024-03-10127
3/19/24
APPROVAL

HDC SUBMISSION
GARAGE
04.08.2024
REV 04.24.2025

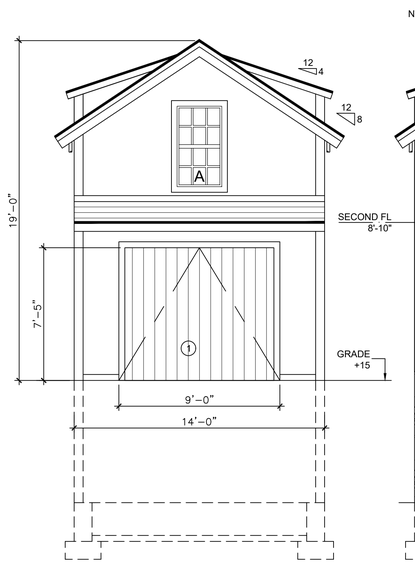
RESIDENCE

27 North Liberty St
Nantucket, MA 02554

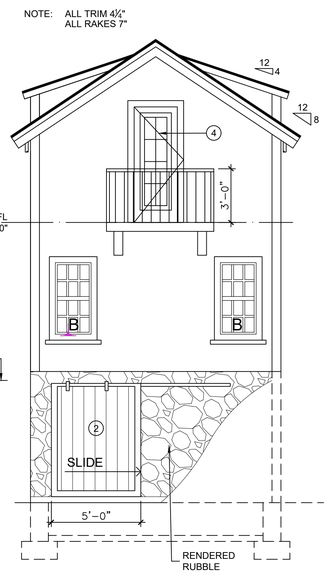
COVER

A-0

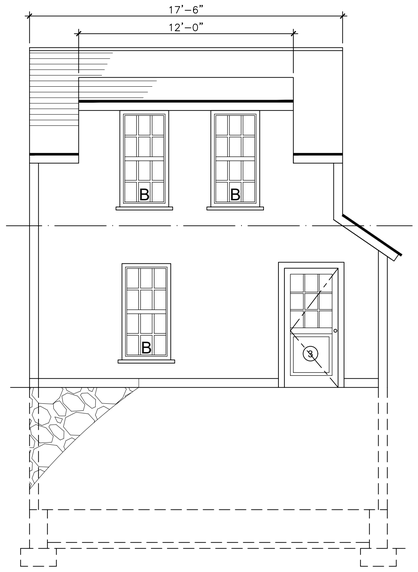
SCALE:
1" = 10'-0"



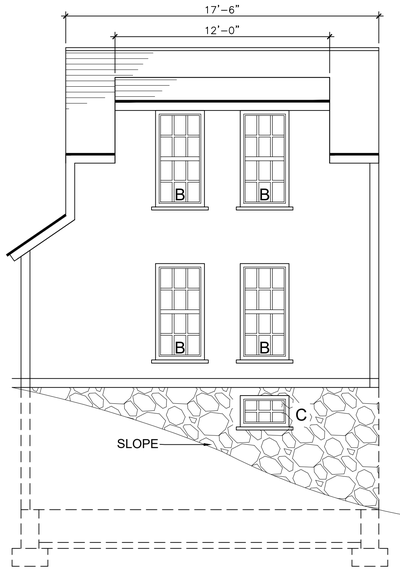
NORTH ELEVATION
SCALE: 1/4"=1-'0"



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

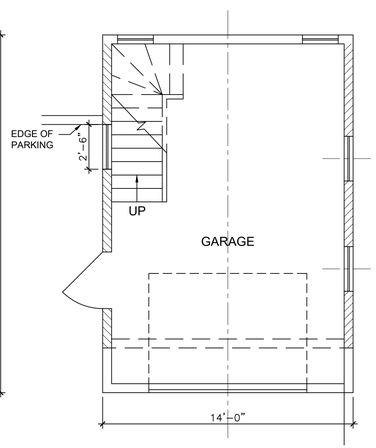


WEST ELEVATION
SCALE: 1/4"=1-'0"

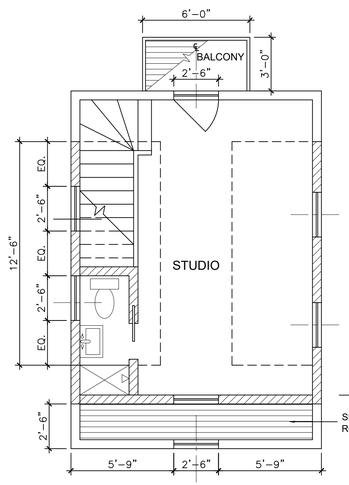


EAST ELEVATION
SCALE: 1/4"=1-'0"

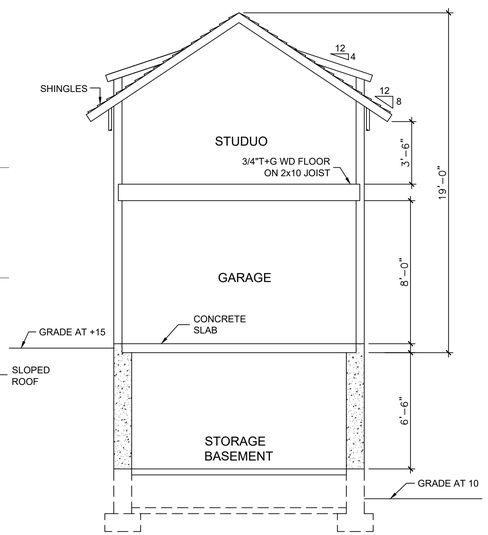
BASEMENT
SCALE: 1/4"=1-'0"



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



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



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





RENDERING OF GARAGE





DETAIL - TRIM, RAKE & WINDOW

NOTE:
1. SEE SITE PLAN FOR TOPOGRAPH

HDC SUBMISSION
GARAGE
04.24.2025
REV 04.24.2025

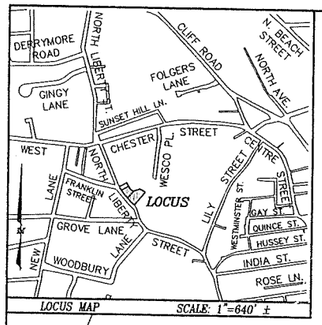
RESIDENCE

27 North Liberty St
Nantucket, MA 02554

GARAGE

A-1

SCALE:
1/4" = 1'



LOCUS MAP SCALE: 1"=640' ±

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

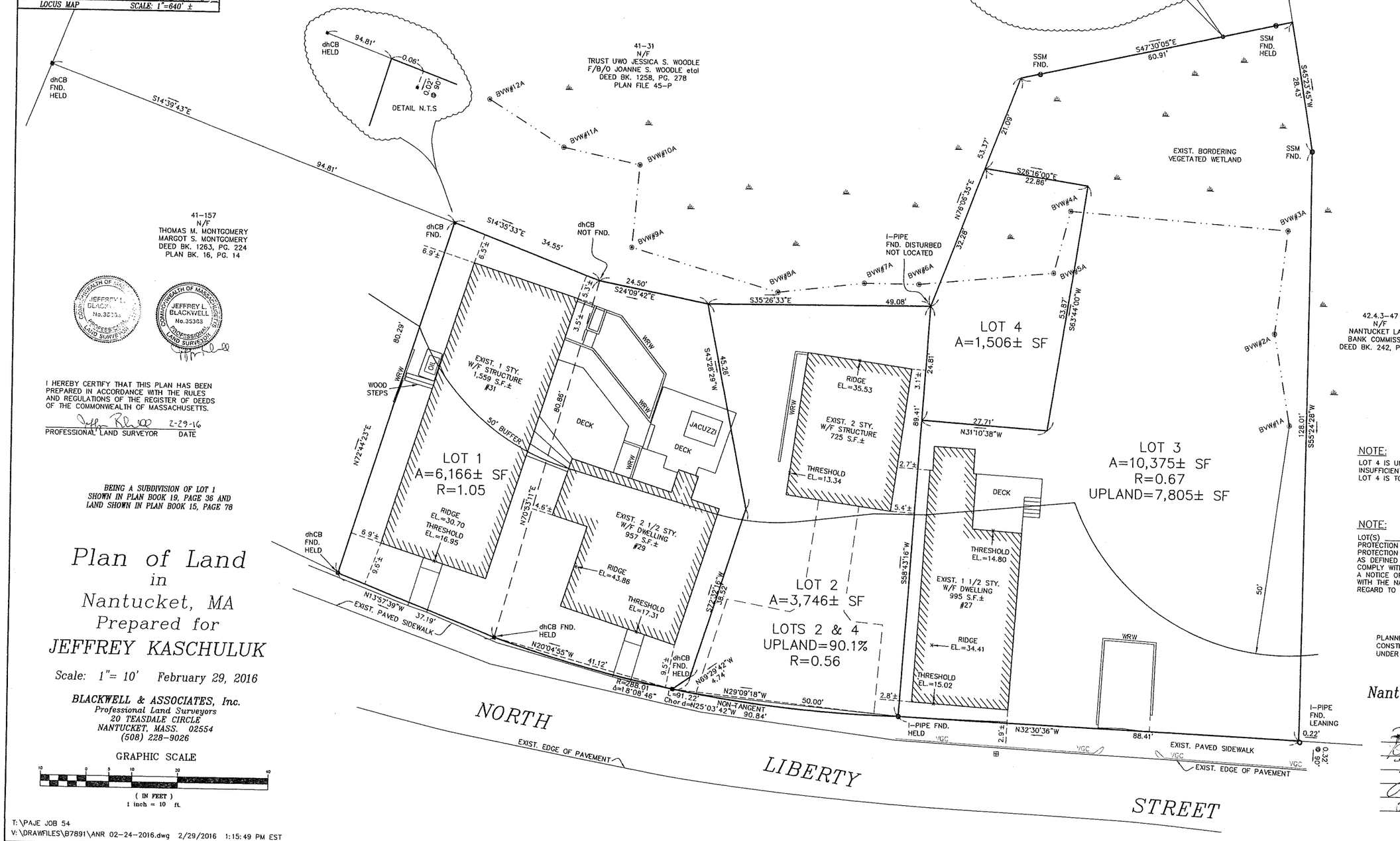
MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	none
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- SSM ⊙ DENOTES STEEL SURVEY MARKER FOUND
- I-PIPE ○ DENOTES IRON PIPE FOUND
- BVW#12A ⊛ DENOTES EXIST. WETLAND FLAG FOUND
- DENOTES EXIST. WETLAND DELINEATION
- ⊞ DENOTES EXIST. CATCHBASINS
- OIL DENOTES EXIST. OIL TANK

2022 00000040
Bk: Pg: 0 Page: 0
Doc: PLAN 09/28/2022 01:17 PM

NANTUCKET REGISTRY OF DEEDS
Date: September 28, 2022
Time: 1:17 PM
Plan No.: 2022-40
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE



OWNER INFORMATION

NTP LLC
DEED BK. 1513, PG. 144
PLAN BK. 19, PG. 36 – LOT 1
ASSESSOR'S MAP 41, PARCEL 453
#27 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 486
#29 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 158
#31 NORTH LIBERTY STREET

JEFFREY L. BLACKWELL No.35363 PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF MASSACHUSETTS

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

PROFESSIONAL LAND SURVEYOR 2-29-16 DATE

BEING A SUBDIVISION OF LOT 1 SHOWN IN PLAN BOOK 19, PAGE 36 AND LAND SHOWN IN PLAN BOOK 15, PAGE 78

Plan of Land
in
Nantucket, MA
Prepared for
JEFFREY KASCHULUK

Scale: 1"= 10' February 29, 2016

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.

T:\PAJE JOB 54
V:\DRAWFILES\B7891\ANR 02-24-2016.dwg 2/29/2016 1:15:49 PM EST

NOTE:
LOT 4 IS UNBUILDABLE DUE TO INSUFFICIENT FRONTAGE AND AREA. LOT 4 IS TO BE COMBINED WITH LOT 2.

NOTE:
LOT(S) 1-4 IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

03-07-16 DATE SIGNED

7991 FILE #

B7891

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: APRIL 2025

Address: 27 N. LIBERTY

Historic info: MH = C. 1798 SETH RAY, COOPER SHOP
INDIVIDUALLY SIGNIFICANT - HIST. DETERMINATION APPROVED
* GARAGE = INFILL W/IN OHD

Scope of Work: NEW GARAGE (HDC2024.04.10270) (OBI)
(20'-26'-6" TALL)

Staff Comments: THIS NEW GARAGE WAS LAST HEARD LAST MAY; HELD FOR REVISIONS, A VIEW + ADDITIONAL INFO. (UNFORTUNATELY THERE ARE NO MINUTES AVAILABLE FOR VIEW, ONLY YOUTUBE.) APPRECIATE THE HISTORIC PRECENCE PHOTO FROM C. 1890 + THE RENDERINGS. HOWEVER, THE GARAGE IS STILL TOO TALL, FLUSH DORMERS ARE NOT APPROPRIATE AND IT SHOULD BE SIMPLER + 1-STORY. COMMISSIONERS

Staff ~~Recommendations~~: WERE CONCERNED ABOUT THE HEIGHT AS IT RELATES TO THE HISTORIC MH. THERE WERE CONCERNS ON THE PITCH, HEIGHT, DORMERS + STONE. APPRECIATE THE BRICK FOR THE FOUNDATION WALL.

RECOMMENDATION: SINCE THE PROPOSED 20'-6" TALL GARAGE HAS TO ACCOMODATE THE DROP IN GRADE BEFORE IT GETS TO THE WETLAND BUFFER, THE HEIGHT

(Pg. 2)

STAFF REVIEW

Staff: _____

Date: _____

Address: 27 N. LIBERTY

Historic info: _____

Scope of Work: _____

~~Staff Comments~~: IS PERCEIVED FROM BOTH THE REAR (SEEN FROM LILY ST) AND N. LIBERTY STREET + THE PUBLIC PARKING LOT. DUE TO THE HEIGHT PROPOSED, IT SHOULD BE REDUCED TO 15' (FROM GRADE) FOR A SUBORDINATE 20'-6", AS SEEN FROM N. LIBERTY + LILY POND. THE DORMERS + WINDOWS IN THE DORMERS ARE TOO LARGE + SHOULD BE SIMPLER IN NATURE

~~Staff Recommendations~~: (IN COMPLIANCE W/ BWNIM.)

NOTE: THE EX PHOTO OF 13 WOODBURY GARAGE SHOULD NOT BE TAKEN OUT OF CONTEXT - WHILE IN THE OHD, IT'S AN IN-FILL GARAGE W/ AN IN FILL DW W/IN AN IN-FILL SUBDIVISION. THE SUBJECT GARAGE IS ASSOCIATED W/ AN INDIVIDUALLY SIGNIFICANT DW AND SHOULD BE SUBORDINATE IN SIZE, SCALE, LOCATION.

* A VIEW WOULD BE HELPFUL. *



NHA PHOTO: GPN2201 C.1890
27 N LIBERTY ST

SIMPLE "OUTBUILDING"

Proposed:



RENDERING OF GARAGE

Historic Photo from NHA : F4457 cirica 1940s:
https://nantuckethistory.org:443/permalink/?key=6000_i9175



STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: MAY 2024

Address: 27 N LIBERTY

Historic info: MH = C. 1798 SETH RAY, COOPER SHOP
INDIVIDUALLY SIGNIFICANT – HISTORIC DESIGN. APPROVED
* GARAGE = IN FILL IN OHD

Scope of Work: NEW GARAGE (21'-4" TALL)

Staff Comments: IT WOULD BE NICE TO SEE HOW THIS IN-FILL GARAGE FITS W/IN THE STREETSCAPE AND IN CONTEXT TO THE INDIVIDUALLY SIGNIFICANT MH – WHICH I BELIEVE IS ONLY 20' TO THE RIDGE. IT SHOULD NOT OVERWHELM THE HISTORIC 3-BAY. PHOTOGRAPHS OF THE STREET WOULD BE HELPFUL.
→ REC. REDUCE THE HEIGHT

Staff Recommendations: * HARDSCAPE PLAN IS NEEDED FOR CHANGE IN DRIVEWAY, PICKET FENCE DETAIL + BRICK STOOP. * CHANGE IN SIDEWALK MATERIAL IS THROUGH DPW | TOWN ADMIN + MYSELF TO GIVE THEM REC. – HDC IS NOT THE APPROVING PARTY, BUT CAN | SHOULD GIVE INPUT IN THE CHANGE FROM ASPHALT TO BRICK.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Diane Coombs

Val Oliver

Stephen Welch
Vice-Chairman

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Esmeralda C. Martinez
Land Use Specialist
emartinez@nantucket-ma.gov

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

December 1, 2023

Address: 27 North Liberty St, Nantucket, MA
Map/Parcel: 41 / 453
Michele Kolb

Dear Nantucket Building Commissioner:

At its November 14, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (Seth Ray Cooper Shop built c.1798 by Seth Ray, Cooper) located at 27 North Liberty Street, Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- 1890s Historic Photograph of 27 North Liberty Street, Courtesy of the Nantucket Historical Association (GPN2201);
- 1940s Historic Photograph showing 27 North Liberty in background, Courtesy of the Nantucket Historical Association (F4457);
- 1881 Birds Eye View of Town of Nantucket, Courtesy of the Nantucket Historical Association (MS1000);
- *North Liberty Street (#6)*, page 205 from "The Architecture of Historic Nantucket," Clay Landcaster, New York, 1972;
- 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 an individually significant historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as an individually significant historic resource in the Nantucket Island Architectural and Cultural Resources Survey.

Based on this evidence, the HDC finds that 27 North Liberty Street (Seth Ray Cooper Shop built c.1798 by Seth Ray, Cooper) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

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

Holly E Backus

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

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

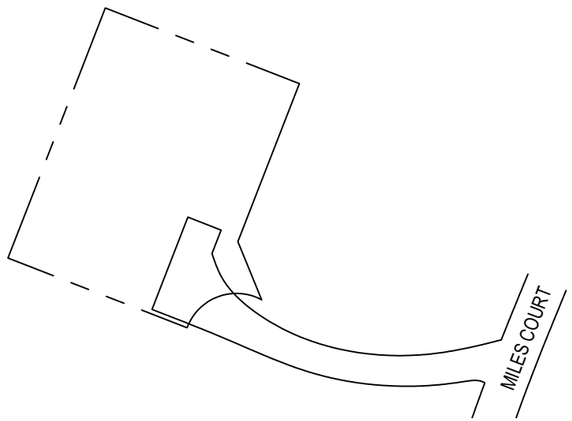
SCOPE OF WORK

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



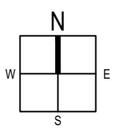
01 AERIAL PHOTO

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

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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

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DIMOV RESIDENCE

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ENGINEER OF RECORD

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GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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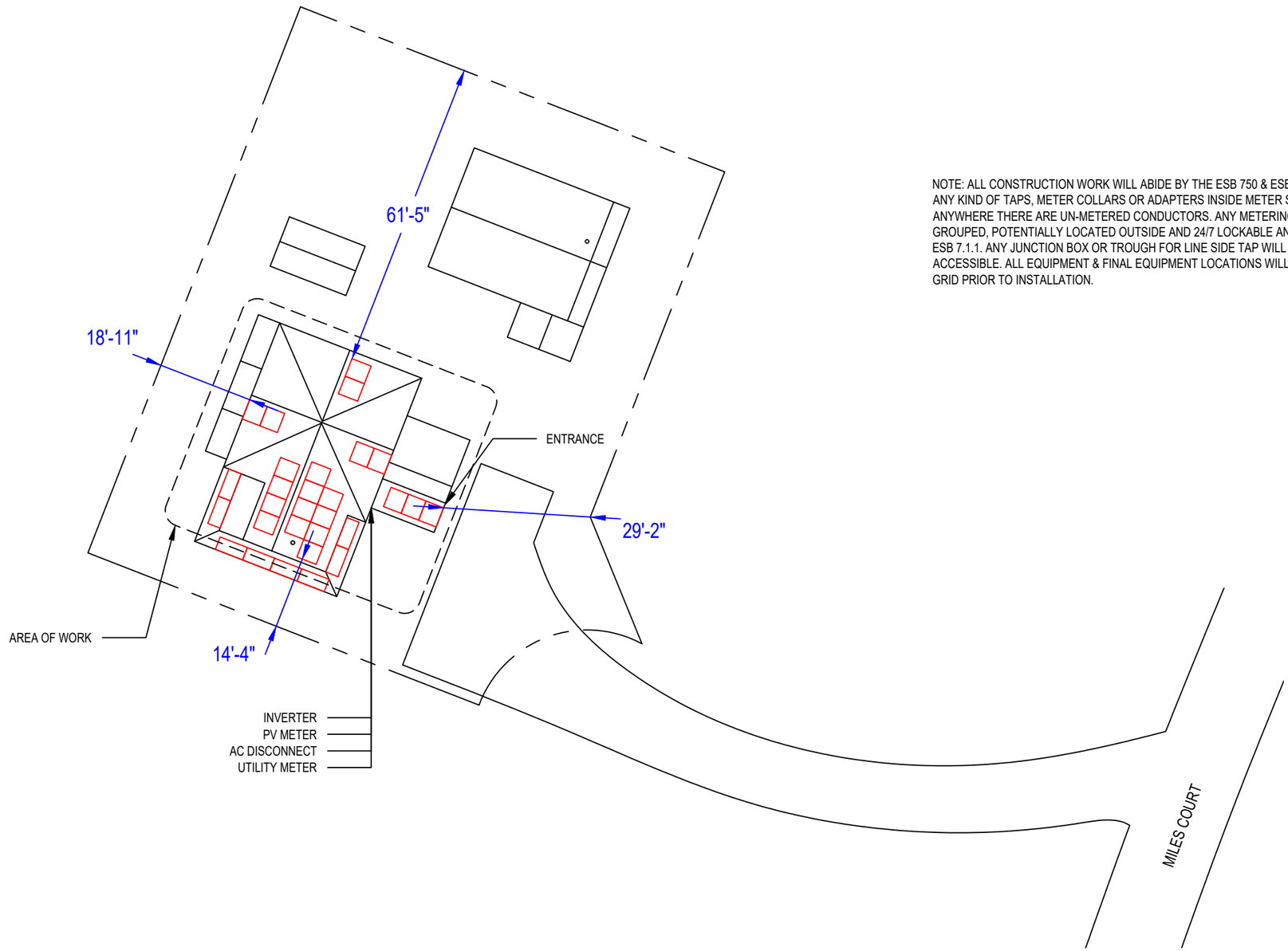
—— – – – —— PROPERTY LINE



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

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

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DESIGN BY: E.K.

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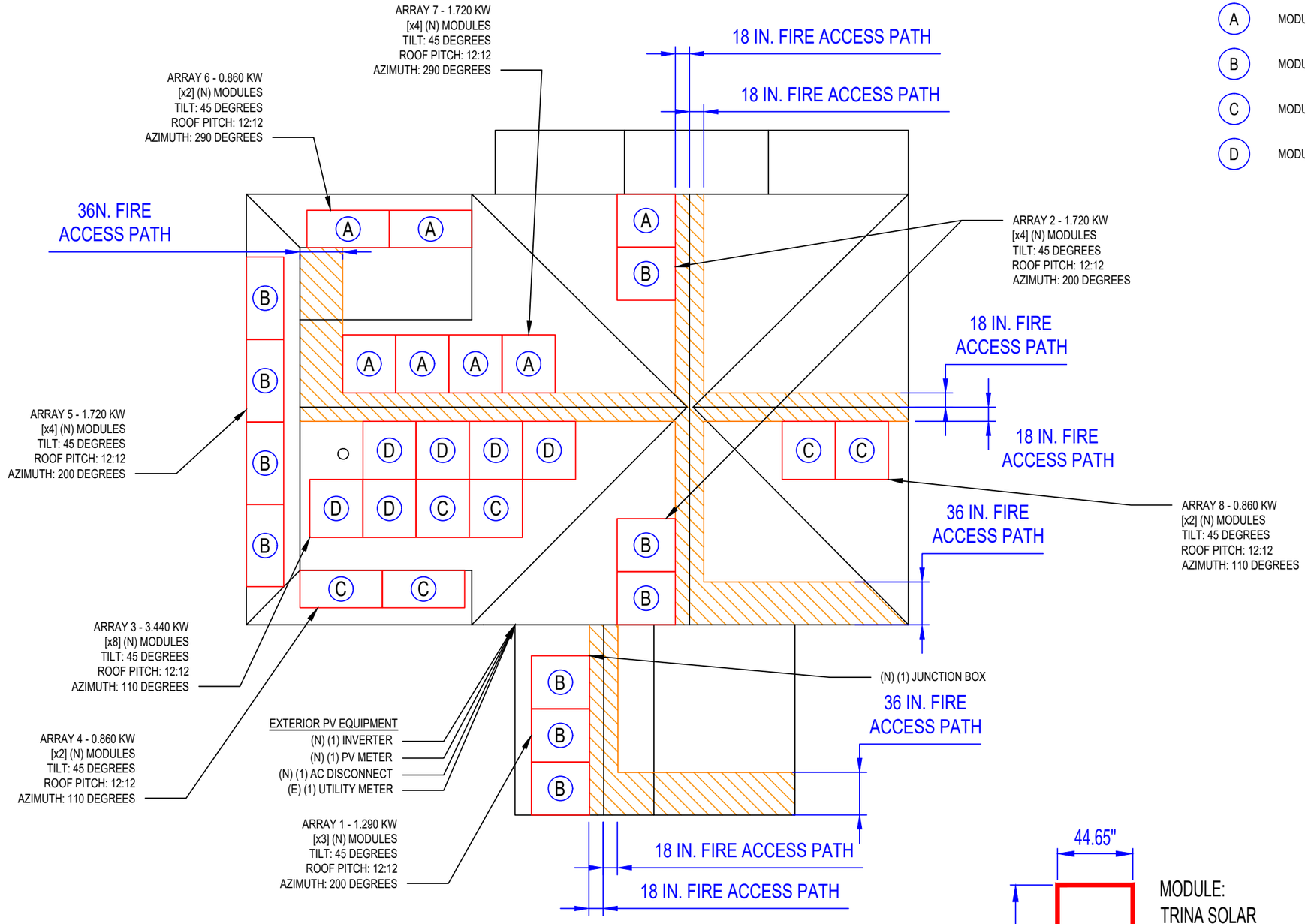
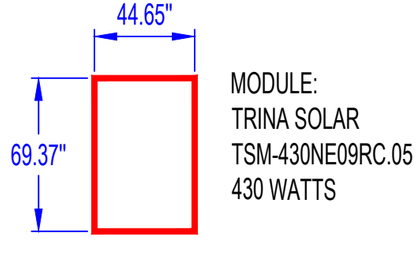


01 ELECTRICAL PLAN

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

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ELECTRICAL PLAN

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DESIGN BY: E.K.

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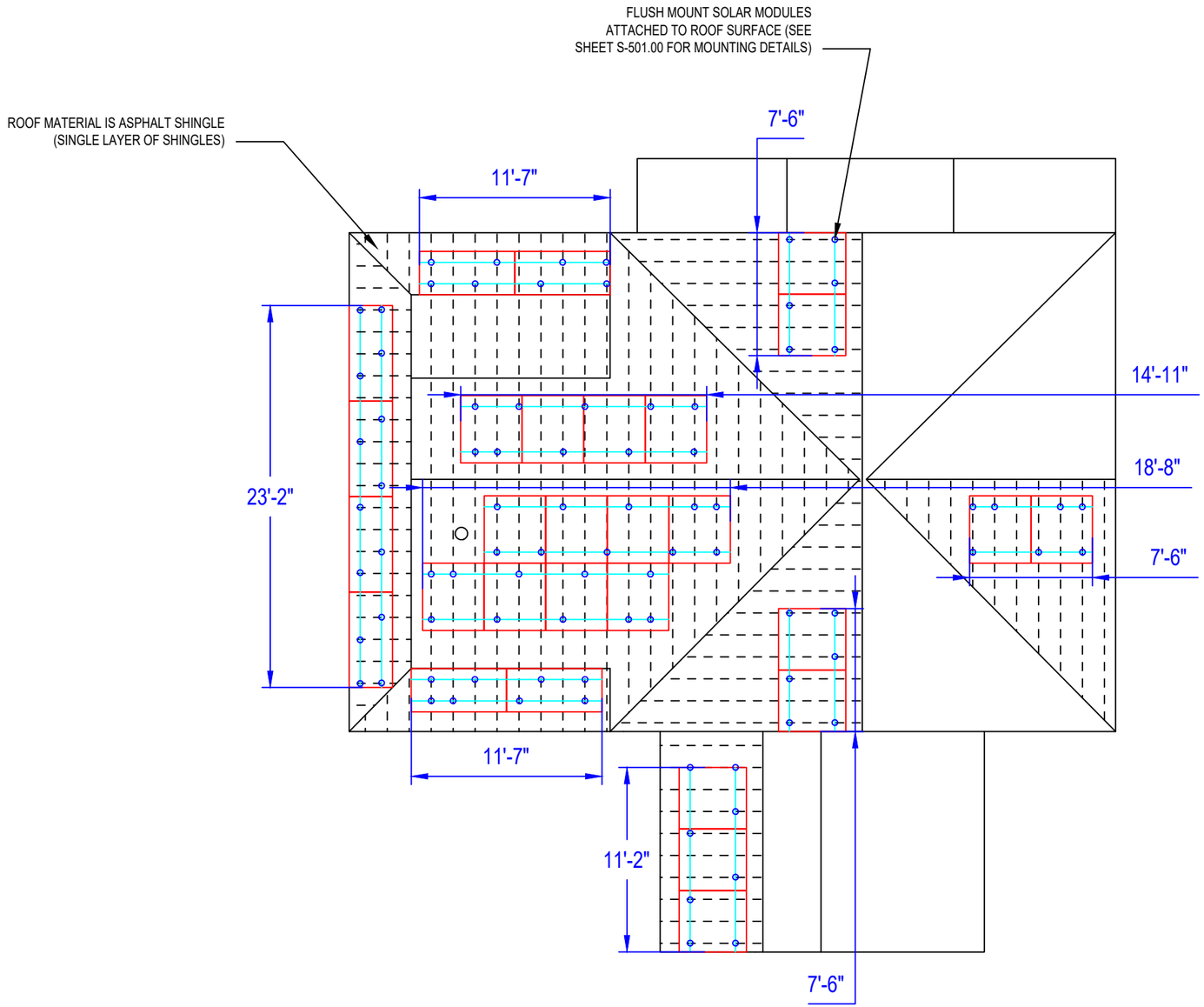

GENERAL NOTES

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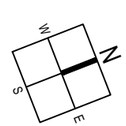
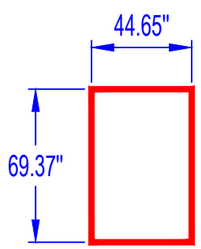
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





MODULE:
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TSM-430NE09RC.05
430 WATTS

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SOLAR ATTACHMENT PLAN

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CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

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

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

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

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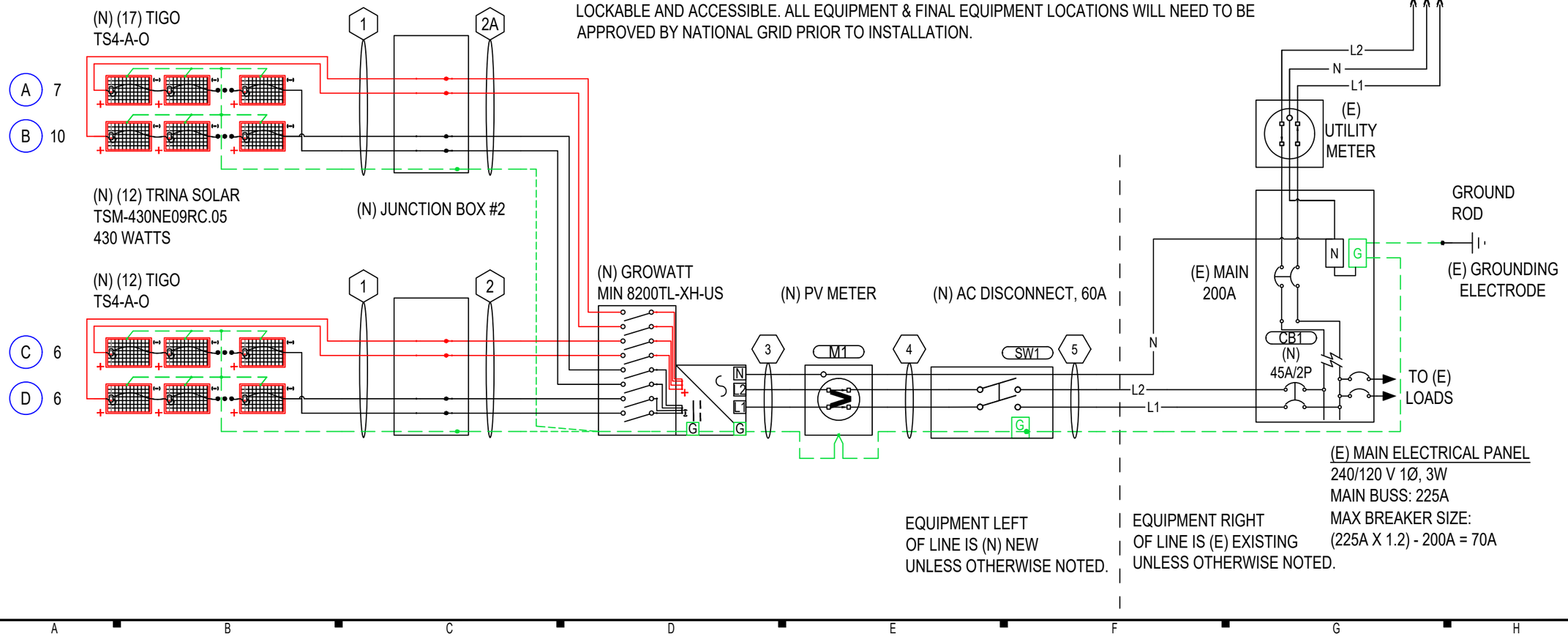

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LINE DIAGRAM

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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

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DESIGN TABLES

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REVISIONS

E-602.00

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

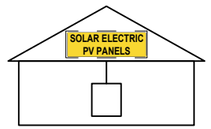
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

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

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

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



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

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

PHOTOVOLTAIC POWER SOURCE

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

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

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

⚠ CAUTION
MULTIPLE SOURCES OF POWER

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

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

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

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

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

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

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

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

PHOTOVOLTAIC SOLAR AC DISCONNECT

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

PHOTOVOLTAIC SOLAR DC DISCONNECT

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

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

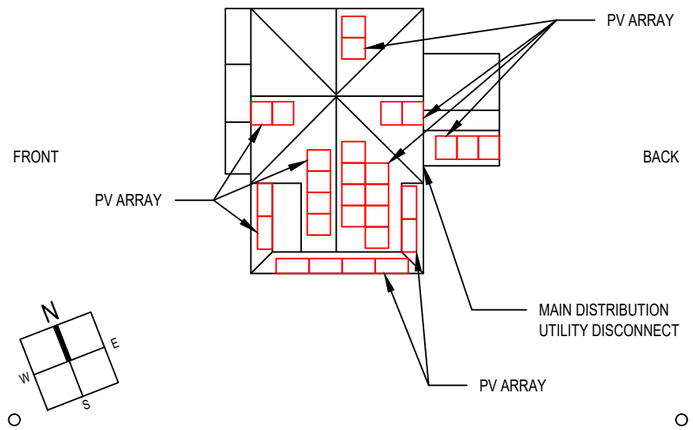
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

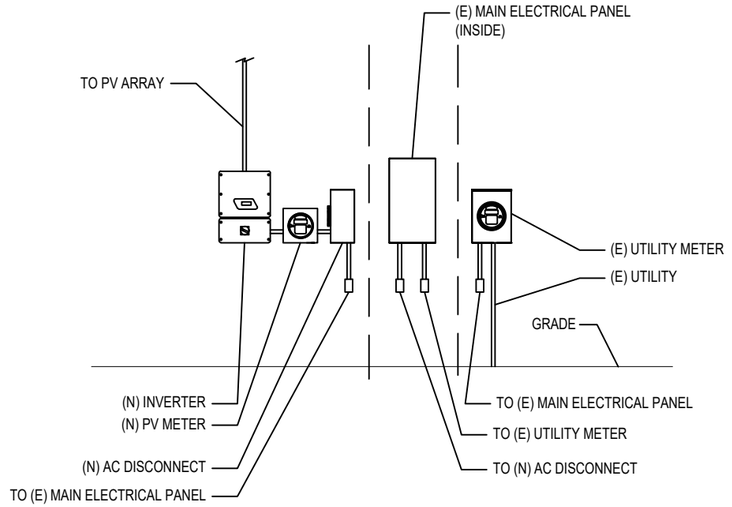
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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

!CAUTION!

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





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

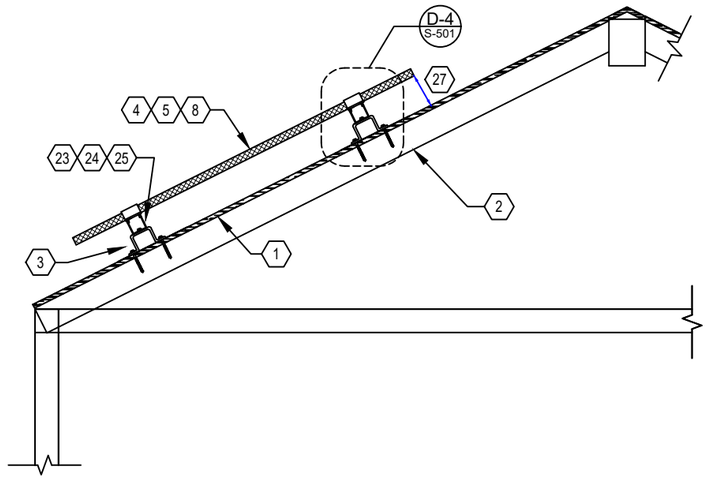
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

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

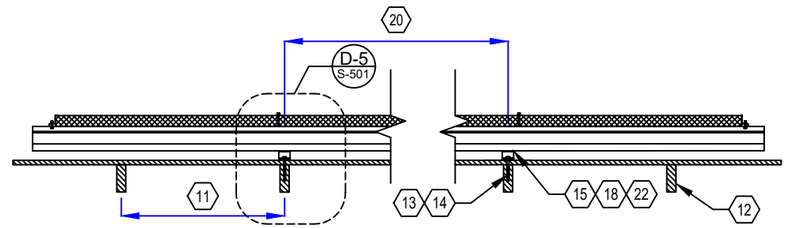
REVISIONS

E-603.00



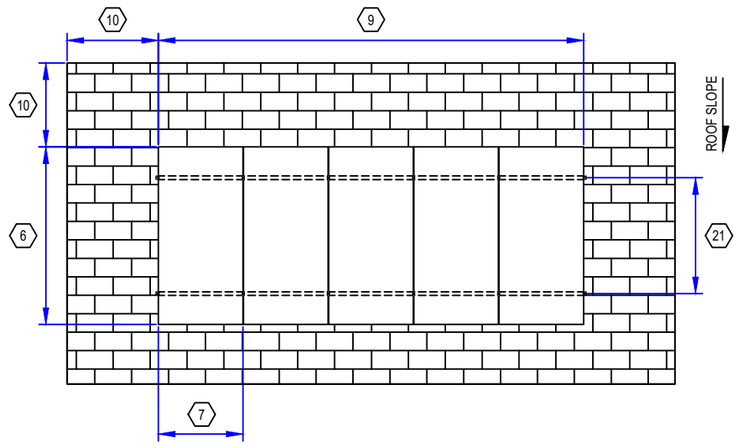
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



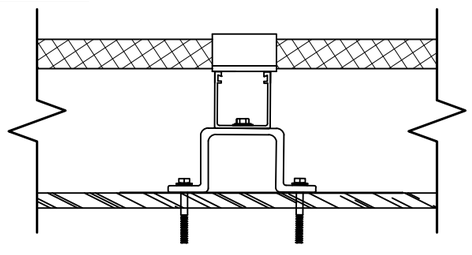
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



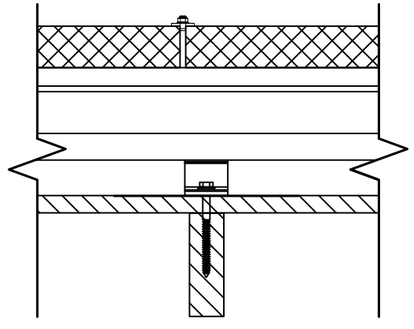
D3 RACKING DETAIL (TOP)

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

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NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

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

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

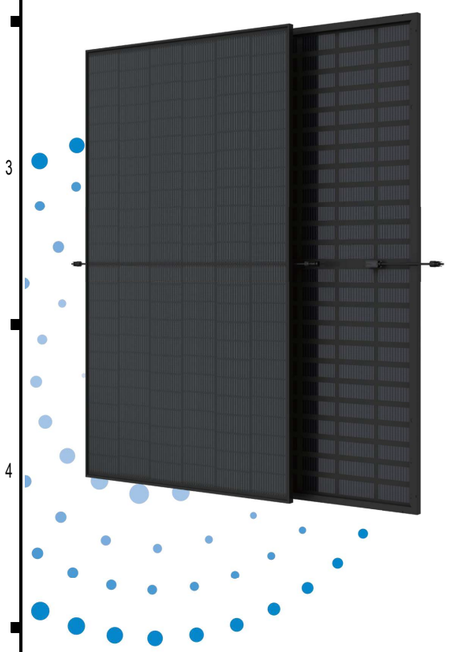
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

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

High Reliability

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

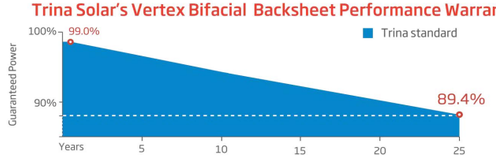
Ultra-low Degradation, longer warranty, higher output

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

Universal solution for residential and C&I rooftops

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

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



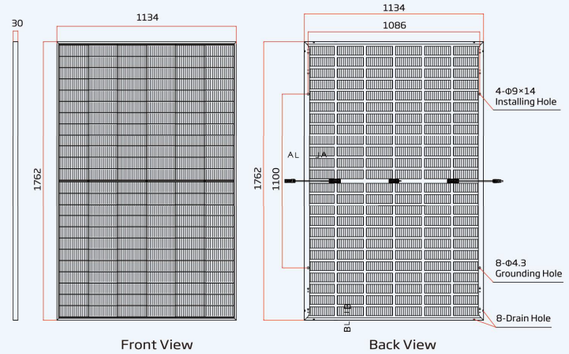
Comprehensive Products and System Certificates

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

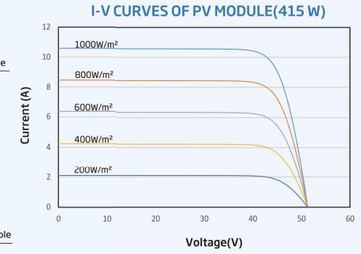
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

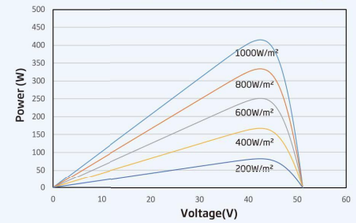
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

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

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

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

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

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

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

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

MECHANICAL DATA

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

TEMPERATURE RATINGS

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

MAXIMUM RATINGS

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

WARRANTY

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

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

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

Trinasolar

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

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

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NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-001.00

MIN 8200~11400TL-XH-US

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



POWER-ING TOMO-RROW

GROWATT

https://us.growatt.com

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

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

CONTRACTOR

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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

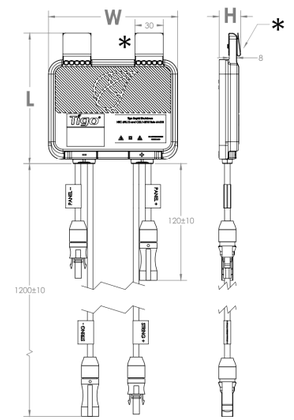
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

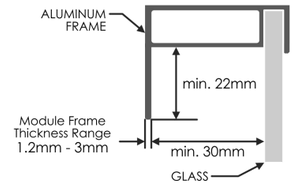
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont.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

R-003.00



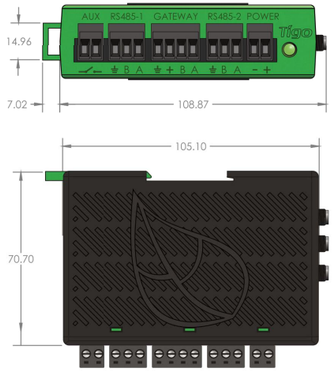
Cloud Connect Advanced (CCA) and Accessories Kit

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

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

CCA

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



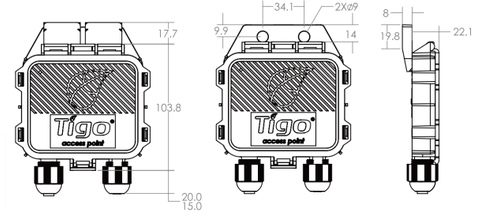
TAP

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



Power Supplies/Outdoor Enclosure

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



tigoenergy.com

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Specifications

CCA

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

TAP

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

Power Supplies/Outdoor Enclosure

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

Includes DIN rail mountable bracket*

Ordering Information

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

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

CONTRACTOR

OWNER BUILDER

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NANTUCKET, MA 02554

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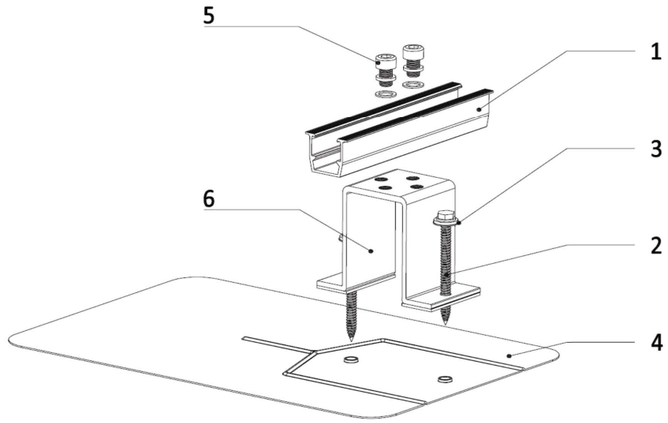
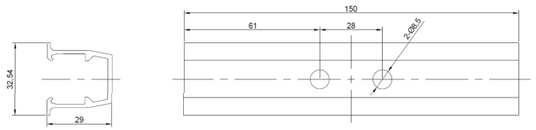
R-004.00



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

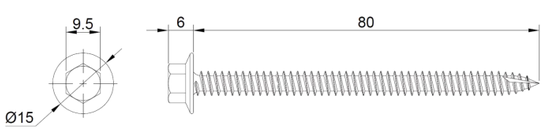
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

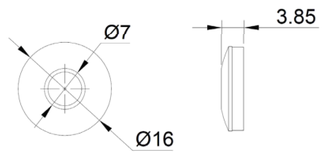
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



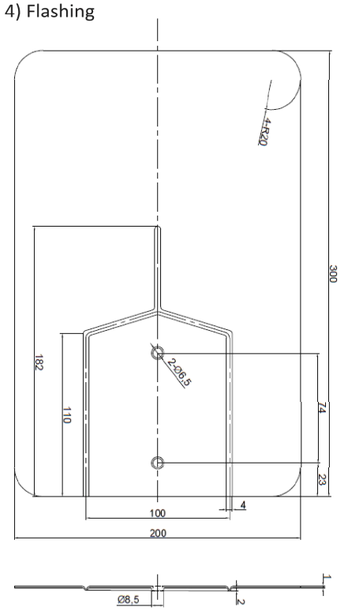
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



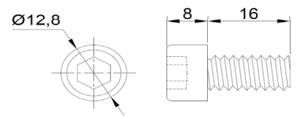
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



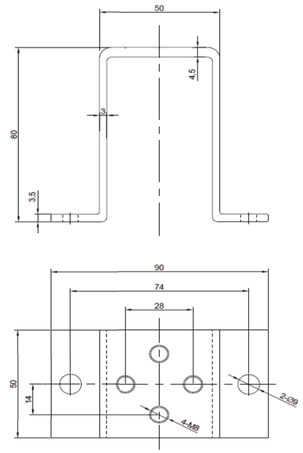
Property	Value
Material	Aluminum
Finish	Mill

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

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REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
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Map data ©2024 Google
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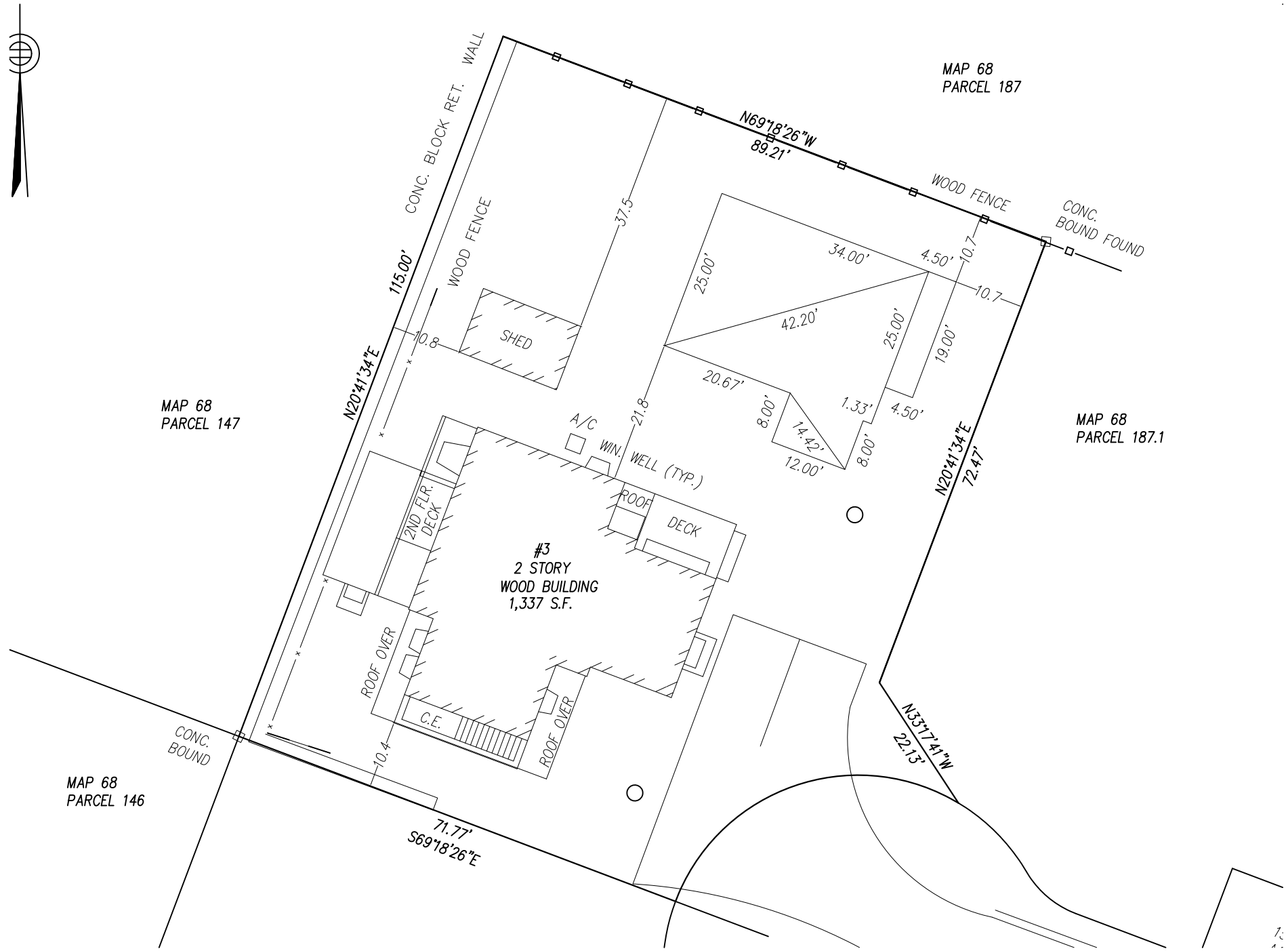
Terms
Report a map error


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












15
15



HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

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

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

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

Signature 03/10/2025
Date

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

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

5WR - PRIMARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

5WR - PRIMARY DWELLING

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX 128, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 120'-0" Sq. Footage 1st floor: 3,240 SF
Width: 69'-0" Sq. footage 2nd floor: 1,800 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 16'-5" X 8' ☒ 1st floor ☒ 2nd floor
Size: 18'-7" X 12' ☒ 1st floor ☒ 2nd floor

FEE: $1,008

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VEELUX Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 1
Manufacturer _____ Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 5

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other SHIPLAP - CEDAR

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10" Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front SWING (PAINTED) Rear SWING Side SWING
Garage Door(s): Type CARRIAGE Material PAINTED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

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

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

Date 3/10/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 5 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

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Total Postage and Fees
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Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
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JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

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GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

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Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

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FEB 19 2025
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Total Postage and Fees
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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
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Postage
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Total Postage and Fees
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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

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Street and Apt. No.
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82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

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5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025



ZONING INFORMATION

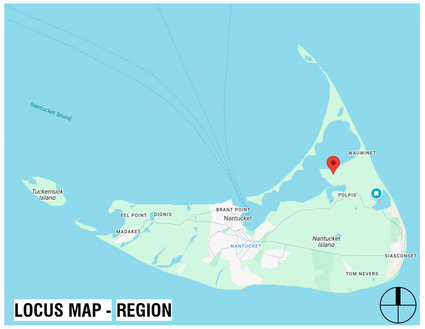
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	41 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,281 SF

EXTERIOR COLORS

SASH: GREY
TRIM: GREY

DRAWING INDEX

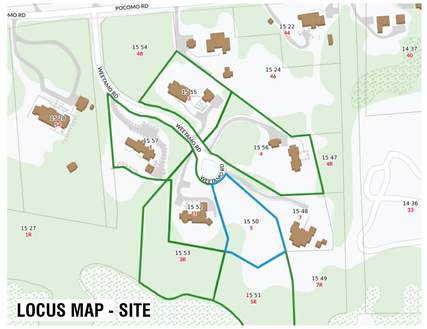
SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

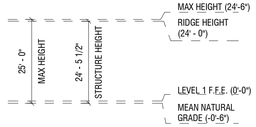
MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF*	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF*	3,281 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A *MODIFIED BY DOC. 58622	30'-0" (*MODIFIED TO 25'-0")	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		20'-0"	N/A	IN COMPLIANCE
REAR SETBACK		20'-0" (*MODIFIED TO 10'-0")	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF*	3,281 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

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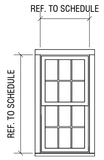
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

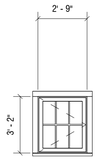
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

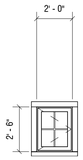
WINDOW TYPES



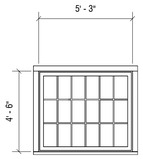
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



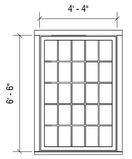
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

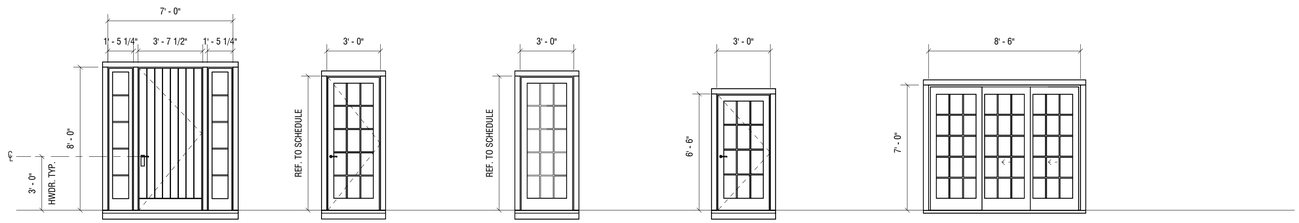


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



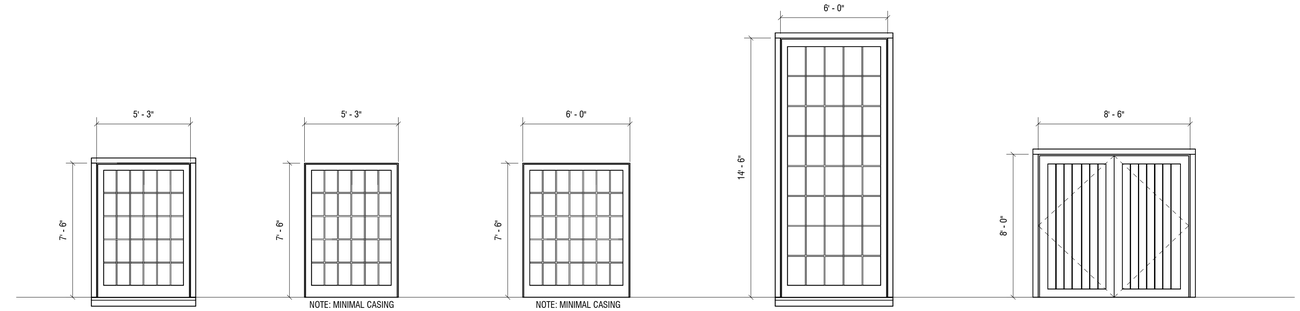
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
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(508)825-5053

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02/24/2025	HDC NEW BUSINESS SUBMISSION

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CONSTRUCTION DOCUMENTS

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WINDOW AND DOOR SCHEDULE

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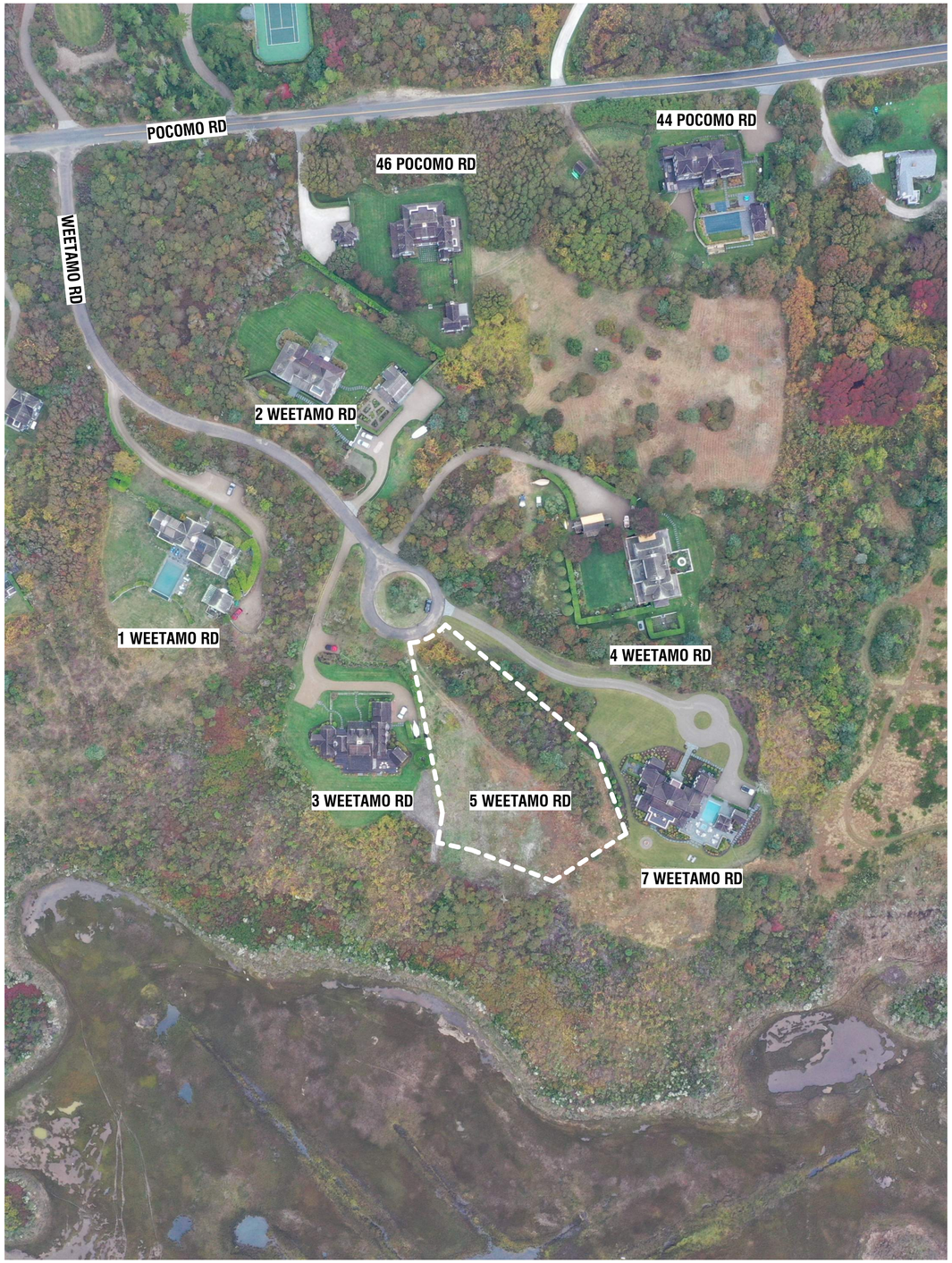



1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

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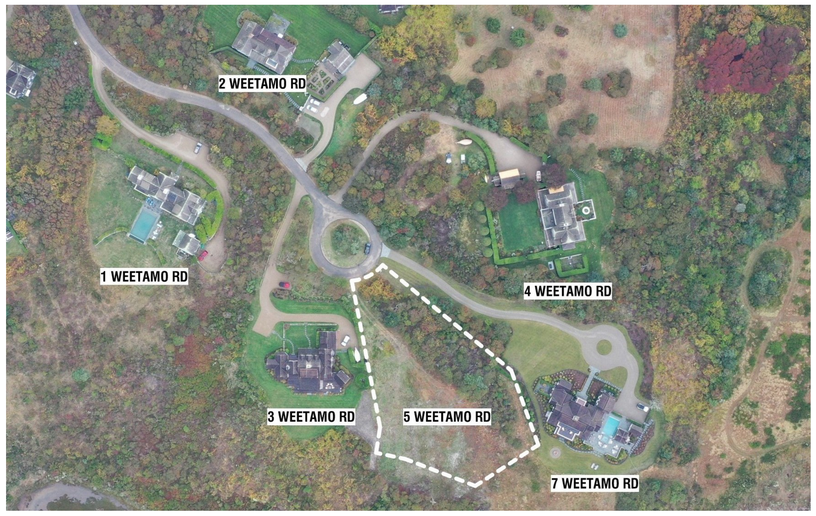
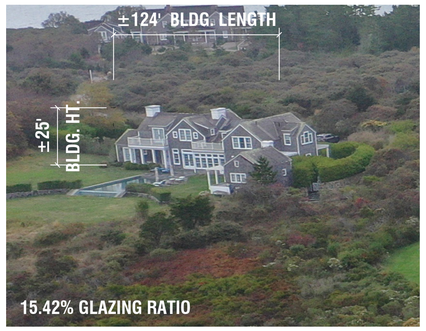
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%



VICINITY MAP



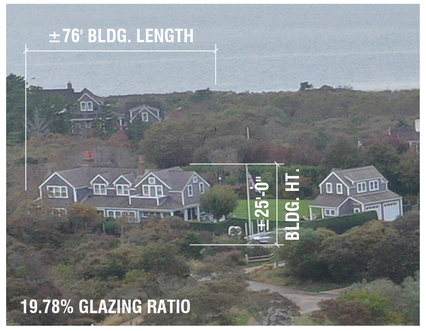
1 WEETAMO ROAD



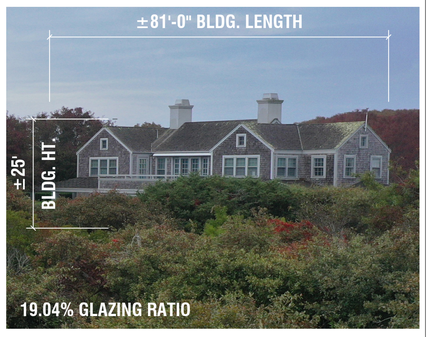
3 WEETAMO ROAD



7 WEETAMO ROAD



2 WEETAMO ROAD



4 WEETAMO ROAD



5 WEETAMO ROAD - PROPOSED STRUCTURE

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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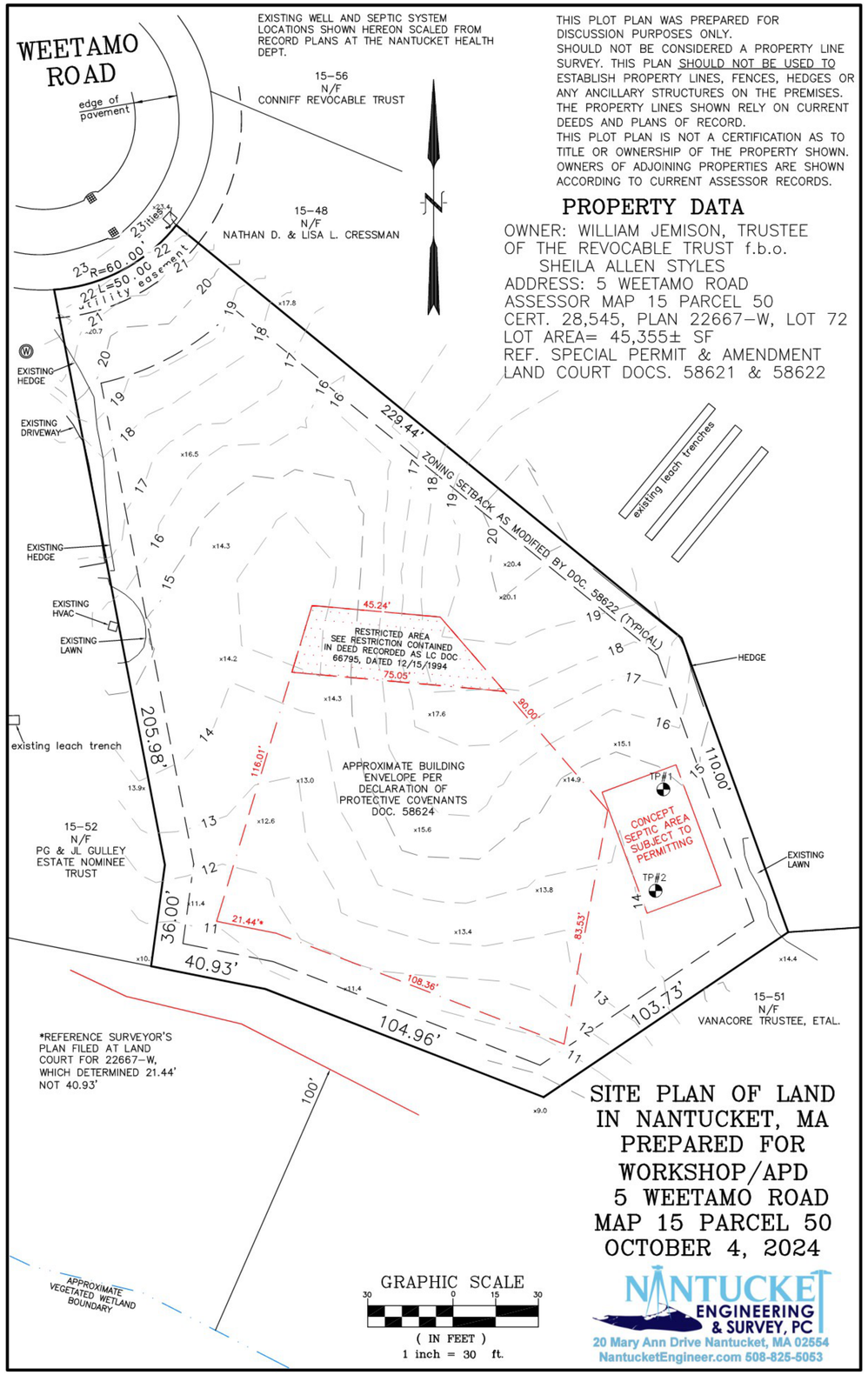

5WR

PRIMARY DWELLING

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OWNER

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SITE SURVEY

X-000

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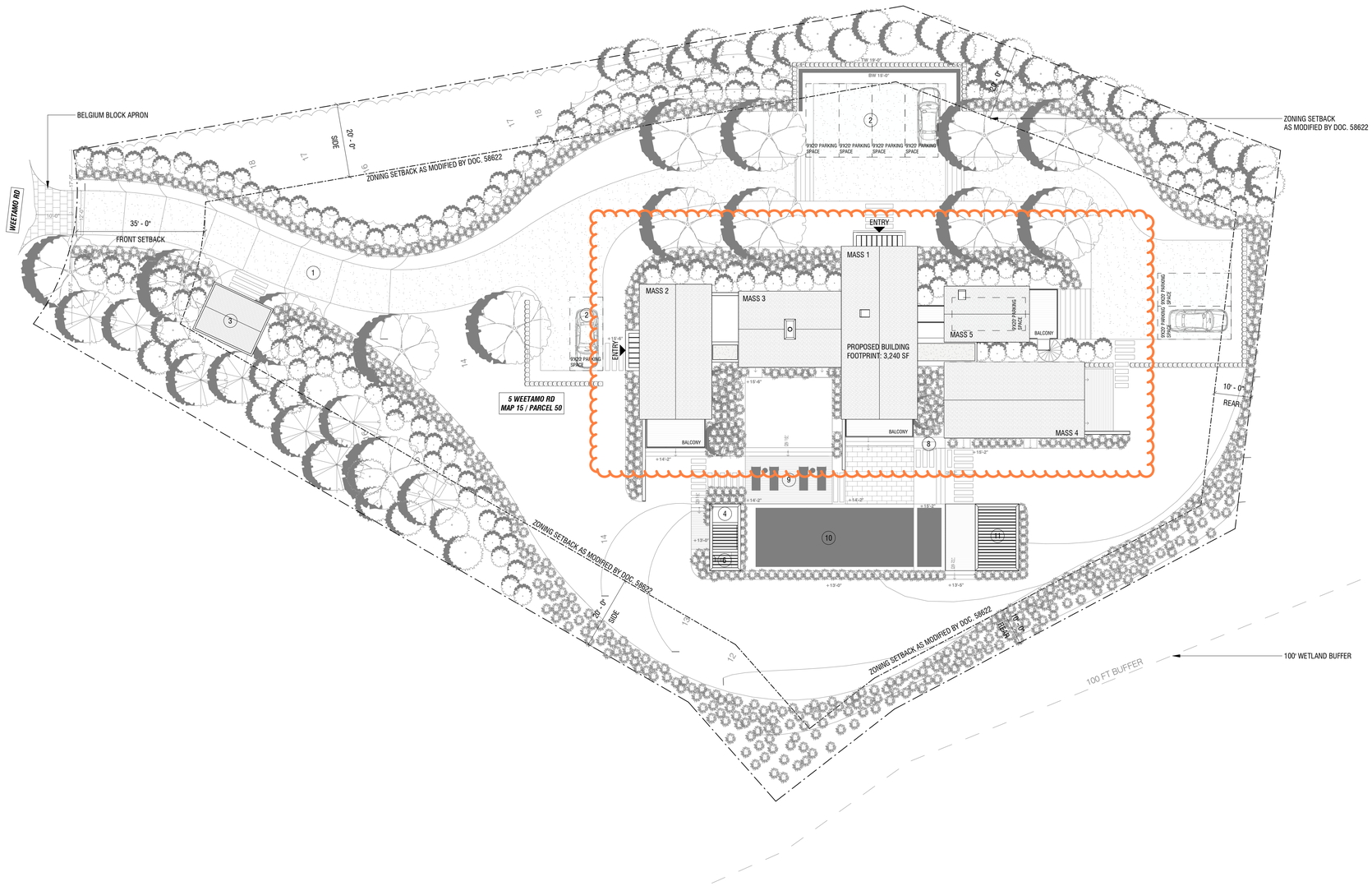

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

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SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
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BUILDING ELEVATIONS

A-200

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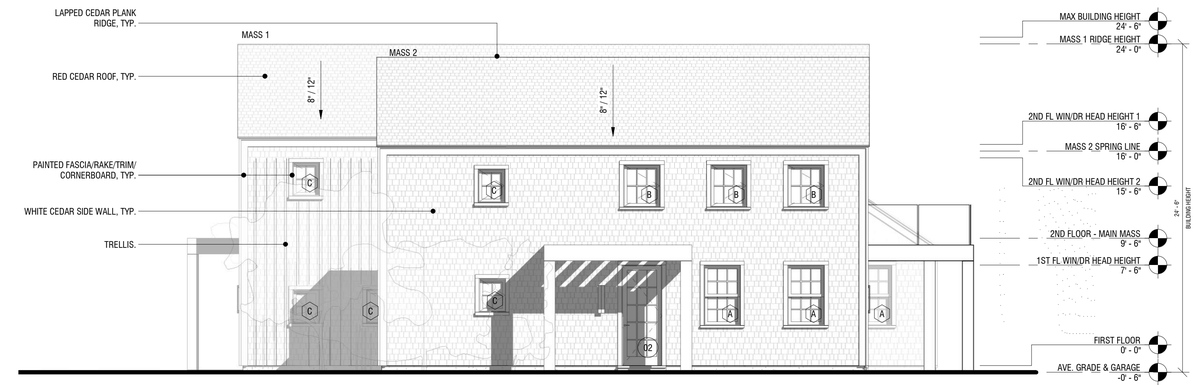
1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
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BUILDING ELEVATIONS

A-201

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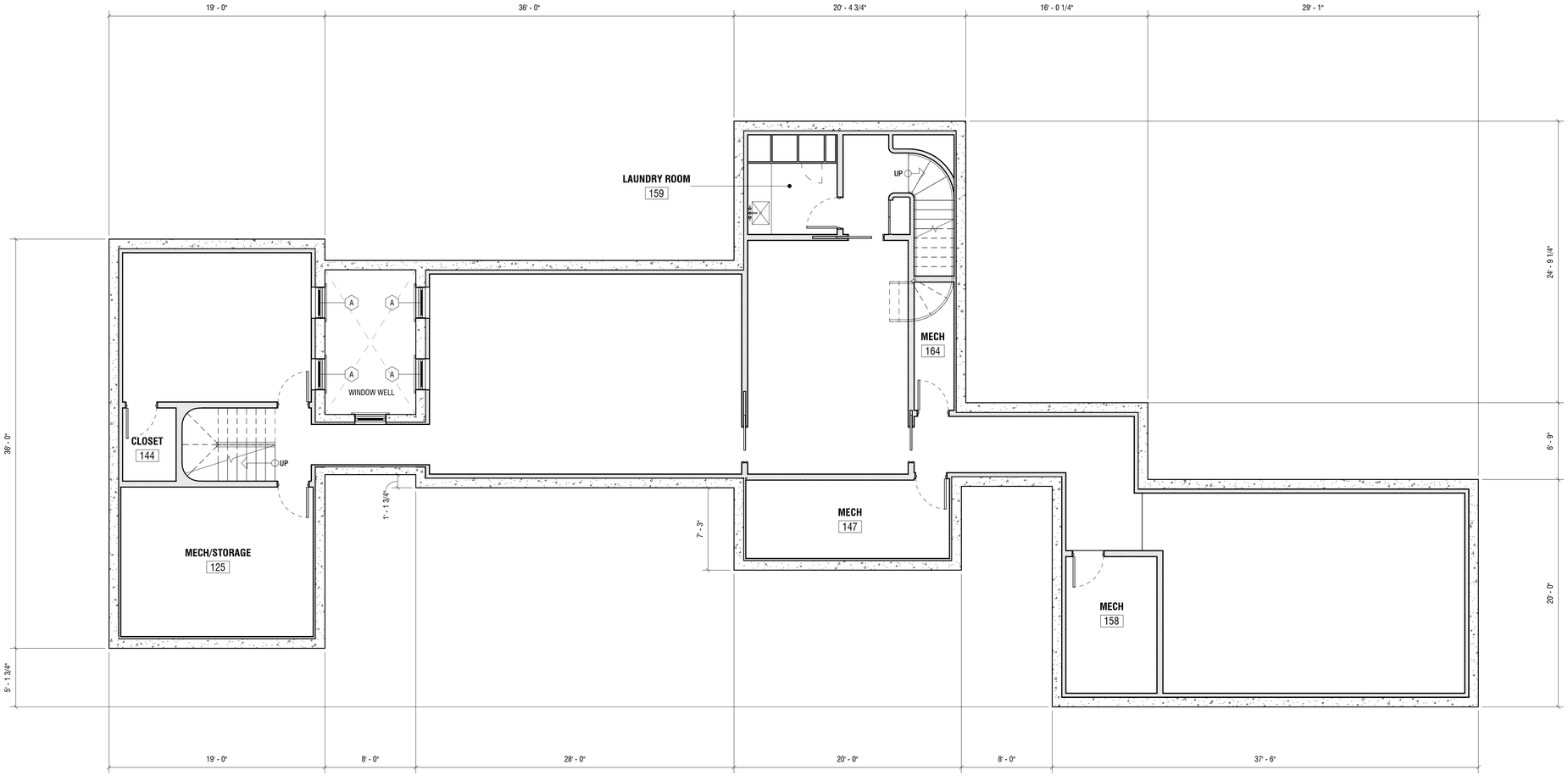

1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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BASEMENT FLOOR PLAN

A-100

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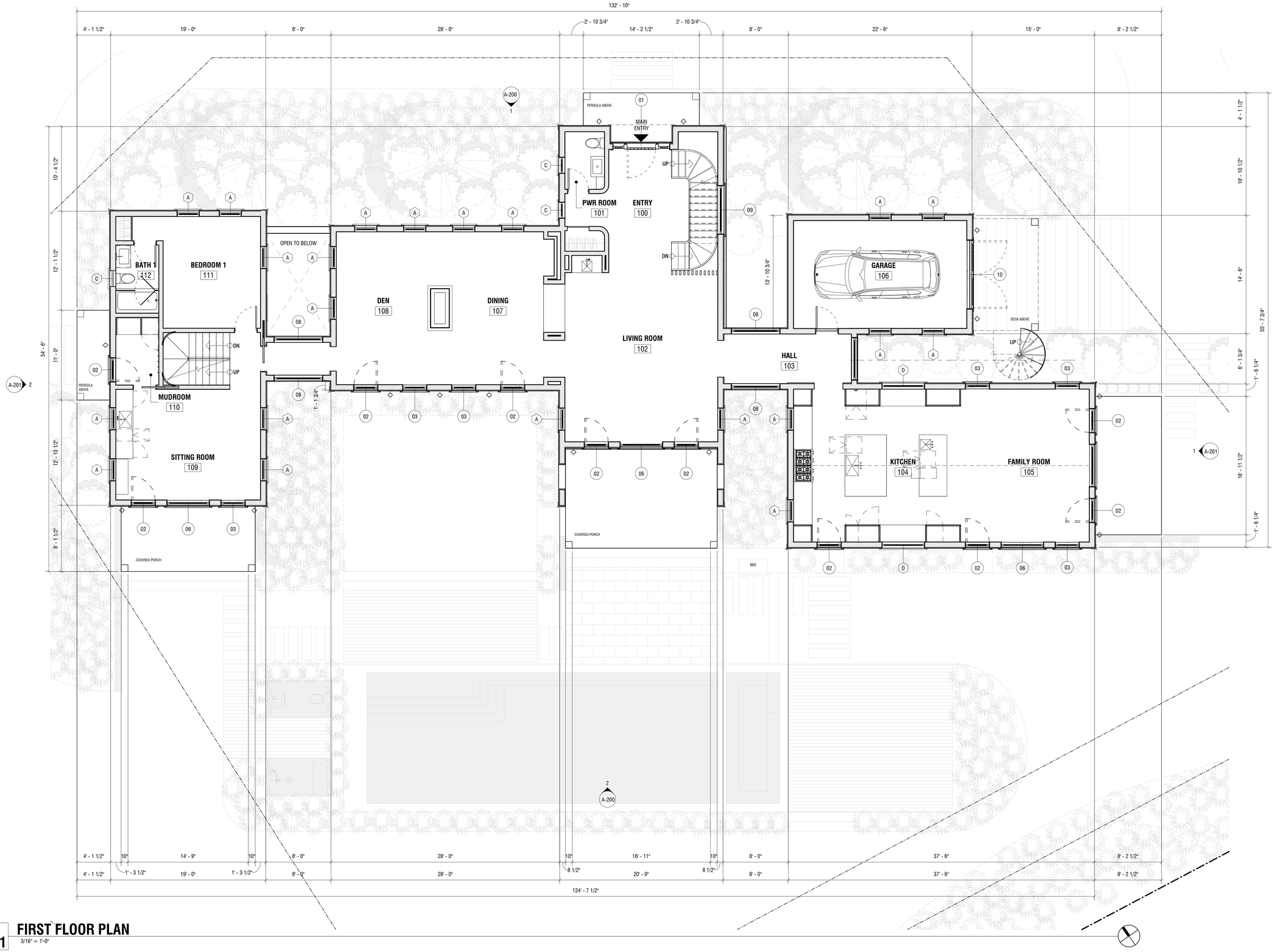

1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

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FIRST FLOOR PLAN

A-101

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1 SECOND FLOOR PLAN

3/16" = 1'-0"

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LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
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SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
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DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

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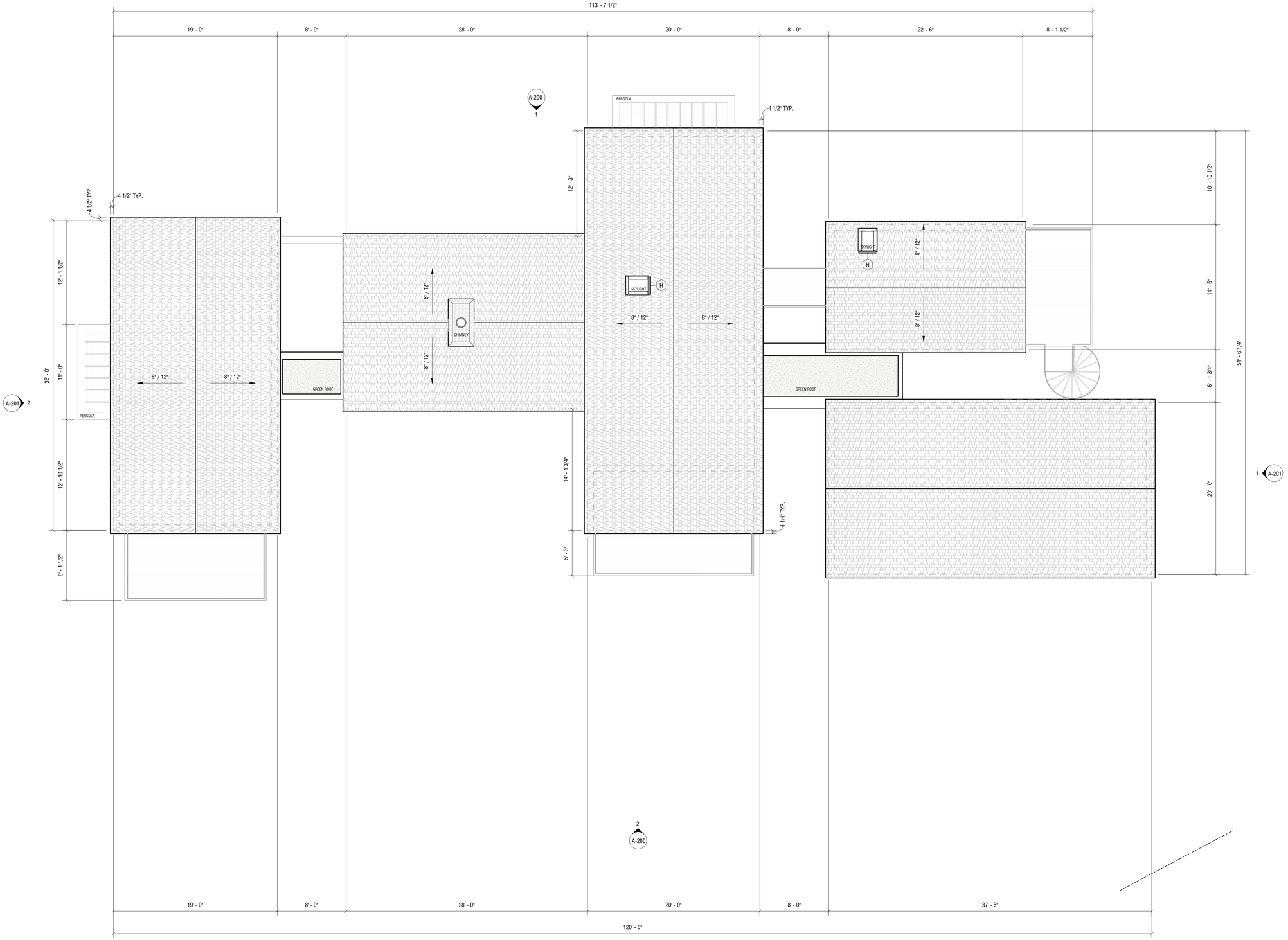

1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

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ROOF - CONSTRUCTION PLAN

A-103

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5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025



ZONING INFORMATION

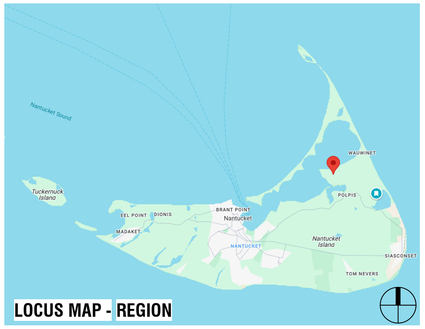
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	41 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,281 SF

EXTERIOR COLORS

SASH: GREY
TRIM: GREY

DRAWING INDEX

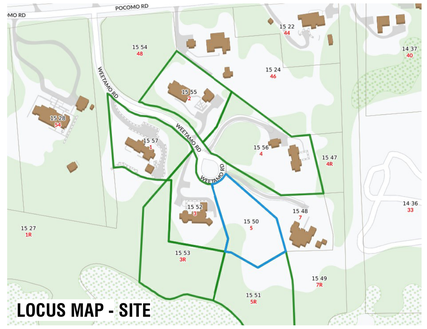
SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

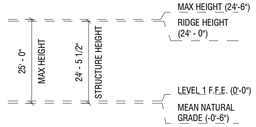
MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF*	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF*	3,281 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A *MODIFIED BY DOC. 58622	30'-0" (*MODIFIED TO 25'-0")	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		20'-0"	N/A	IN COMPLIANCE
REAR SETBACK		20'-0" (*MODIFIED TO 10'-0")	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF*	3,281 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
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TITLE SHEET

T-000

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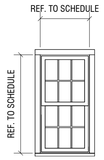
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

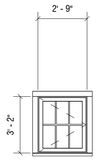
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

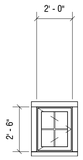
WINDOW TYPES



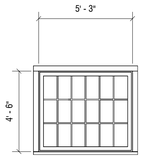
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



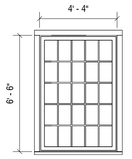
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

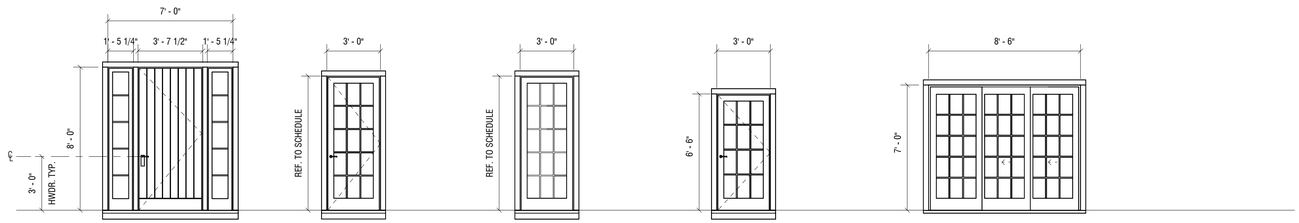


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



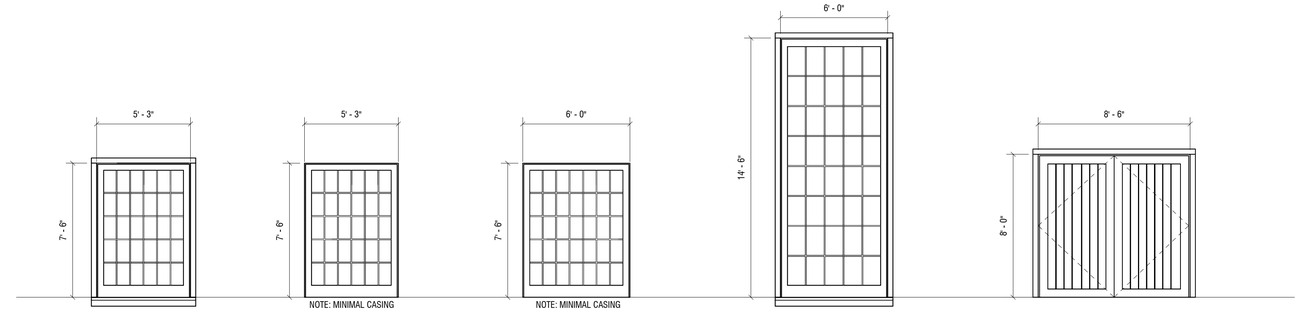
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

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OWNER

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WINDOW AND DOOR SCHEDULE

G-002

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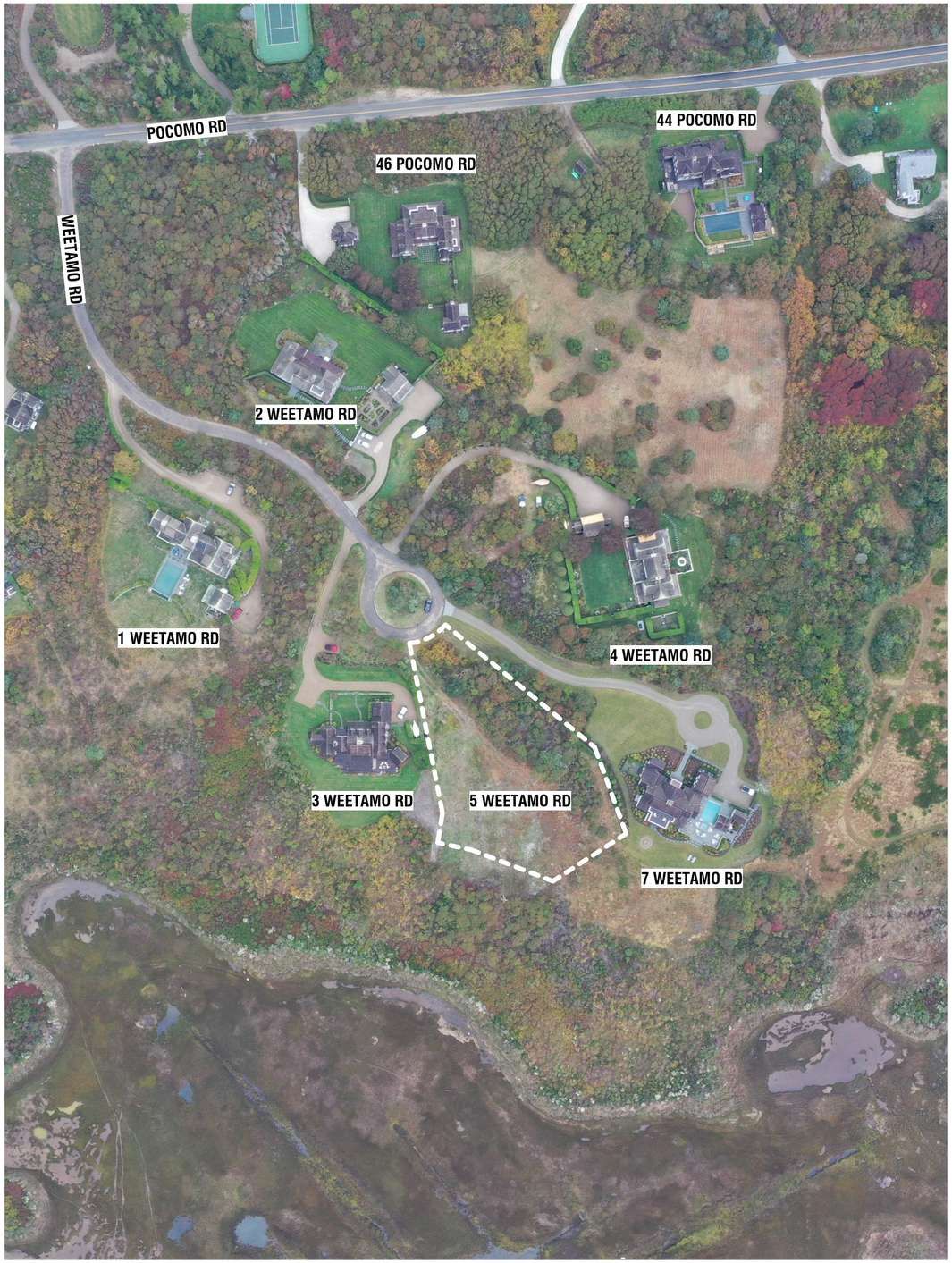



1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

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EXISTING CONDITIONS

G-003

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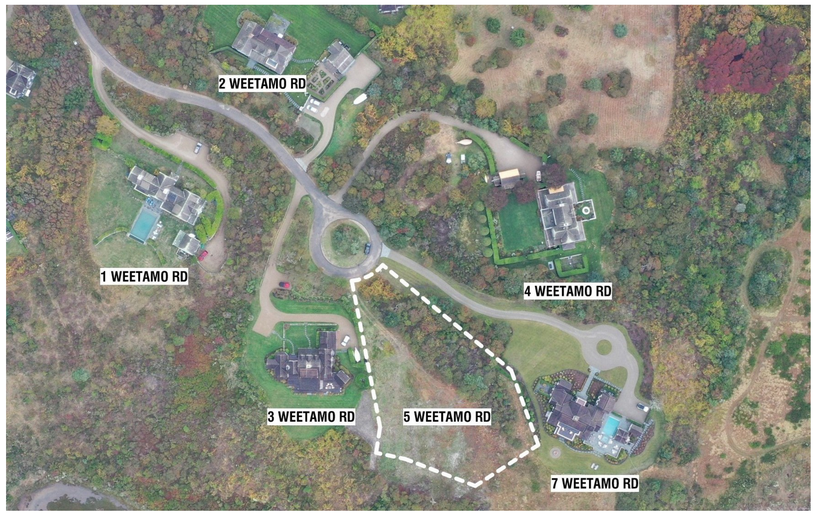
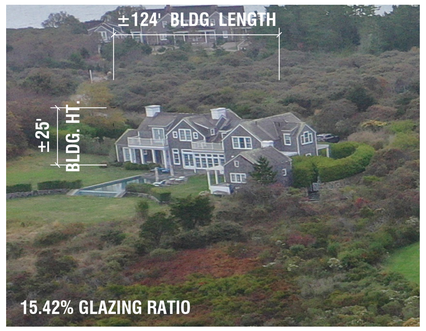
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%



VICINITY MAP



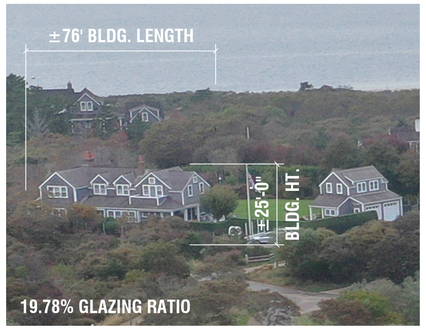
1 WEETAMO ROAD



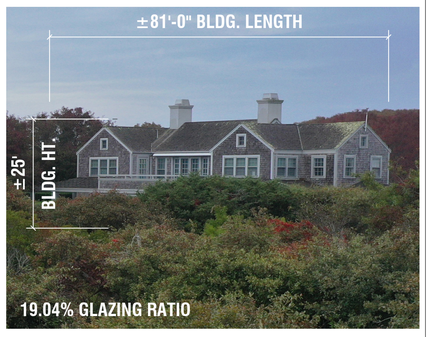
3 WEETAMO ROAD



7 WEETAMO ROAD



2 WEETAMO ROAD



4 WEETAMO ROAD



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

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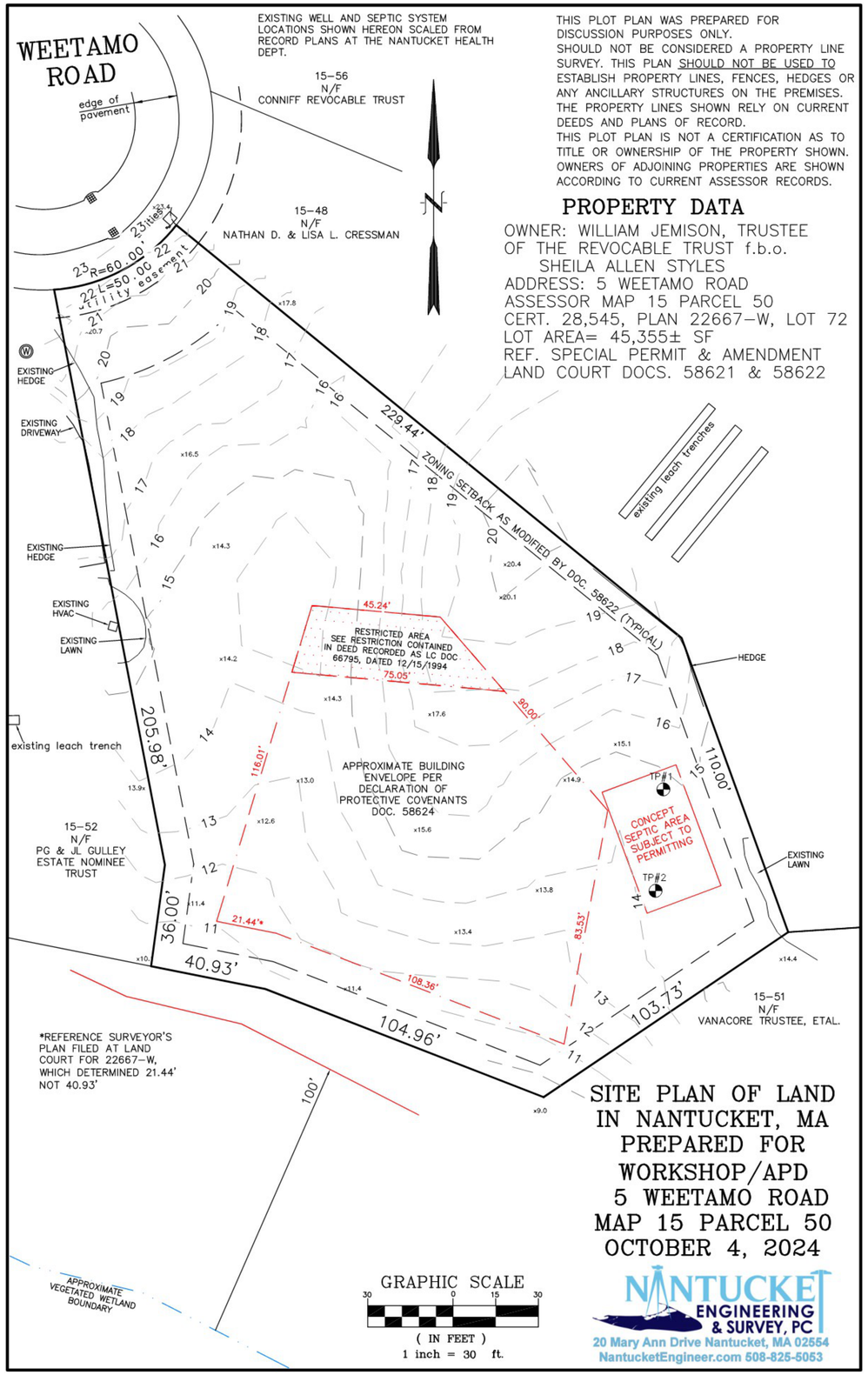

5WR

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DRAWING INFO

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SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

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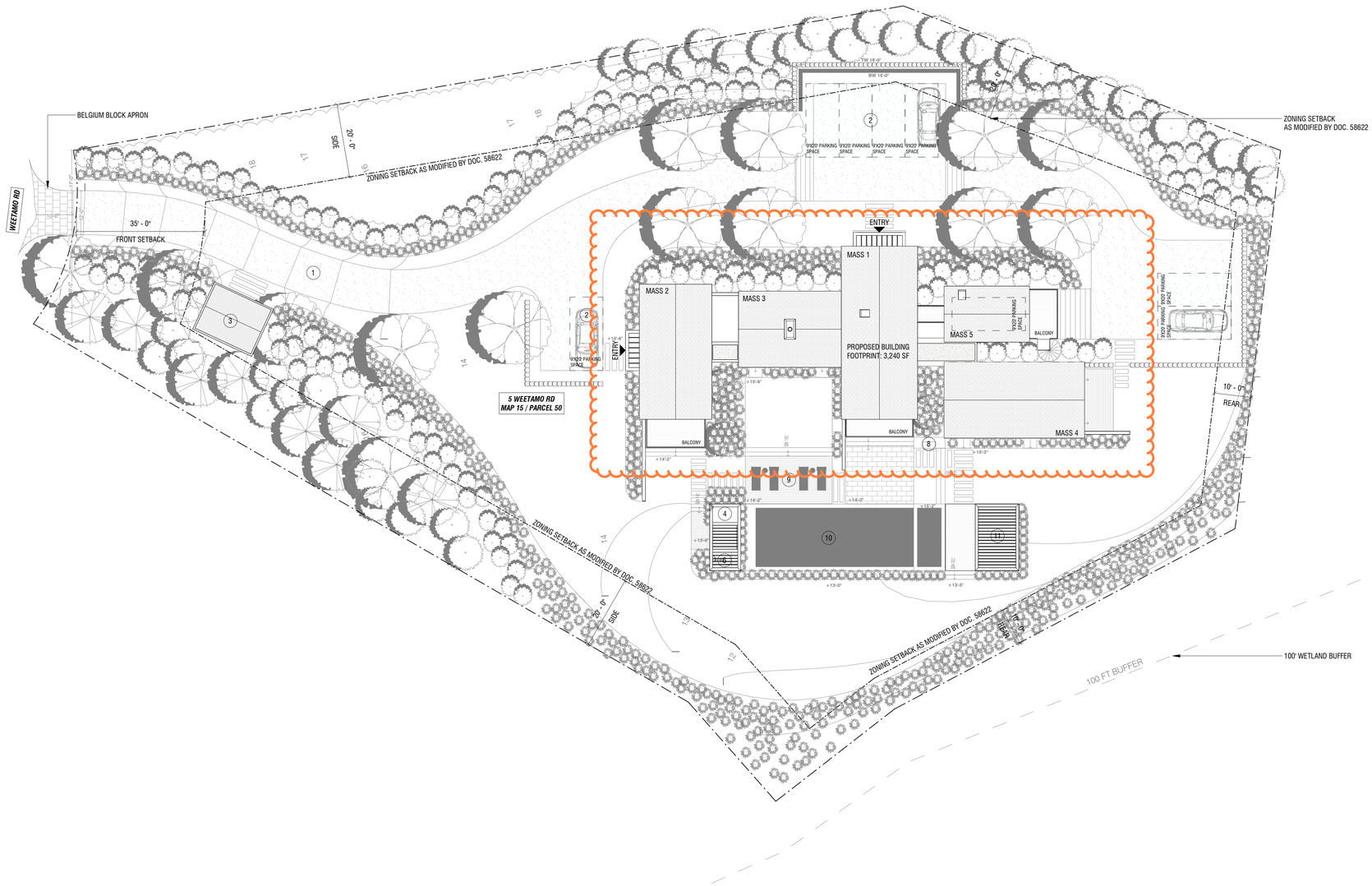

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

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SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

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5 WEETAMO RD
NANTUCKET, MA 02554

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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-200

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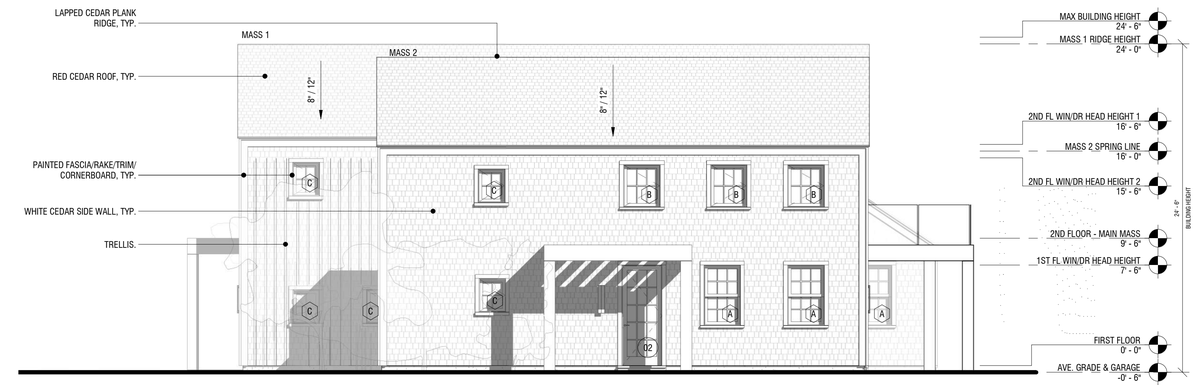
1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

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BOX 128, NANTUCKET, MA 02554

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SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ADK/ARK/MLW
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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

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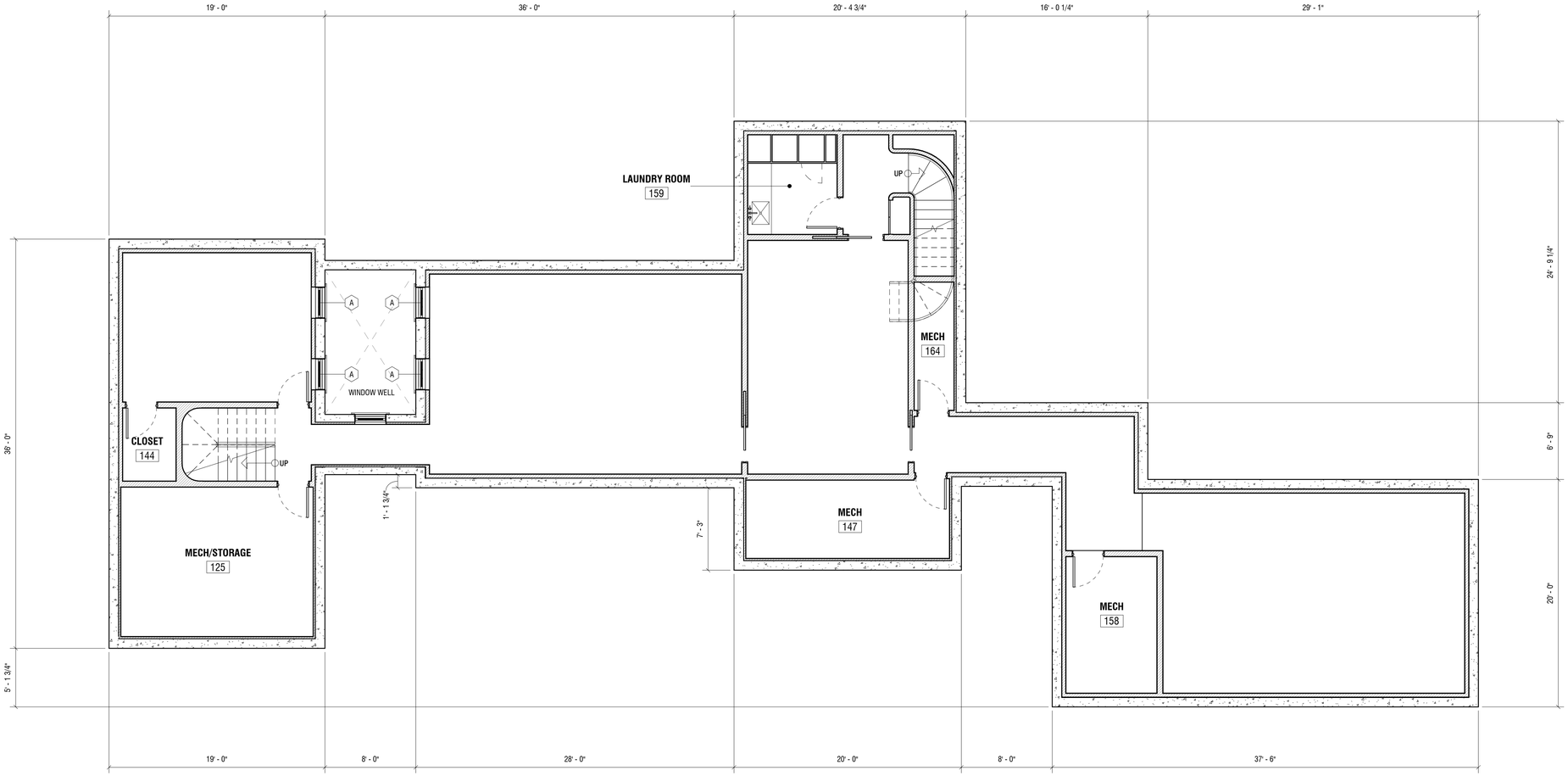

1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

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PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

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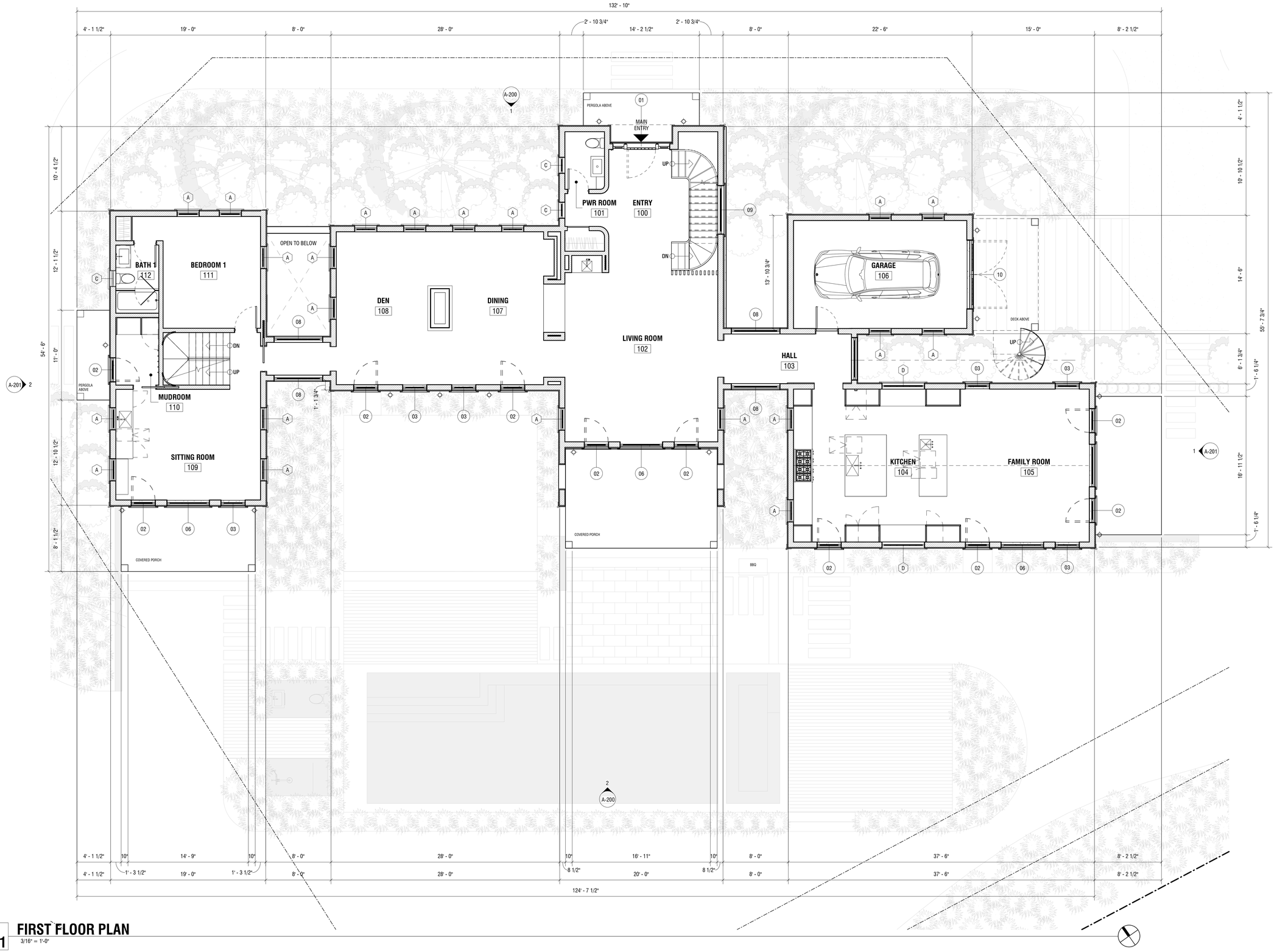

1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

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T: (508) 333-5138 design@ahernllc.com

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20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

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SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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CHECKED BY:	ADK/ARK/MLW
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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

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1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

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SECOND FLOOR PLAN

A-102

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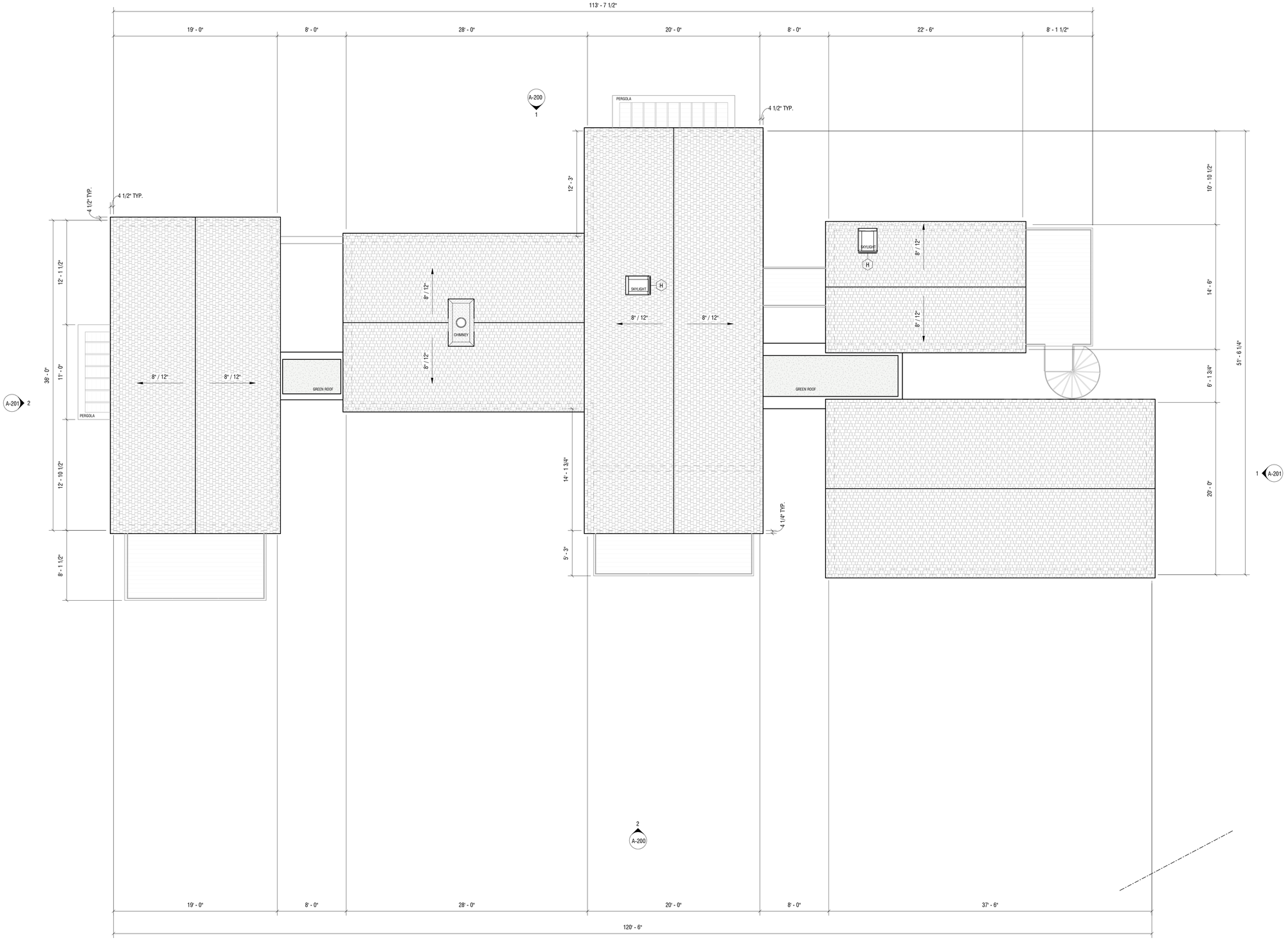

1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

A-103

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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**								

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PALM BEACH GARDENS, FL
33410

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JACKSONVILLE, FL 32256

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GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

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TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

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WINTER PARK, FL 32789

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VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

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37 CENTER ST
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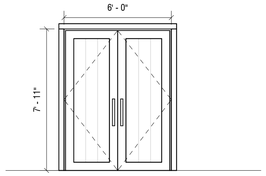
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

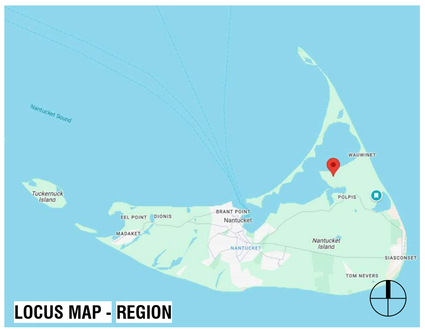
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*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

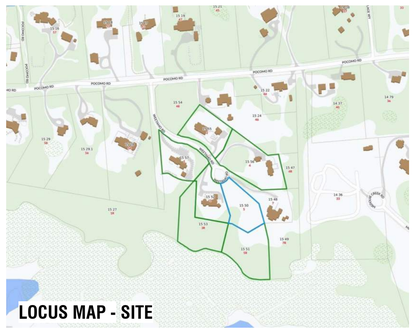
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*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

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

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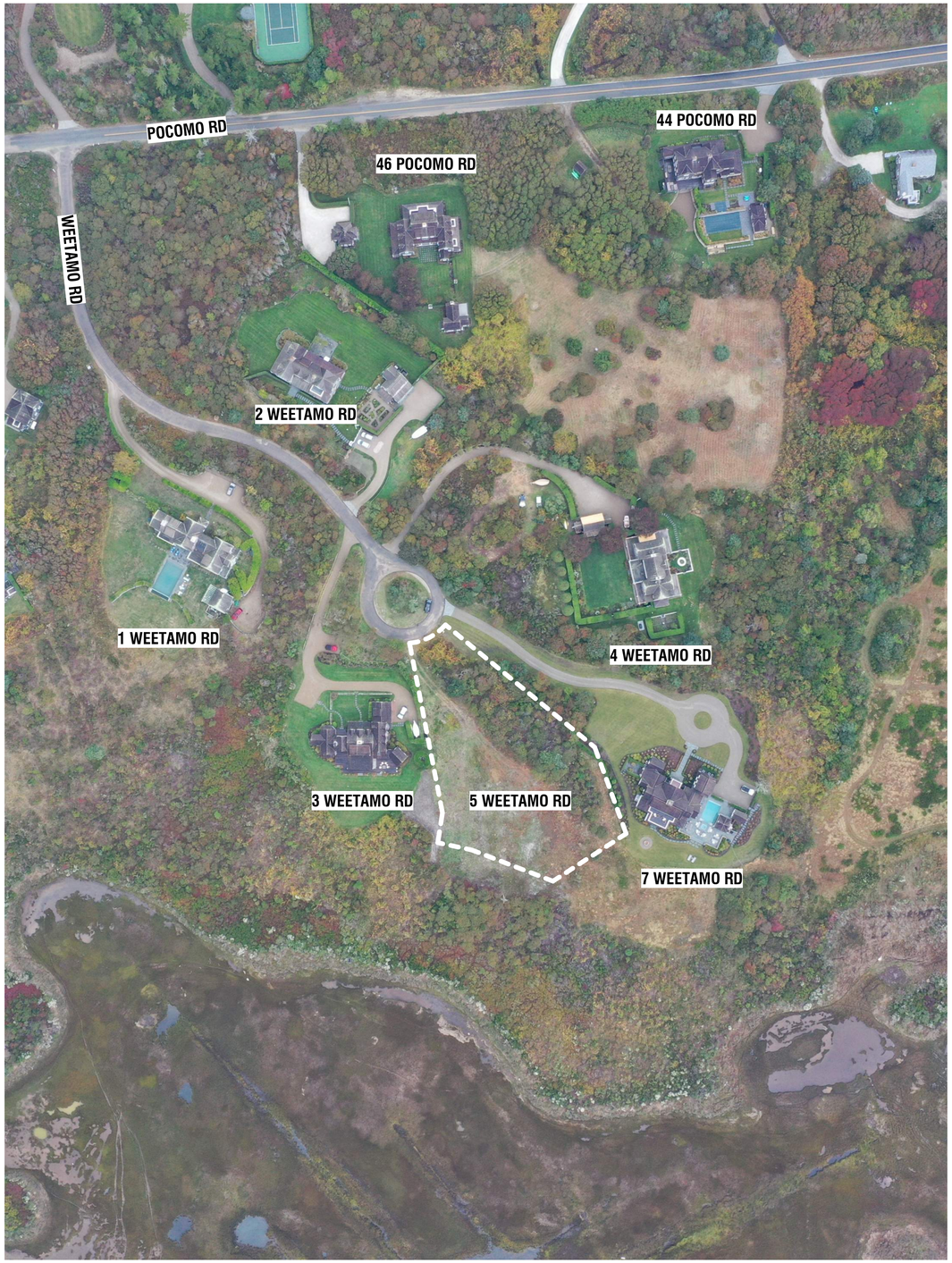



1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

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SIGN & SEAL

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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

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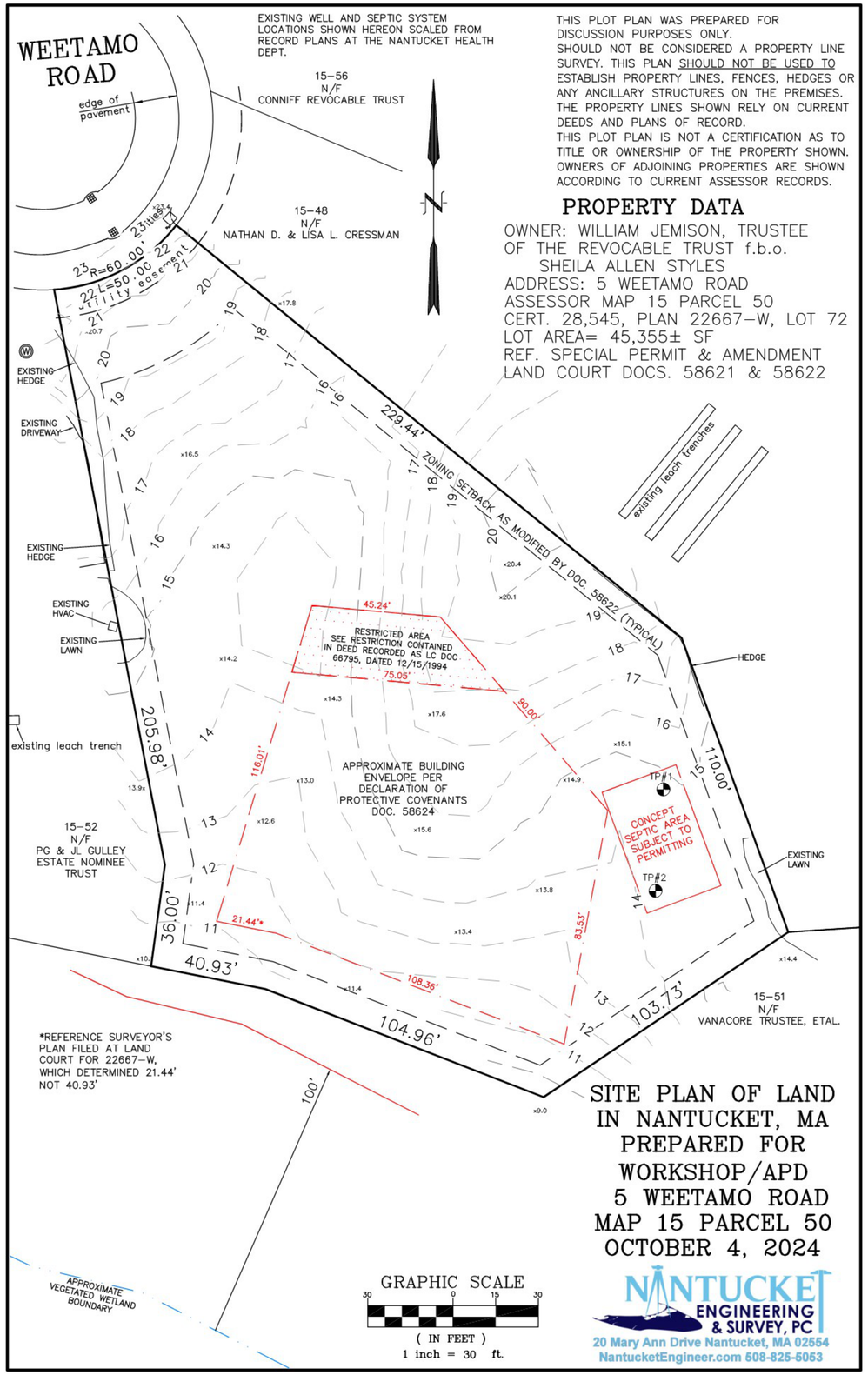

5WR

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

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(508)825-5053

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

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CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

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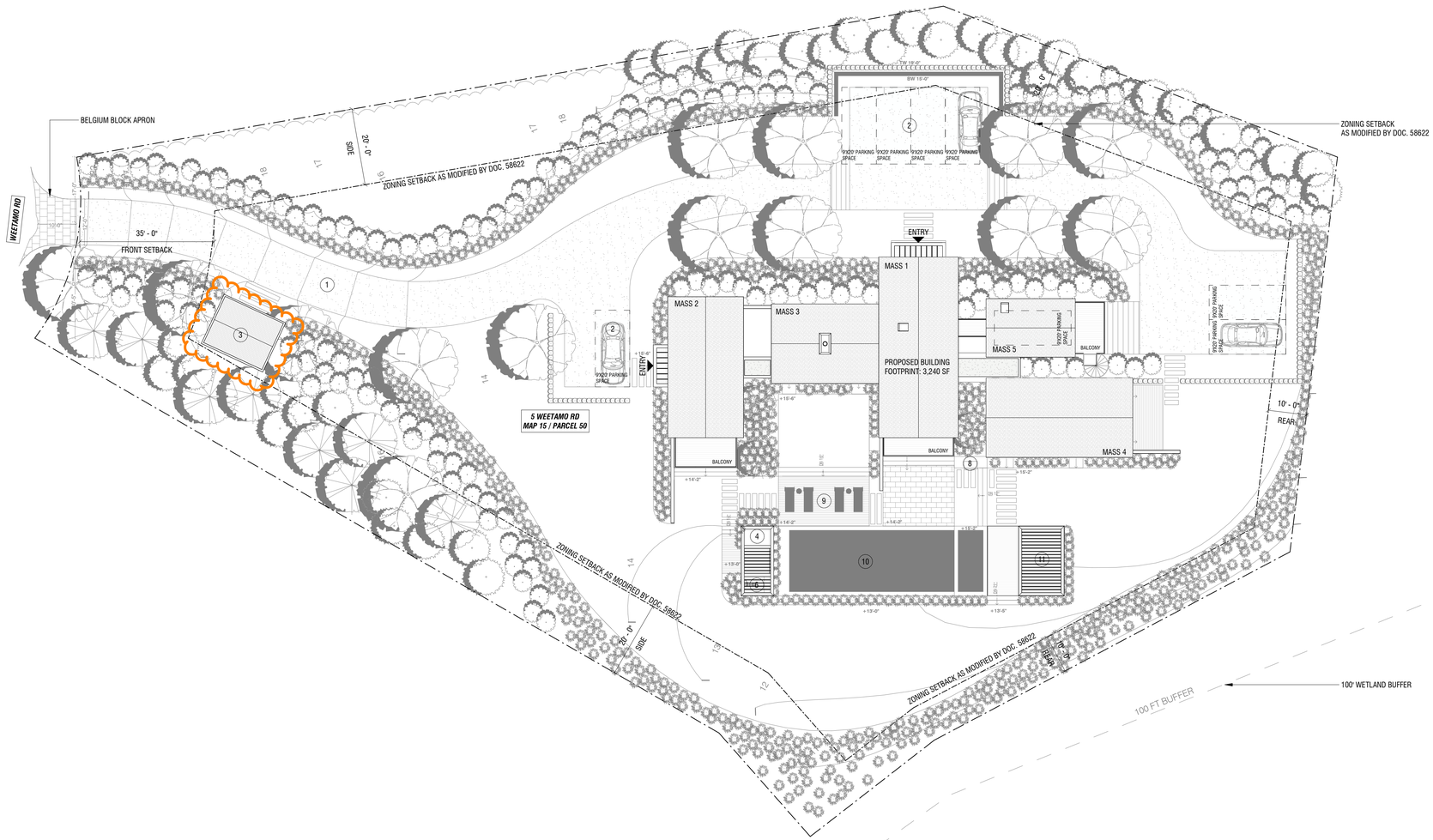

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (FILED UNDER SEPERATE APPLICATION)
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED PERGOLA & IPE DINING DECK (FILED UNDER SEPERATE APPLICATION)

1 SITE PLAN
1/16" = 1'-0"

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

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SIGN & SEAL

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SITE PLAN

Z-100

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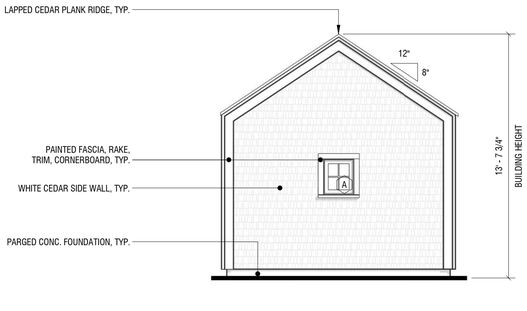
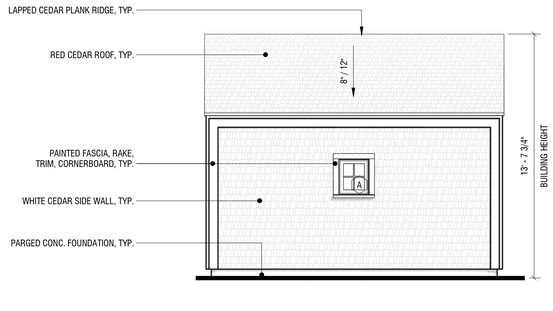


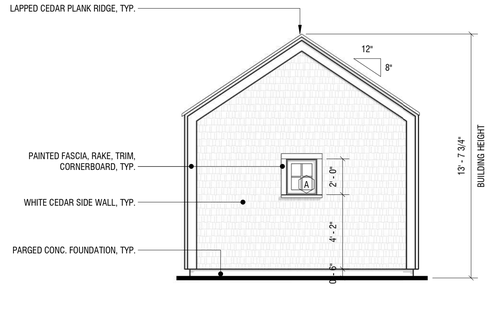
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



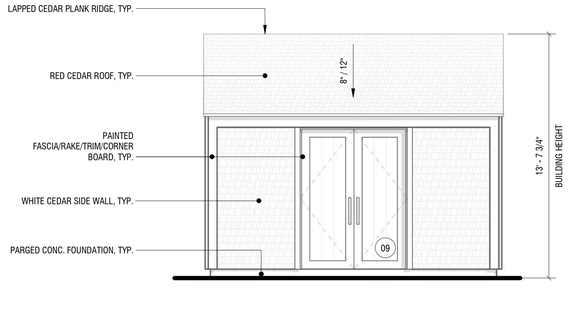
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



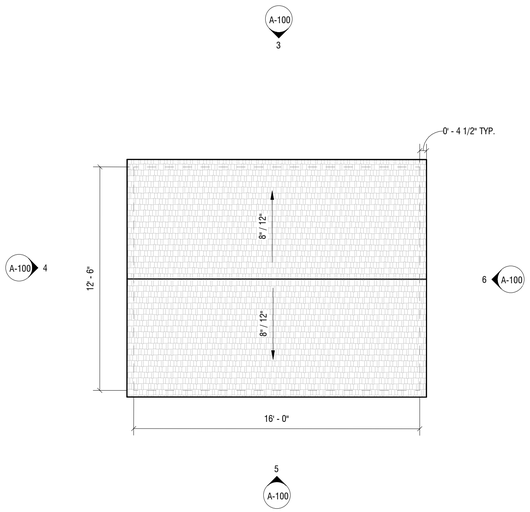
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



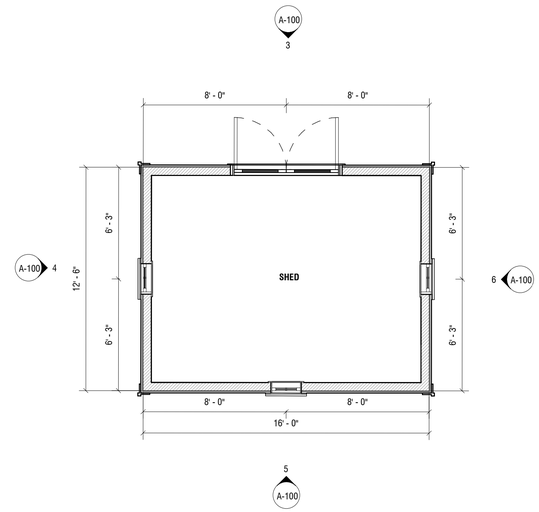
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

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OWNER

PHILIP & SCOTT NARDONE
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FLOOR PLANS & ELEVATIONS

A-100

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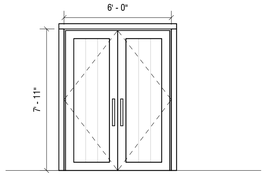
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

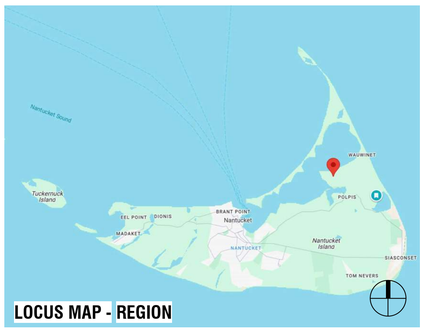
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*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

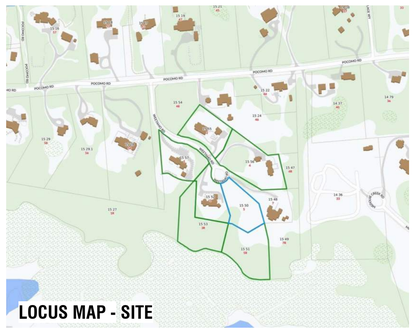
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*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

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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TITLE SHEET

T-000

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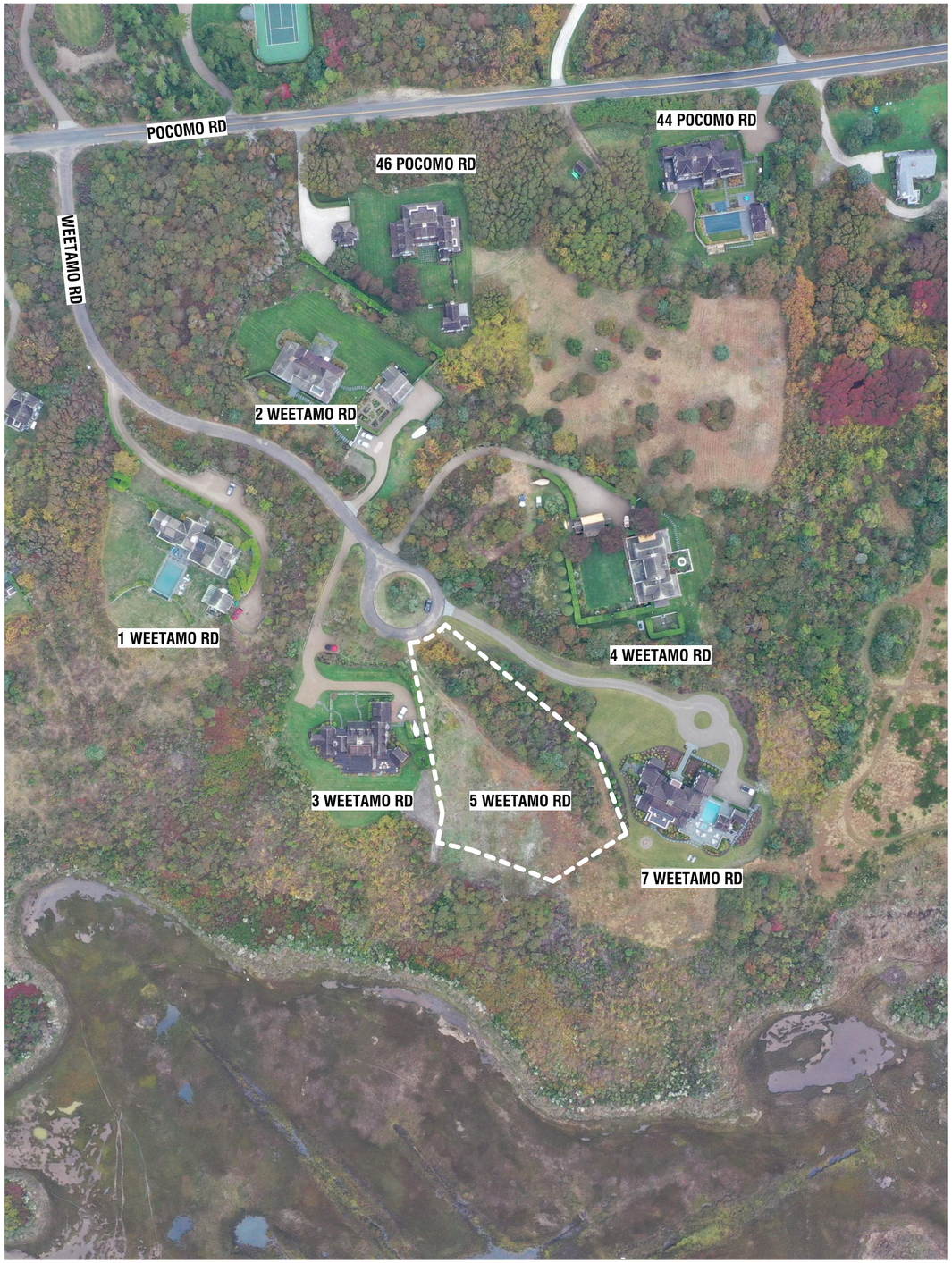



1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

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--

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EXISTING CONDITIONS

G-003

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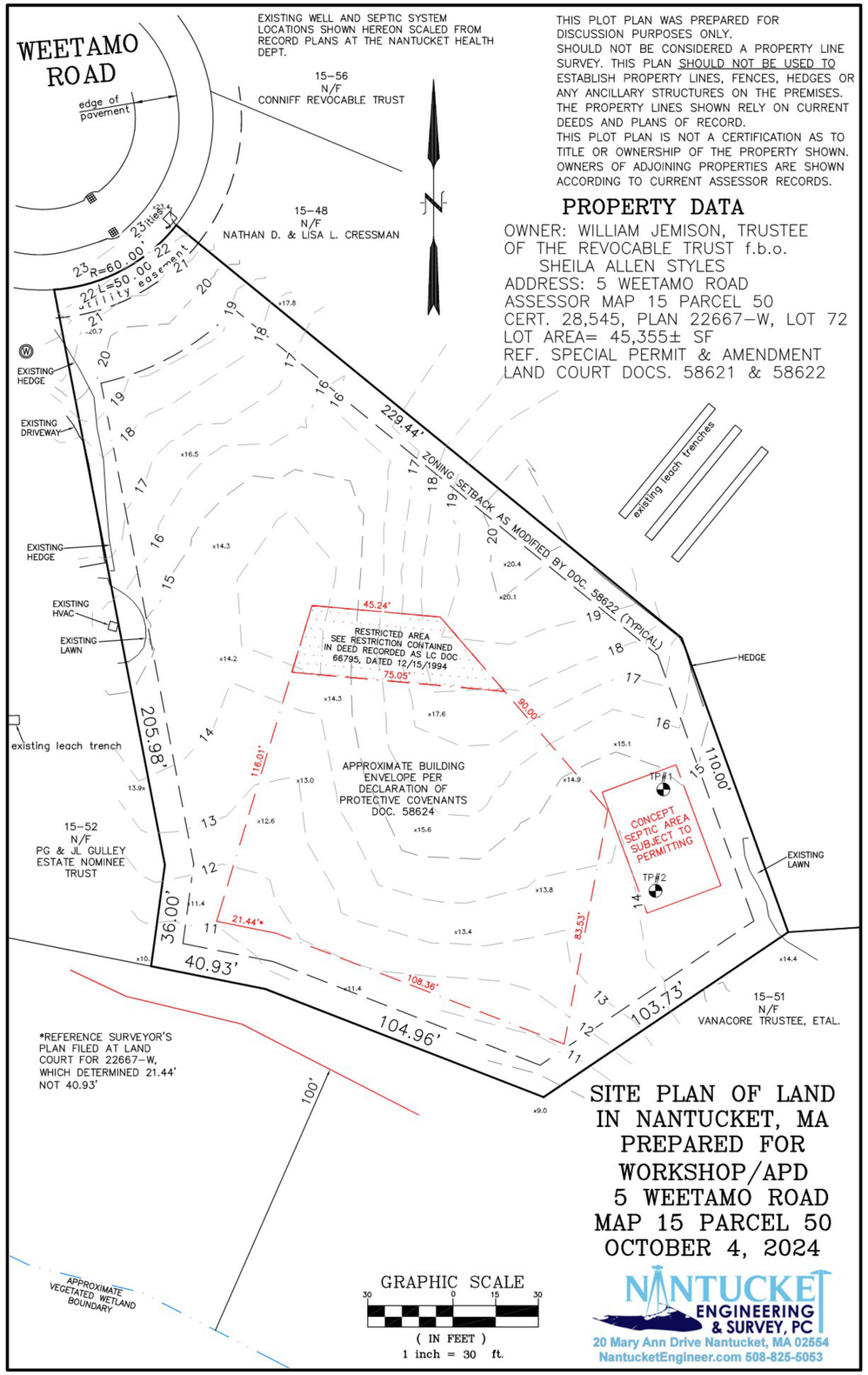

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SITE SURVEY

X-000

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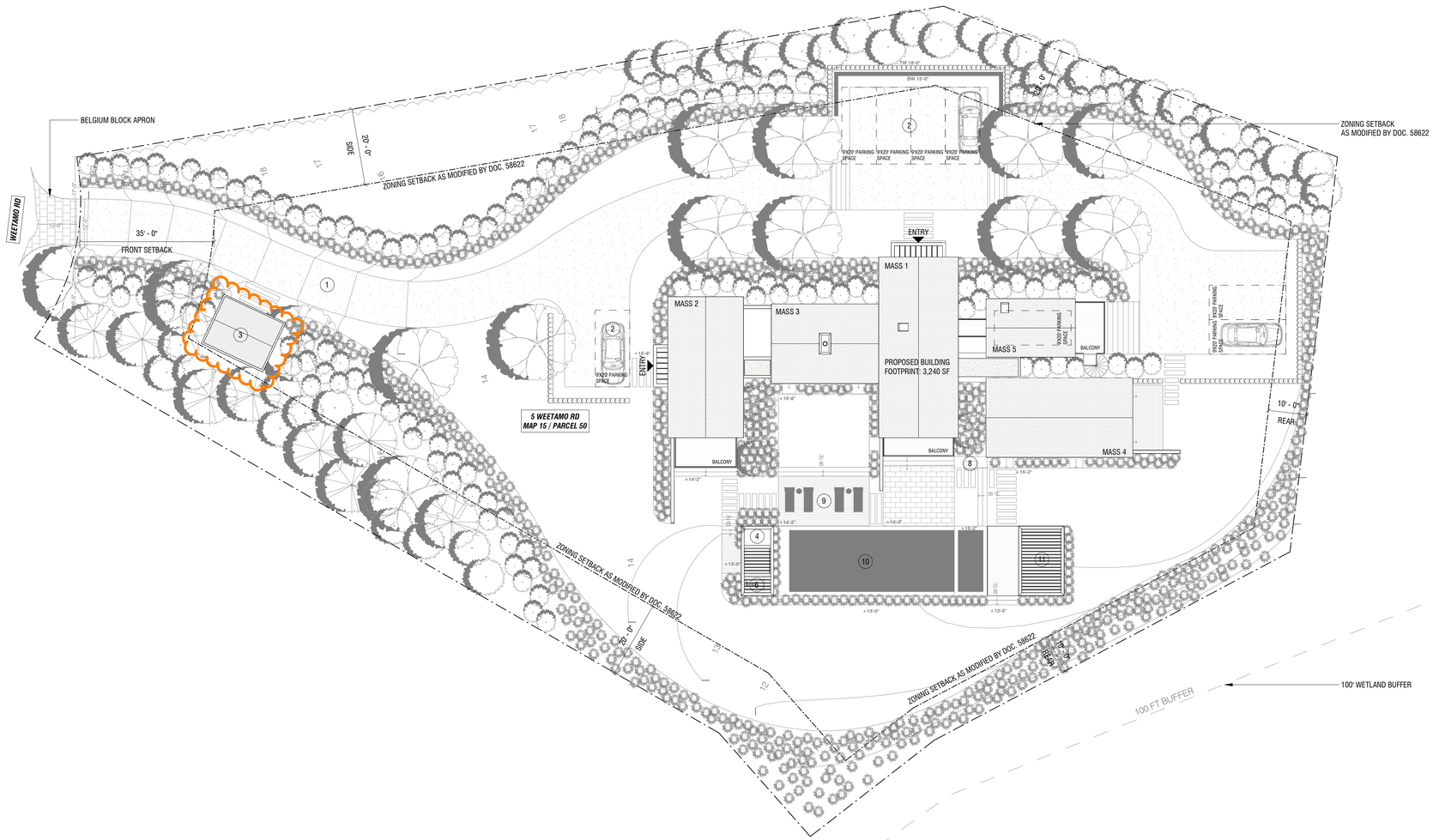

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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"

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SITE PLAN

Z-100

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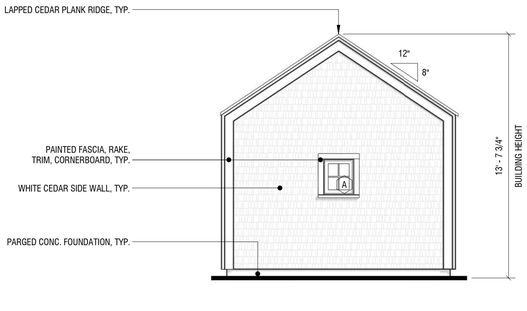

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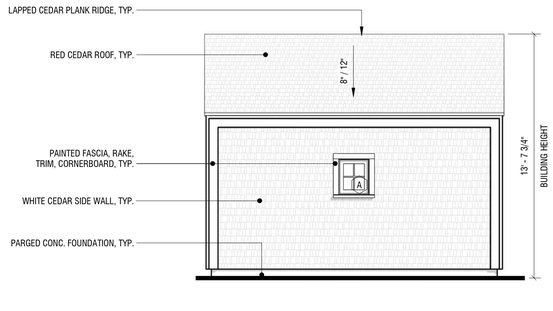

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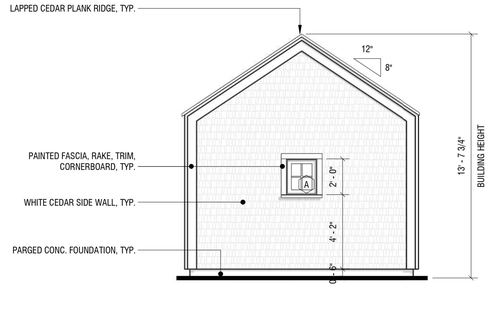

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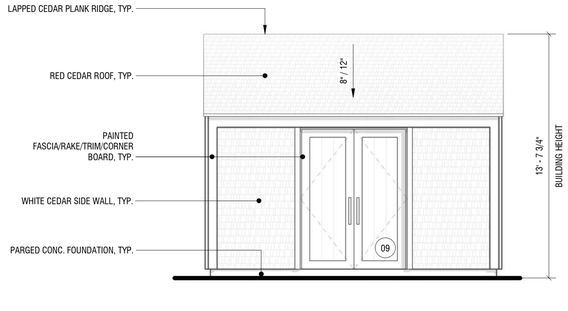

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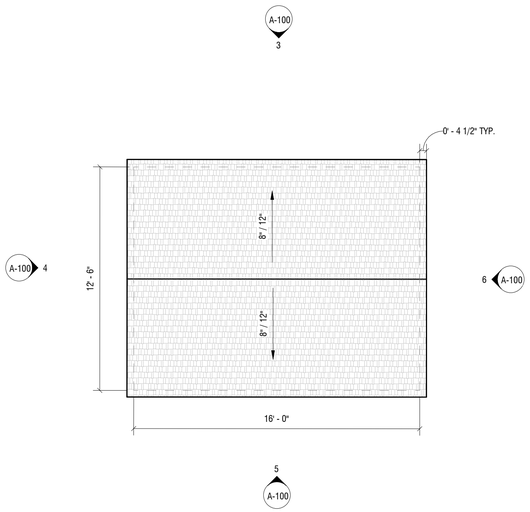

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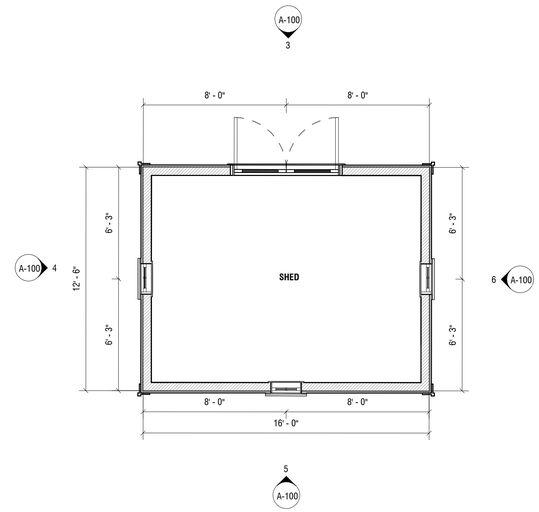

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FLOOR PLANS & ELEVATIONS

A-100

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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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.

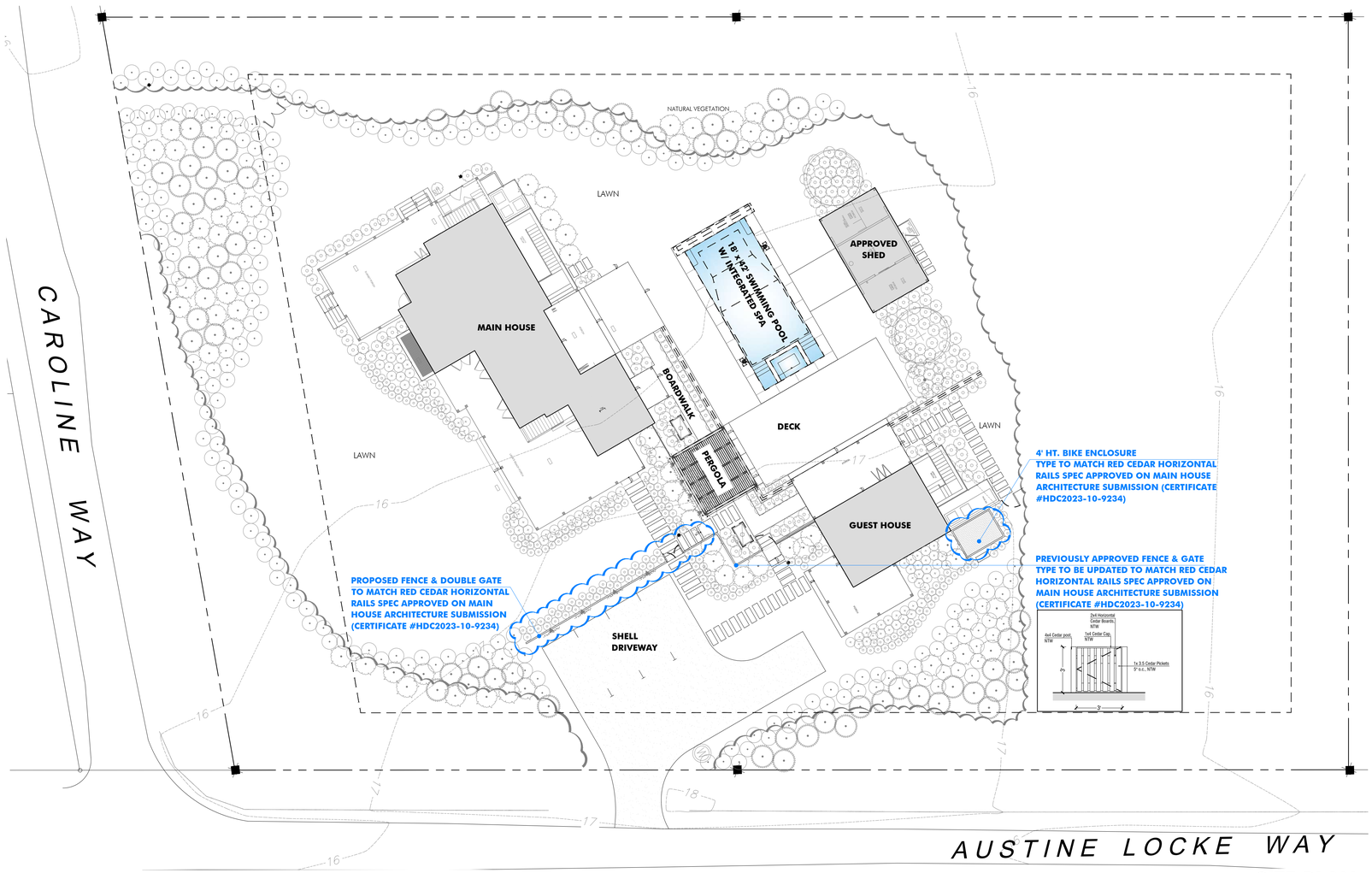
Date 3/24/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



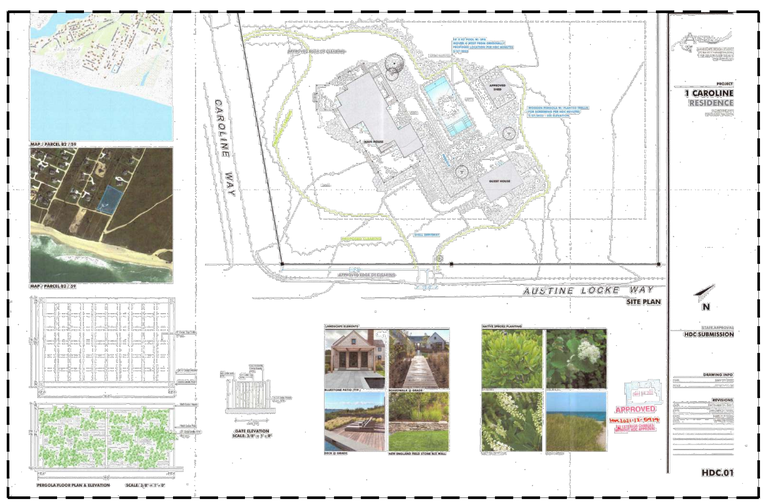
MAP / PARCEL 82 / 59



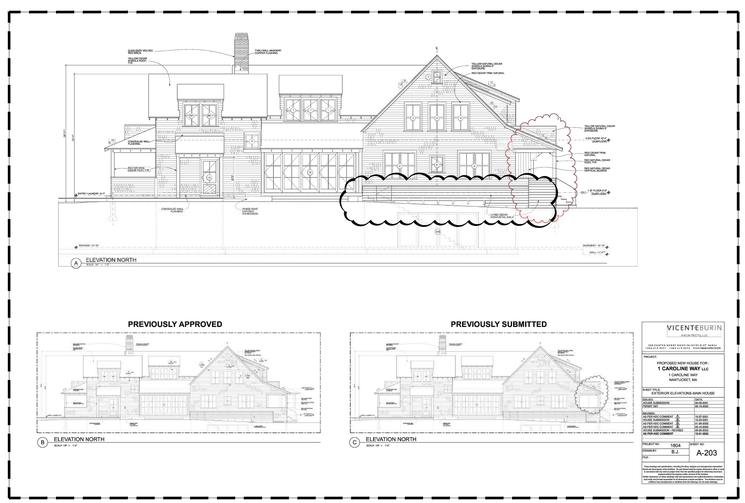
MAP / PARCEL 82 / 59



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.

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

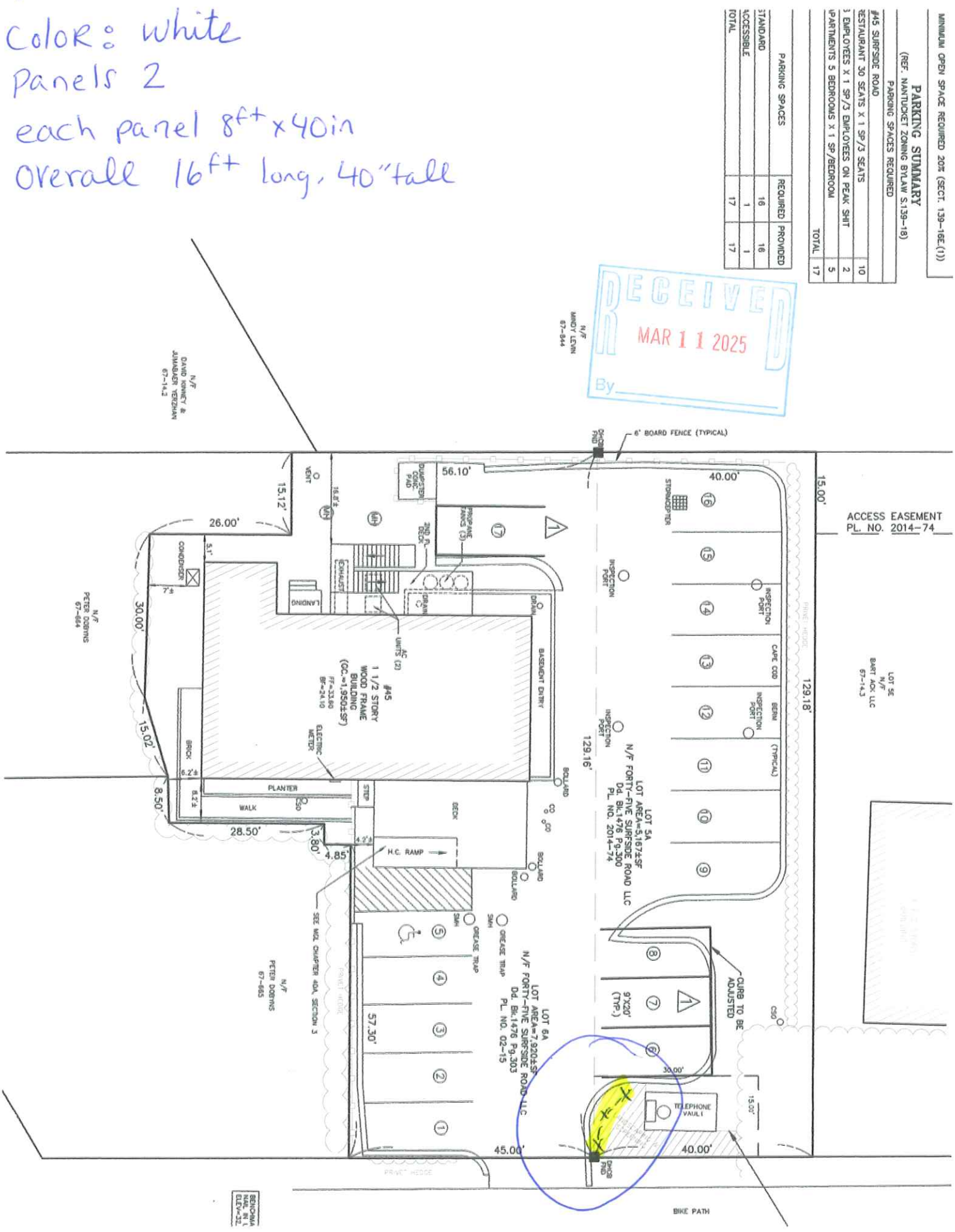
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

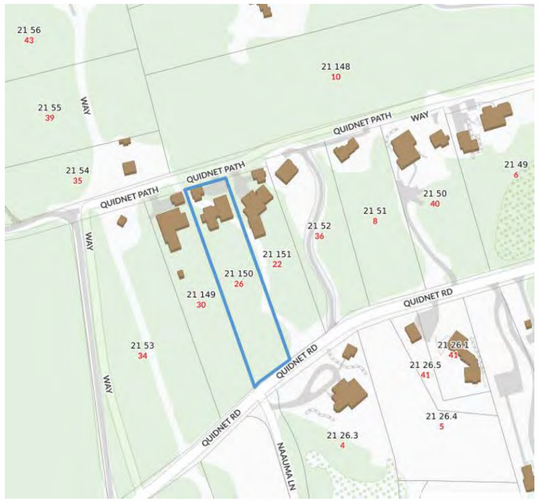
Michael Clancy — Signature

03.12.2025 — Date

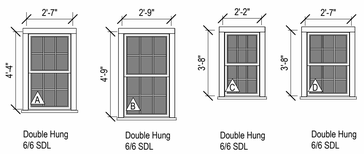
Guest House

26 Quidnet Path
Nantucket, MA 02554

HDC Submission (Chimney & Post Changes) *03.04.2025*

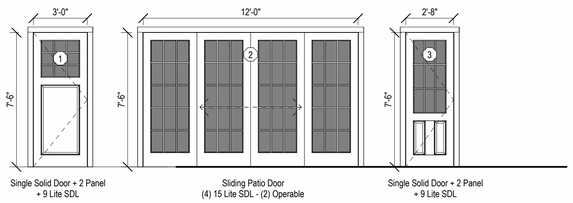


Locus Map



Window Legend

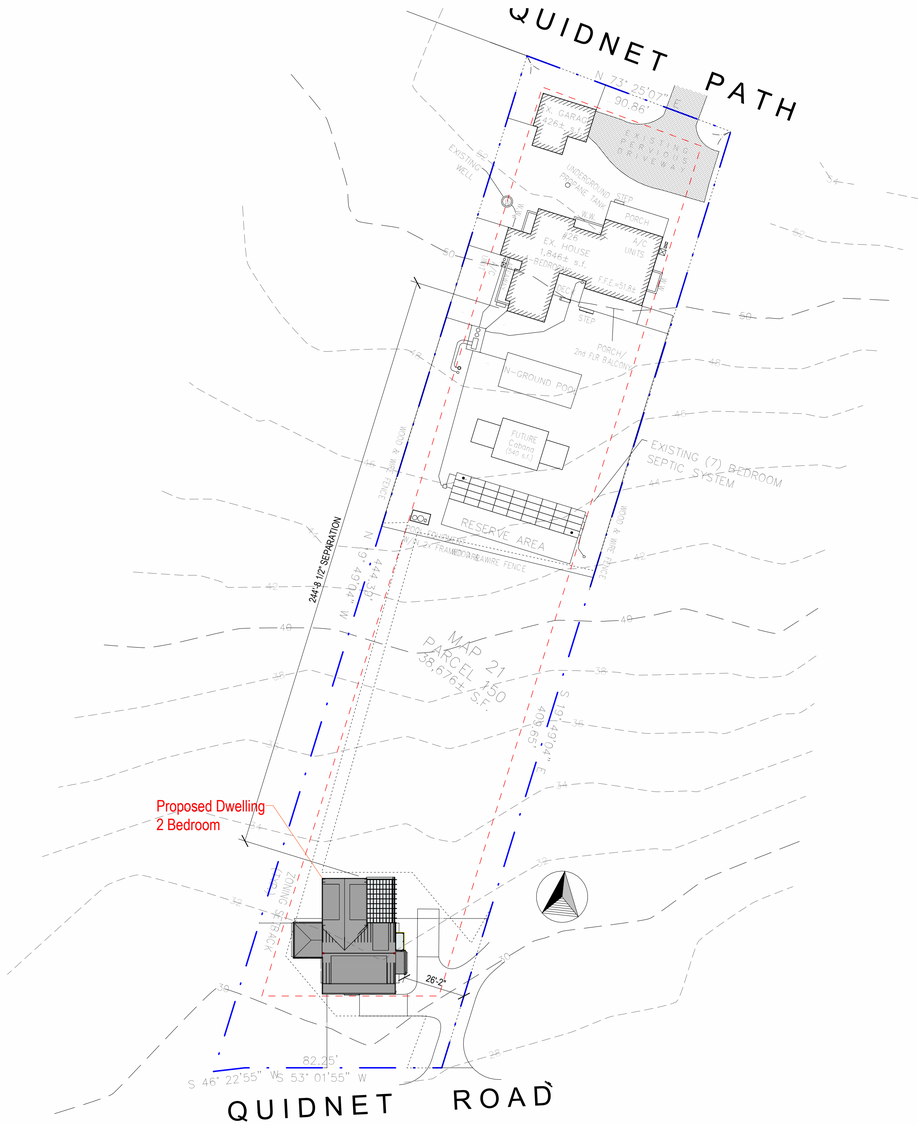
1/4" = 1'-0"



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

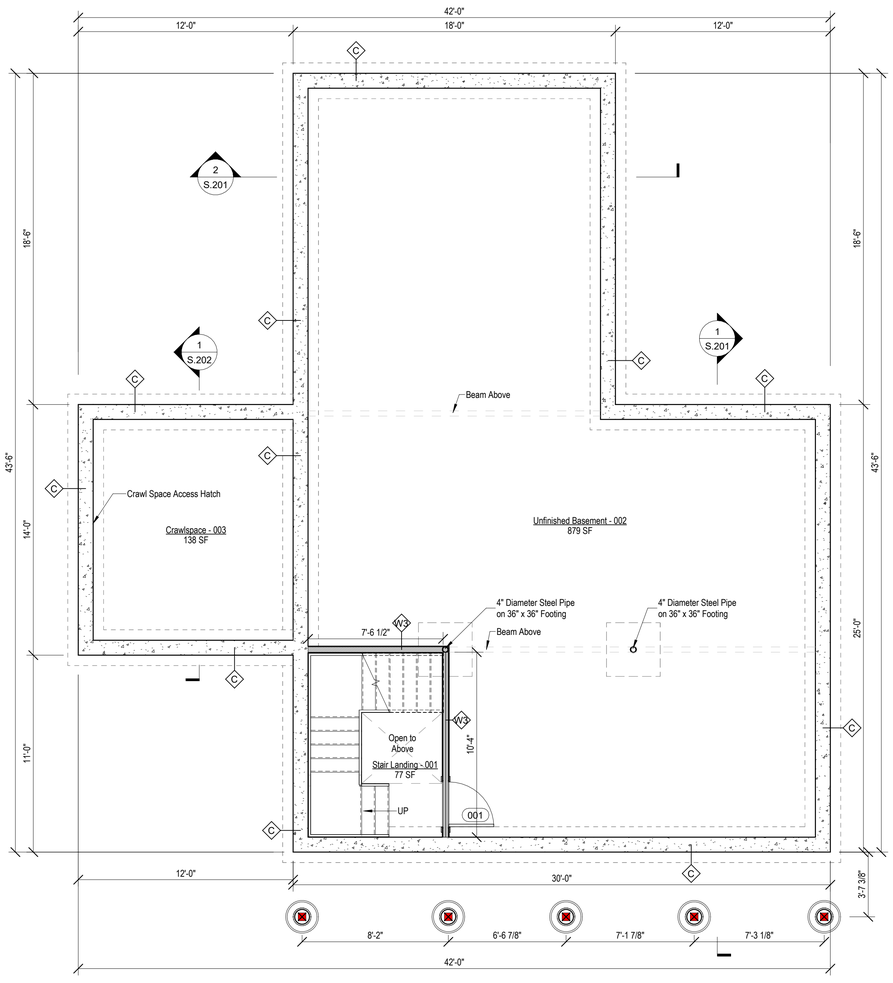
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

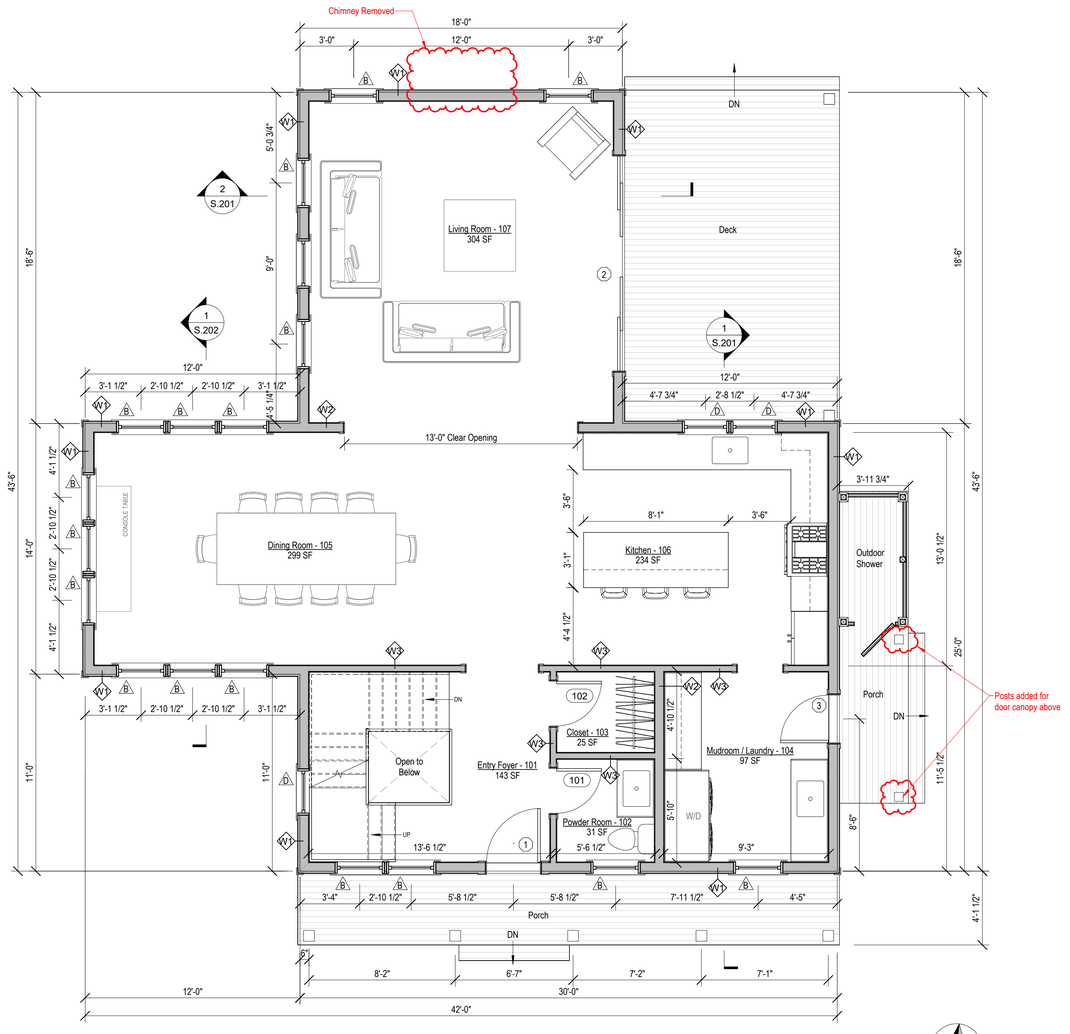
G.101

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

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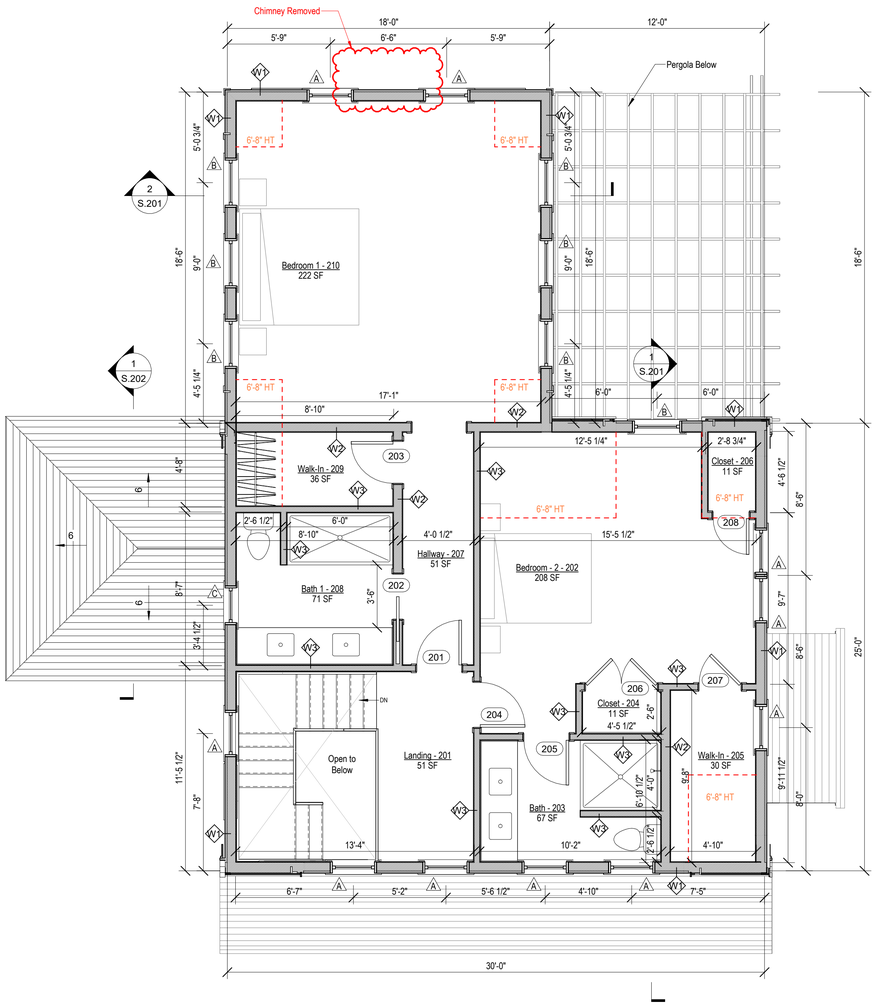
A.101
2327

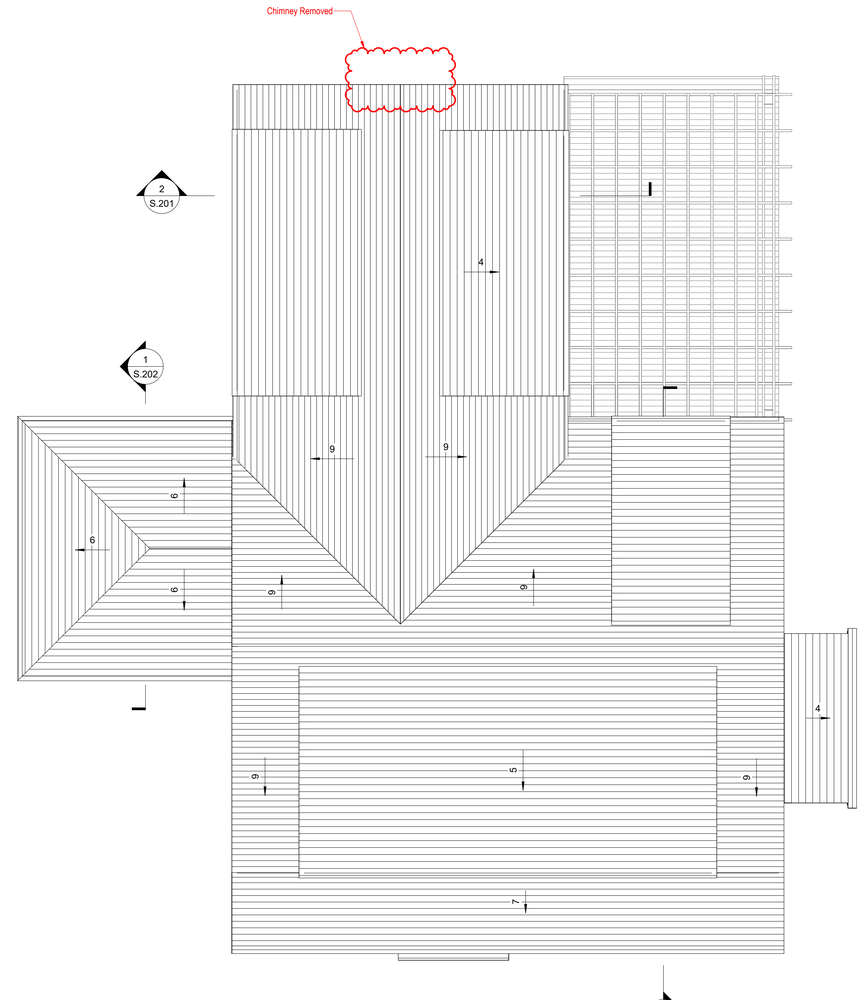
HDC Submission (Chimney & Post Changes) *03.04.2025*

PARTITION TYPES	
Wood Framed Exterior - 5 1/2" Stud	W1
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted



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



Roof Plan
1/4" = 1'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

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

Second Floor and Roof Plans

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.102
2327

03.04.2025

HDC Submission (Chimney & Post Changes)



West Elevation - Proposed

1/4" = 1'-0"



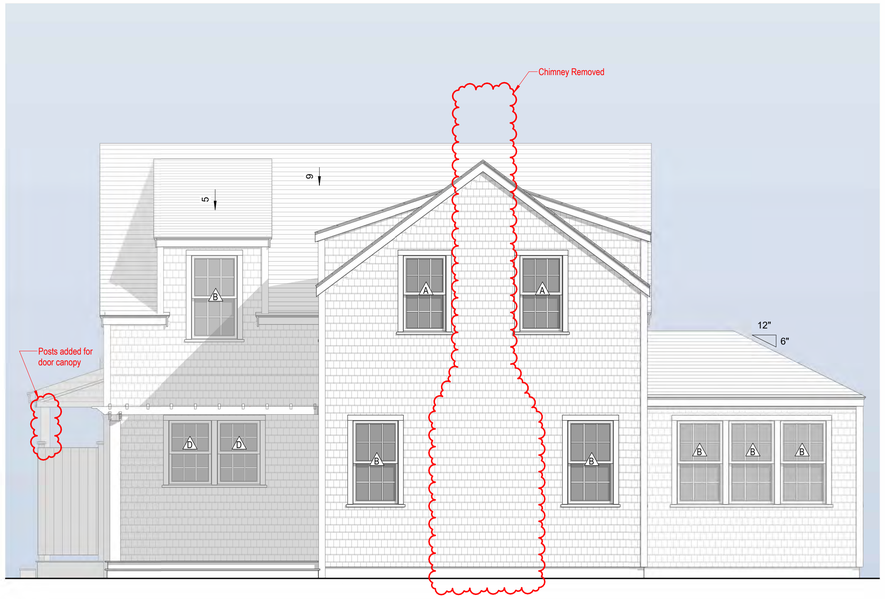
South Elevation - Proposed

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.

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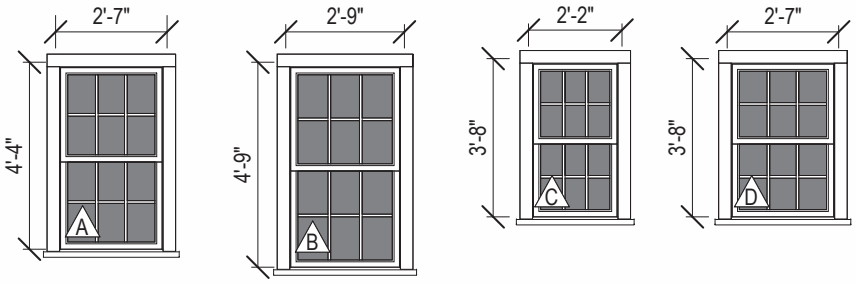
A.201
2327


21 56
43
21 148
10
21 55
39
WAY
QUIDNET PATH
WAY
21 54
35
QUIDNET PATH
QUIDNET PATH
21 49
6
21 50
40
21 51
8
21 52
36
WAY
21 151
22
21 150
26
21 149
30
QUIDNET RD
21 53
34
21 26.1
41
21 26.5
41
WAY
QUIDNET RD
QUIDNET RD
21 26.4
5
21 26.3
4
NAAUMA LN

Locus Map



Double Hung
6/6 SDL

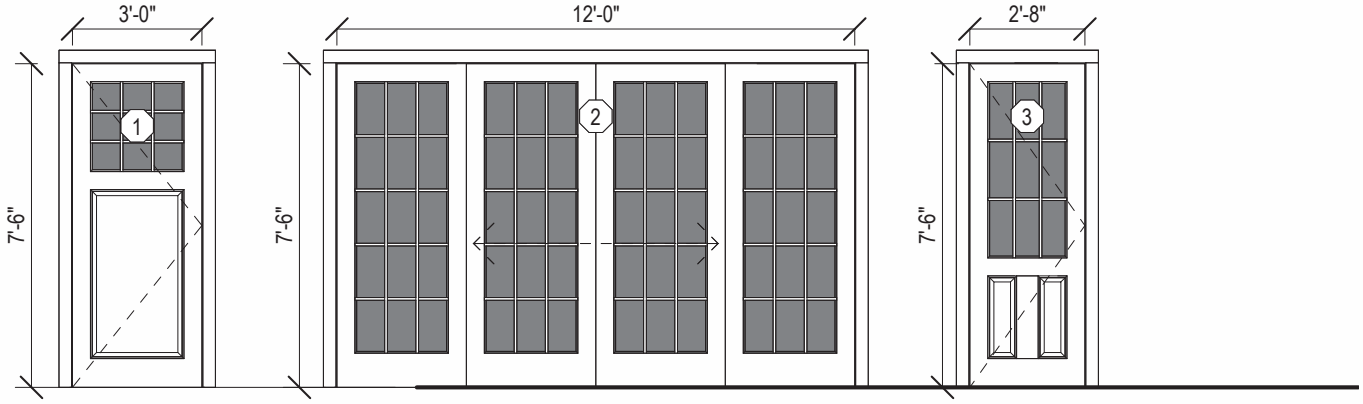
Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



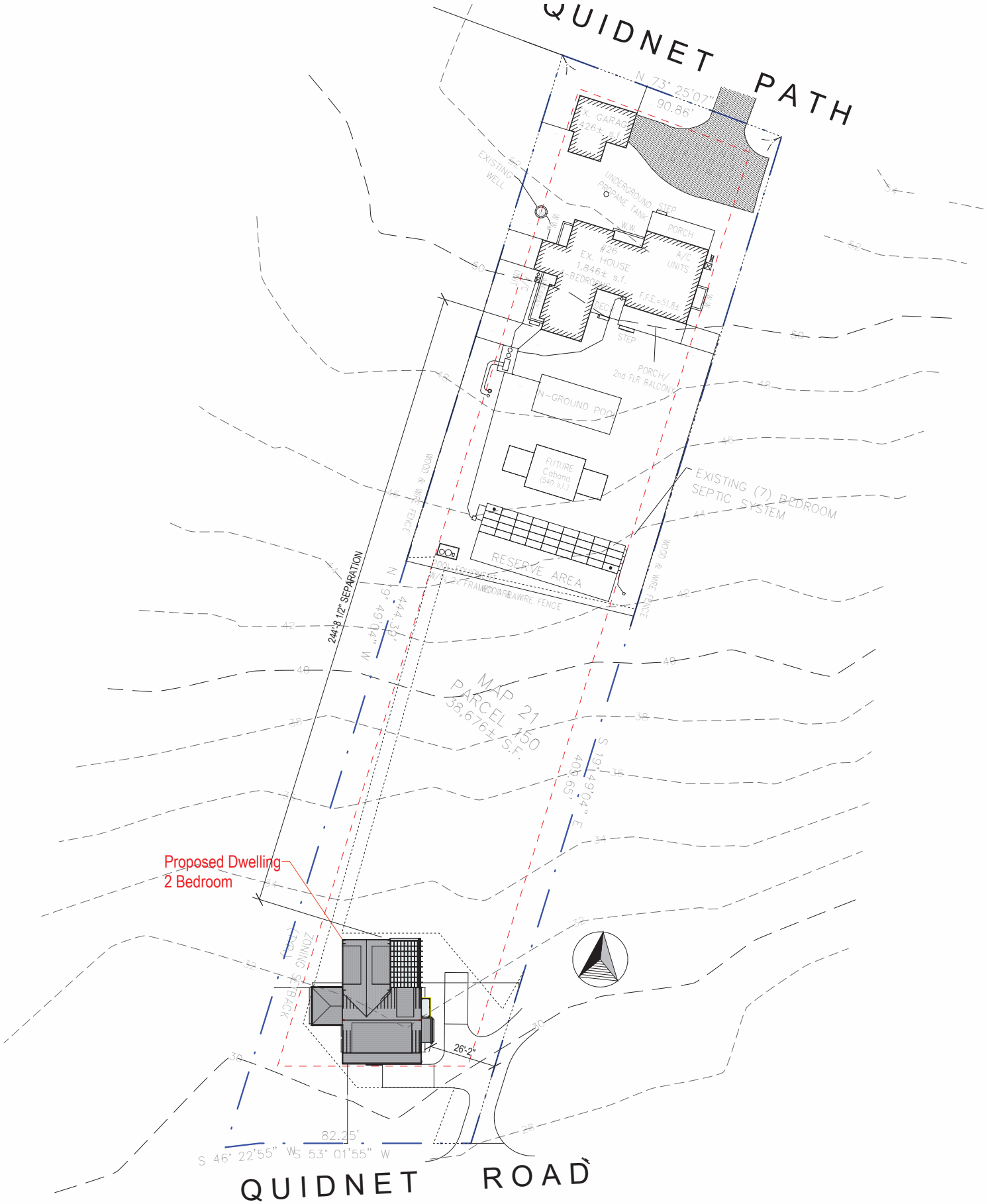
Single Solid Door + 2 Panel
+ 9 Lite SDL

Sliding Patio Door
(4) 15 Lite SDL - (2) Operable

Single Solid Door + 2 Panel
+ 9 Lite SDL

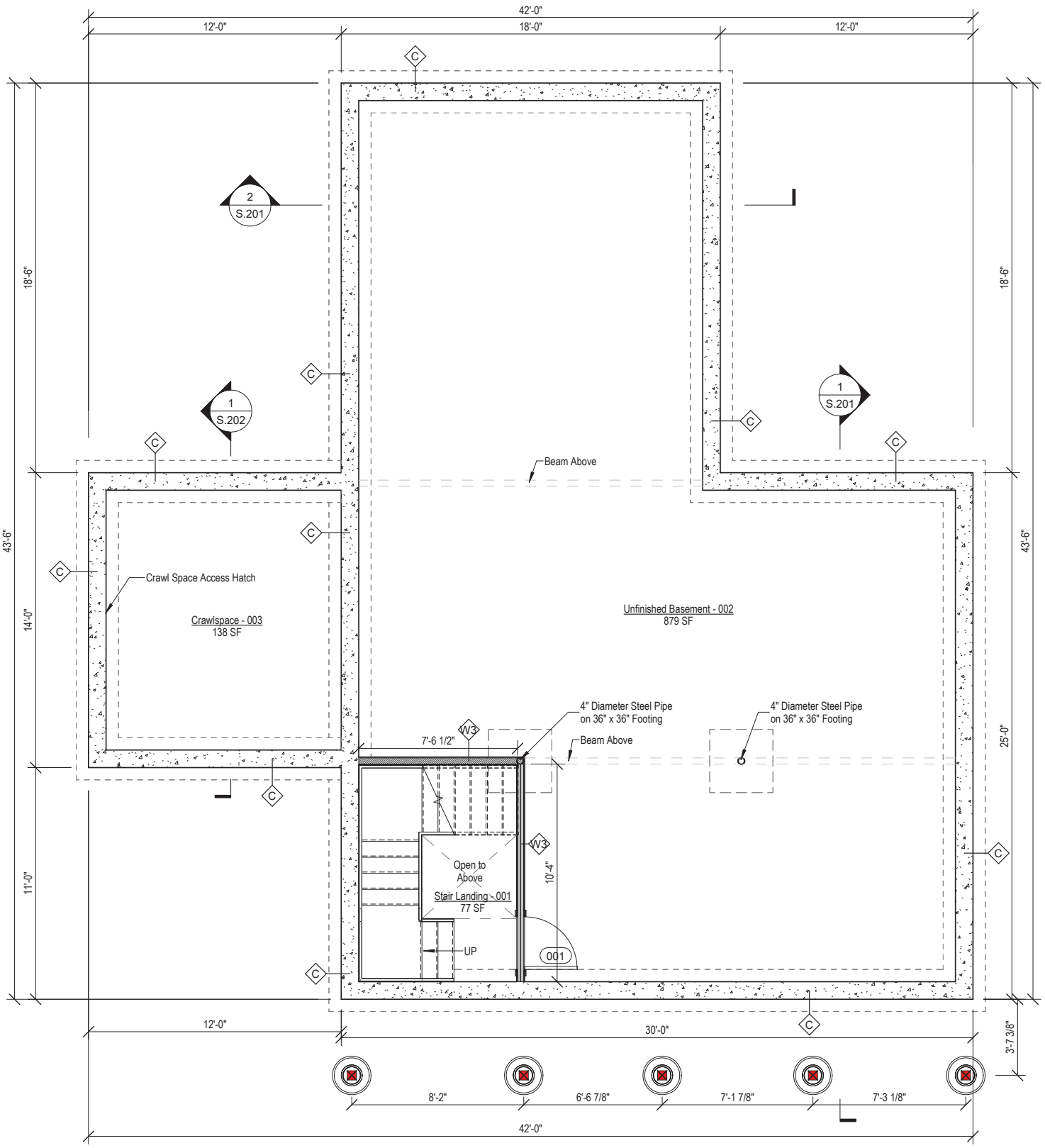
Door Legend

1/4" = 1'-0"



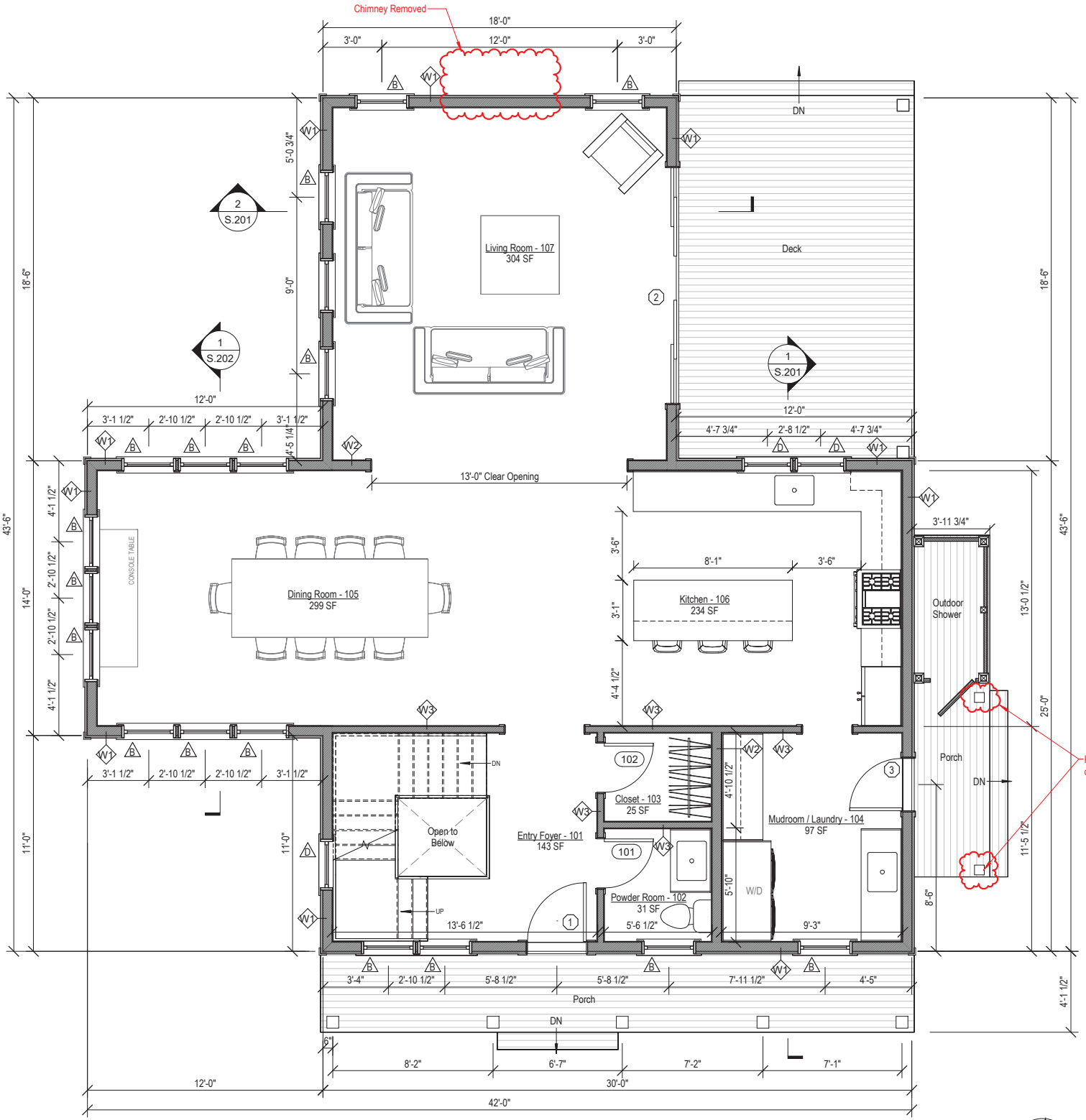
Site Plan

1" = 30'-0"



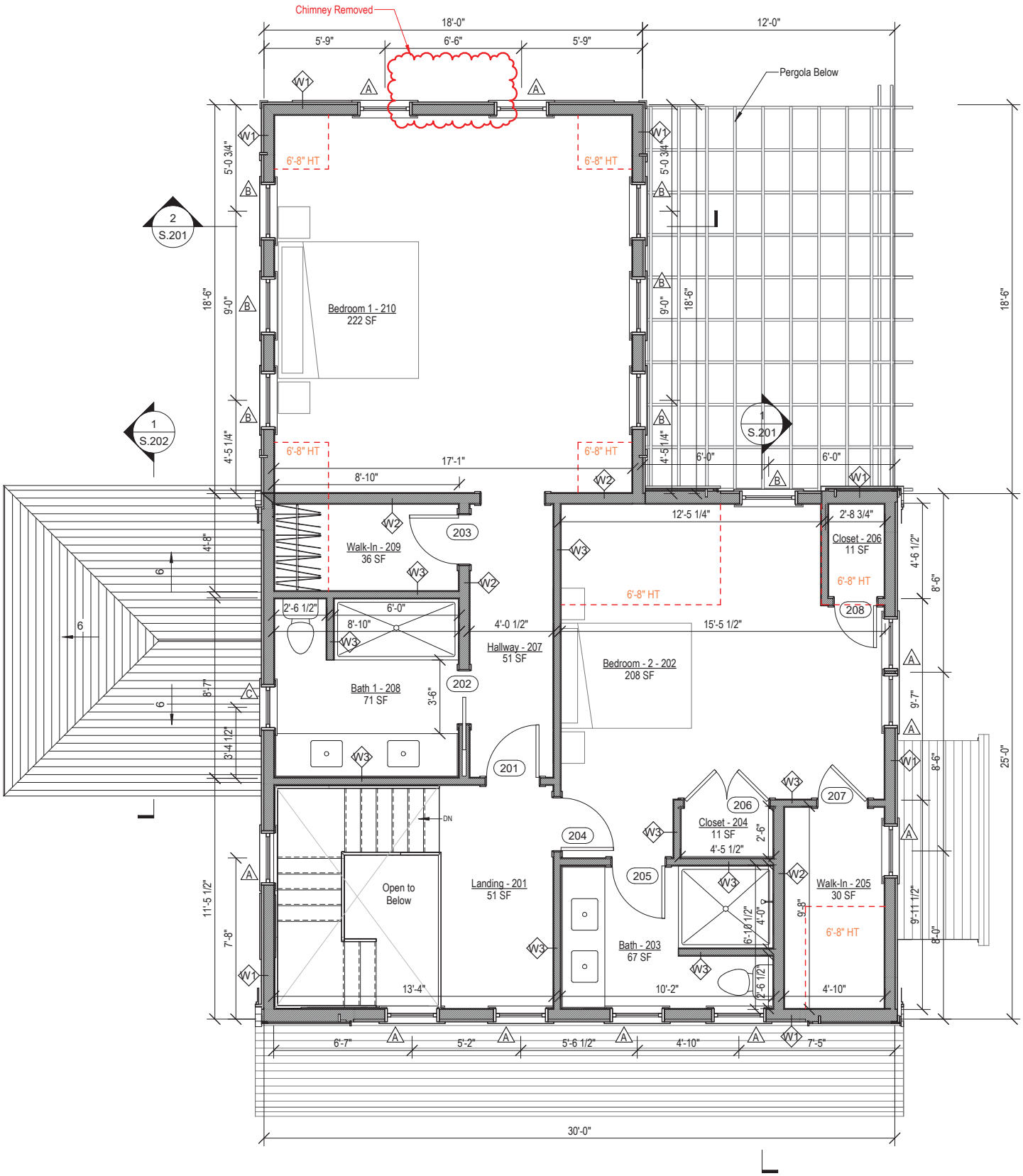
1 Basement Plan

1/4" = 1'-0"



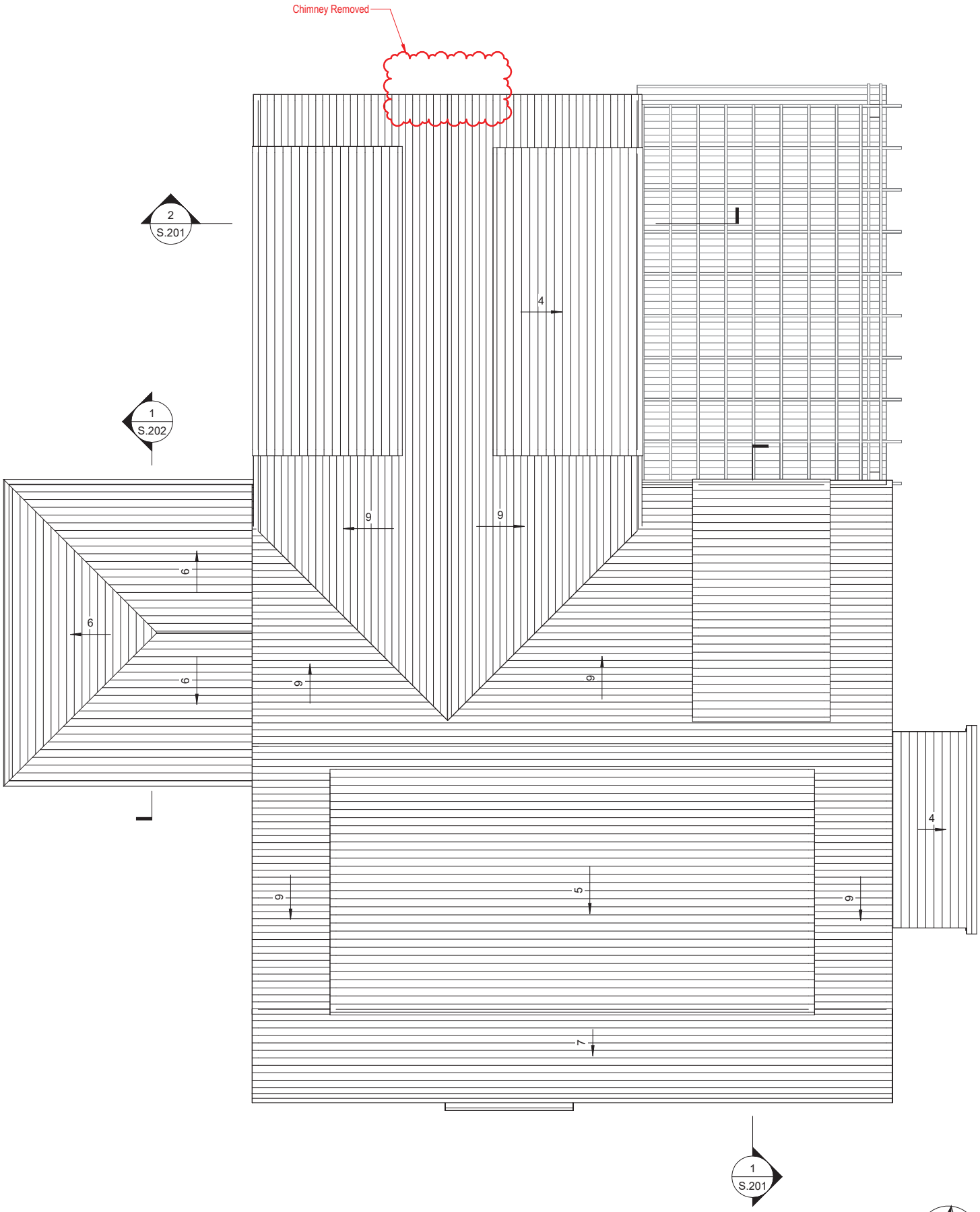
2 First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



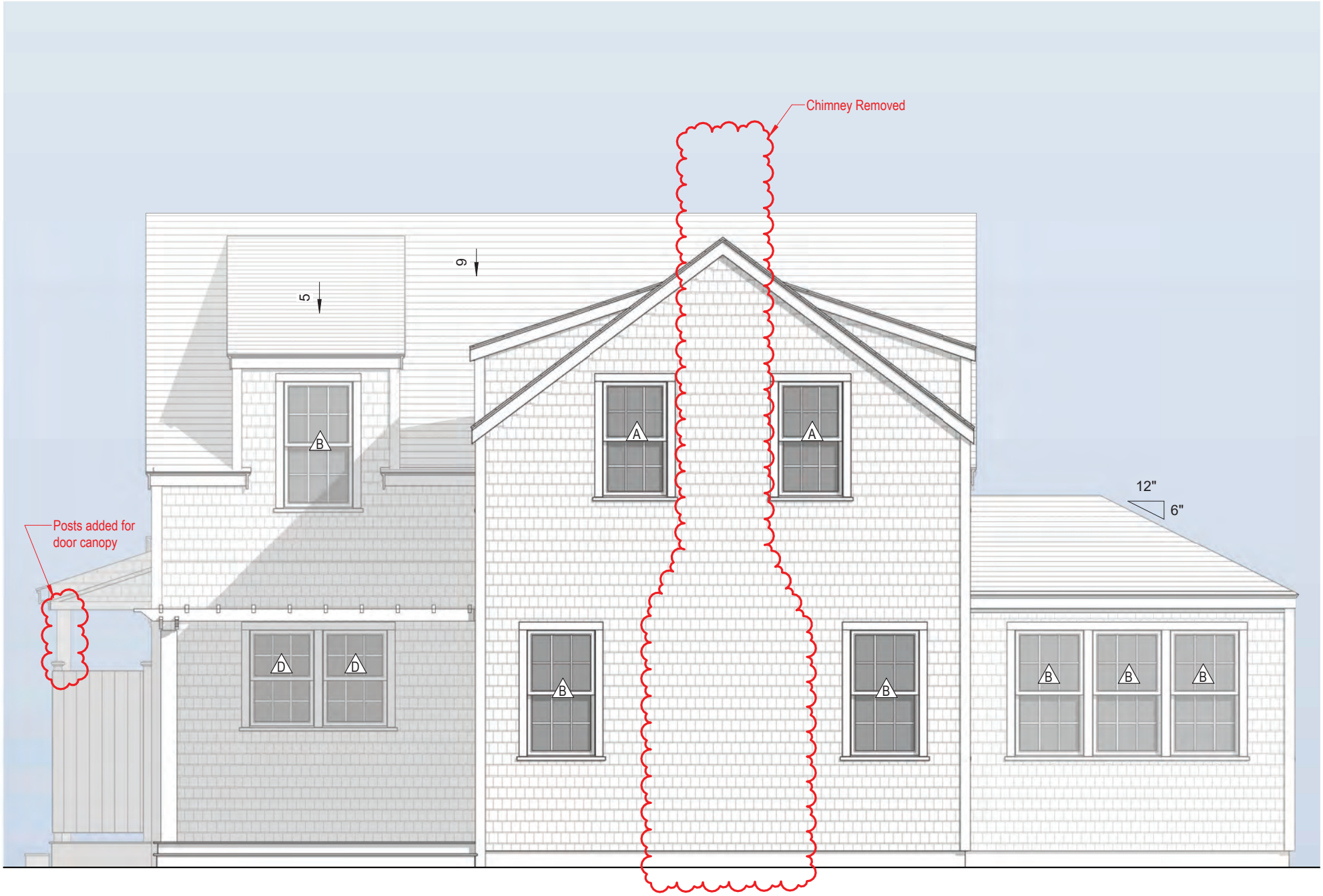
South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 12/12/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Lane
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emanus, Ltd

Mailing Address: 8 Williams Ln
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 41'-10" Sq. Footage 1st floor: 1143 sf

Width: 43'-6" Sq. footage 2nd floor: 943 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'6"x12' ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South _____ East _____ West 11"

Height of ridge above final finish grade: North 24'-11" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7/12 Secondary Mass 10/12 Dormer 5/12 Other _____

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

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

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards 4½" Frieze _____

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 9"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/12/23 Signature of owner of record _____ Signed under penalties of perjury

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

02.22.24

HDC Old Business Submission



East Elevation



North Elevation



South Elevation



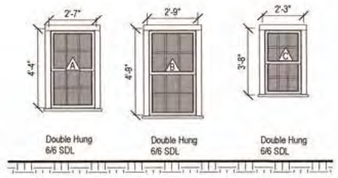
West Elevation



Locus Map

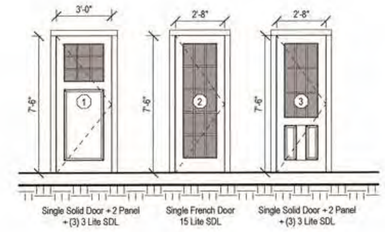


Aerial Map / Existing Conditions



Window Legend

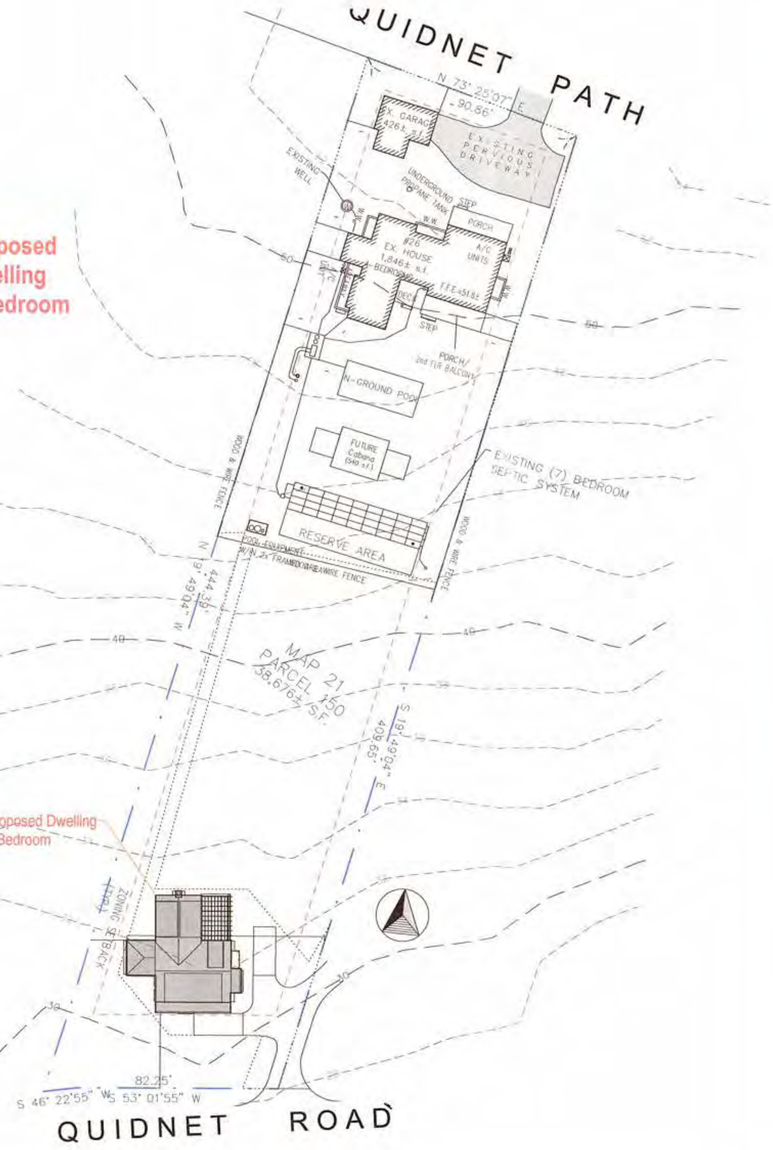
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"

Proposed
Dwelling
2 Bedroom



Site Plan

1" = 30'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

HDC 2023-12-9671
With [illegible] Approval

RECEIVED
FEB 23 2024

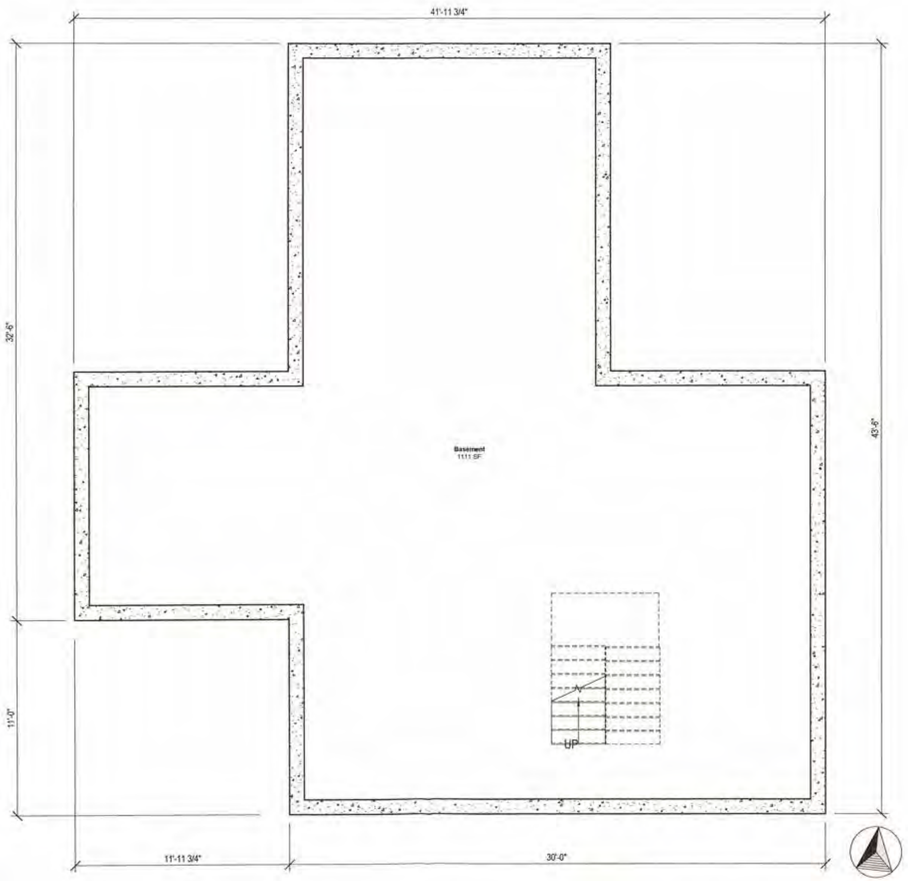
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2327

02.22.24

HDC Old Business Submission



Basement Plan

1/4" = 1'-0"



First Floor Plan

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Plans - Basement and First

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

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SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

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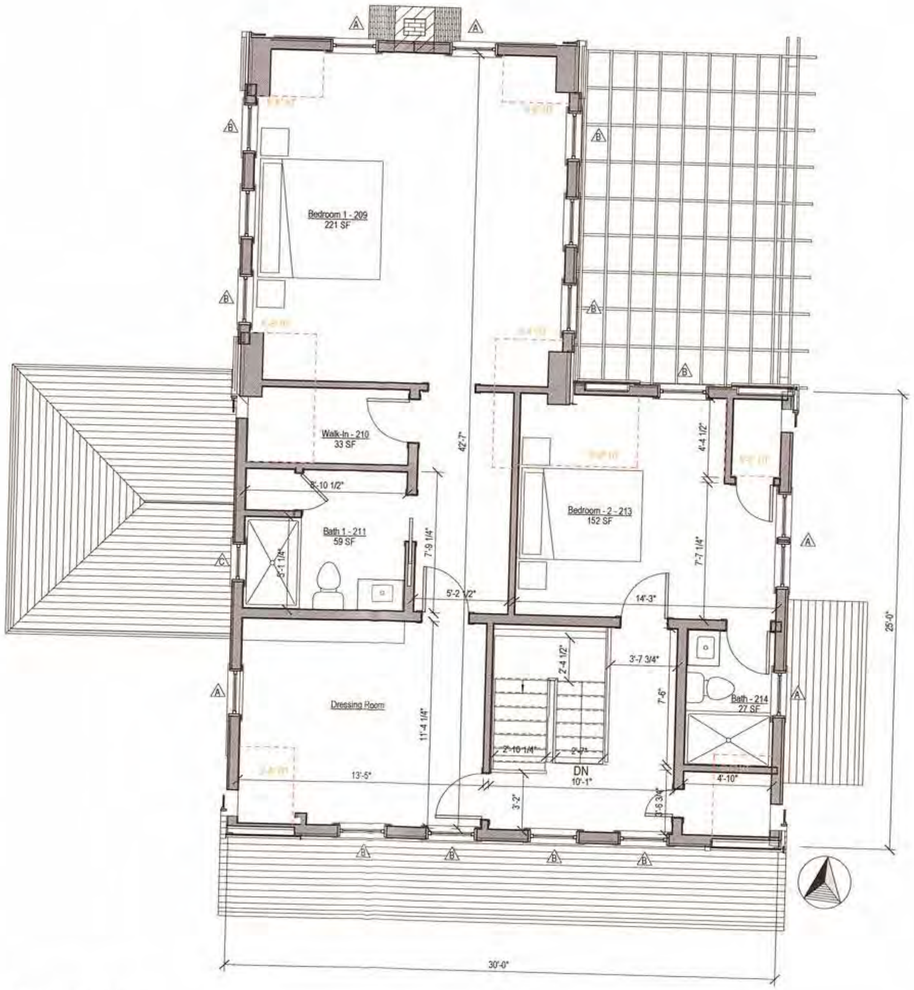
A.1.0

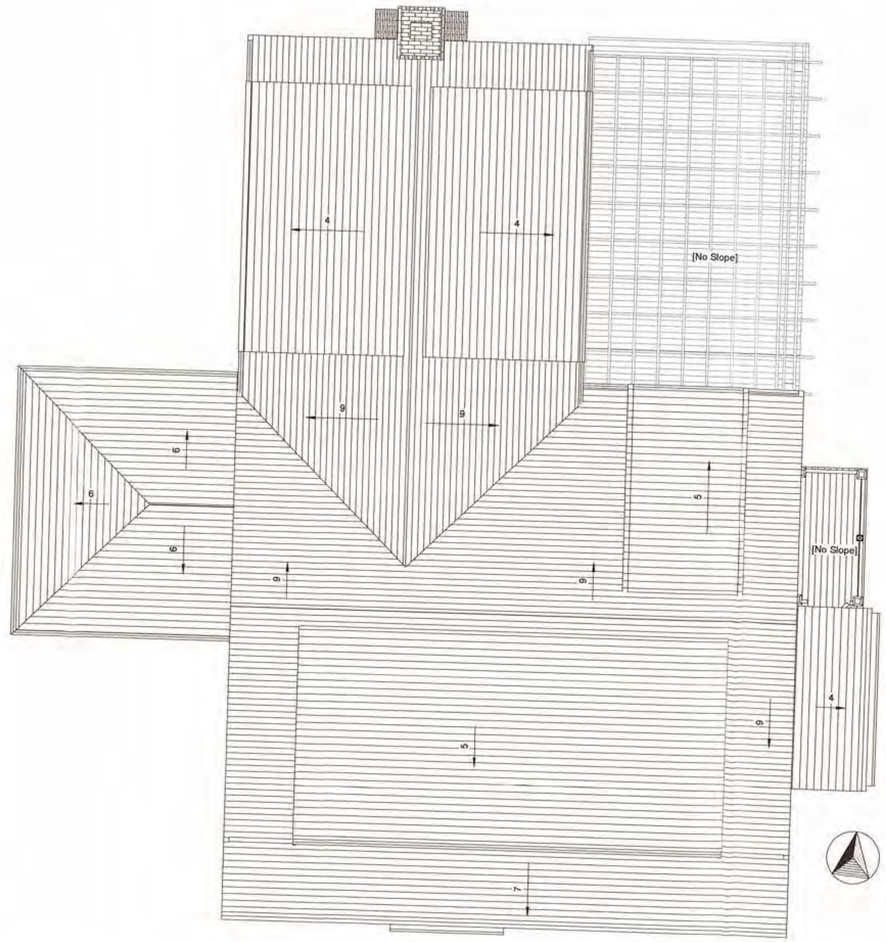
2327

HDC Old Business Submission

02.22.24



Second Floor Plan
1/4" = 1'-0"



Roof Plan
1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus

Plans - Second and Roof

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12,5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	—

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G.1.1 Cover Sheet
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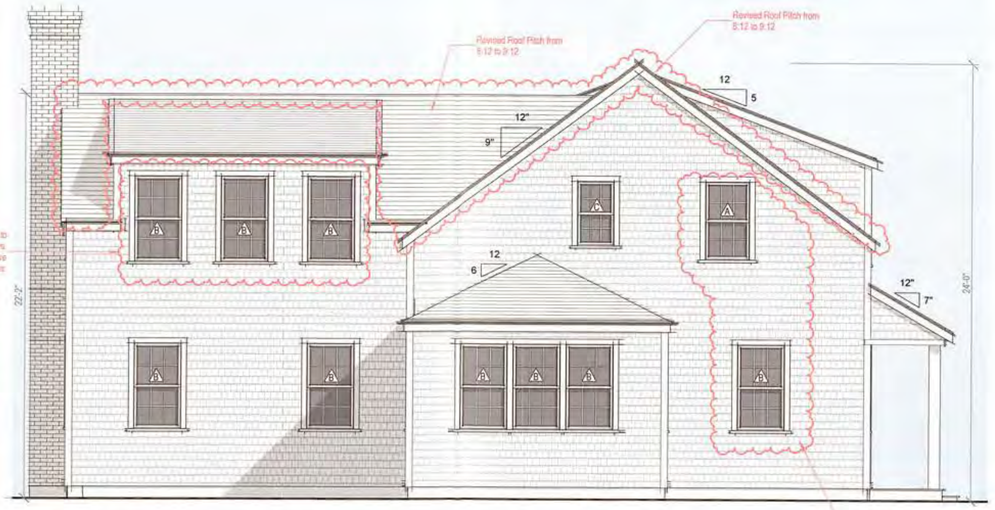
A.1.1

2327

02.22.24



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous East Elevation



Previous South Elevation

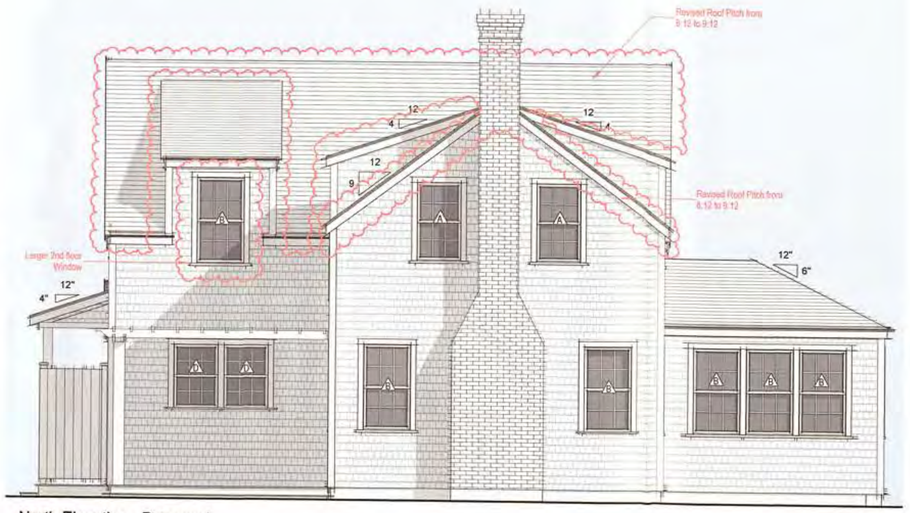


Previous North Elevation



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

HDC Old Business Submission

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4665
www.emeritusltd.com

Exterior Elevations

Site Information

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Current Zoning:	R20
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Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
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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

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A.2.1
2327

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 11.1

Street & Number of Proposed Work: 5 Baxter Rd.

Owner of record: Chris and Wendy Zepf

Mailing Address: 18 Kingdom Ridge Road

Bedford, NY 10506

Contact Phone #: 914-844-0786 E-mail: ndifish1@gmail.com

AGENT INFORMATION (If applicable)

Name: Martin Bourne

Mailing Address: 76 Arkansas Ave.

Nantucket, Ma 02554

Contact Phone #: 508-221-0891 E-mail: Martin.bourne@comcast.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Painted White ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

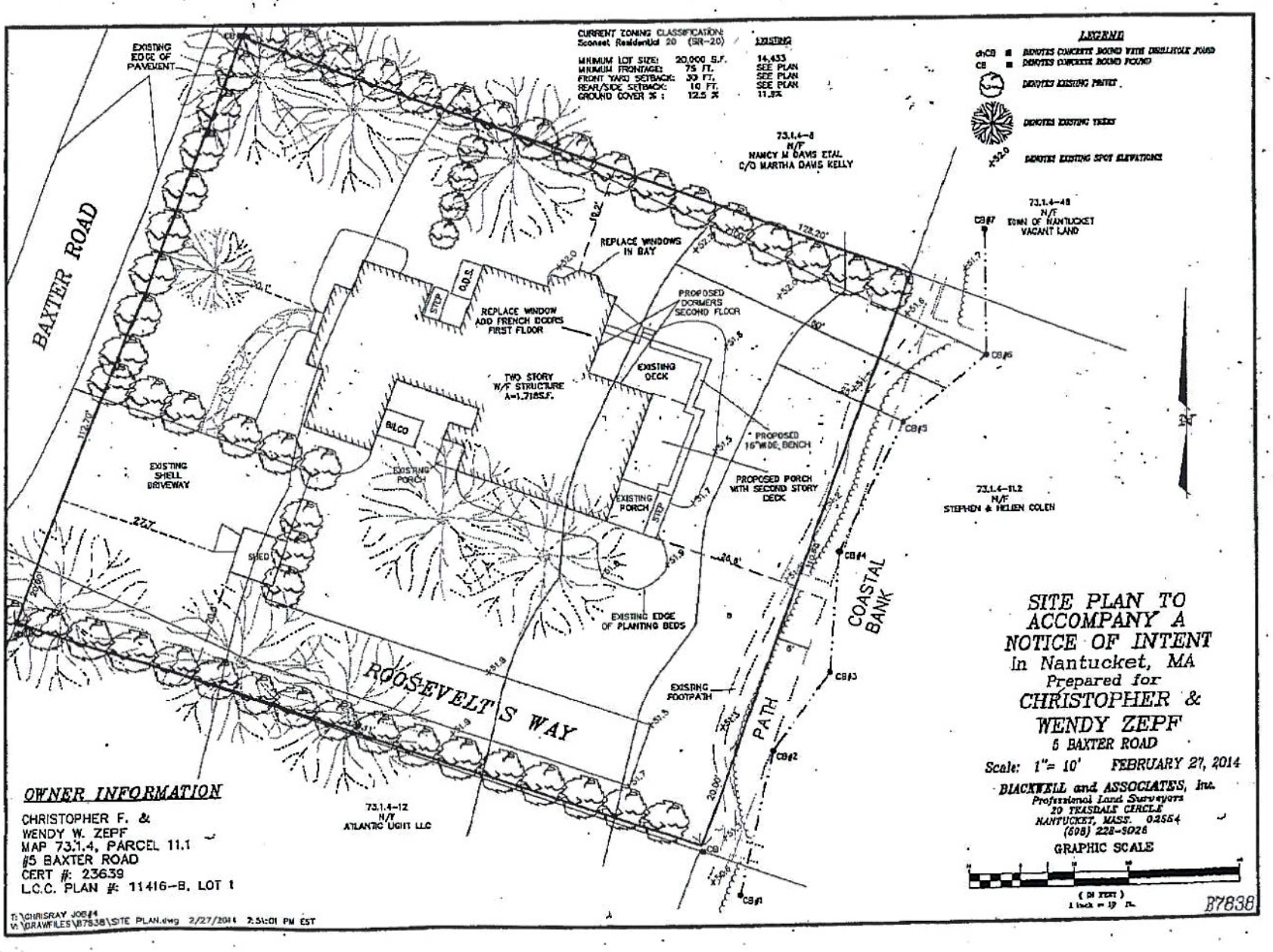
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/11/25 Signature of owner of record _____ Signed under penalties of perjury

144004



OWNER INFORMATION

CHRISTOPHER F. &
WENDY W. ZEPF
MAP 73.1.4, PARCEL 11.1
#5 BAXTER ROAD
CERT #: 236.39
L.C.C. PLAN #: 11416-B, LOT 1

T:\CHRISRAY JOBS\
W:\DRAWFILES\B7838\SITE PLAN.dwg 2/27/2014 2:51:01 PM EST

Town and County of Nantucket, MA

March 12, 2025



Property Information

Property ID	11923
Location	5 BAXTER RD
Owner	ZEPF CHRISTOPHER F & WENDY W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Martin Bourke

AS AGENT FOR Chris and Wendy Zepf

STREET ADDRESS 5 Baxter Road. Nantucket, MA

MAP/PARCEL 73.1.4 / 11.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

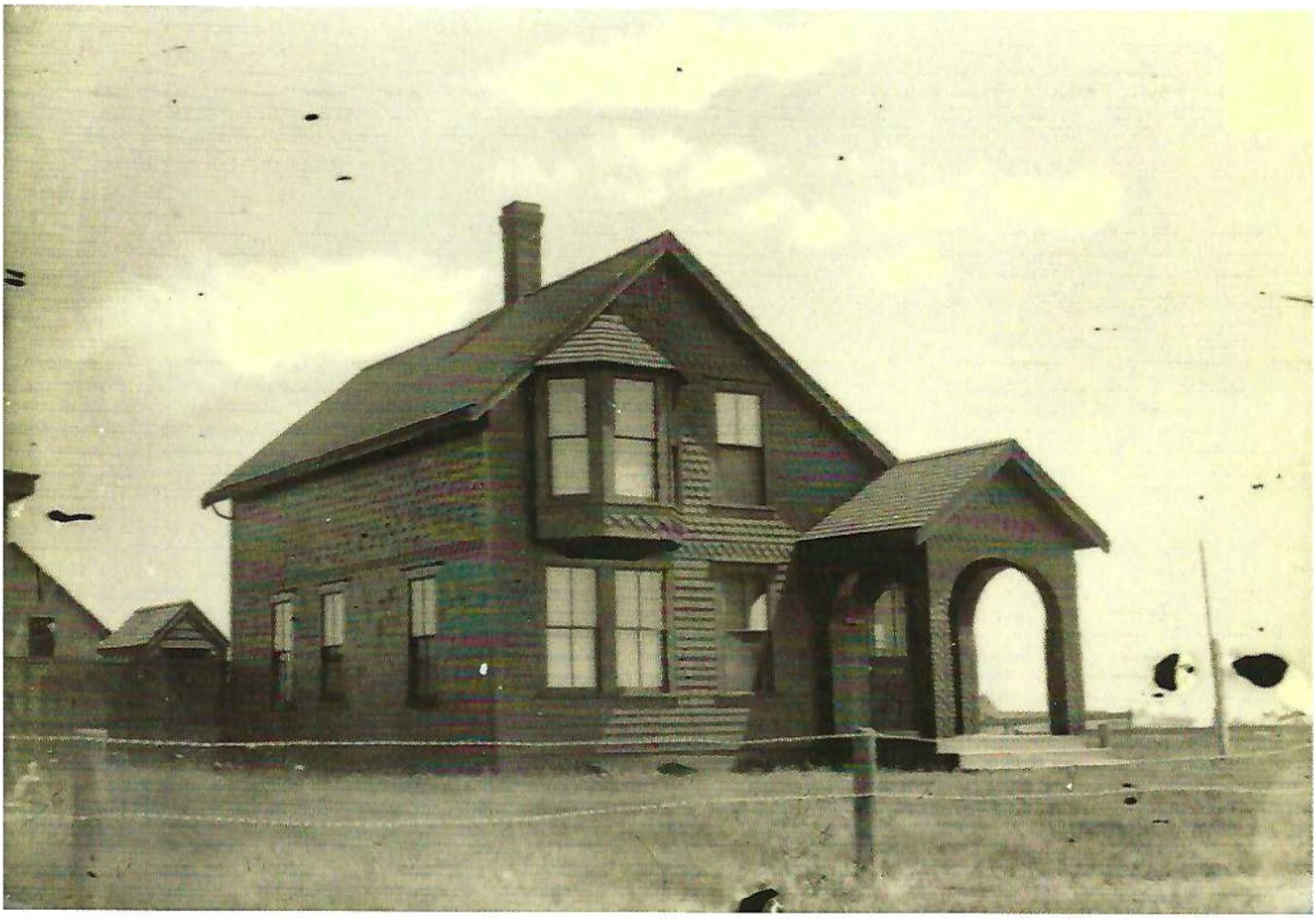
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/11/25
Date

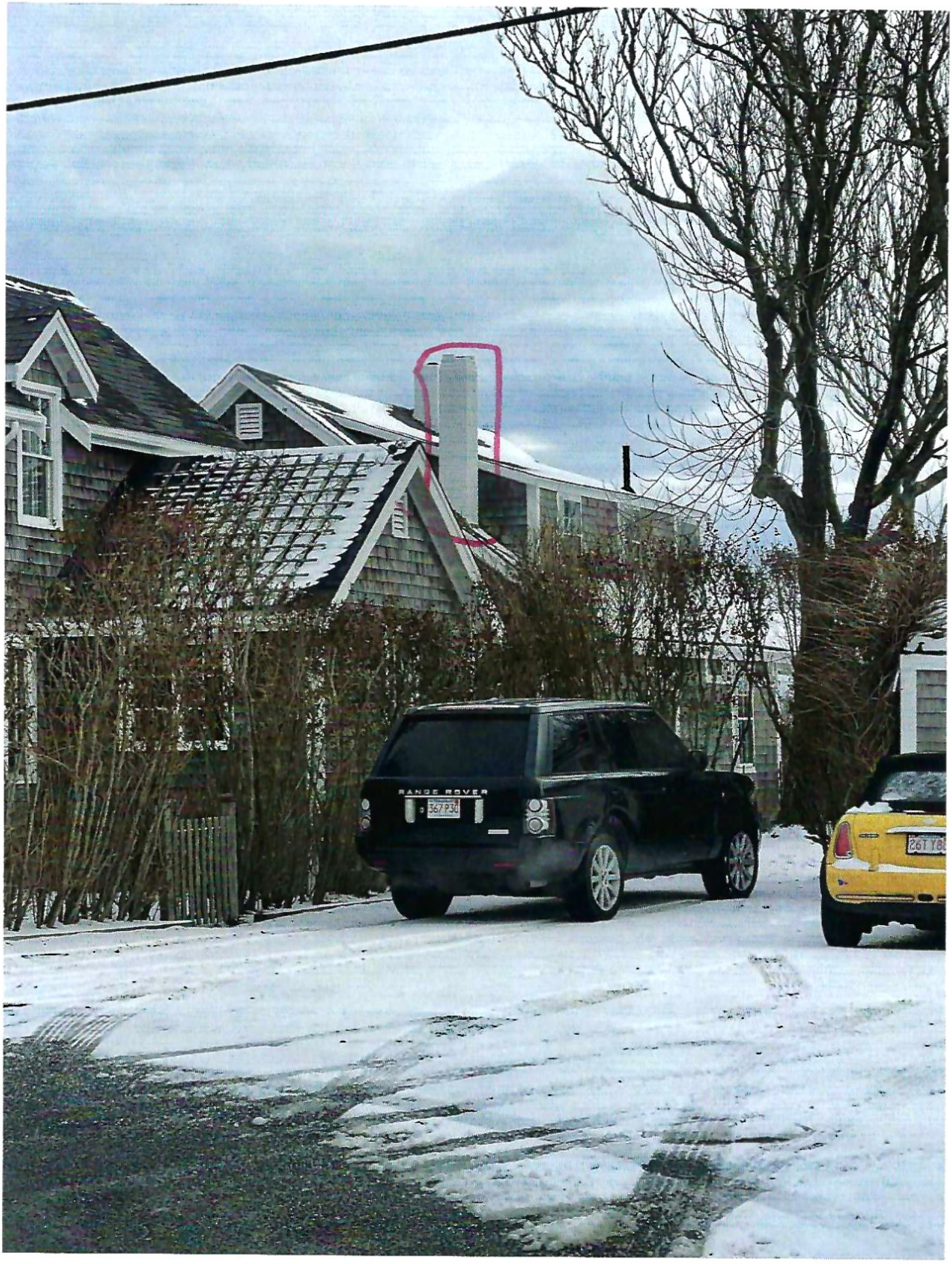


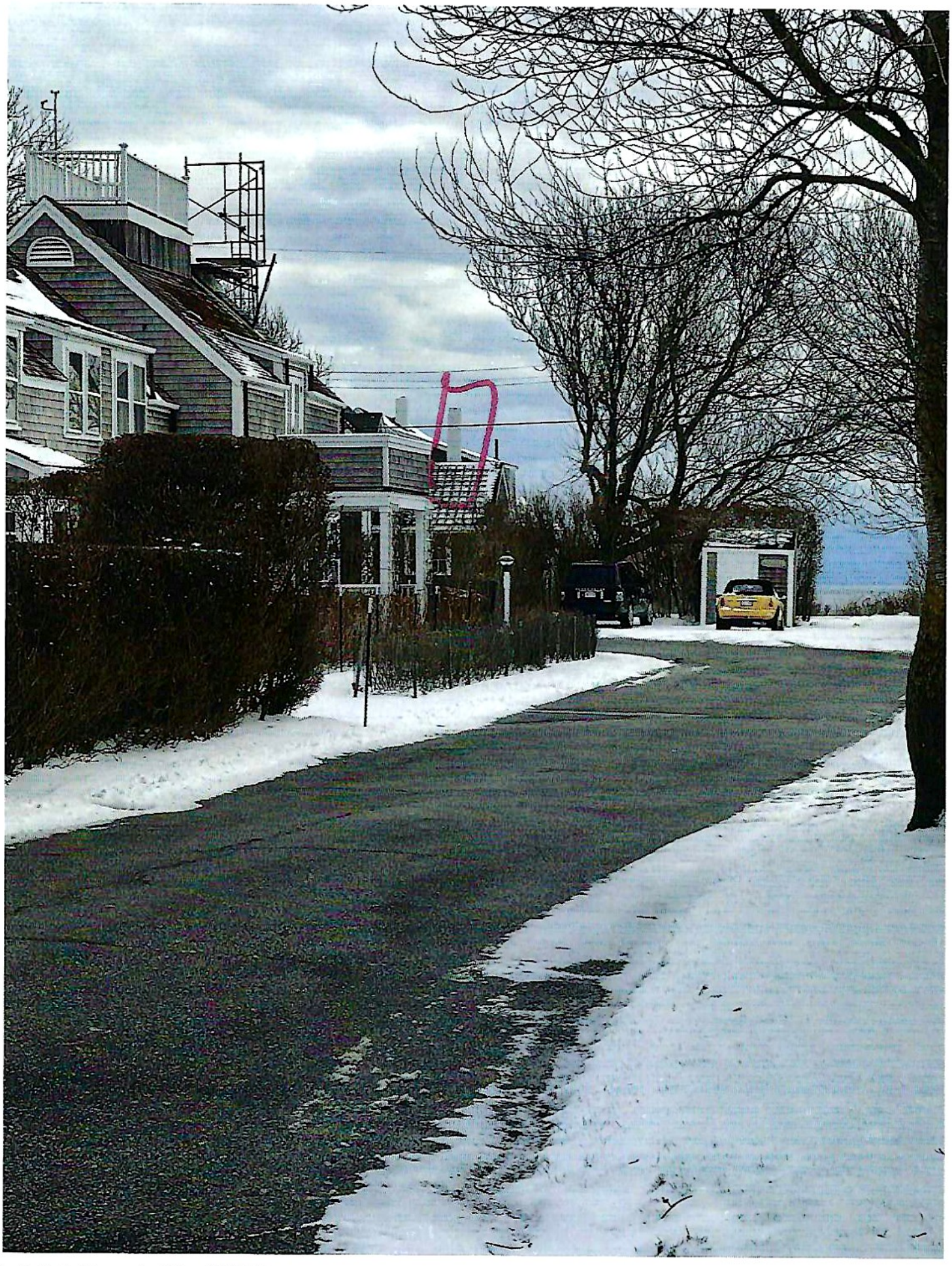


5 Baxter - NHA



5 Baxter - NHA


RANGE ROVER

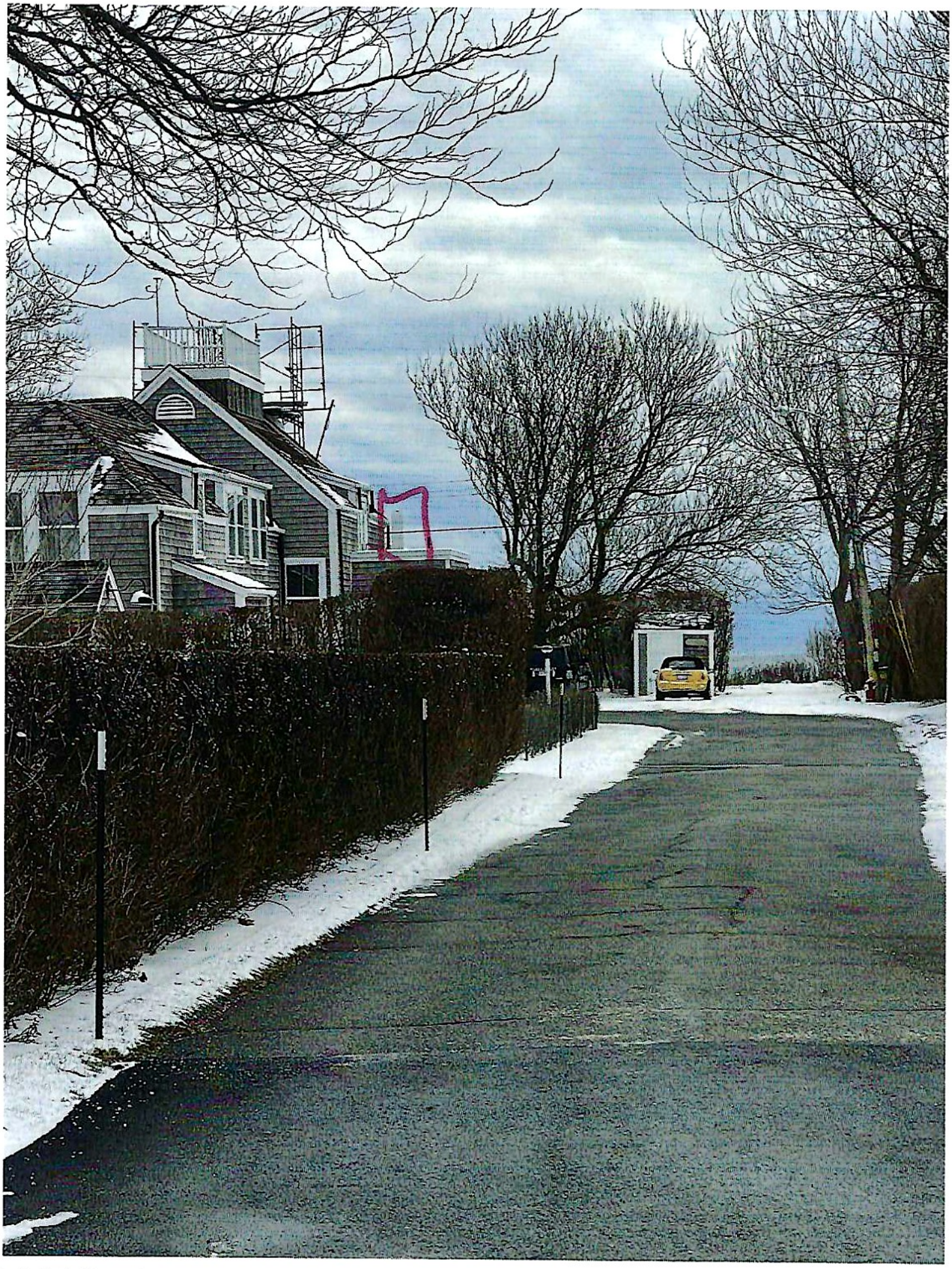
















CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 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 _____
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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 _____

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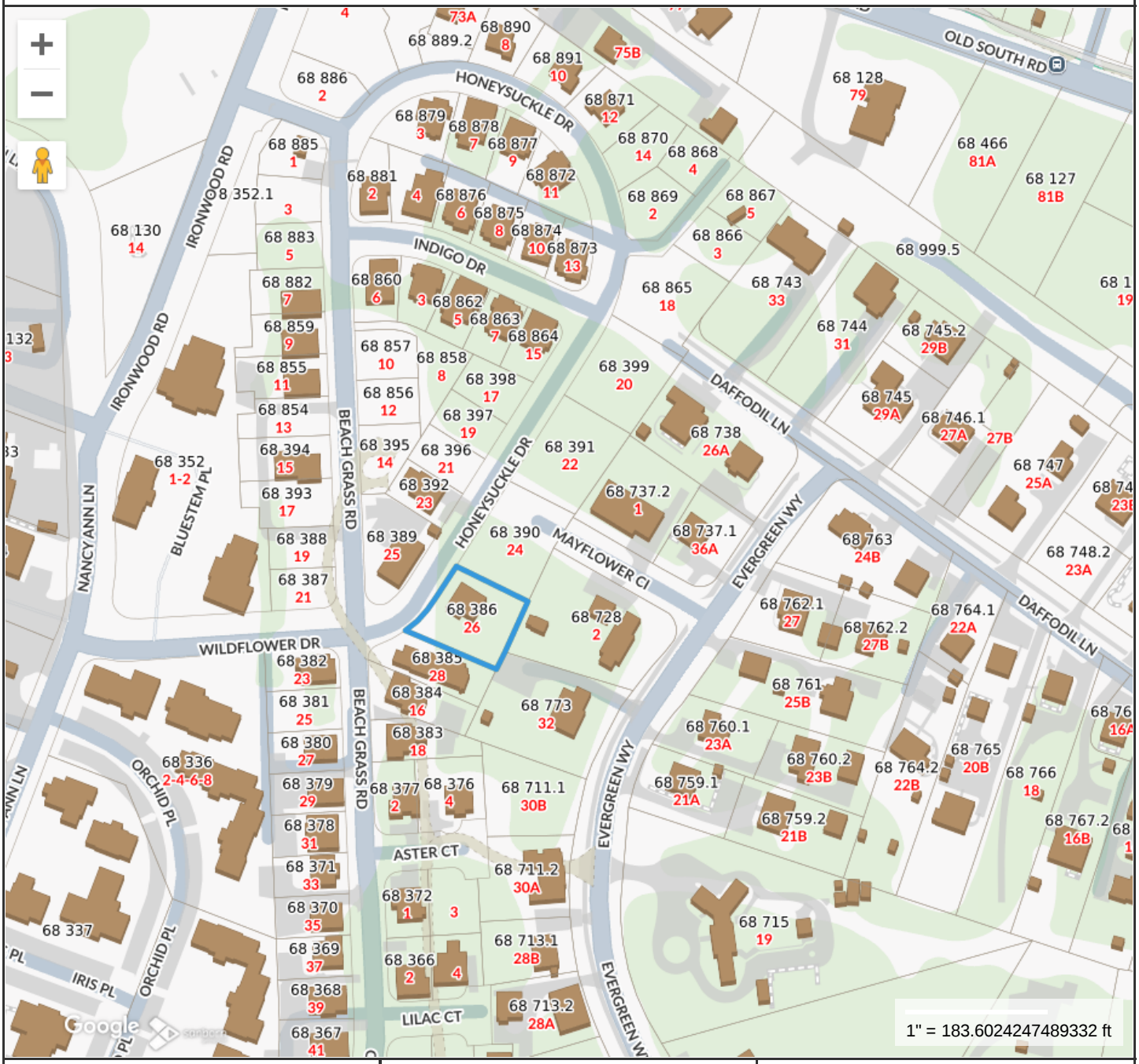
Date _____ Signature of owner of record _____ Signed under penalties of perjury

26 Honeysuckle Drive



Property Information

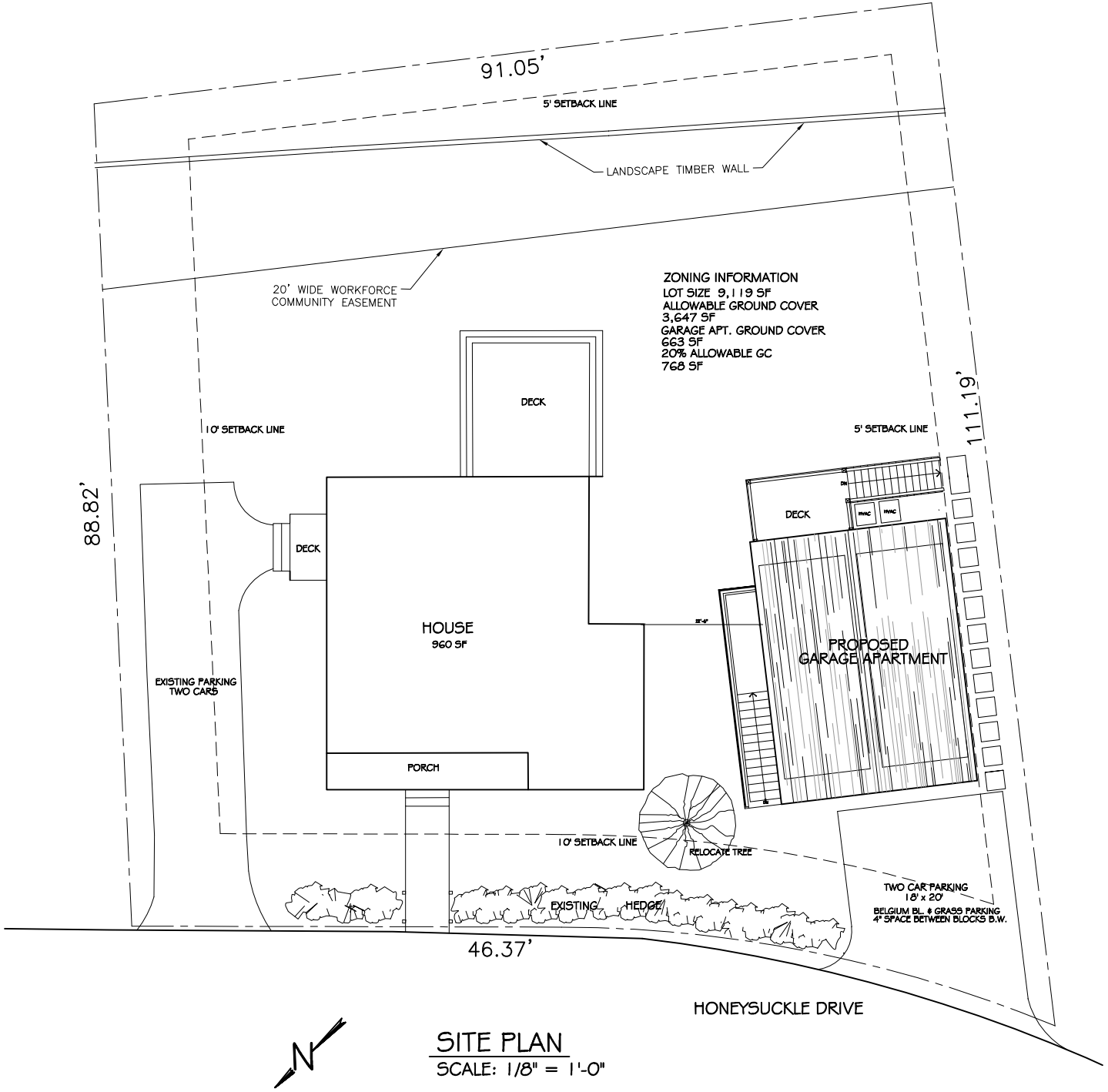
Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

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.

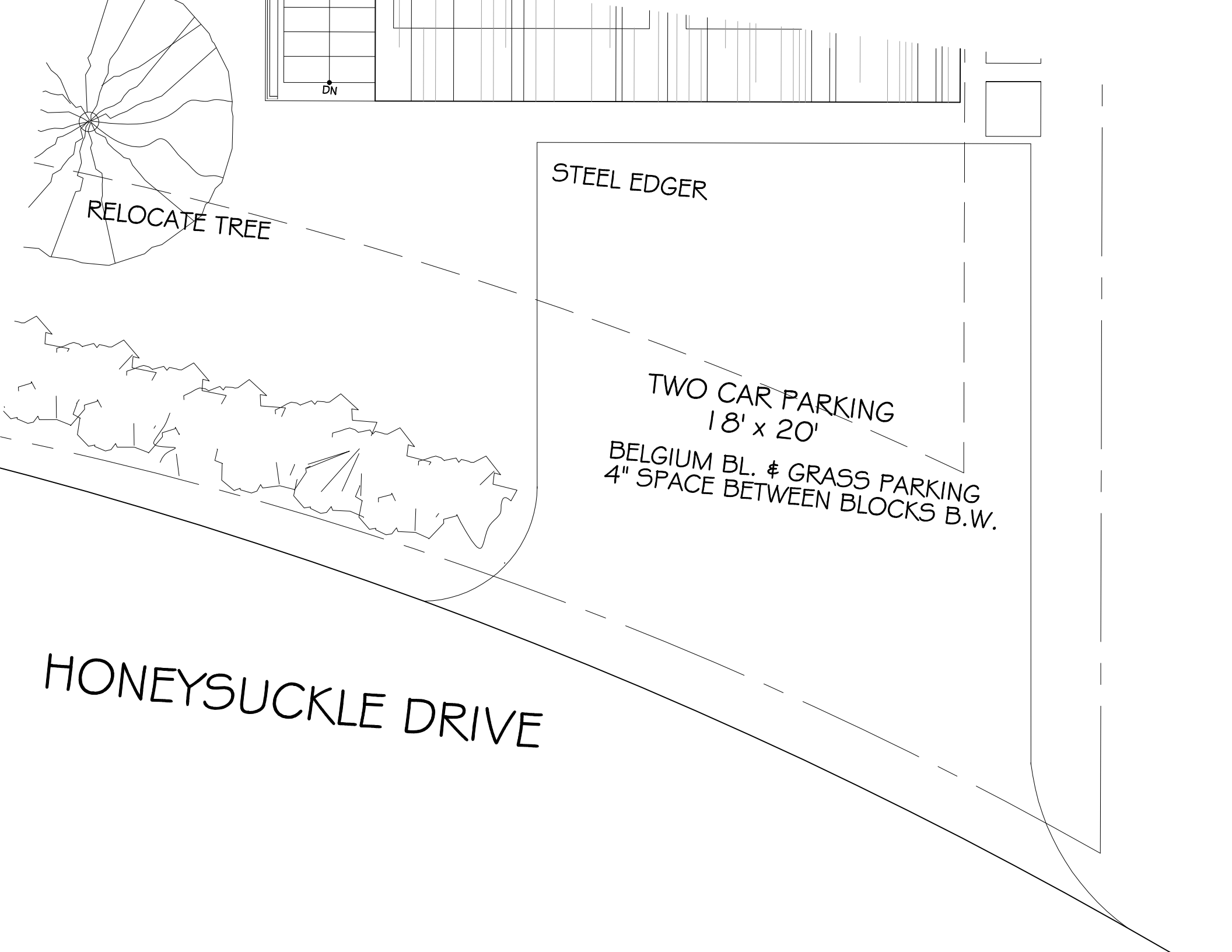
Geometry updated 10/16/2024
Data updated Jan. 2021

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.

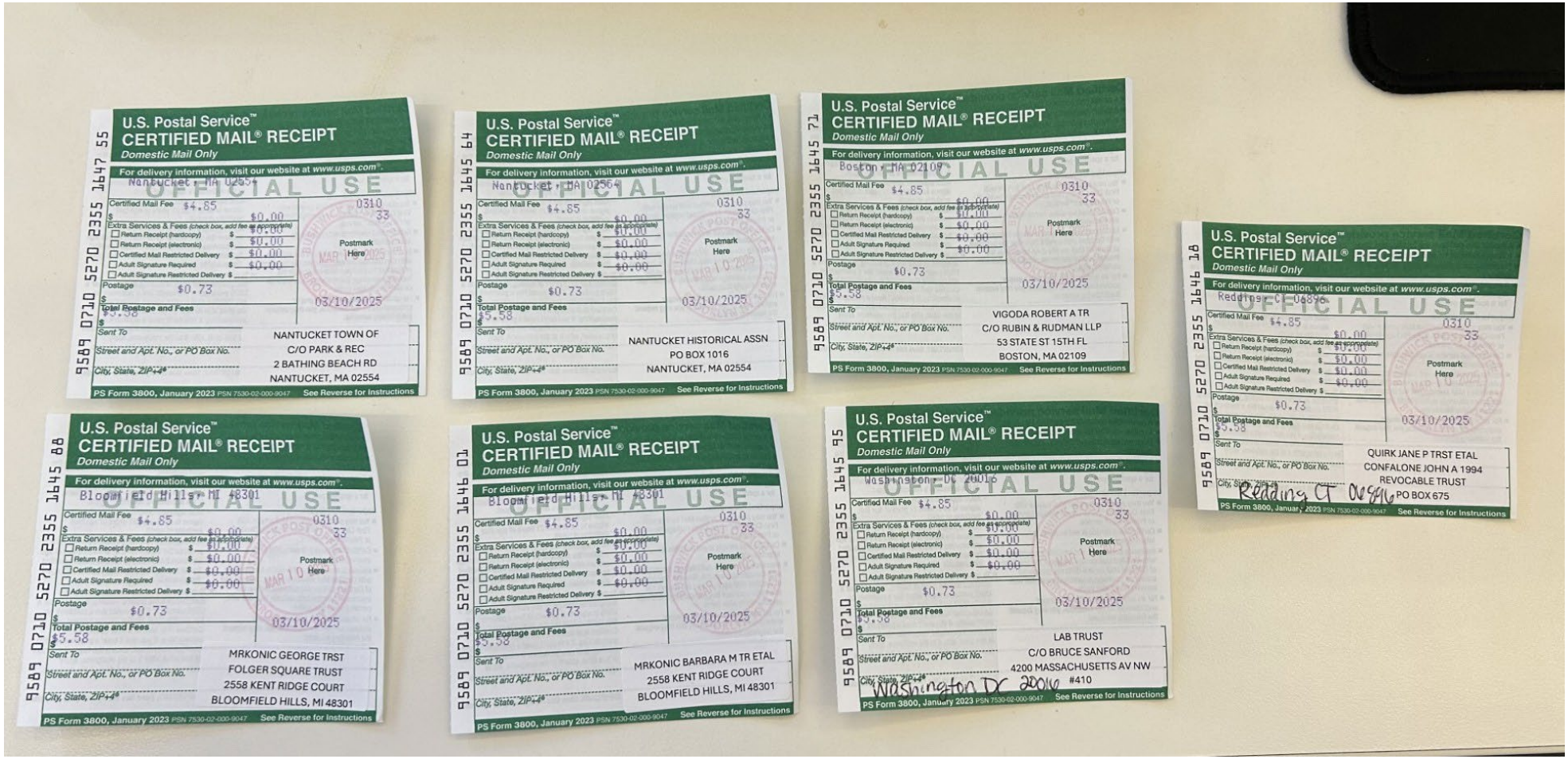
In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> 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

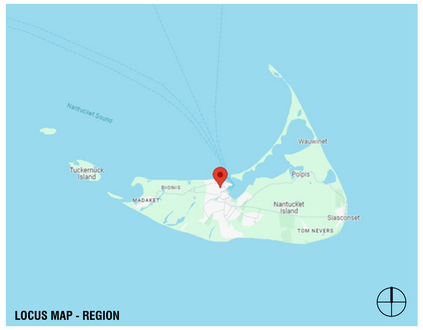
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

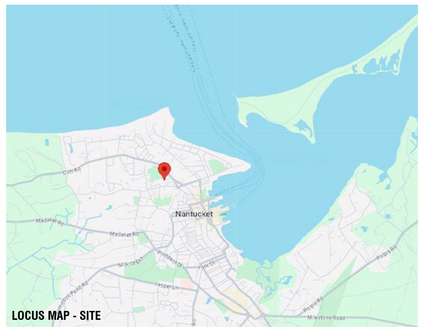
PERSPECTIVE VIEW

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

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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CONTRACTOR

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STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

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REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

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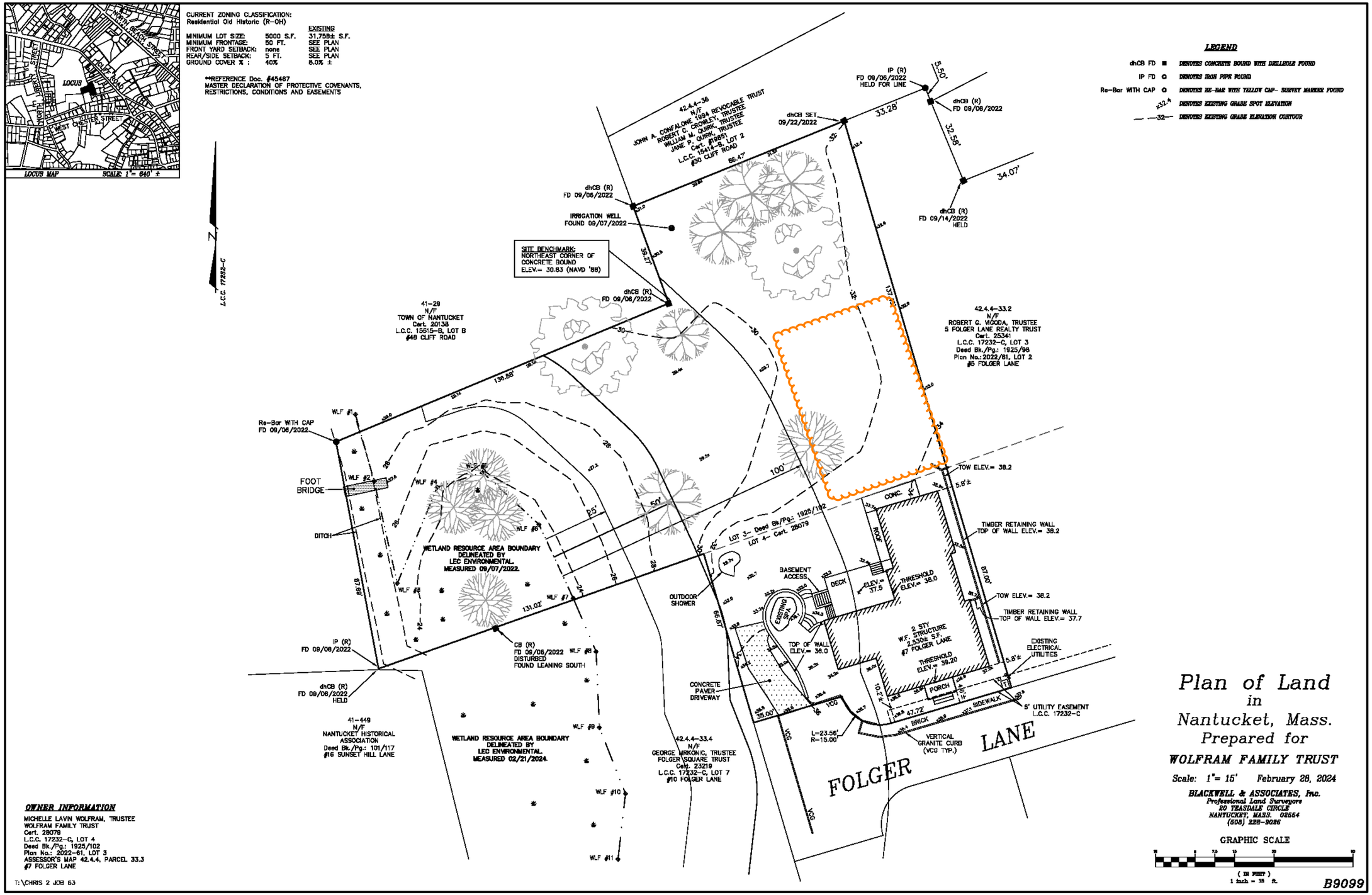

1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
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STRUCTURAL ENGINEER
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MEP ENGINEER
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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

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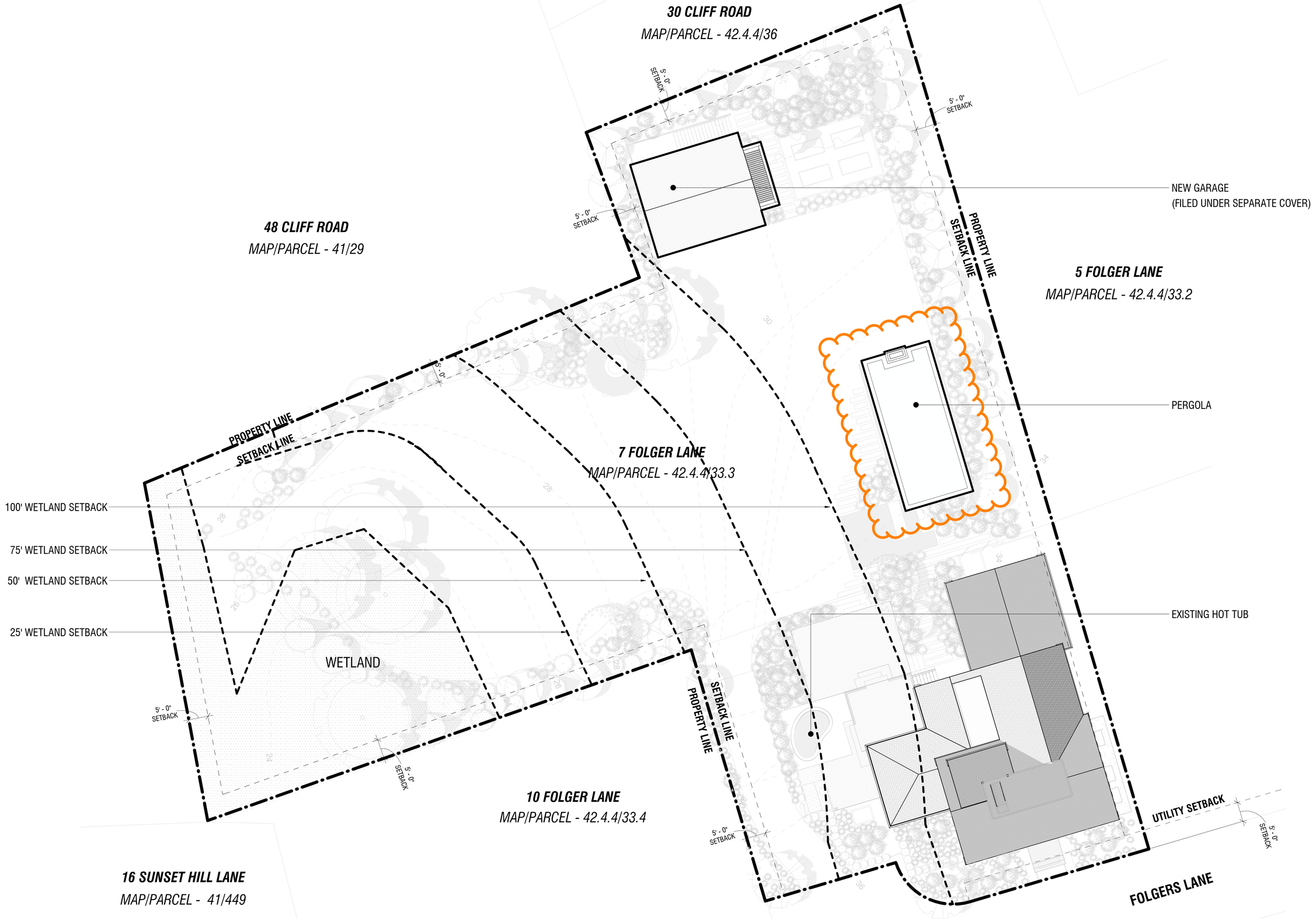

1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
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MEP ENGINEER
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SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
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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

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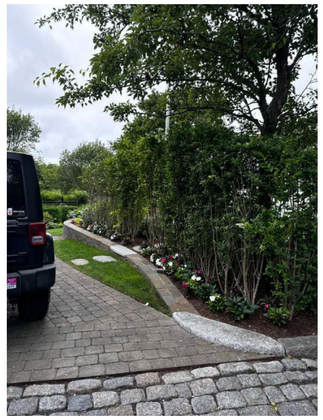
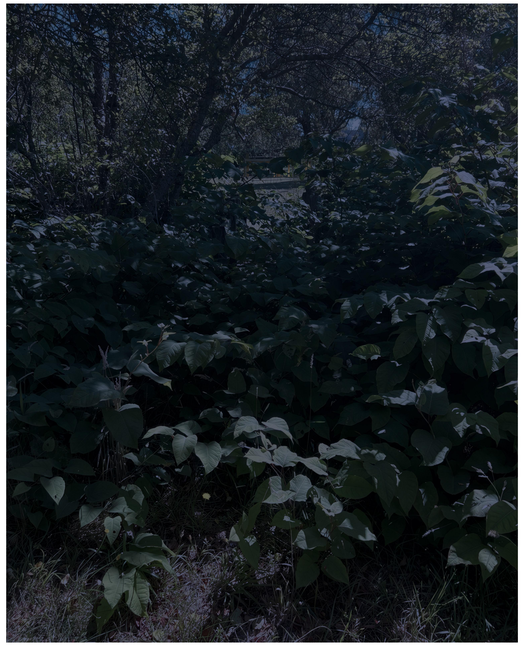
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



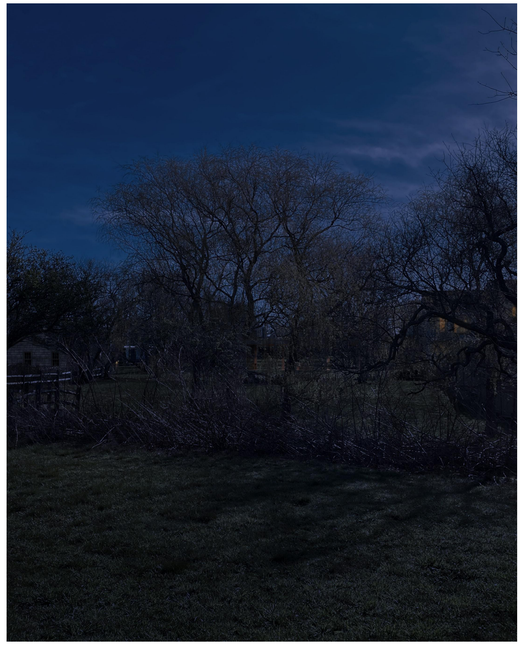
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **NIGHTTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **DAYTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **NIGHTTIME**

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SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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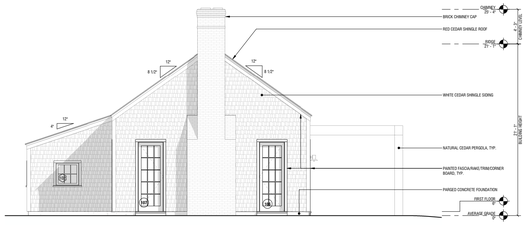
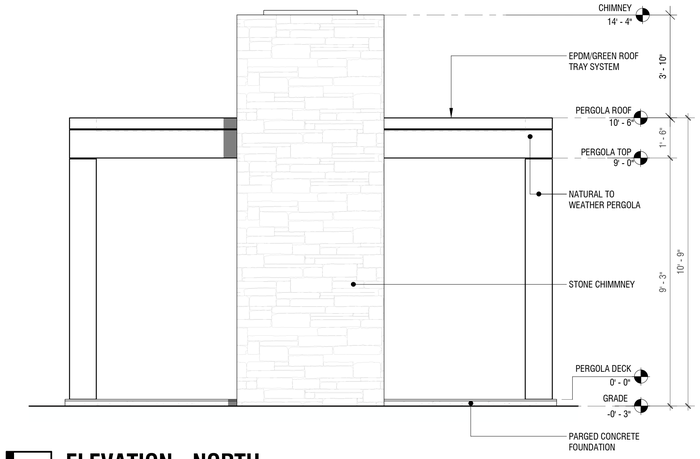
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



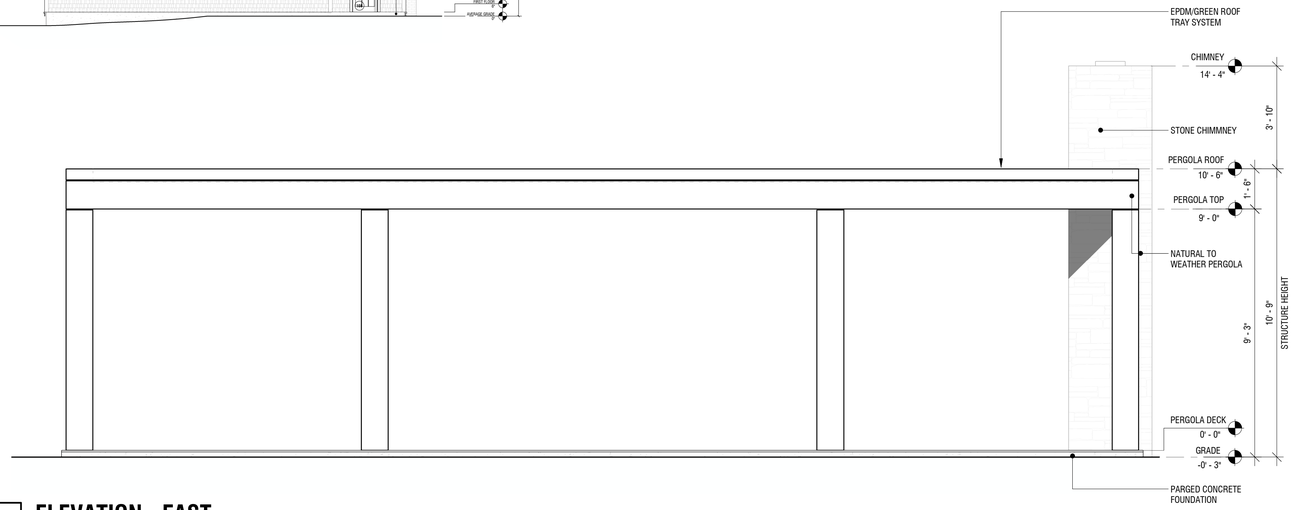


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





1 ELEVATION - EAST
3/8" = 1'-0"

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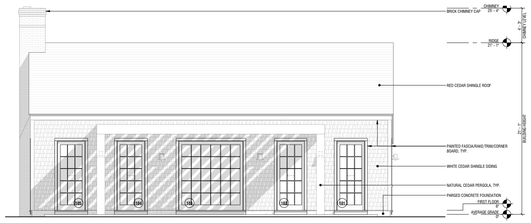
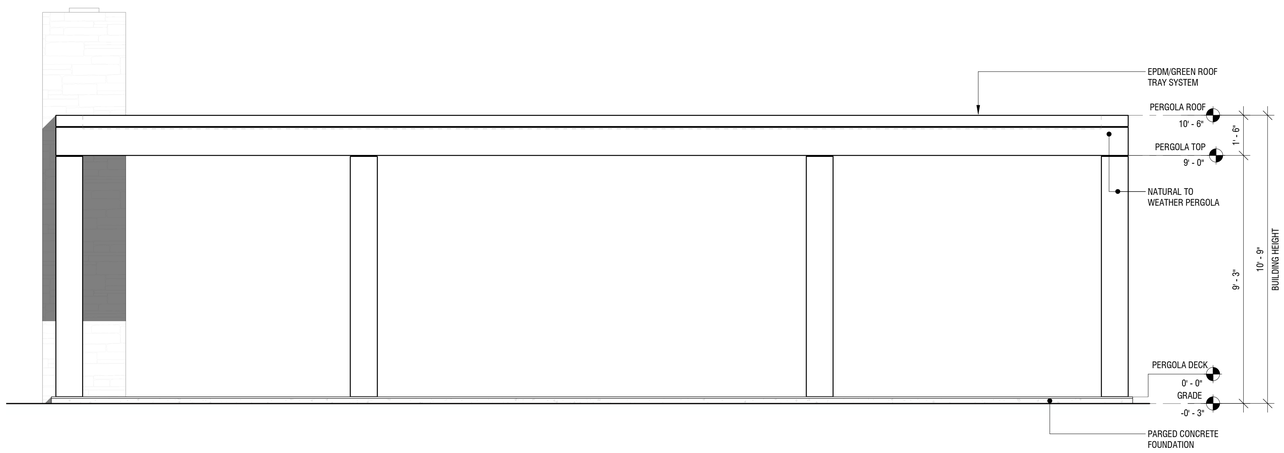
PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE





4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

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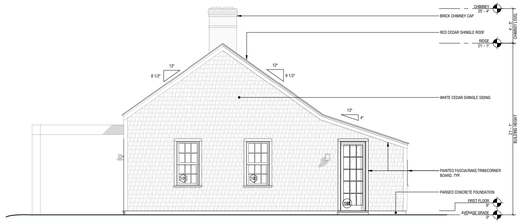

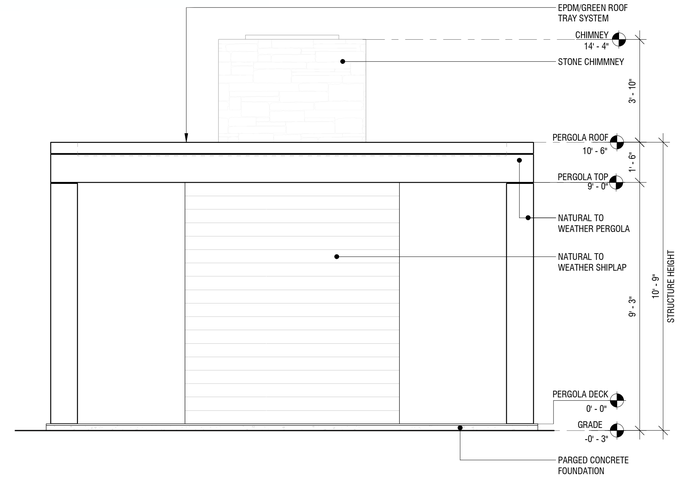

3 ELEVATION - SOUTH
3/8" = 1'-0"

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PERGOLA ELEVATIONS

HDC-05

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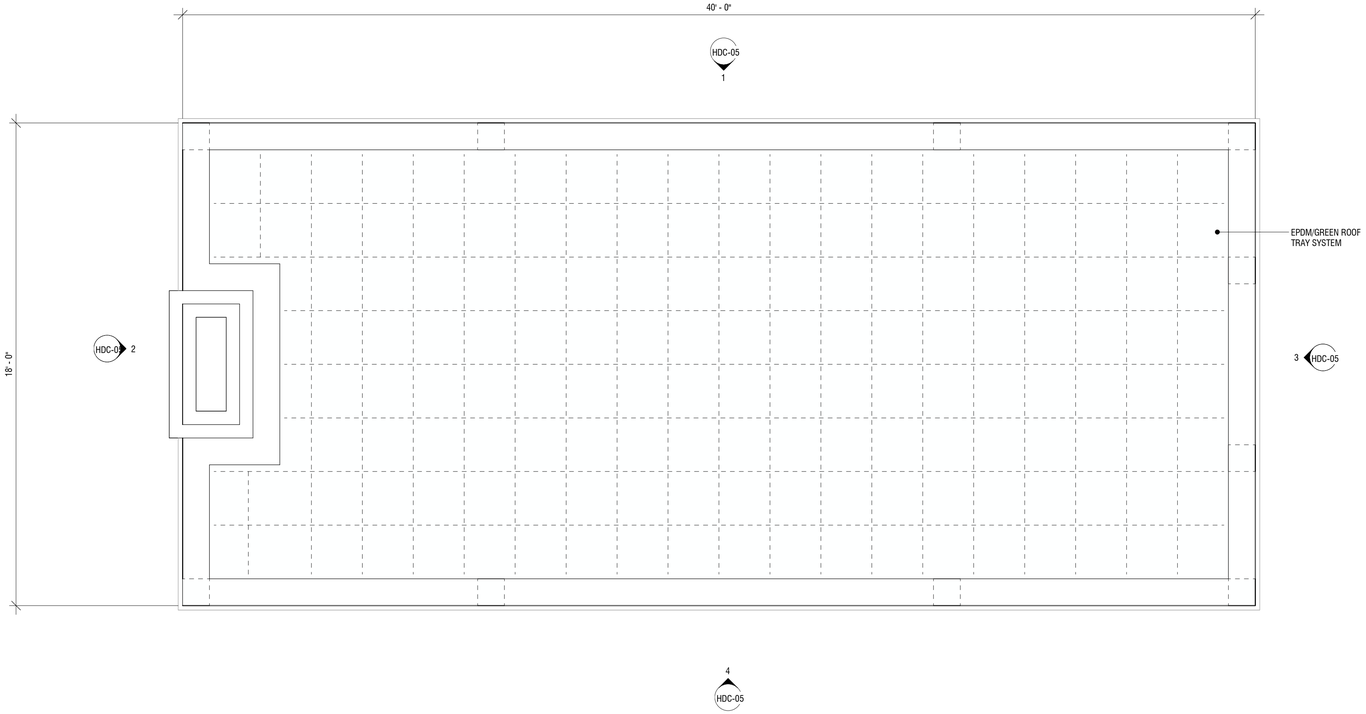
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



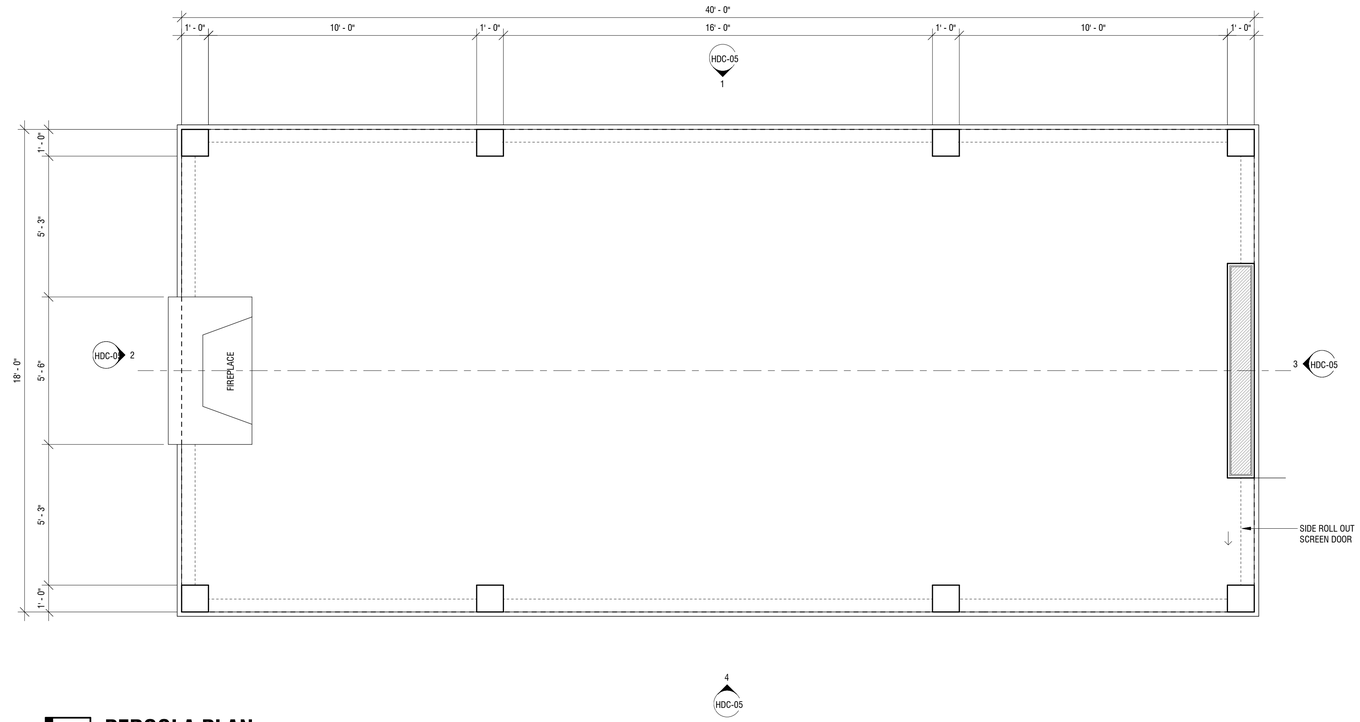
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



EXAMPLE VEGETATION FOR
REFERENCE



2 PERGOLA ROOF
3/8" = 1'-0"



1 PERGOLA PLAN
3/8" = 1'-0"

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PERGOLA PLANS

HDC-06

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WLF PERGOLA

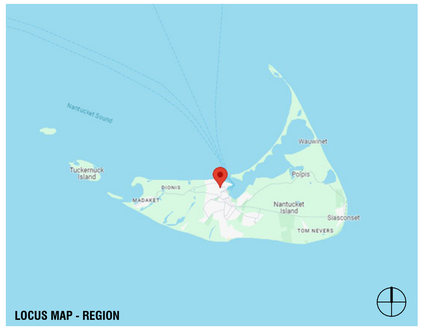
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

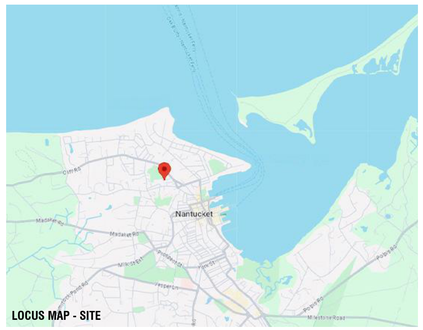
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION
HDC		
HDC-00	TITLE SHEET	•
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	PERGOLA ELEVATIONS	•
HDC-06	PERGOLA PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	POST	FRAMING
PROPOSED COLORS	NATURAL TO WEATHER	NATURAL TO WEATHER

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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REVISIONS

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SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

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EXISTING CONDITIONS

HDC-01

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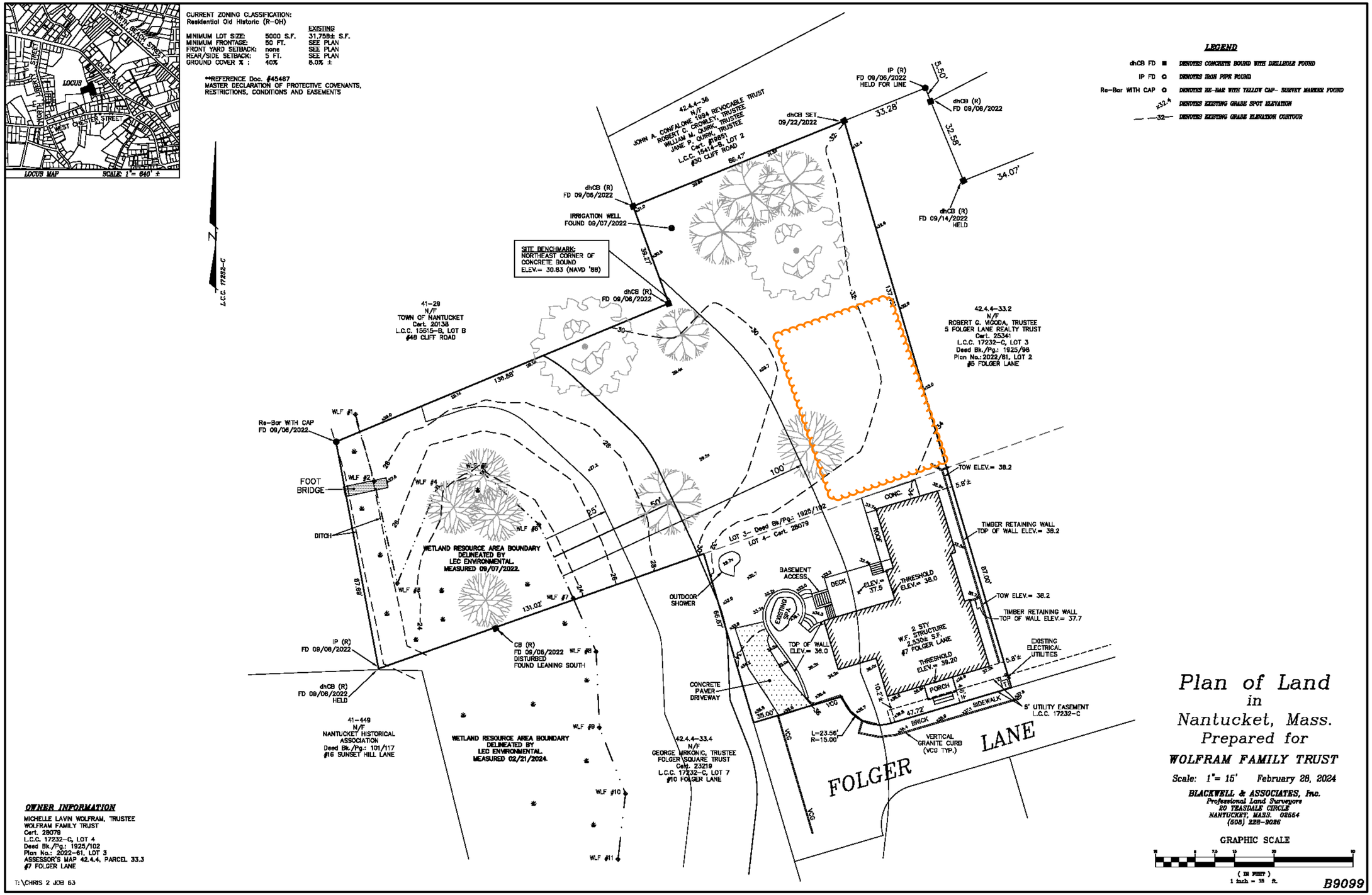

1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

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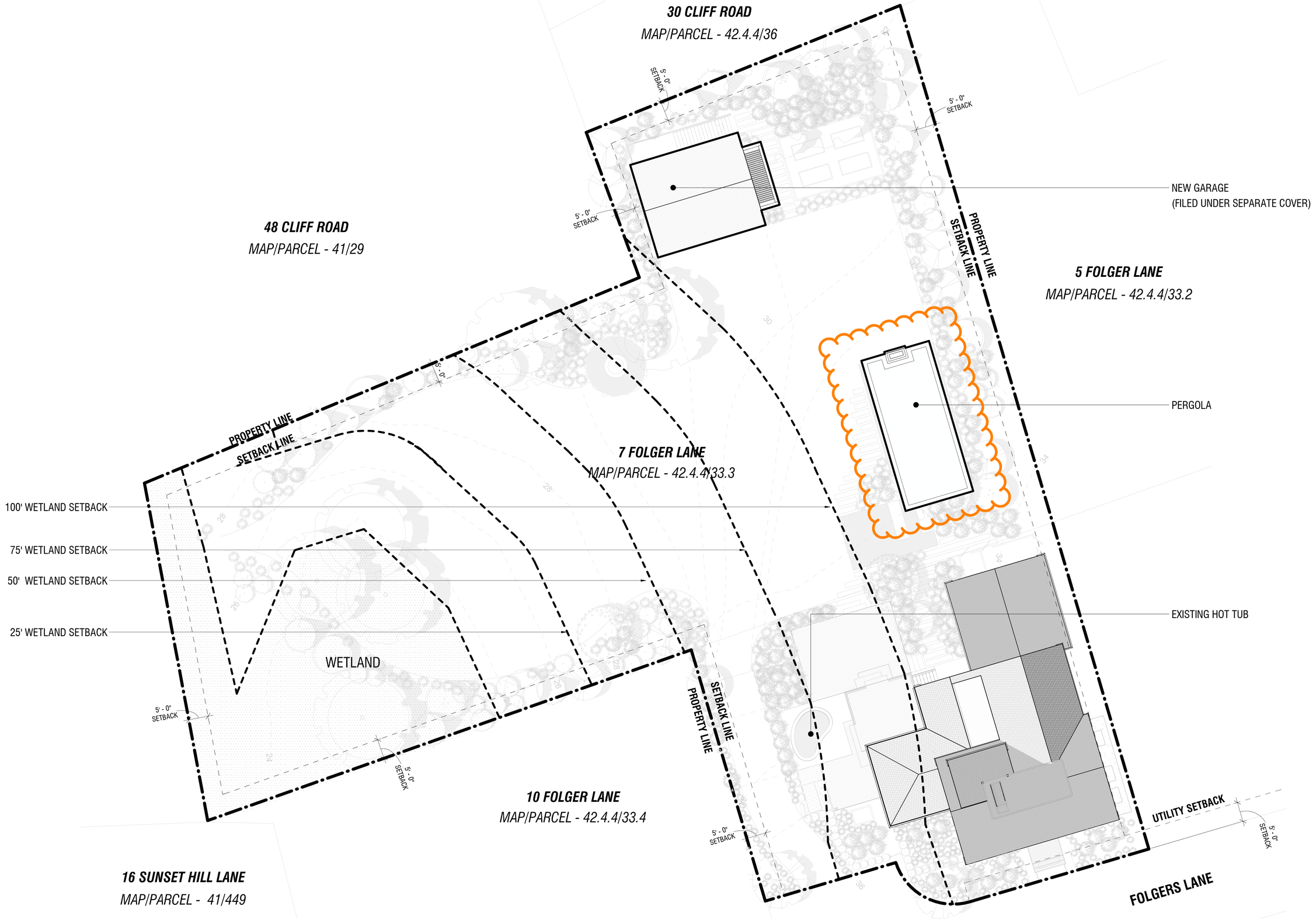

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SITE PLAN

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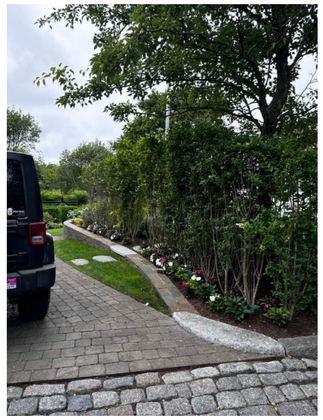
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
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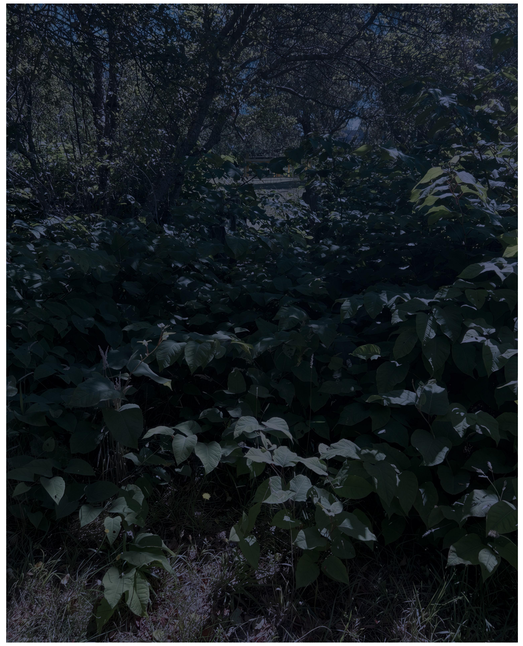
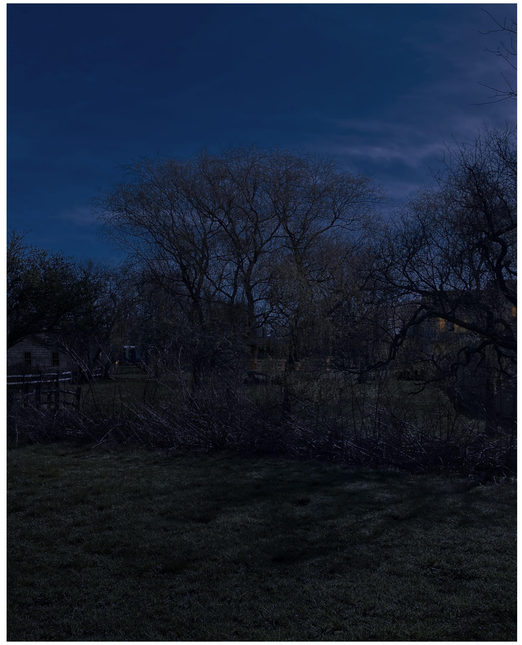
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **NIGHTTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **DAYTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **NIGHTTIME**

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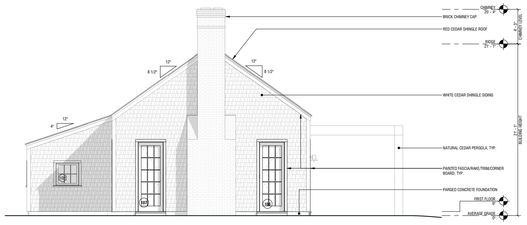
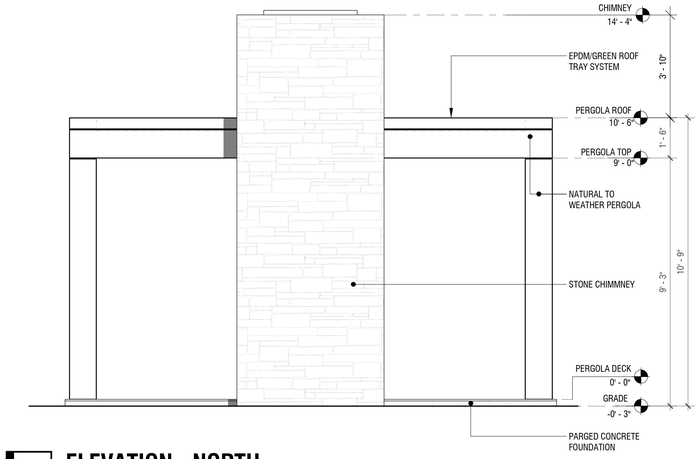
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



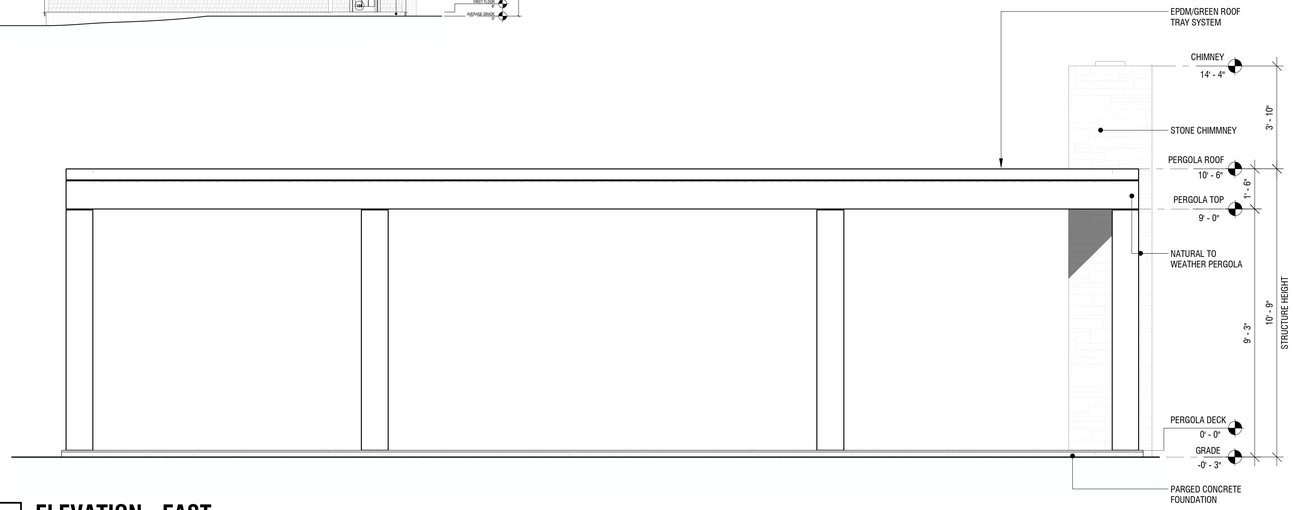


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

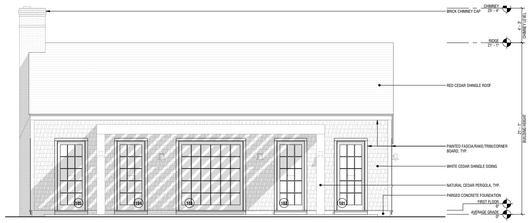




1 ELEVATION - EAST
3/8" = 1'-0"

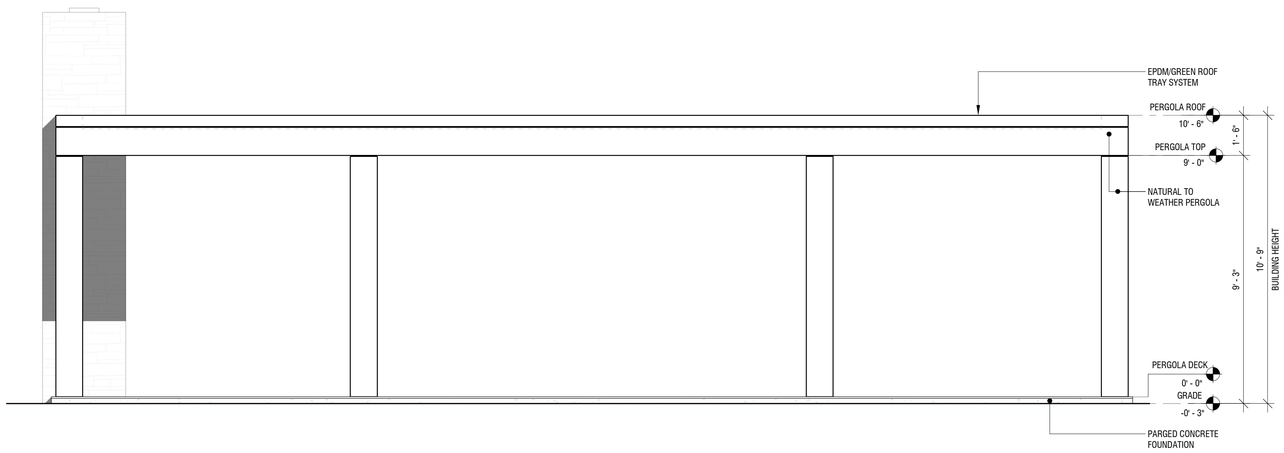
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

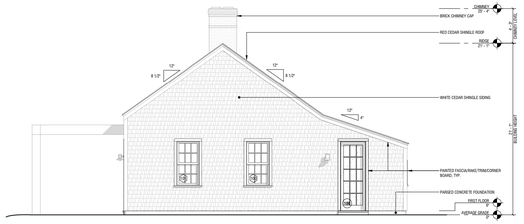


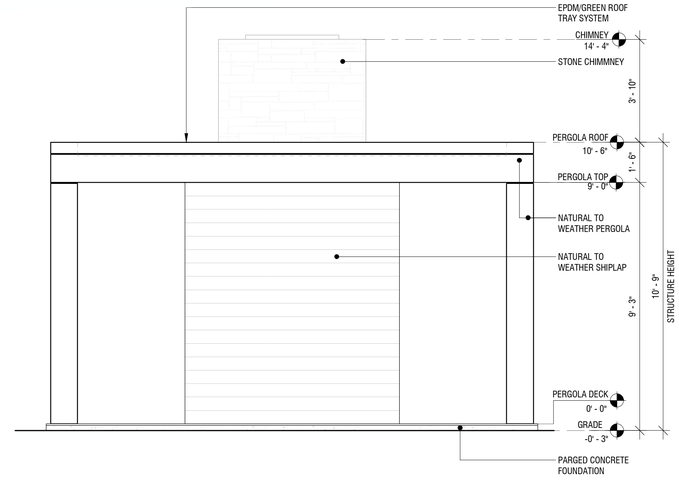


4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





3 ELEVATION - SOUTH
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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

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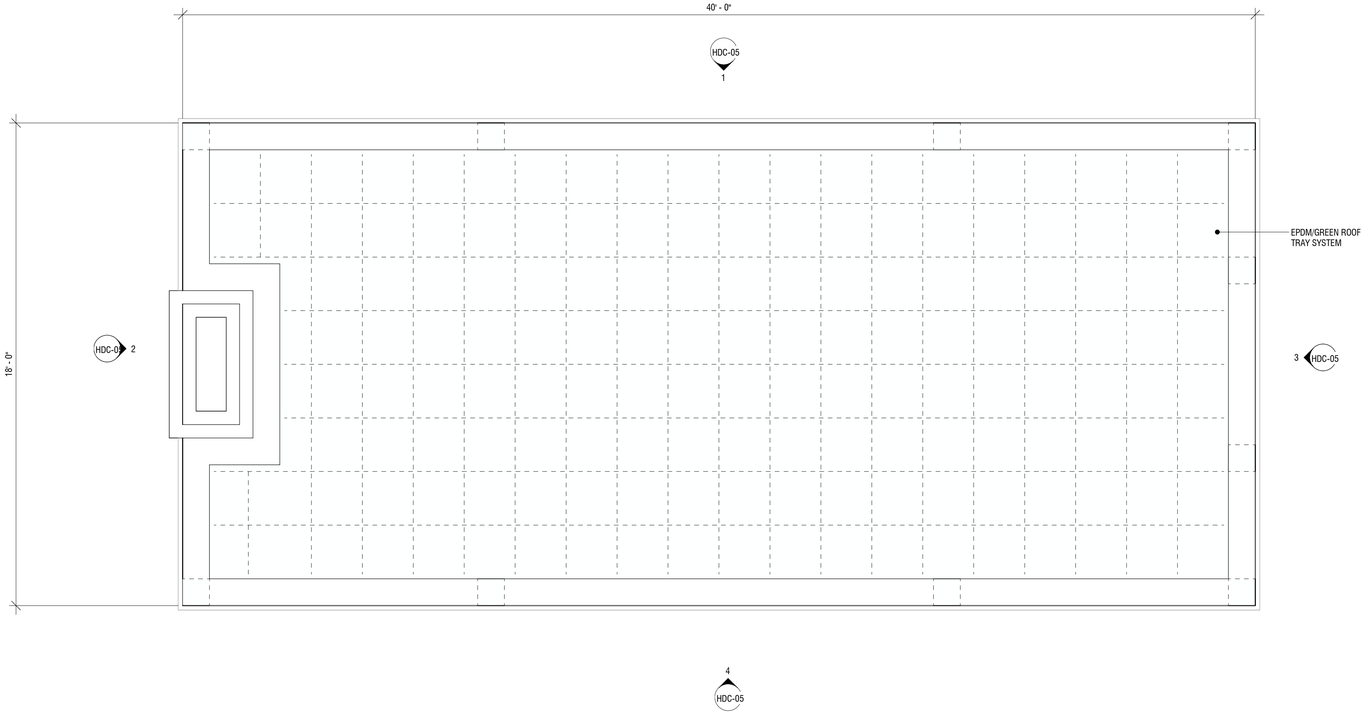
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



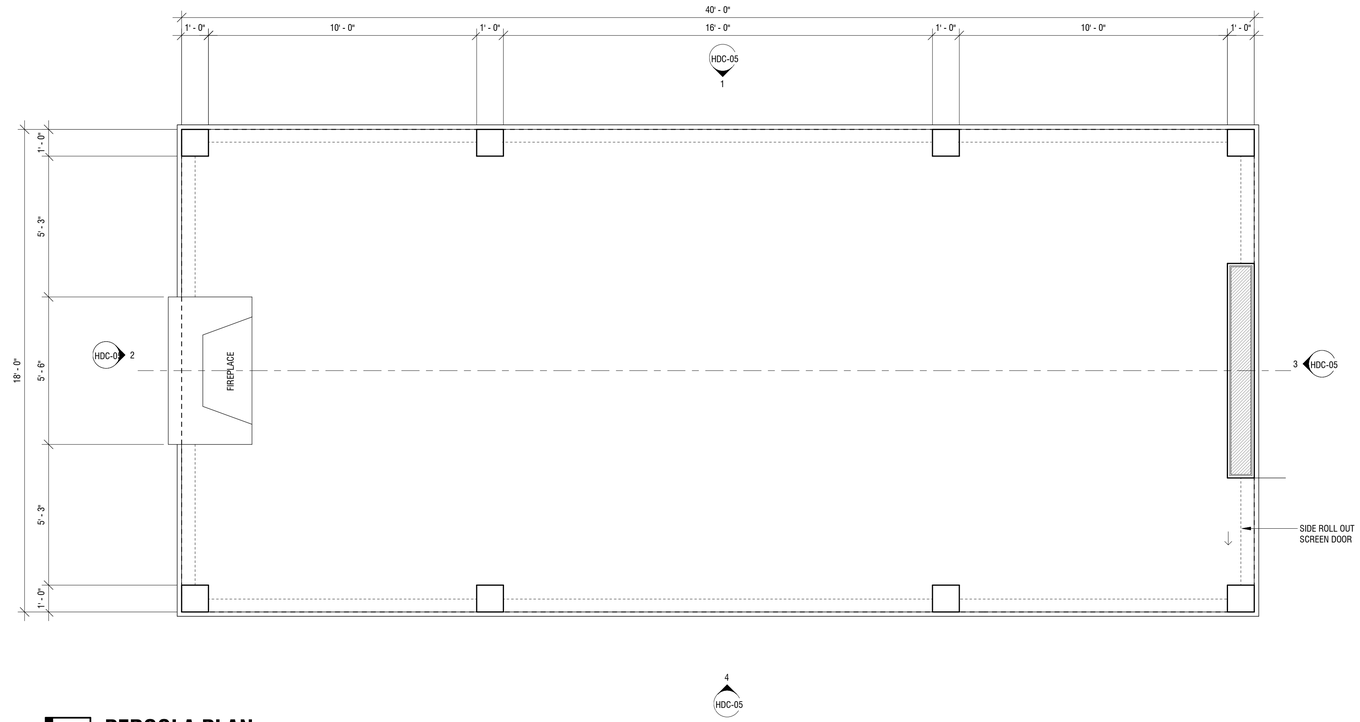
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



EXAMPLE VEGETATION FOR
REFERENCE



2 PERGOLA ROOF
3/8" = 1'-0"



1 PERGOLA PLAN
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
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ALL DESIGNS & SPECS ARE SUBJECT TO
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA PLANS

HDC-06

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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

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Minneapolis MN 55401

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

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FEB 13 2025

02/13/2025

Sent To: ONE STARBUCK LLC
Street and Apt. No., or PO Box No.: 100 3RD AVE S UNIT 36004
City, State, ZIP+4®: MINNEAPOLIS, MN 55401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®: ALPHARETTA, GA 30005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket MA 02554

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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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

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C & ALISON P
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees	$5.58

0049 04

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FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C TRST ETAL
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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

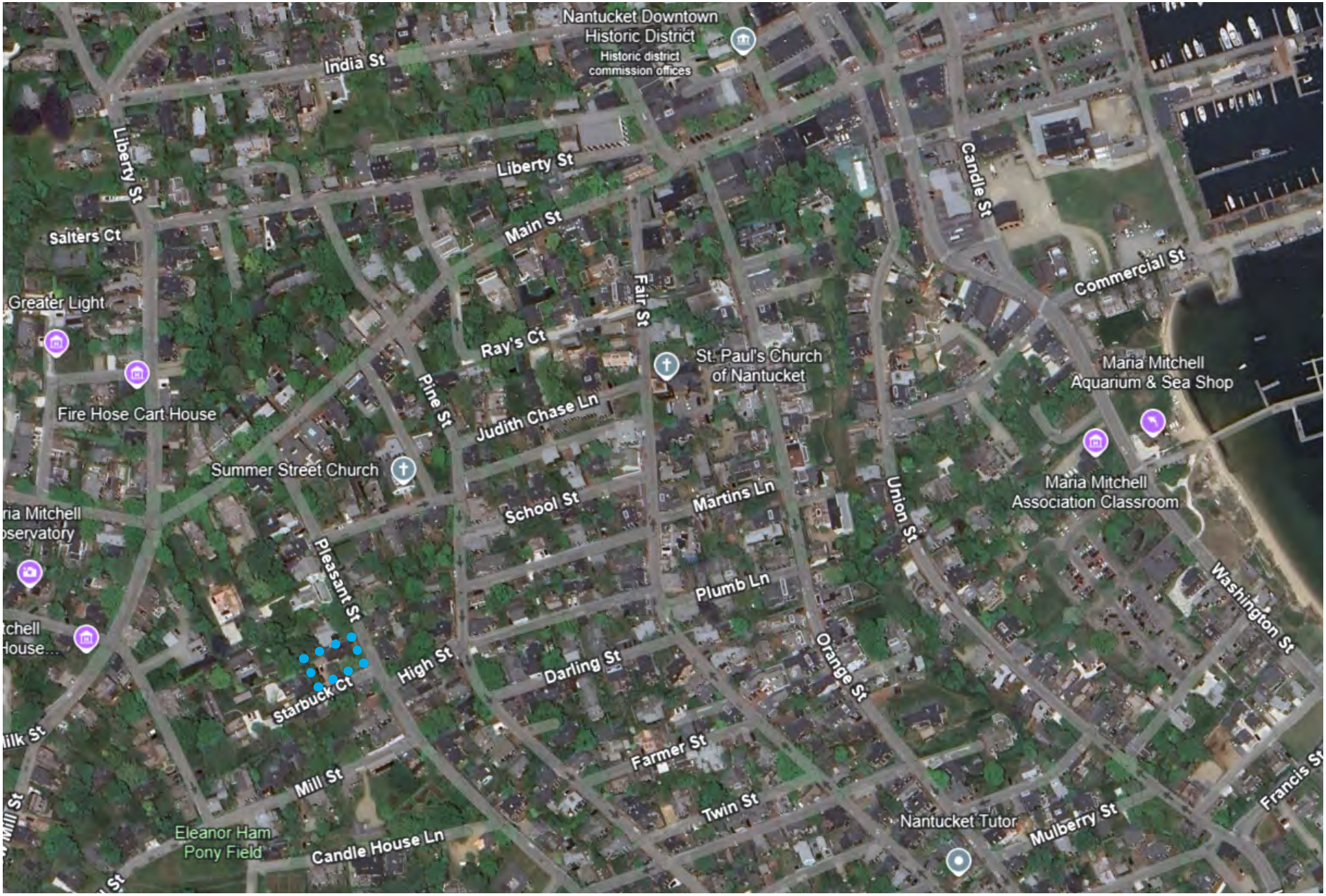
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



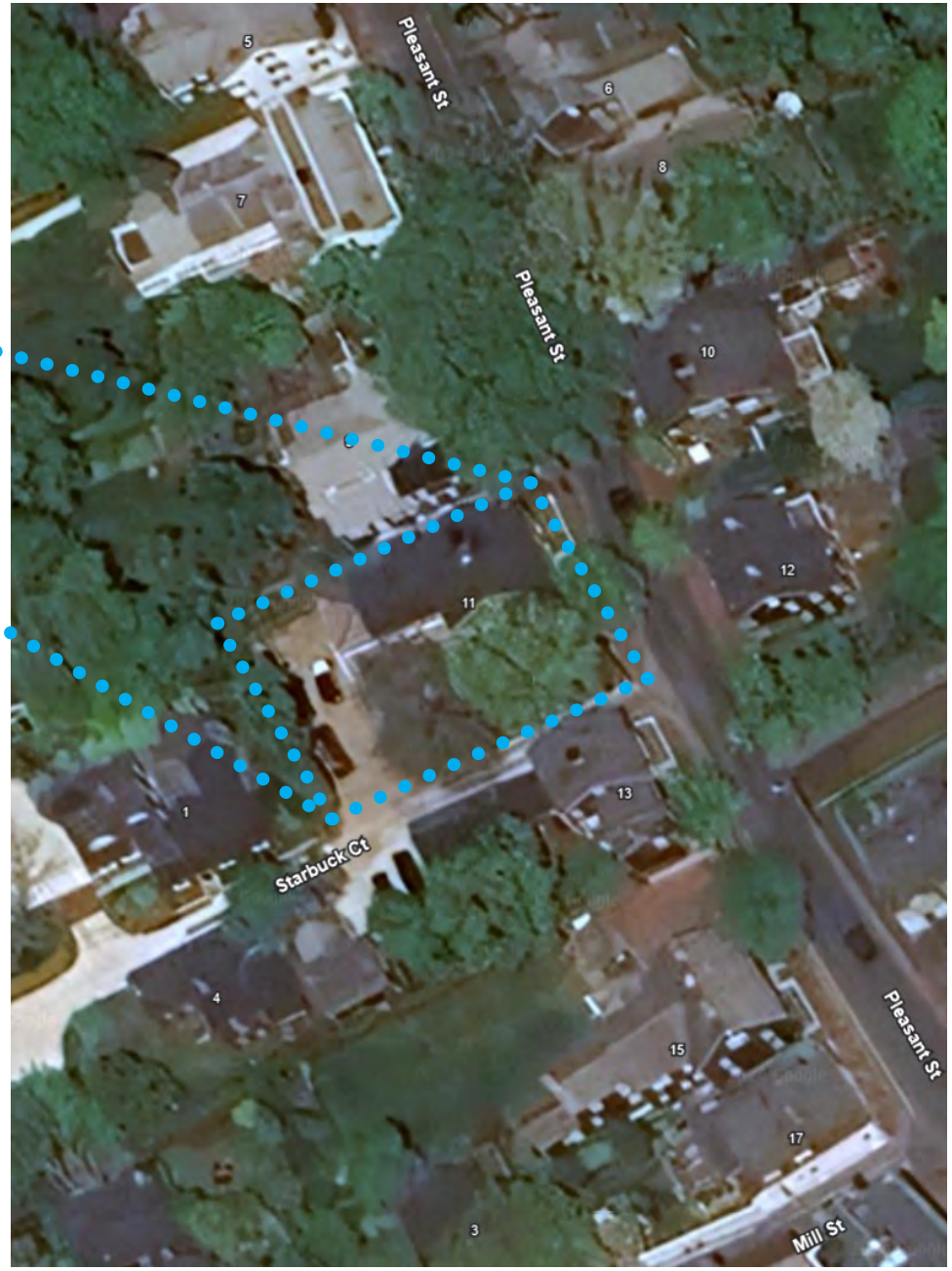
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

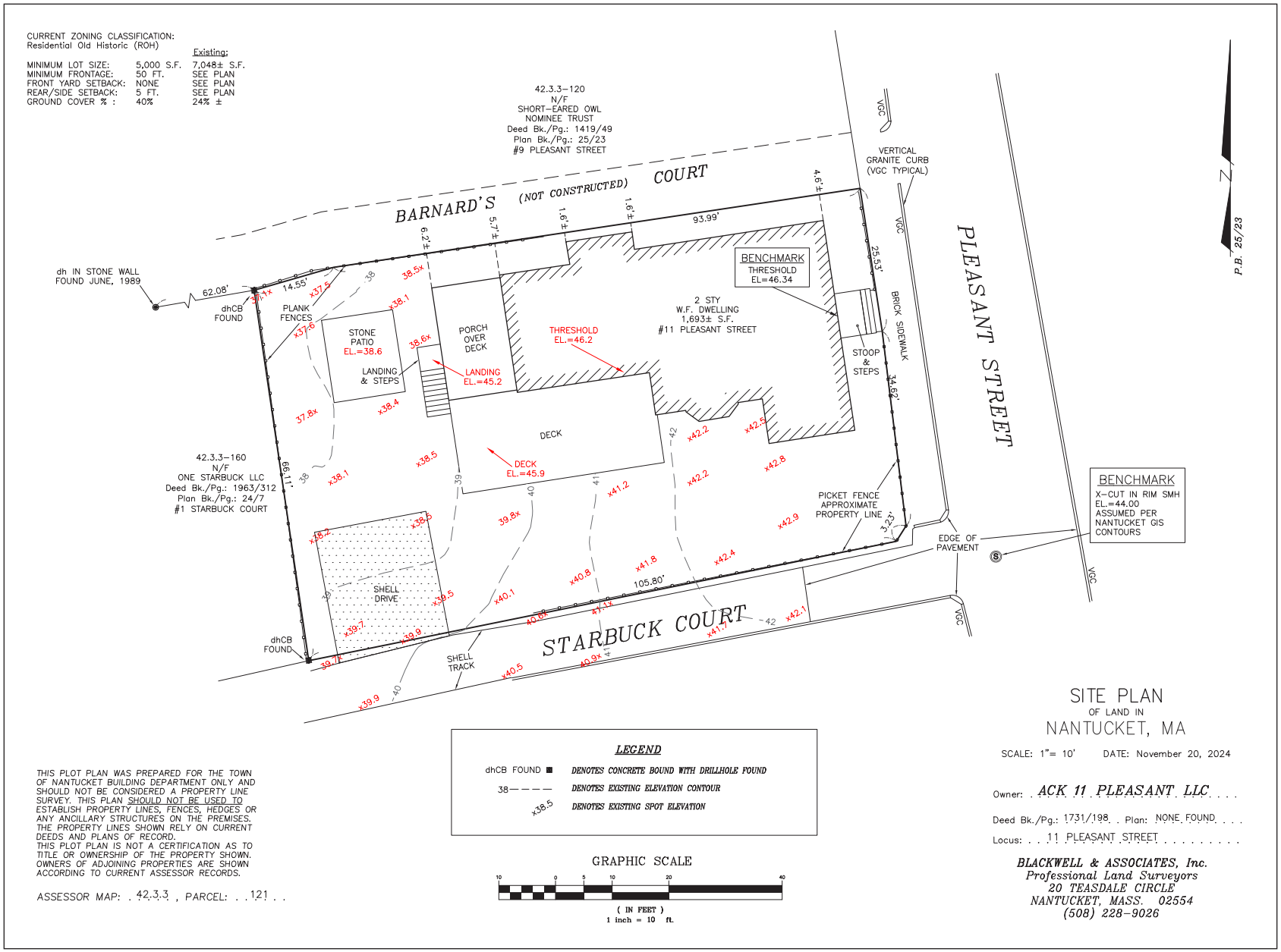
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



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

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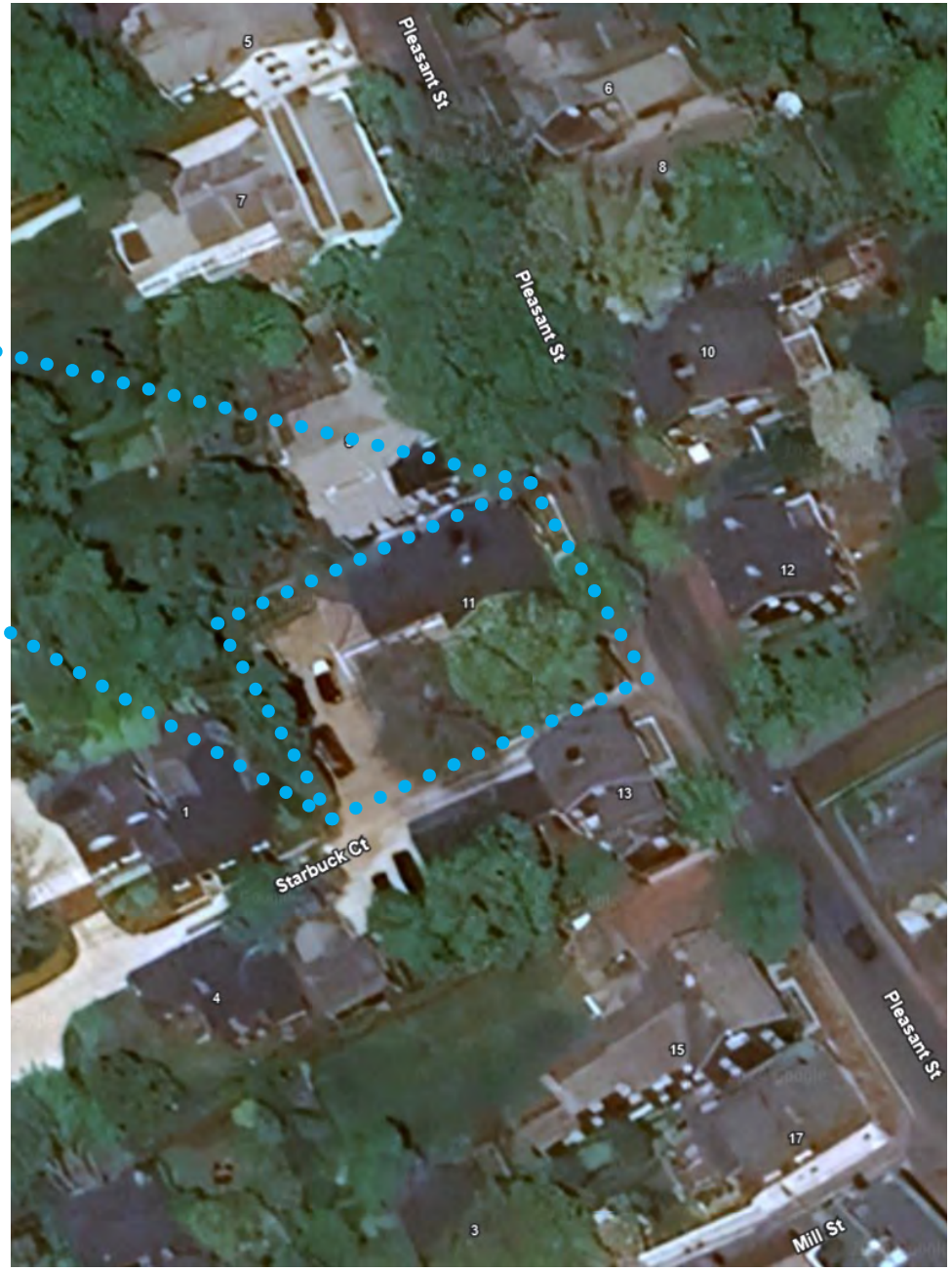
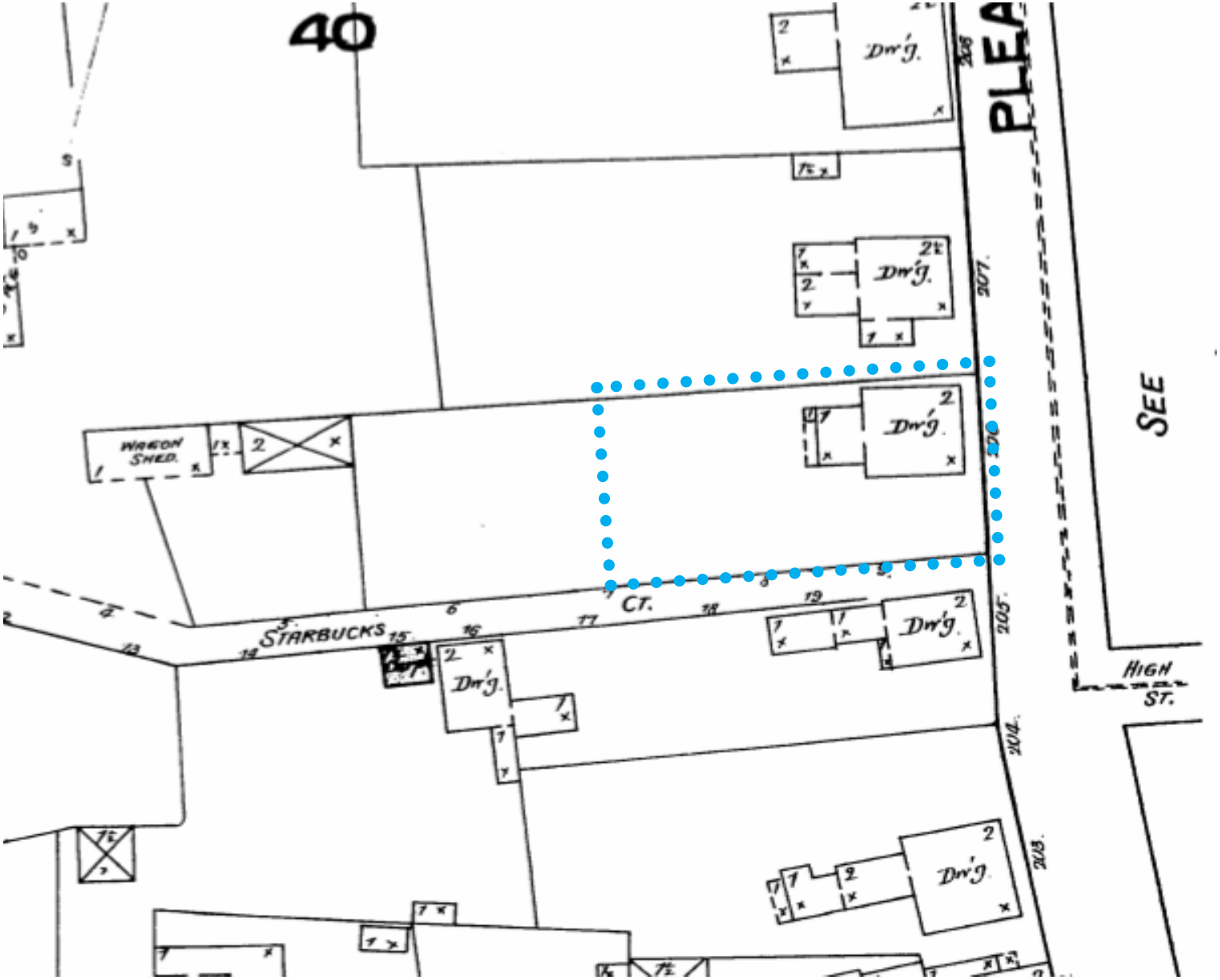


AERIAL CONTEXT- NTS



NORTH

1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

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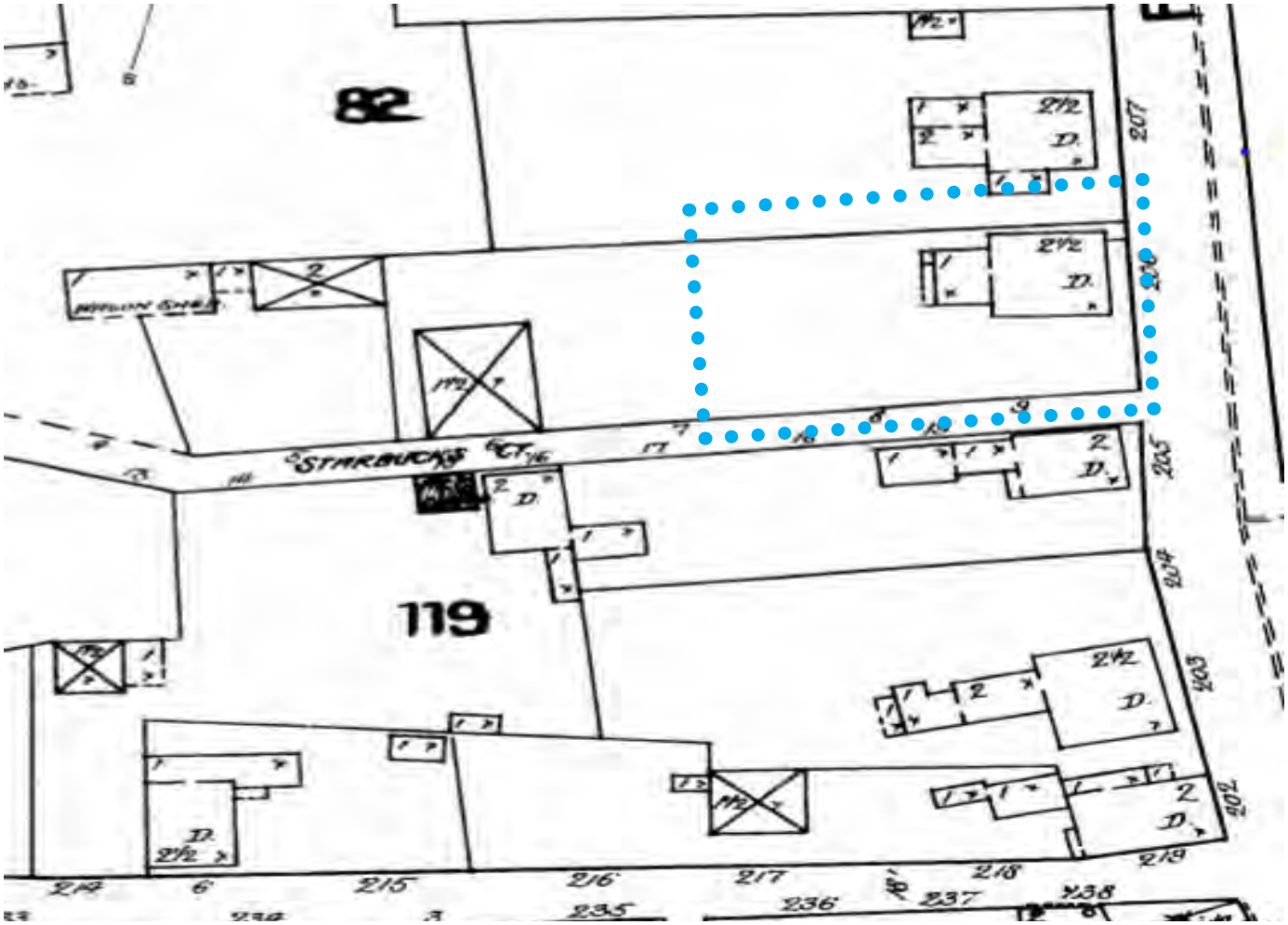
NORTH



1892 - NO CHANGE

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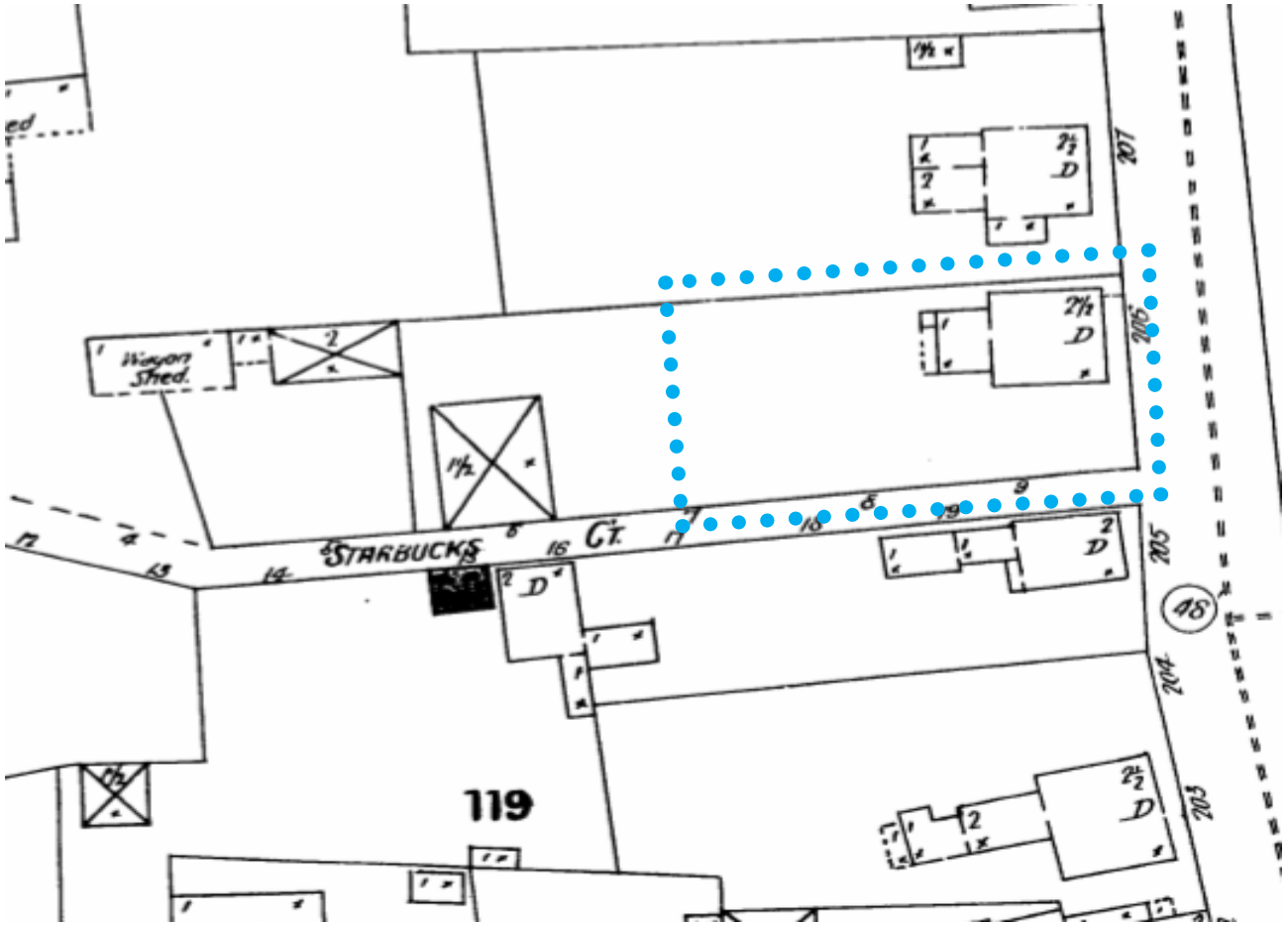
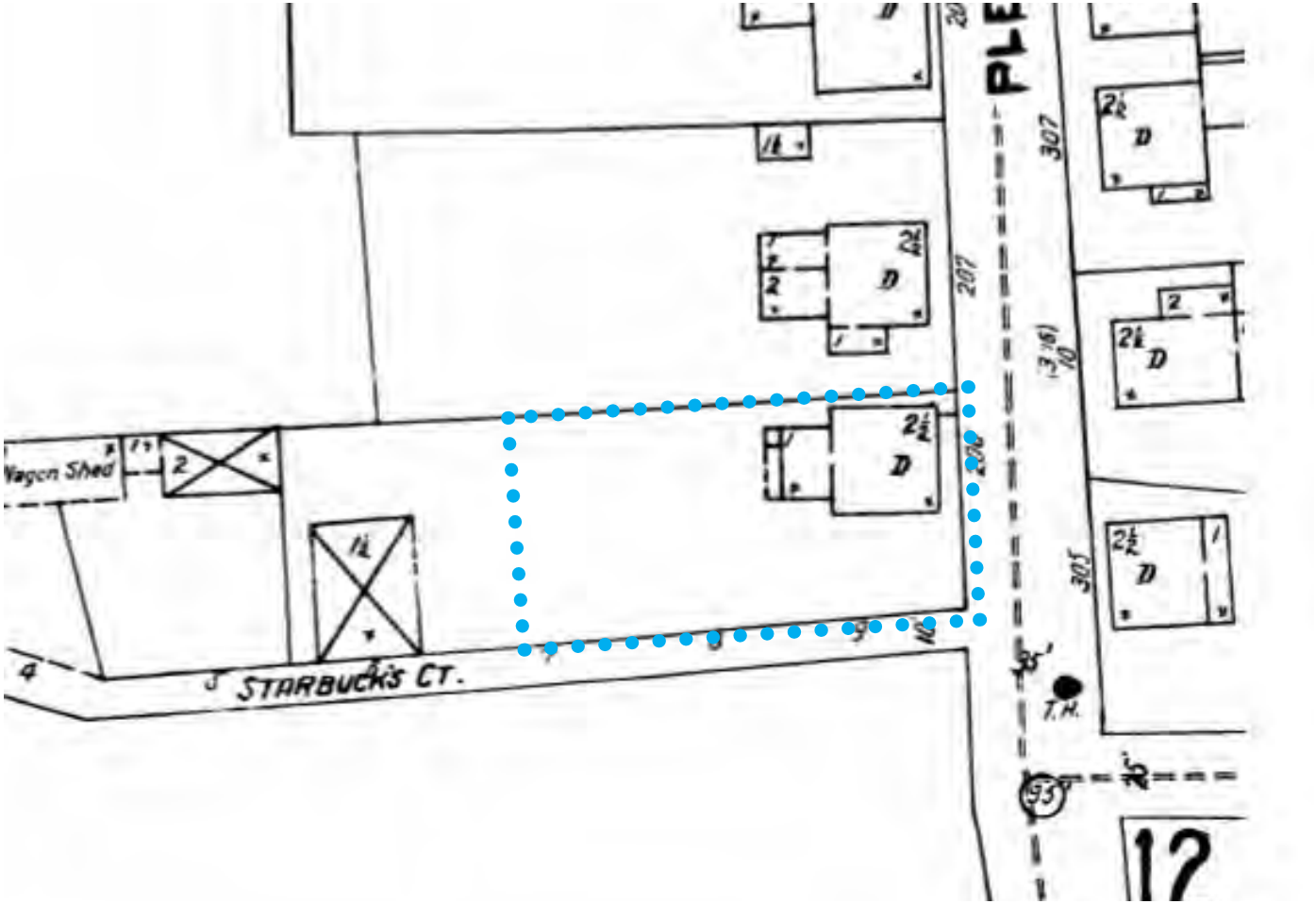


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

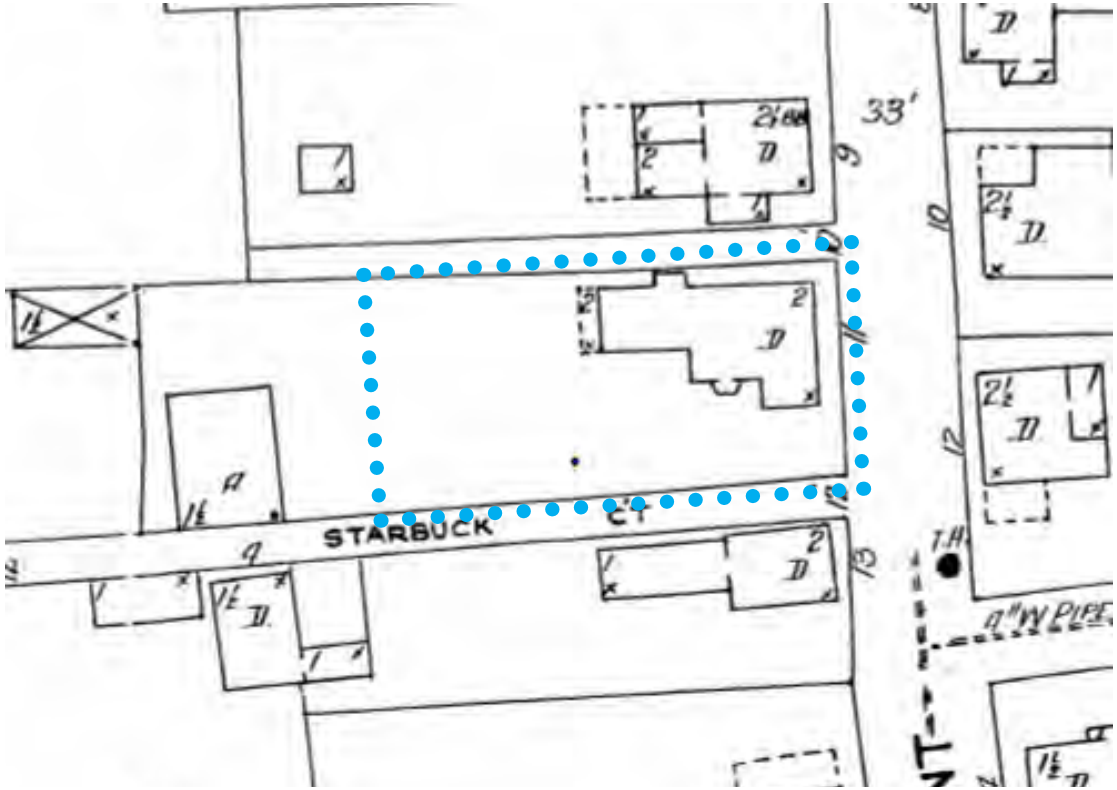


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

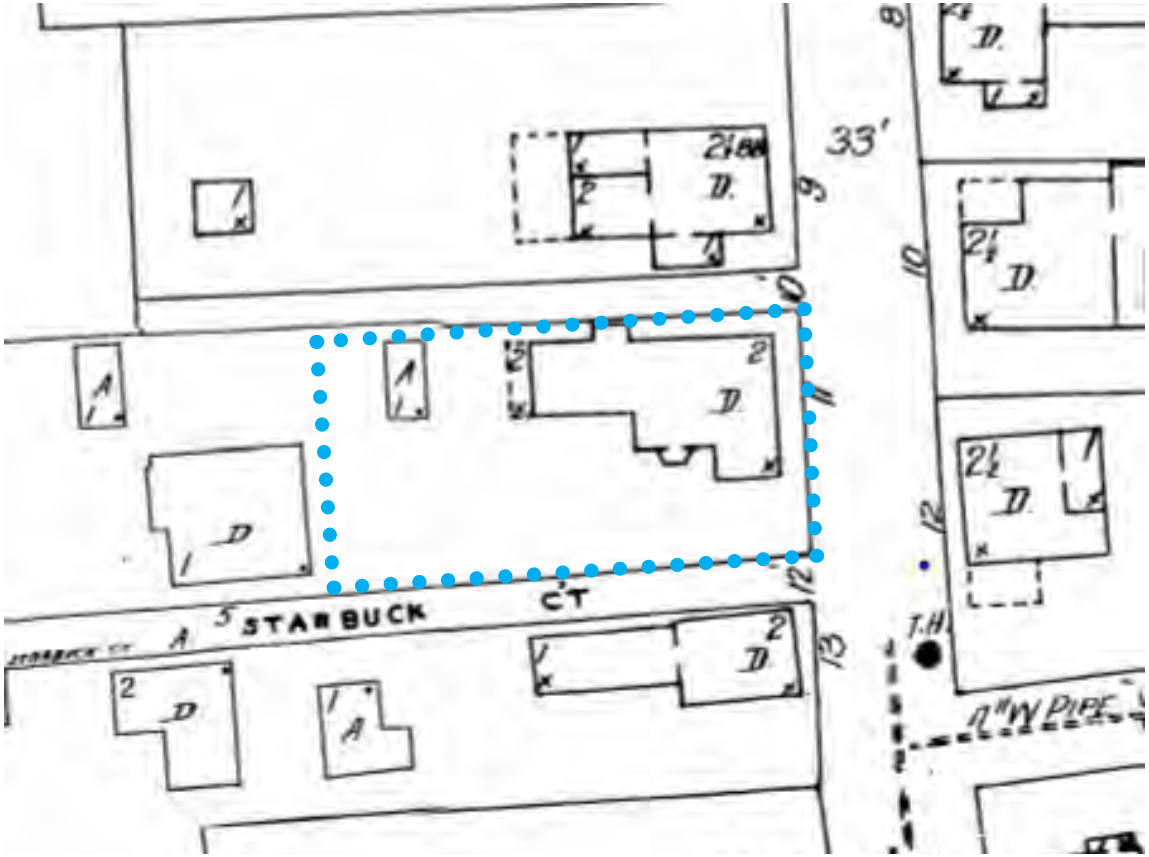


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



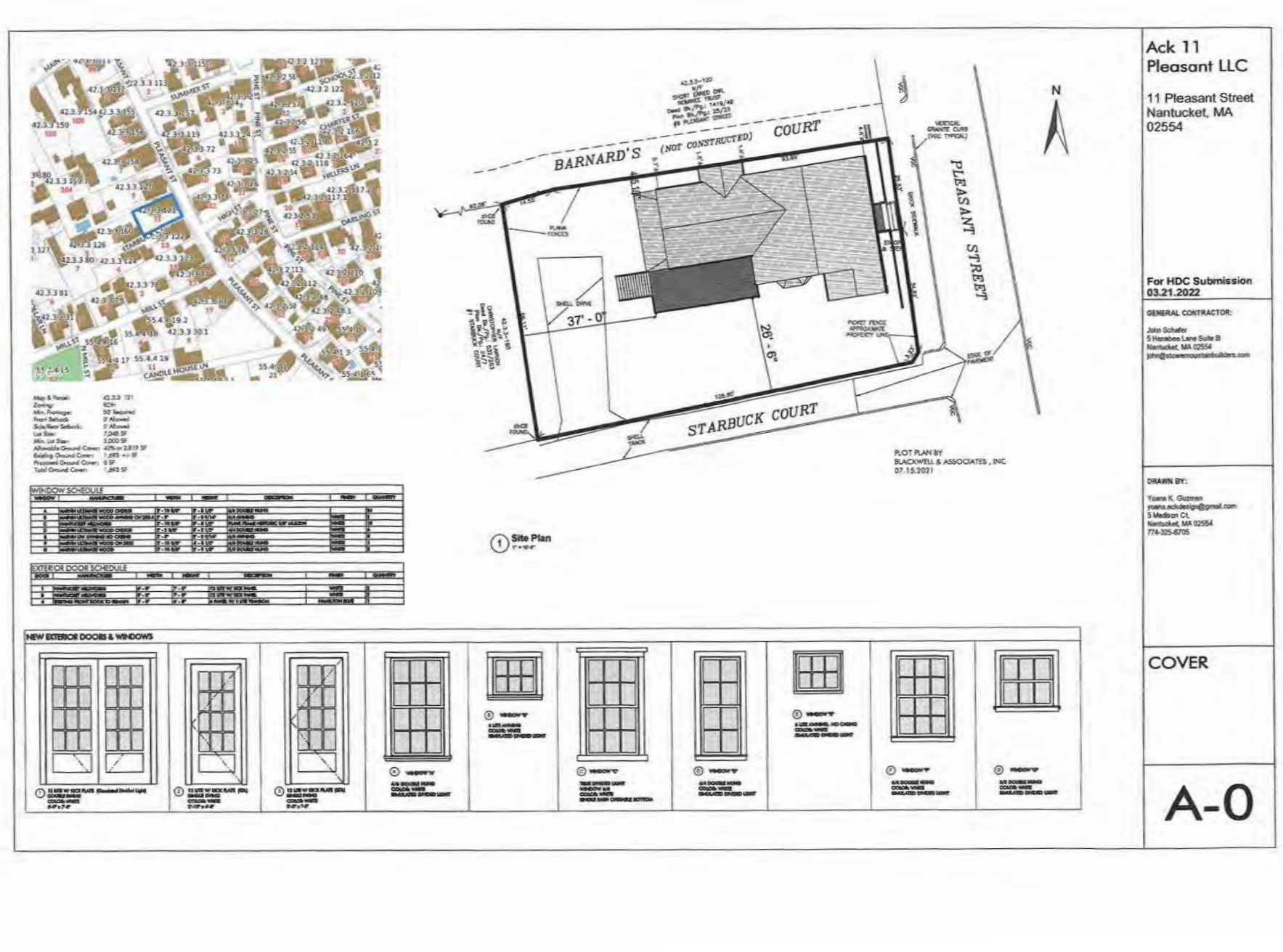
1949 - NO CHANGE

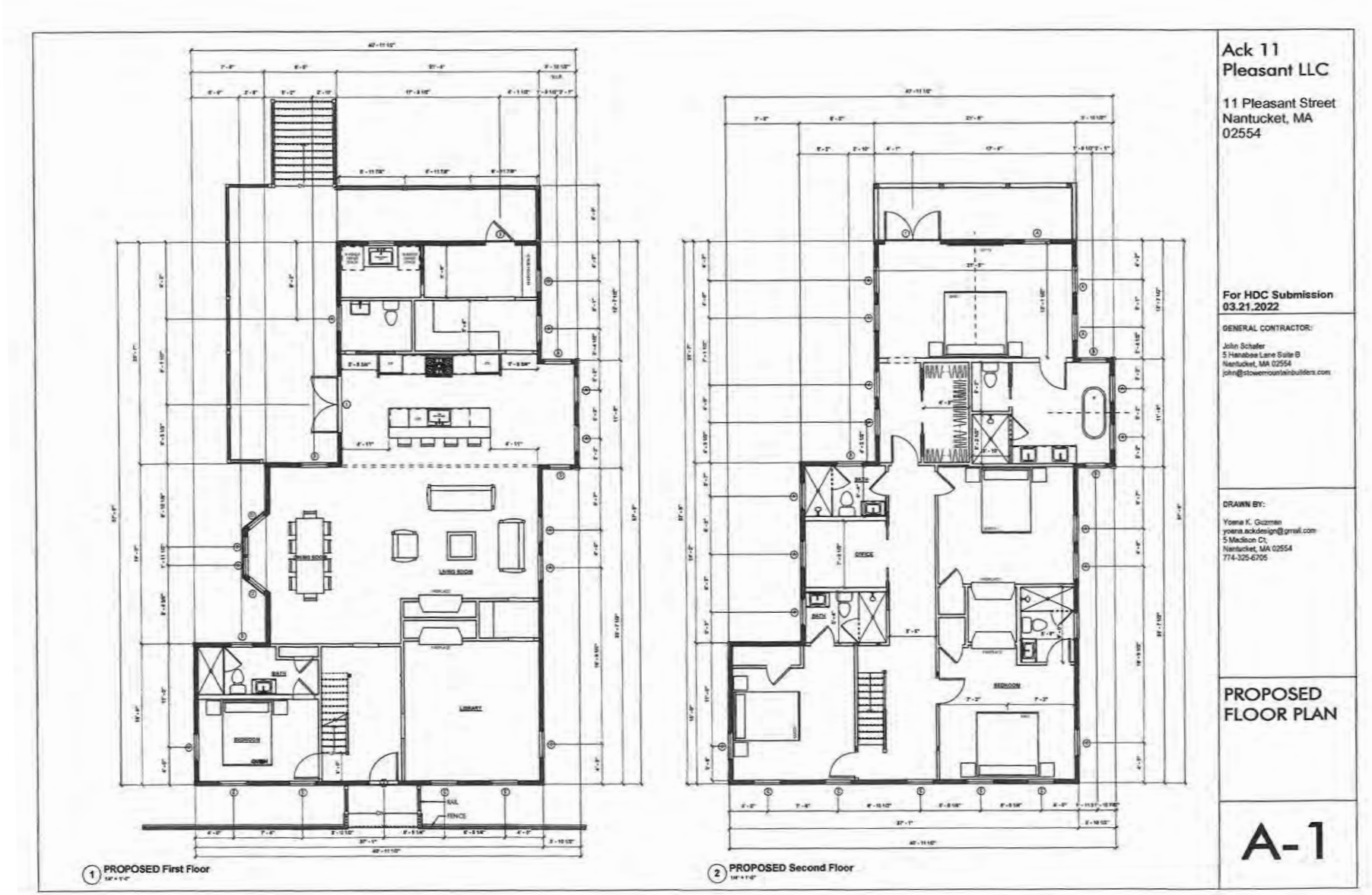
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

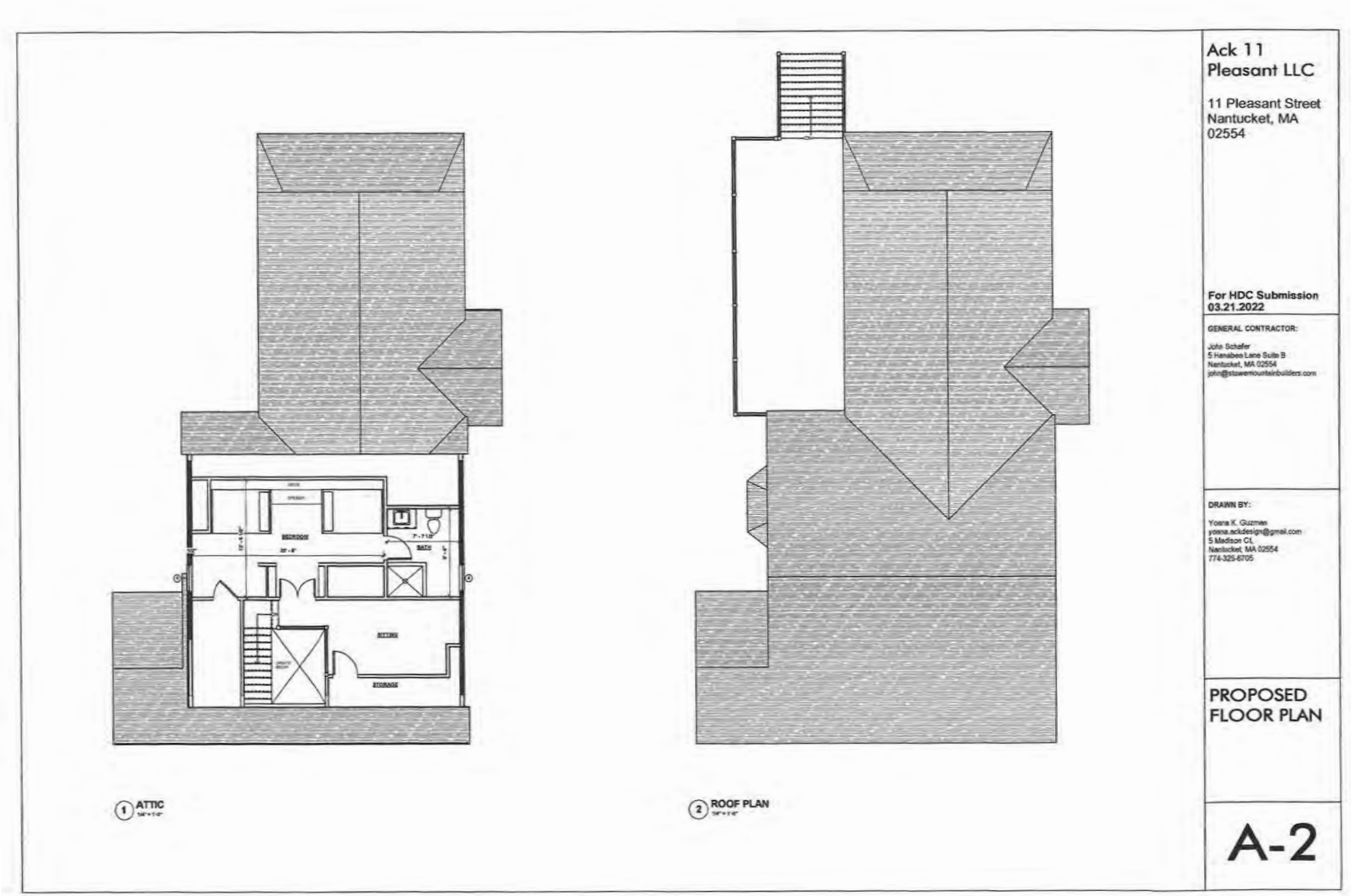
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
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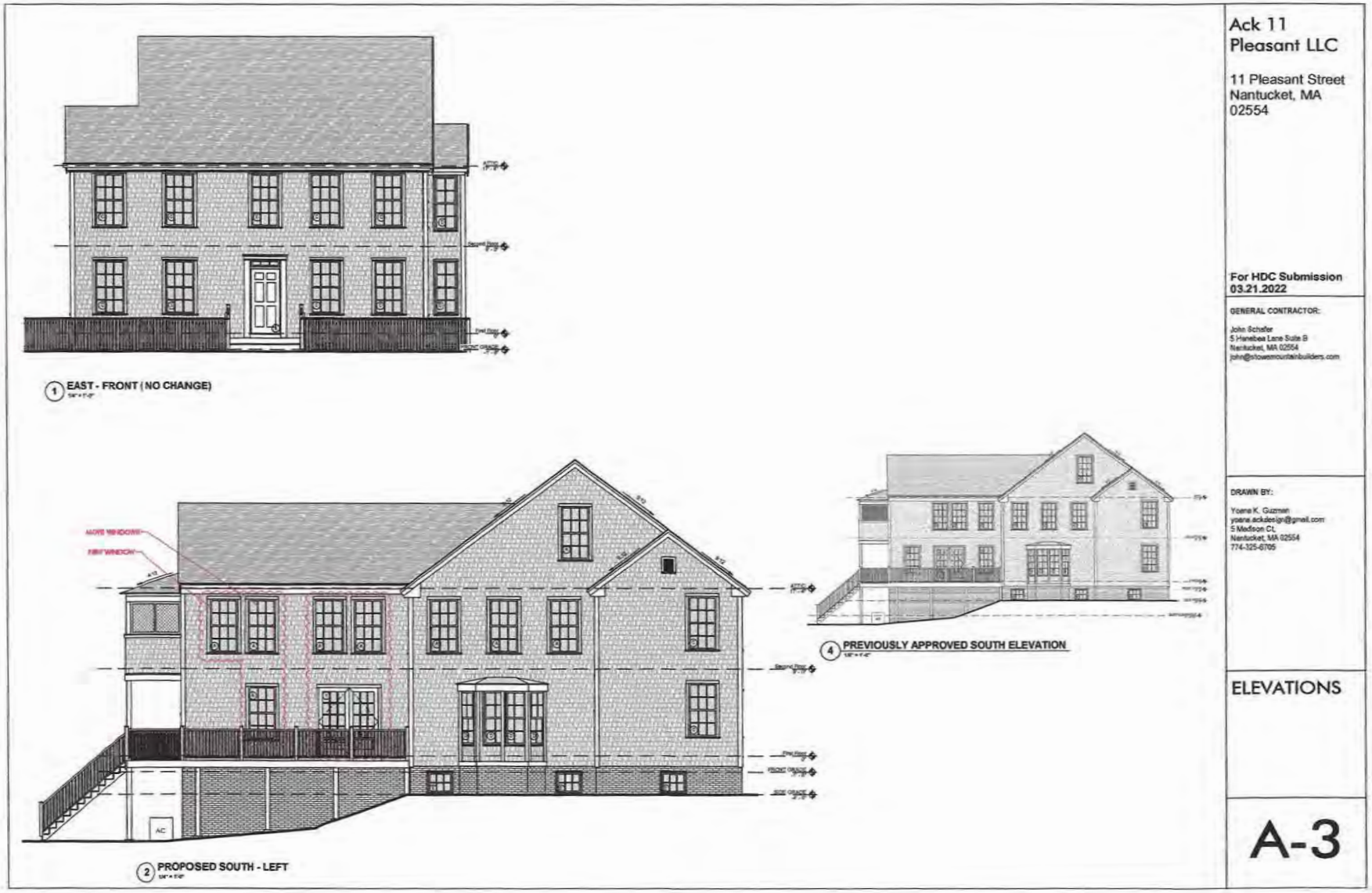
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
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5 Hanebea Lane Suite B
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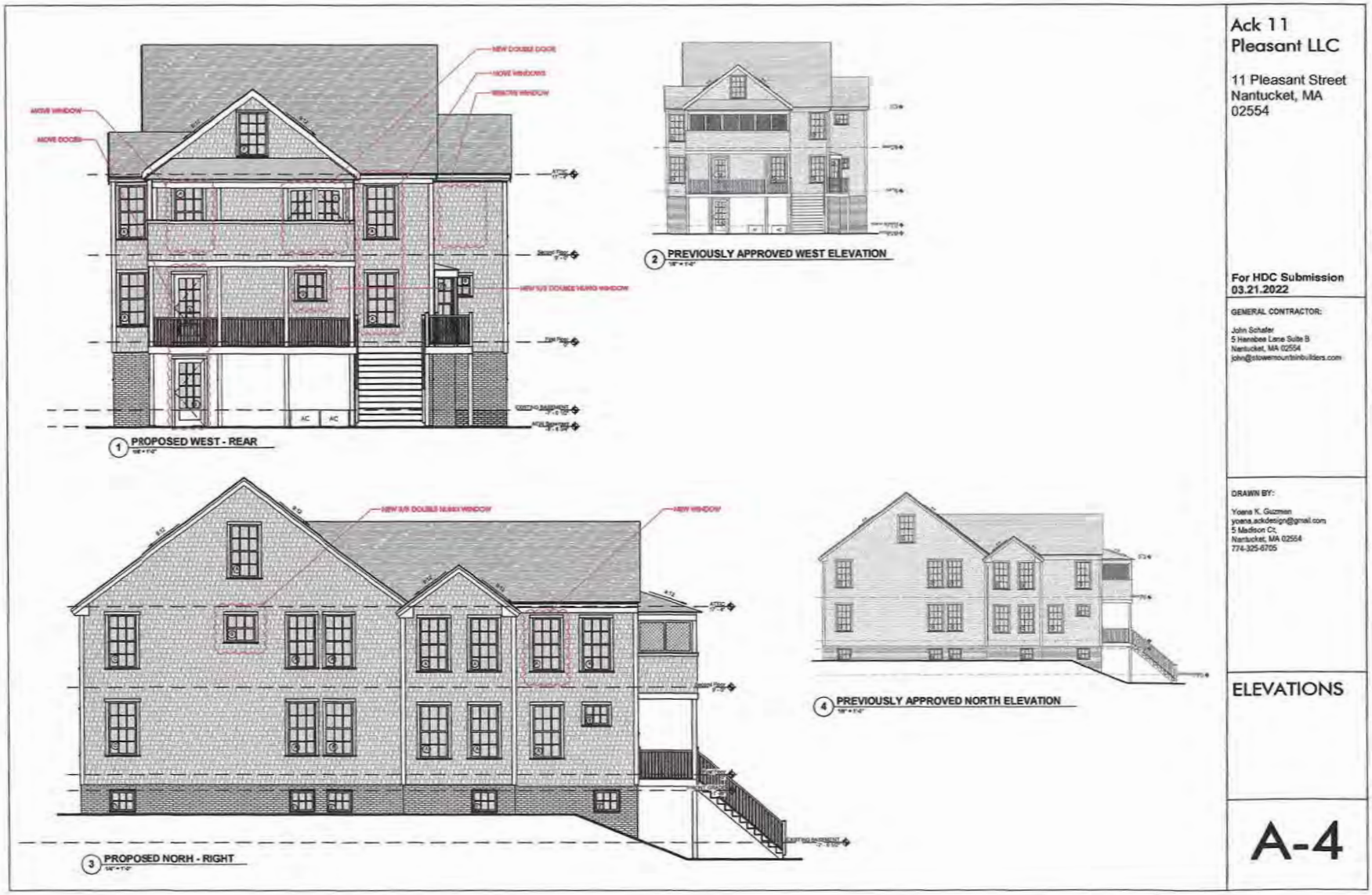
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
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Nantucket, MA
02554
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03.21.2022
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774-325-6705
ELEVATIONS
A-4

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

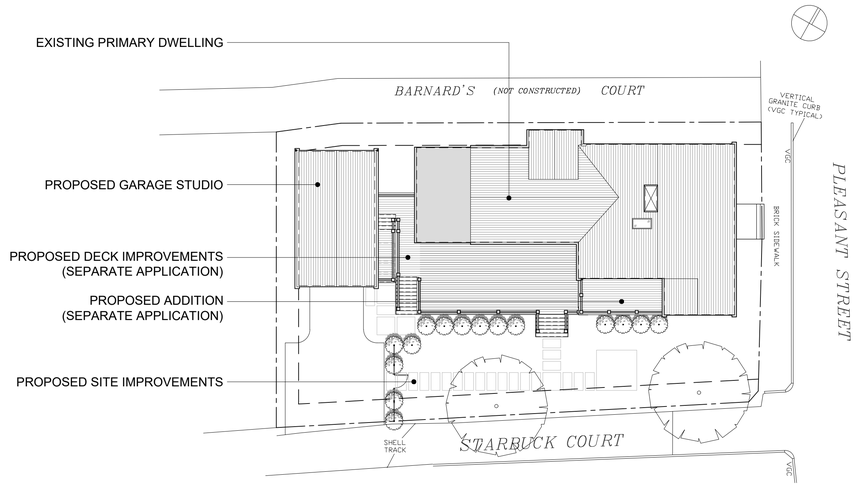


SOUTH FACADE

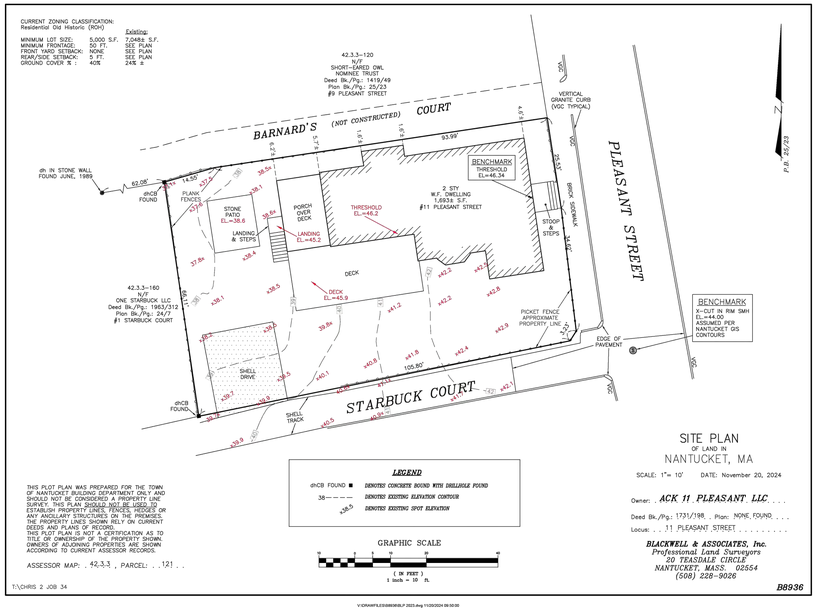


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	510 SF
	PROPOSED TOTAL:	2,191 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

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COVER SHEET

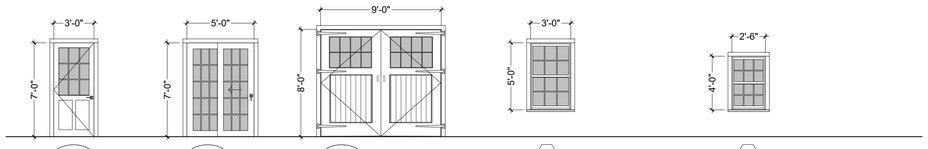
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION — 1/A200
- INTERIOR ELEVATION
- ROOM DESIGNATION — NAME, ##
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE — XX
- WINDOW DESIGNATION — 22
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES — SM
- REVISION — 1
- SWINGING DOOR
- ELECTRICAL PANEL — EP.
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES



TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SLIDING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

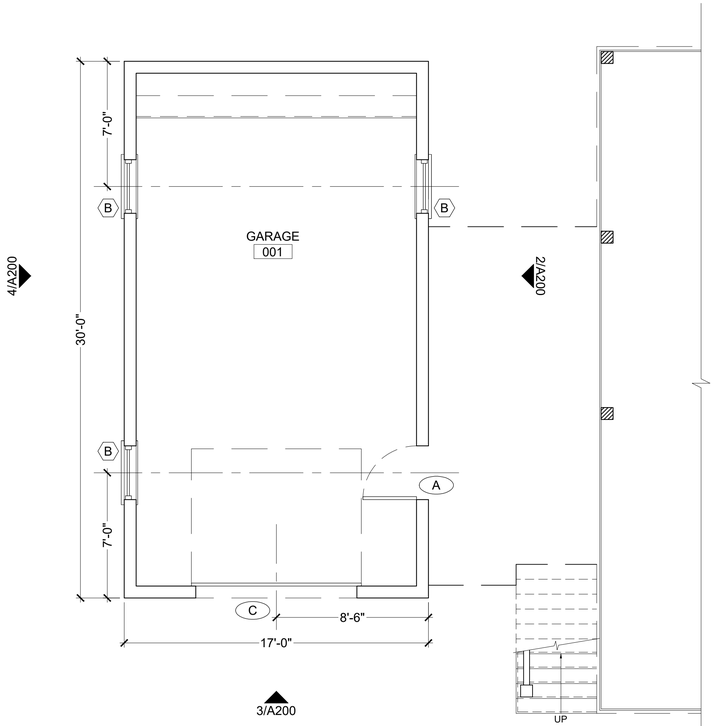
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW TYPES

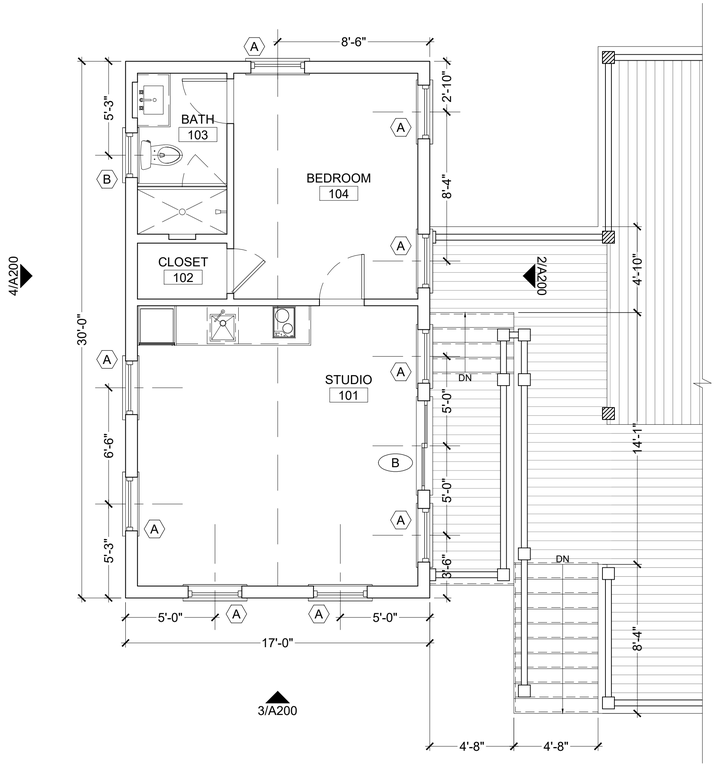
TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

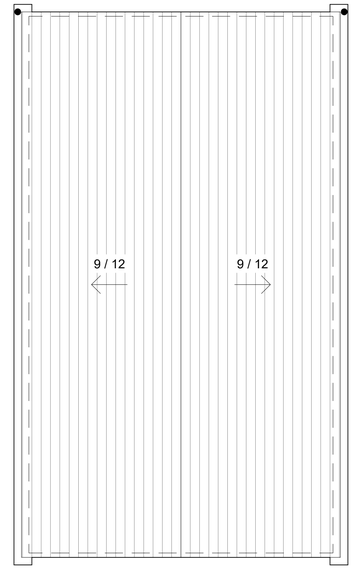
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



01 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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architecture + design

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
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CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

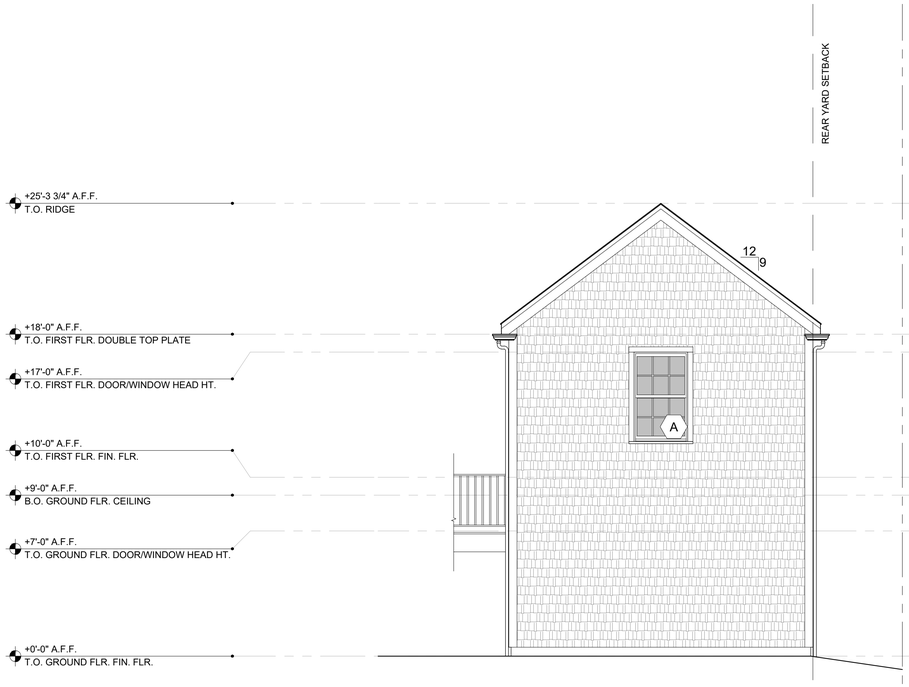
ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

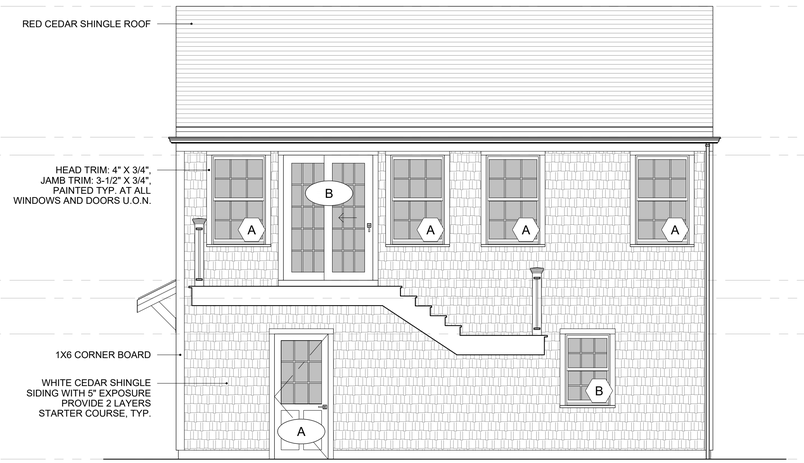
FLOOR PLANS

A100

NO:



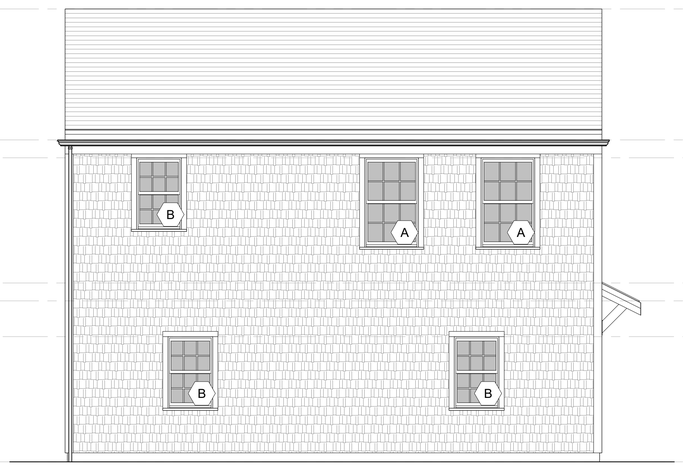
01 PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: **1/4" = 1'-0"**



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

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JAMES KRAPP, R.A.
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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**								

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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City, State, ZIP+4®: MINNEAPOLIS, MN 55401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and Apt. No., or PO Box No.: 3960 PRESTON RIDGE RD STE 150
City, State, ZIP+4®: ALPHARETTA, GA 30005

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City, State, ZIP+4®: NANTUCKET, MA 02554

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02/13/2025

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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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02/13/2025

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City, State, ZIP+4®: 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

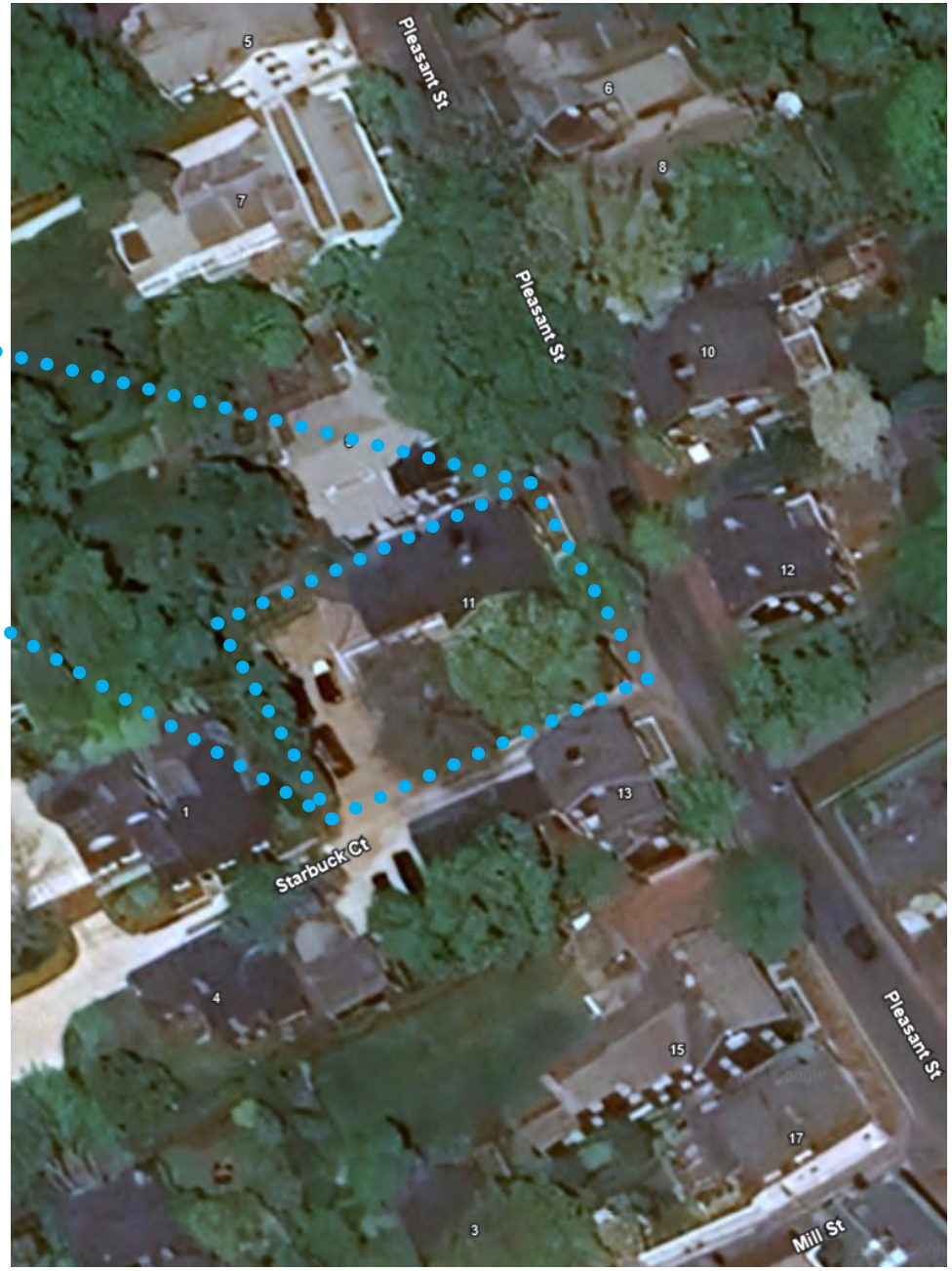
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



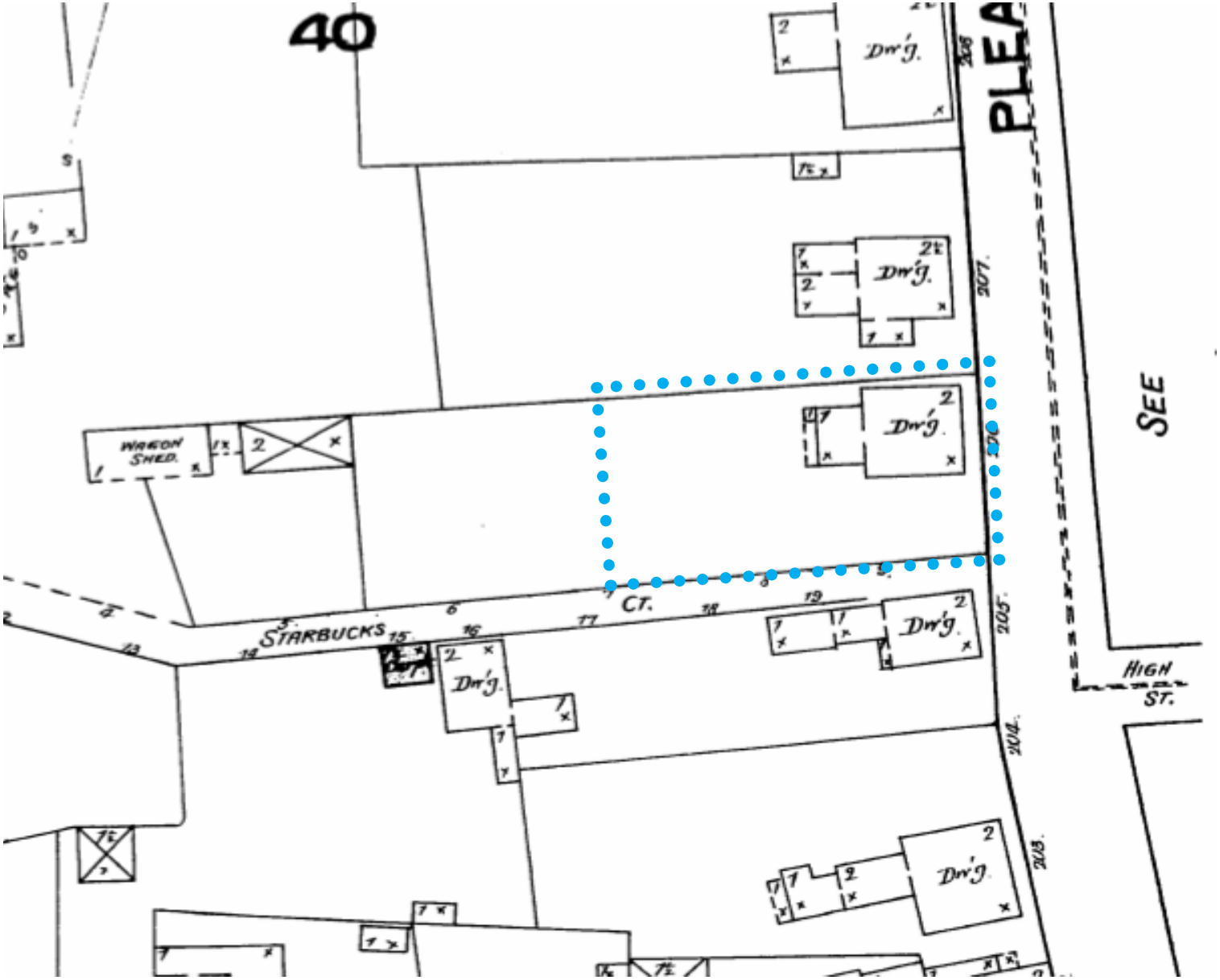
TAX MAP - NTS

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

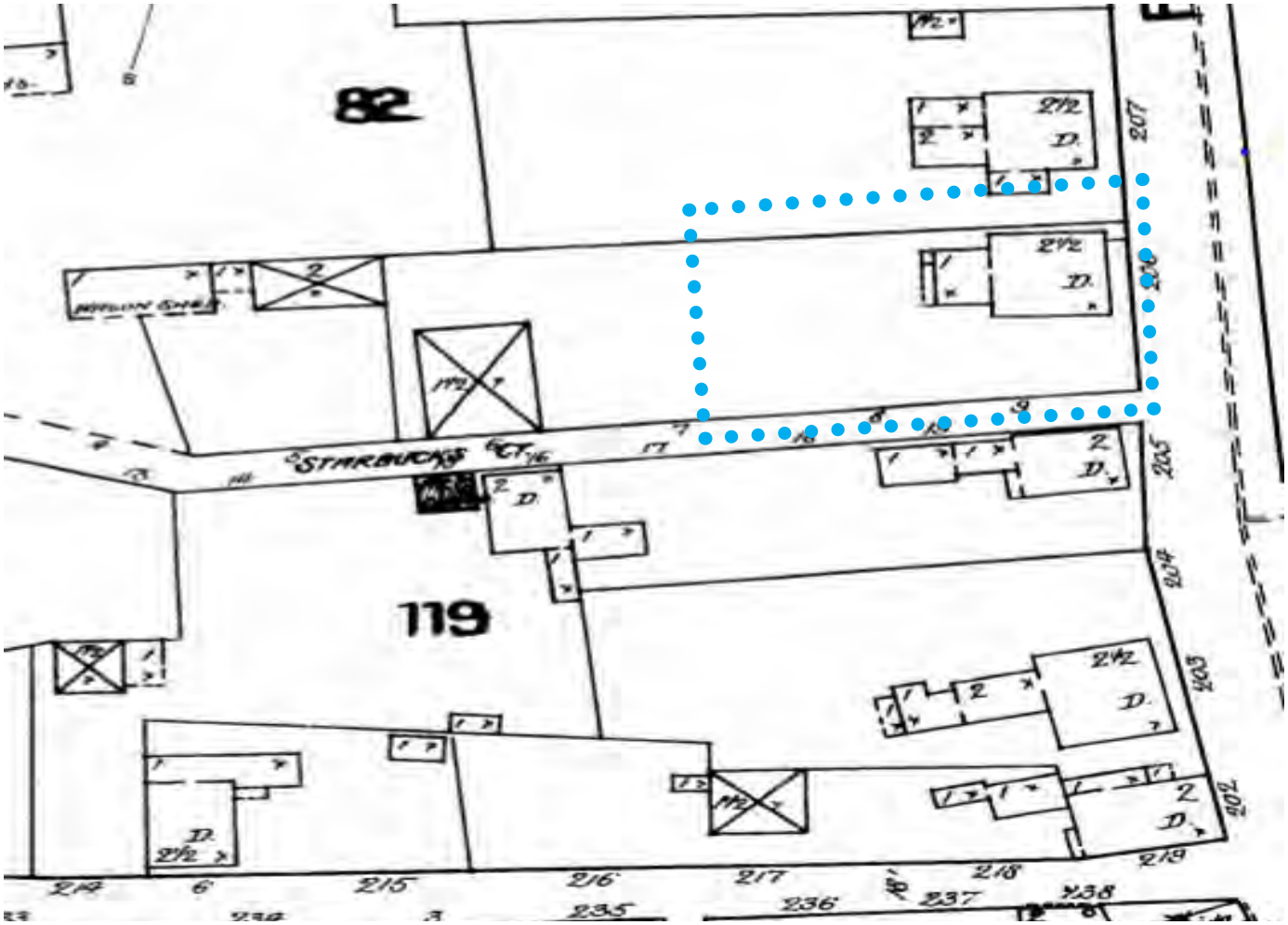
1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

NORTH



1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

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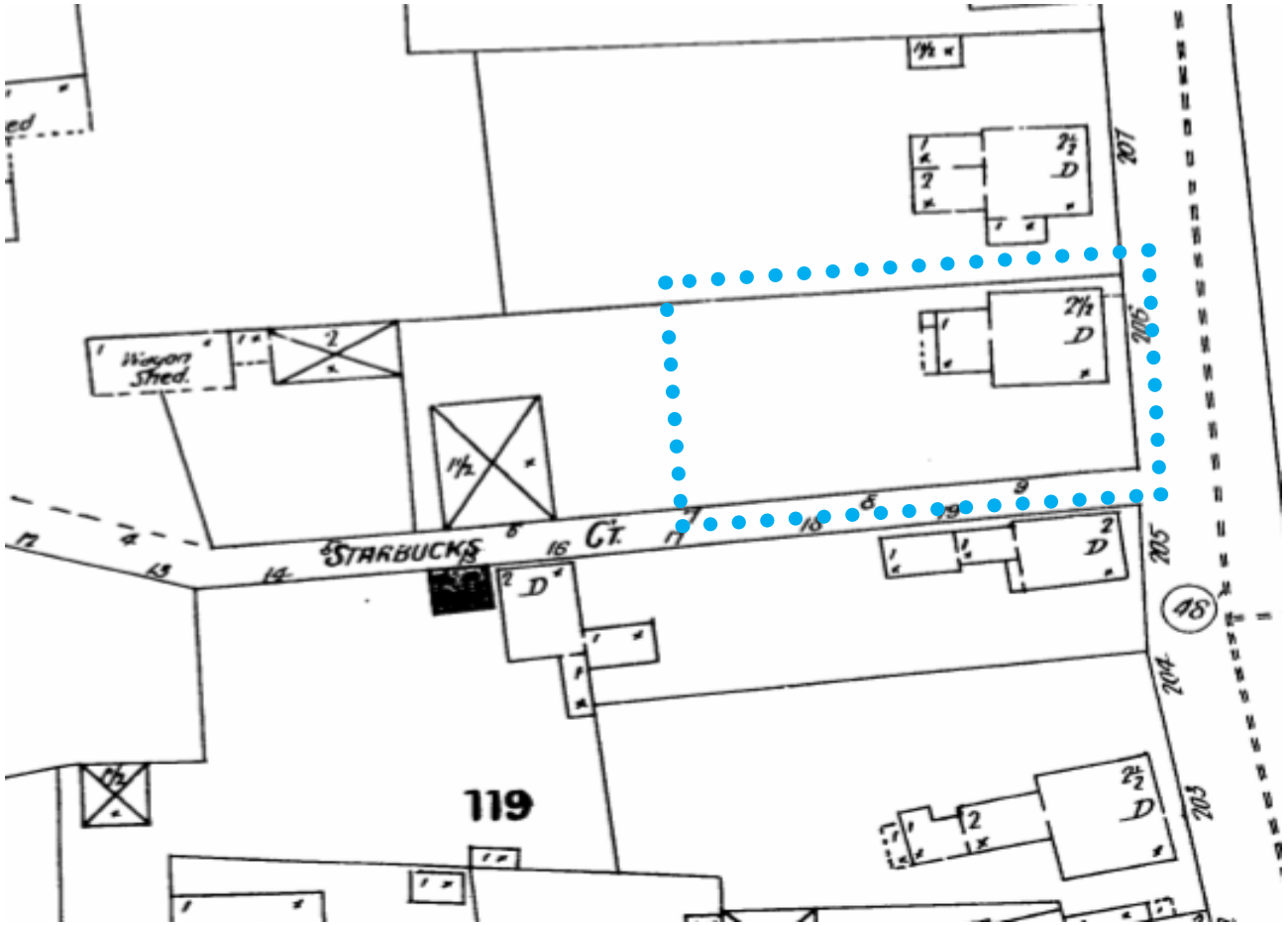
architecture + design

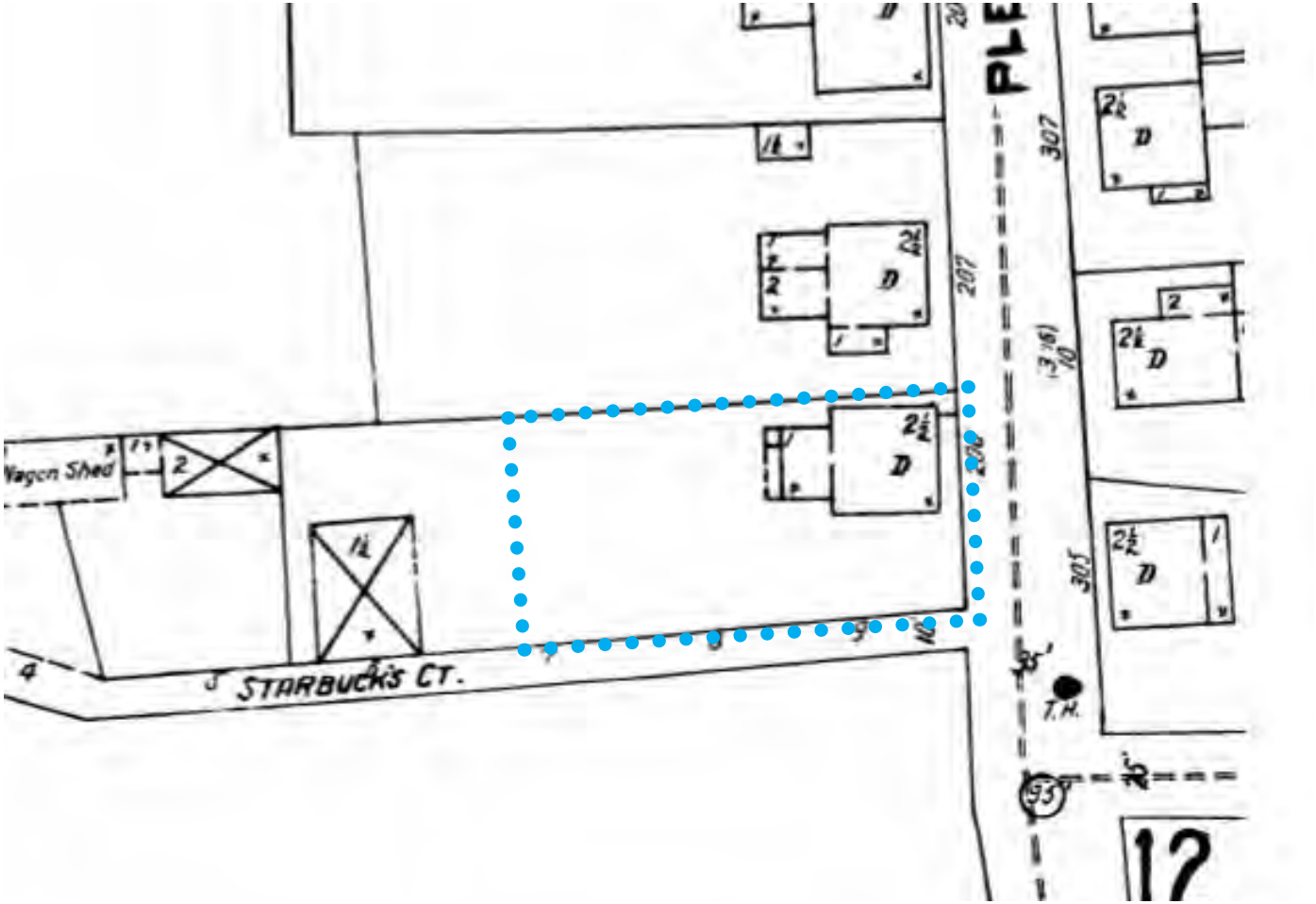


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

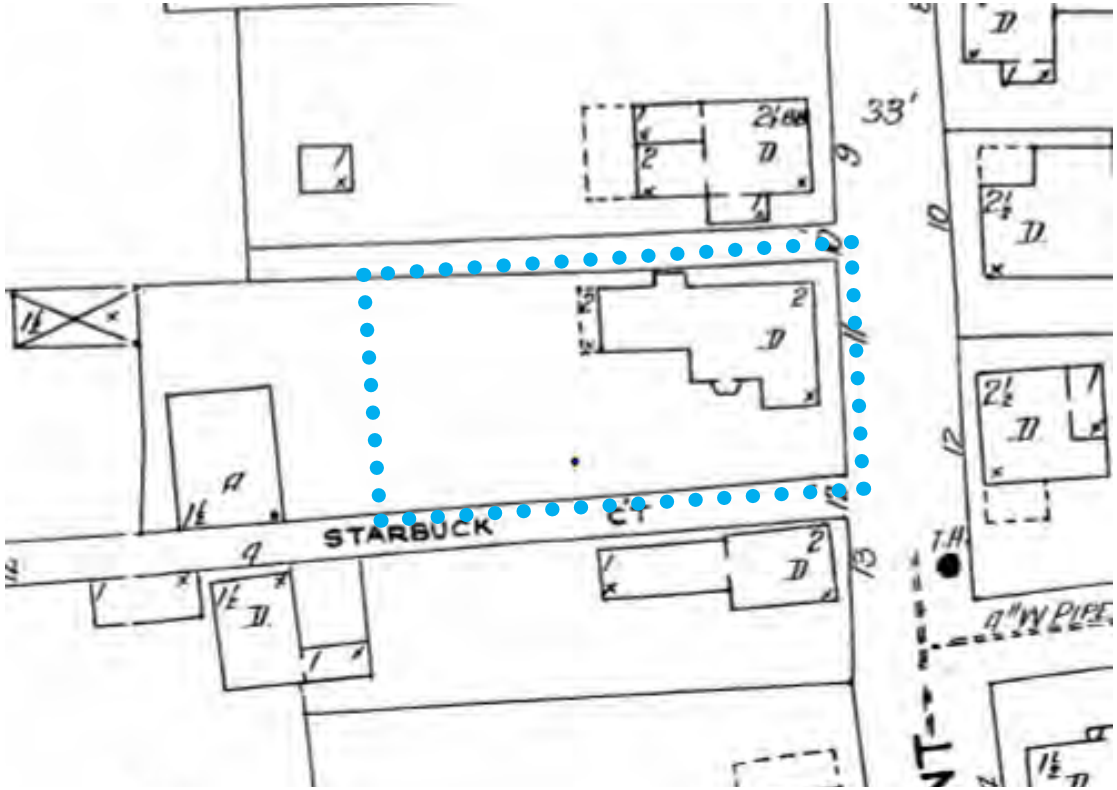


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

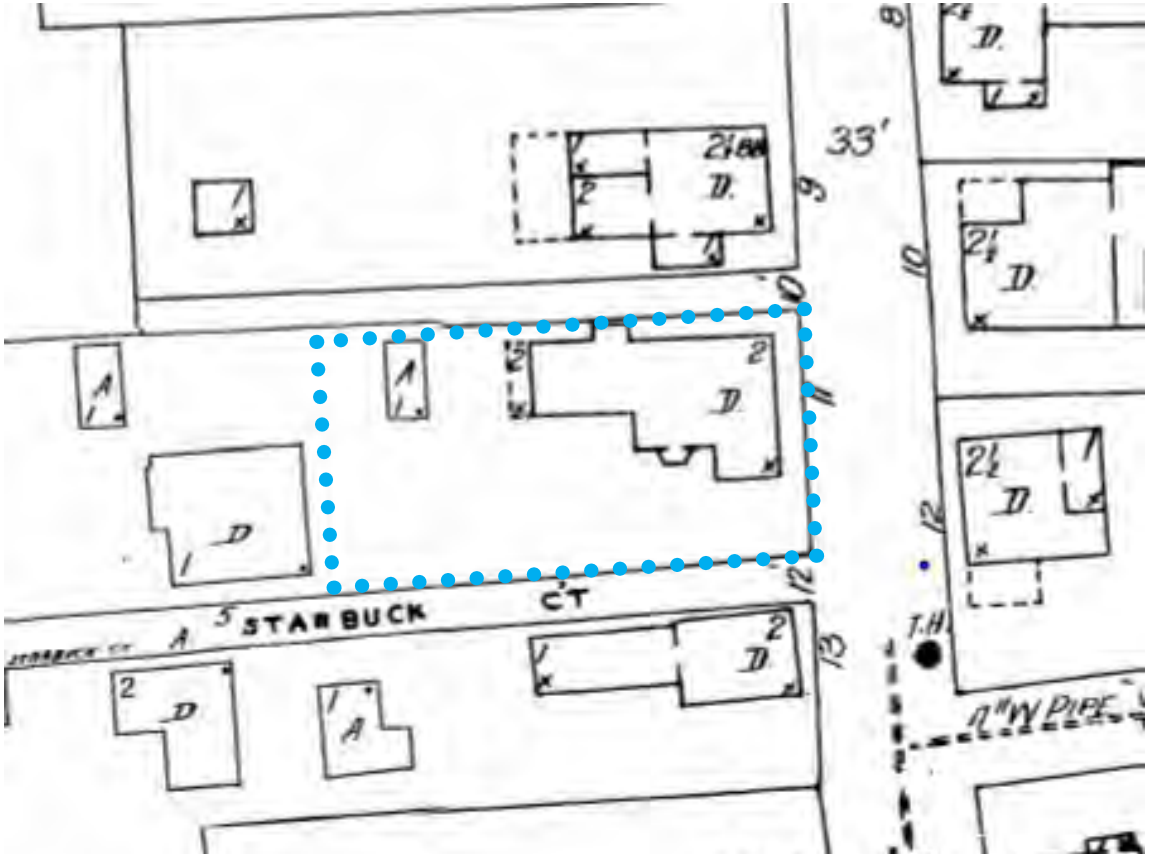


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



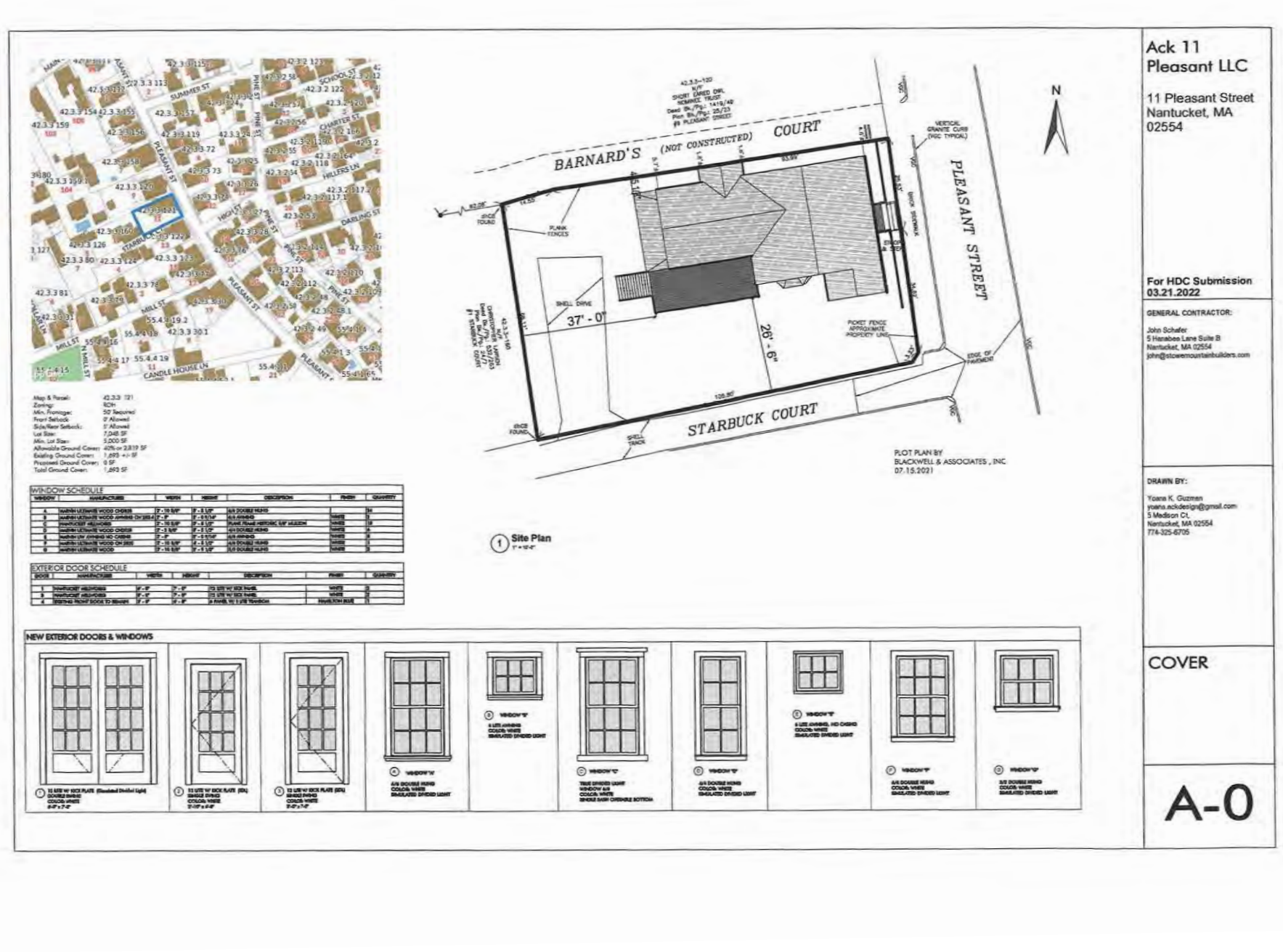
1949 - NO CHANGE

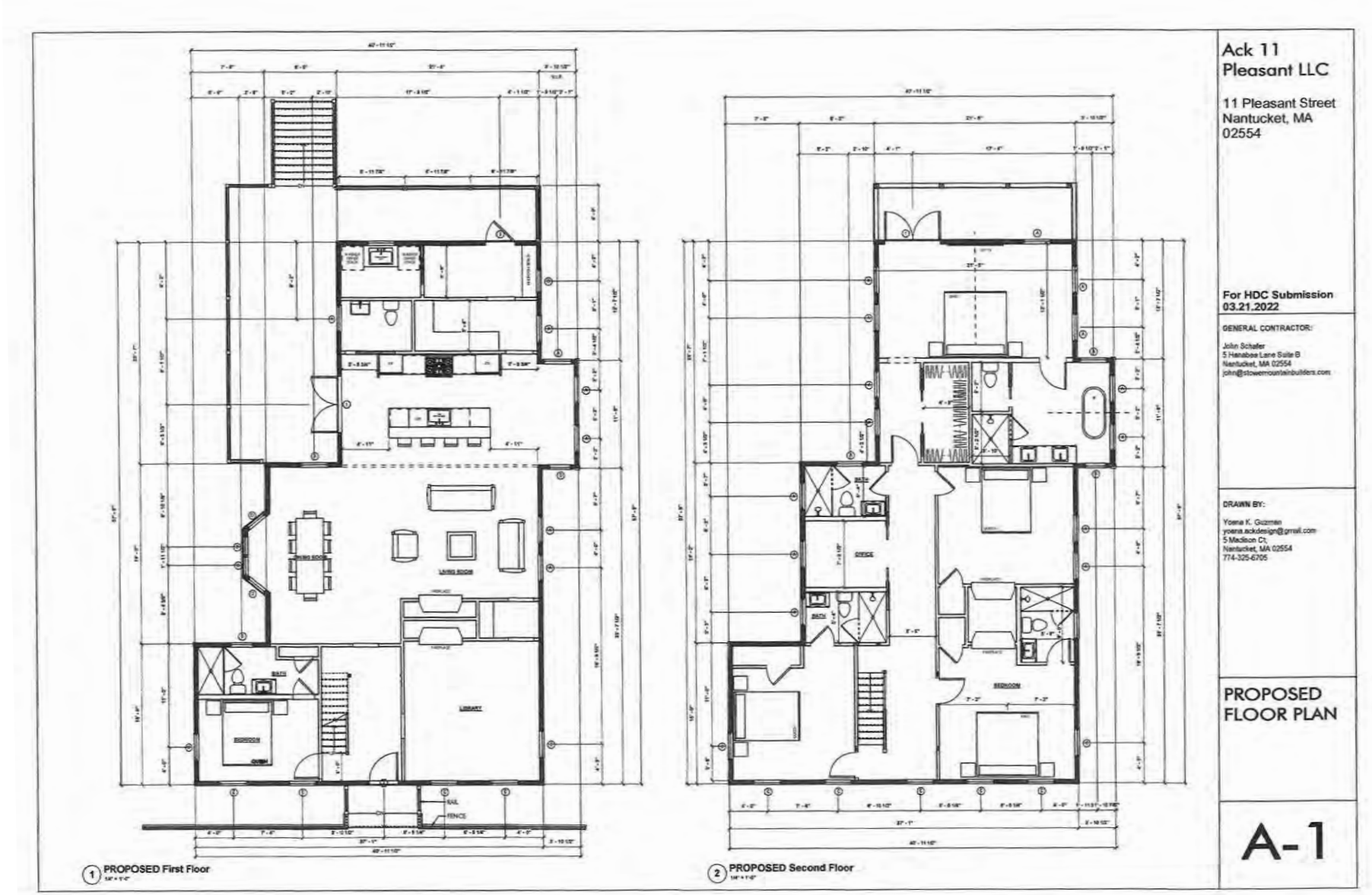
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

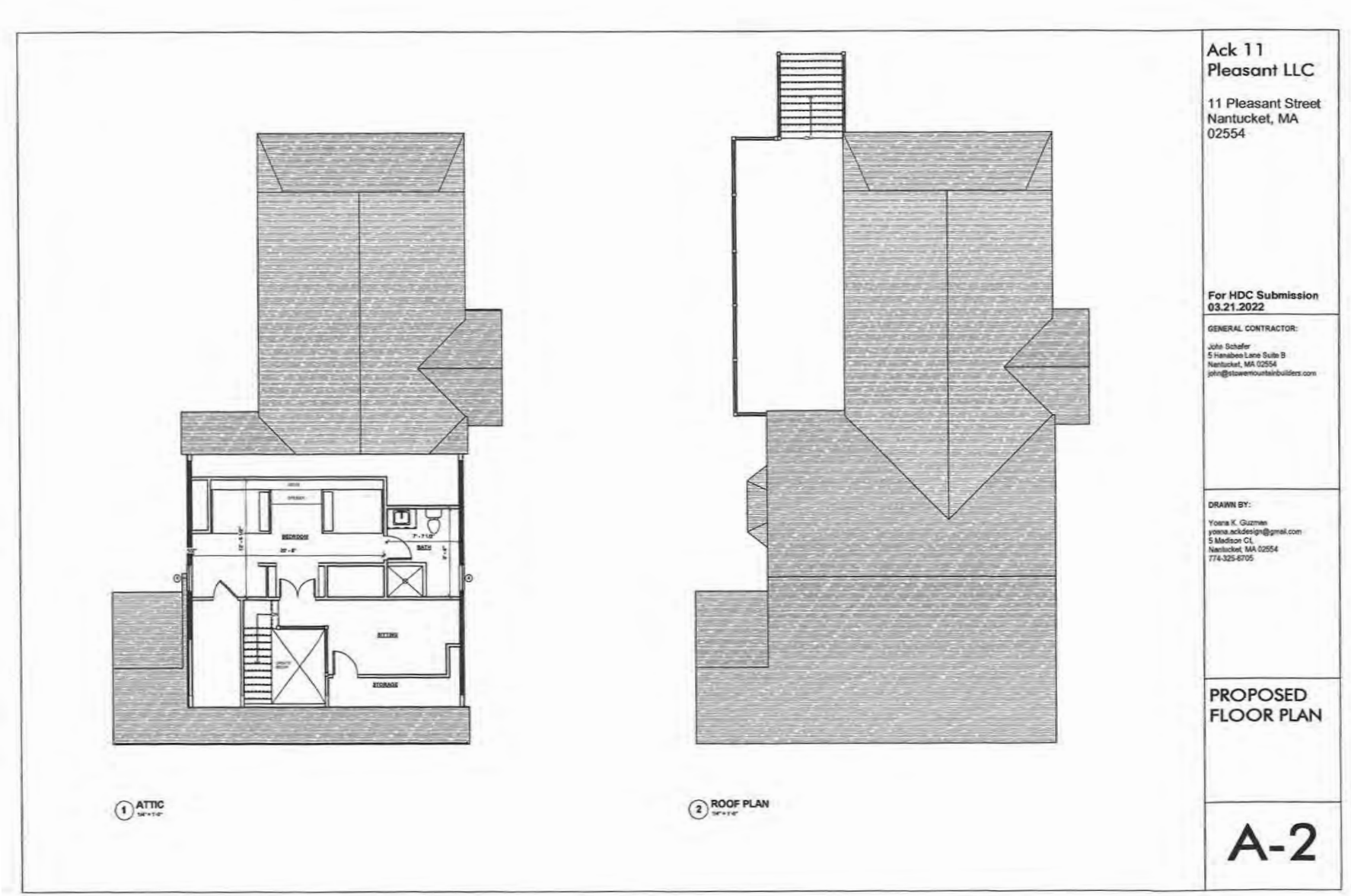
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

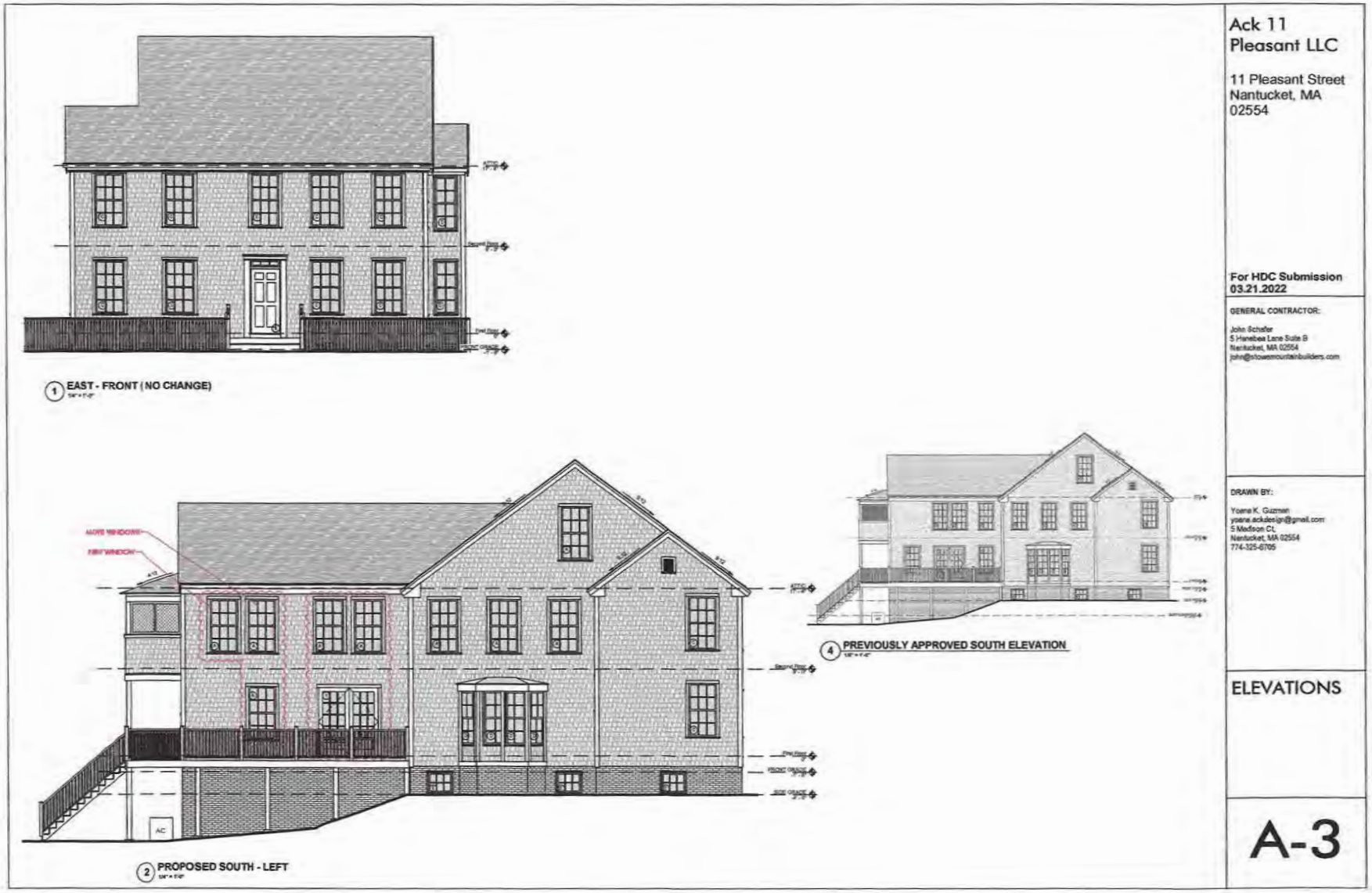
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

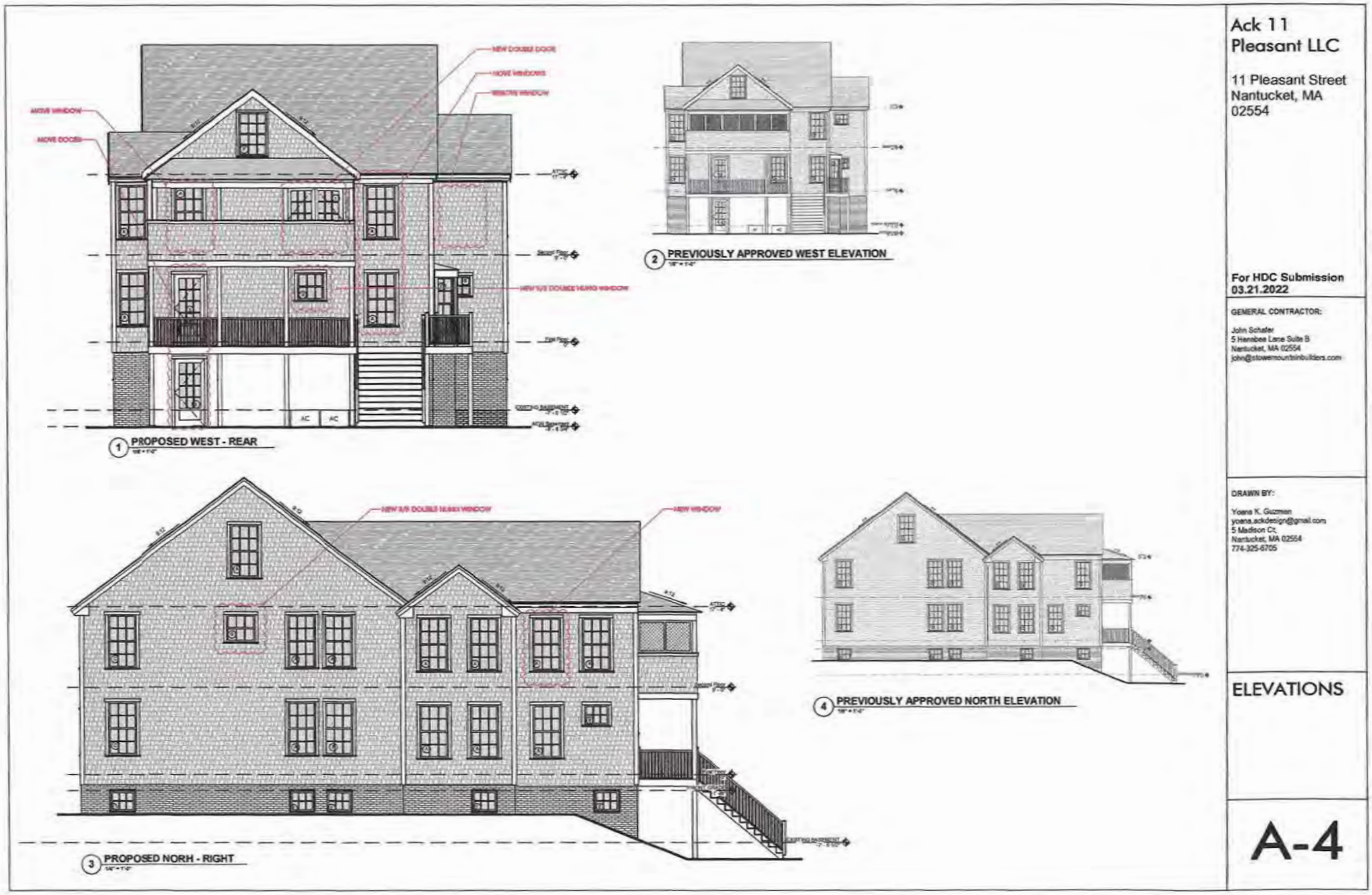
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB 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

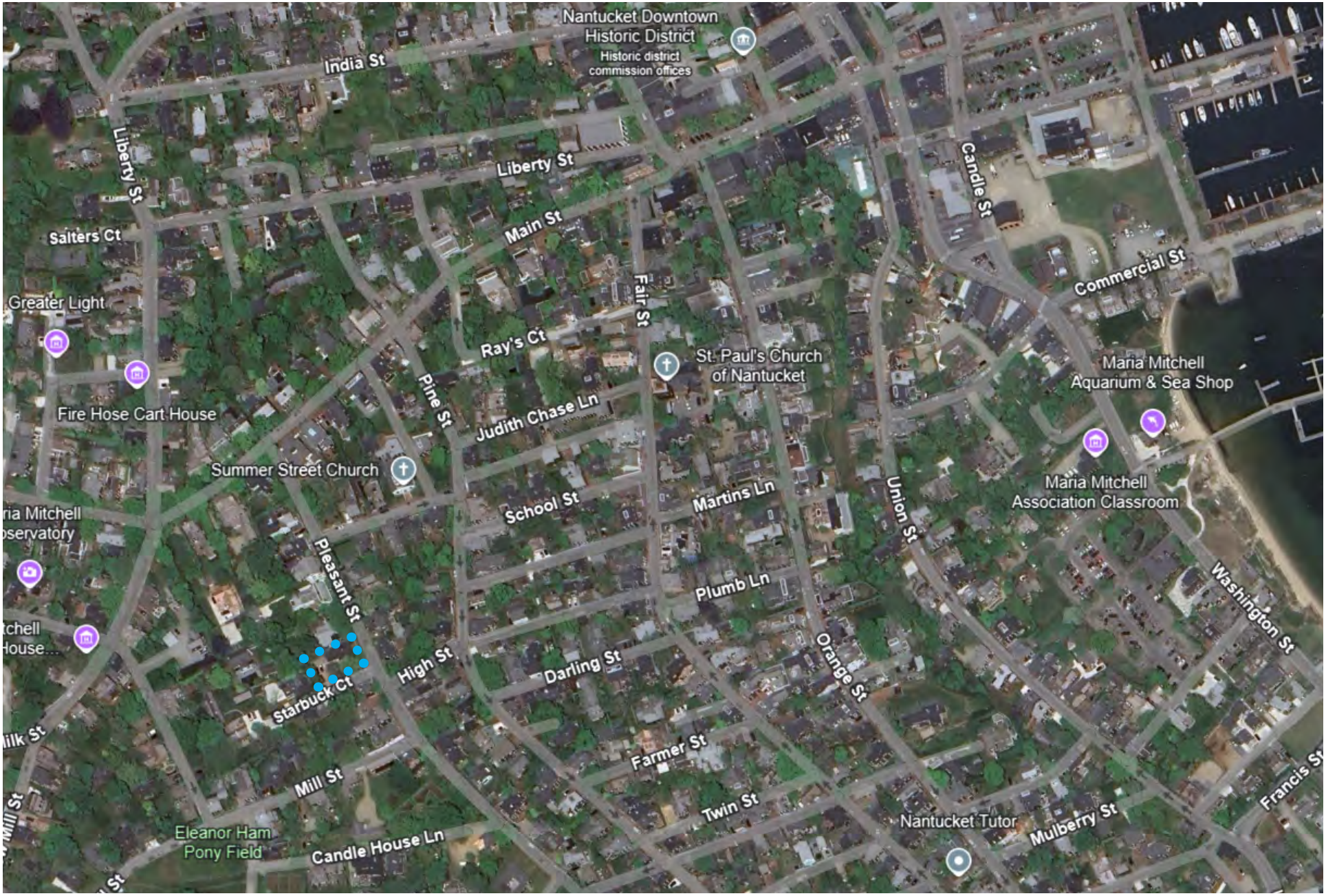
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



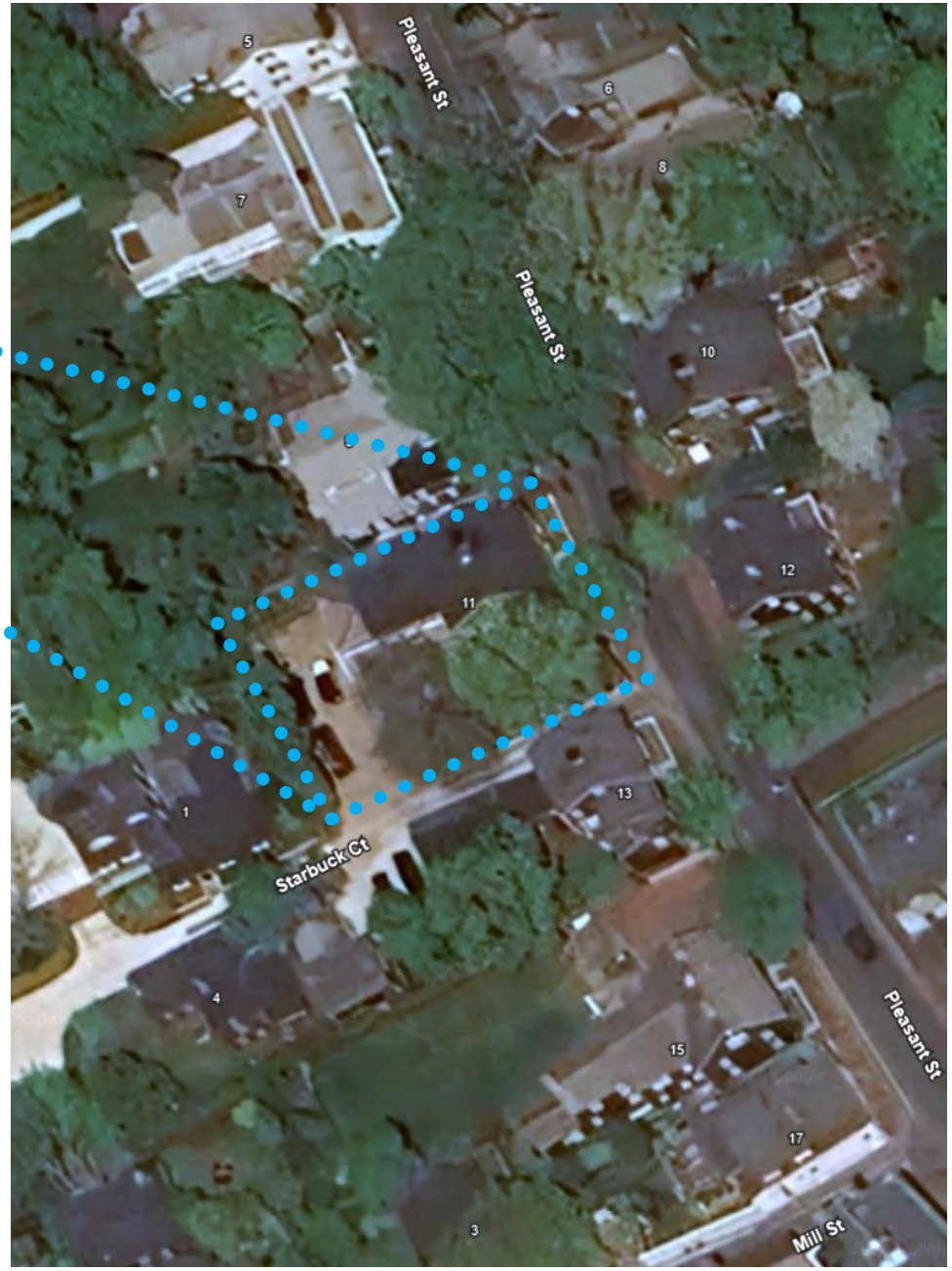
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

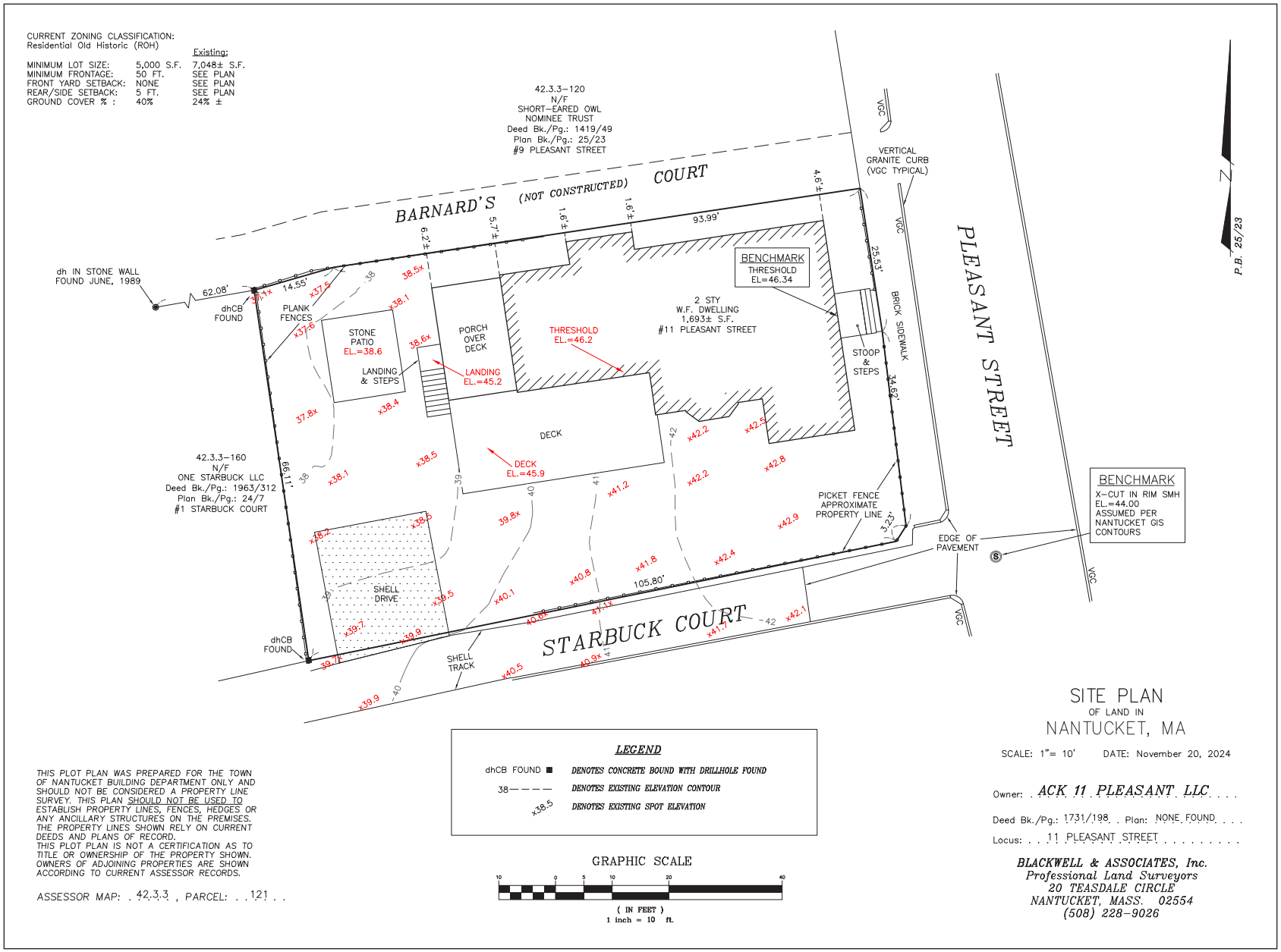
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



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



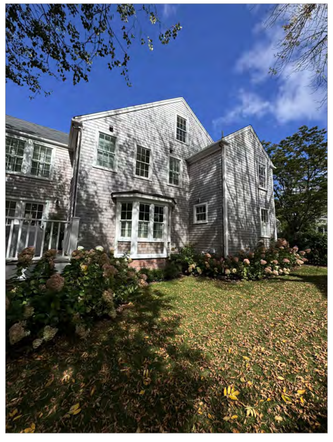
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

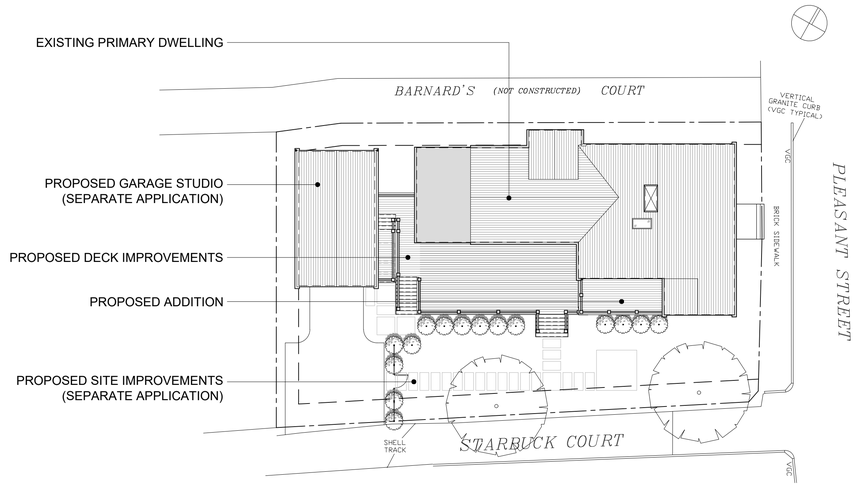


SOUTH FACADE

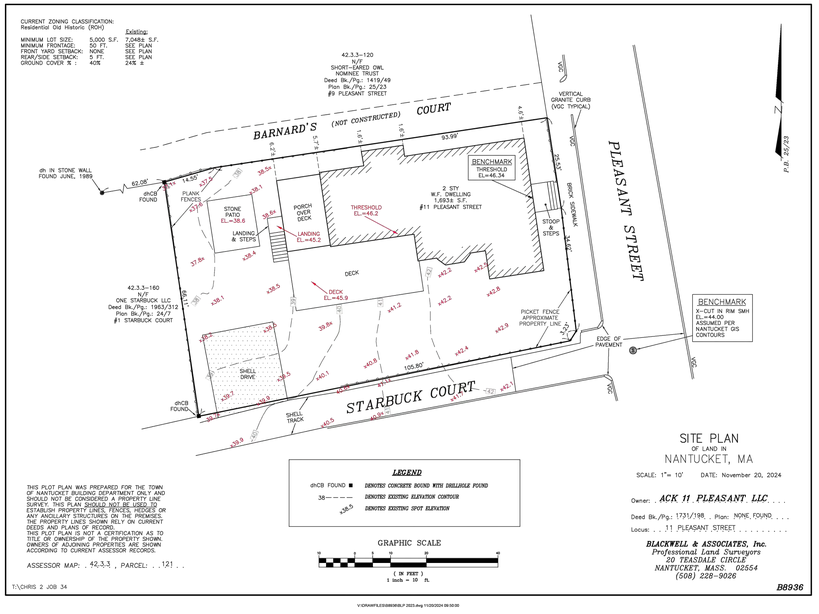


REAR YARD AND WEST FACADE

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

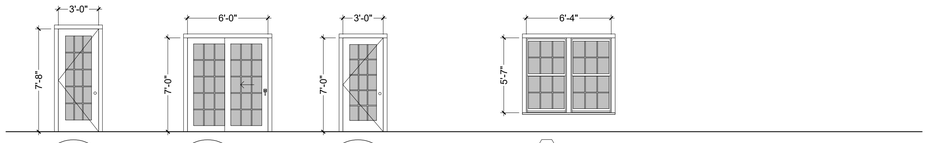
T100

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

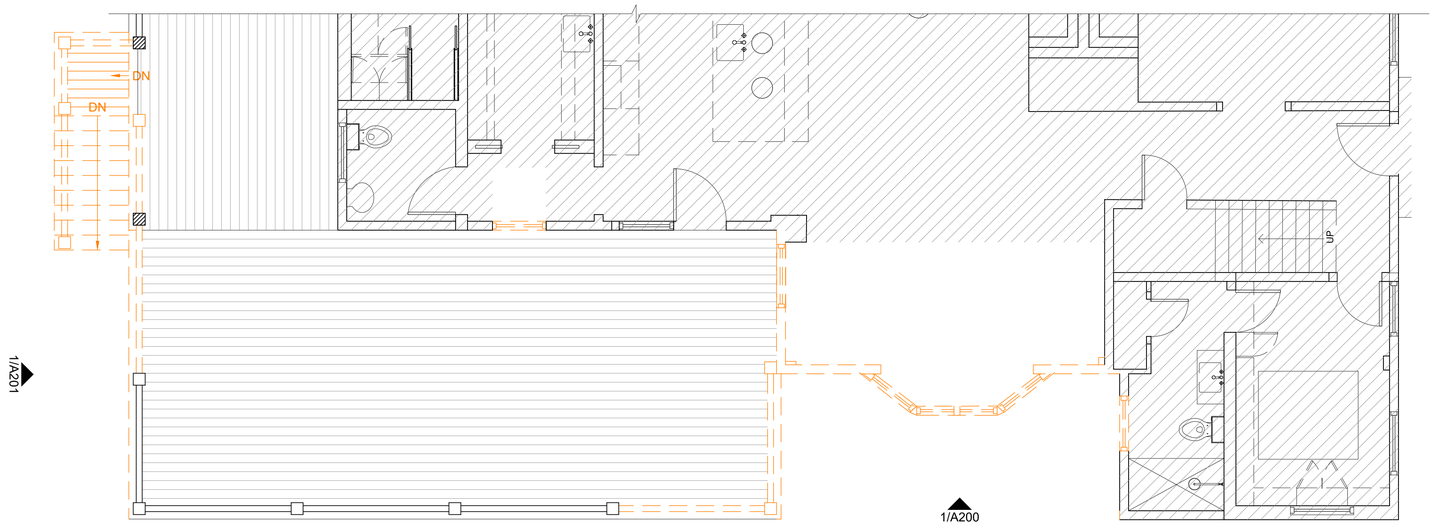
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

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...

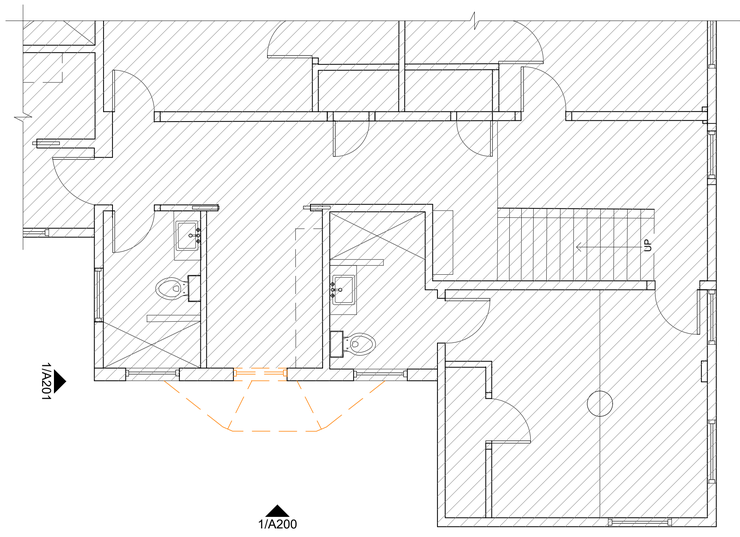
WINDOW TYPES

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

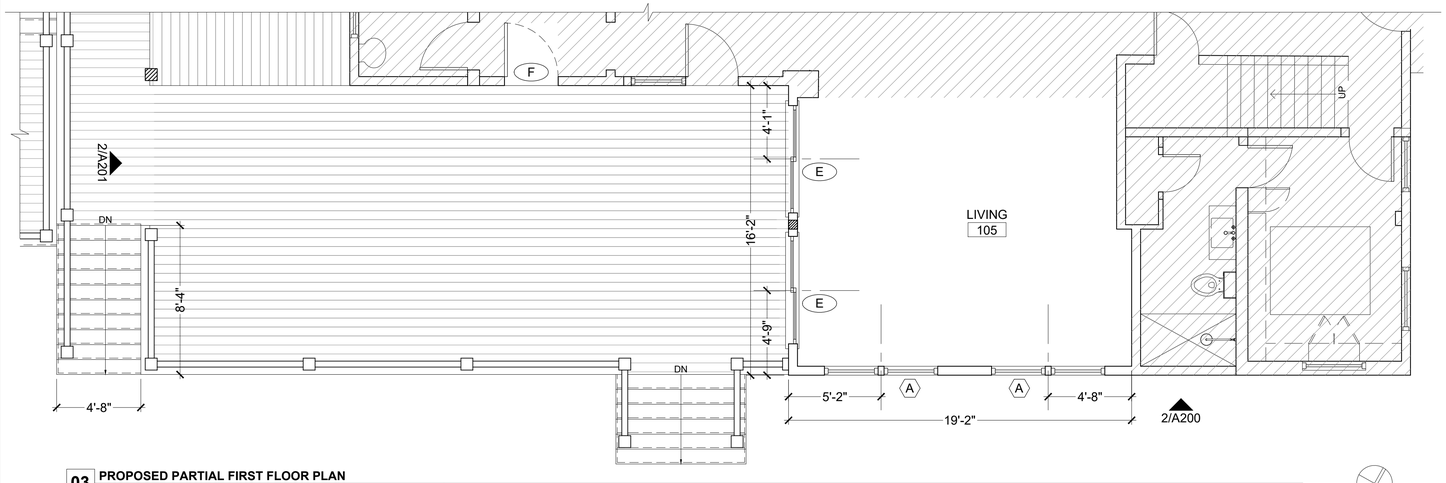
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



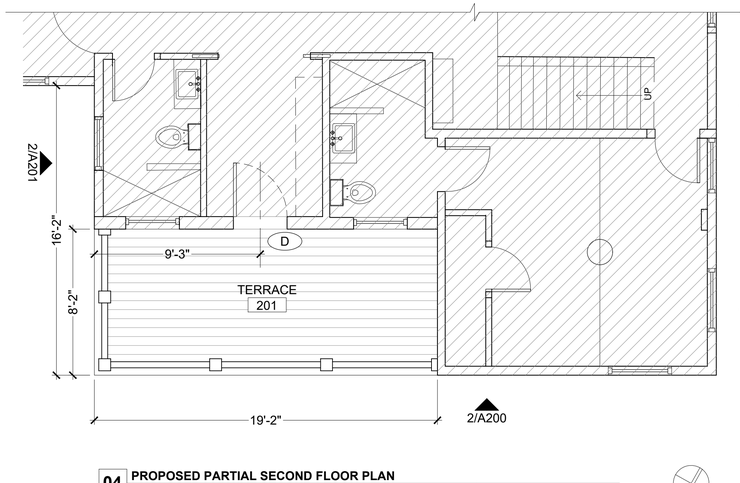
01 DEMO PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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11 PLEASANT ST
NANTUCKET, MA 02554

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CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

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

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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

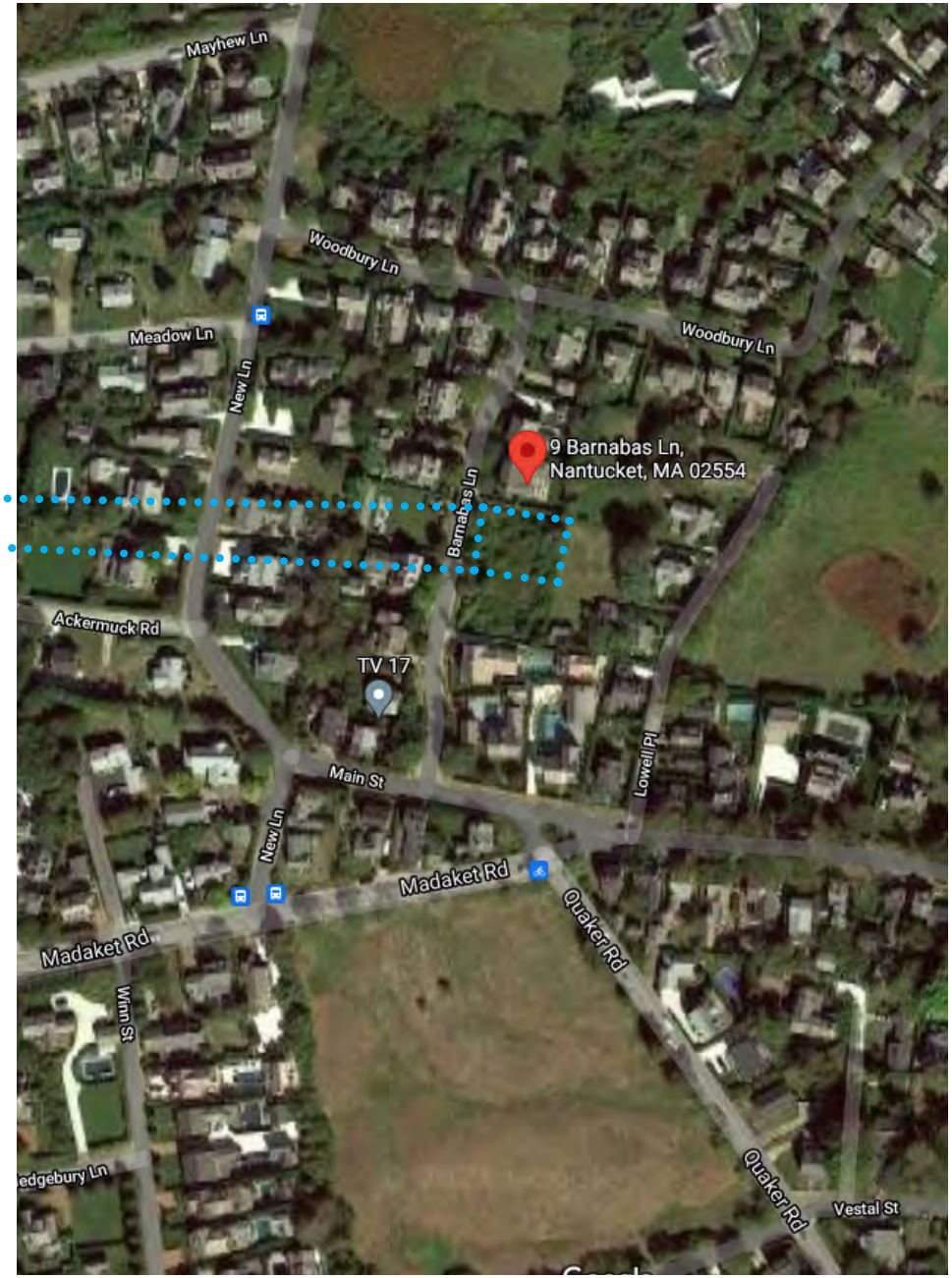
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

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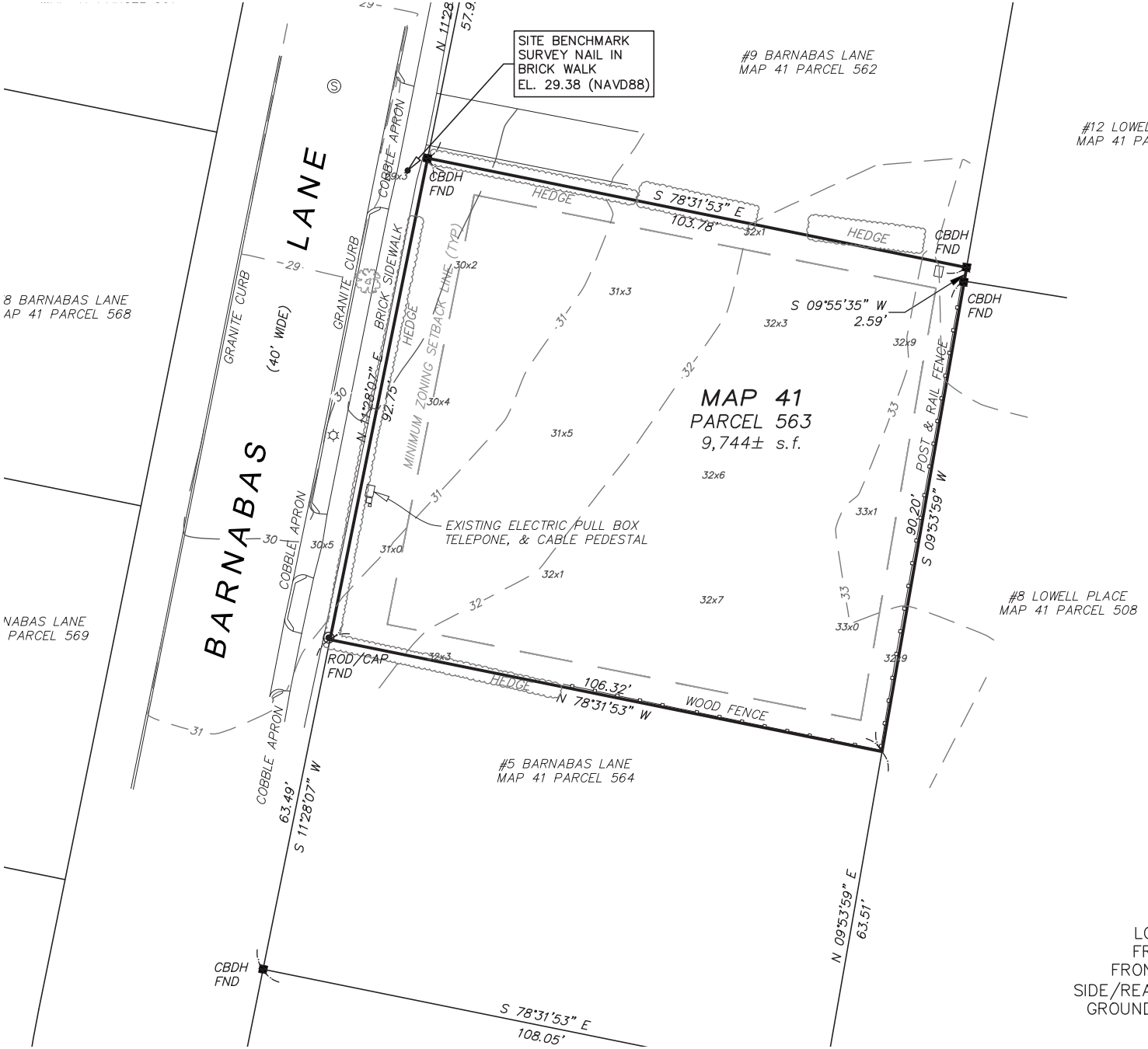
SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

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AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2022-04-8361

ISSUED: MARCH 15, 2025

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CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

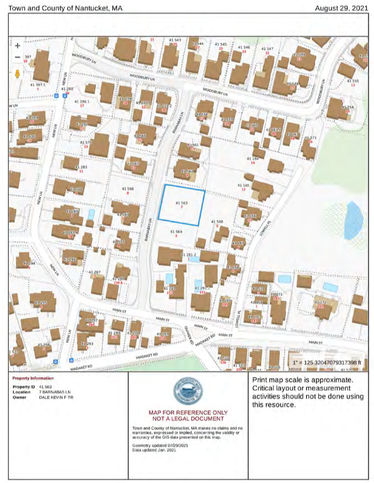


VIEW SOUTH FROM BARNABAS LN



VIEW SOUTH

GIS LOCUS MAP

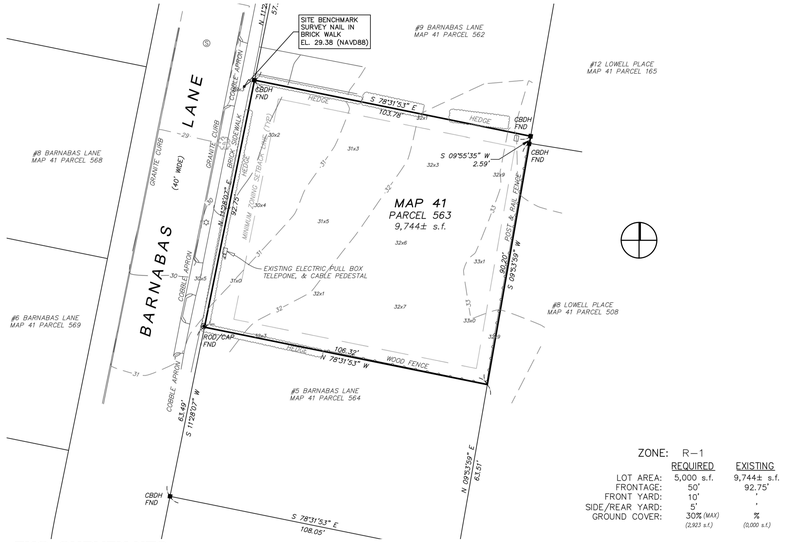


LIST OF DRAWINGS

T100	COVER SHEET
G100	GENERAL NOTES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING/LOT INFORMATION

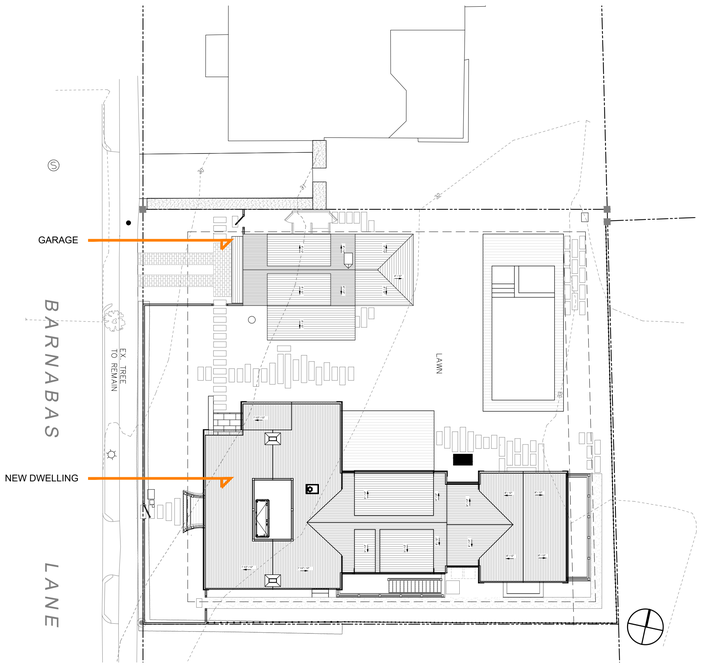
Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



ZONE: R—1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (3,000 s.f.)

EXG. SURVEY NTS



PROPOSED SITE PLAN (LANDSCAPE APPROVED UNDER SEPARATE APPLICATION)

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST
9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
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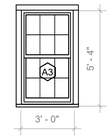
22_0929 - HDC APPROVAL

COVER SHEET

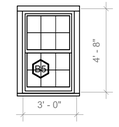
T100

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



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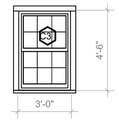
MFGR: ANDERSEN A SERIES



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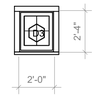
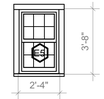
MODEL: ADH3046
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



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

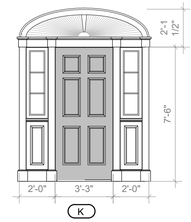
PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

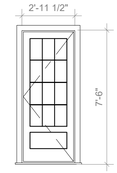
EXTERIOR COLOR: WHITE
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

DOOR LEGEND



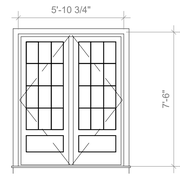
K

TYPE: ENTRY
FINISH: PAINTED ESSEX GREEN
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



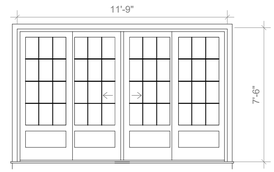
L

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

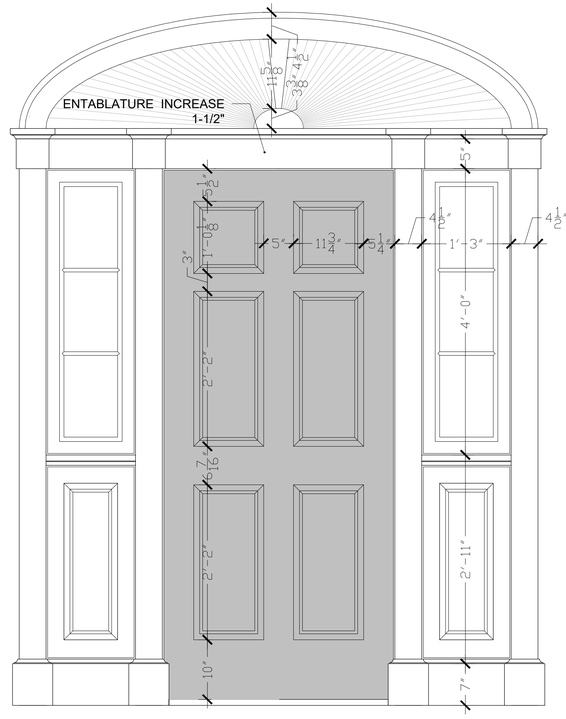


O

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"

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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.
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646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

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25_0315 - HDC REV TO PREV
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23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

GENERAL NOTES

G100

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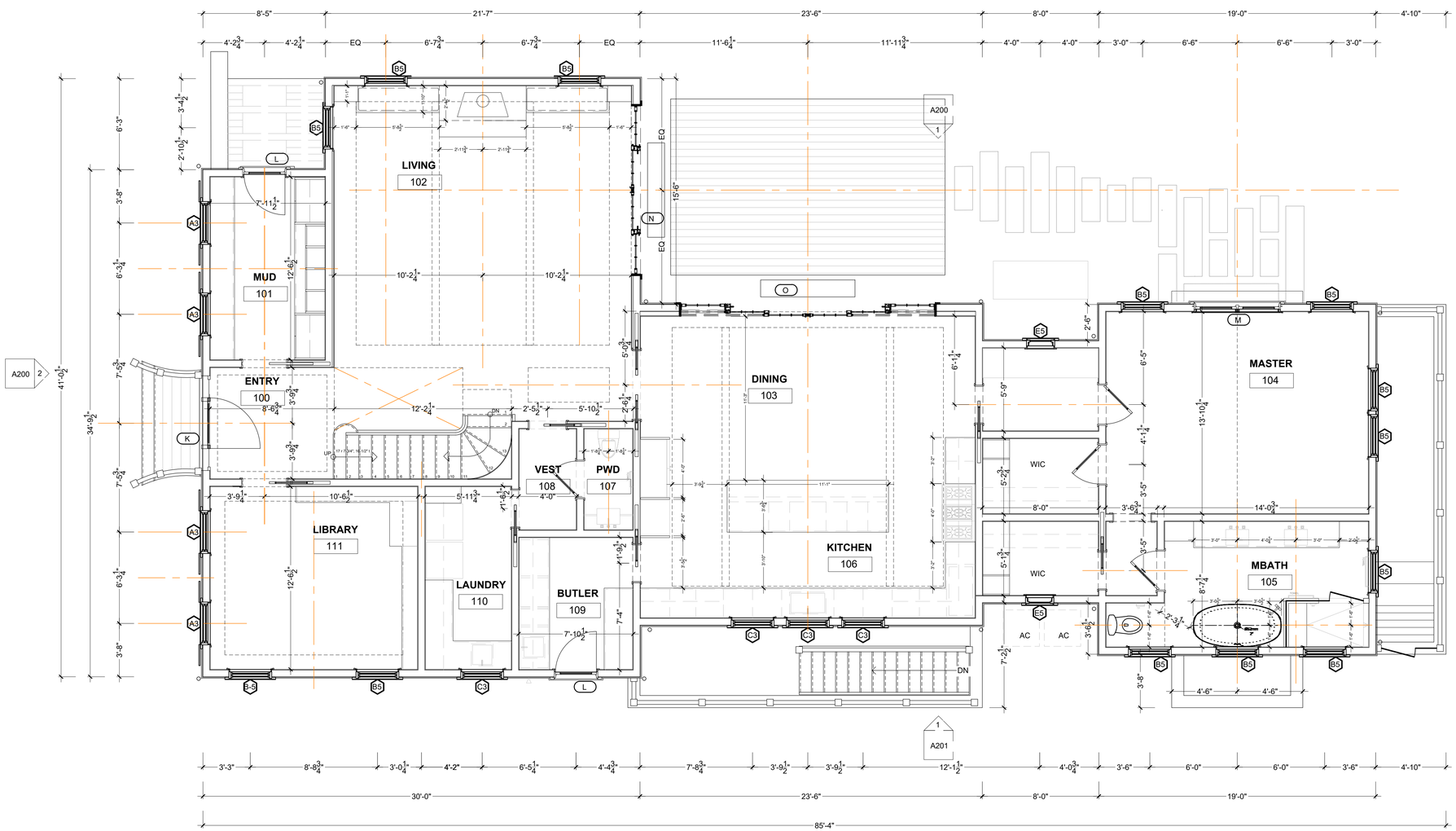
LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION (A 101)
- PLUMBING DESIGNATION (PX)
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- (SC) CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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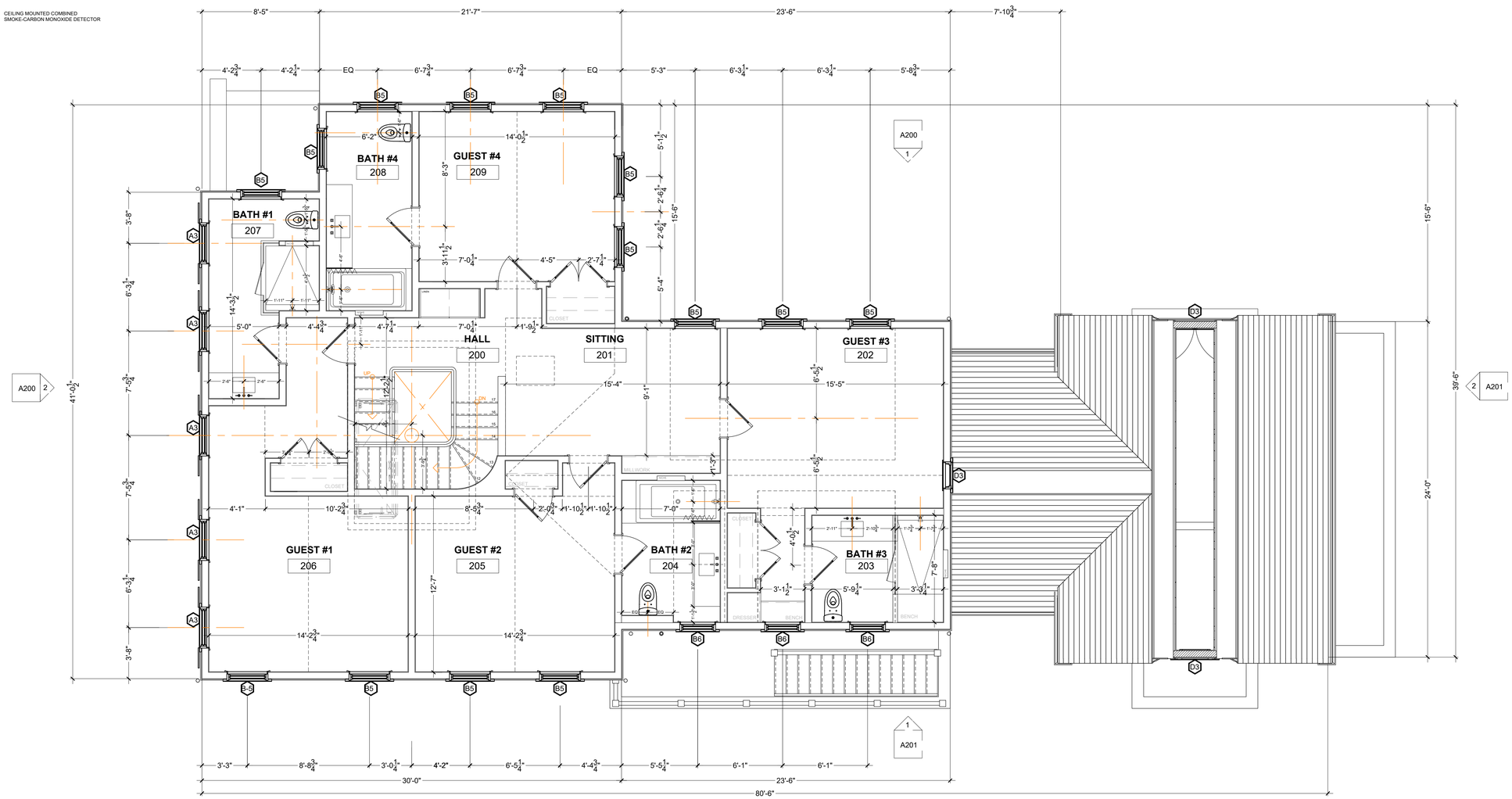
FLOOR PLANS

A101

LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PLUMBING DESIGNATION
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- SC — CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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BCL
NEW DWELLING

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FLOOR PLANS

A102

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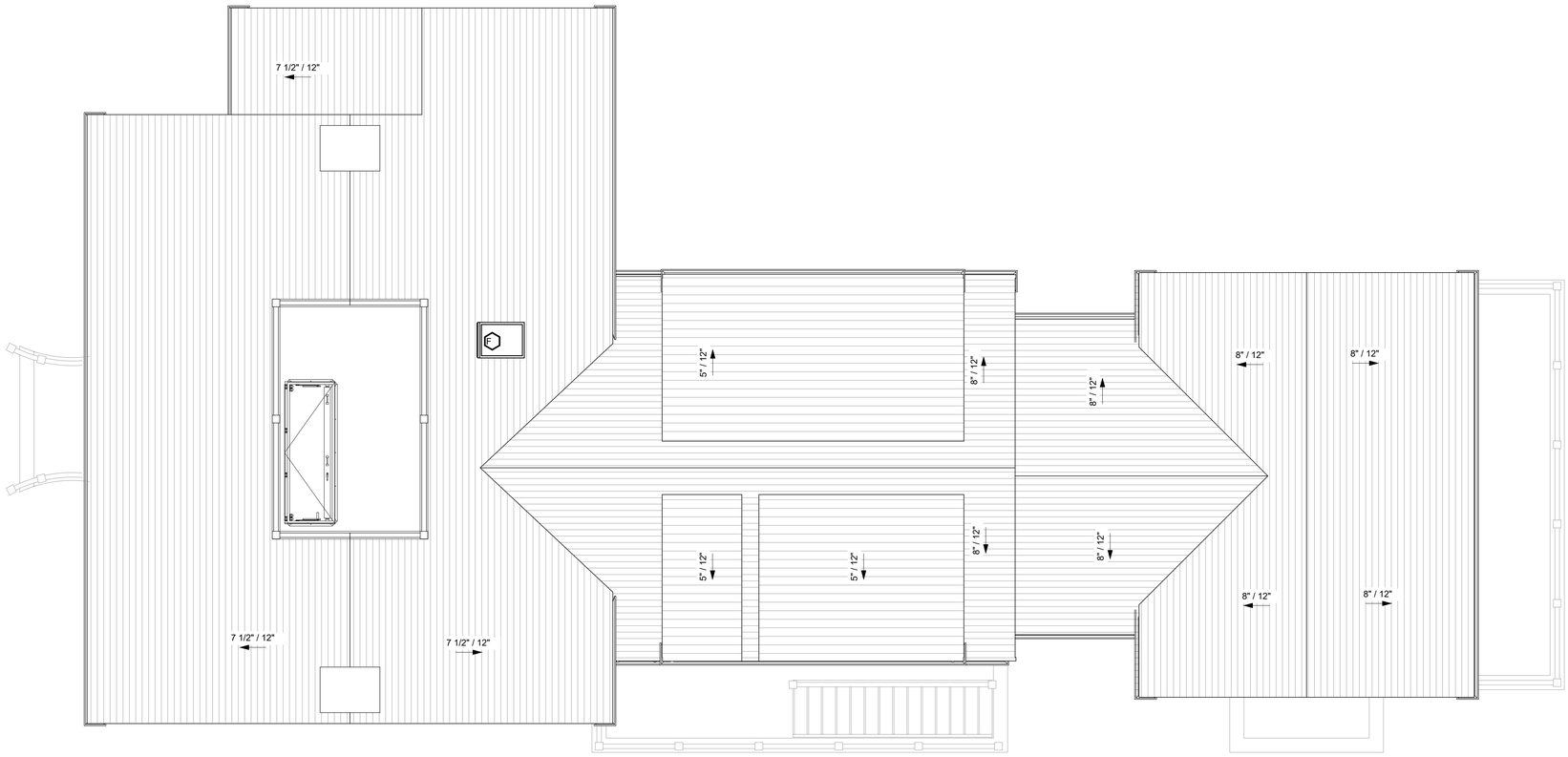

1 ROOF PLAN
1/4" = 1'-0"

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architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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ROOF PLAN

A103

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HDC APPROVED - WEST ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - NORTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"

studioPPARK
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NEW DWELLING

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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"

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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

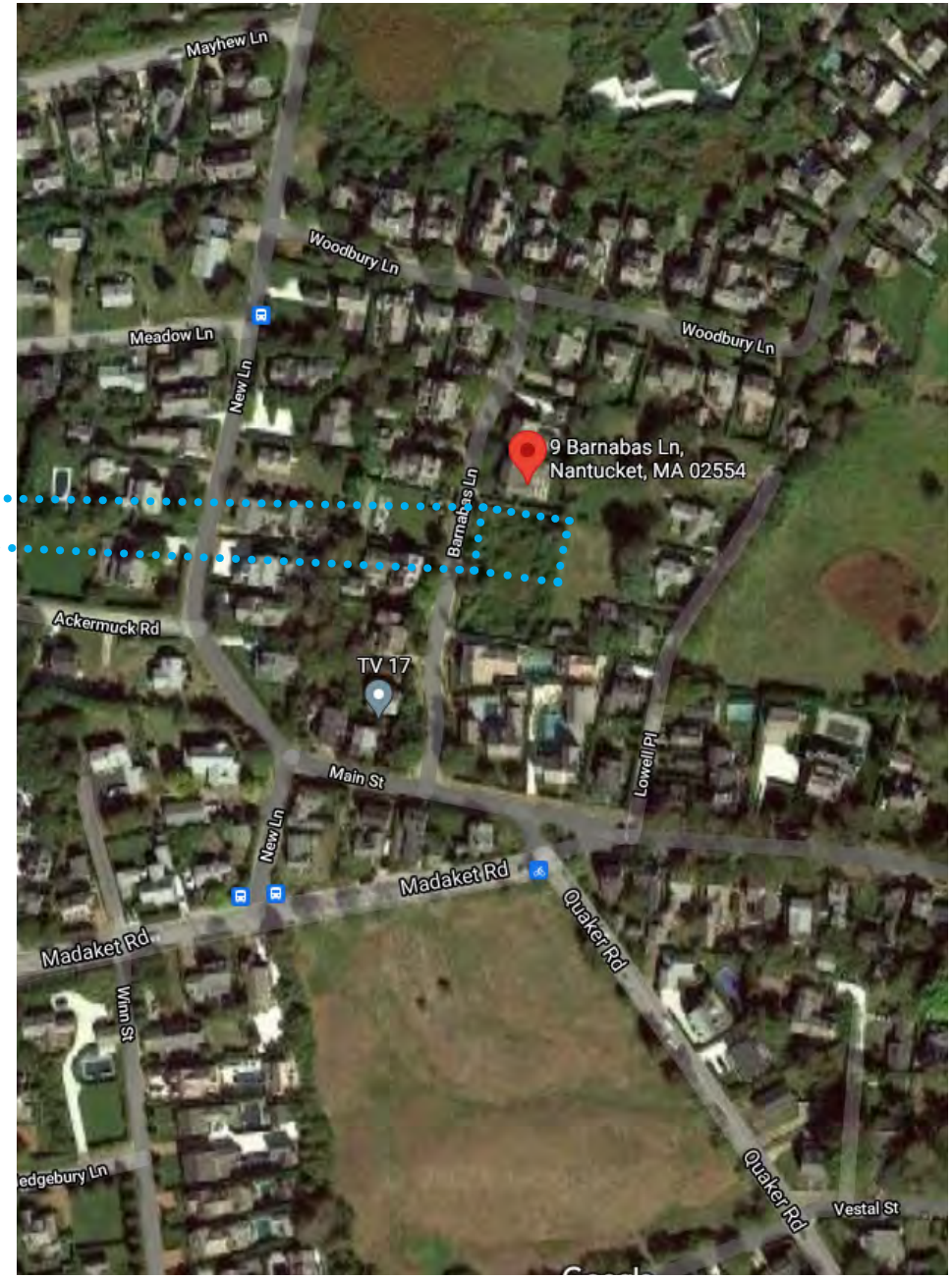
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

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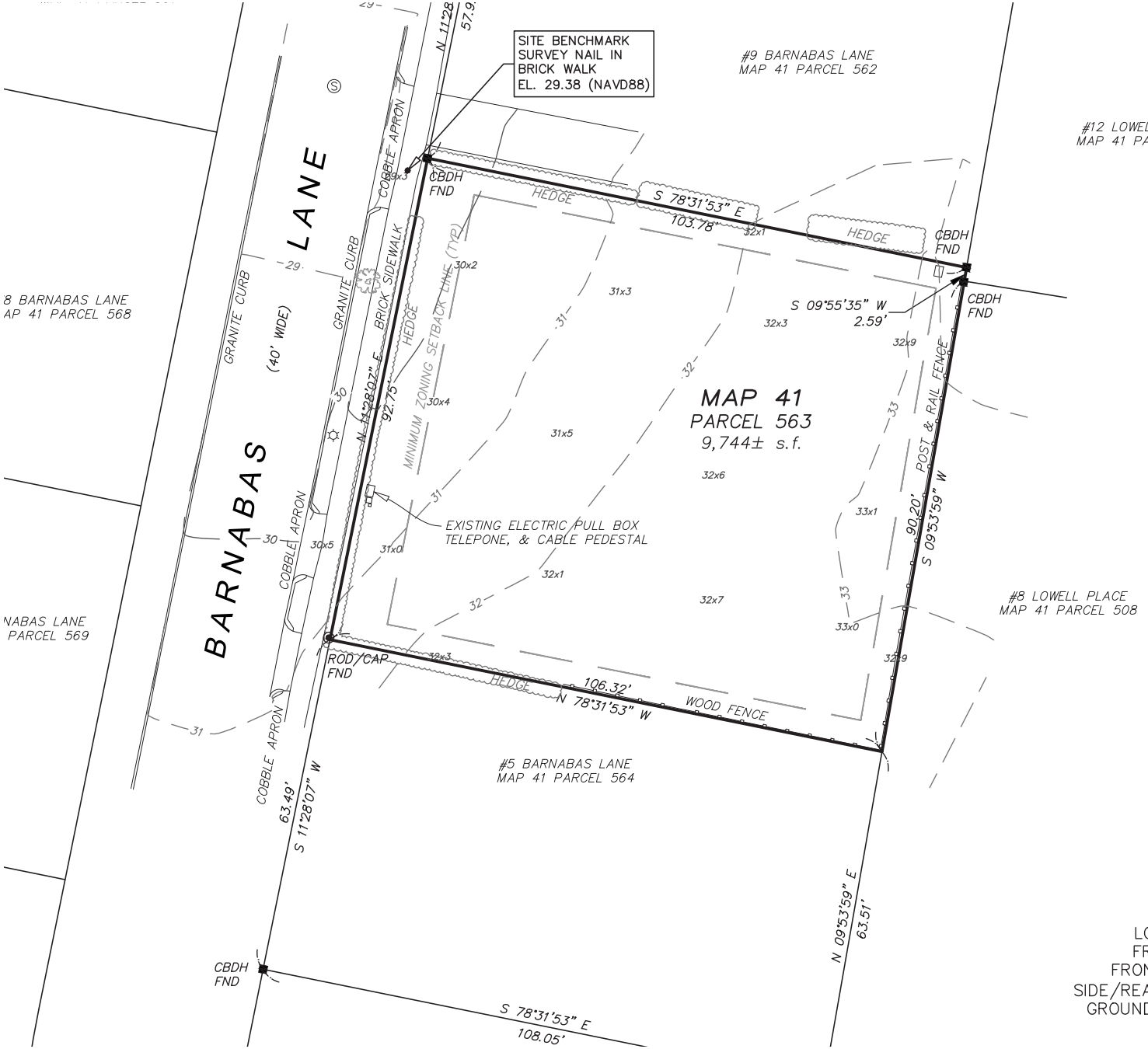
SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

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AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2023-01-7689

ISSUED: MARCH 15, 2025

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CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

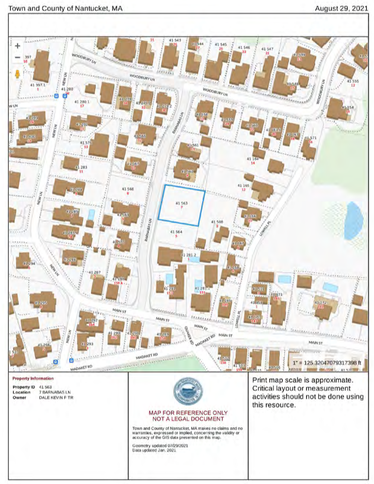


15 WOODBURY



33 WOODBURY

GIS LOCUS MAP

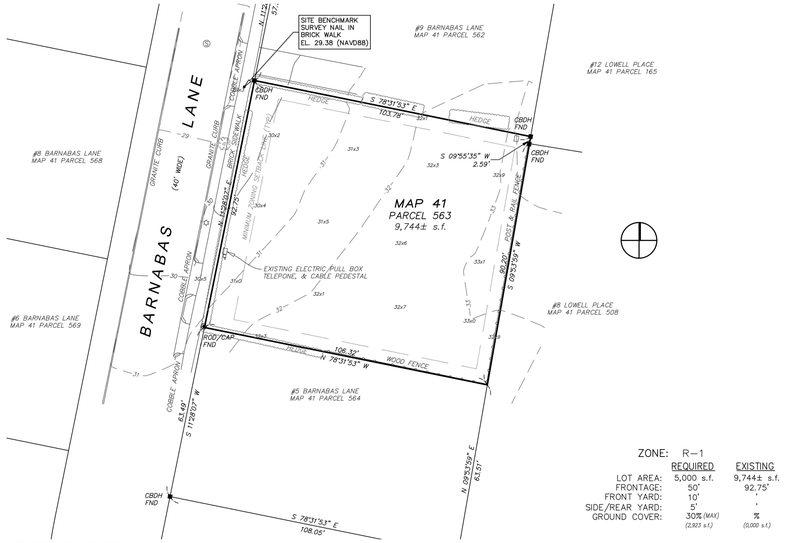


LIST OF DRAWINGS

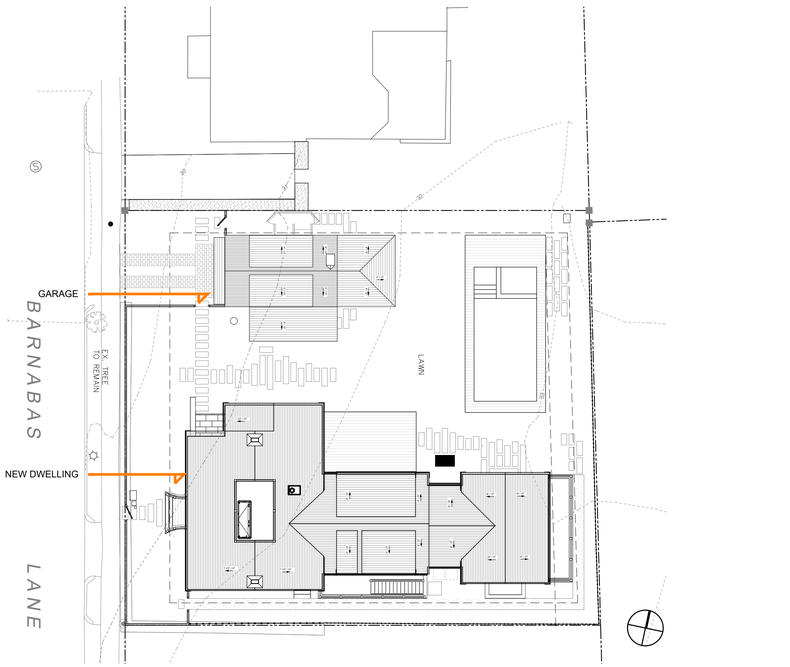
T100	COVER SHEET
A100	PROPOSED FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A200.1	STREET FACADE

ZONING/LOT INFORMATION

Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



EXG. SURVEY NTS



PROPOSED SITE PLAN (POOL, LANDSCAPE UNDER SEPARATE APPLICATION)

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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SEAL

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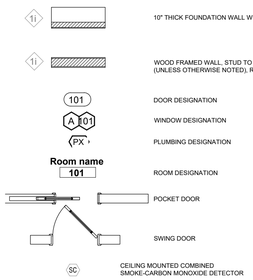
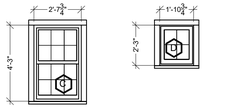
COVER SHEET

T100

LEGEND



WINDOW TYPES



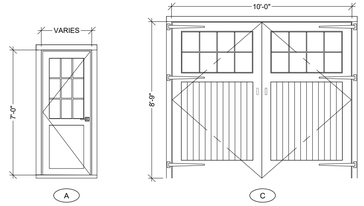
C
TYPE: 6/6 LITE
FINISH: FIBREX
ACTION: D. HUNG
MFGR: ANDERSEN 'A' SERIES

D
TYPE: 4 LITE
FINISH: FIBREX
ACTION: CASEMENT
MFGR: ANDERSEN 'A' SERIES

NOTES:

1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECIFICATIONS
5. TEMPER WINDOWS AS REQUIRED BY CODE
6. EXTERIOR COLOR: WHITE
   INTERIOR COLOR: WHITE

DOOR TYPES

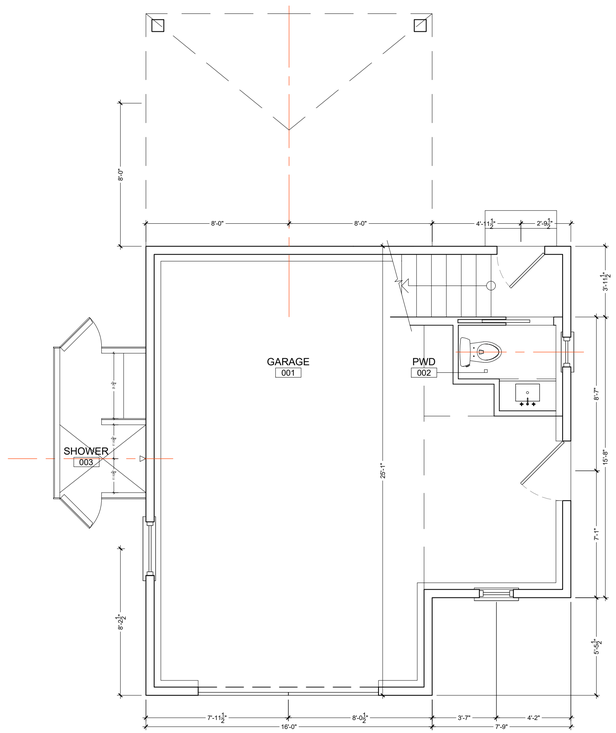


A
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

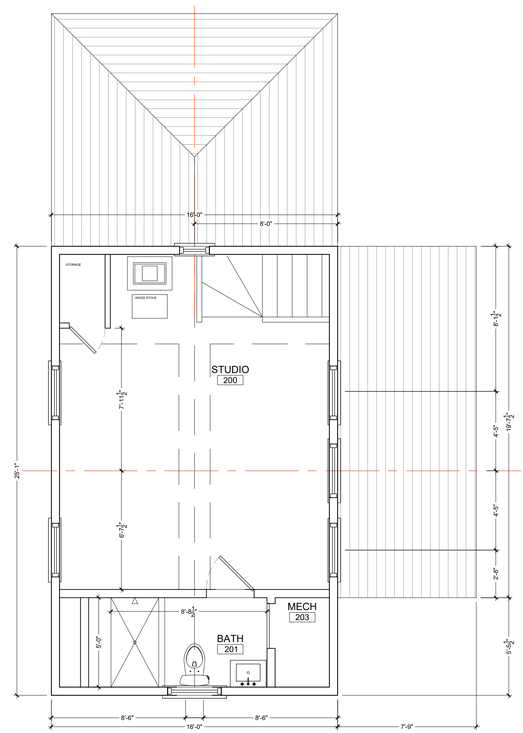
C
TYPE: EXTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

NOTES:

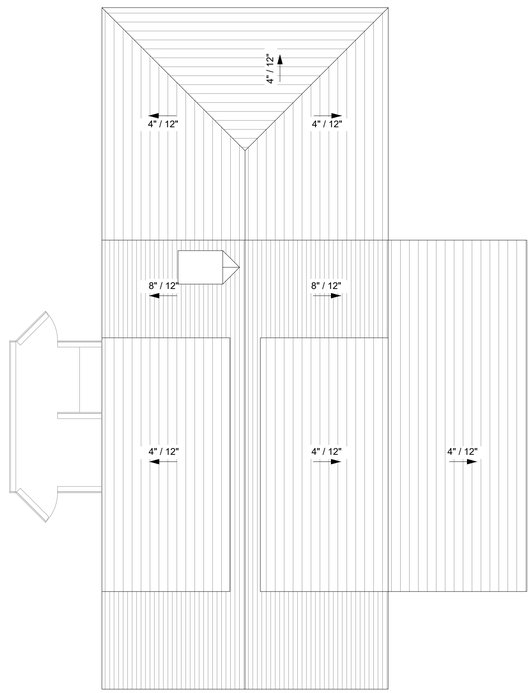
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC..



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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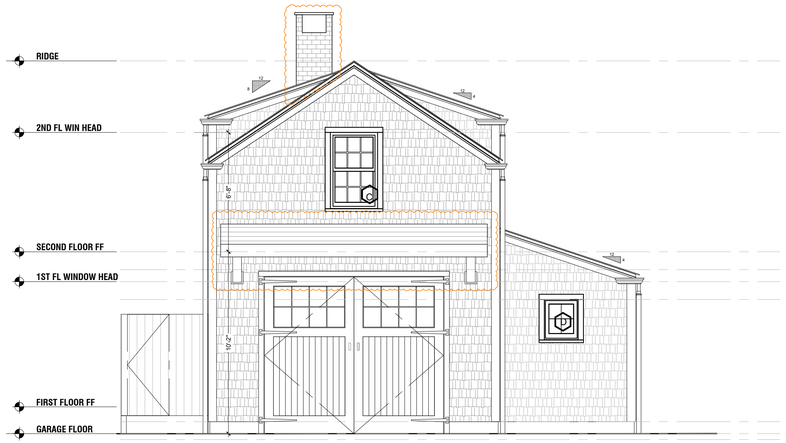
PROPOSED FLOOR PLANS

A100

HDC REVISION TO PREVIOUS - HDC 2023-01-7689
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): ADDED PENTROOF
2. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.
3. NORTH ELEVATION: SHIFT OUTDOOR SHOWER WEST



01 PROPOSED WEST ELEVATION
SCALE: **1/4" = 1'0"**



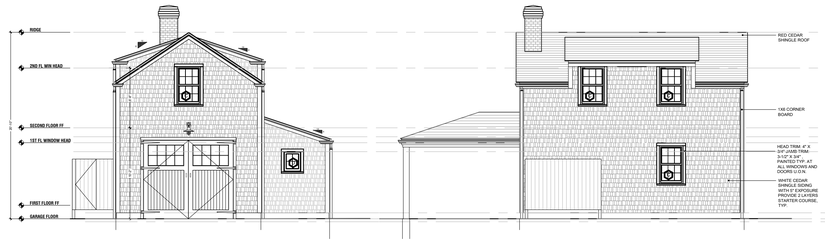
02 PROPOSED NORTH ELEVATION
SCALE: **1/4" = 1'0"**



03 PROPOSED EAST ELEVATION
SCALE: **1/4" = 1'0"**

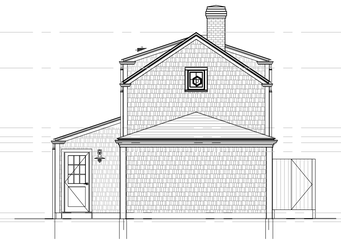


04 PROPOSED SOUTH ELEVATION
SCALE: **1/4" = 1'0"**

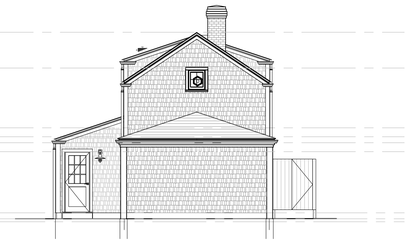


X1 PREVIOUS HDC APPROVED ELEVATION WEST
SCALE: **1/8" = 1'0"**

X2 PREVIOUS HDC APPROVED ELEVATION NORTH
SCALE: **1/8" = 1'0"**



X3 PREVIOUS HDC APPROVED ELEVATION EAST
SCALE: **1/8" = 1'0"**



X4 PREVIOUS HDC APPROVED ELEVATION SOUTH
SCALE: **1/8" = 1'0"**

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PROPOSED EXTERIOR ELEVATIONS

A200



9 BARNABAS (EXISTING)

7 BARNABAS GARAGE (APPROVED)

7 BARNABAS DWELLING (APPROVED)

02 PREVIOUSLY PROPOSED STREET SCAPE VIEW EAST
SCALE: 1/4" = 1'0"



9 BARNABAS (EXISTING)

7 BARNABAS GARAGE (PROPOSED)

7 BARNABAS DWELLING (PROPOSED)

01 PROPOSED STREET SCAPE VIEW EAST
SCALE: 1/4" = 1'0"

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BCL
GARAGE / STUDIO

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PROPOSED
STREETSCAPE

A200.1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 16 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage/Studio ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 588 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 442 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____
Height of ridge above final finish grade: North 21' 4" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation New Garage/Studio
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 6 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other fixed
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Green Mountain

Doors* (type and material): ☑ TDL ☐ SDL Front 9 light 2 panel Rear _____ Side _____
Garage Door(s): Type overhead Material wood - painted

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Grey - to match main house
Trim Platinum Gray Sash Cottage red Doors Cottage red
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

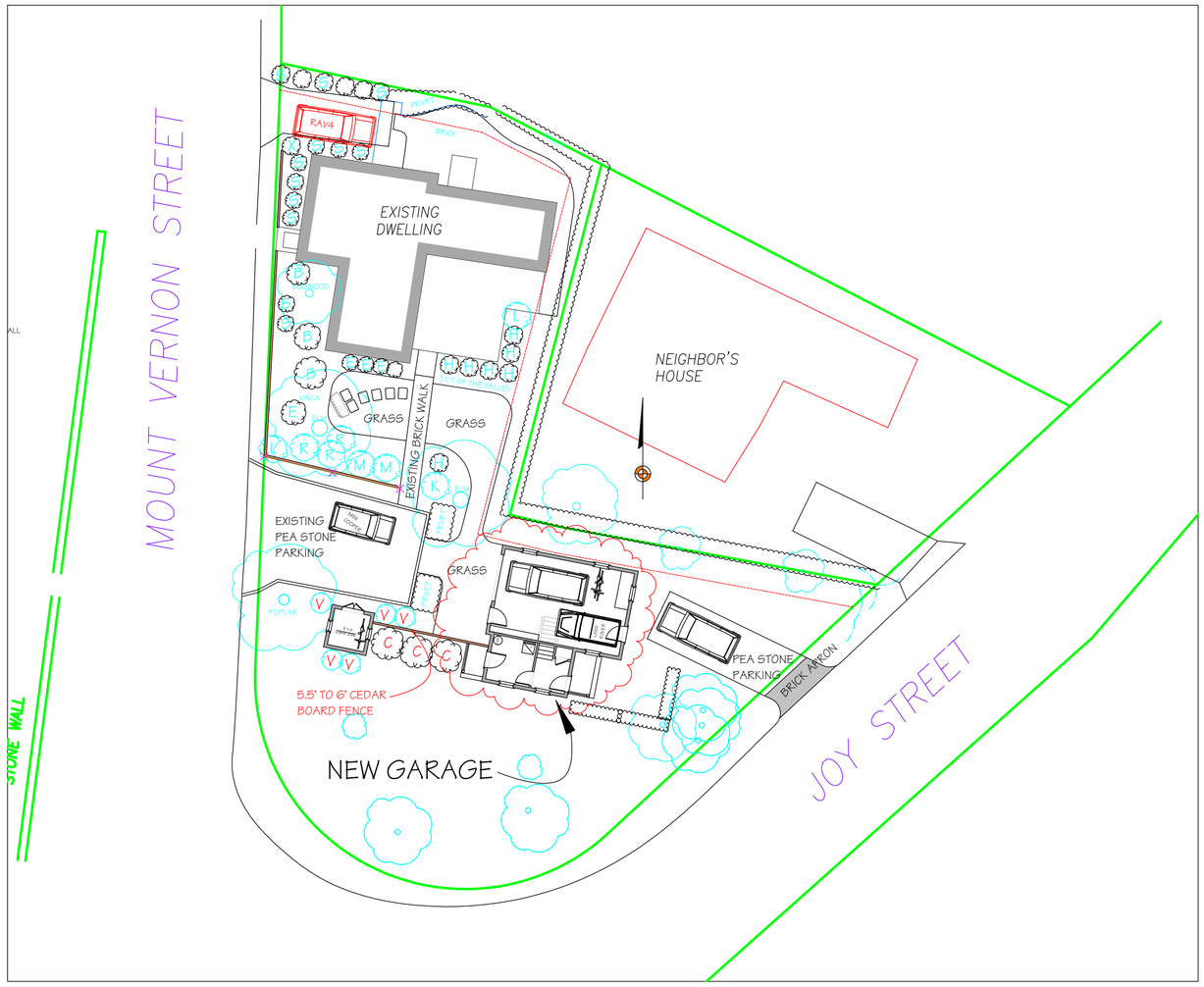
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/2025 Signature of owner of record [signature] - agent Signed under penalties of perjury

THE ROWLAND BARN
18 MOUNT VERNON ST.
NANTUCKET, MA 02554

MAP & PARCEL: 55.4.4 / 32.1
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 10,077 s.f.
GROUND COVER RATIO: 40 %
EXISTING GROUND COVER: +/-1,143 s.f.
PROPOSED NEW GROUND COVER: 588 s.f.
TOTAL GROUND COVER: 1,731 s.f.
ALLOWABLE GROUND COVER: 4,030 s.f.





MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

COVER SHEET
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A



FROM SOUTH-WEST



FROM SOUTH

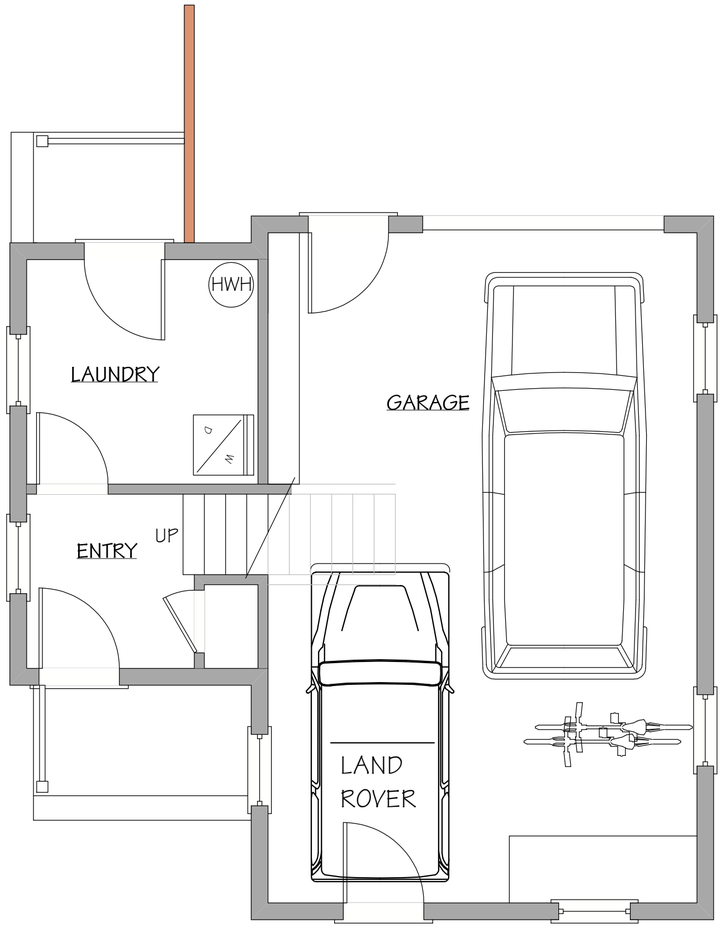


EXISTING HOUSE



FROM WEST

SECOND FLOOR



FIRST FLOOR

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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REVISIONS:

FLOOR PLANS
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN

18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

1



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Rowland Barn/Apartment - Window Schedule 3/13/2025

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Comments	Quant.
WINDOWS							
A	2-4 x 4-5		Green Mtn	12/12 Dbl hng	Single		4
B	2-8 x 2-6		Green Mtn	12 lite fixed	Single		4
C	2-4 x 2-4		Green Mtn	12 lite fixed	Single		2
D	2-8 x 1-8		Green Mtn	8 lite fixed	Single		2
E	2-8 x 4-9		Green Mtn	12/12 Dbl hng	Single		2
DOORS							
1	3-0 x 6-8		Custom	batten with transo	single		1
2	3-0 x 6-8		Simpson	6 lite	single		3
3	9-0 x 7-0		Overhead	batten overhead	single		1

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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REVISIONS:

ELEVATIONS
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN

18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

2

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 18 Mount Vernon St.

Tax Map Number: 55.4.4 Parcel Number: 32.1

Owner of Record: Milton & Roberta Rowland

Description of Proposal: New Garage/Studio

Anticipated HDC Submission Date: 3/15/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Milton & Roberta Rowland.....

MAILING ADDRESS..15 Deer Run Rd.....

PROPERTY LOCATION..16 Mount Vernon St.....

ASSESSORS MAP/PARCEL..55.4.4/32.1.....

SUBMITTED BY:..Ben Wormond.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 13, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.13 15:37:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

PROSPECT HILL CEMETARY ASSN
PO BOX 3066
NANTUCKET, MA 02584

KAPLIN JAMIE B TR
JAMIE B KAPLIN TRUST
13300 TWILIGHT TRAIL PLACE NE
ALBUQUERQUE, NM 87111

STRAIN ANNE P TRST ETAL
8 PARK AVENUE
RED HOOK, NY 12571

WHELDEN ERNEST E TR
PO BOX 454
NANTUCKET, MA 02554

9589 0710 5270 1006 2242 44

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™
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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
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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

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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.

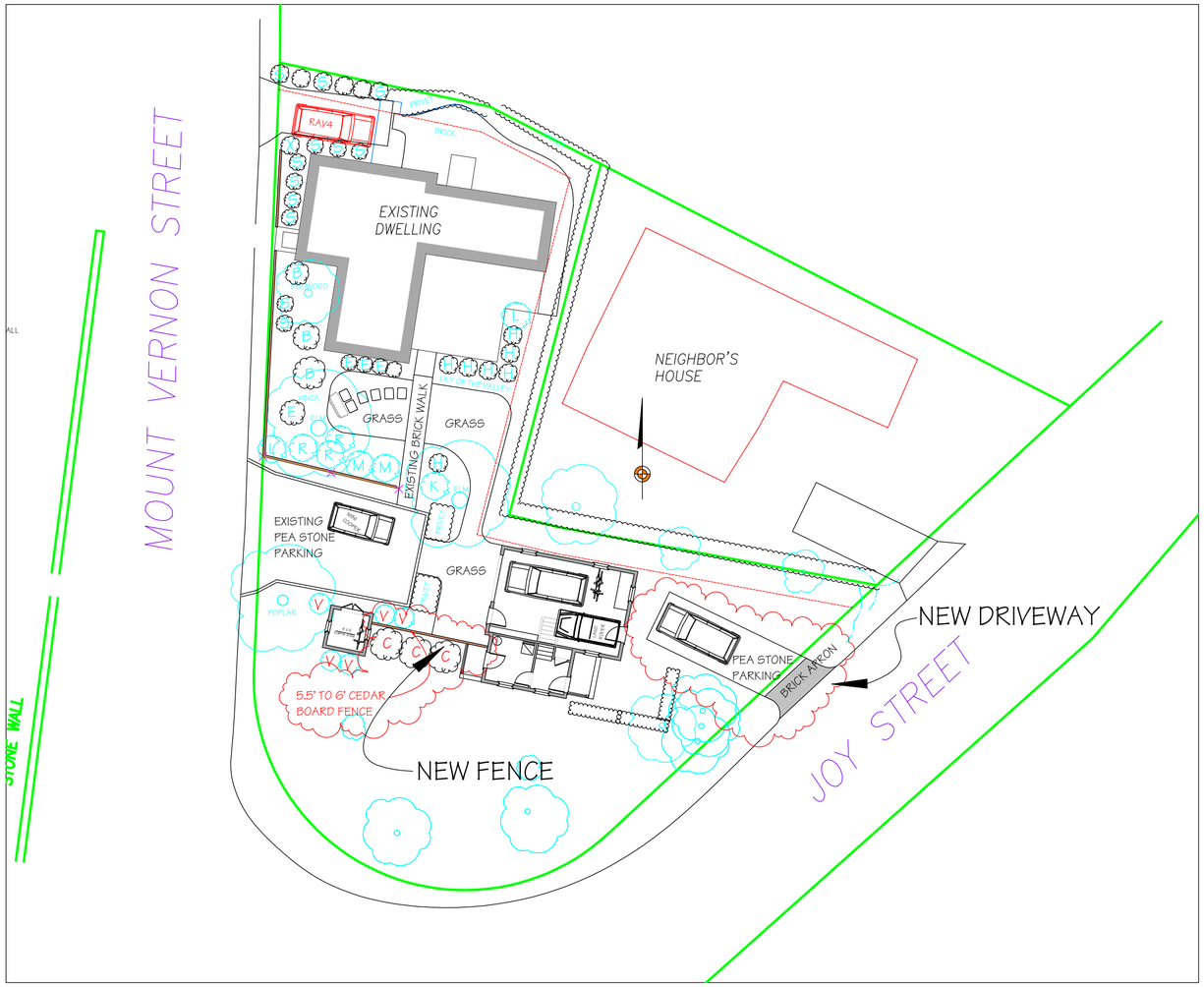
COLORS

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

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REVISIONS:

HARDSCAPE PLAN
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

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™
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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.

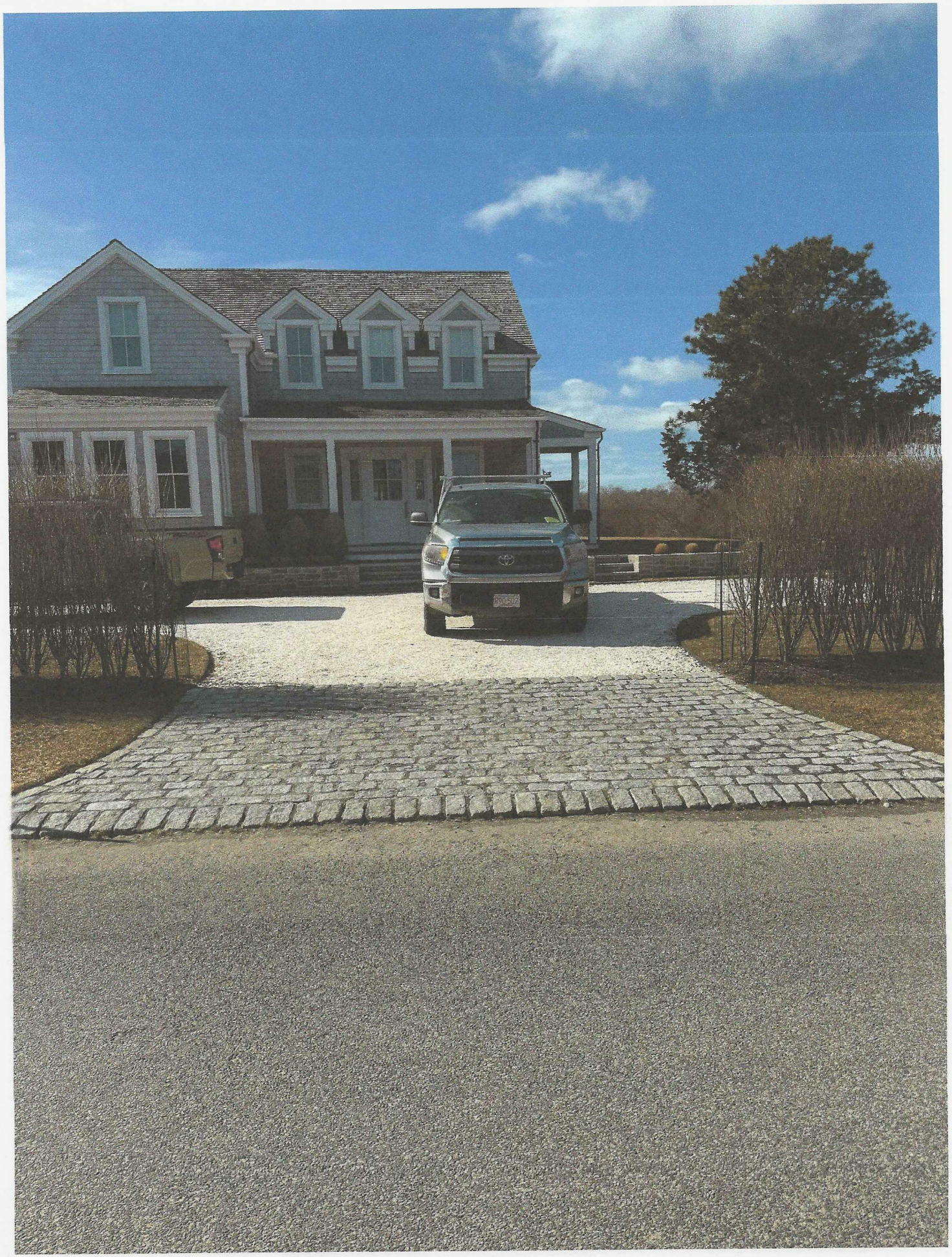
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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



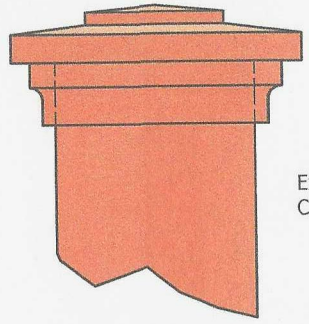



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

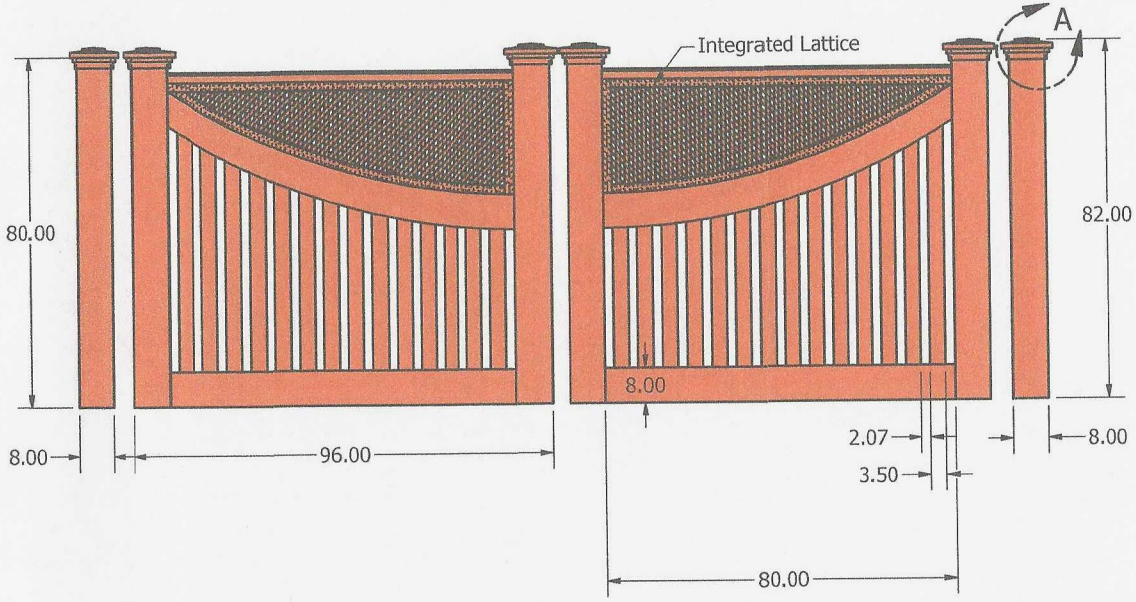

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

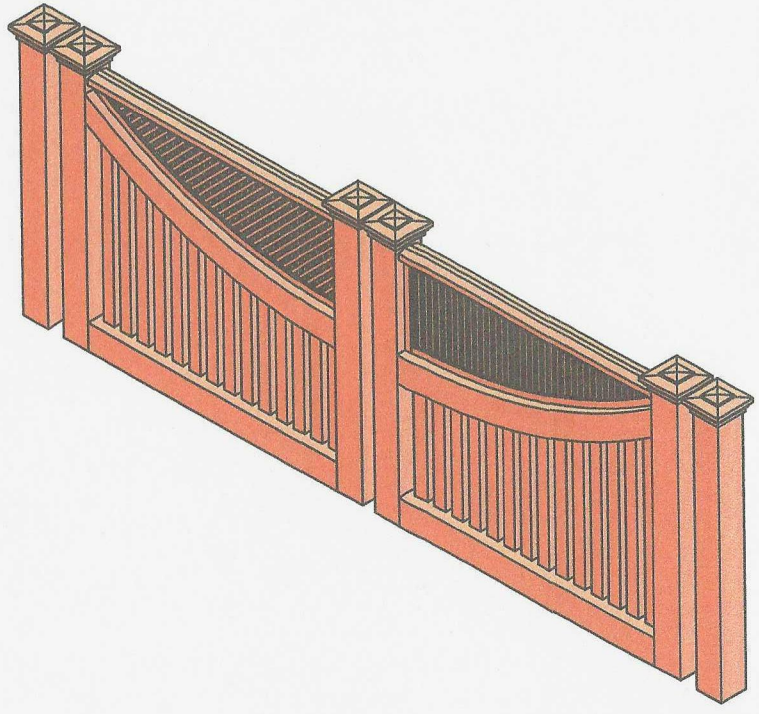

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



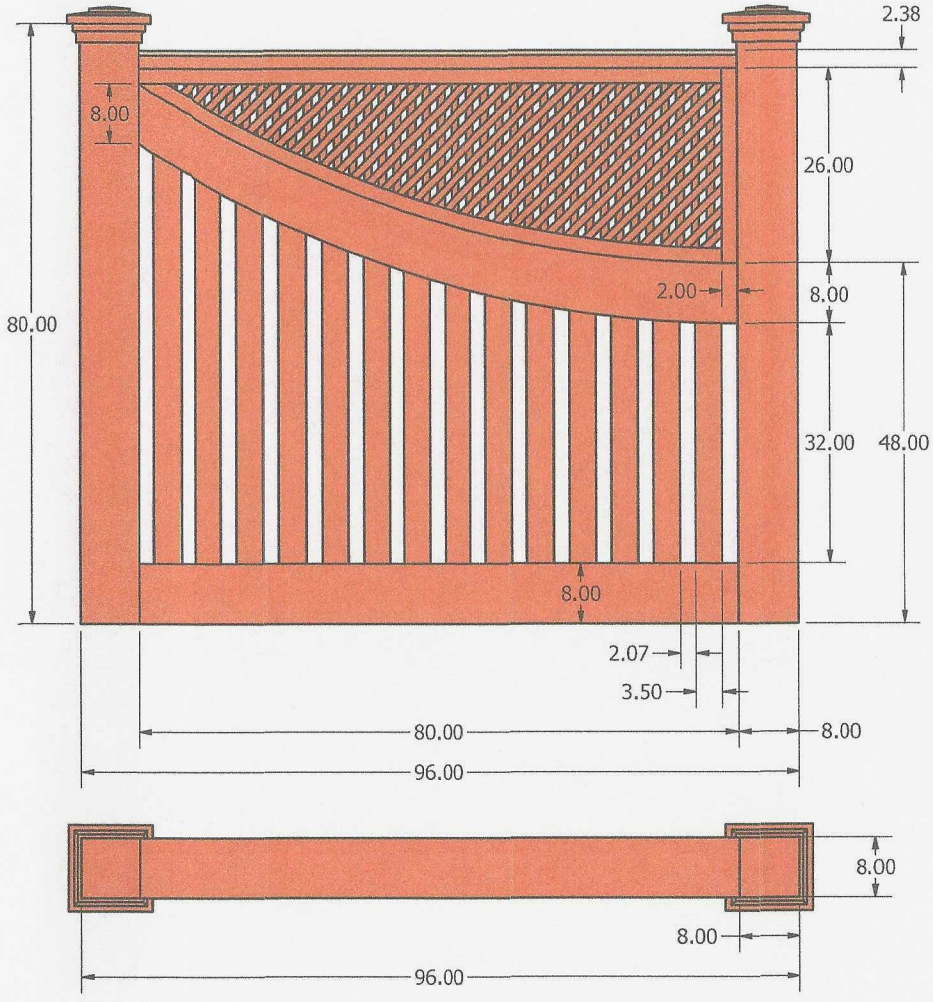


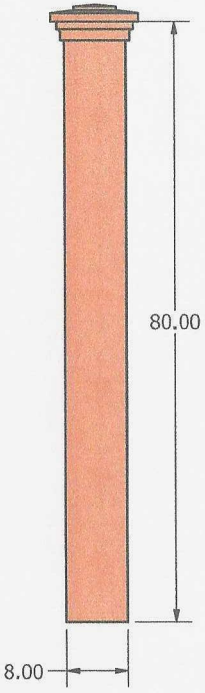


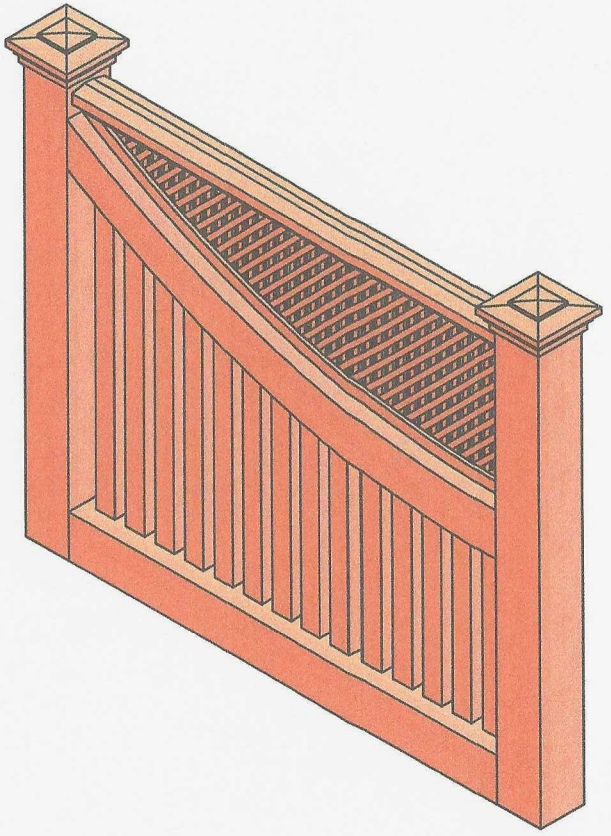
DO NOT SCALE

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



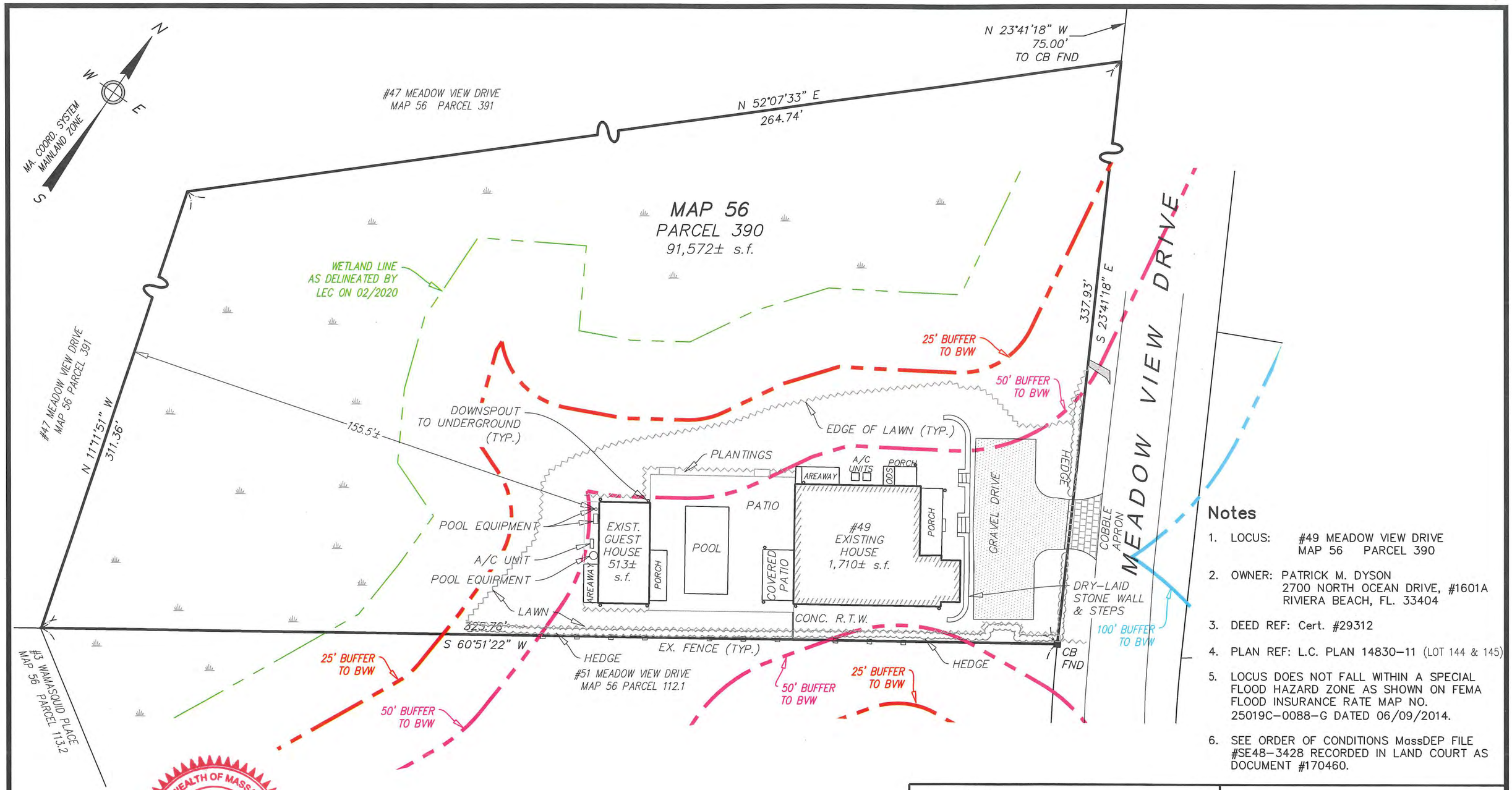




DO NOT SCALE

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 _____

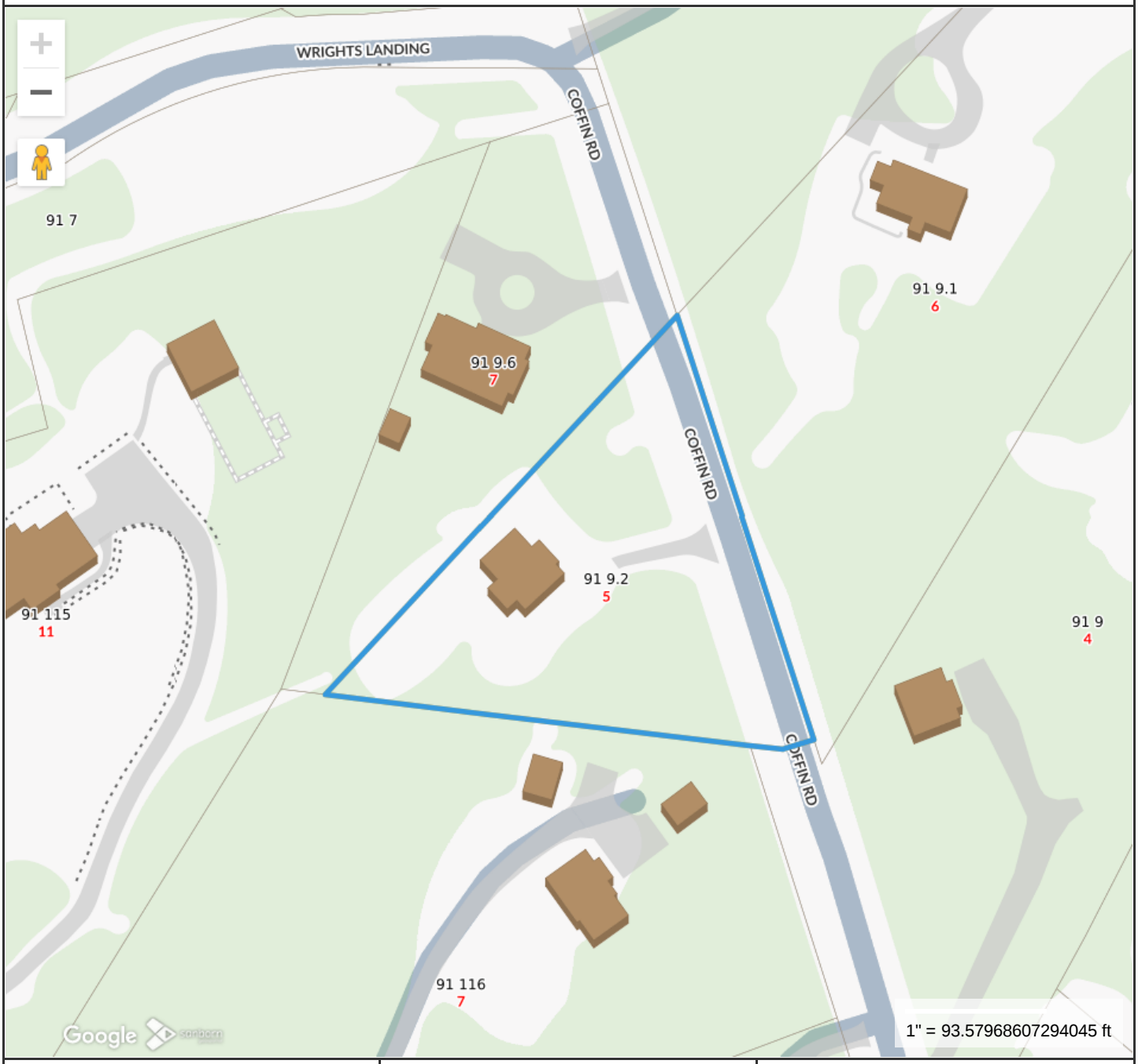
Trim _____ Sash _____ Doors _____

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.

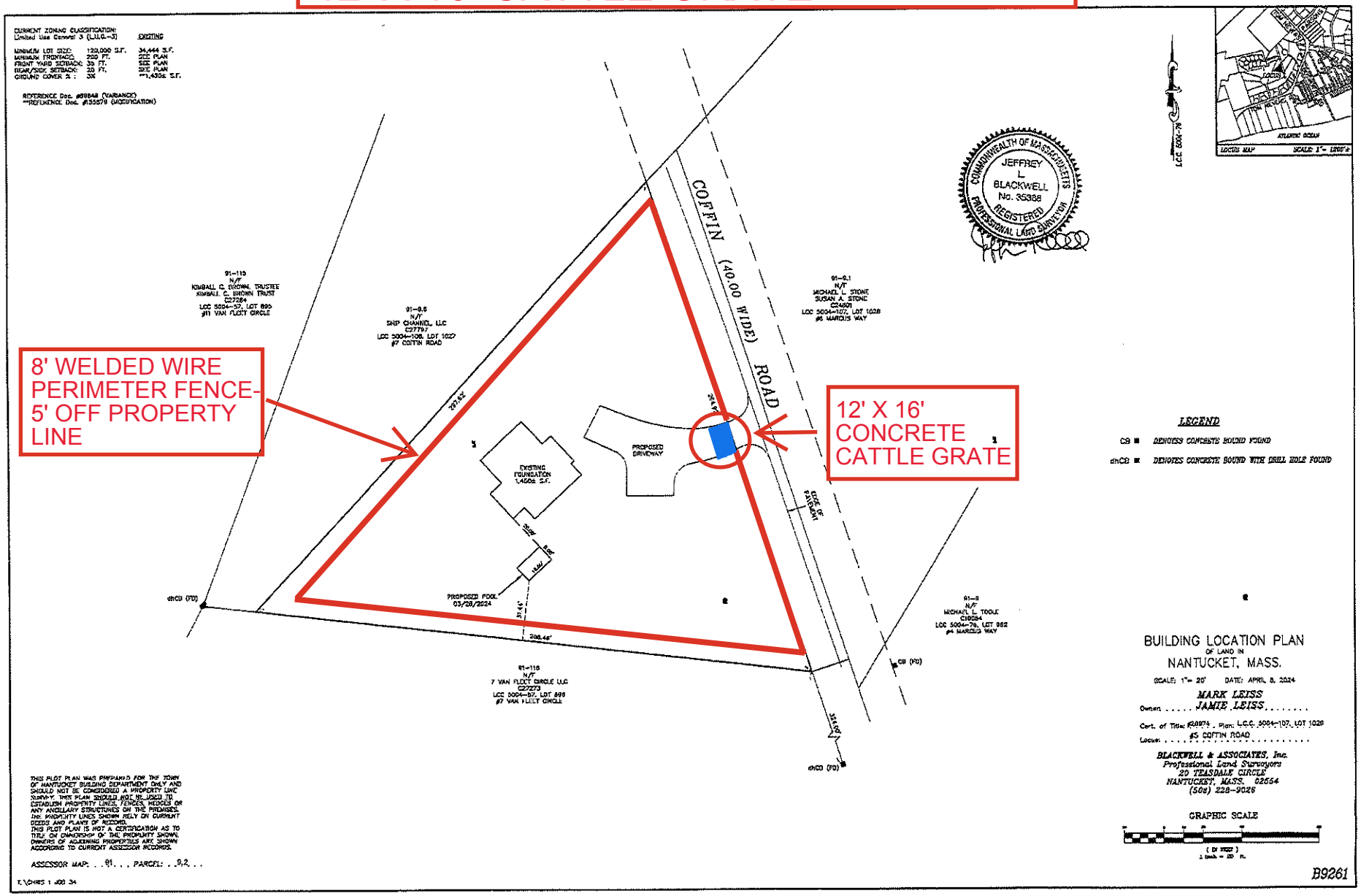
Geometry updated 10/16/2024
Data updated Jan. 2021

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

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC 2025-03-12180

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.3.1 PARCEL N°. 448

Street & Number of Proposed Work: 5 California Ave

Owner of record: Kaye Jabren

Mailing Address: 2679 Bottle Overlook NW
Atlanta, GA 30327

Contact Phone #: 770 866 2874 E-mail: KJabren@gmail.com

AGENT INFORMATION (if applicable)

Name: Jacob Mortinson

Mailing Address: 16 W York Ln
Nantucket, MA 02554

Contact Phone #: 508 332 2690 E-mail: Jacob@Nantucket-Builders.com

FOR OFFICE USE ONLY

Date application received: 03/07/25 Fee Paid: $ 50.00 325

Must be acted on by: 05/17/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Balcony Addition / staircase

Size of Structure or Addition: Length: ~~15'~~ Sq. Footage 1st floor: _____

Width: ~~8'~~ Sq. footage 2nd floor: ~~560~~

Sq. footage 3rd floor: _____

Decks/Patio: Size: 555 sq ft ☐ 1st floor ☑ 2nd floor see below

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

~~REVISIONS~~* (describe)

1. East Elevation 8'x ~~8~~ 30' 4"
2. South Elevation 8'x 32'
3. West Elevation 13' 9" x 3'6" staircase
4. North Elevation 8' x 14'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

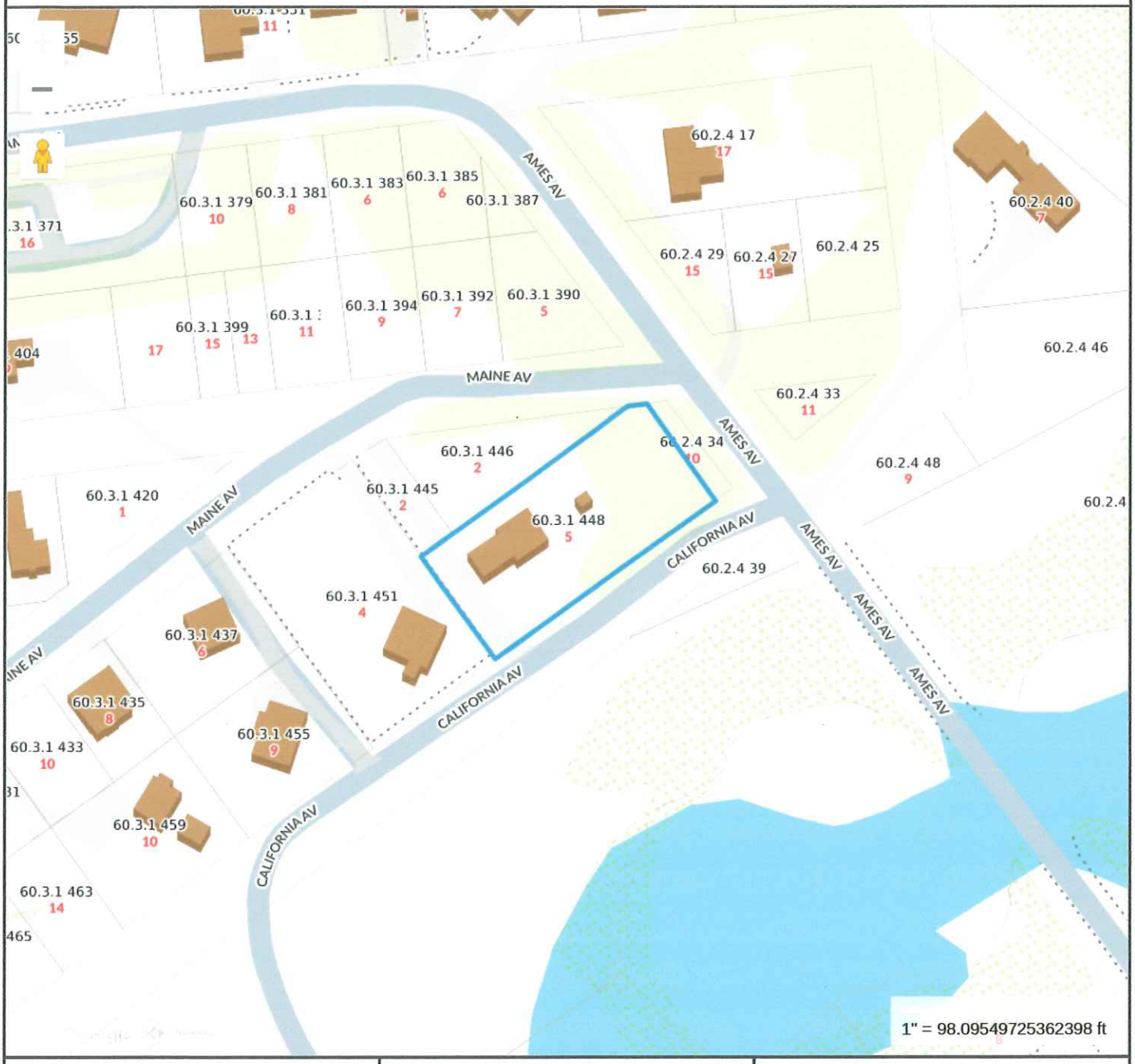
Deck Deckorators Composite (DuSK) Foundation _____ Fence _____ Shutters _____

or 5/4 x 6 PT Pine

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/6/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11498
Location	5 CALIFORNIA AV
Owner	JABREN KAYE O

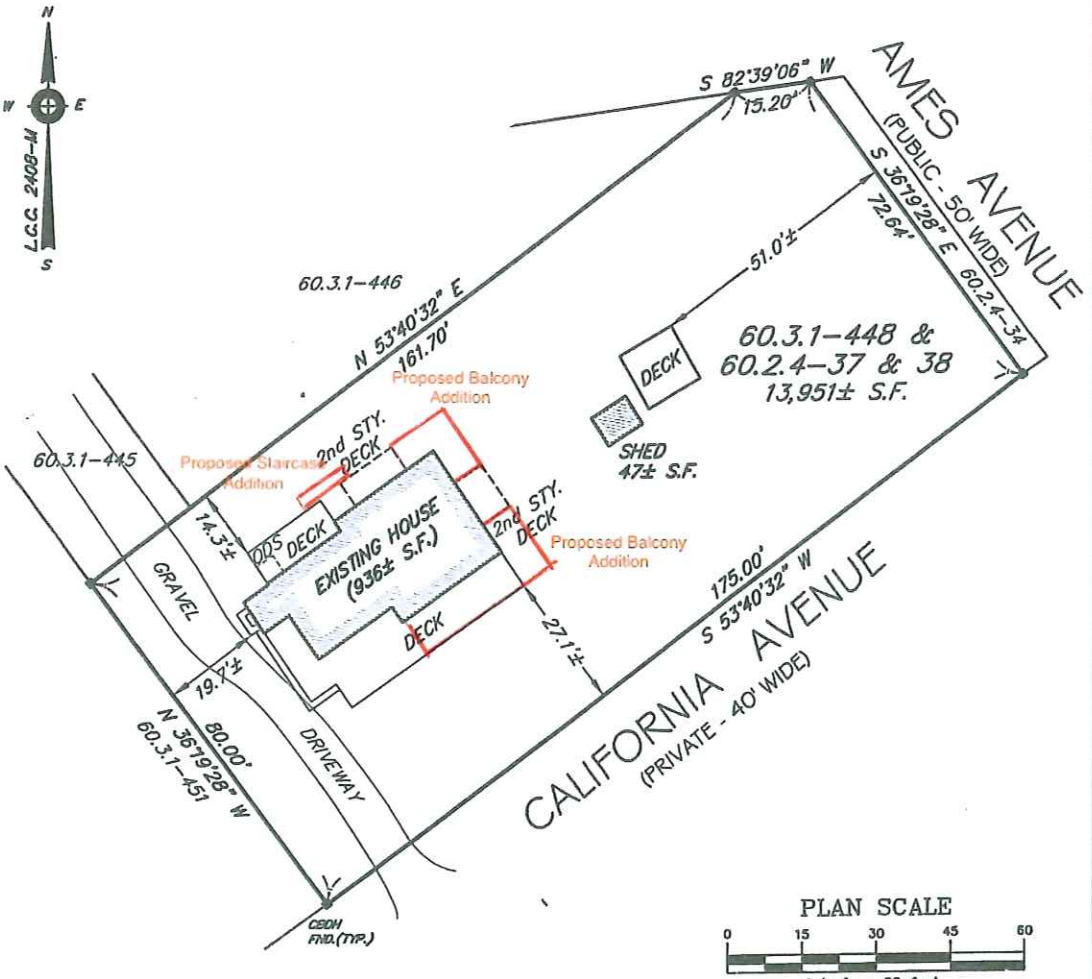
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
MAR 06 2025
By



PLAN SCALE

0 15 30 45 60

1 inch = 30 feet

ZONING CLASSIFICATION (VR)

	REQUIRED	EXISTING
LOT AREA:	20,000s.f.	13,951± s.f.
FRONTAGE:	100'	175.00'
FRONT YARD:	30'	27.1'±
SIDE/REAR YARD:	15'	14.3'±
COVERAGE:	10%	6.7%

"I HEREBY CERTIFY THAT THE BUILDINGS AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

NOTES

1. OWNER: MICHAEL O'HORO AND SUSAN KIERNAN O'HORO
2. DEED REF: CERT #24396
3. PLAN REF: L.C.C. 2408-M, LOTS 24 THROUGH 30 (BLOCK 34)
4. BUILDINGS SHOWN ON THIS PLAN ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE-X OF 500 YEAR FLOOD) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP #250230-0018E, DATED NOV. 6, 1996.
5. LOT SUBJECT TO PROTECTION UNDER ZONING BY-LAW 139-33.

Prepared By:

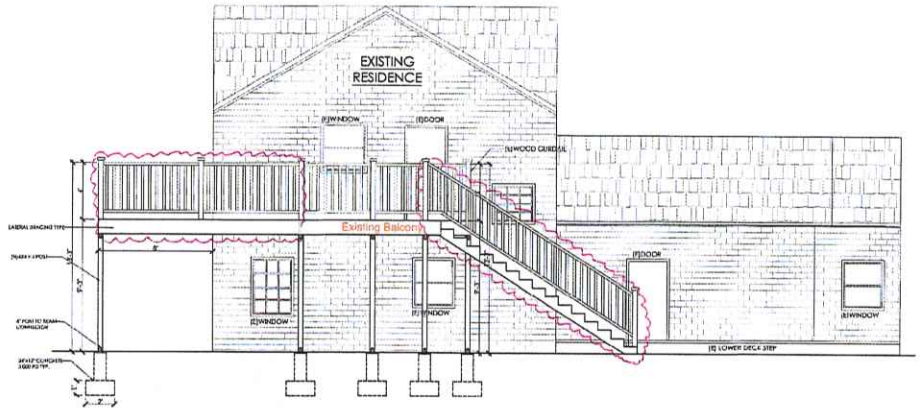
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting

19 Old South Road
Nantucket, MA 02554
Phone: 508-325-0044 Fax: 508-833-2282

AS-BUILT PLAN
IN NANTUCKET, MA
Prepared For:
MICHAEL O'HORO & SUSAN KIERNAN O'HORO
#5 CALIFORNIA AVENUE
MAP 60.3.1 PARCEL 448 &
MAP 60.2.4 PARCELS 37 & 38

Date: FEBRUARY 26, 2013		Job No.: 519-01
Drawn By: BEI	Checked By: AMG	Scale: 1" = 30'
Drawing Name: 5 California Ave-AB 2-19-2013.dwg		

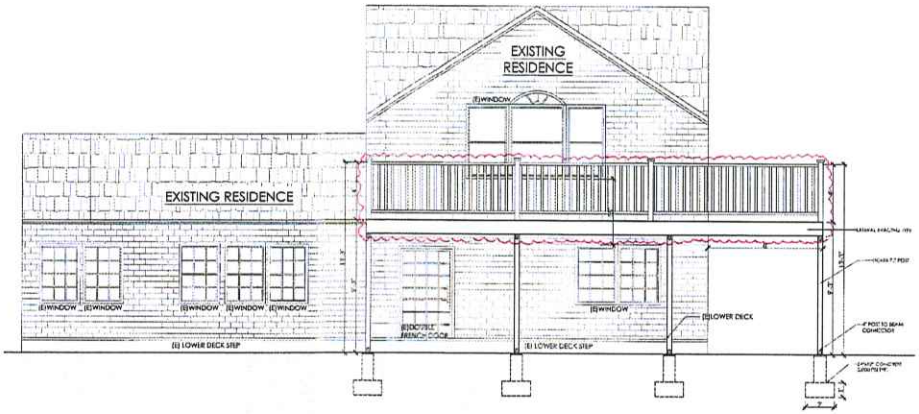
S:\Autocad Drawings\Nantucket\California Avenue\5 California Avenue\5 California Ave-AB 2-19-2013.dwg



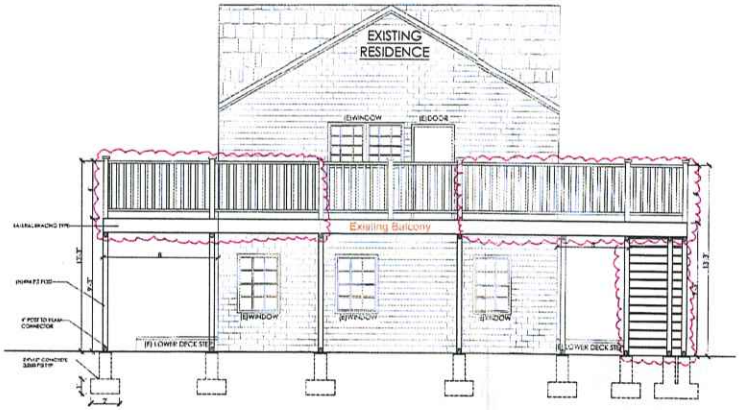
PROPOSED (WOODEN BALCONIES)
1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
2 WEST ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
3 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

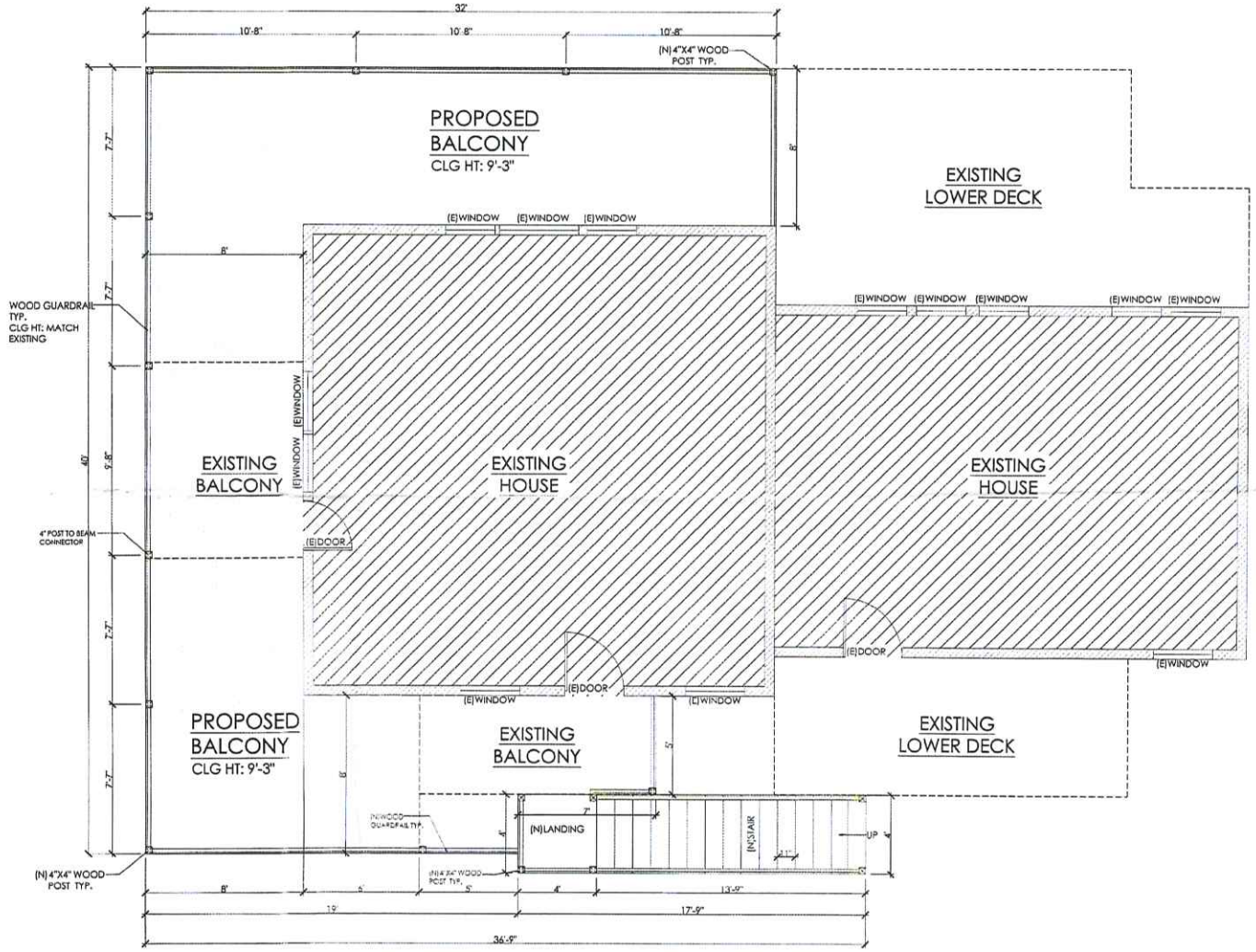


PROPOSED (WOODEN BALCONIES)
4 EAST ELEVATION
SCALE : 1/4" = 1'-0"

DESIGN BY
YOUSUF SHAIKH
Email: yousufsaikh747@gmail.com

PROJECT FOR
5 CALIFORNIA AVE,
NANTUCKET, MA 02554
NEW CONSTRUCTION DECK

A3.0



PROPOSED (WOODEN BALCONIES)
FLOOR PLAN
SCALE :3/8" = 1'-0"

FLOOR PLAN NOTES

1. ALL CONSTRUCTION TO MEET COUNTY CODES
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & OPENINGS OF WINDOWS AND DOORS PRIOR TO COMMENCEMENT OF WORK
3. ALL DIMENSIONS ARE TO THE EDGE OF STUDS, OR EDGE OF COCHRETE BLOCK U.N.O
4. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.
5. MIN. CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET
6. TOILET & VANITY SHOULD HAVE A MIN 21" CLEARANCE FROM PARALLEL WALL, 15" FROM ADJACENT WALL O.C
7. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE THAT SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' A.F.F
8. EACH EXTERIOR DOOR SHOULD HAVE A LANDING,WIDTH NO LESS THAN THE DOOR SERVICE, 36" MIN IN DIRECTION OF TRAVEL WITH A SLOPE OF NO LESS THAN 2" PER FOOT
9. CONTRACTOR/MASON TO CONFIRM ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION
10. PROVIDE ALL BLOCKING FOR TUBS, SHOWERS, AND BATH, LAUNDRY, KITCHEN, CABINETS AS NEEDED BY BUILDER
11. WIND DESIGN PRESSURES PER ASCE7-16 USE AN ENTIRELY NEW SYSTEM WHICH CAN NOT BE COMPARED TO OLDER CODES. ALL PRODUCTS SHOULD HAVE DOCUMENTATION UPDATED TO ASCE7-16 METHODS
12. FOR ALL STRUCTURES IN FLOOD ZONES: COMPLY WITH THE LAND DEVELOPMENT CODE ART. IV COASTAL CONSTRUCTION CODE ART. IV FLOOD HAZARD REDUCTION AND SEA TURTLES AND ANY DEVELOPMENT SPECIFIC IN WATER MANAGEMENT REQUIREMENTS
13. GC/SUBSUPPLIER IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS(N.O.A) FOR ALL WINDOWS, DOORS, (INCLUDING OVERHEAD DOORS), ROOF MATERIALS, ROOF VENTS, EXHAUST FANS, SOFFIT AND SIDING MATERIALS
14. PROVIDE 3 STUDS(MIN.) AT ALL DOOR & WINDOW FRAMES NEAR INSIDE CORNERS.
15. BLOCK ALL WALLS AT 6'-6" ABV FLOOR
16. TRIM AND/ OR ADJUST TRUSSES TO PROVIDE LEVEL AND STRAIGHT CEILINGS, AND CEILING SIGHT-LINES, ESPECIALLY IN DOUBLE TRAY AND COFFERED CEILINGS.
17. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE.
18. ALL DOORS SHALL BE 4" FROM ADJ WALL U.N.O
19. ALL WINDOW & DOOR OPENINGS ARE NOMINAL U.N.O
20. ALL CEILINGS HEIGHTS NOTED ARE A.F.F (ABOVE FINISHED FLOOR)
21. ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2020 ENERGY CONSERVATION CODE R402.4
22. TIRE BLOCKING REGULATION 10' WALLS
23. CAULK ALL SEAL PLATES AND SHEATHING
24. EXTERIOR SEAL PLATE ANCHORED 48" O.C AND WITHIN 6IN FROM END OF WALL OR OPENING

BUILT-INS & FINISHES

EGRESS NOTES

AREAS	SQUARE FEET NEW
ADDITION BALCONIES	555 SQFT
--	--
TOTAL	555 SQFT

DESIGN BY
YOUSUF SHAIKH
Email: yousufshaikh747@gmail.com

PROJECT FOR
5 CALIFORNIA AVE,
NANTUCKET, MA 02554
NEW CONSTRUCTION DECK

A2.0


West Elevation


East


North
View from Maine Ave



View from Ames Ave


South
View from California Ave

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

RECEIVED
MAR 05 2025
By

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand)

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Jacob I. Martinson

Owner/GC @ J.Martinson Builders

E: jacob@nantucket-builders.com

P: 508-332-2690

www.nantucket-builders.com

Kaye Jabren 7:11 PM

to me

I, Kaye Jabren, give Jacob Martinson authorization to sign the HDC application for 5 California Ave.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

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

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ana Maria Ribeiro

AS AGENT FOR West Ashored LLC

STREET ADDRESS 62 Wanoma Way

MAP/PARCEL 92 16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ana M. Ri — 3/20/25

Signature — Date

ackribeiro@outlook.com

From: Brett West <brett@westfamilymail.com>
Sent: Friday, March 21, 2025 4:19 PM
To: ackribeiro@outlook.com
Subject: Re: HDC Representation

You are fully authorized to act on my behalf.

Thank you,
-Brett West

On Mar 21, 2025, at 9:19 AM, ackribeiro@outlook.com wrote:

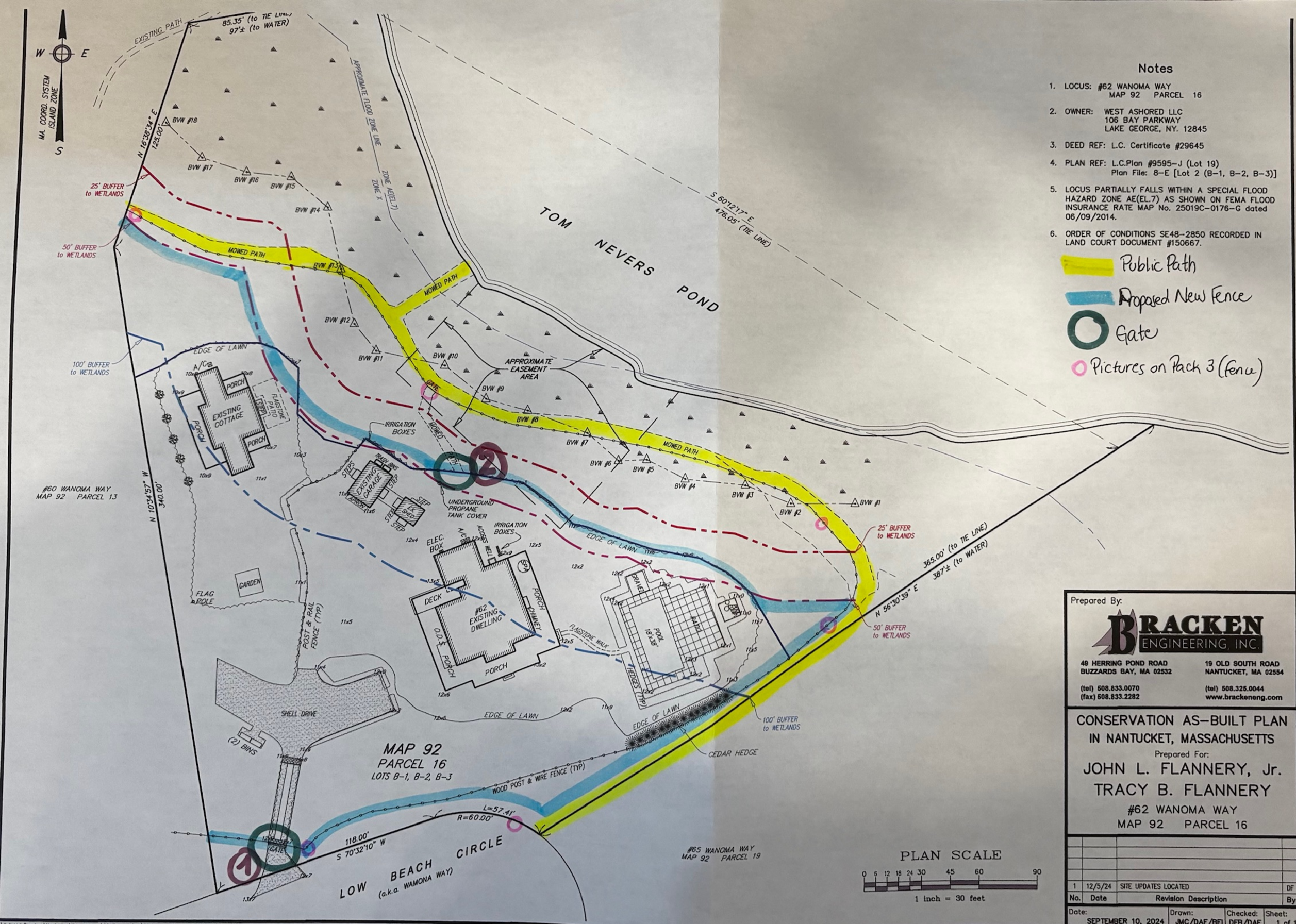
Good Morning, Brett,

Hope all is well!
In order to move forward with your HDC application, I need a written authorization letting me represent your property at 62 Wanoma Way.
Could you please respond to this email and let me know if you authorize me to represent your property with at the HDC Meeting?

Thank you!

Best,
Ana Maria Ribeiro

C: 508 332 9312



Notes

1. LOCUS: #62 WANOMA WAY
   MAP 92 PARCEL 16
2. OWNER: WEST ASHORED LLC
   106 BAY PARKWAY
   LAKE GEORGE, NY. 12845
3. DEED REF: L.C. Certificate #29645
4. PLAN REF: L.C.Plan #9595-J (Lot 19)
   Plan File: 8-E [Lot 2 (B-1, B-2, B-3)]
5. LOCUS PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G dated 06/09/2014.
6. ORDER OF CONDITIONS SE48-2850 RECORDED IN LAND COURT DOCUMENT #150667.

Public Path

Proposed New Fence

Gate

Pictures on Pack 3 (fence)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSERVATION AS-BUILT PLAN IN NANTUCKET, MASSACHUSETTS

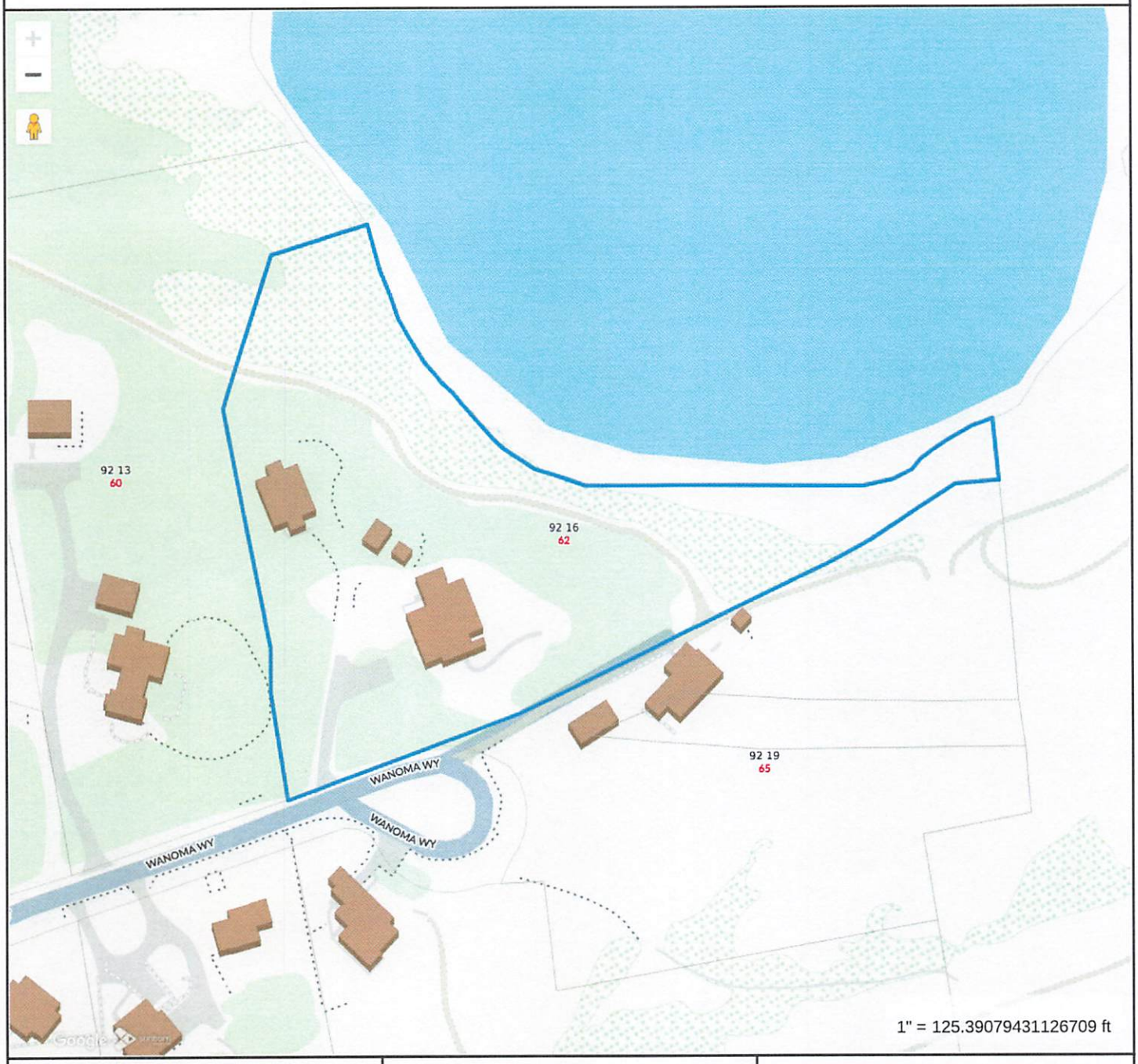
Prepared For:

JOHN L. FLANNERY, Jr.
TRACY B. FLANNERY
#62 WANOMA WAY
MAP 92 PARCEL 16

No.	Date	Revision Description	By
1	12/5/24	SITE UPDATES LOCATED	DF

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 10, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

\Autocad Drawings\Nantucket\Wanoma Way\62 Wanoma Way\62 Wanoma Way - FAB 2024 (REV 1).dwg



Property Information

Property ID	8769
Location	62 WANOMA WY
Owner	WEST ASHORED LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

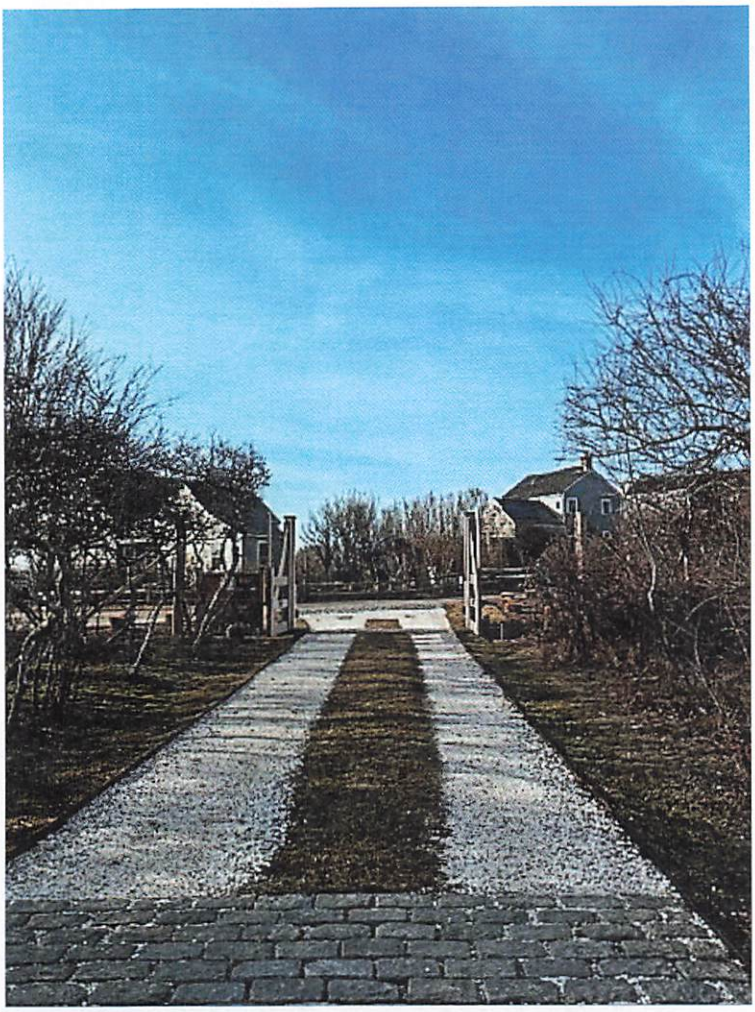
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FRONT GATE – 62 WANOMA WAY

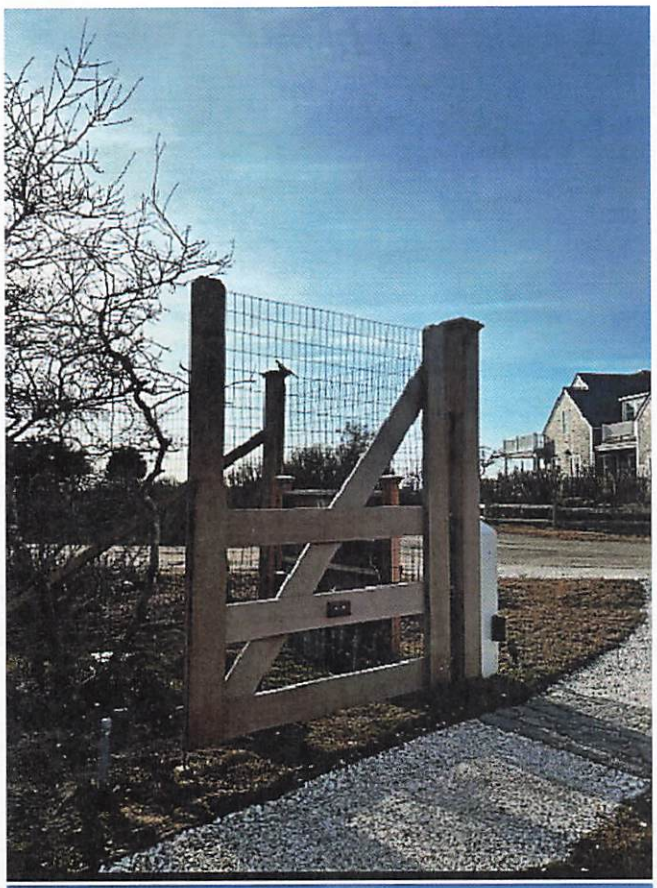
Picture set 1*



View from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side if looking from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side of front gate – view from Wanoma Way



Left side of front gate – view from Wanoma Way

FRONT GATE – 62 WANOMA WAY



View from Wanoma Way – Right side – Looking at 62 Wanoma Way in the back

FENCE – 62 WANOMA WAY

Picture Pack 3



Back of the house near neighbor at 60 Wanoma Way



Fence front of the house – Wanoma Way view

FENCE – 62 WANOMA WAY



Fence front of the house – Wanoma Way view



Public path (between 62 and 65 Wanoma Way) – plan is to extend the fence nearer the public path

FENCE – 62 WANOMA WAY



Fence looking through public path



Fence looking through public path

FENCE – 62 WANOMA WAY



Back gate facing public path

Neighbors View and Fence – 62 Wanoma Way



Pack Pictures
4

65 Wanoma Way

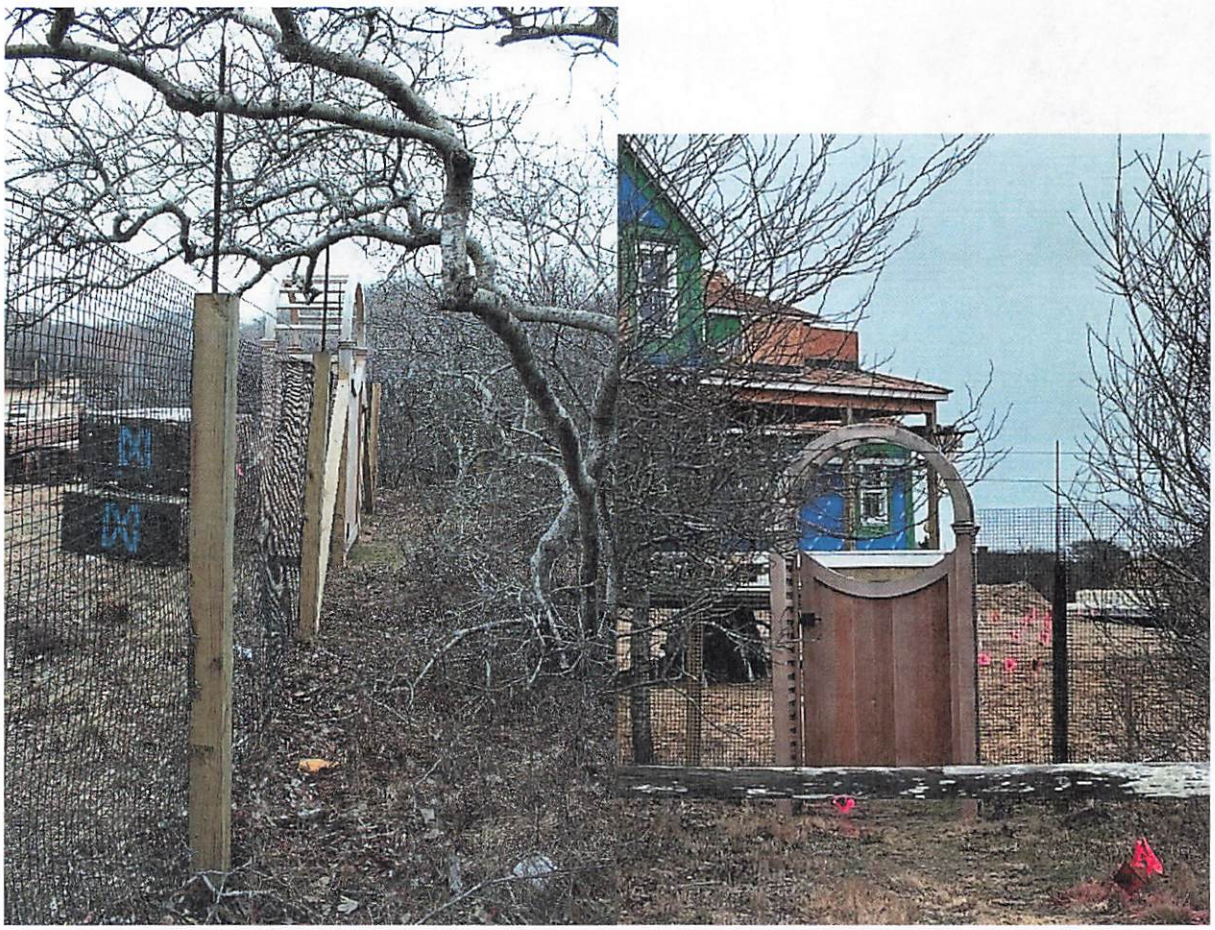


65 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way

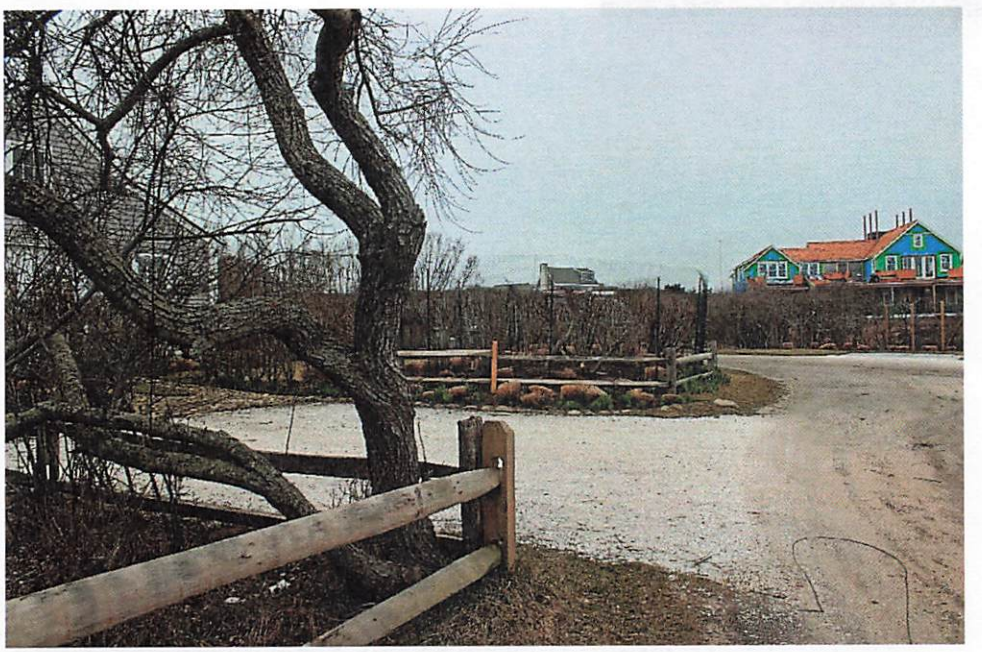


60 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way



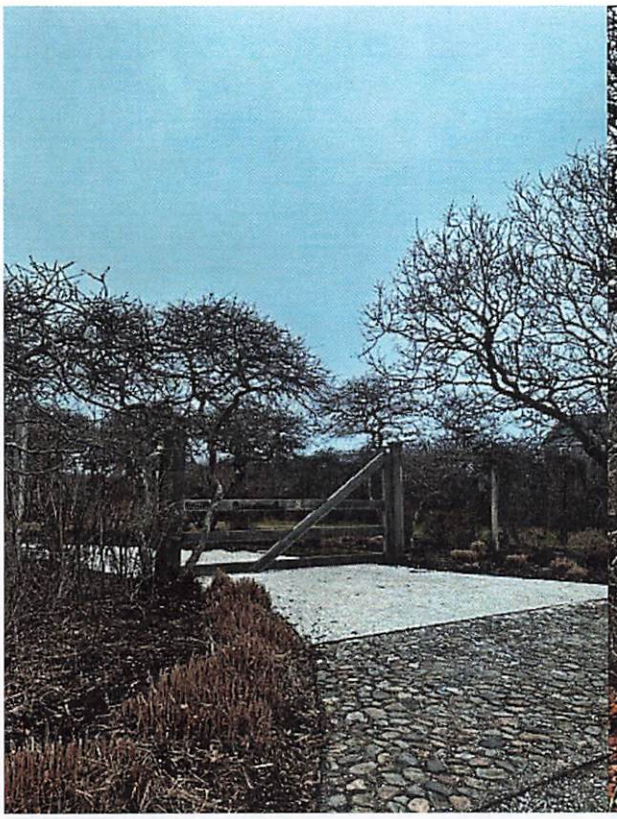
63 Wanoma Way

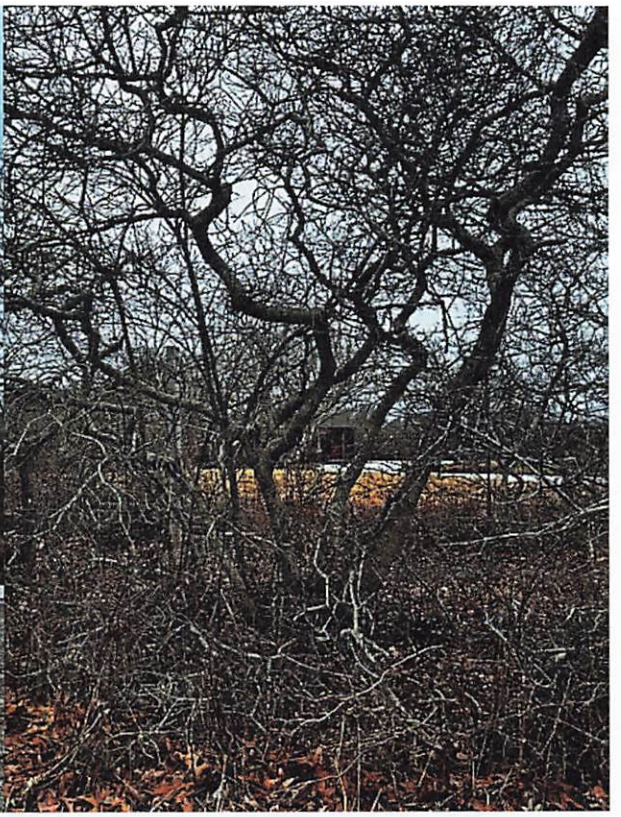
Neighbors View and Fence – 62 Wanoma Way



63 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way







4 Nichols Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

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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.

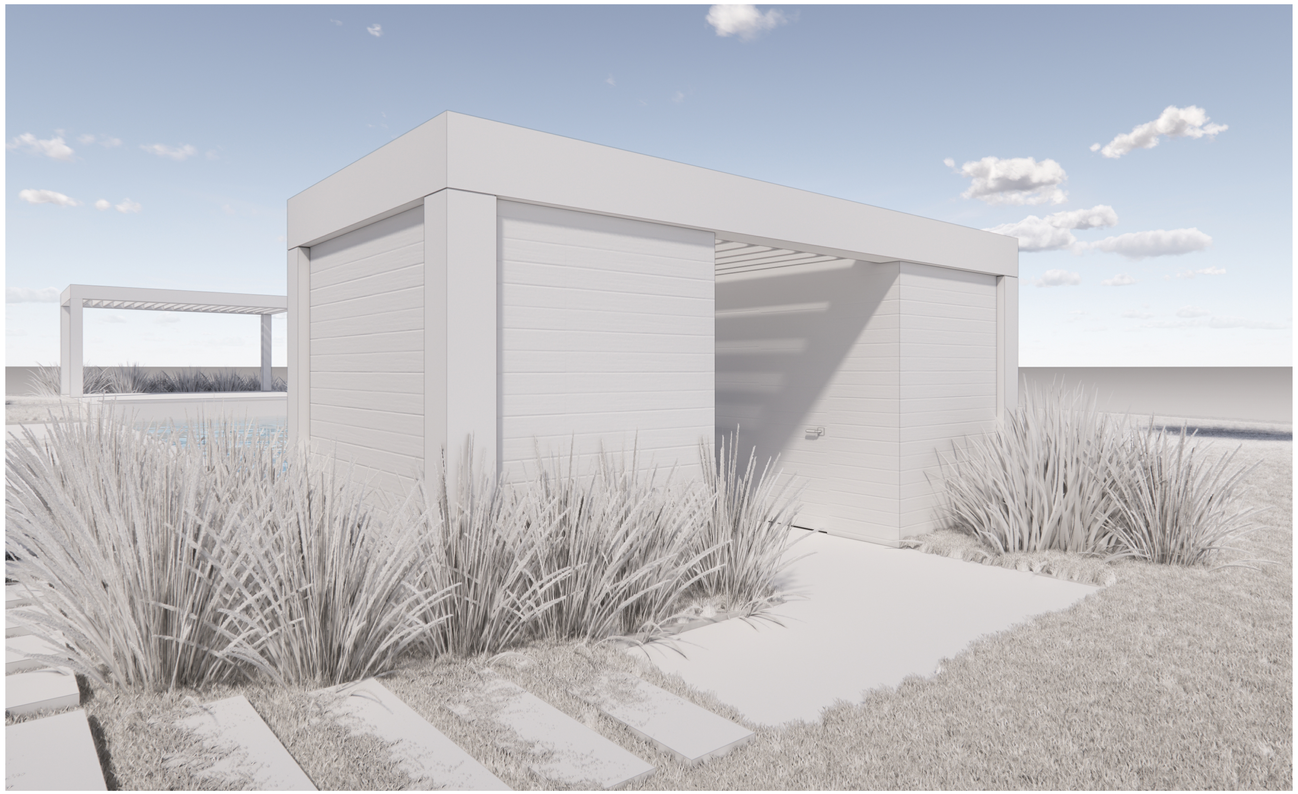
Date 3/24/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

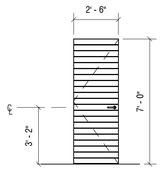
5WR CABANA

HDC - NEW BUSINESS SUBMISSION

CABANA
03/24/2025

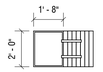


DOOR TYPES



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

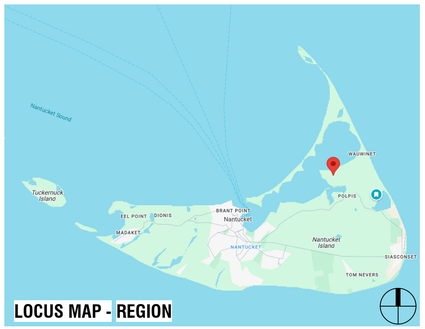
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE 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

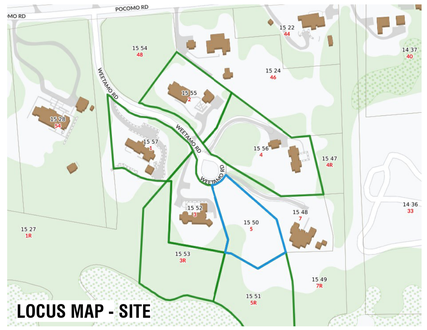
NATURAL TO WEATHER CEDAR

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

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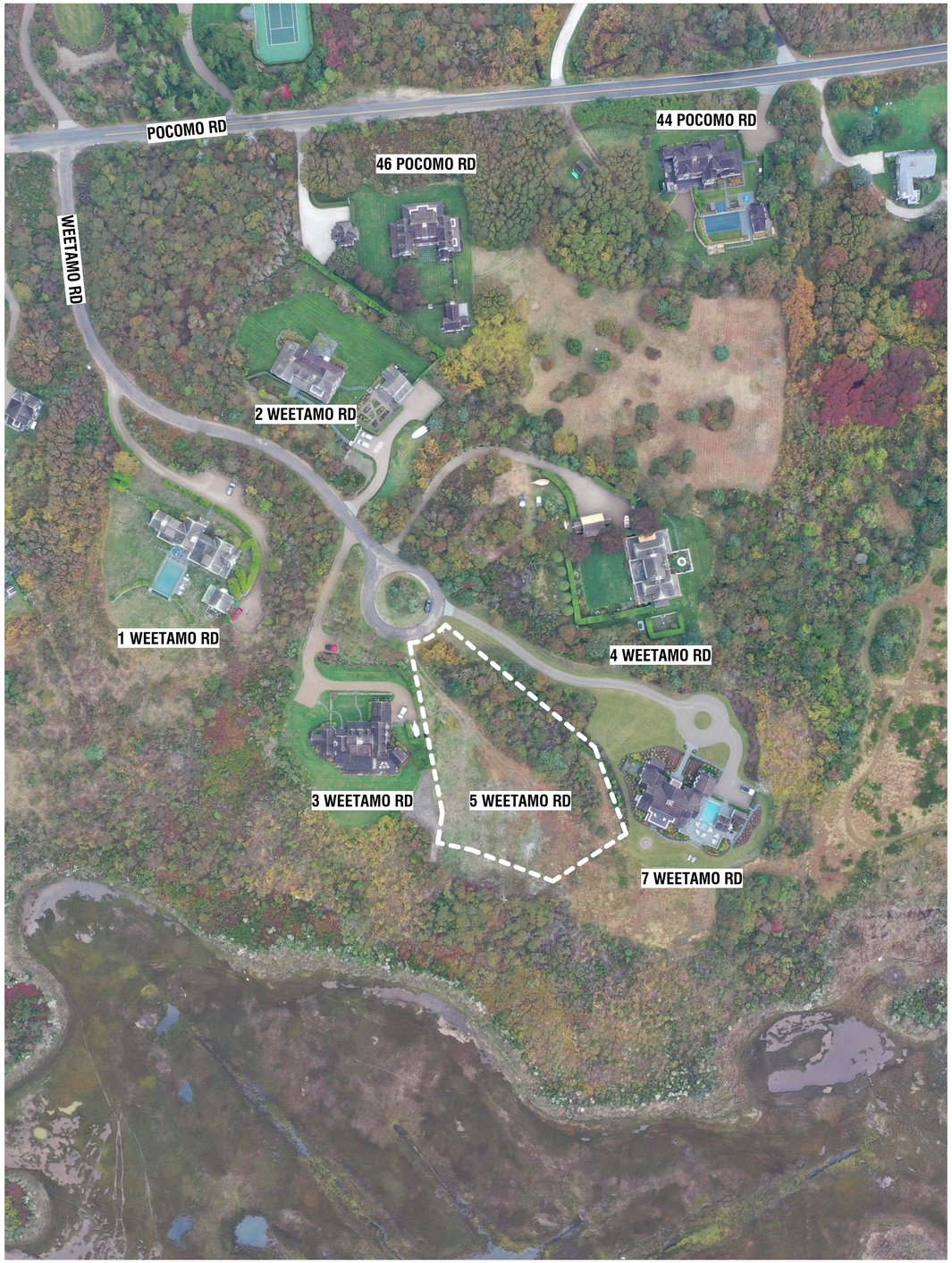



1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

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OWNER

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EXISTING CONDITIONS

G-003

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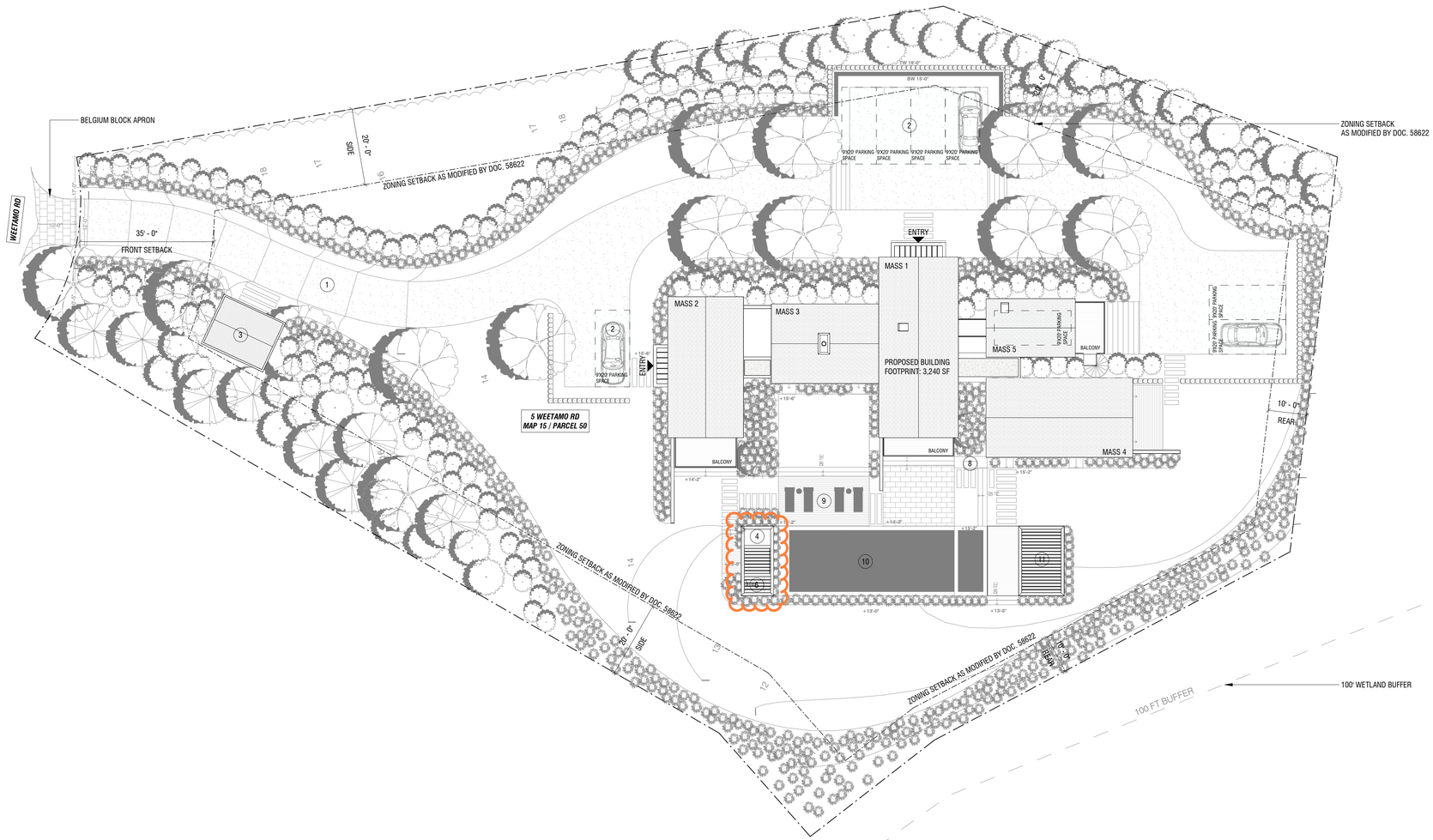

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH
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

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SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

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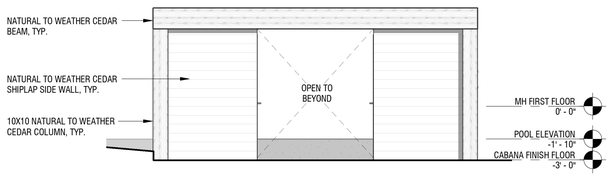
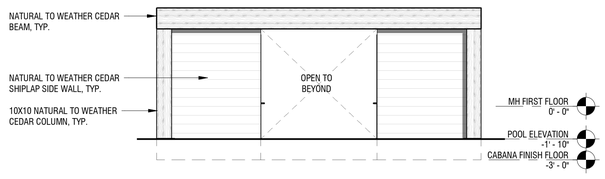


1 CABANA - WEST ELEVATION

1/4" = 1'-0"



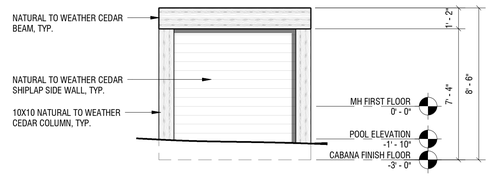
2 CABANA - EAST ELEVATION

1/4" = 1'-0"



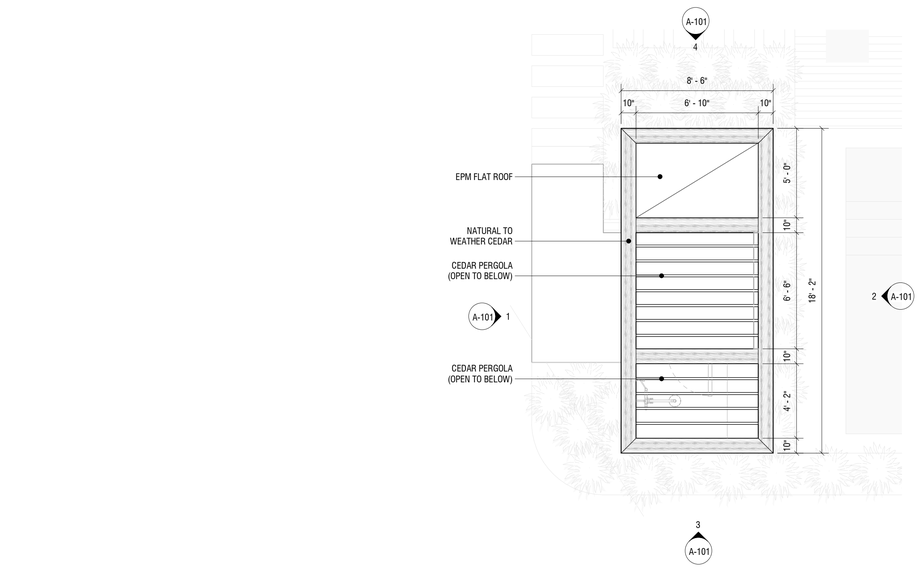
3 CABANA - SOUTH ELEVATION

1/4" = 1'-0"



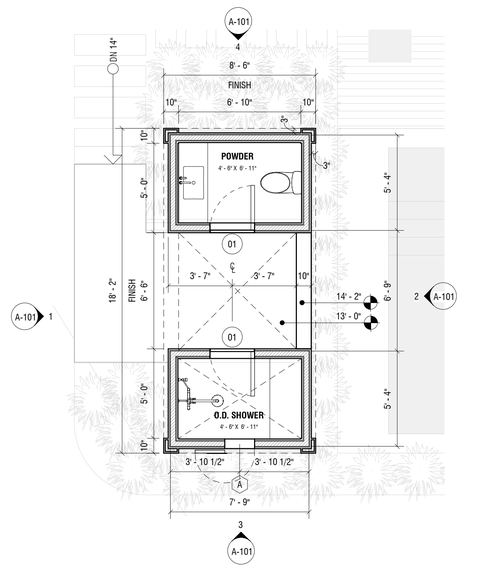
4 CABANA - NORTH ELEVATION

1/4" = 1'-0"



5 CABANA ROOF PLAN

1/4" = 1'-0"



6 CABANA FLOOR PLAN

1/4" = 1'-0"

5WR

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

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03/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CABANA FLOOR PLANS & ELEVATIONS

A-101

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 146

Street & Number of Proposed Work: 33 Union St

Owner of record: Mark Deck

Mailing Address: 30 Silver Hill Rd
Lincoln, Mass. 01773

Contact Phone #: (781) 718-6815 E-mail: mark.john.deck@gmail.com

AGENT INFORMATION (if applicable)

Name: Jack Smart

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@packsmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Install (14) all black solar pv modules to rooftop

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 24th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____ _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ _____
Signature Date

Docusign Envelope ID: 40192221-DC57-4F10-94FD-86D59E777DA2

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 33 Union St

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: EC5A7EC9A8274D0...

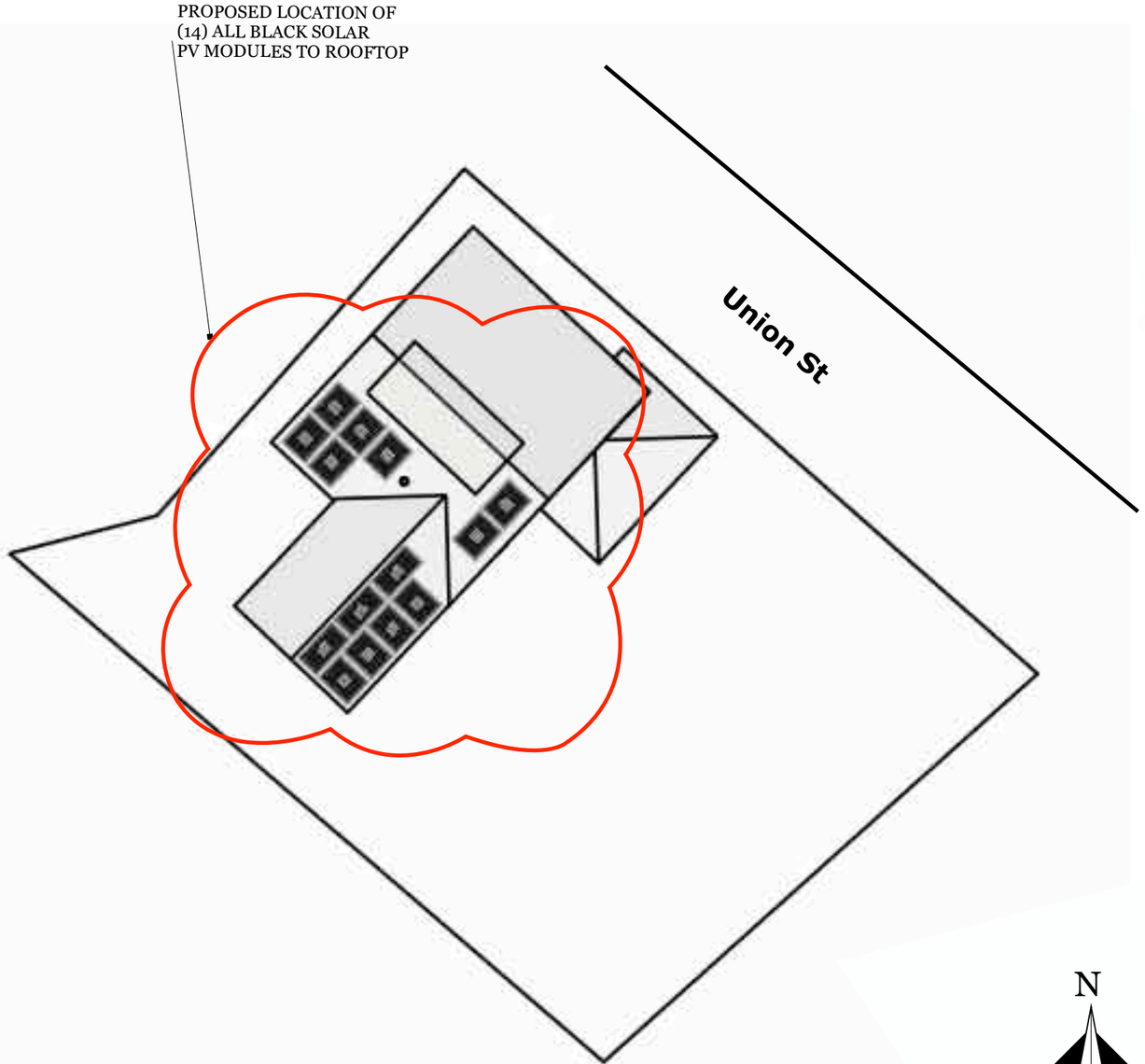
Name Mark Deck

Date 2/26/2025



Locus Map
Scale: Not to scale

Zoning Class: ROH
Front Setback: 0ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 15”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

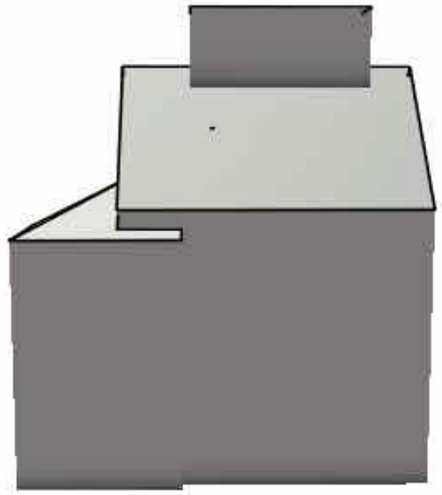
Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

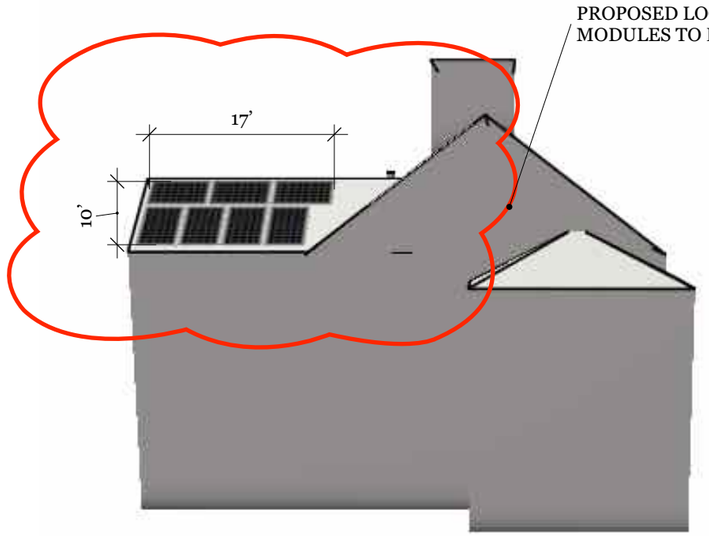
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGES
TO NORTH ELEVATION

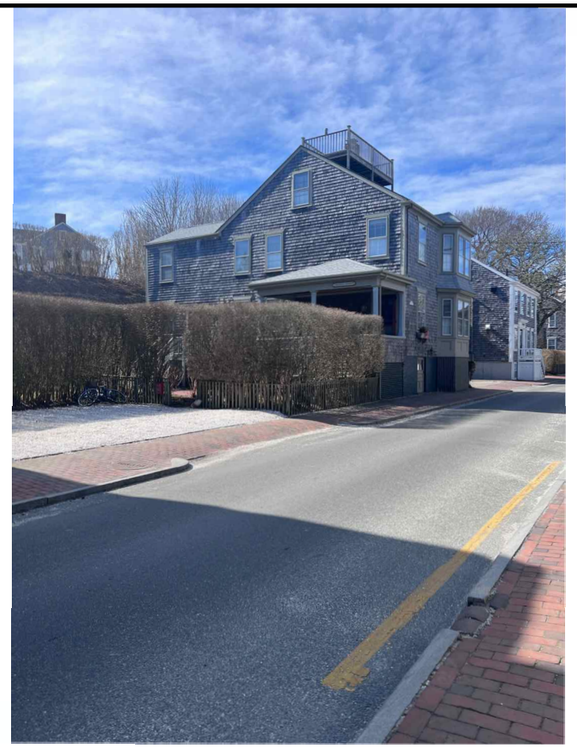


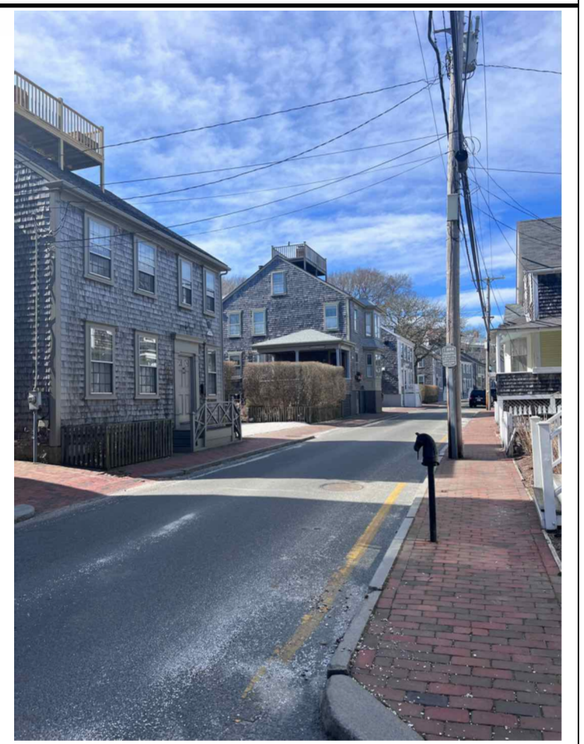
NORTH ELEVATION



EAST ELEVATION







ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

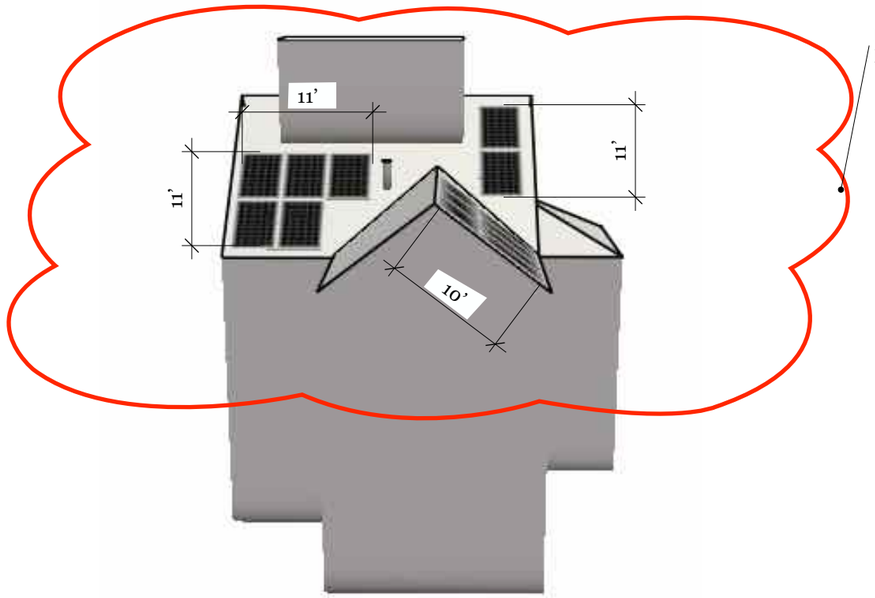
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

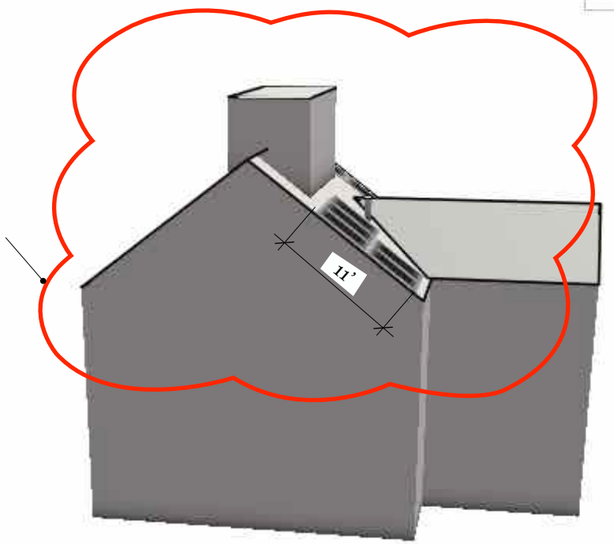
PV 02



PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO ROOFTOP



WEST ELEVATION

Panels will not be visible from southern perspective





ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

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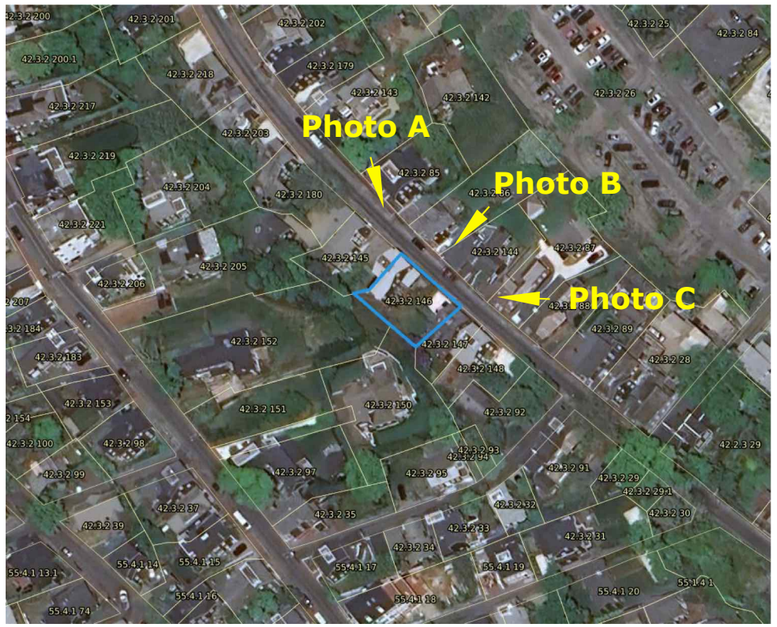
2		
3		
4		

PV 03



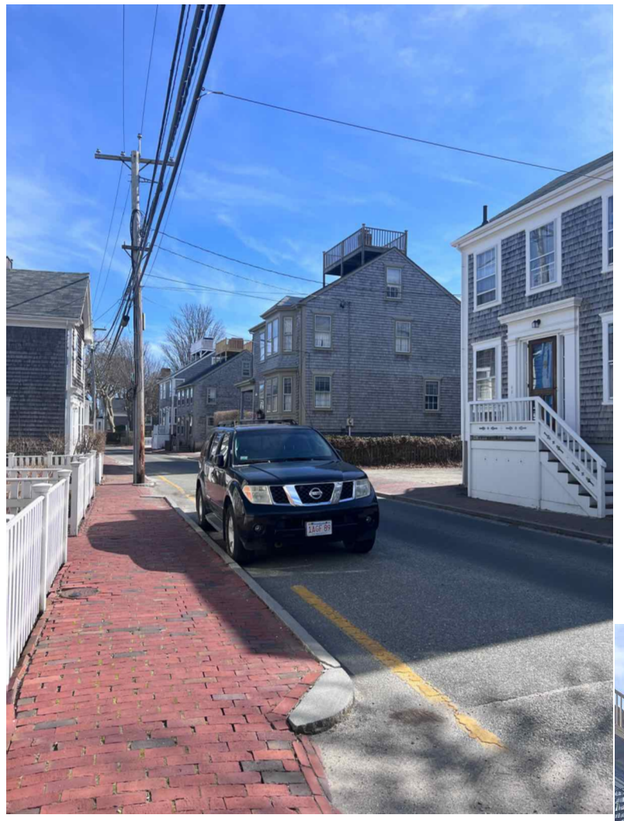


Photo A

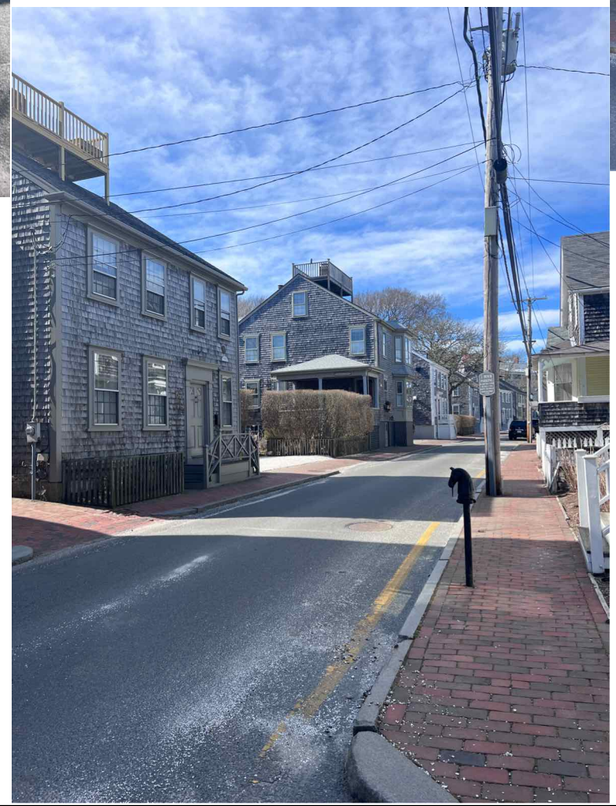


Photo C



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

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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.

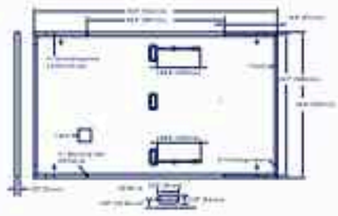
The ideal solution for:

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

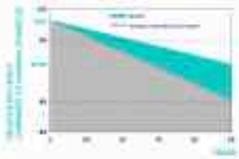


Electrical Characteristics

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

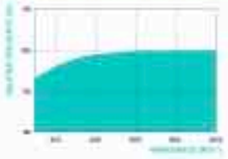
Qcells PERFORMANCE WARRANTY



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

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LandUse Specialist
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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)

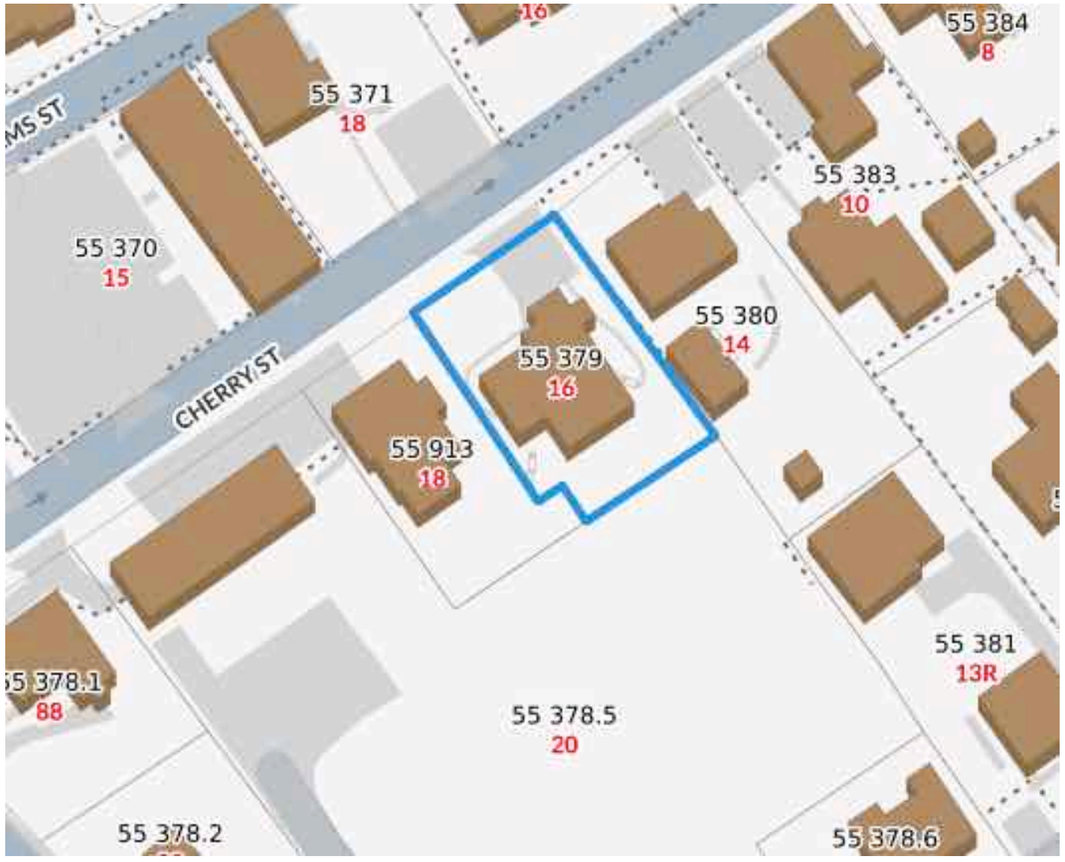
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: ED7D7645FC3548F...

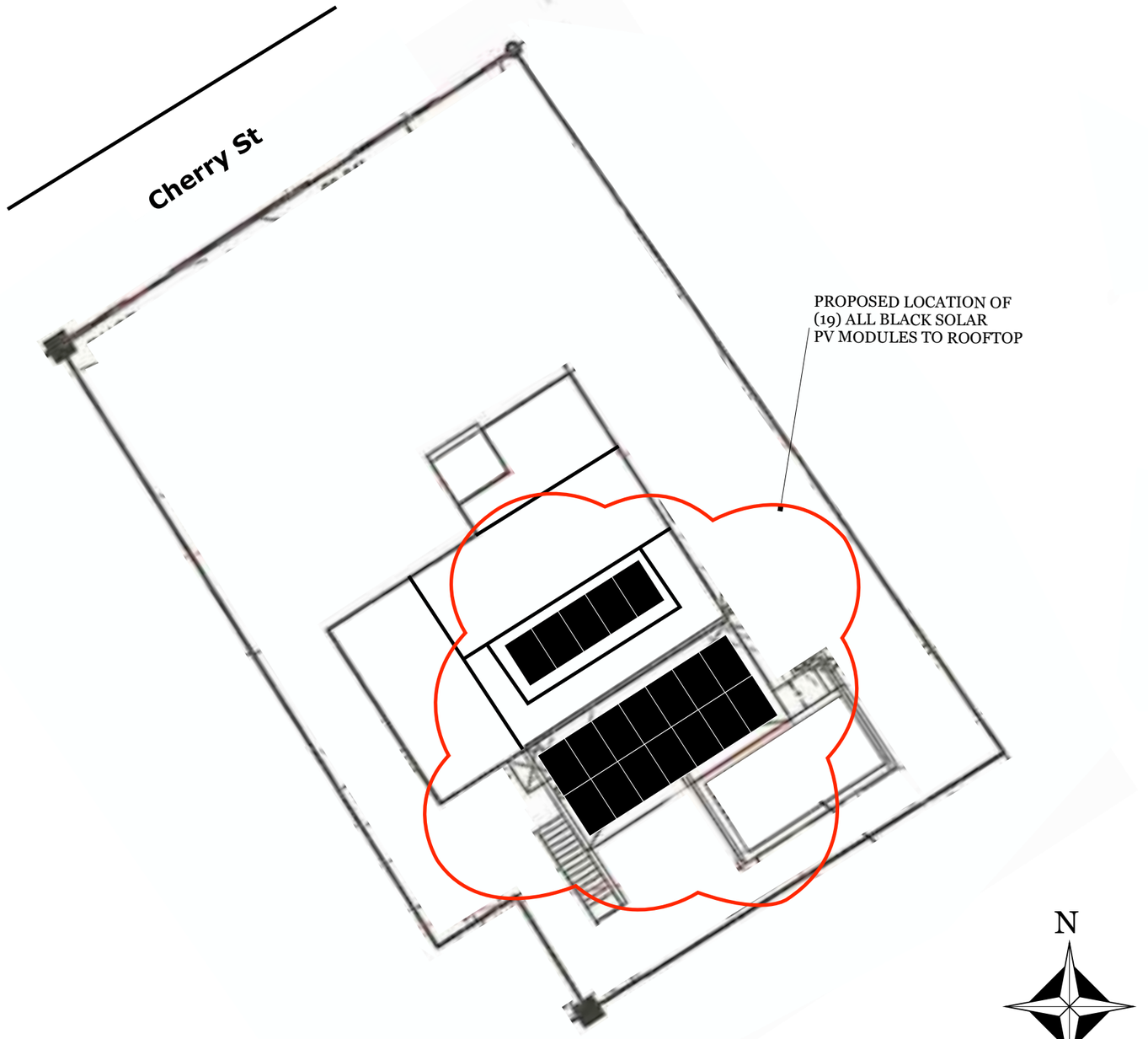
Name Mike Zarcone

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

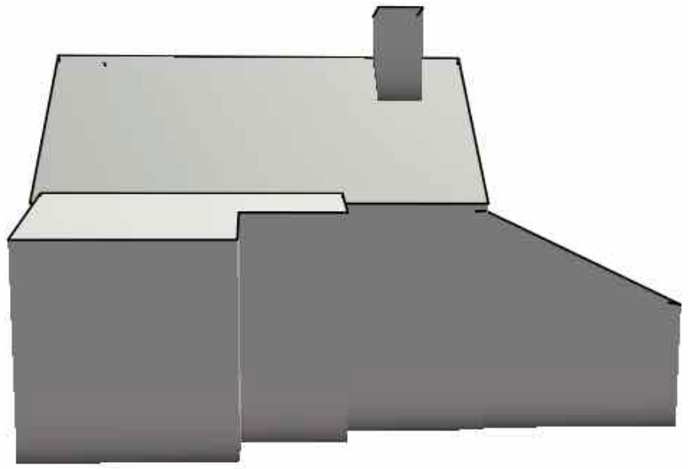
Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

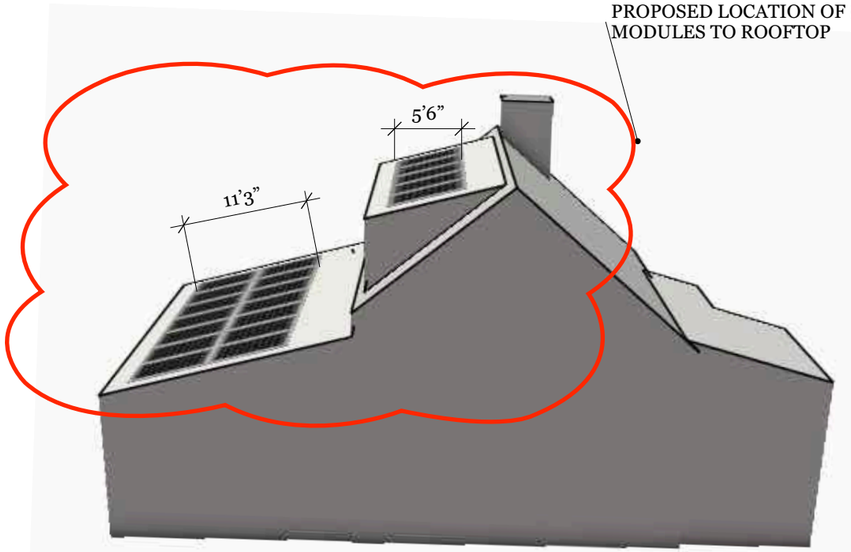
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

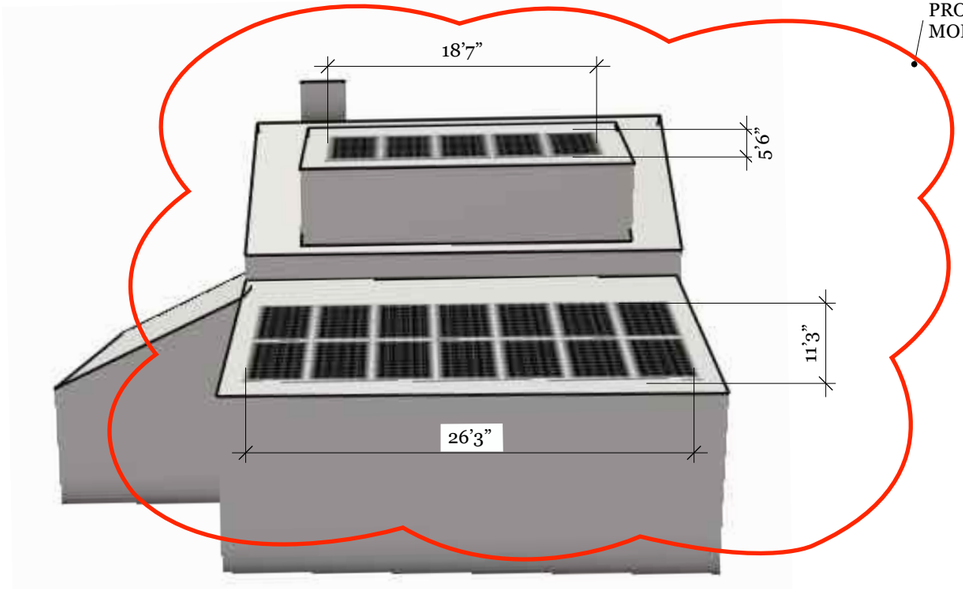
NO CHANGES
TO NORTH ELEVATION



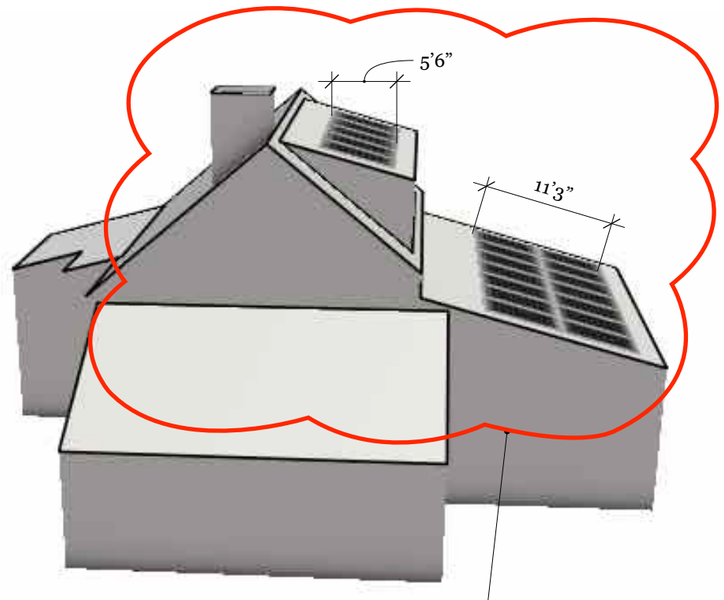
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

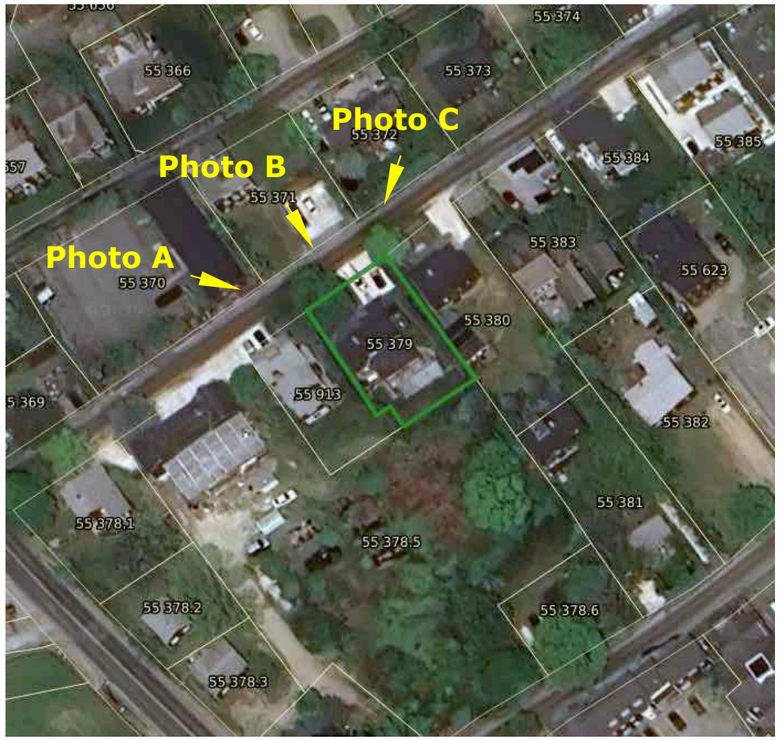
ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

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.

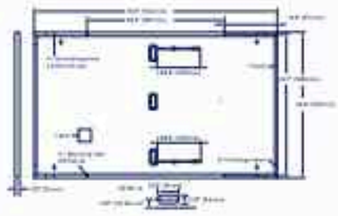
The ideal solution for:

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

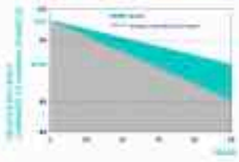


Electrical Characteristics

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

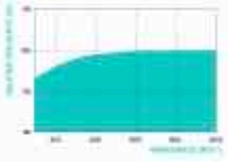
Qcells PERFORMANCE WARRANTY



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



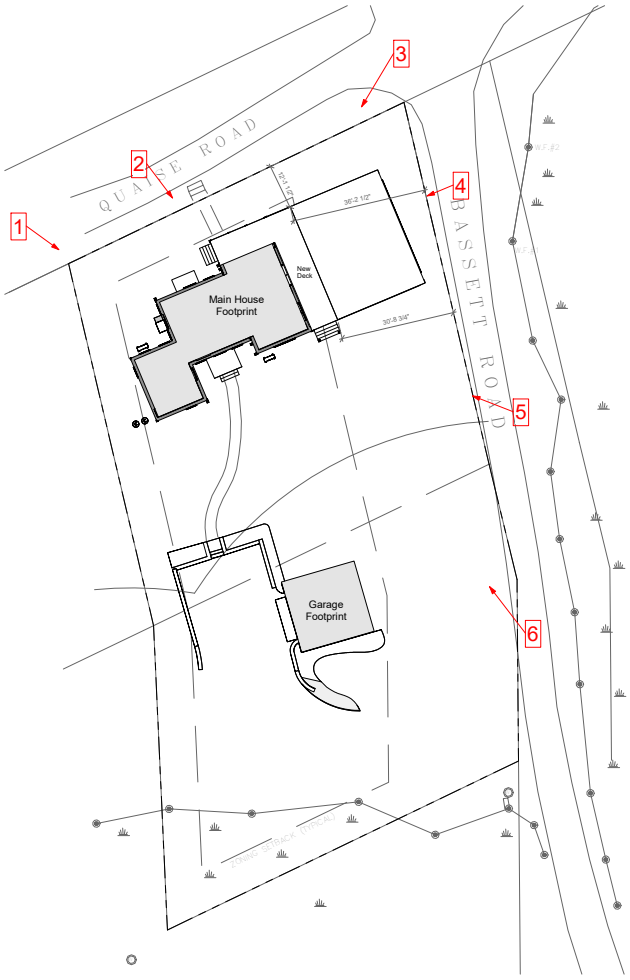
3



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

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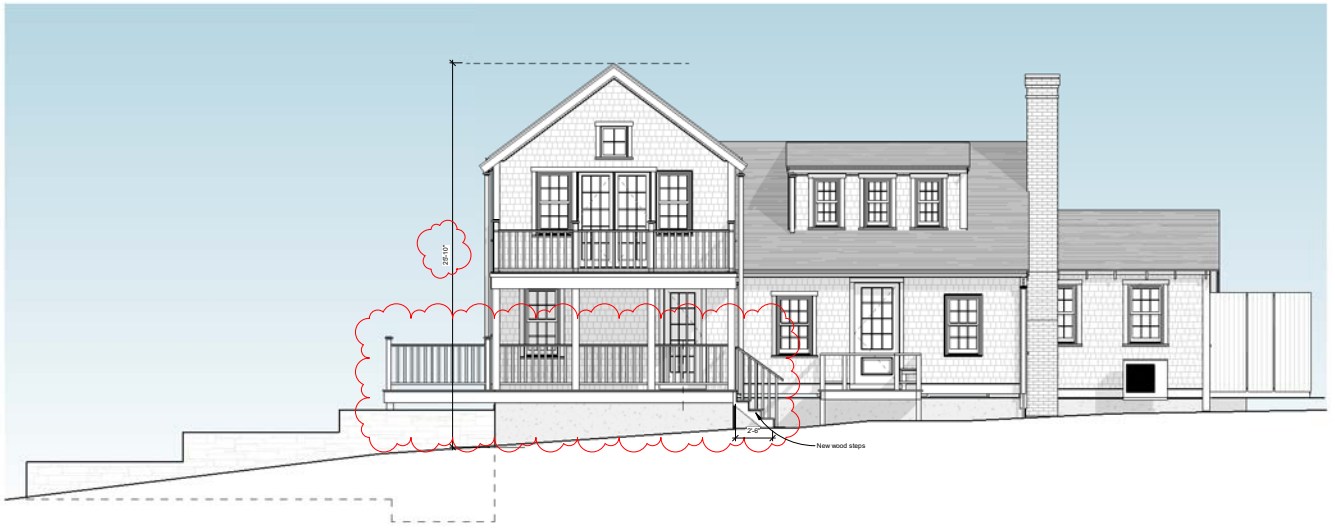
Existing North Elevation



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC1 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC1

3/24/2025 9:43:41 AM

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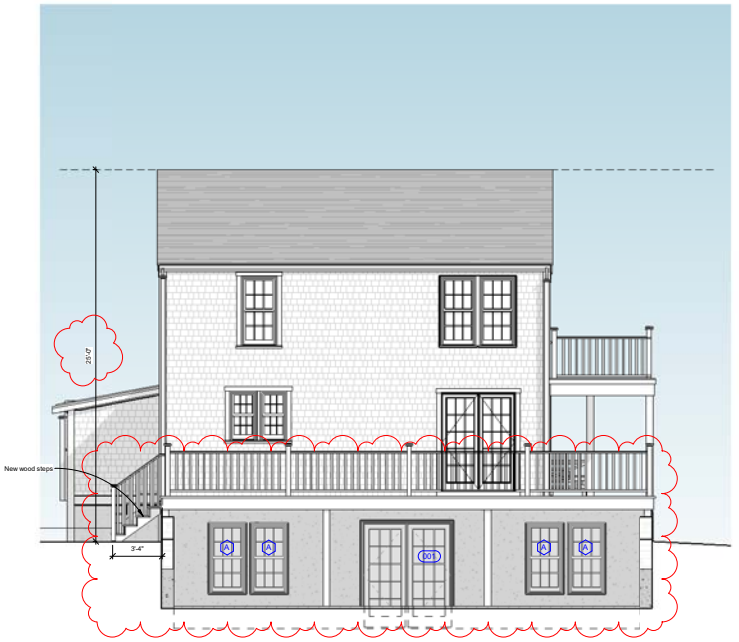
Existing East Elevation



Proposed East Elevation

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3/24/2025 9:43:42 AM

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Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC2



Existing South Elevation



Proposed South Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC3

3/24/2025 9:43:44 AM

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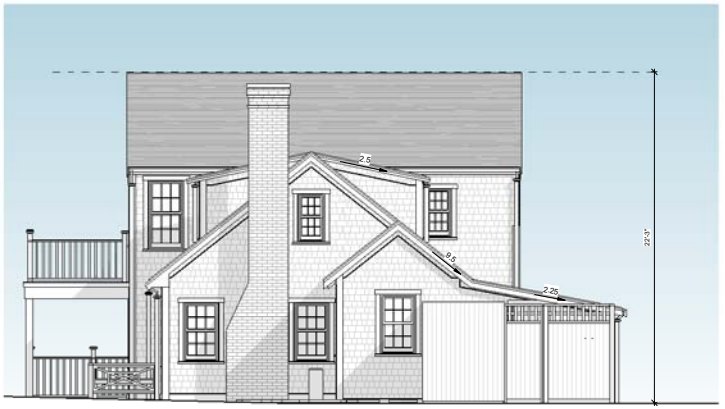

Existing West Elevation



Proposed West Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC4

3/24/2025 9:43:45 AM

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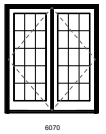
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	

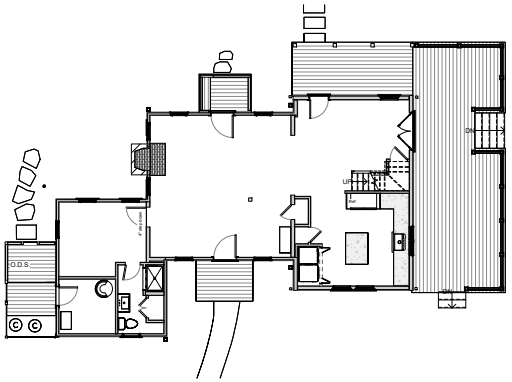


HDC Window
1/4" = 1'-0"

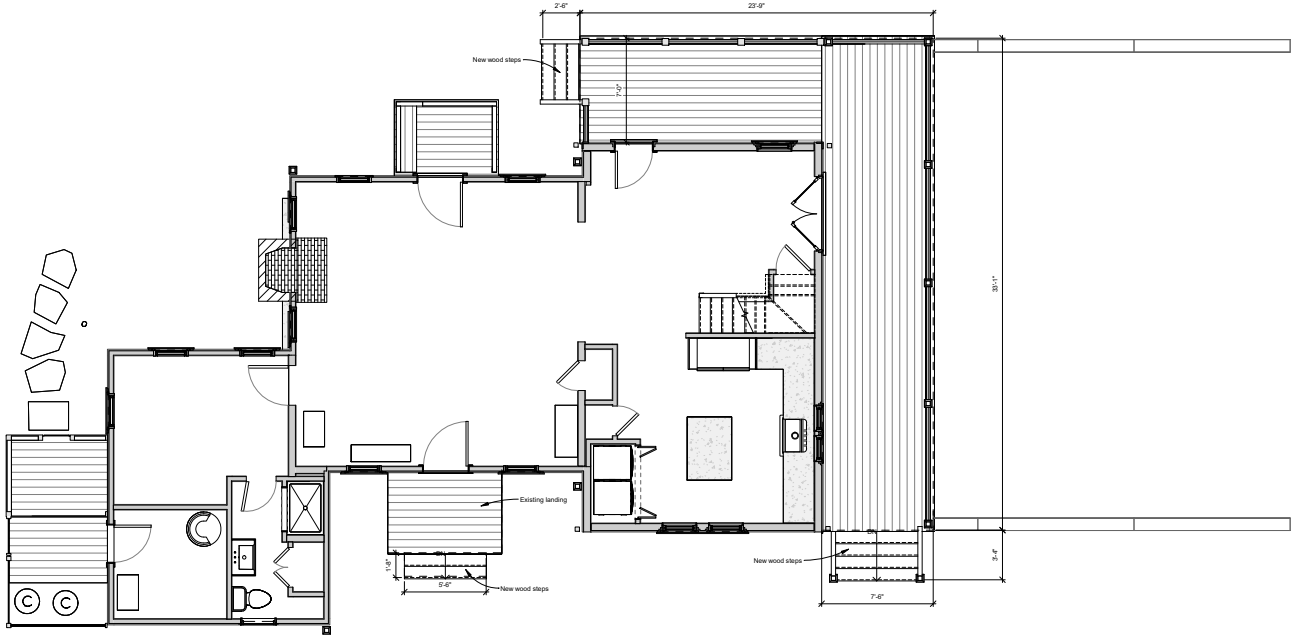
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



HDC Door
1/4" = 1'-0"



2 Existing First Floor
1/8" = 1'-0"



1 HDC First Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC5

3/24/2025 9:43:46 AM

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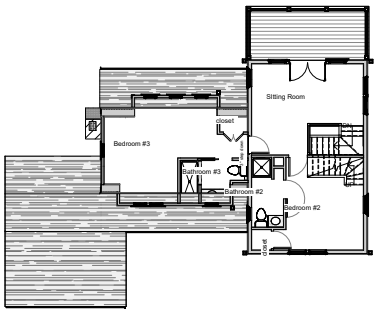
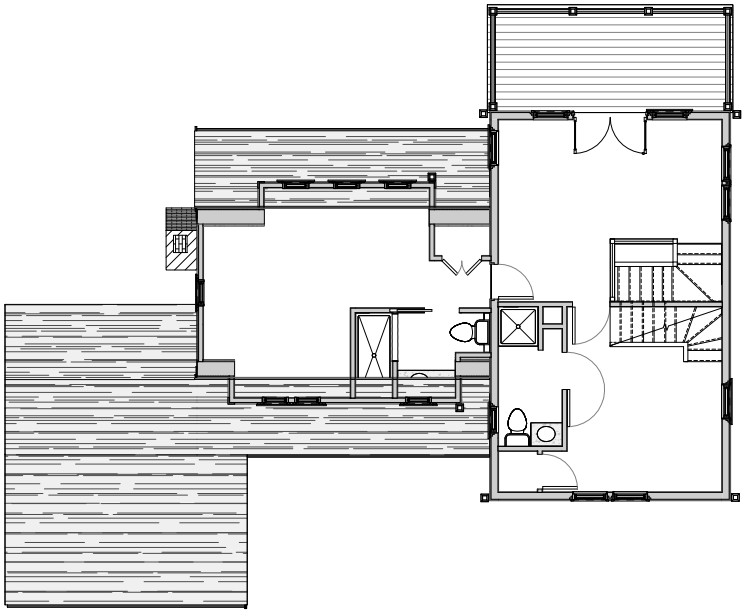


② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC6

3/24/2025 9:43:47 AM

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 9 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Circle

Owner of record: NEVER BLUE LLC

Mailing Address: 50 LEGARE ST CHARLESTON SC 29401

Contact Phone #: 6467531965 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Road Nantucket MA 02554

Contact Phone #: 5082283600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26 Sq. Footage 1st floor: 546 Decks/Patio: Size: 250 ☑ 1st floor ☐ 2nd floor

Width: 21 Sq. footage 2nd floor: 546 Size: 150 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South 0 East 0 West _____

Height of ridge above final finish grade: North 24'8" South 24'8" East 24'8" West 24'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation NEW CONSTRUCTION
2. South Elevation NEW CONSTRUCTION
3. West Elevation NEW CONSTRUCTION
4. North Elevation NEW CONSTRUCTION

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 1/0 Rake 1 1/0 Soffit (Overhang) 0 Corner boards NA Frieze NA

Window Casing 1/4 Door Frame 1/4 Columns/Posts: Round _____ Square 8/8

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim PLATINUM Gray Sash NA Doors BLACK

Deck WOOD Ntr Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3.24.25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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>
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>
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> 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

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City, State, ZIP+4®: NANTUCKET MA 02584

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03/24/2025

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City, State, ZIP+4®: Cheyenne WY 82001

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☐ 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

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR 24 2025

03/24/2025

Sent To: CARROLL John R + Bronwen L trstees (JJD) Family of the Carroll
Street and Apt. No., or PO Box No.: POBOX 962049
City, State, ZIP+4®: BOSTON MA 02196

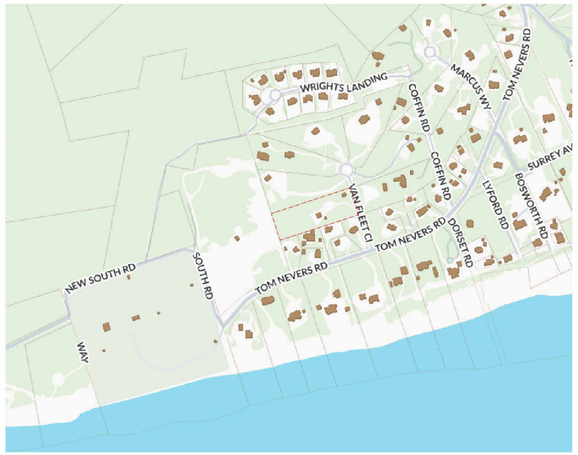
9589 0710 5270 0681 6384 52

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

REED Forever LLC

Garage

4 Van Fleet Cl, Nantucket, MA



Ground Coverage Summary

Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF
Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF





1. Turn on Van Fleet



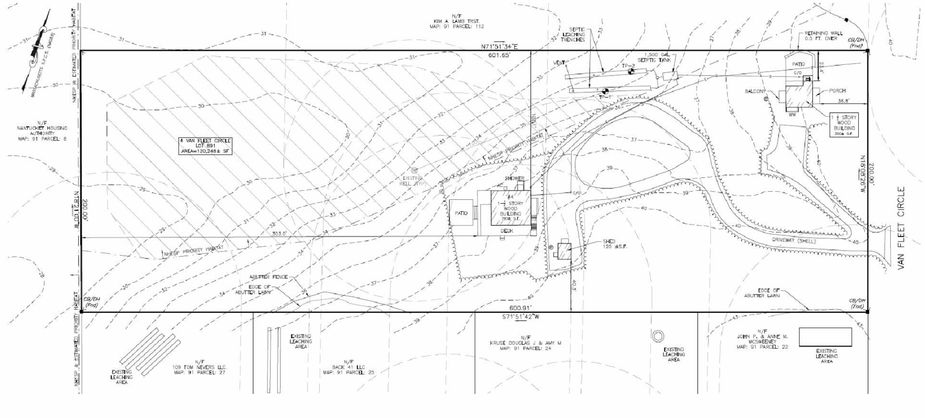
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission
23	2022.12.20	Shell Package

HDC1

3/23/2025 12:57:41 PM

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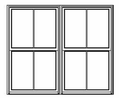
A



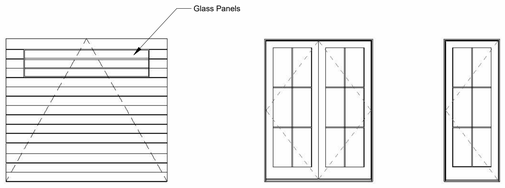
A2

Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	<varies>	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



Custom Garage Door

6080

3080

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Custom Garage Door	Custom				Exterior	
02	Custom Garage Door	Custom				Exterior	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	8'-0"		Exterior	
04	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	
05	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh wtih interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

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HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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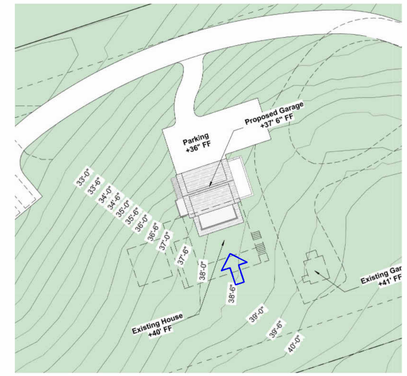
Key Plan



Key Plan

Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



2 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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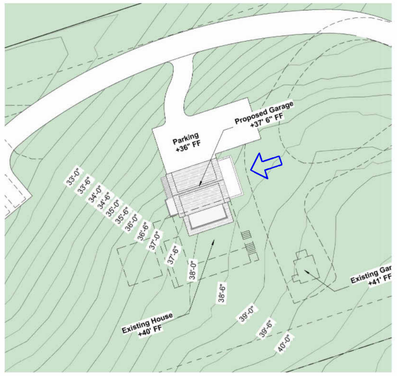
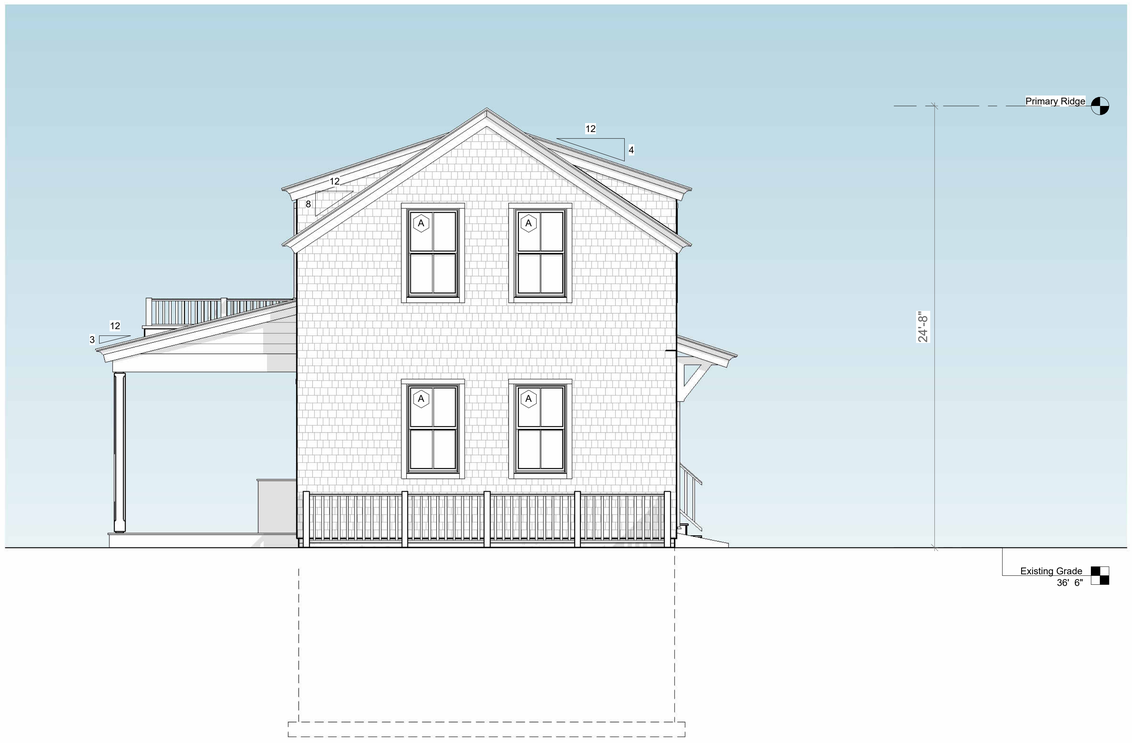


Key Plan



Key Plan

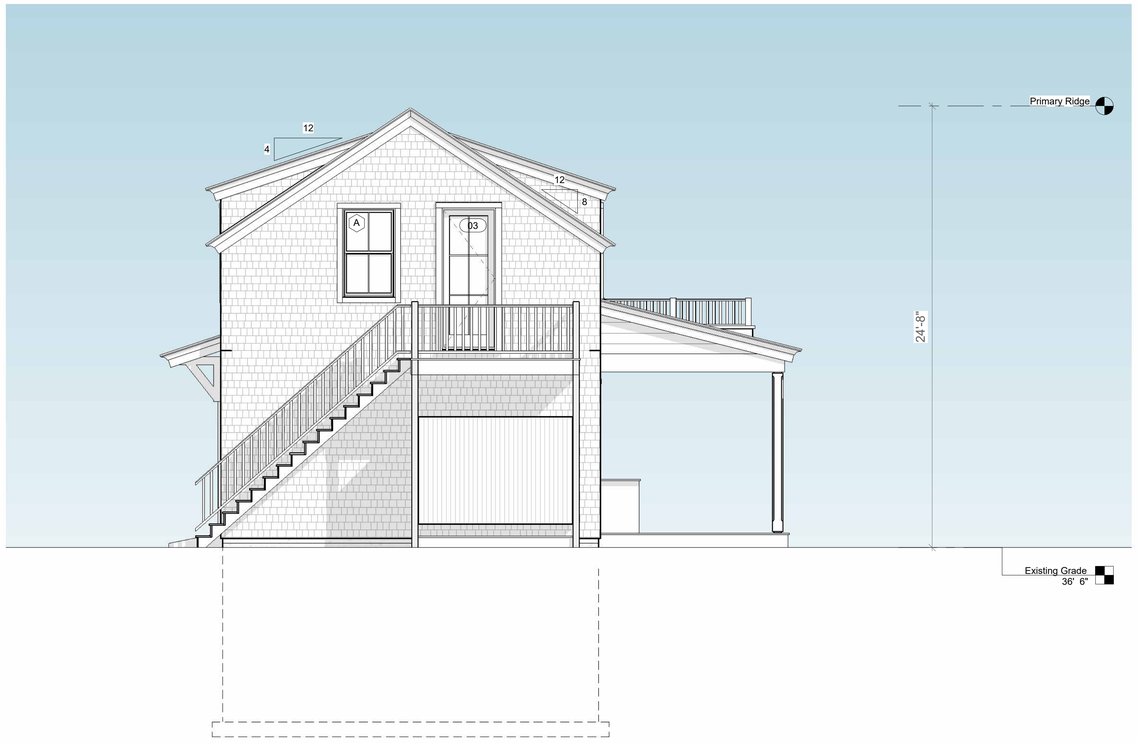
Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0"
SCALE
2 0 2 4 6 8 10
FEET

Current Submission



2 West - HDC
1/4" = 1'-0"

1/4" = 1'-0"
SCALE
2 0 2 4 6 8 10
FEET

CHIP WEBSTER
ARCHITECTURE
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HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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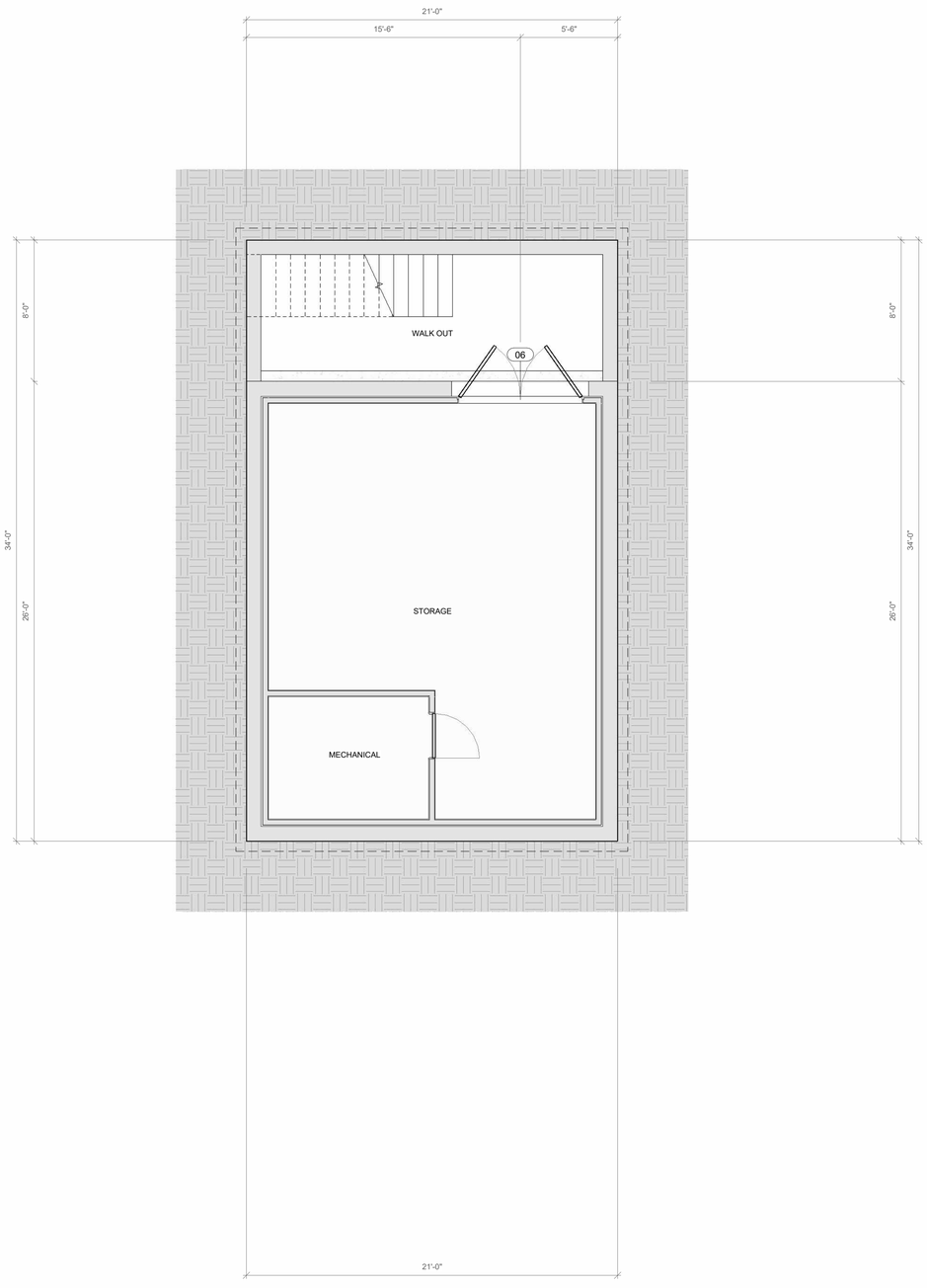
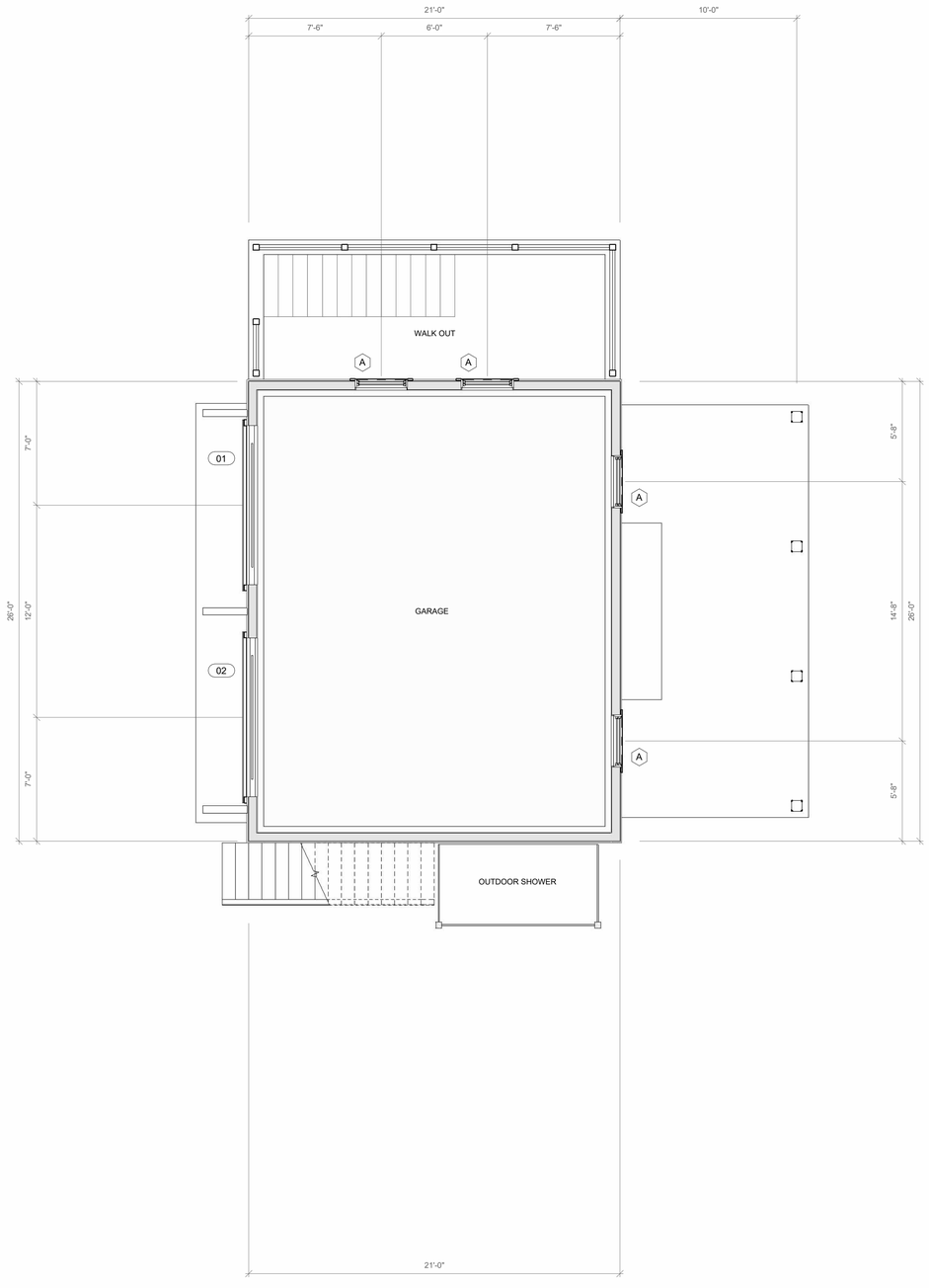


1 HDC - Basement Plan
1/4" = 1'-0"



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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HDC5

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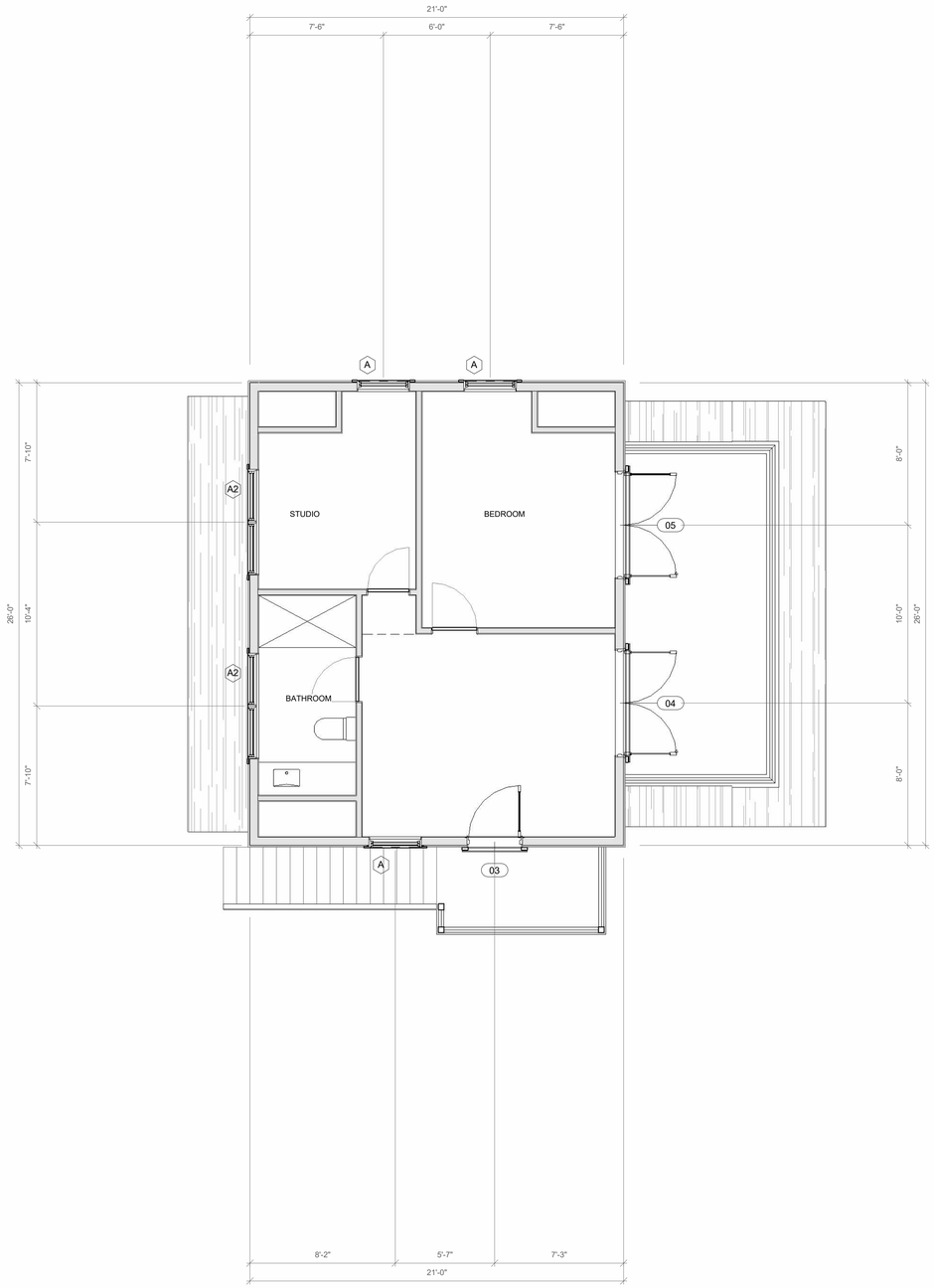
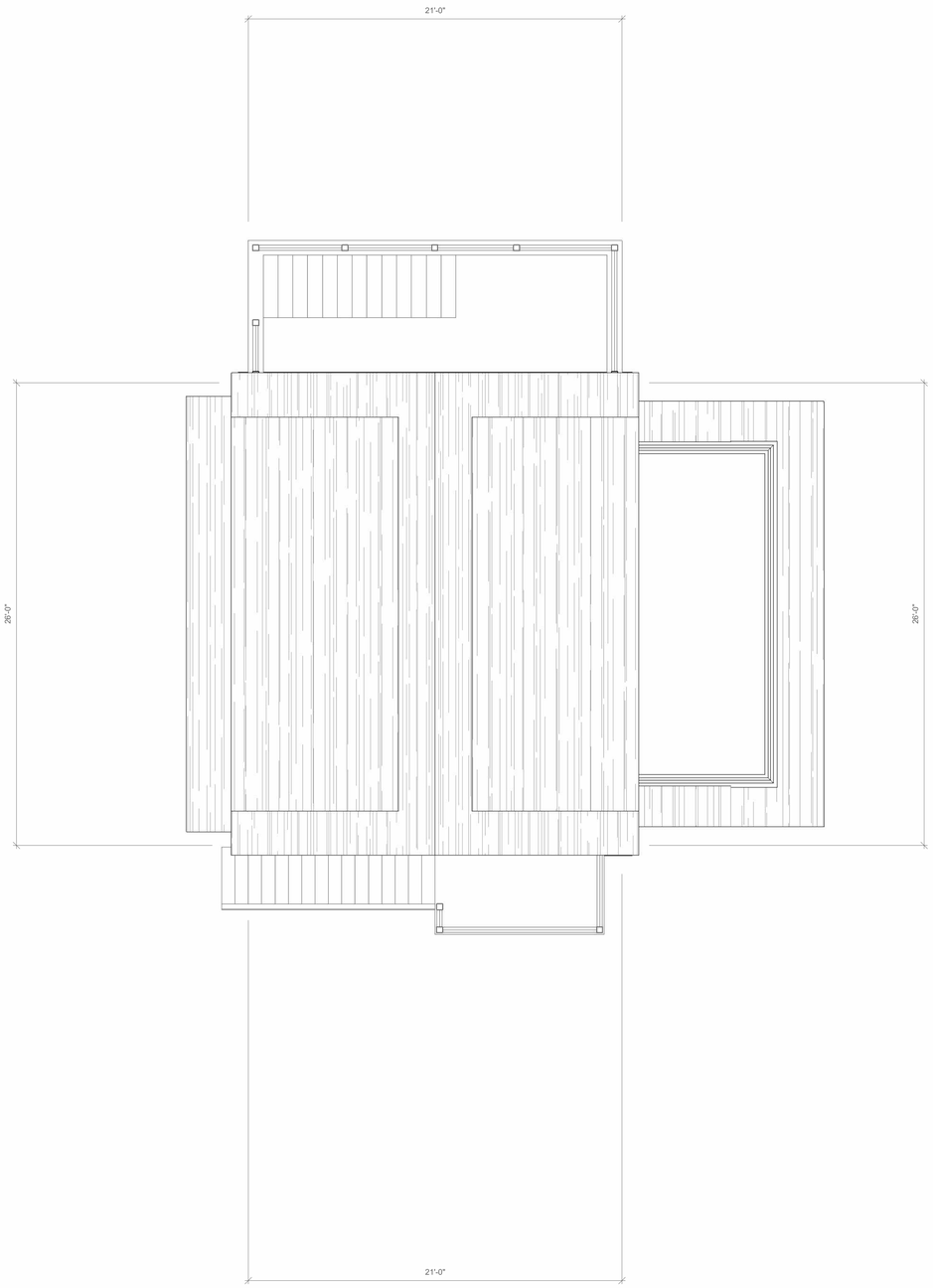


1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET

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HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC6

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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

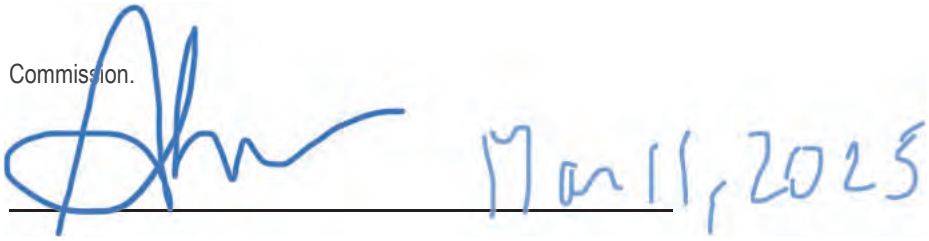
Authorization Letter

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

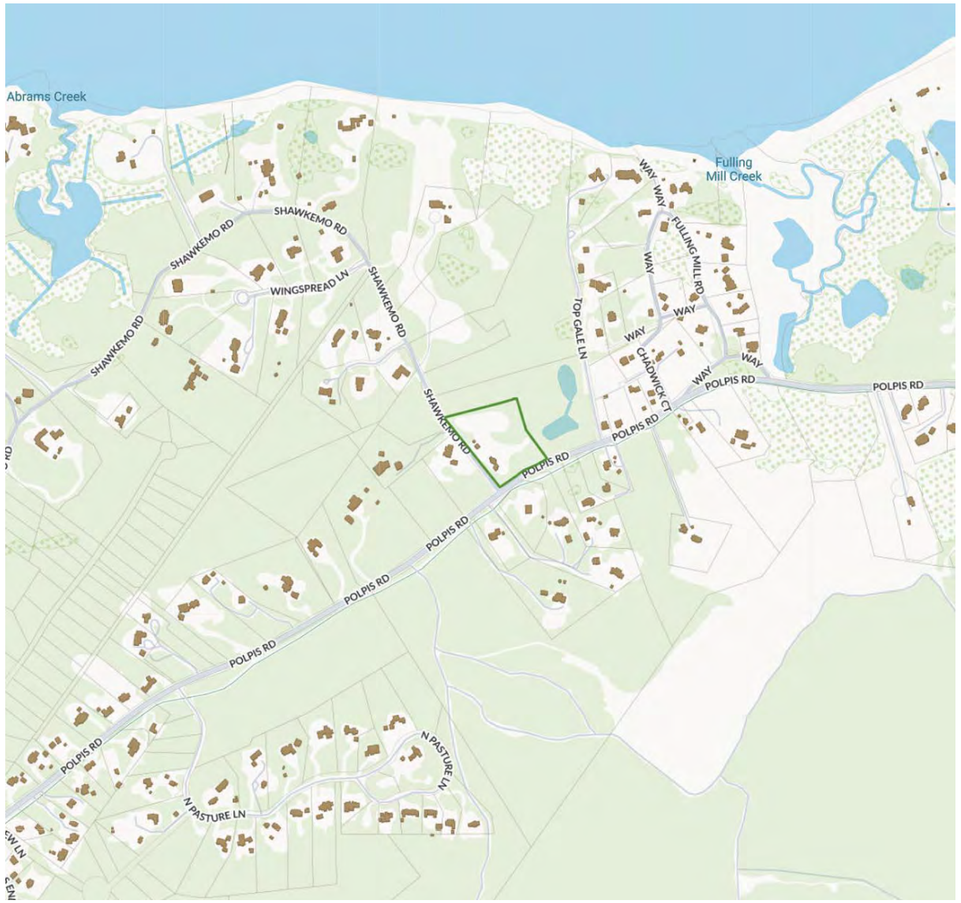
8 Williams Lane.Nantucket.MA.02554
508.325.4995





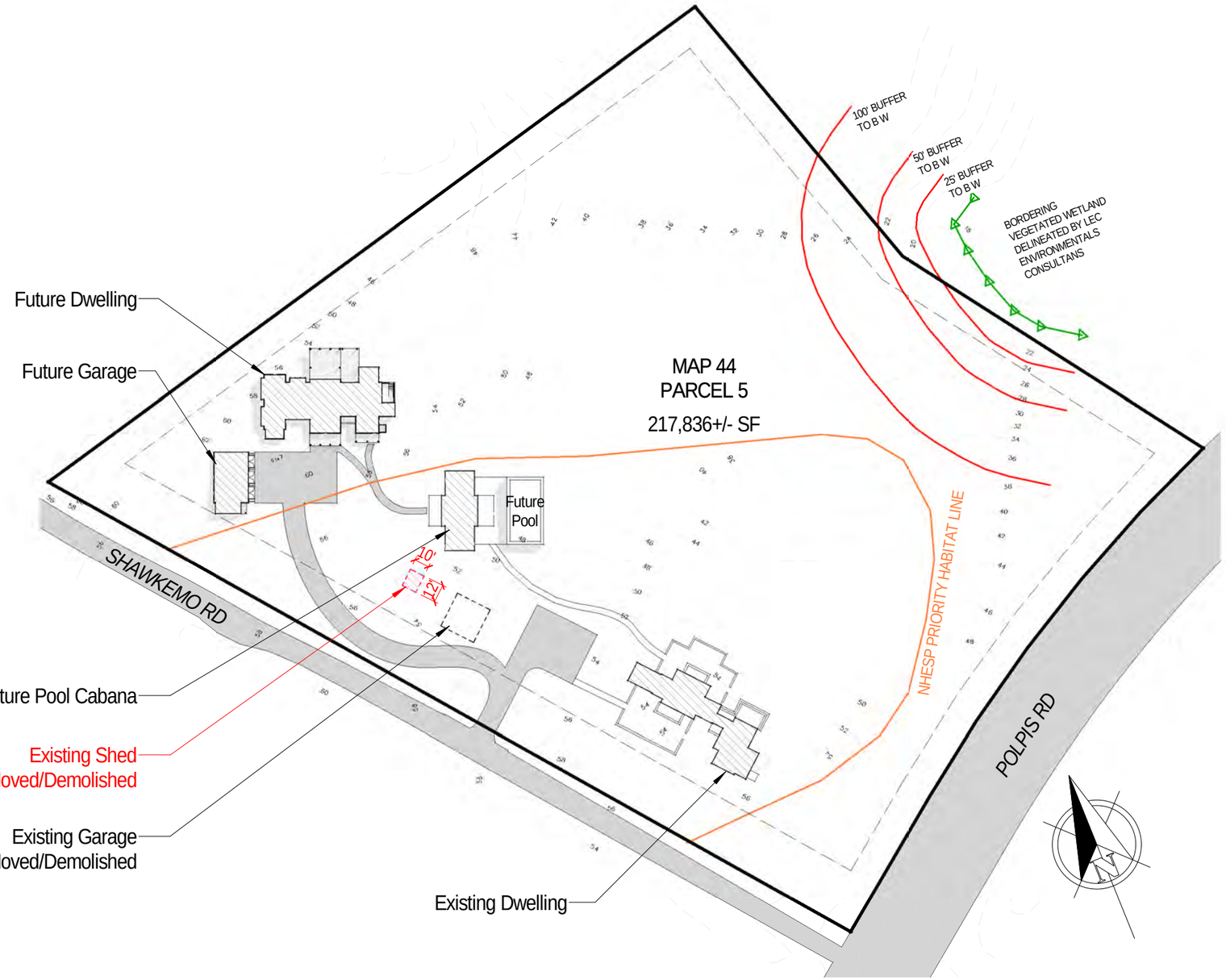






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

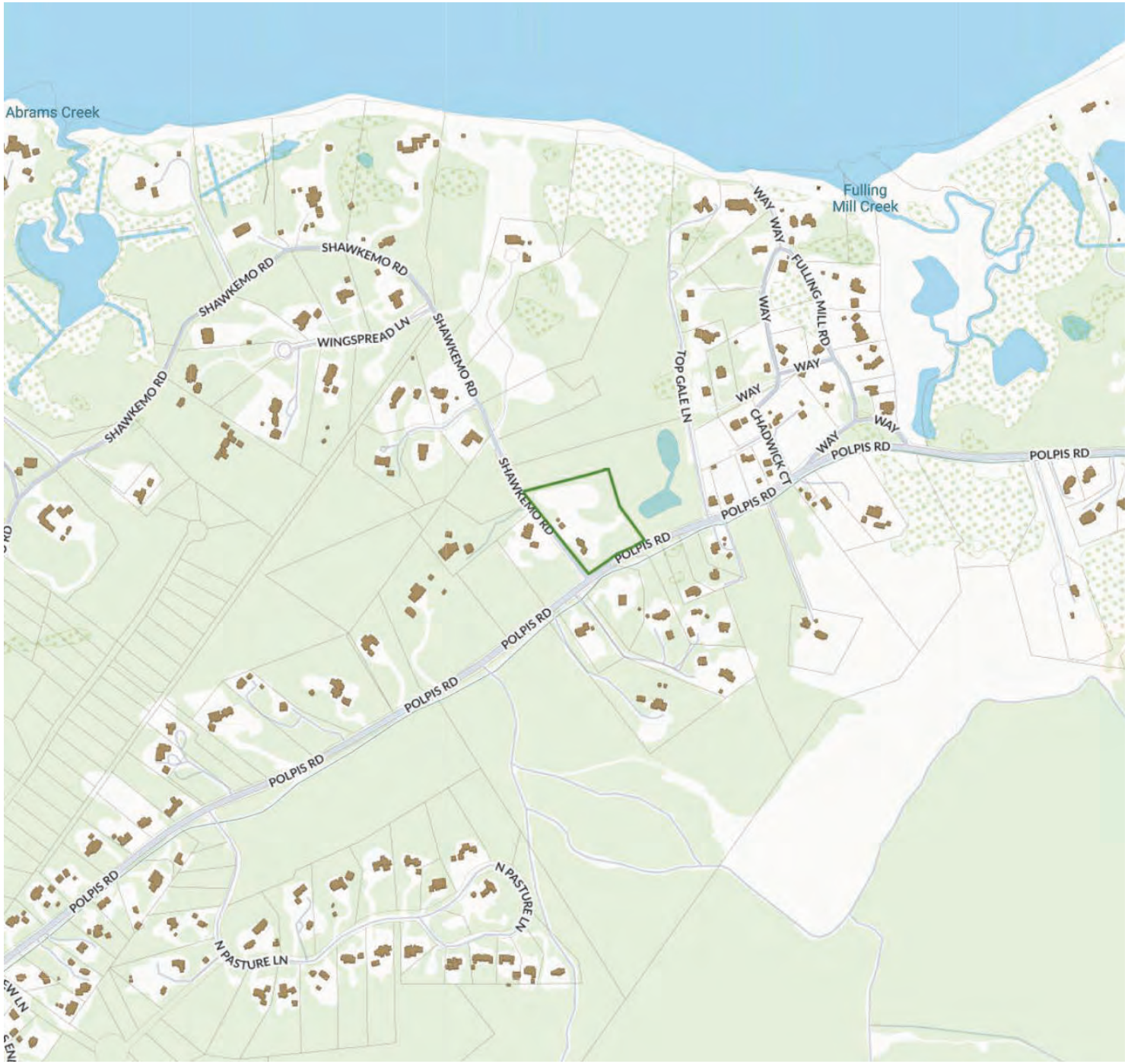
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

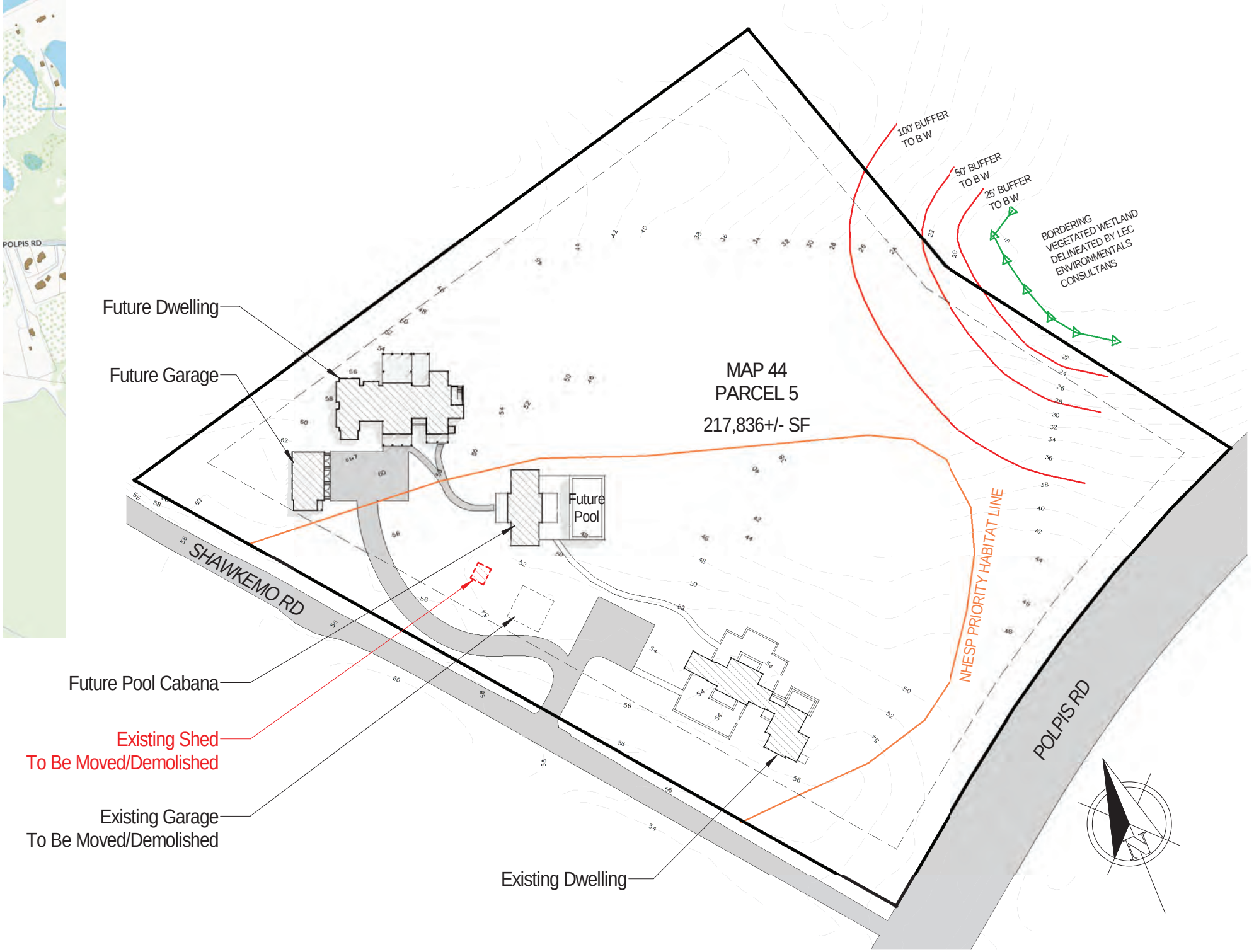
Scale: As indicated
Date: 03.19.25

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

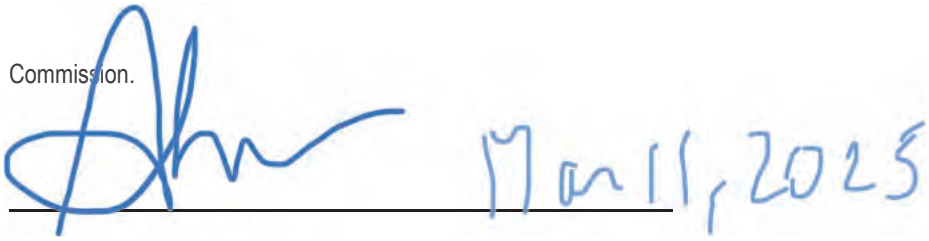
Authorization Letter

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

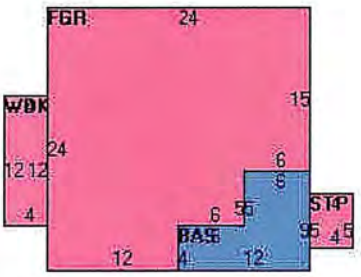
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft 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

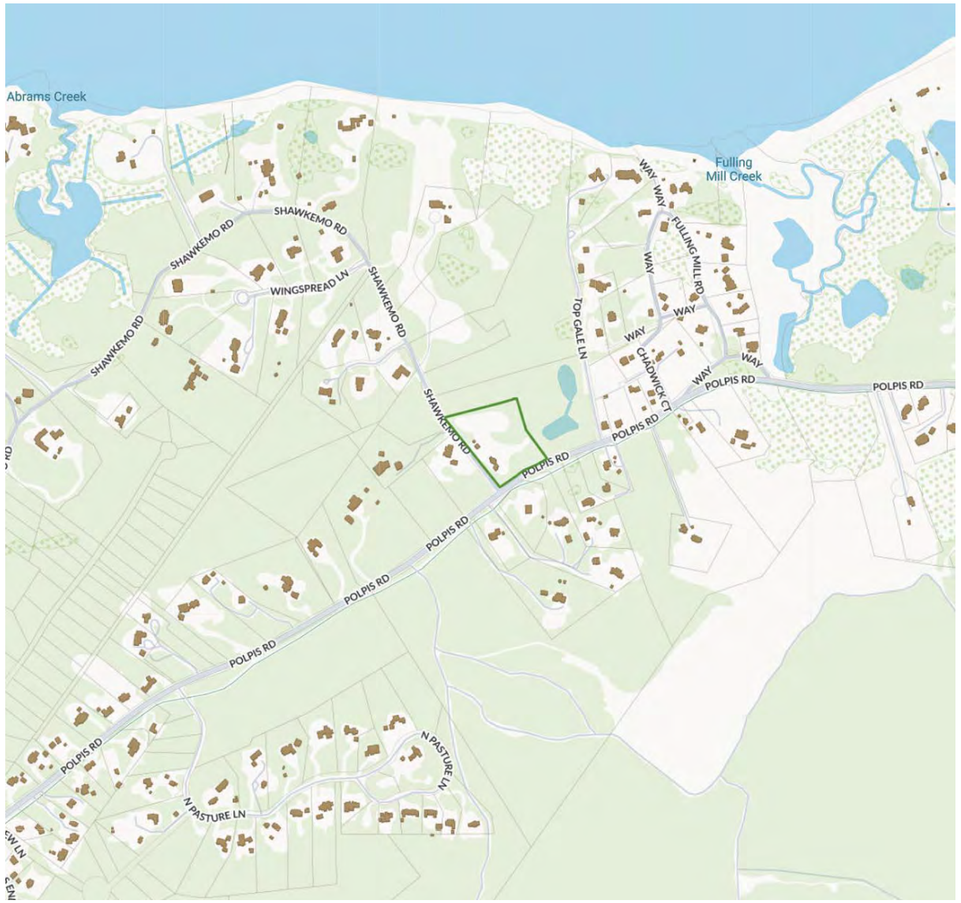
Land





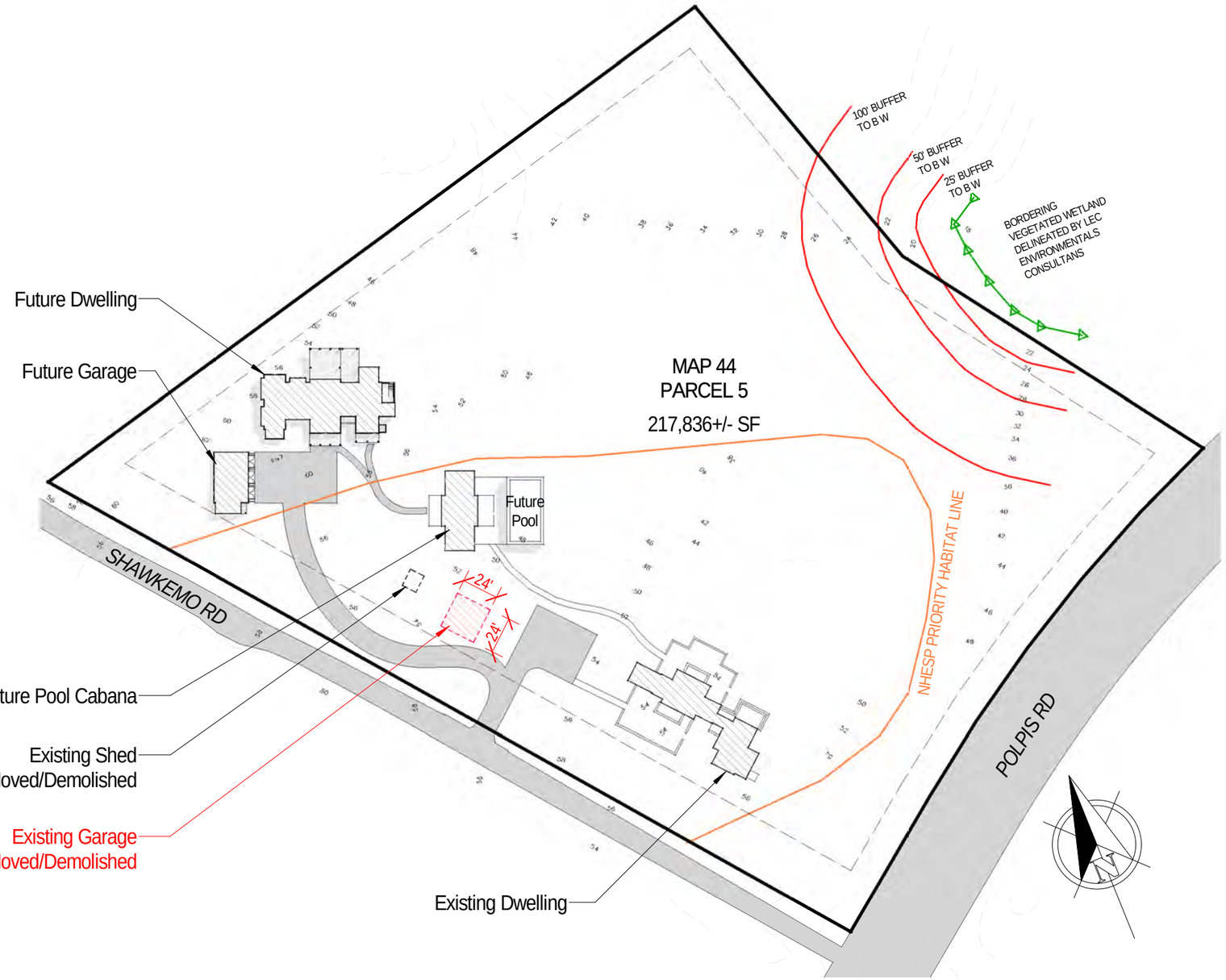






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

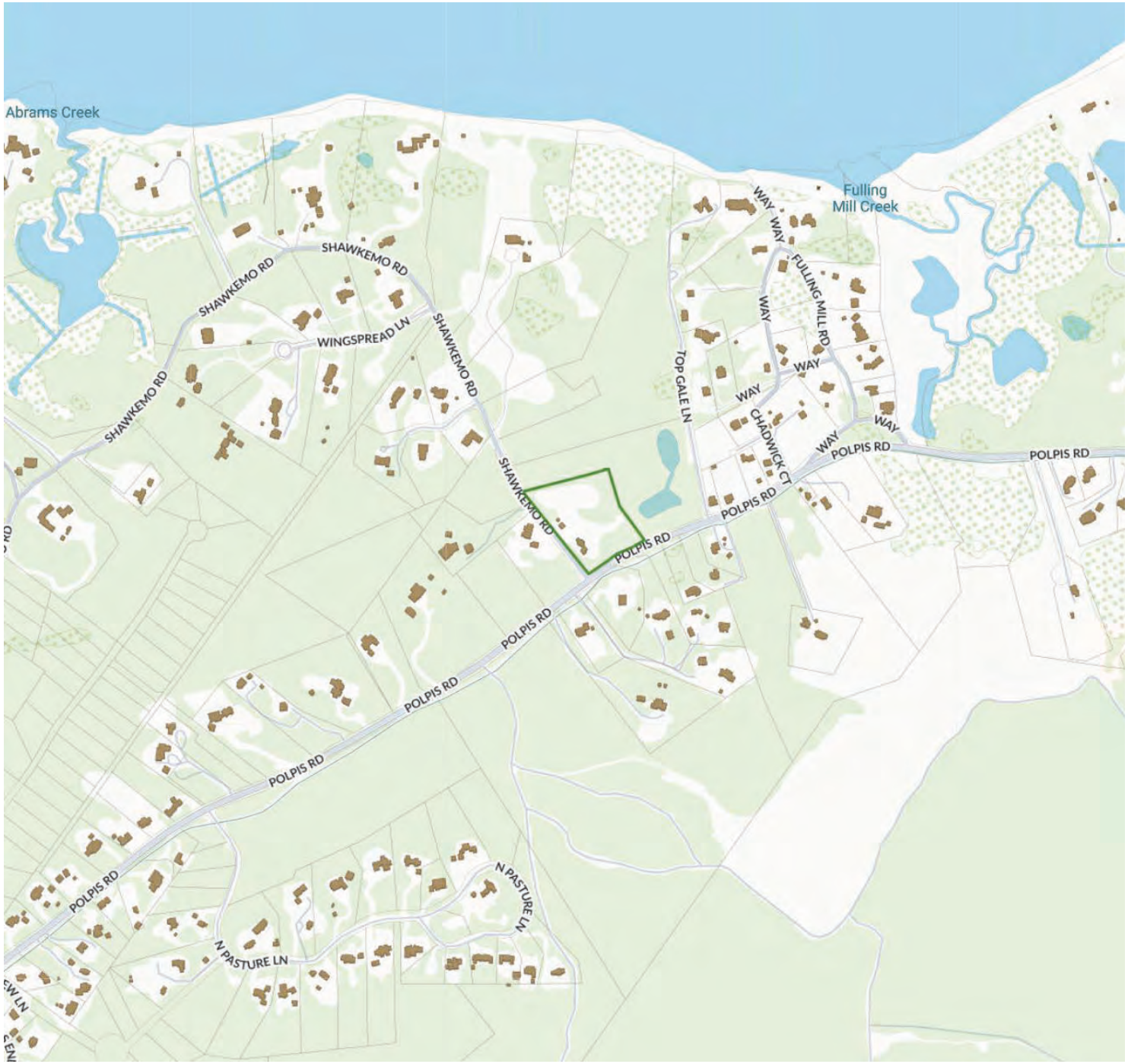
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

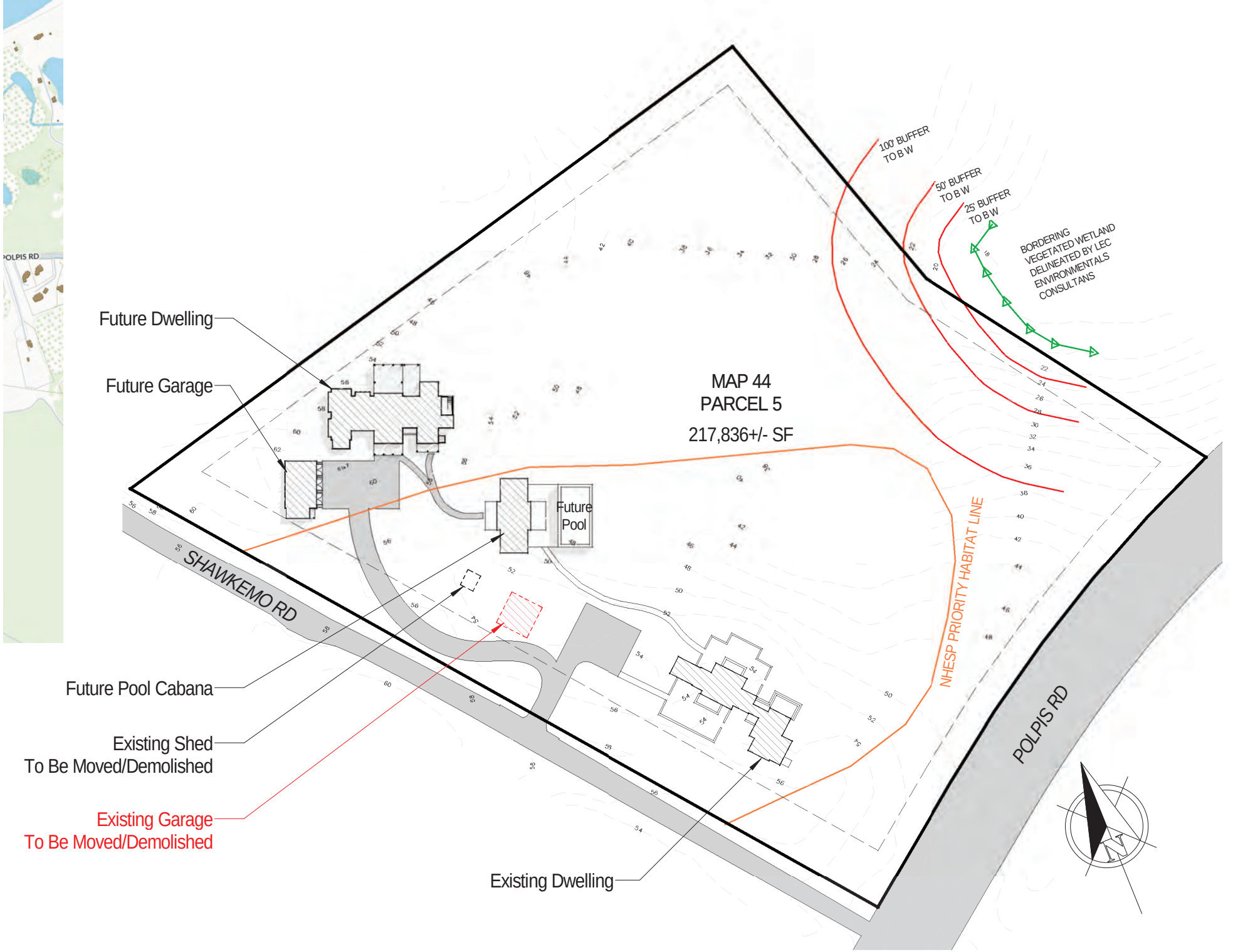
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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



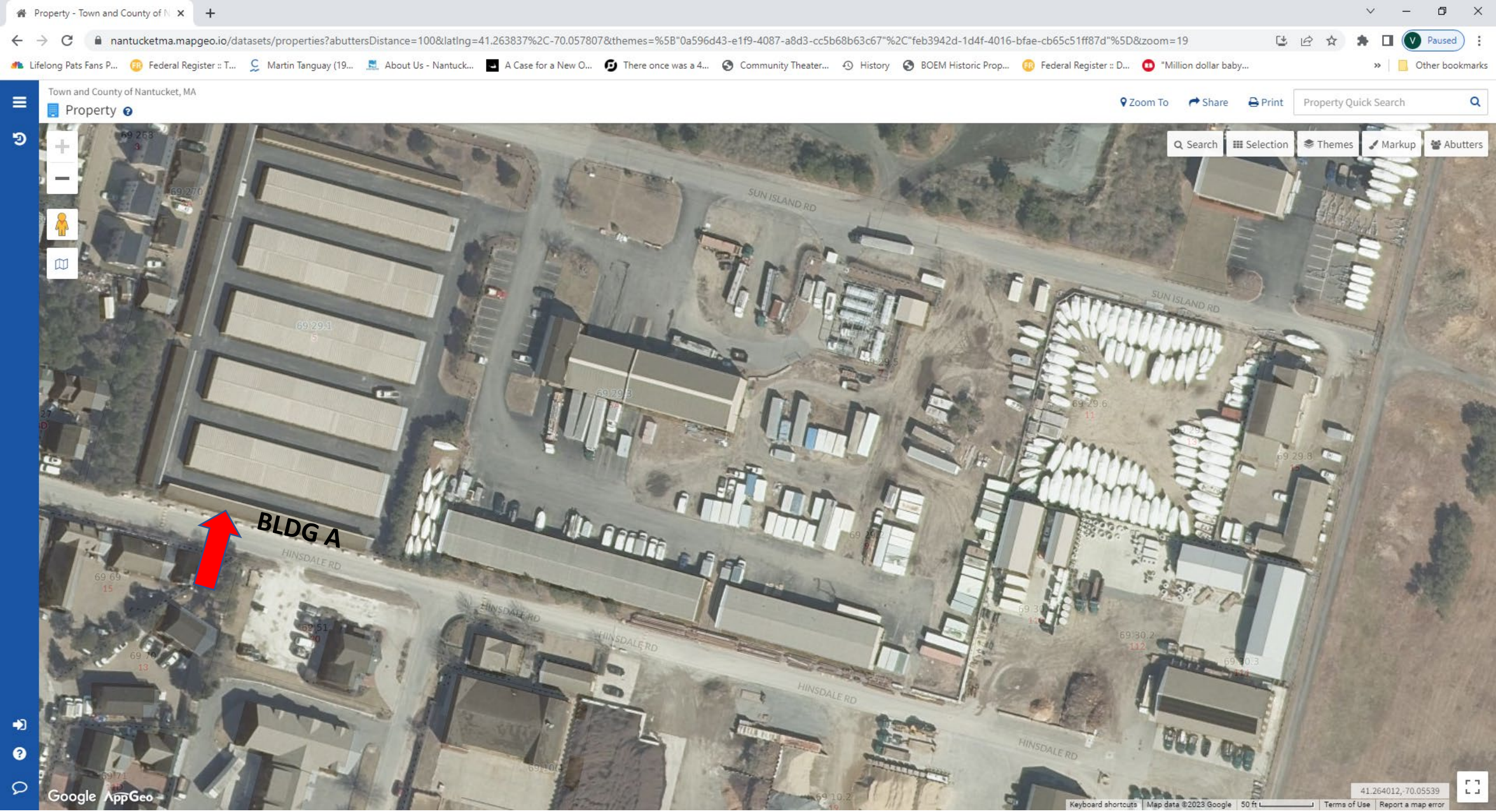
METAL SIDING ON SHINGLED FACADES

TO MATCH Existing Grey

Larger buildings on Site

BUILDING A

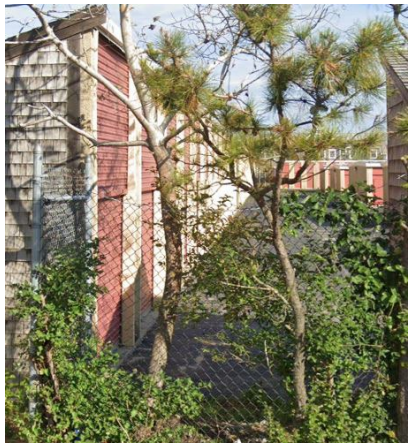
3-23-25


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









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.
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5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
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1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at *www.usps.com®*.

Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 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



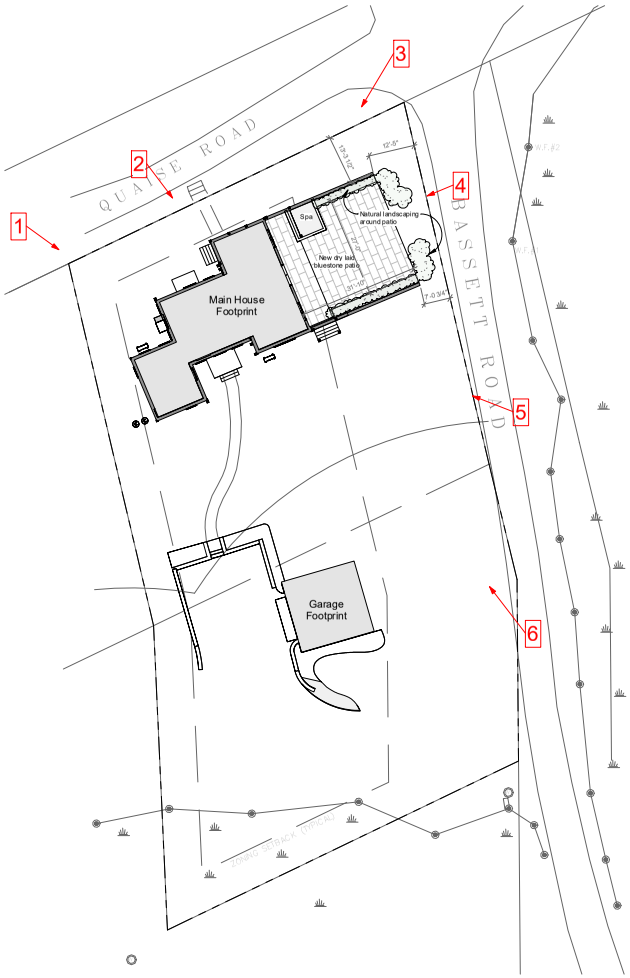
3



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

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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

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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

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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

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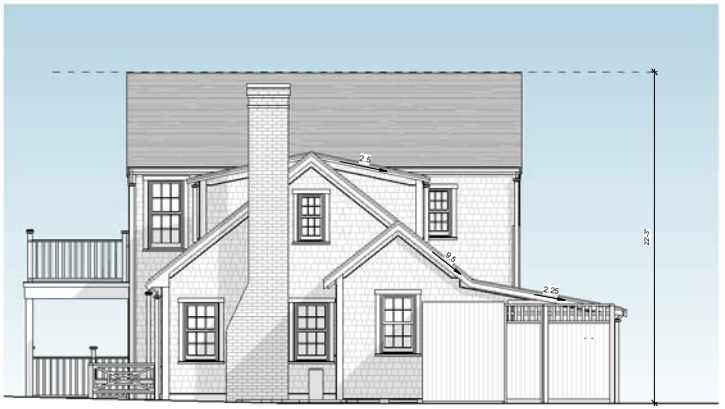

Existing West Elevation



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

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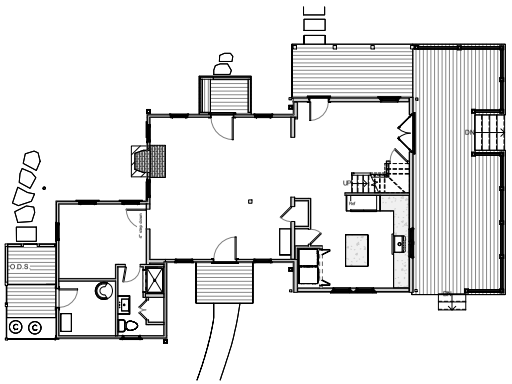
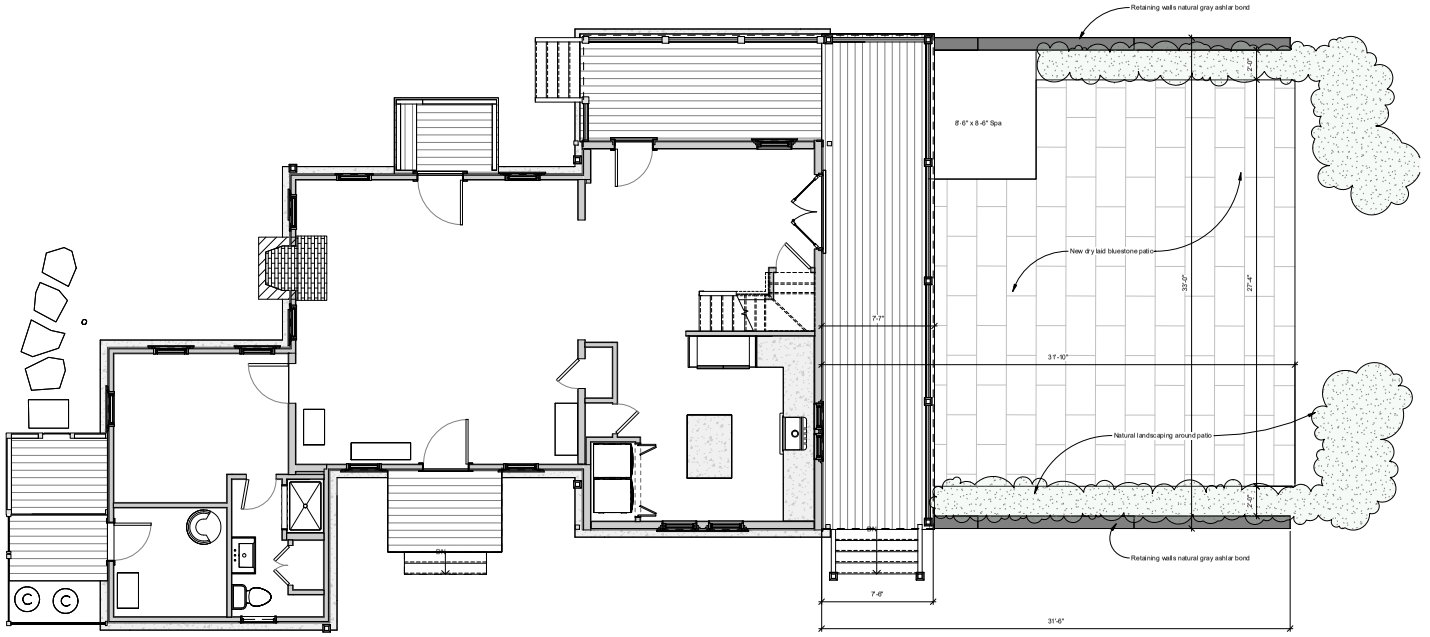


② Existing First Floor
1/8" = 1'-0"



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

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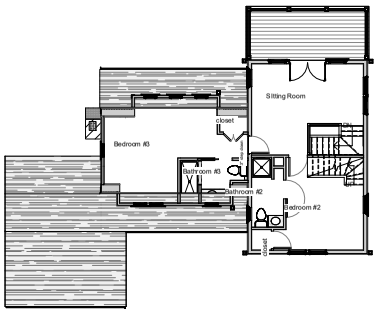
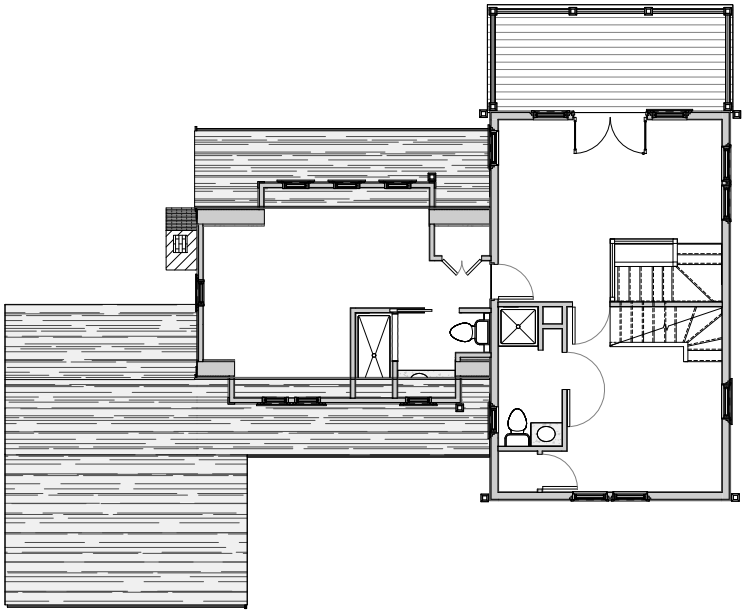


② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC6

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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

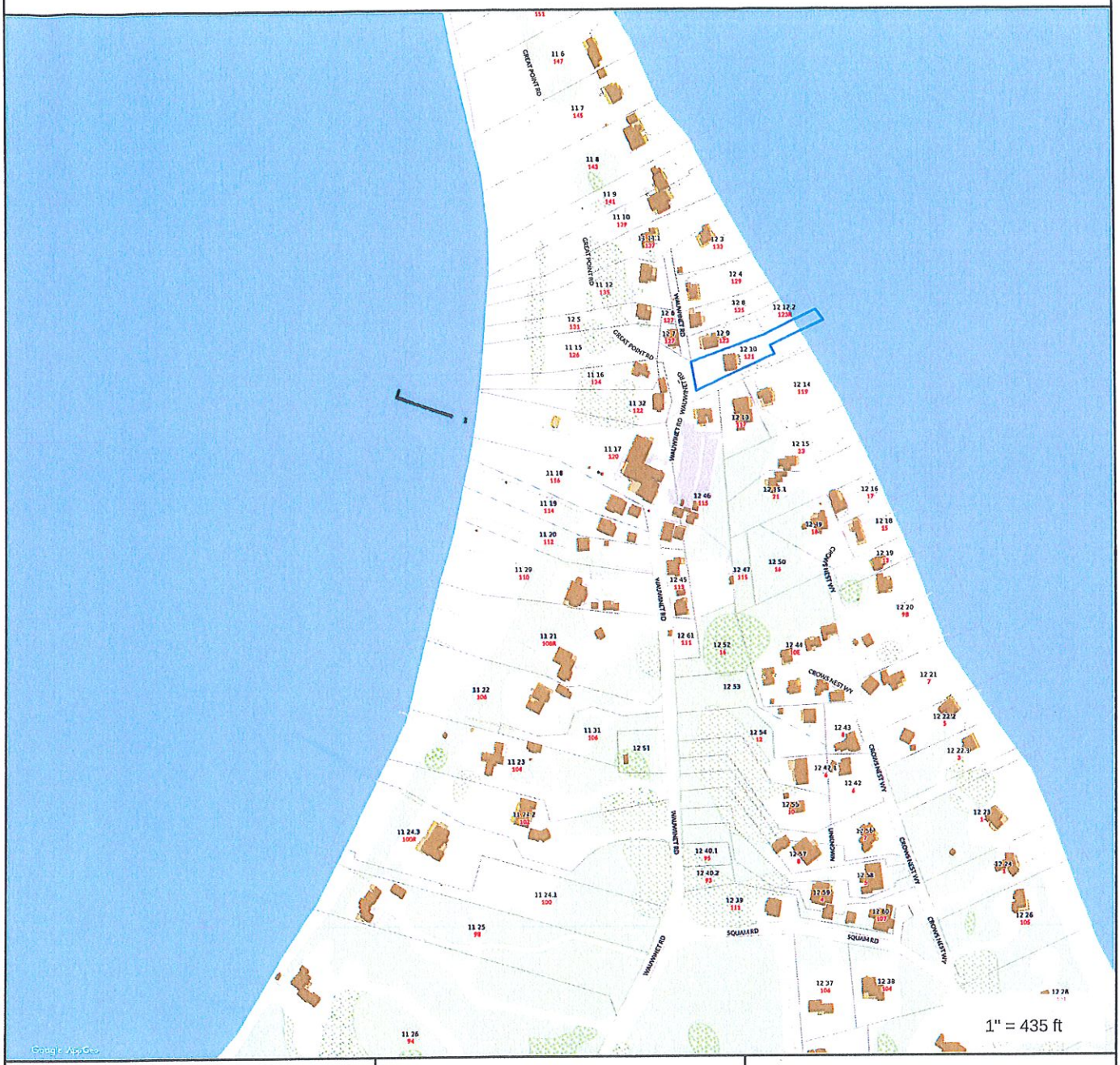
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

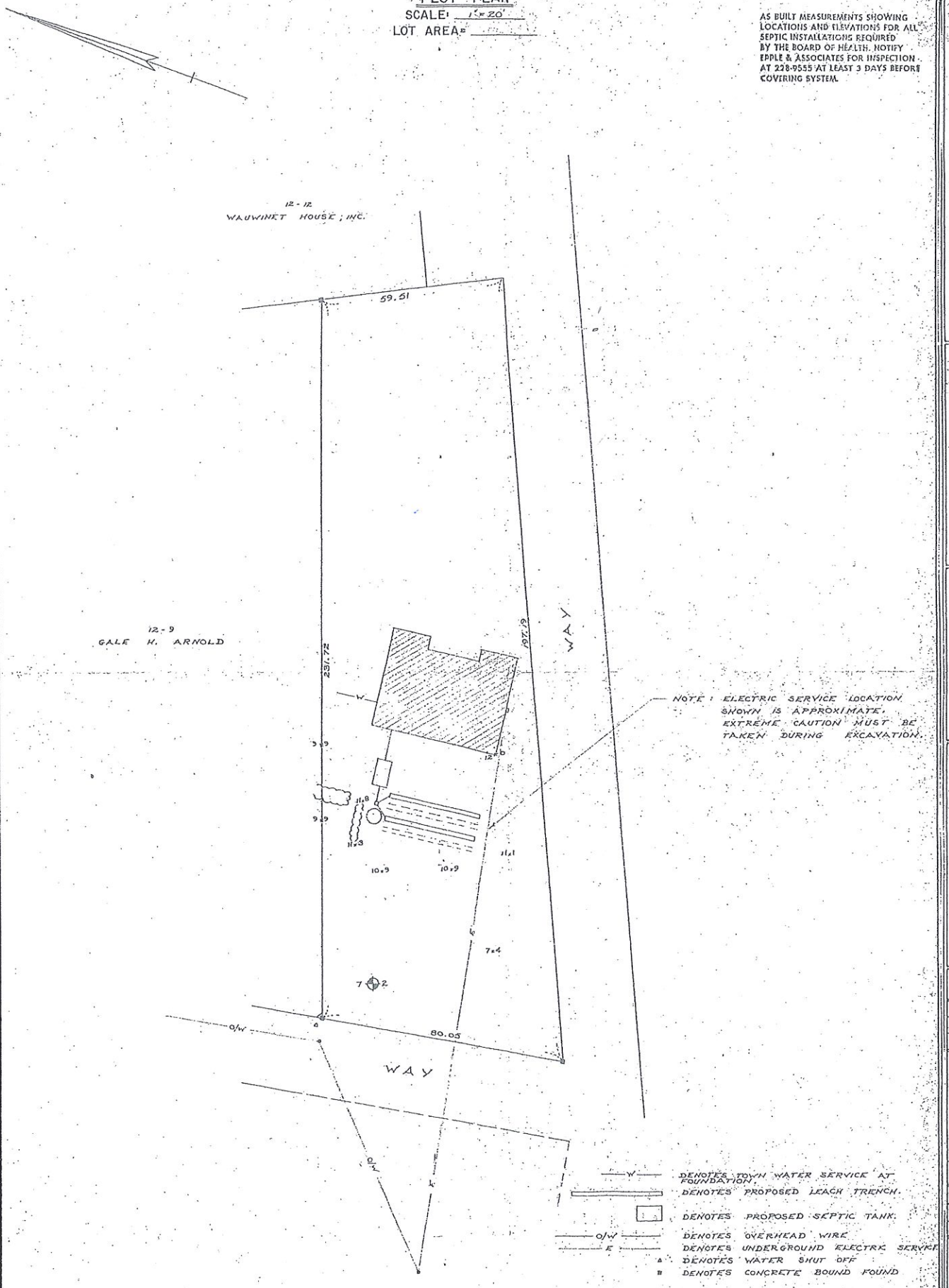
NO PLANS

PLOT PLAN

SCALE: 1" = 20'

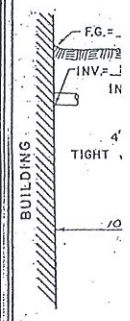
LOT AREA = _____

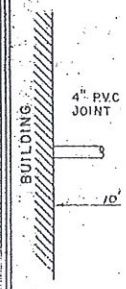
AS BUILT MEASUREMENTS SHOWING LOCATIONS AND ELEVATIONS FOR ALL SEPTIC INSTALLATIONS REQUIRED BY THE BOARD OF HEALTH. NOTIFY EPPLE & ASSOCIATES FOR INSPECTION AT 228-9555 AT LEAST 3 DAYS BEFORE COVERING SYSTEM.



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

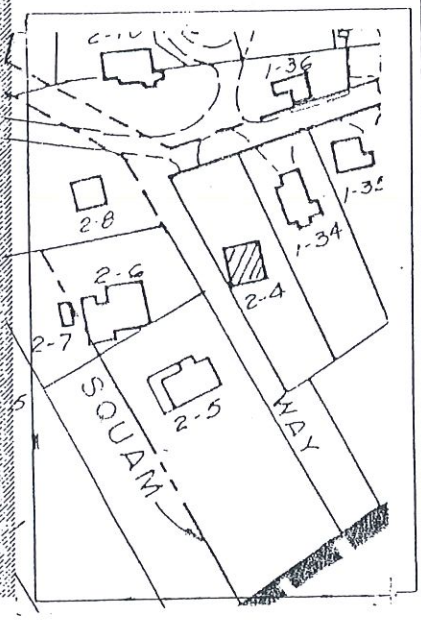
4. Present Owner: CURLEE, SHELBY & JOANNE

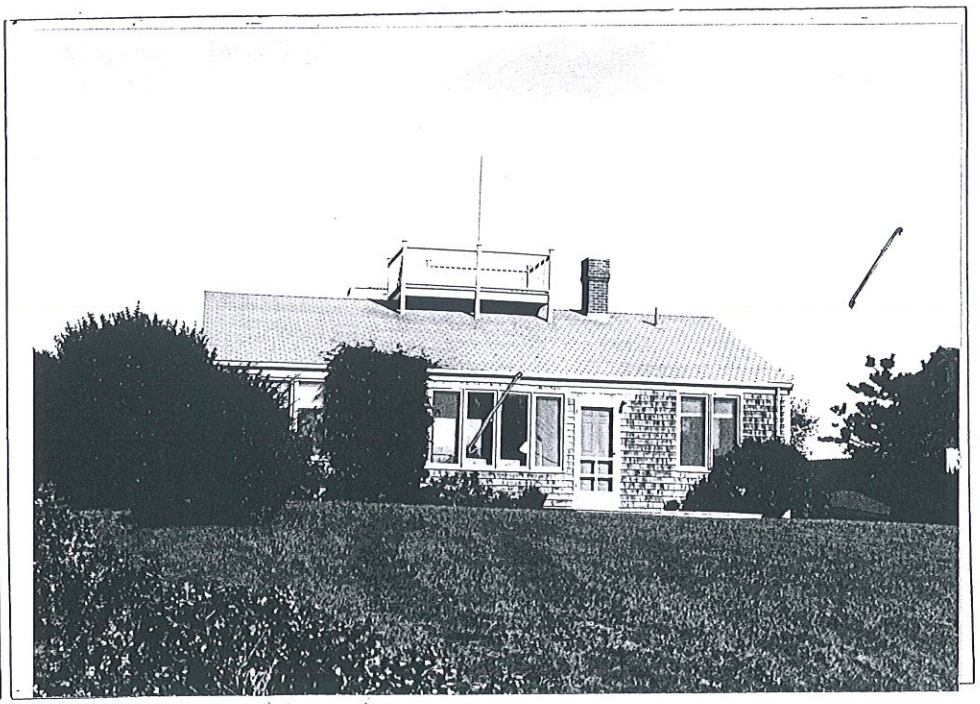
5. Ownership History:
Unknown

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.

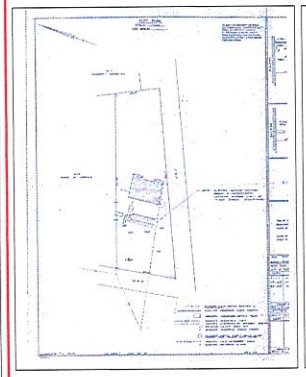
Date 3/04/25 Signature of owner of record _____ Signed under penalties of perjury

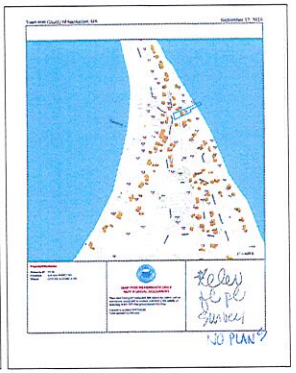
DRAWING INDEX

1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION

2 ELEVATIONS:
NORTH, SOUTH, EAST & WEST

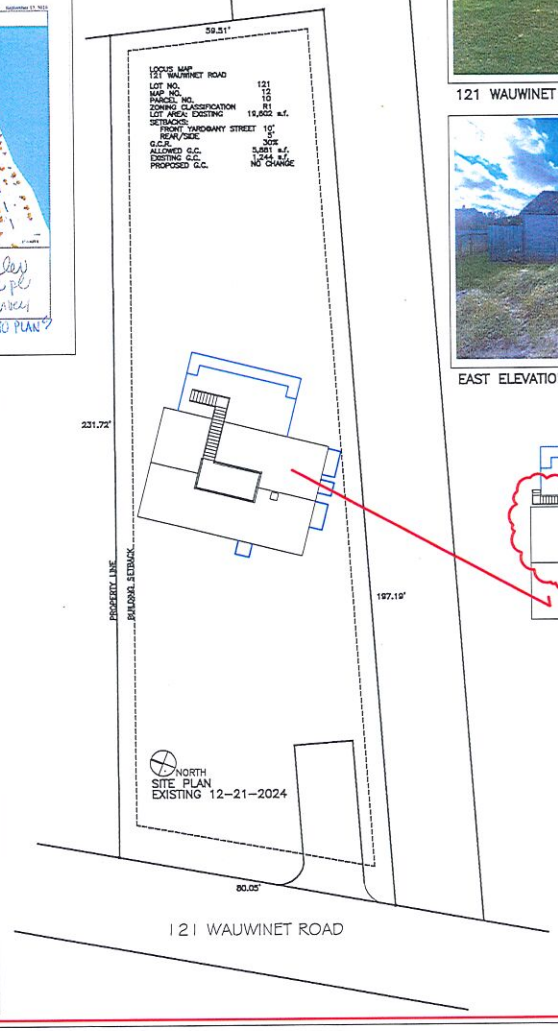
3 ELEVATIONS: EXISTING & PROPOSED
NORTH, SOUTH, EAST & WEST

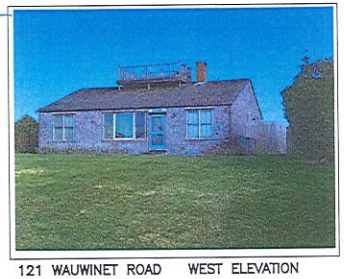




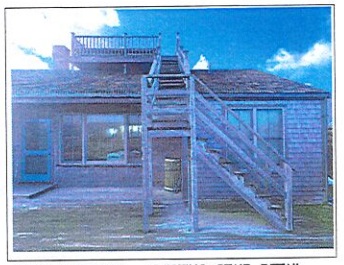


ATLANTIC OCEAN

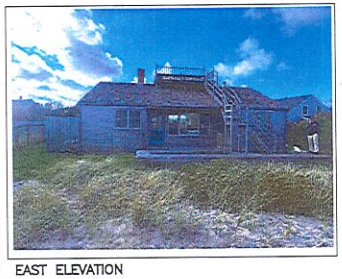




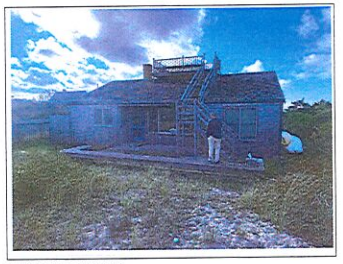
121 WAUWINET ROAD WEST ELEVATION



EAST ELEVATION EXISTING STAIR DETAIL

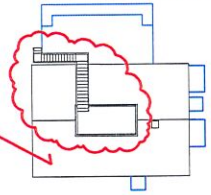


EAST ELEVATION



EAST ELEVATION

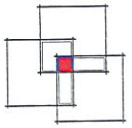
RE-BUILD STAIR ACCESS





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.

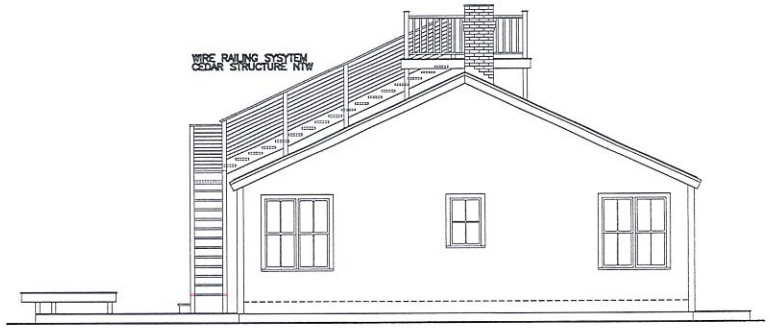
DATE
03-21-2025

SCALE
1/16"=1'0"

1



WEST ELEVATION
PROPOSED 03-21-2025



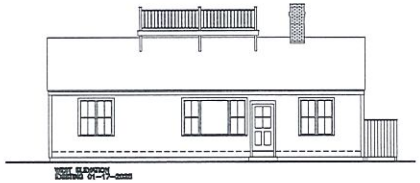
NORTH ELEVATION
PROPOSED 03-21-2025



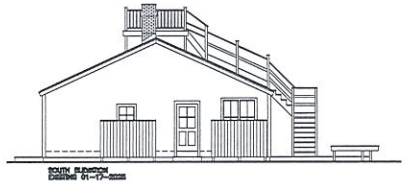
EAST ELEVATION
PROPOSED 03-21-2025

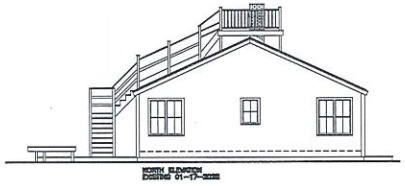


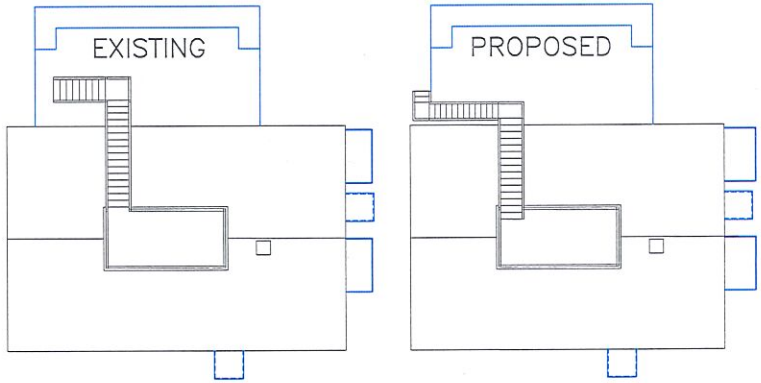
SOUTH ELEVATION
PROPOSED 03-21-2025











SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
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NANTUCKET, MA
02584
508.228.8050

PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
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ELEVATIONS:
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EAST & WEST

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03-21-2025

SCALE
1/4 "=1'0"

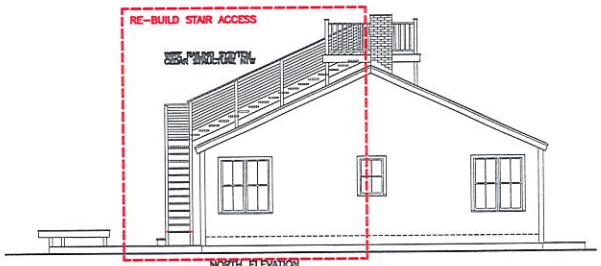
2



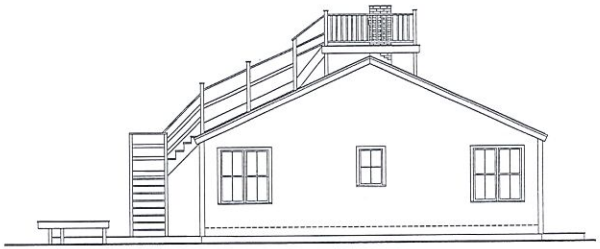
WEST ELEVATION
PROPOSED 03-21-2025



WEST ELEVATION
EXISTING 01-17-2025



NORTH ELEVATION
PROPOSED 03-21-2025



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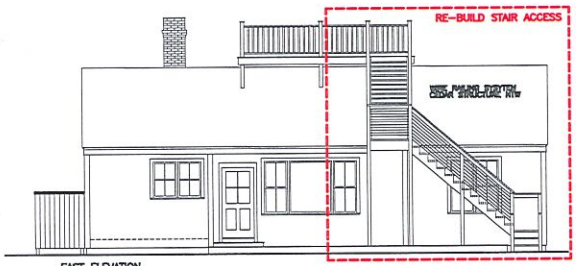

EAST ELEVATION
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EAST ELEVATION
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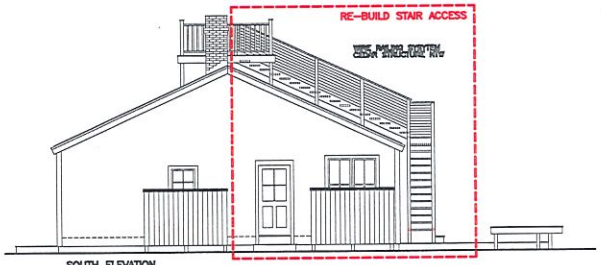

SOUTH ELEVATION
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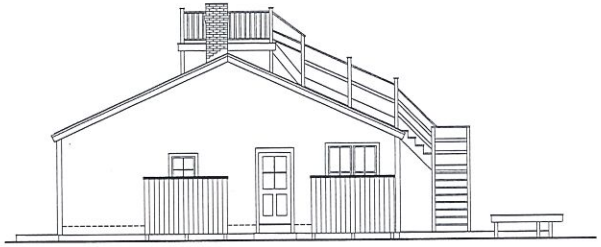

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EXISTING 01-17-2025

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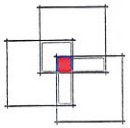
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA

ROOFWALK ACCESS
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SCI COPYRIGHT 2025

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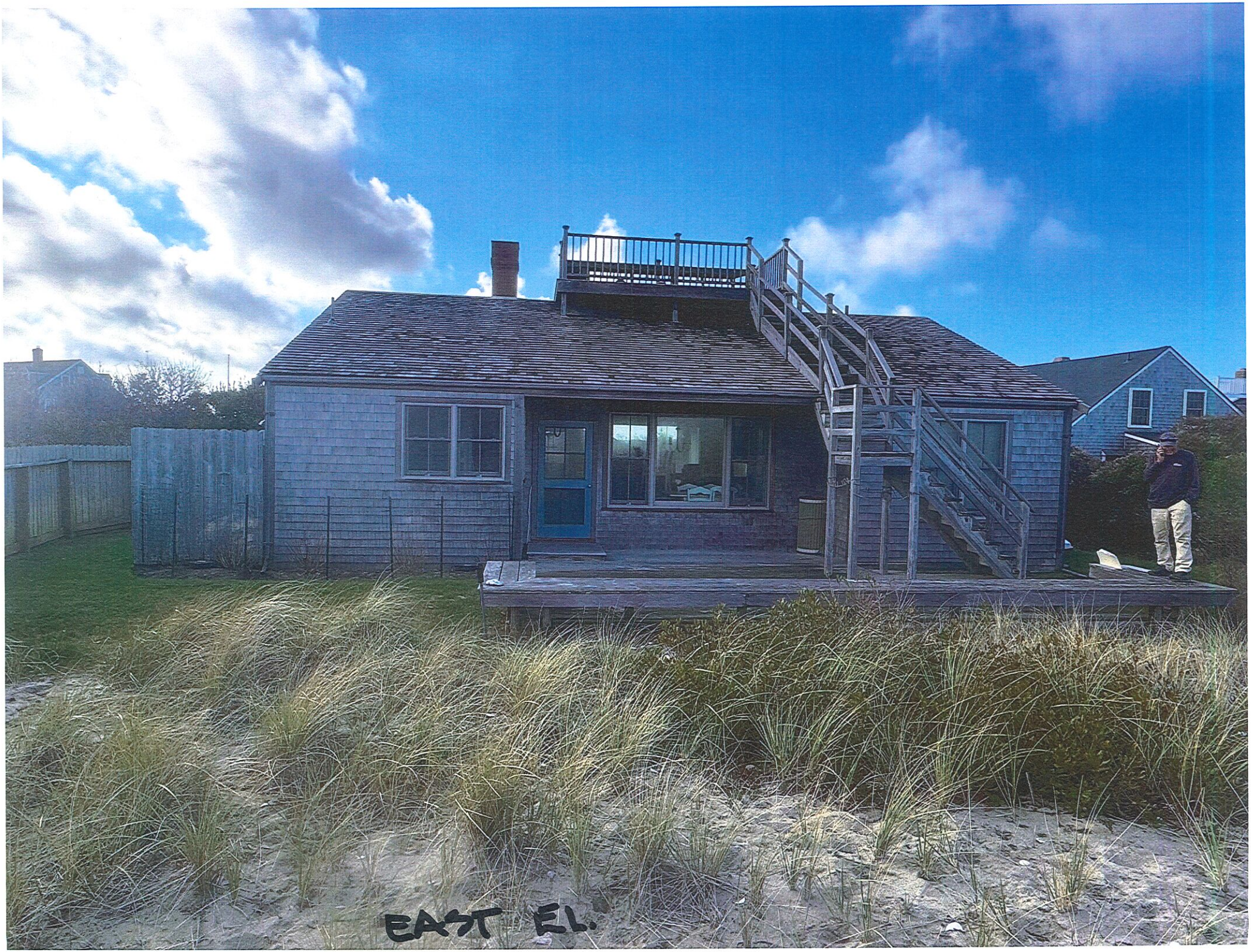
DATE
01-17-2025

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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.

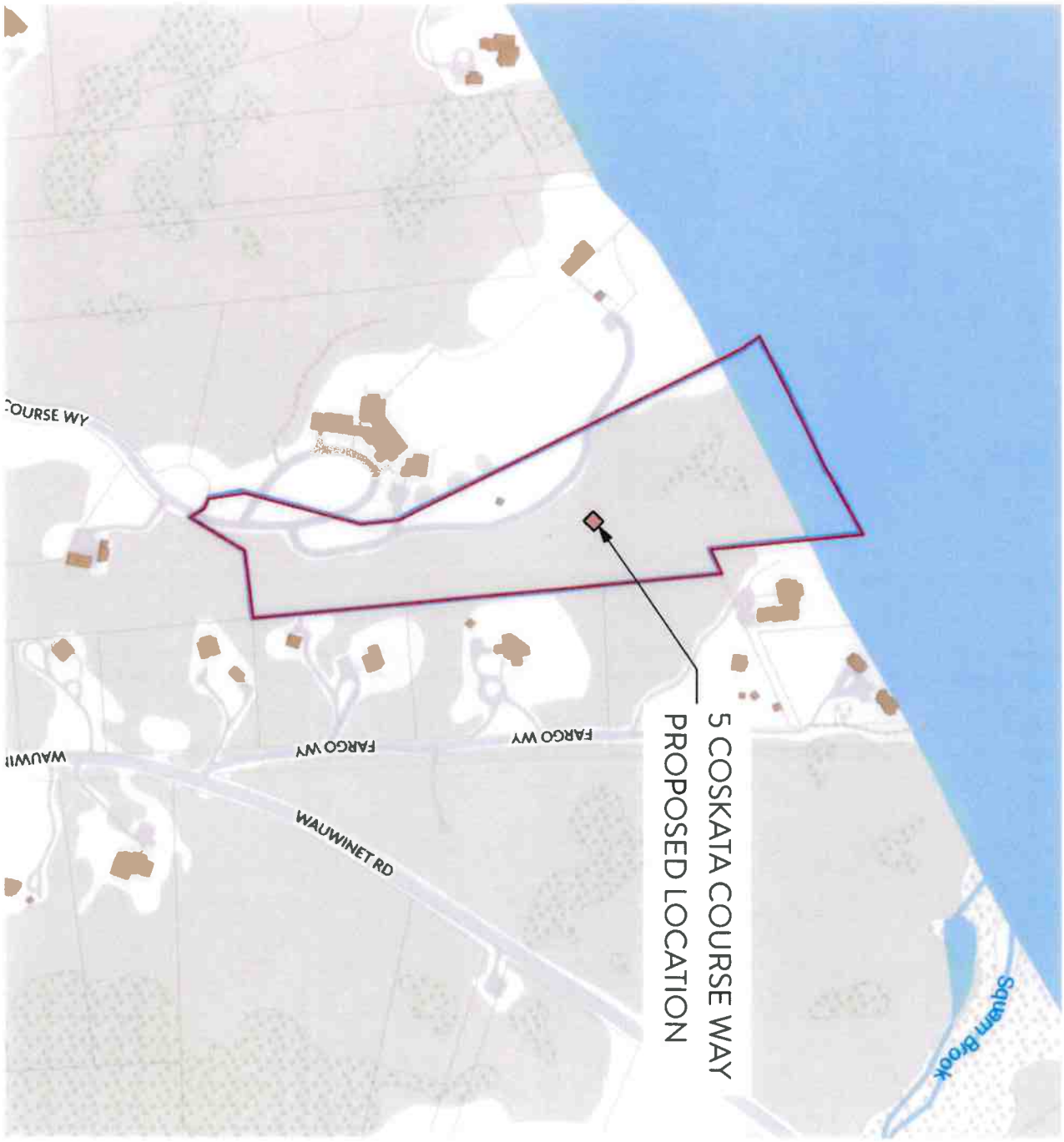
COLORS

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

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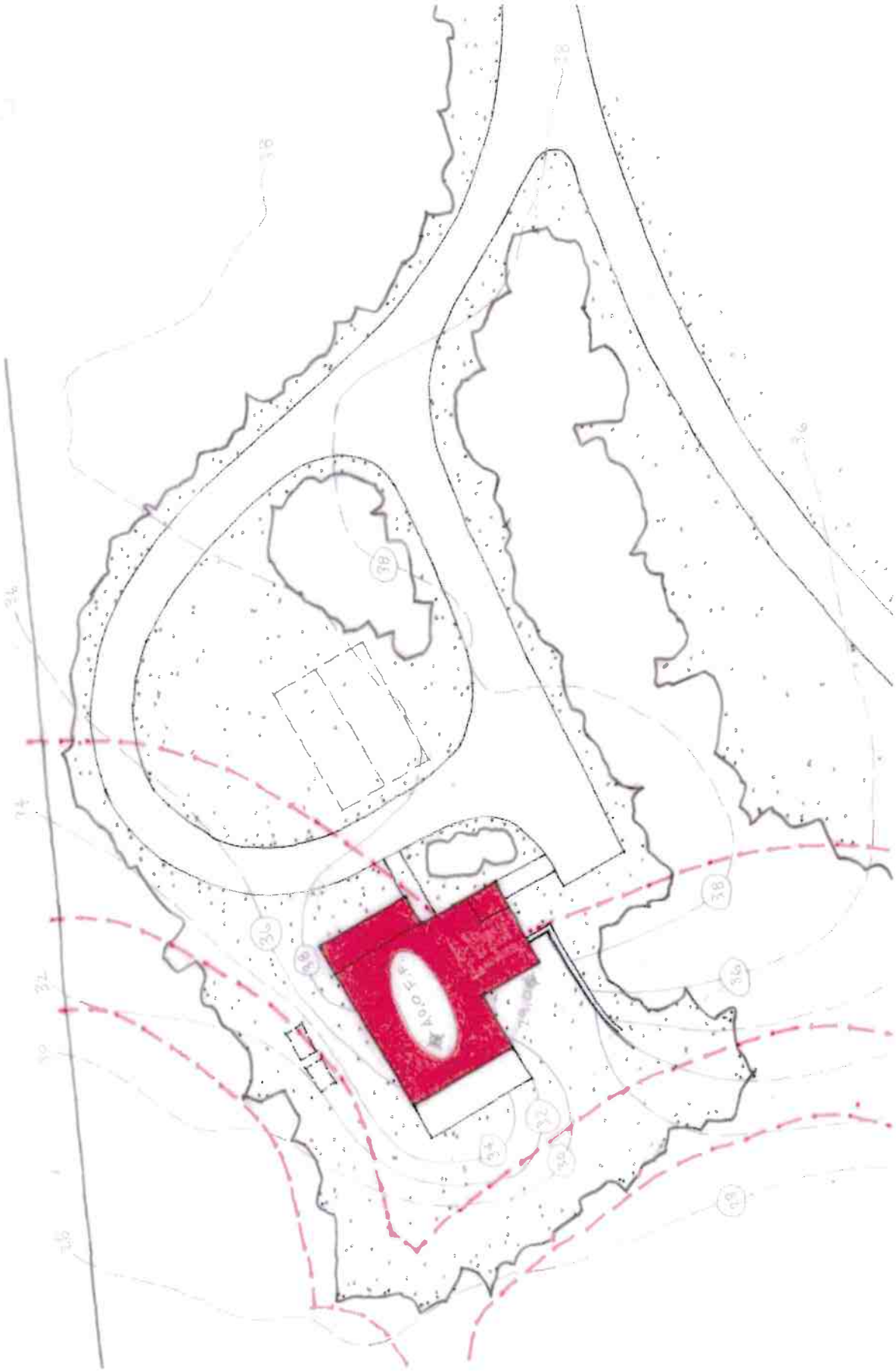
Locus Plan

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

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Site Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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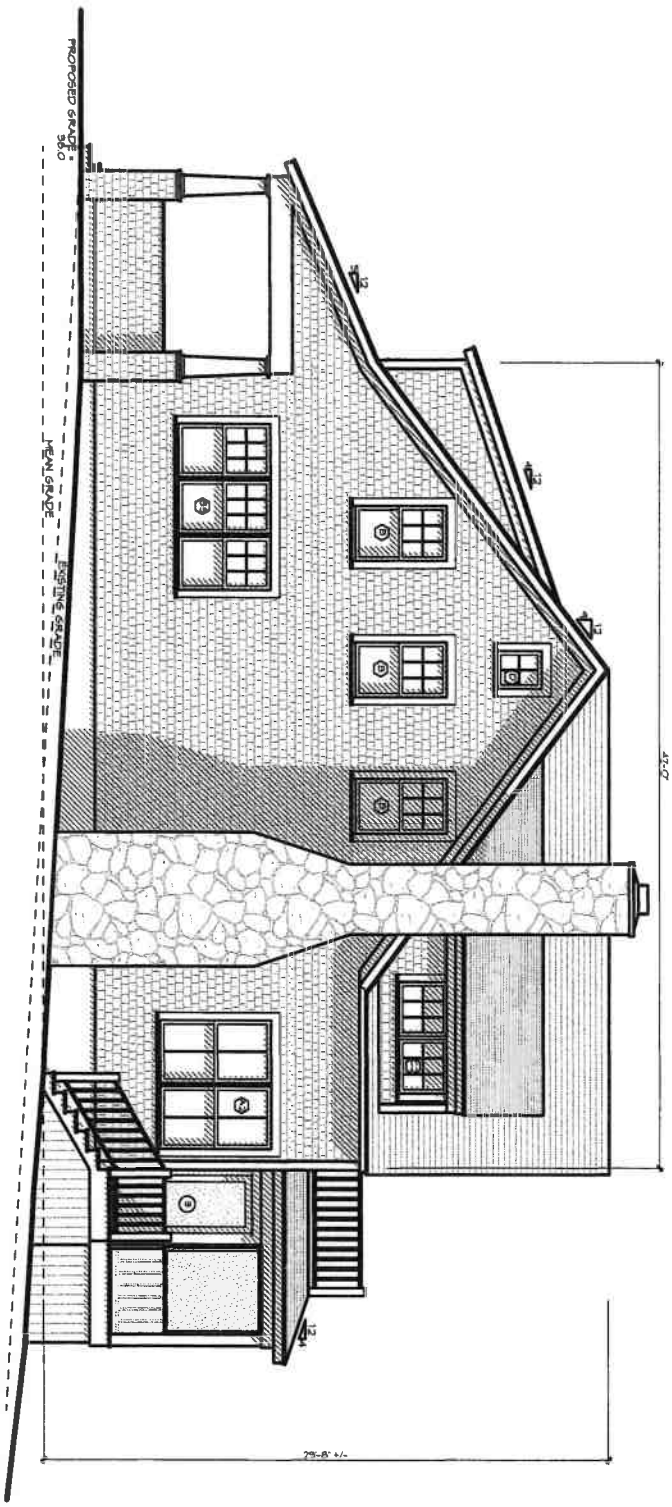

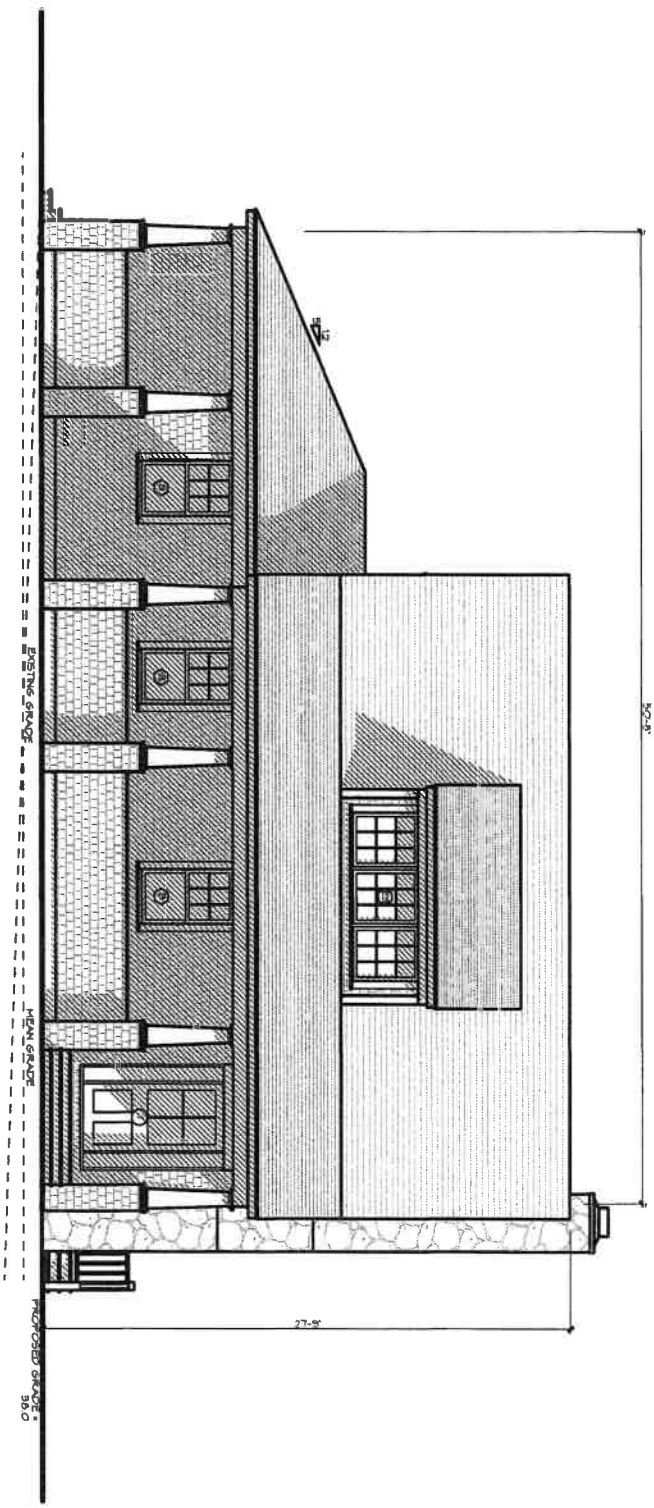

A-2.1

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

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South & East Elevation

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
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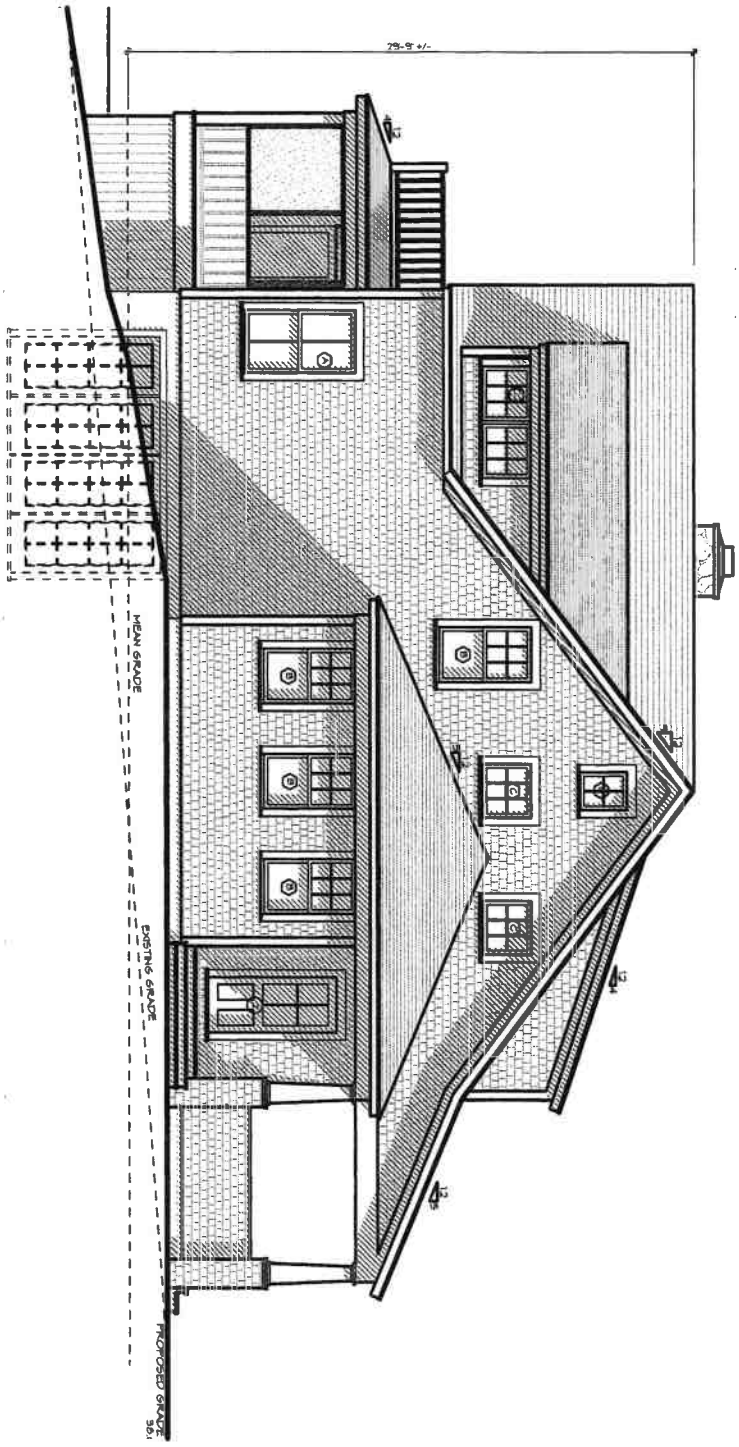

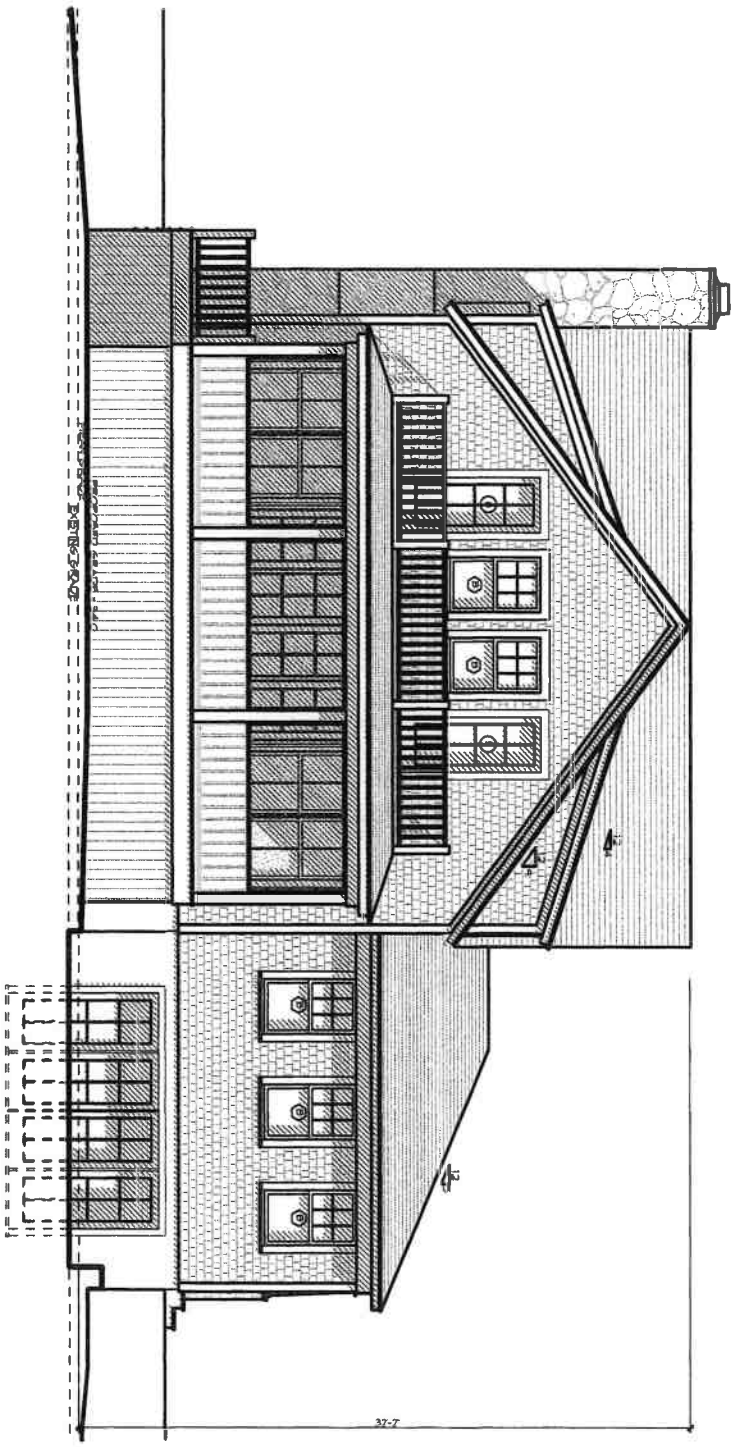

A-2.2

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

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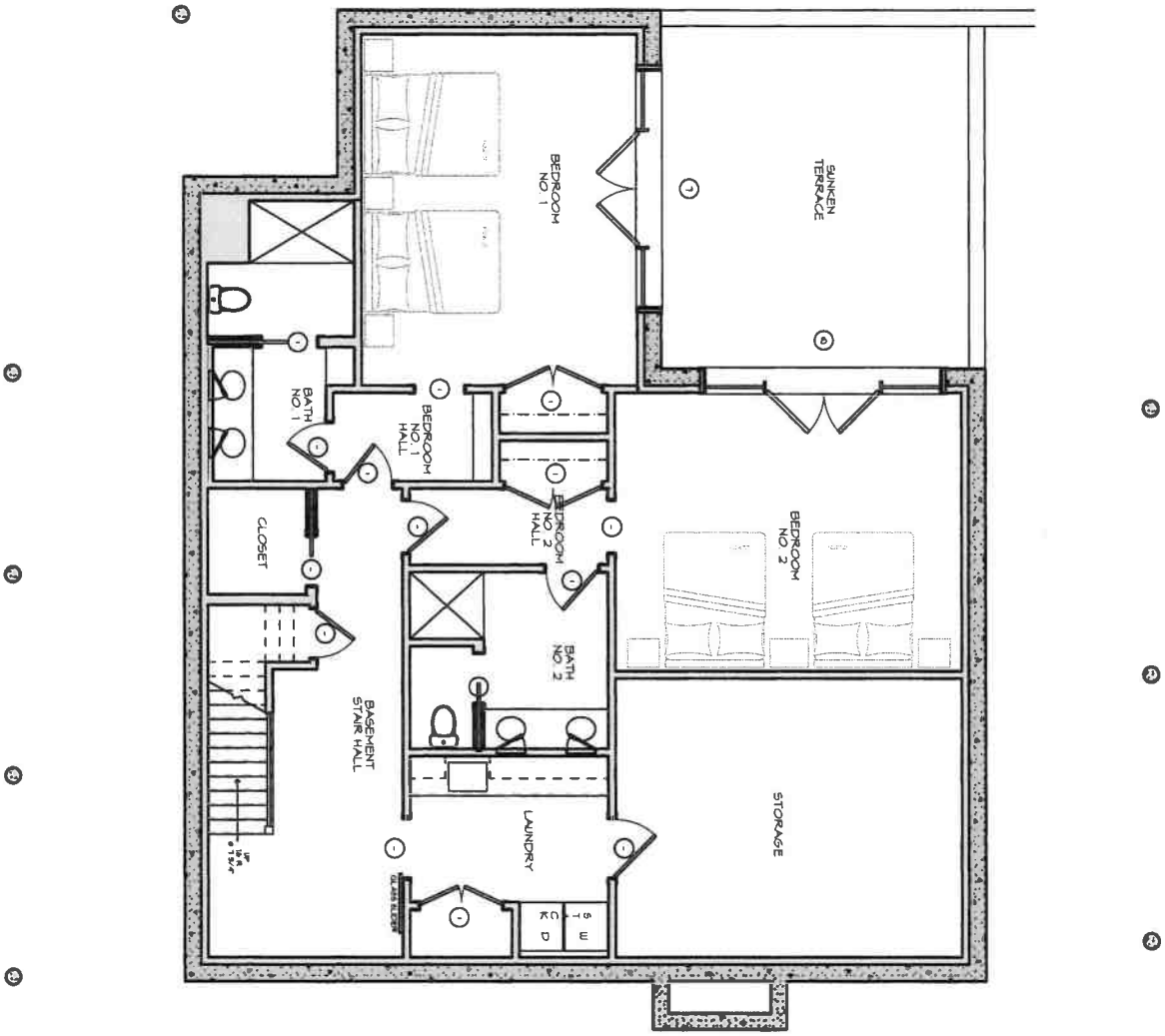
North & West Elevation

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

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Basement Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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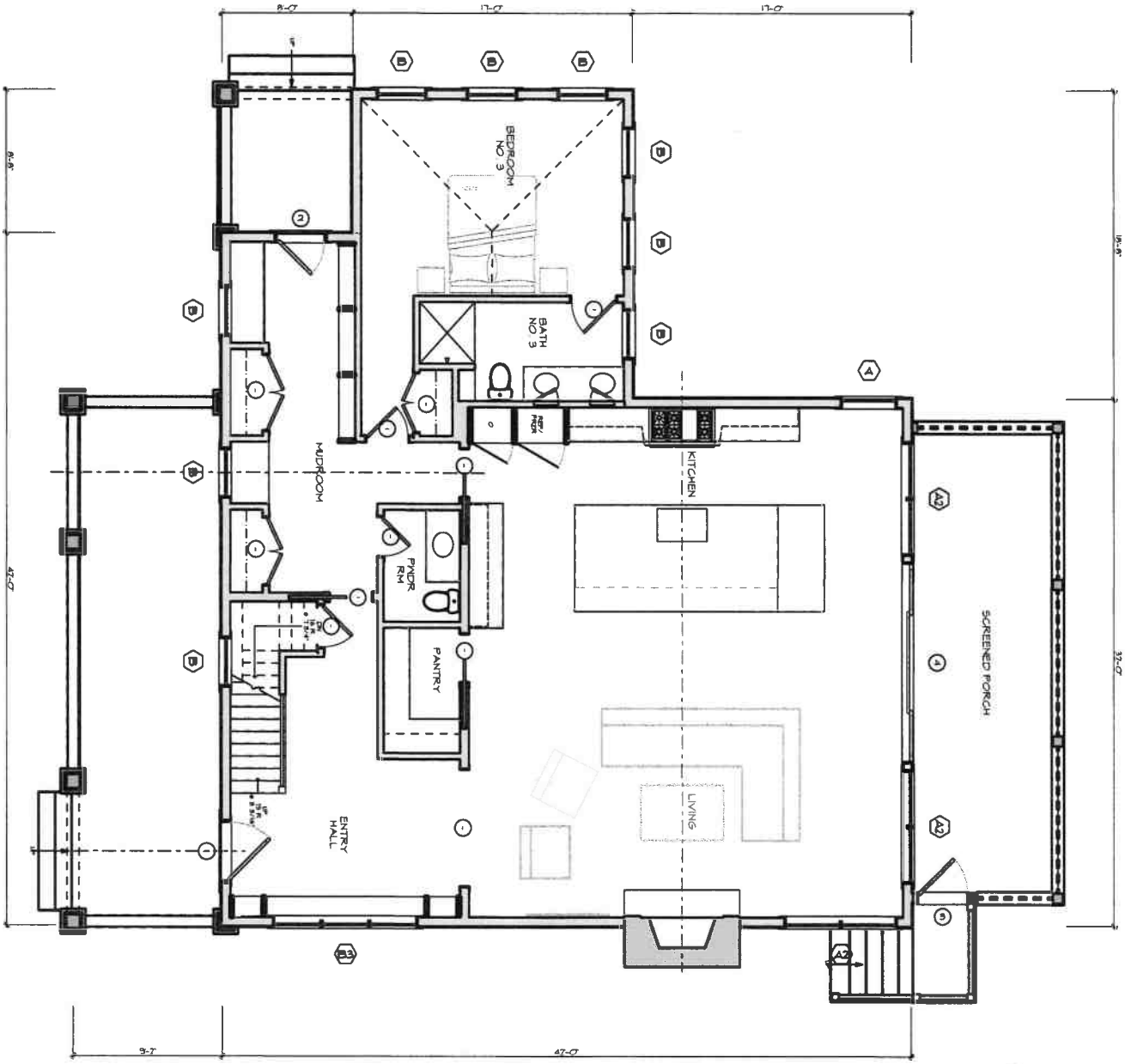



ID # A-1.1

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

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First Floor Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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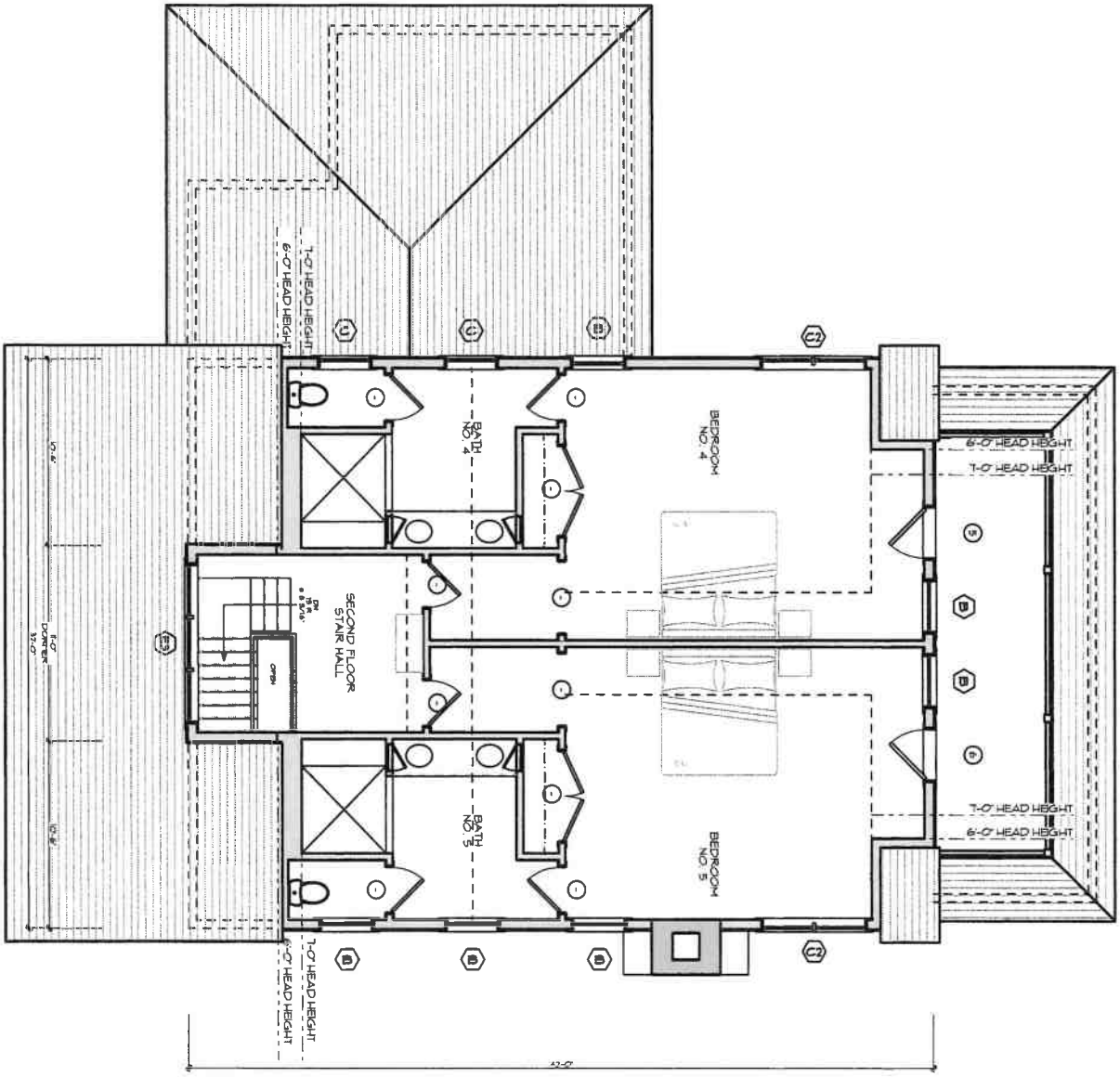

A-1.2

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

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Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

Guest House at
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

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Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
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



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

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MAR 26 2025

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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

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City, State, ZIP+4: Boston, MA 02115

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City, State, ZIP+4: Atlanta GA 30327

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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

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MAR 26 2025

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Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills, MI 48302-0954

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Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills, MI 48302-0954

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- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

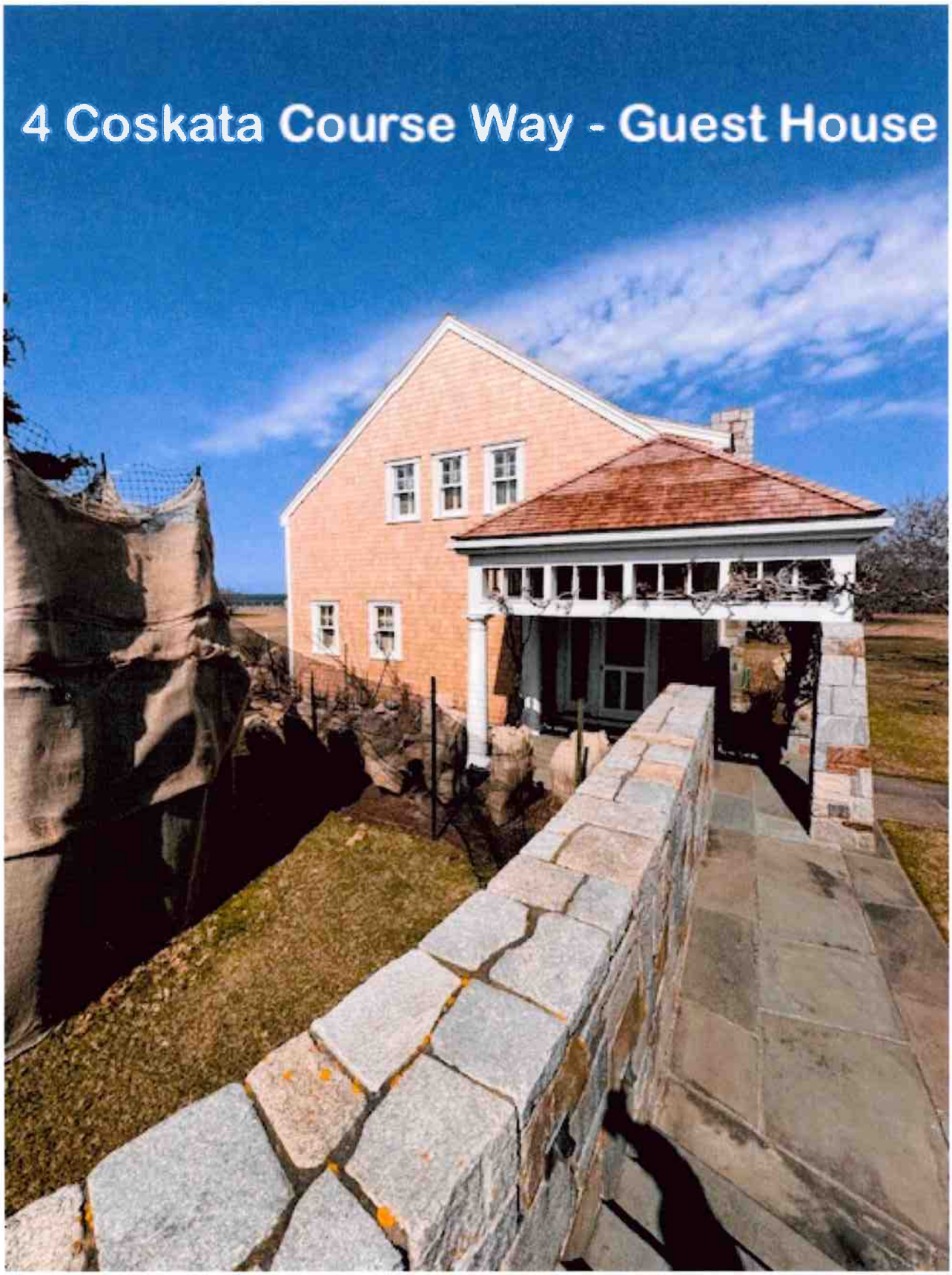
Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions


4 Coskata Course Way - Main House


4 Coskata Course Way - Main House

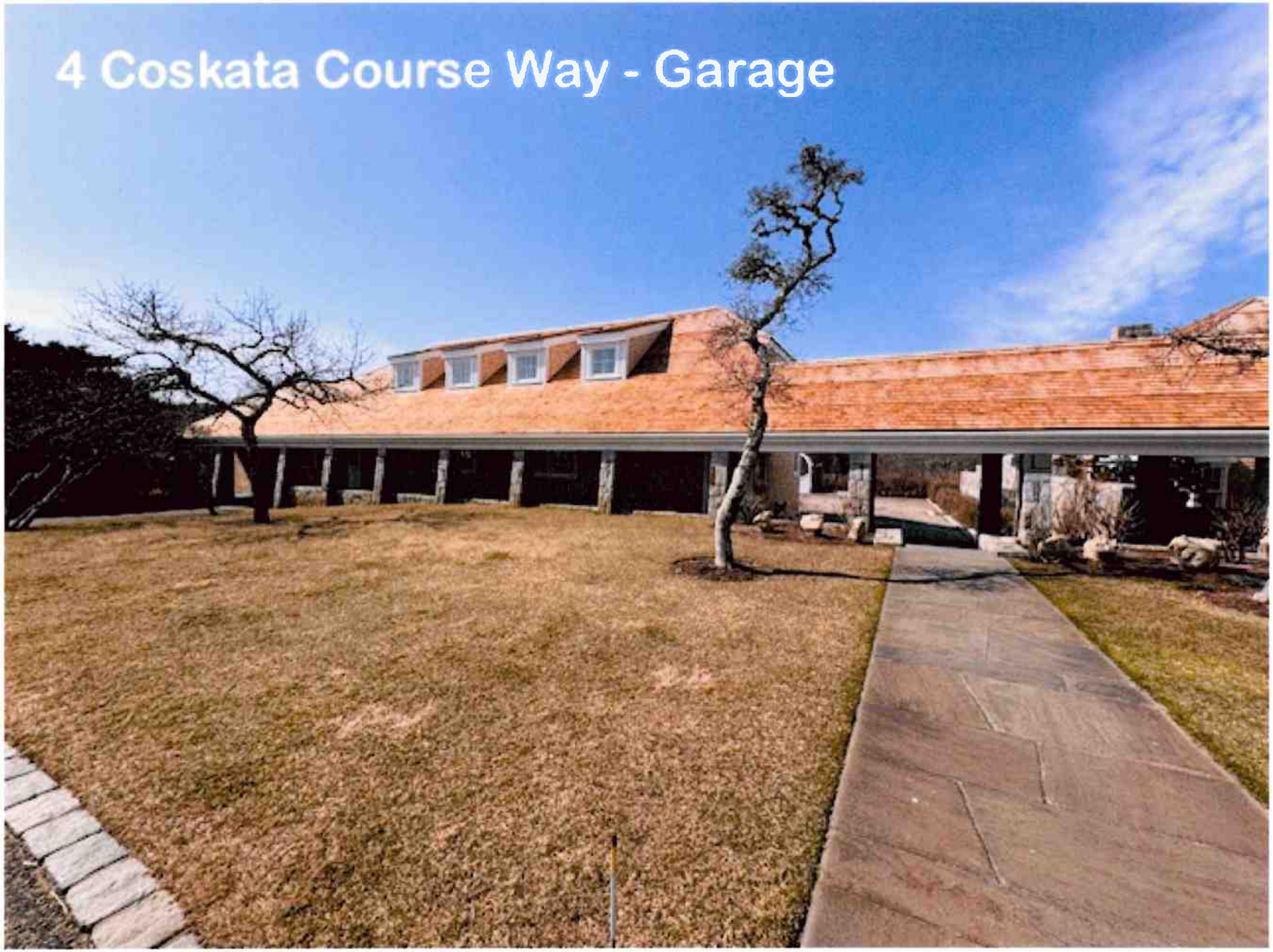
4 Coskata Course Way - Guest House




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

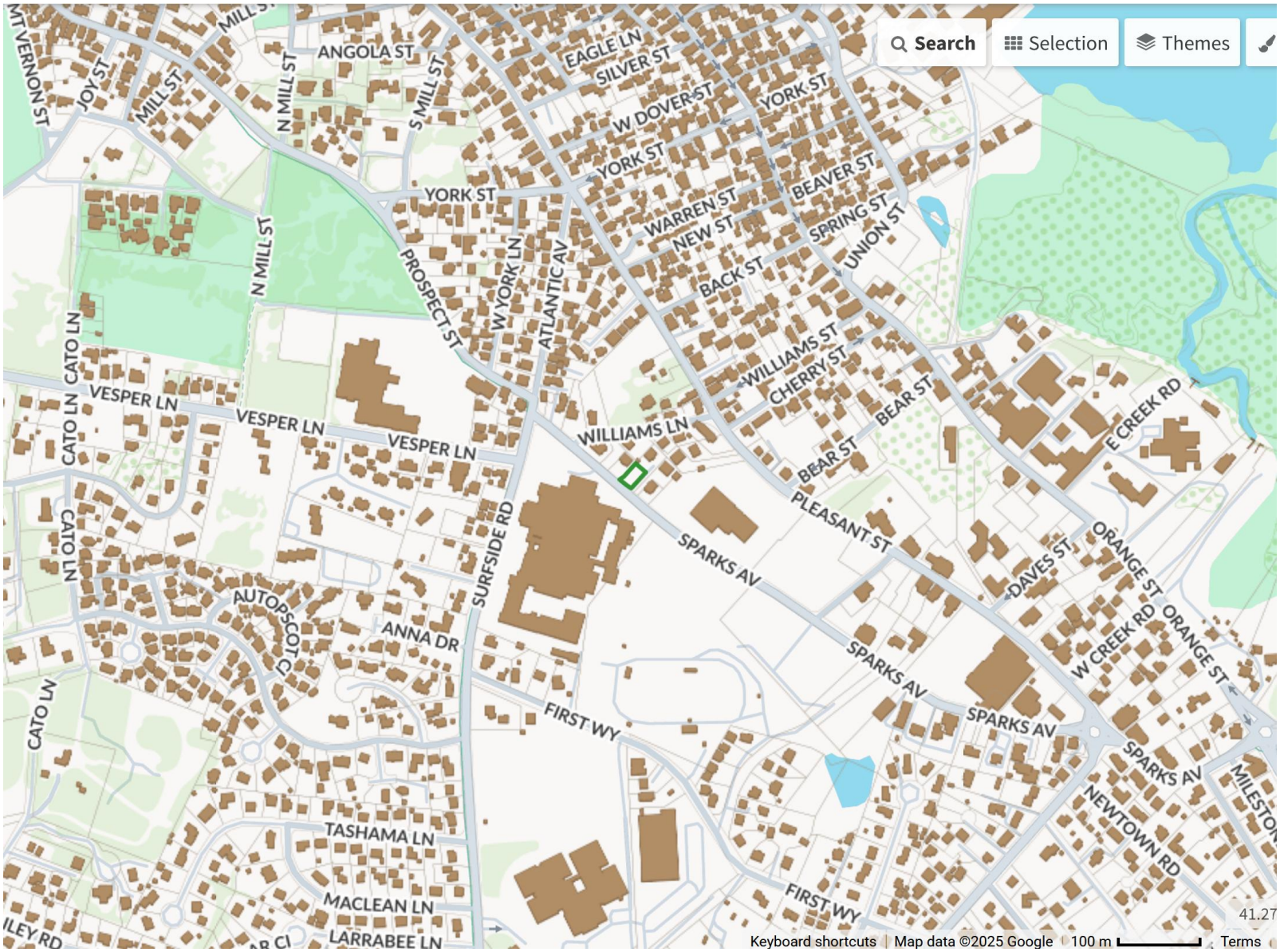
Use: 9460

Description: Educational Vacant

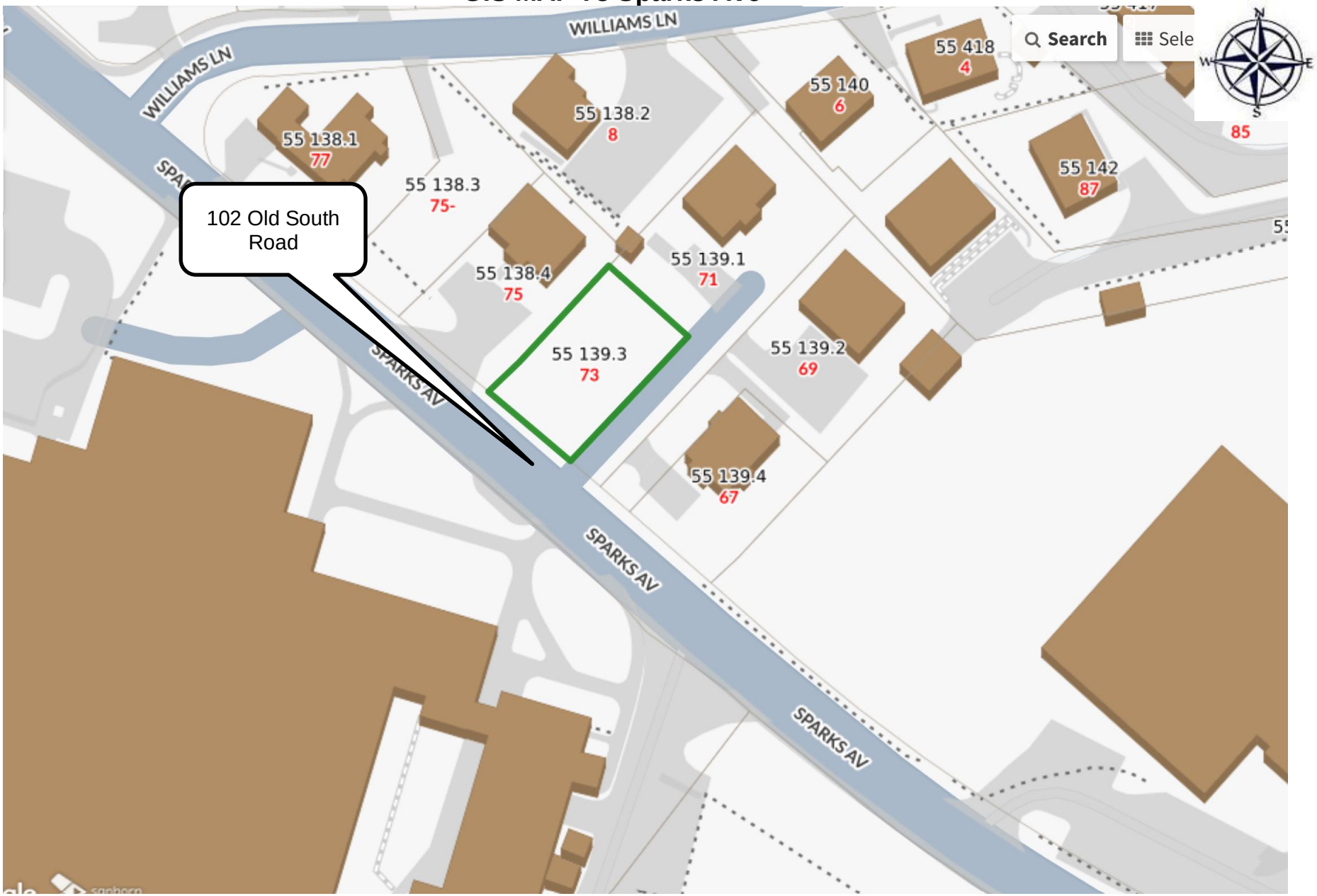
Zone: R5

Property Size: .11Acres

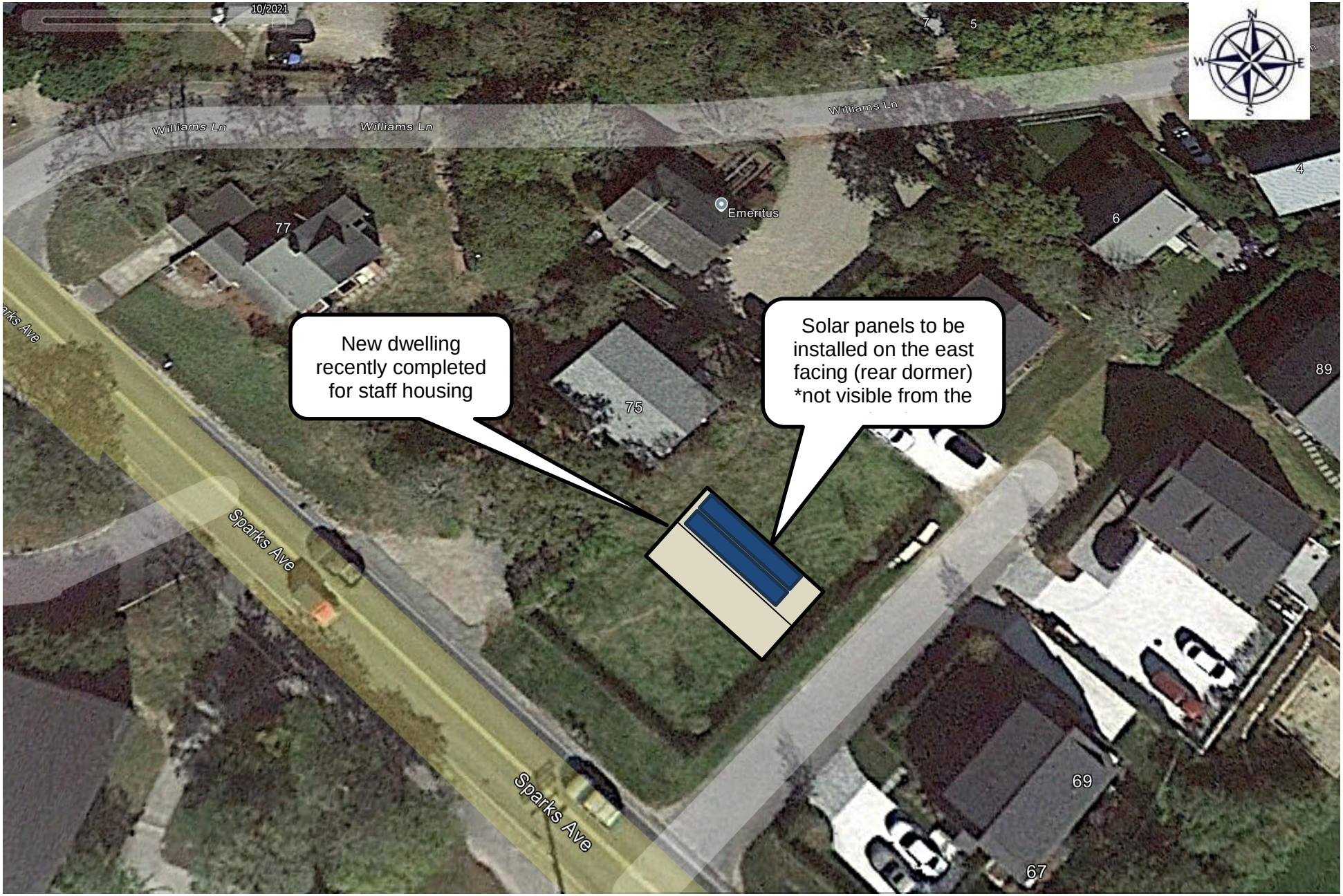
Locus Map: 73 Sparks Ave



GIS MAP 73 Sparks Ave



Satellite image of the property @ 73 Sparks Ave



View from the street looking East



73 Sparks Ave looking Northeast



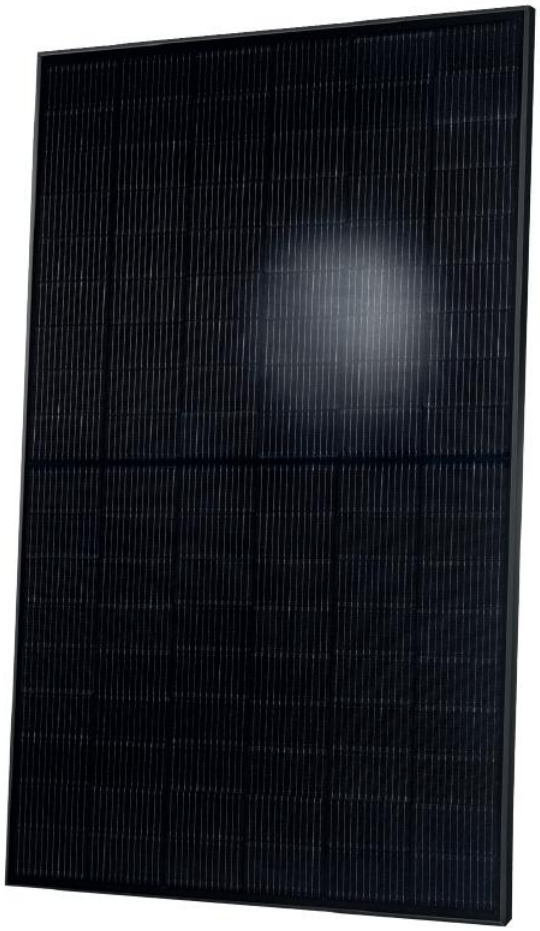
73 Sparks Ave looking southeast



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.

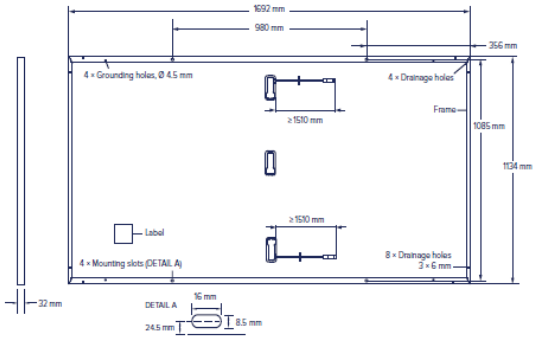
The ideal solution for:

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

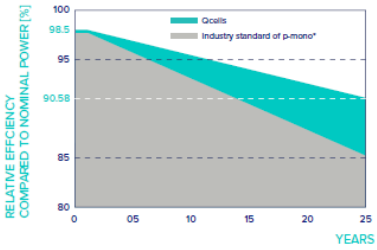


Electrical Characteristics

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

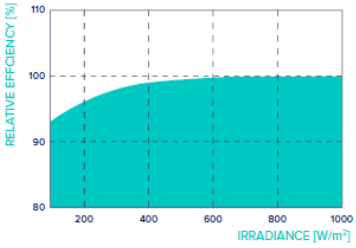


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

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.

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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.

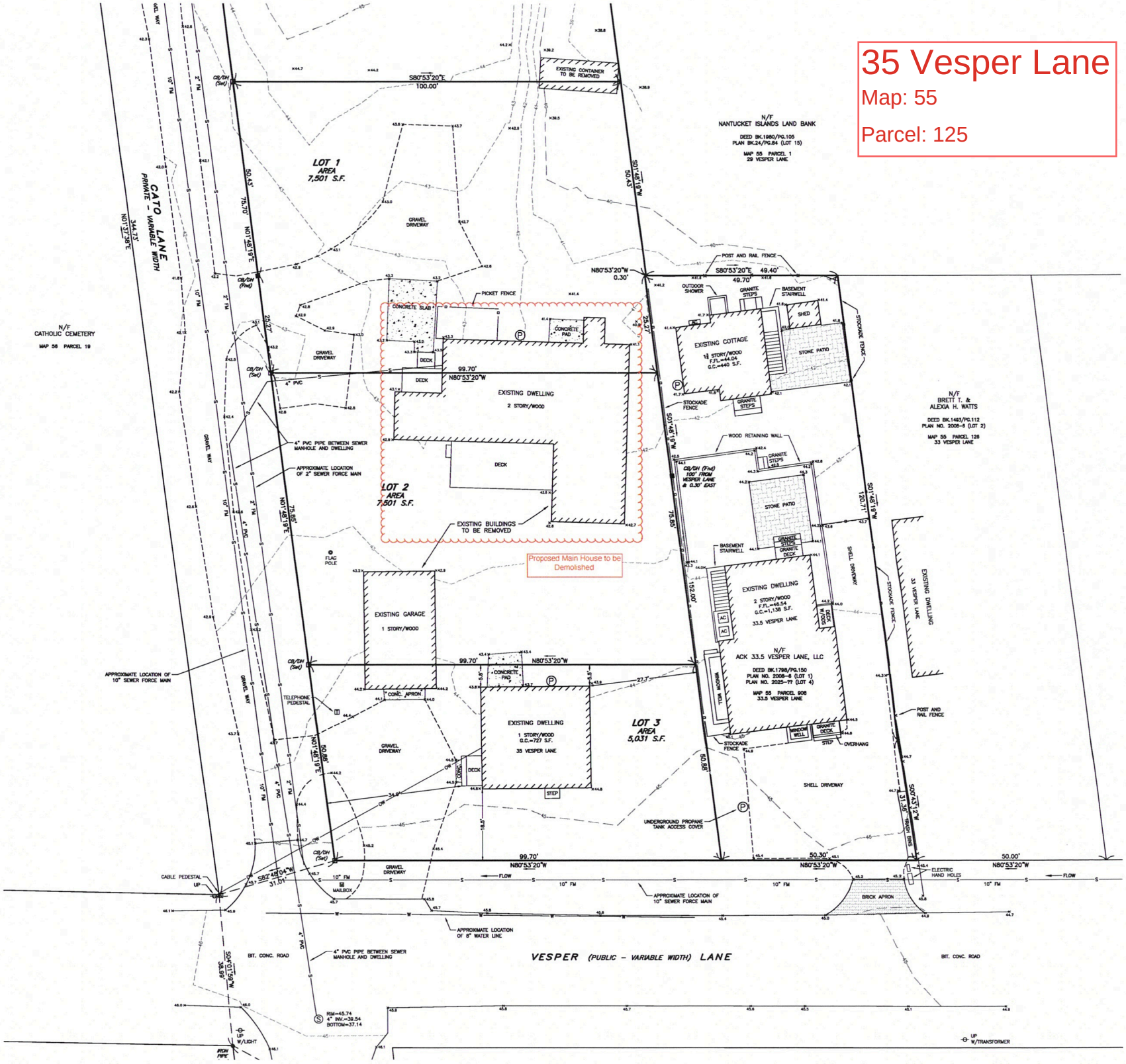
Geometry updated 10/16/2024
Data updated Jan. 2021

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.

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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.

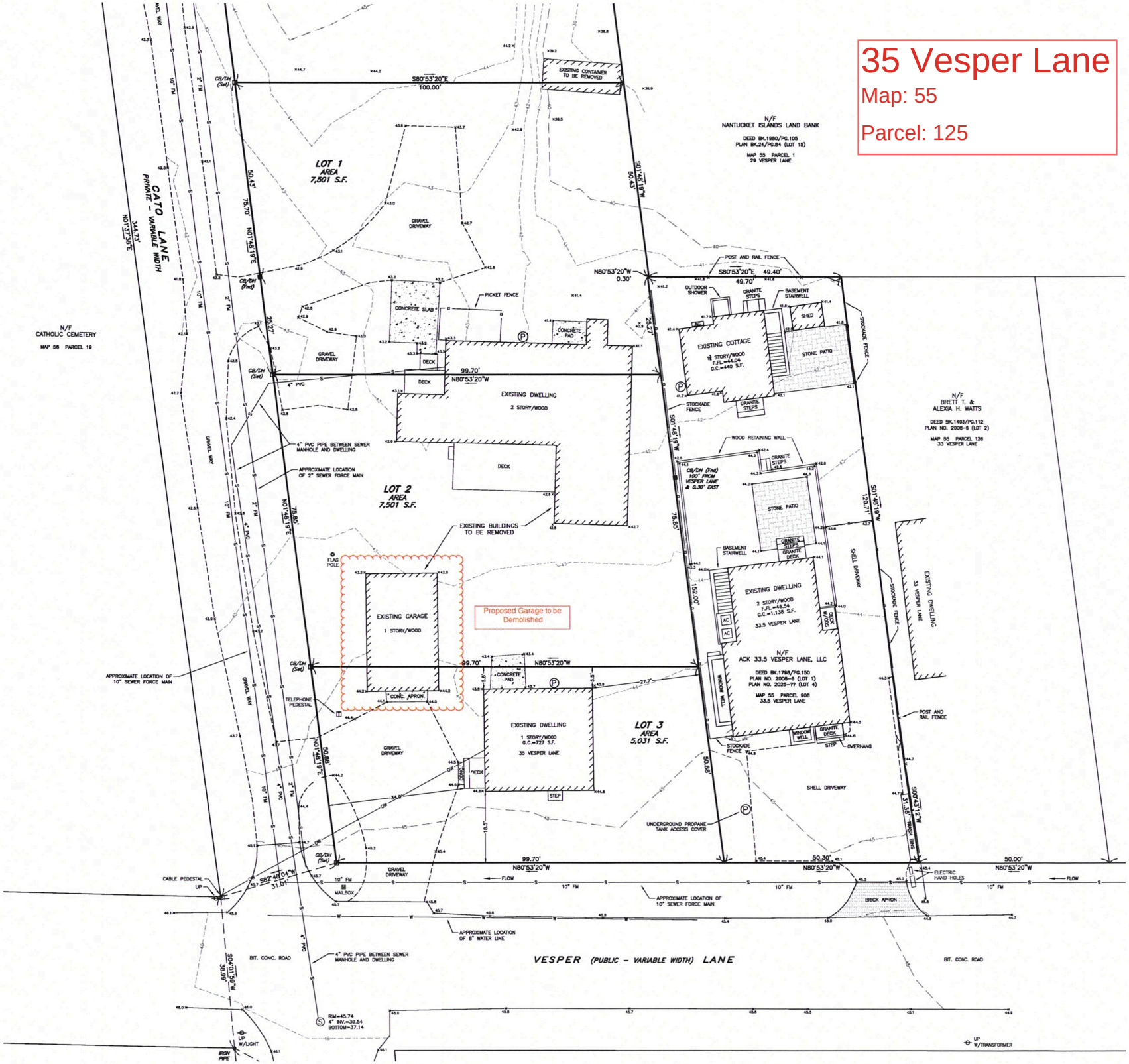
Geometry updated 10/16/2024
Data updated Jan. 2021

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.

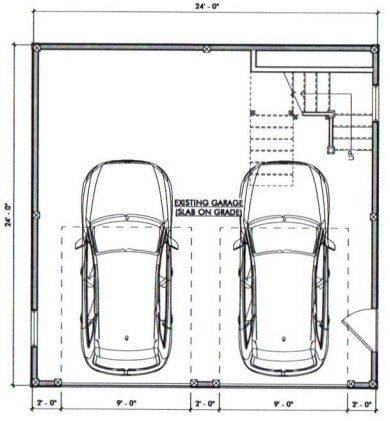
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim NTW Sash TME Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

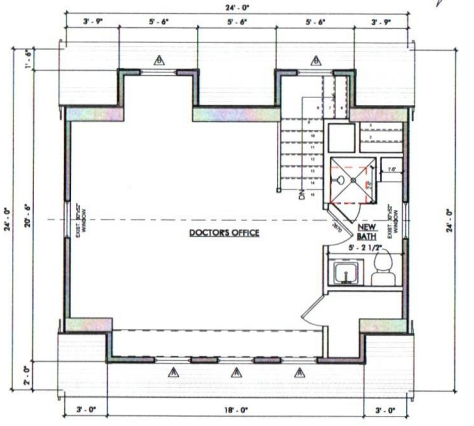
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

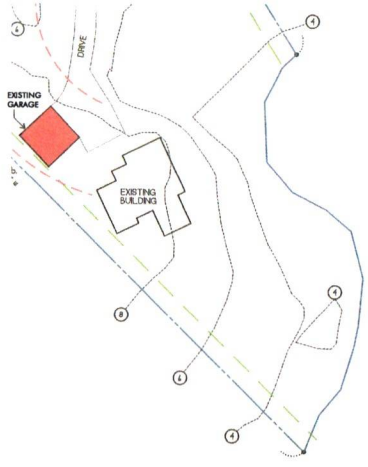
Date 3/26/25 Signature of owner of record Margaret Ann Price Signed under penalties of perjury



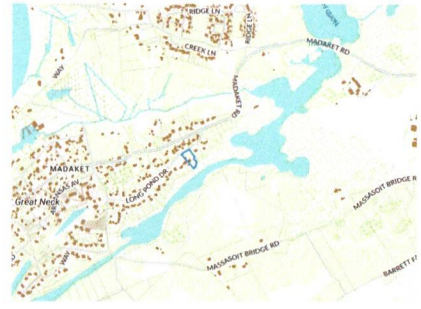
1 GARAGE FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR
1/4" = 1'-0"

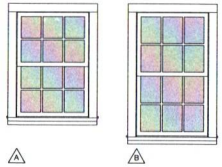


3 SITE PLAN
1/32" = 1'-0"



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

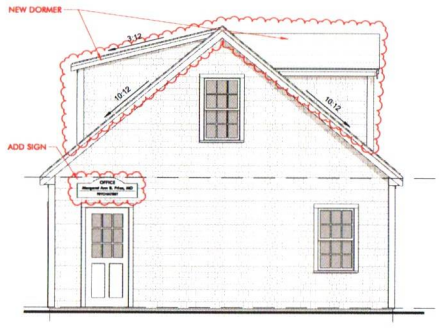


A
6 Over 6
Double Hung
Window
SDL
Dove Gray

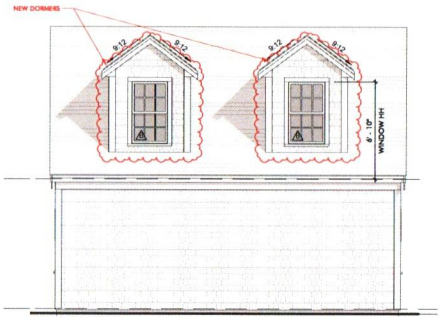
B
6 Over 6
Double Hung
Window
SDL
Dove Gray



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

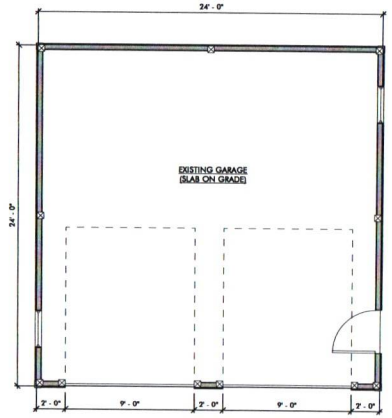
ENGINEERING:

Michele Cudilo, P.E.
123 Cottonwood Lane
Centerville, MA 02632-1979
mcudilo@comcast.net
508-737-8521

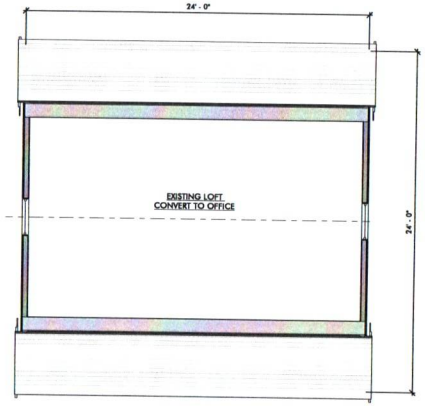
JOB# / 2025 - 31

PROPOSED FLOOR PLAN & ELEVATIONS

A-1



1 GARAGE FLOOR PLAN
1/4" = 1'-0"



2 LOFT
1/4" = 1'-0"

NOTE:

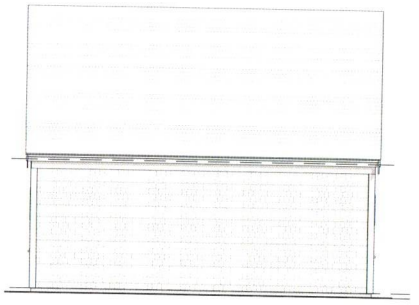
ORIGINAL DESIGNS BY
PINE HARBOR WOOD PRODUCTS



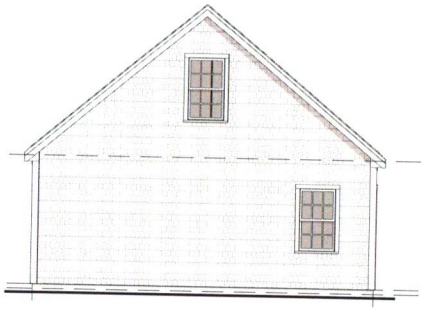
3 EXISTING SOUTHEAST ELEVATION
1/4" = 1'-0"



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
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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

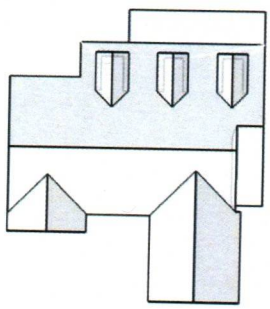
EXISTING
FLOOR PLAN &
ELEVATIONS

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



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IMAGES

East Side



West Side



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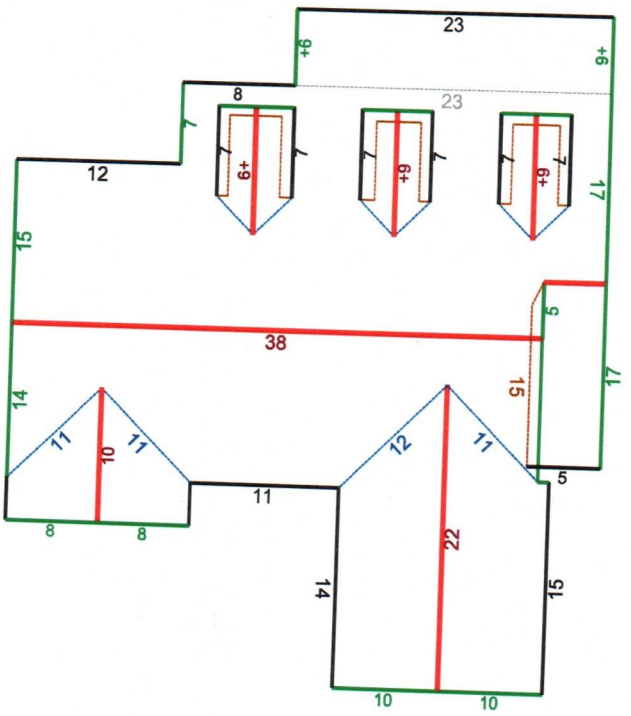
LENGTH DIAGRAM

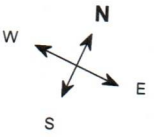
Total Line Lengths:

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





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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).

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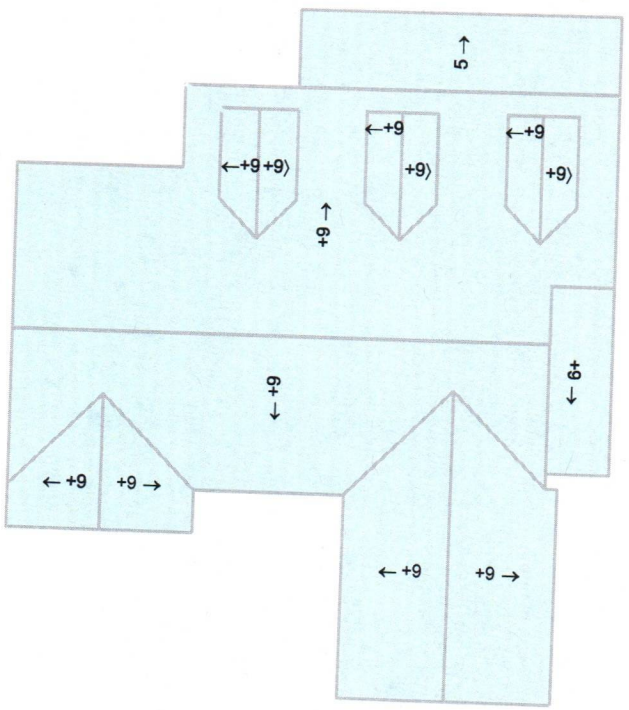
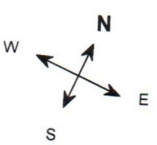
PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 9/12





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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.

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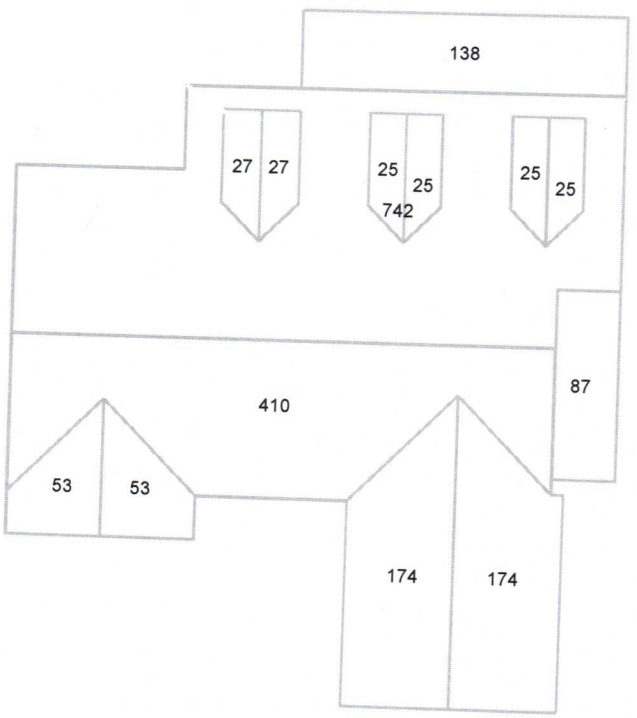
AREA DIAGRAM

Total Area = 1,985 sq ft, with 14 facets.



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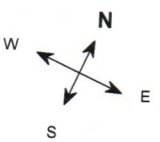

Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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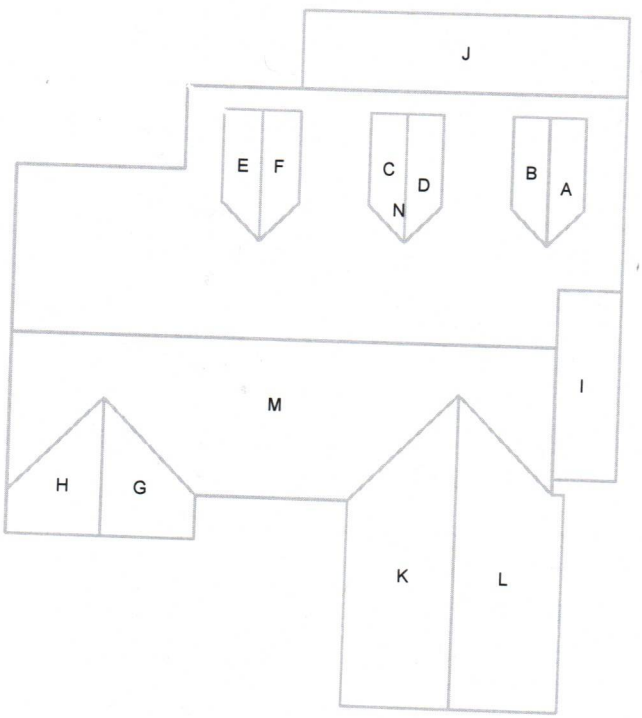
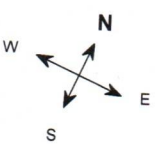
NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.





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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

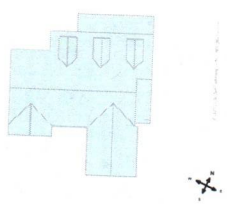
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

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.

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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

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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.

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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.

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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

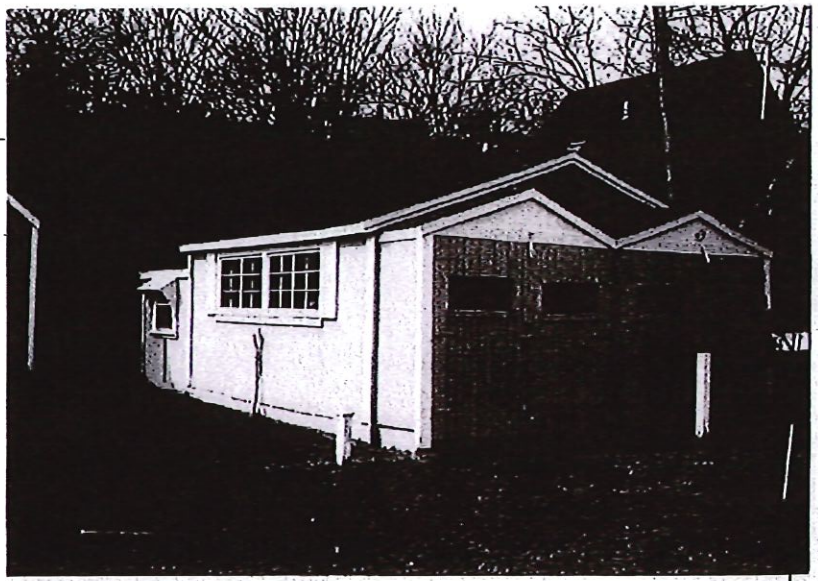
SURVEY/
FILM ROLL #: BP7-36
MAP/PARCEL#: 29-048

Recorded by: BW Date: 03/16/89 Organization: AGS

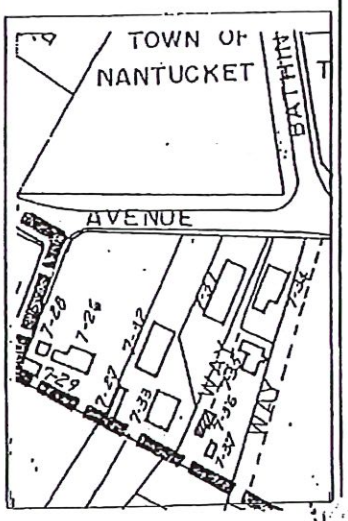
IDENTIFICATION

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

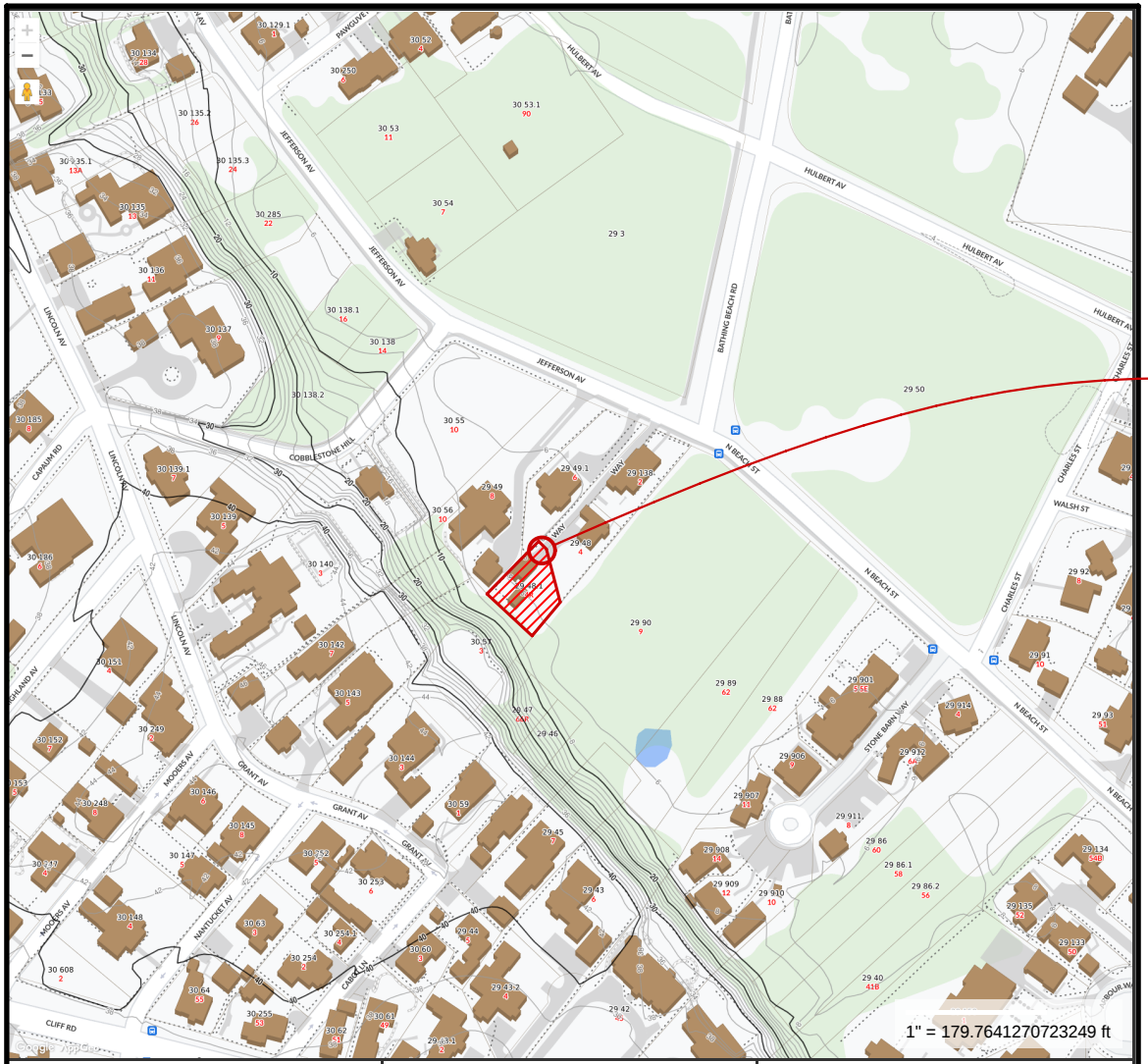




TOPHAM DESIGN llc.
architecture



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%

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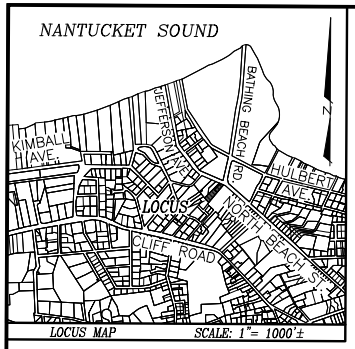
HDC-0.1



OWNER INFORMATION

THOMAS E. GOTTWALD, TRUSTEE
THE MARK H. GOTTWALD FAMILY TRUST
Deed Bk./Pg.: 1308/322
Deed Bk./Pg.: 1308/325
Plan No.: 2022-60, LOT C
ASSESSOR'S MAP 29-48.1
#4R JEFFERSON AVENUE

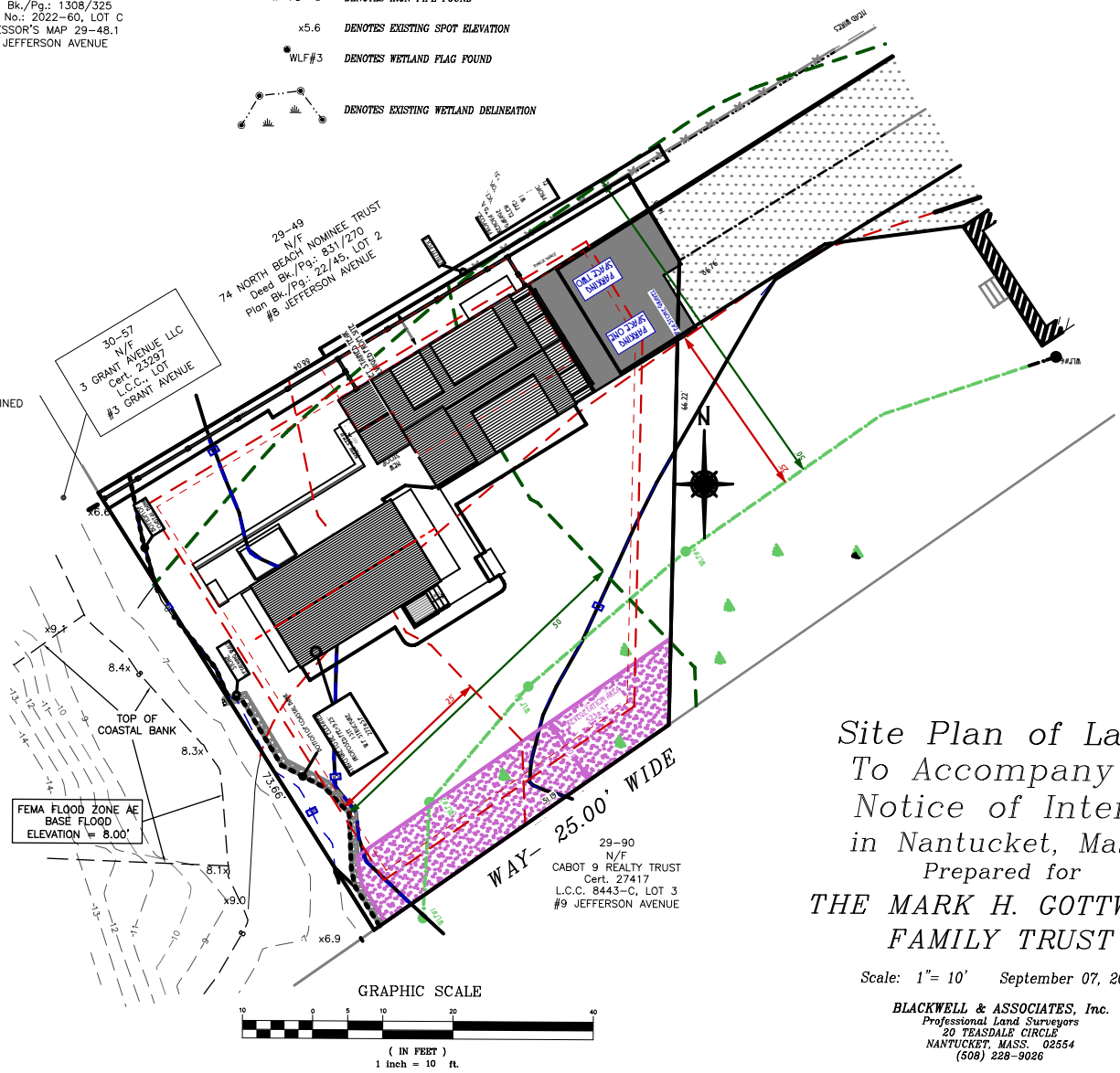
LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
x5.6	DENOTES EXISTING SPOT ELEVATION
WLF#3	DENOTES WETLAND FLAG FOUND
	DENOTES EXISTING WETLAND DELINEATION

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	5,221± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30%	15% ±

NOTE: ZONING BYLAW 139-16(C)3
FOR R-1 ZONING DISTRICT- 10' SETBACK TO BE MAINTAINED FROM ALL WAYS, WHETHER CONSRTUCTED OR NOT.



Site Plan of Land
To Accompany a Notice of Intent
in Nantucket, Mass.
Prepared for
THE MARK H. GOTTWALD FAMILY TRUST

Scale: 1"= 10' September 07, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8286

T:\LUCAS JOB 5

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%

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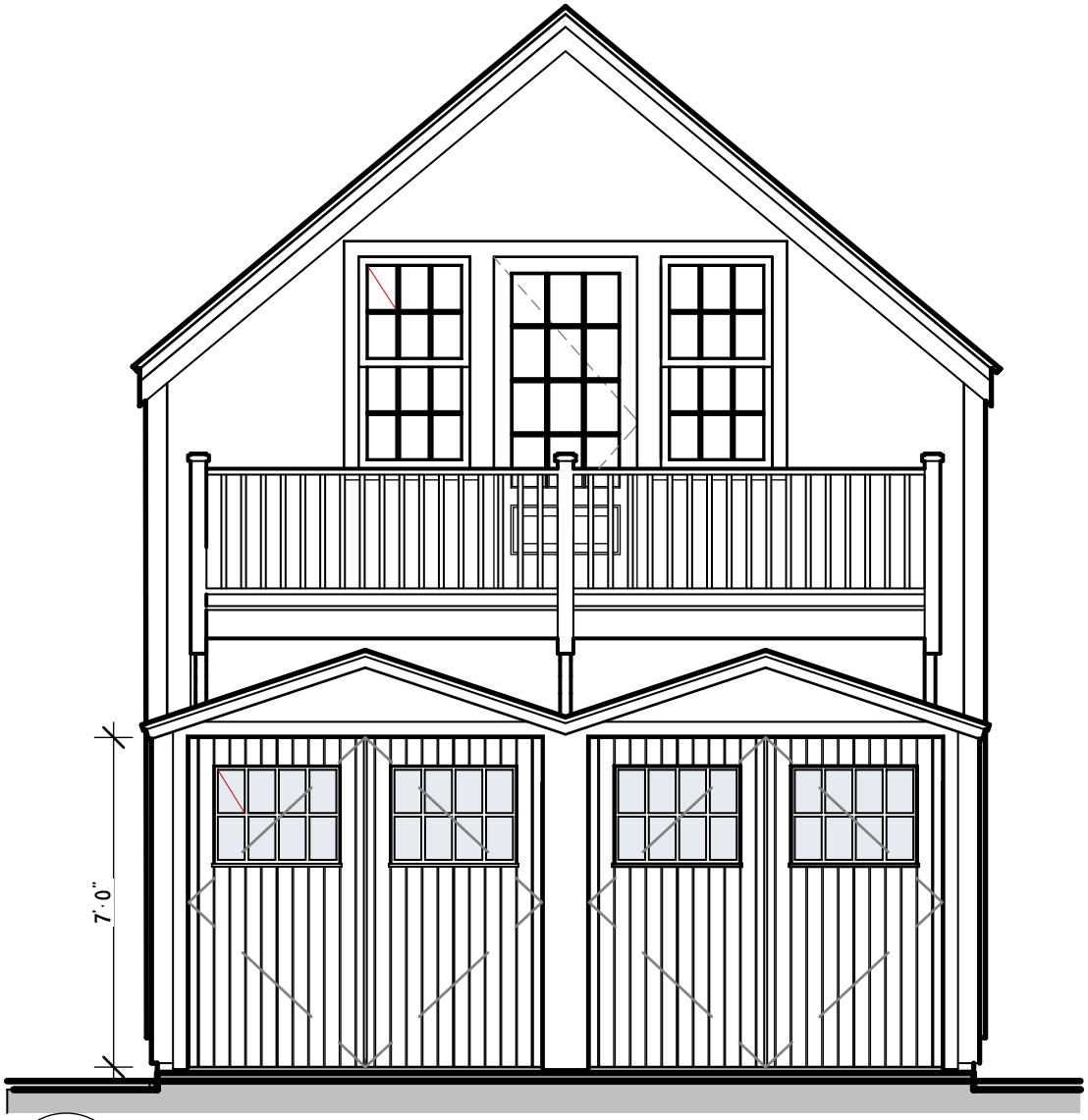
HDC · 0.2



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%

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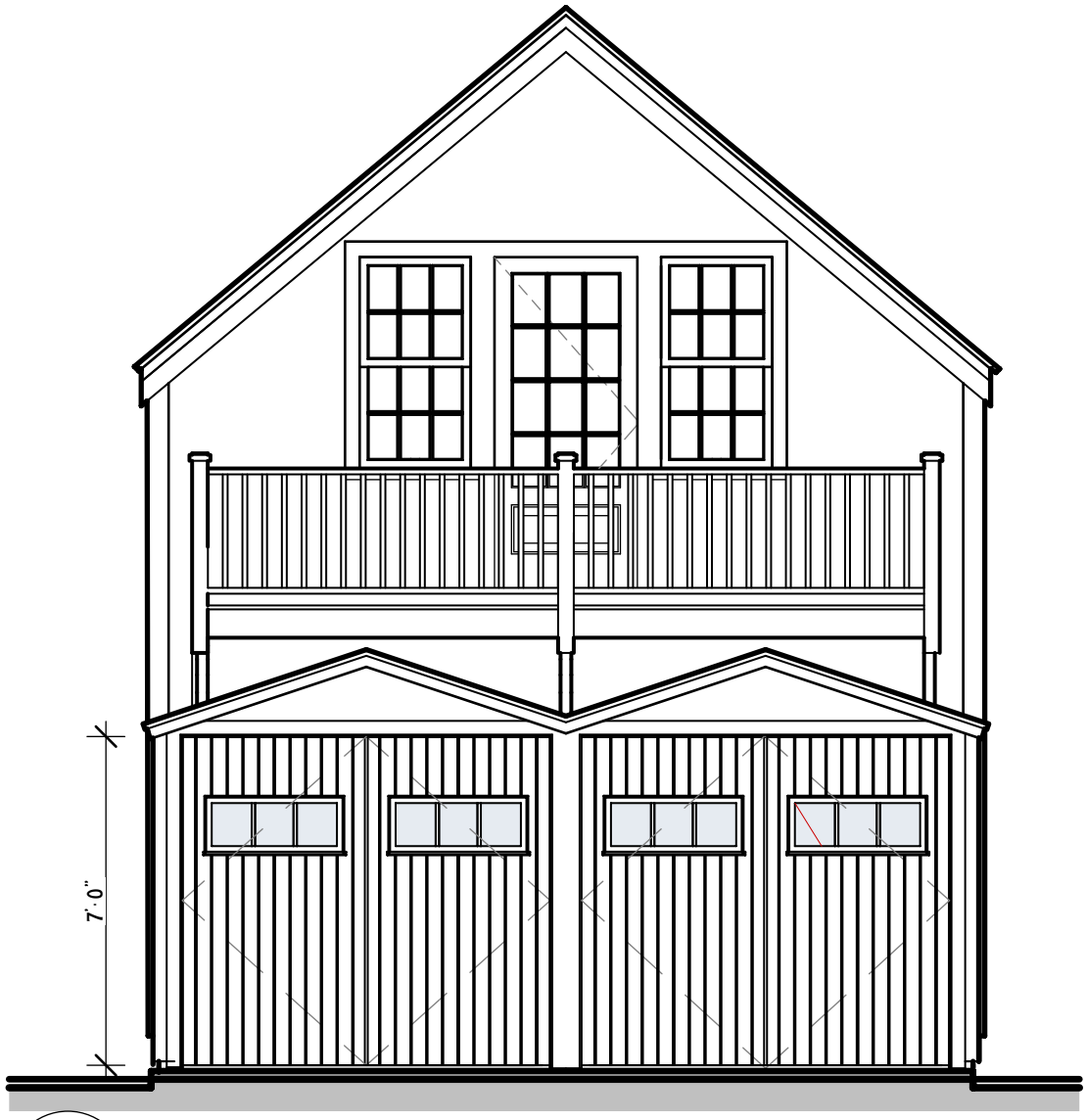
HDC-.5.1



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%

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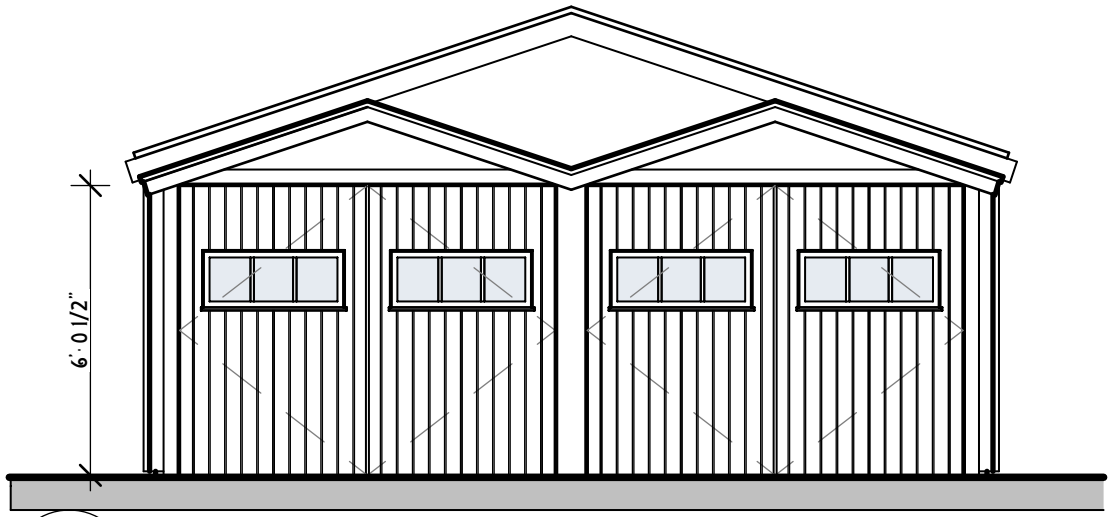
HDC · .5.2



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%

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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%

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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

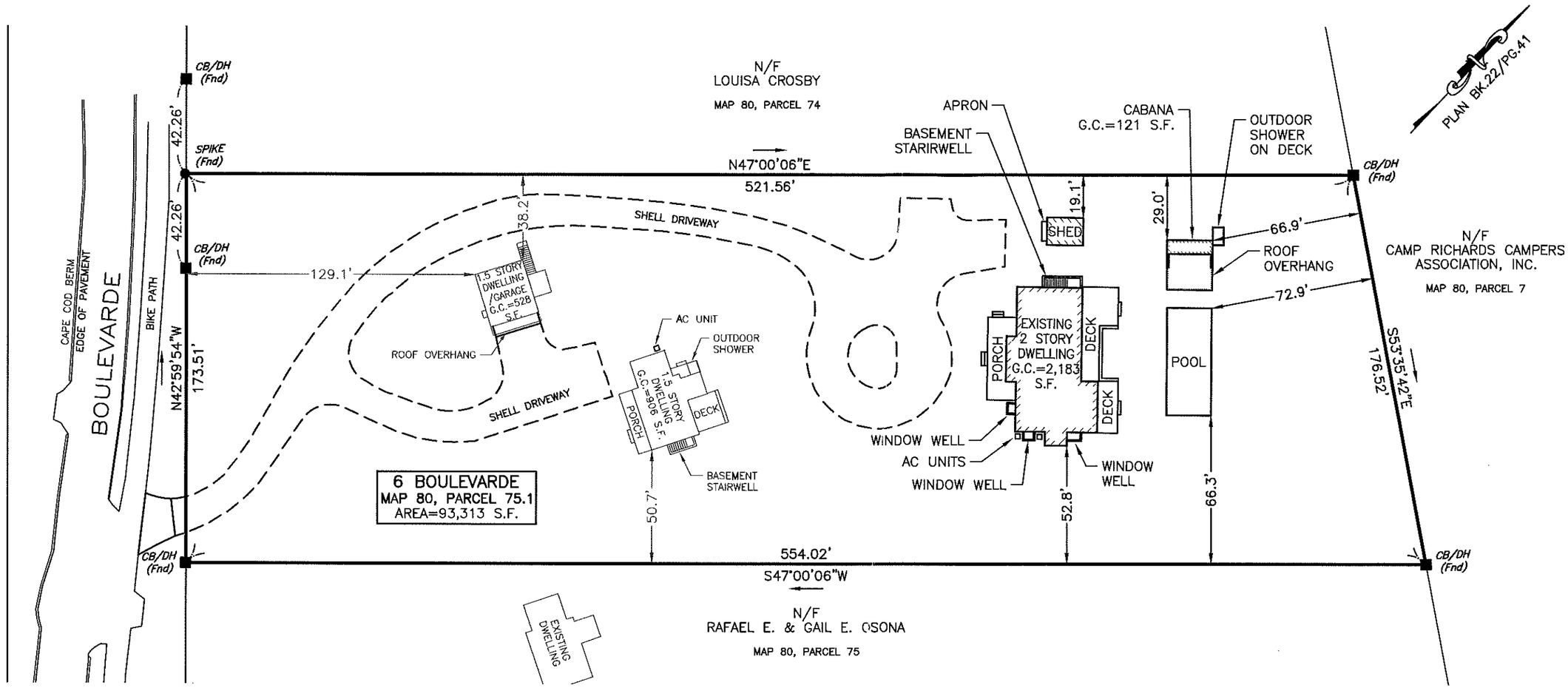
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

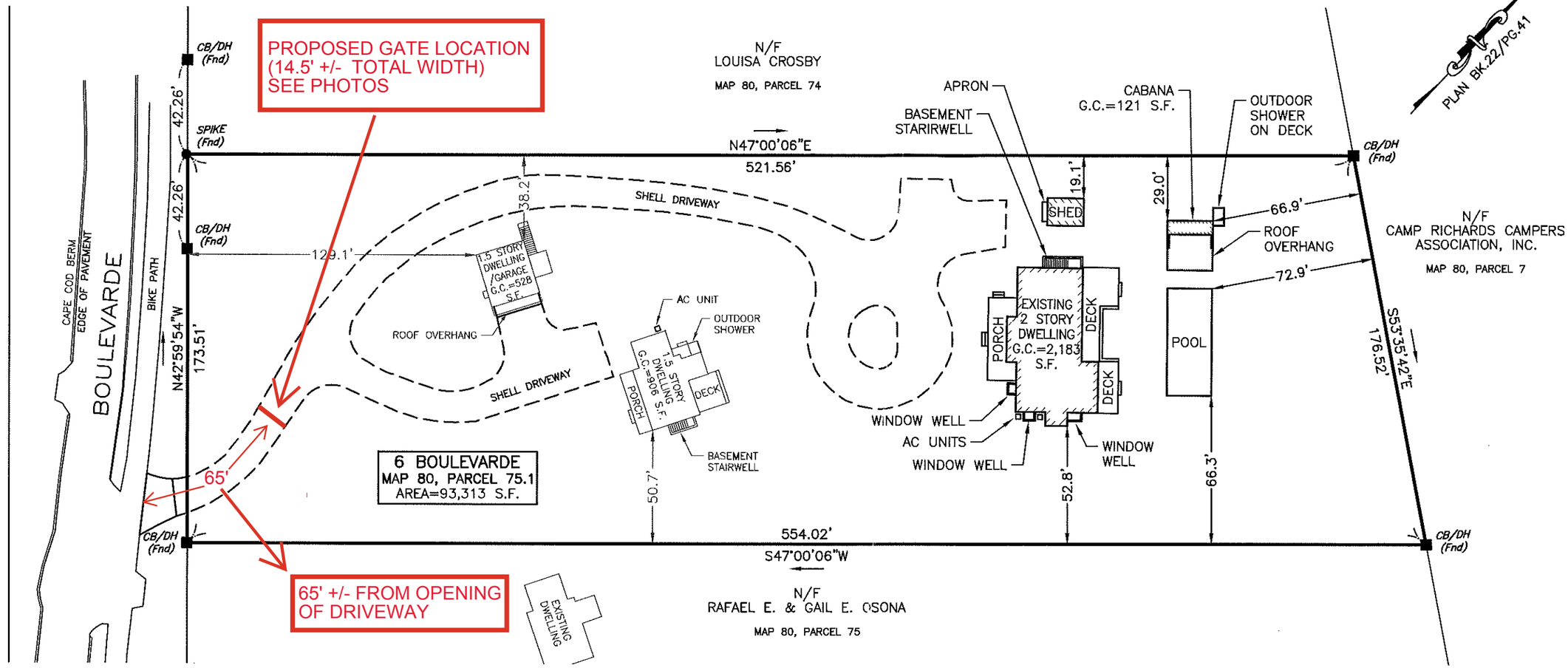
ISSUED FOR: APPROVAL

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
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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

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ISSUED FOR: APPROVAL
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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	

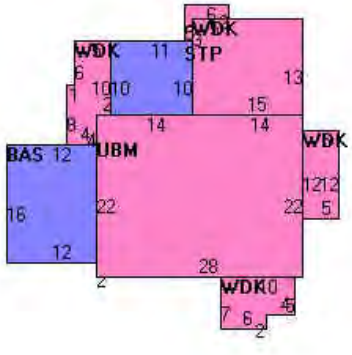
Building 2 : Section 1

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



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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

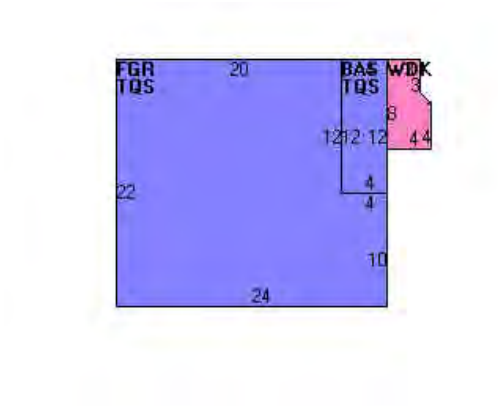
Building Attributes : Bldg 2 of 3	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft 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

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

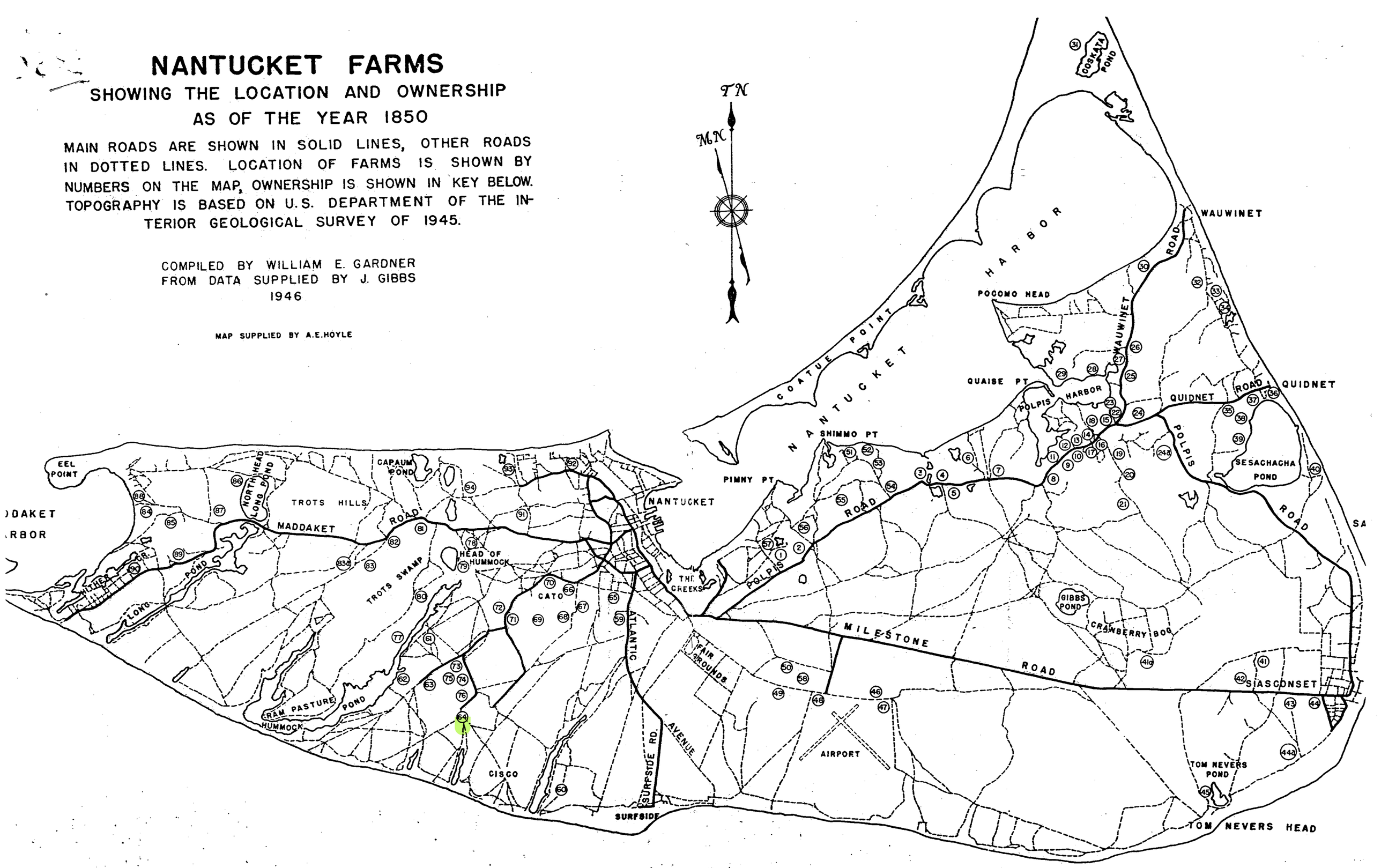
NANTUCKET FARMS

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.

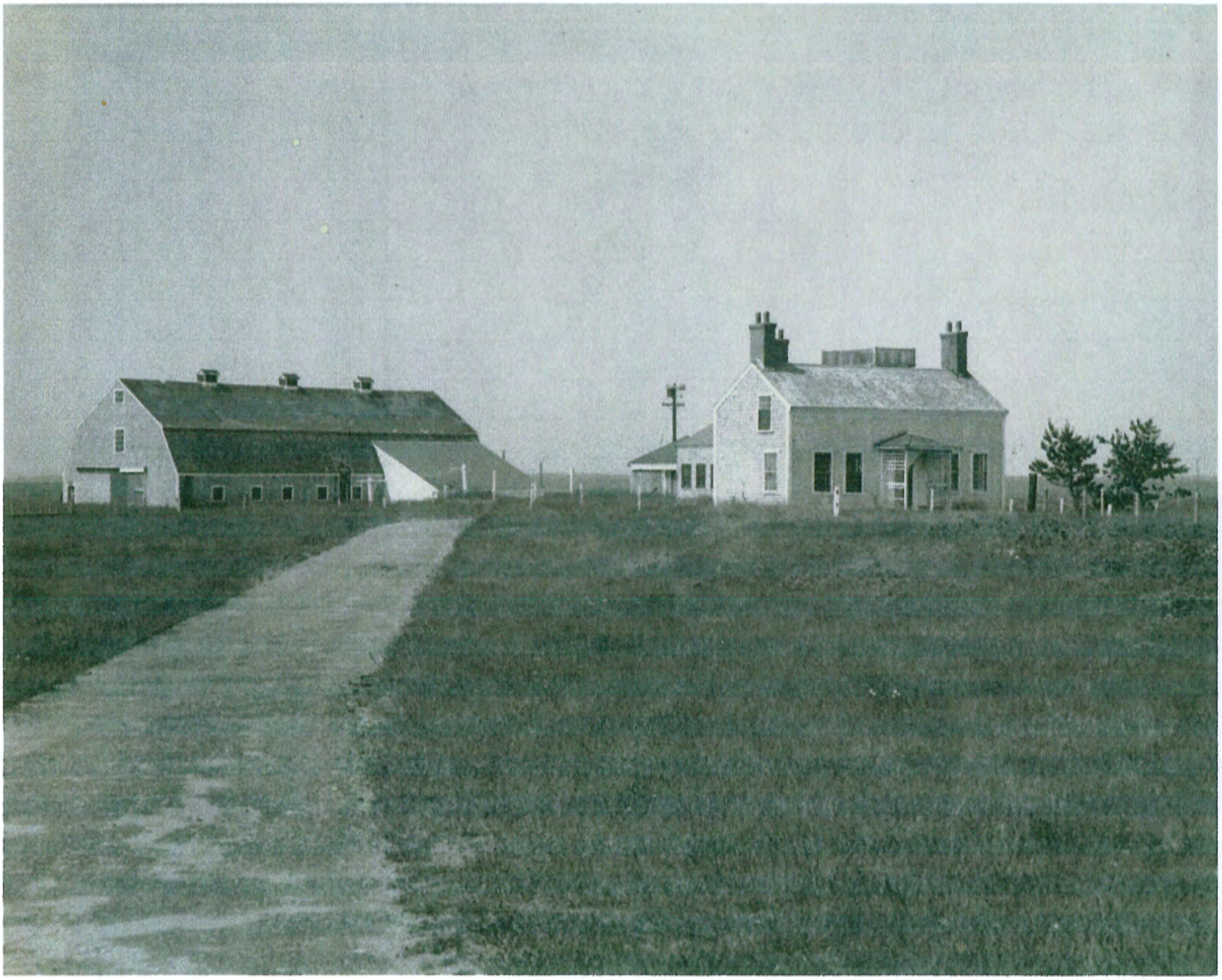
44.a 'Sconset—Low Beach, Henry C. Coffin.

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.



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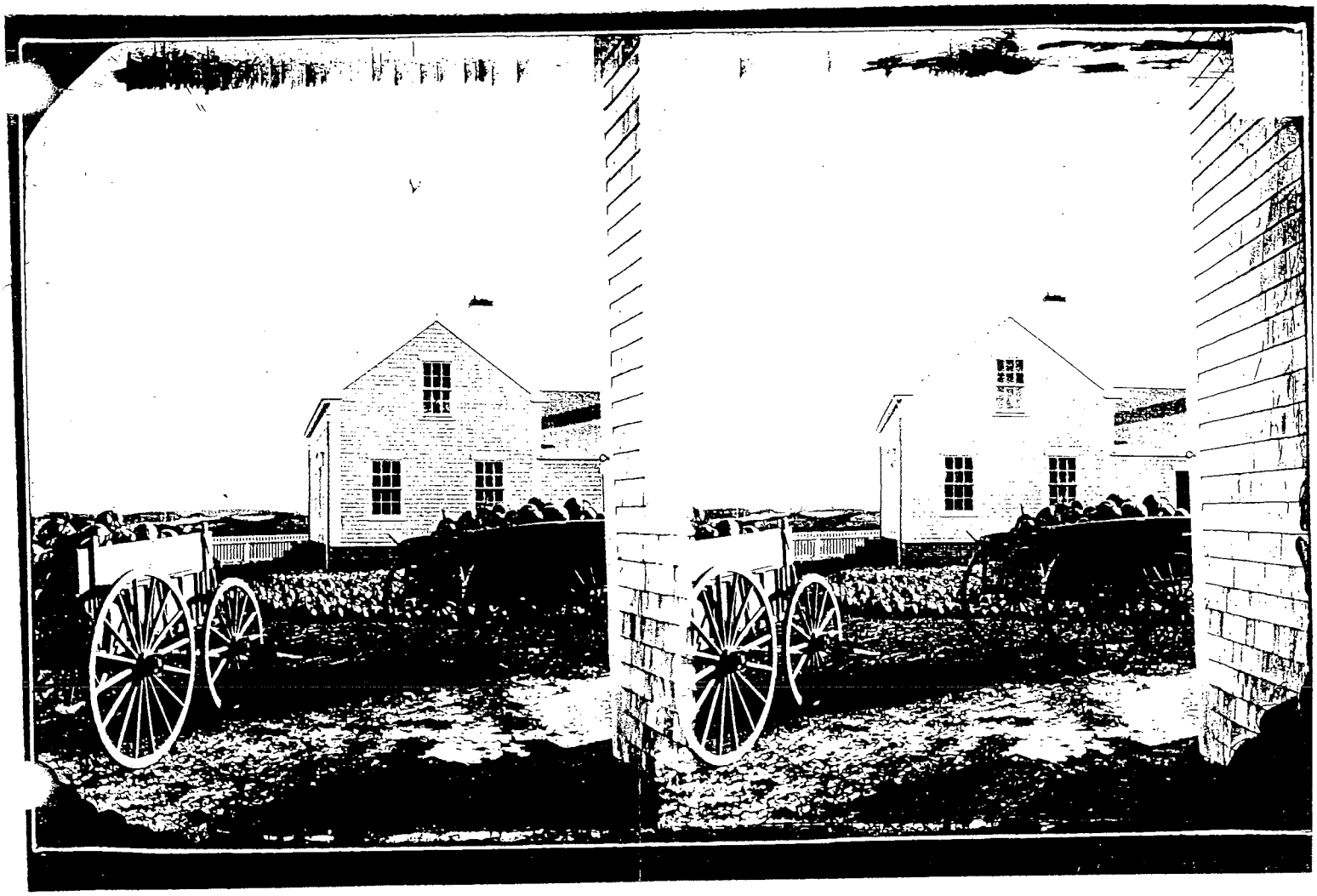


PINE GROVE FARM SOMERSET ROAD

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.

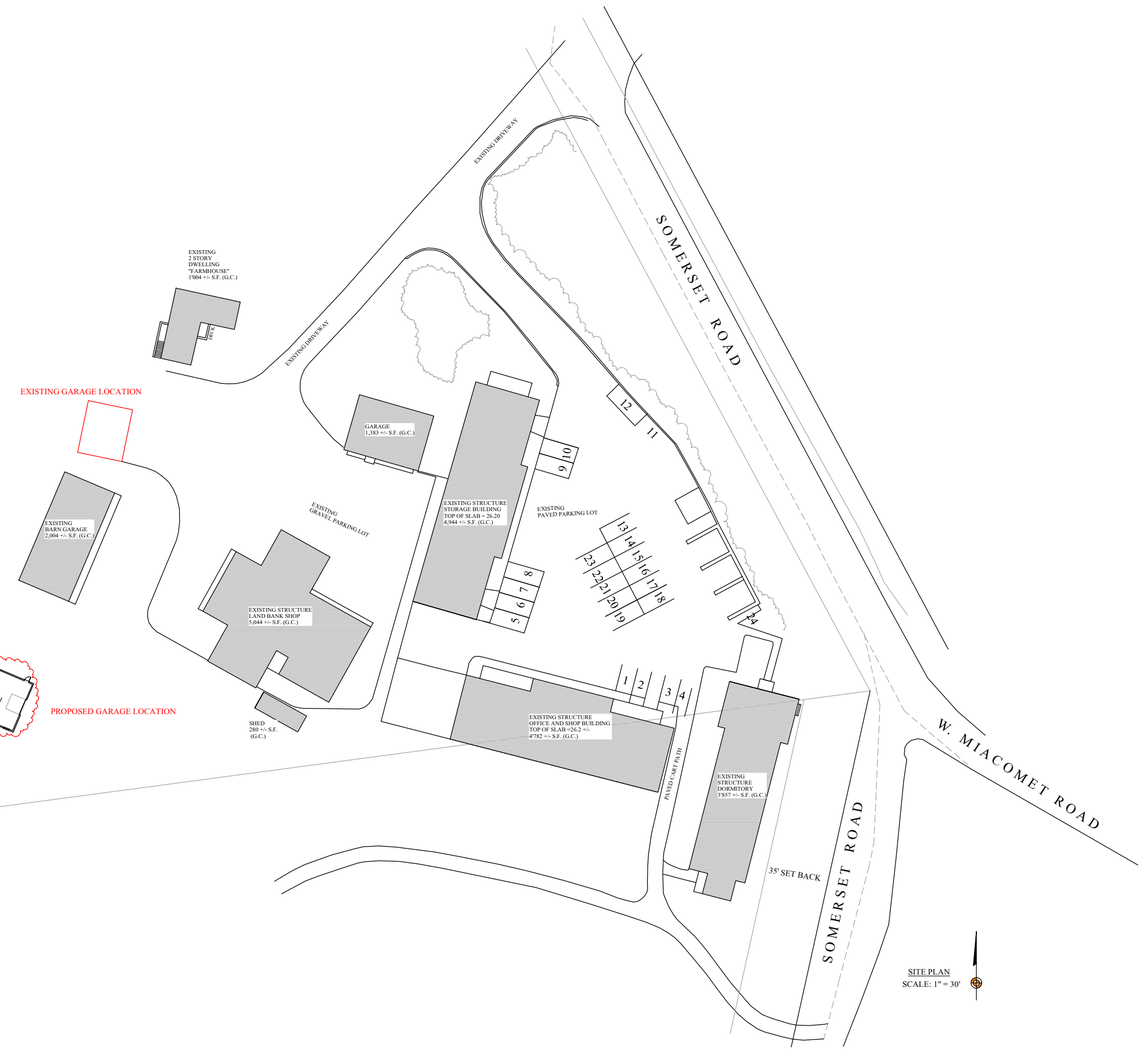
The Joseph Starbuck farm has the distinction of being the Starbuck family 'skeleton in the closet'; Joseph left no information on this illegally constructed building, and it has been overshadowed, in historical writings, by the flashier Starbuck dwelling houses in town. It is a simple house which seems 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

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COVER SHEET
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 66 / 69

NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

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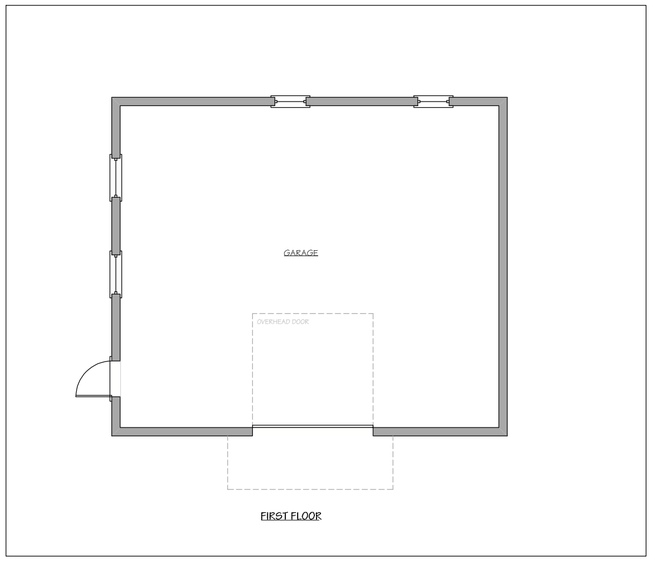
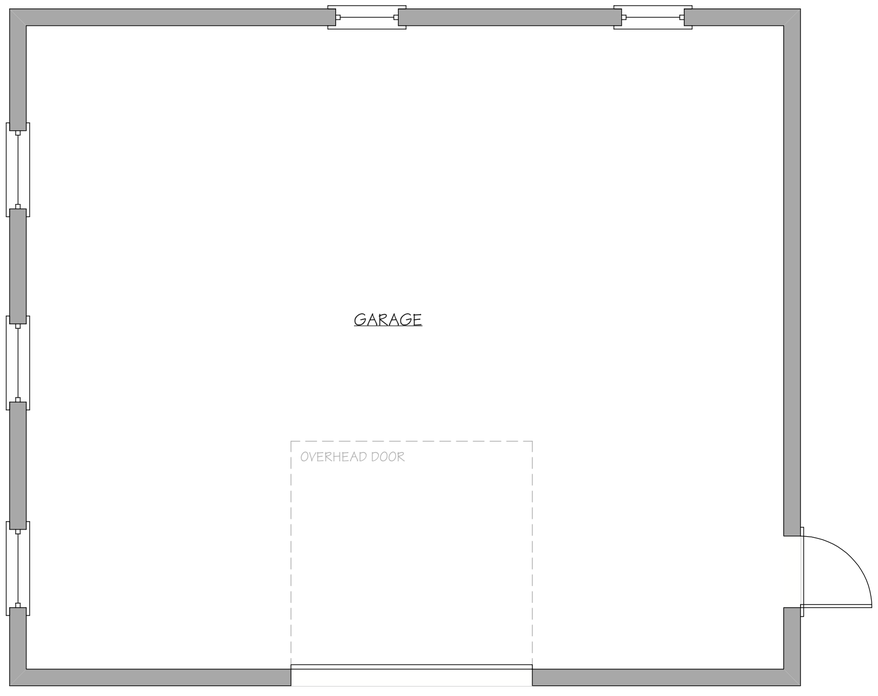


FIRST FLOOR

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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FLOOR PLAN
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

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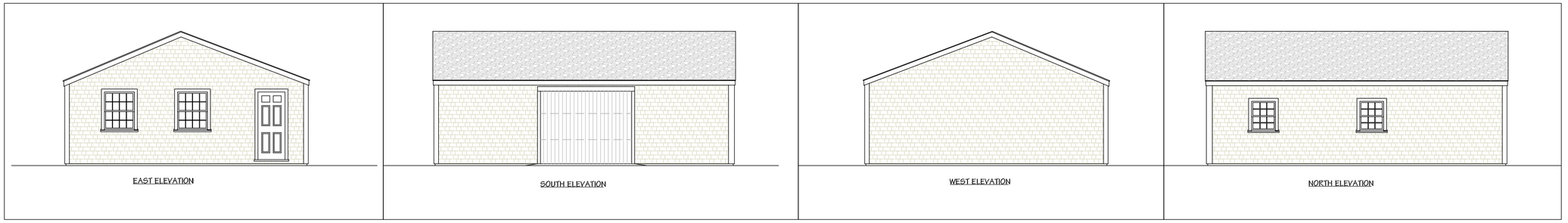
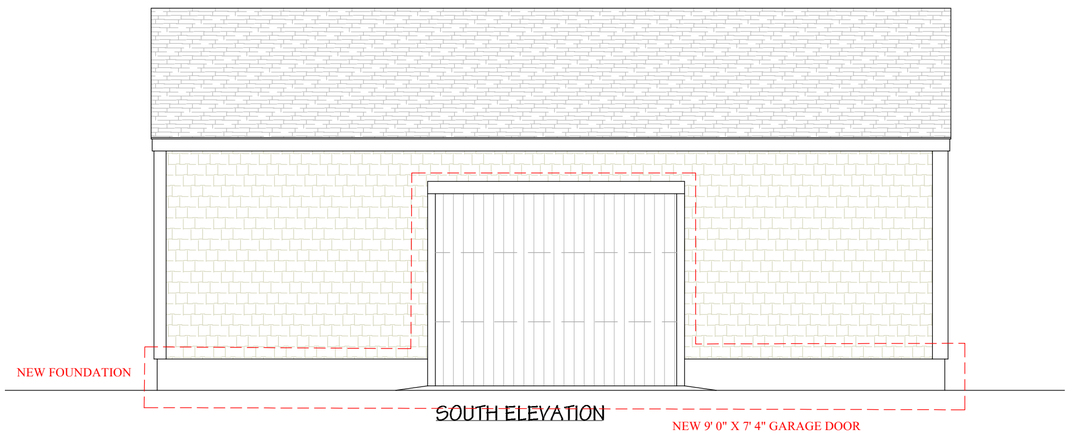
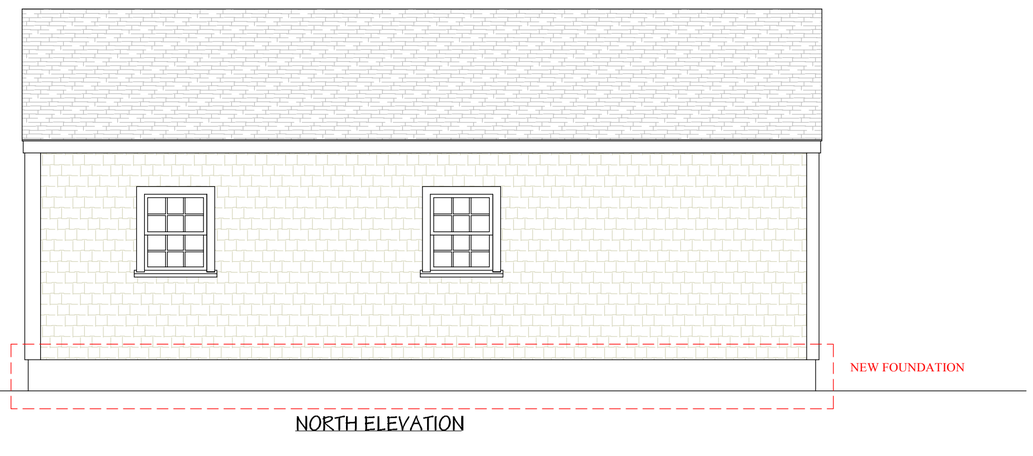


AS-BUILT









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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
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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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

JC Pleasant

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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Rev Jan 2024

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(initial to indicate read and understand)

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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

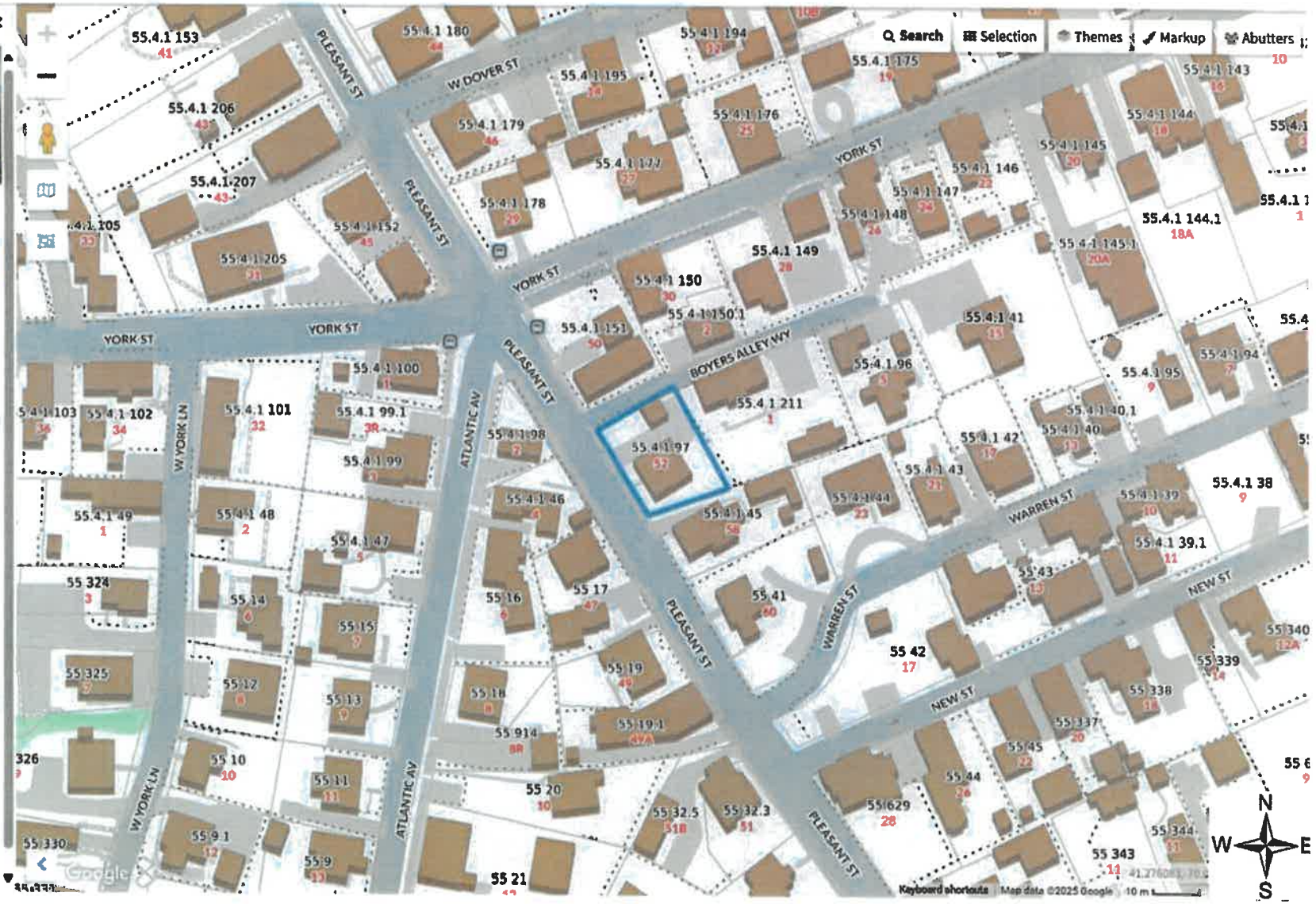
Name	DICK DAVID F & PATRICIA S TR
Co-Owner Name	DICK DAVID F & PATRICIA S REV TRUST
Address	14 WOODCOCK RD, N DARTMOUTH, MA 02747

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

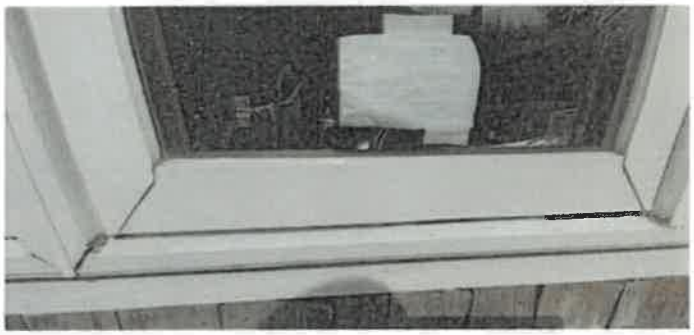


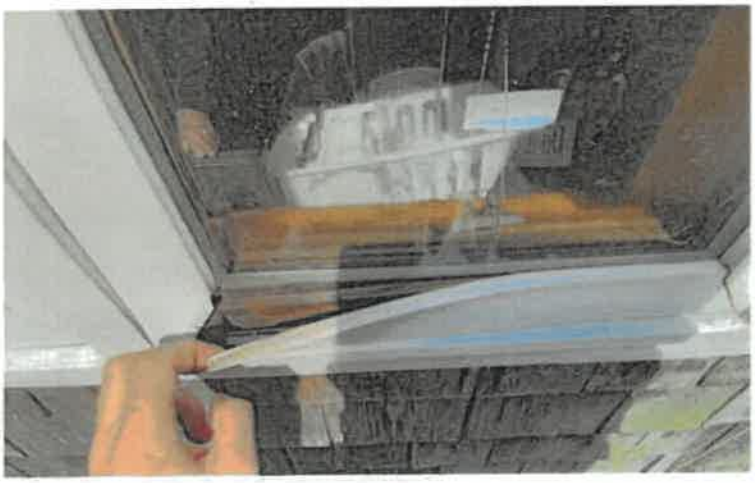
52 Pleasant

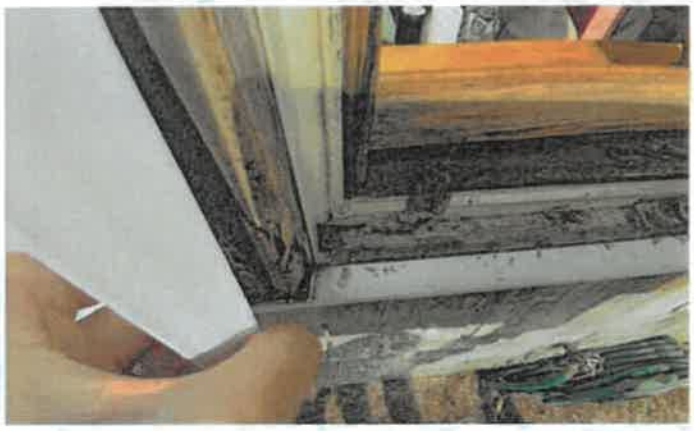


















52 Pleasant



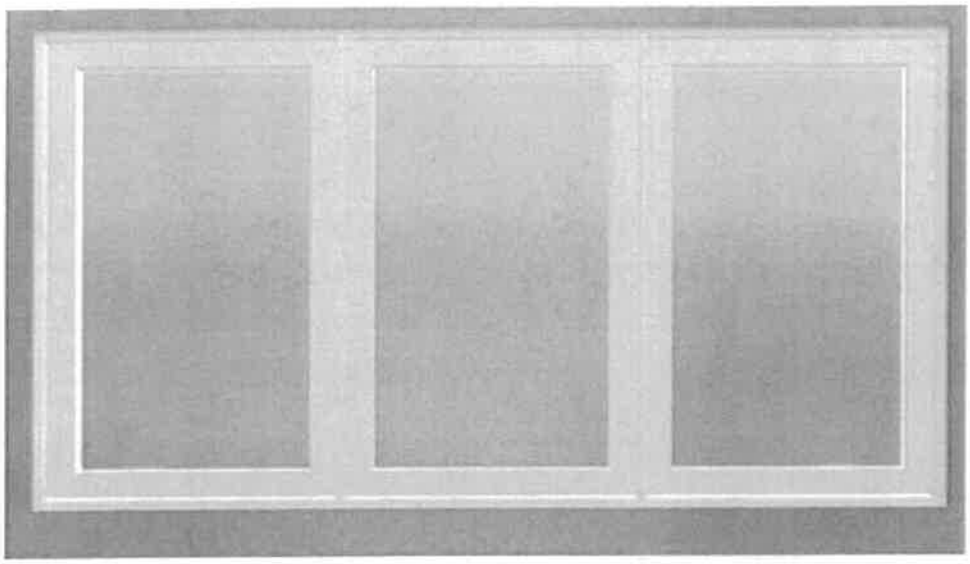







52 Pleasant

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.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link D2554

AS AGENT FOR 21A Pleasant Street LLC

STREET ADDRESS 21 Pleasant Street

MAP/PARCEL 55.4.1 / 1

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.

Victoria Ewing 4/1/25

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°: 55.4.1 PARCEL N°. 1

Street & Number of Proposed Work: 21 PLEASANT ST

Owner of record: 21A PLEASANT ST. LLC

Mailing Address: 91 WASHINGTON ST EXT.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK 02554

Mailing Address: PO BOX 1601
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: _____ ☐ 1st floor ☐ 2nd 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: 1923

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

STEPPING STONES FROM DRIVEWAY TO FRONT PORCH

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ 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 4/1/25 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OAD-26-30
MAP/PARCEL#: 5541-001

Recorded By: AEG Date: 12/[illegible] Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 21 Pleasant St 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ● b. private 4. PRESENT OWNER: Bartlett, Franklin + [illegible]

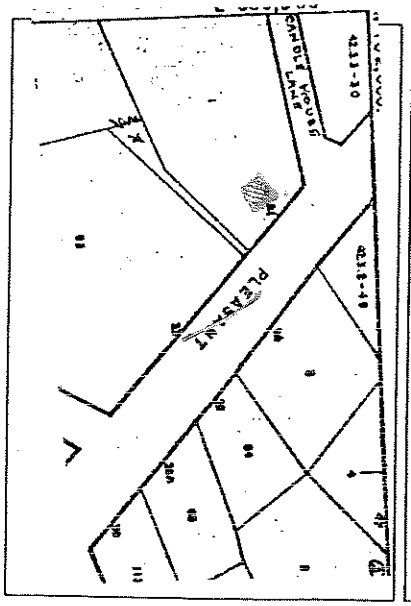
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1923 and before 1949 — Sanborn maps

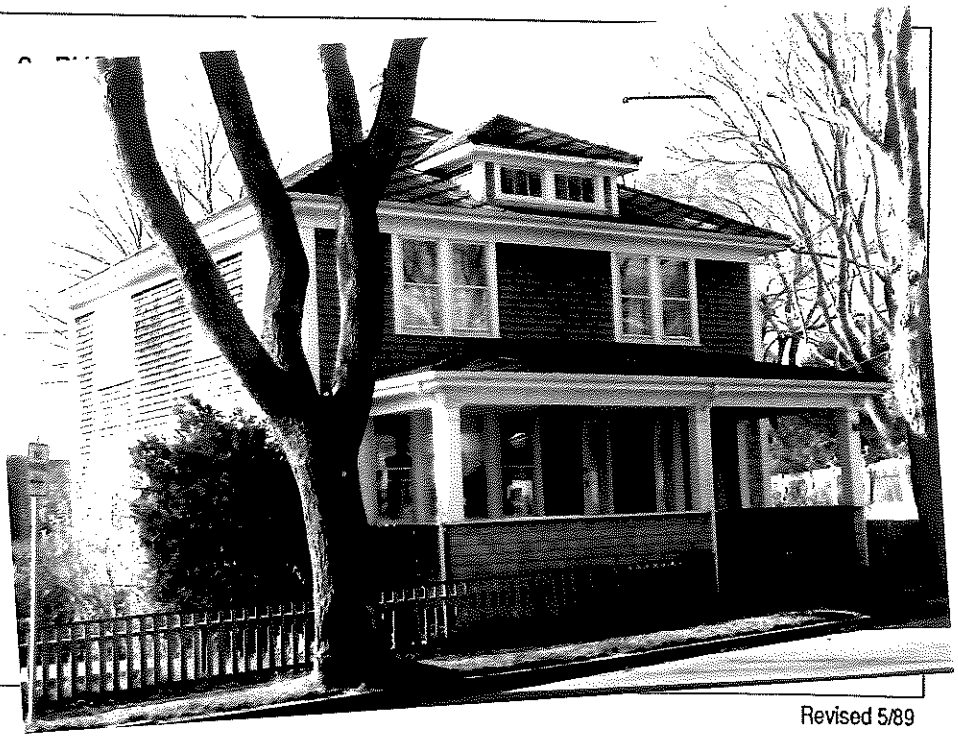
6. USE: Original: dwelling Present: [illegible]
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"





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: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other:

26. NUMBER OF BAYS:
○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other:

27. WINDOW FRAME TYPE:
○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other:

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other:

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other:

31. CONDITION:
○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY:
○ a. original site ○ b. moved if so, when?:

Major alterations or additions:
(with dates if known)

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 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: 22A ○ 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) _____

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.

THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT
FRONT YARD SETBACK: NONE
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%

LOT AREA= 4,589± SF±

OWNERSHIP INFORMATION:
OWNER: 21 PLEASANT STREET, LLC
ADDRESS: 21 PLEASANT STREET
ASSESSOR'S MAP: 55.4.1, PARCEL: 1
DBK: 1865, PG: 252
PLAN: 2021-36, LOT: 2

CANDLE HOUSE LANE (public)

PLEASANT STREET (public)

PICKET FENCE

55.08'

BRICK DRIVEWAY

7'X17' PARKING SPACE

BRICK SIDEWALK

45.77'

PORCH

CONC. RET. WALL W/ BRICK CAP

2 STY W/F STRUCTURE A=1,237± S.F. FOUNDATION

PORCH

BRICK

PICKET FENCE

4.50'

IRON PIPE FND

ZONING SETBACK (TYPICAL)

STONE PATIO

LIVING UNDER DECK

DECK

RECESSED STONE PATIO

STONE RET. WALL

65.43'

EASEMENT AREA REF. BK. 1978, PG. 200

102.87'

78.59'

55.4.1-1.1
N/F
CANDLE HOUSE 2 LLC

55.4.1-63
N/F
HELENE M. BARTLETT REVOCABLE TRUST
DIANE CATINO, TRUSTEE
BK.1807 PG.85
NO PLAN

IRON PIPE FND

27.69'

BOARD FENCE

55.4.1-62
N/F
NADINE B. WESCOTT TRUSTEE
BK.1302 PG.108
PLAN BOOK 19, PAGE 45

APPROXIMATE EASEMENT BOUNDARY
REF. BK. 1978, PG. 200

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
REGISTERED LAND SURVEYOR
8/21/24

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

BUILDING LOCATION PLAN IN NANTUCKET, MA PREPARED FOR 21A PLEASANT STREET, LLC 21 PLEASANT STREET MAP 55.4.1 PARCEL 1 DEED BK. 1865, PG. 252 PLAN 2021-36 LOT 2 SCALE 1"=10' AUGUST 21, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-6063

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

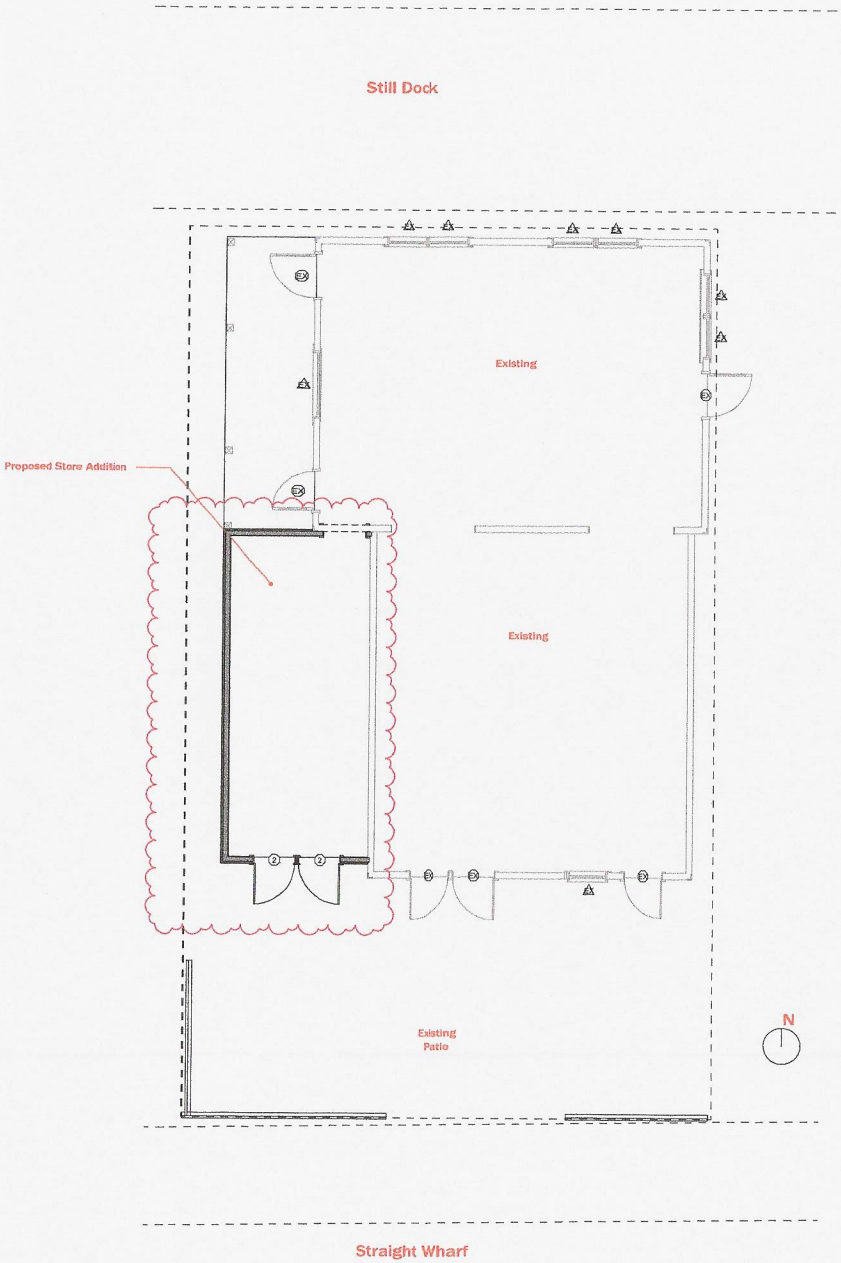
COLORS

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.

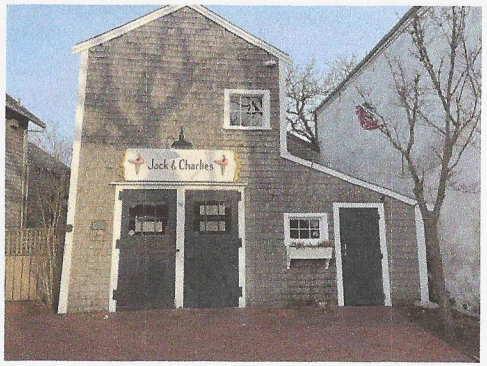
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

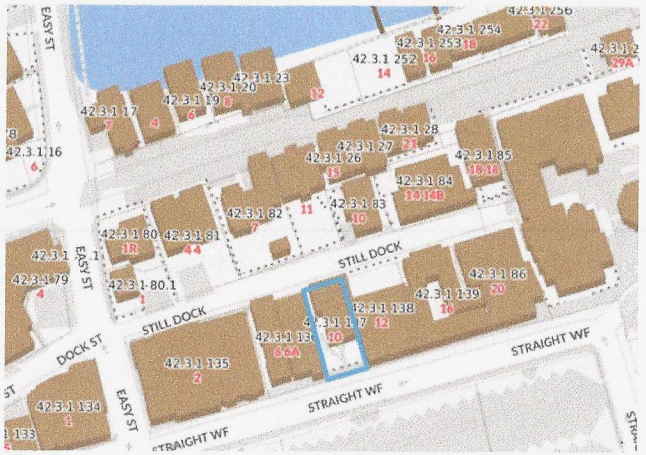


Site Plan - Proposed
1/4" = 1'-0"

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

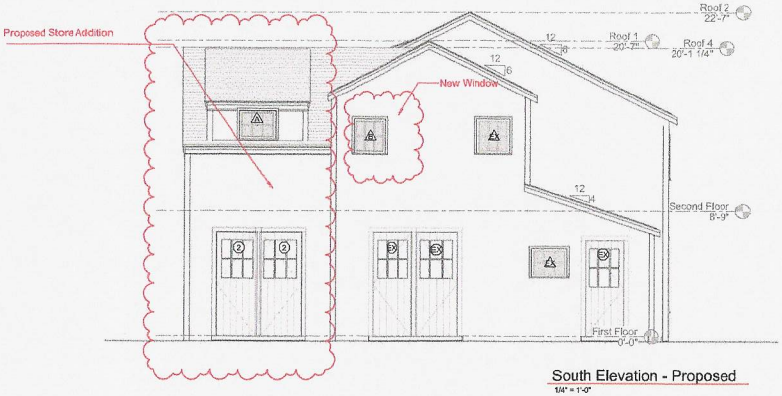
DA	02/18/25
PROJECT	2410052
T NO	
REVISION	DATE
1	Date 1

HDC Submission

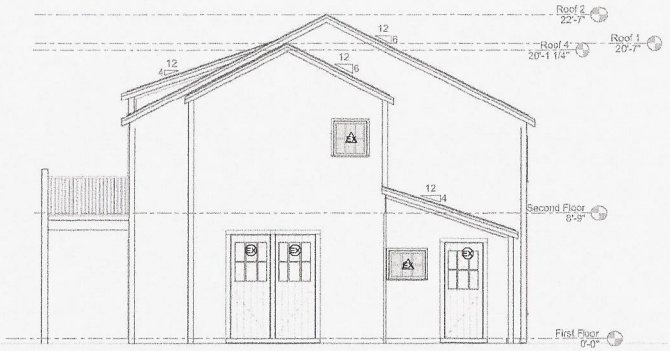
Survey and Locas Map

A.100

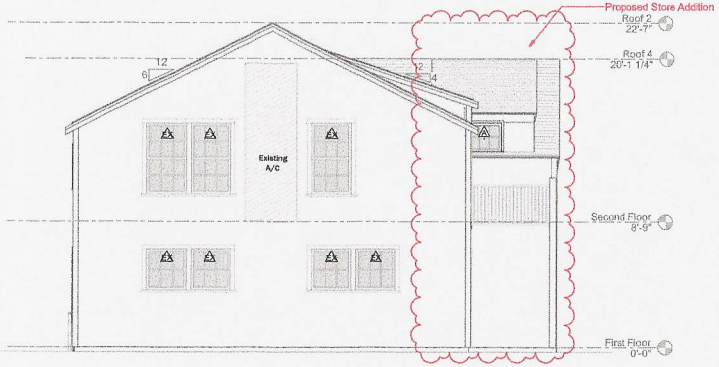
DRAWN BY: PFQ



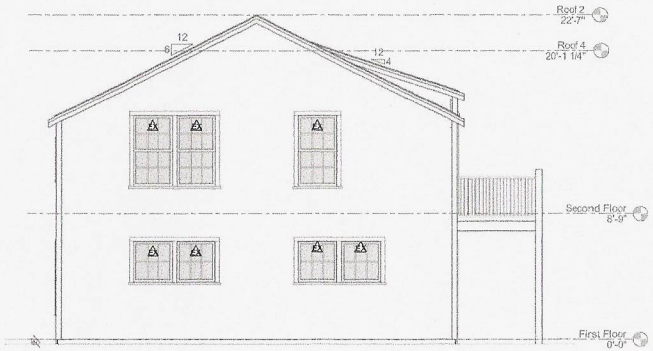
South Elevation - Proposed
1/4" = 1'-0"



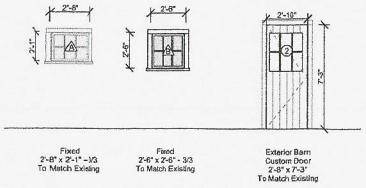
South Elevation - Existing
1/4" = 1'-0"



North Elevation - Proposed
1/4" = 1'-0"

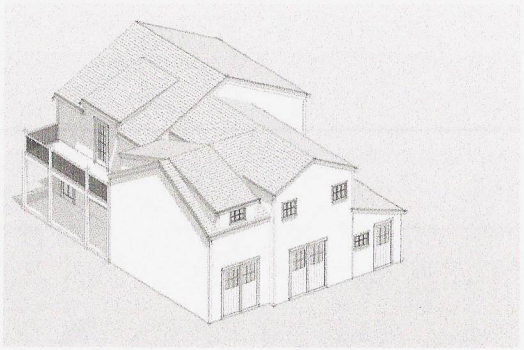


North Elevation - Existing
1/4" = 1'-0"

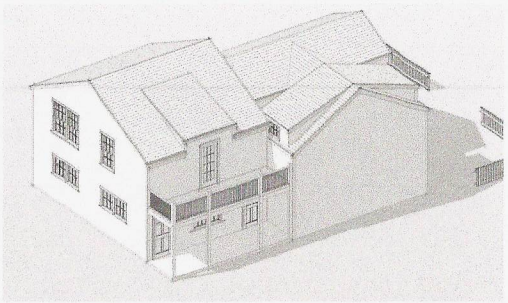


Window Legend
1/4" = 1'-0"

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

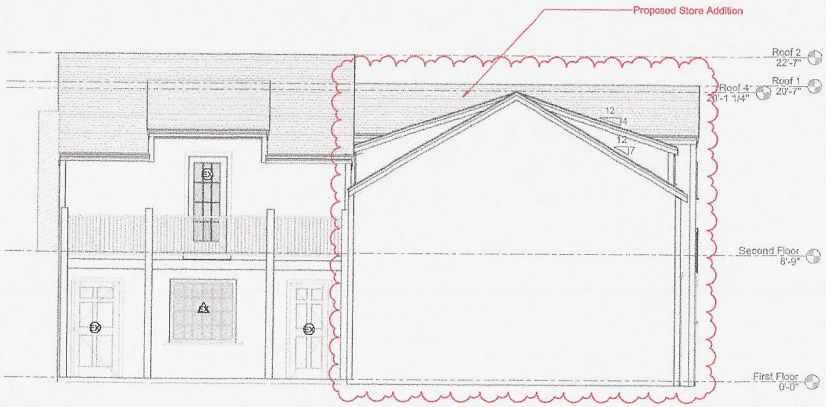
Building Elevations

A.150

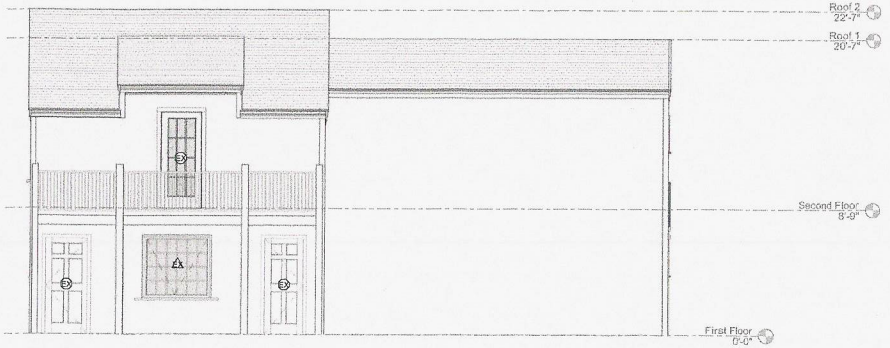
DRAWN BY: PFQ



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

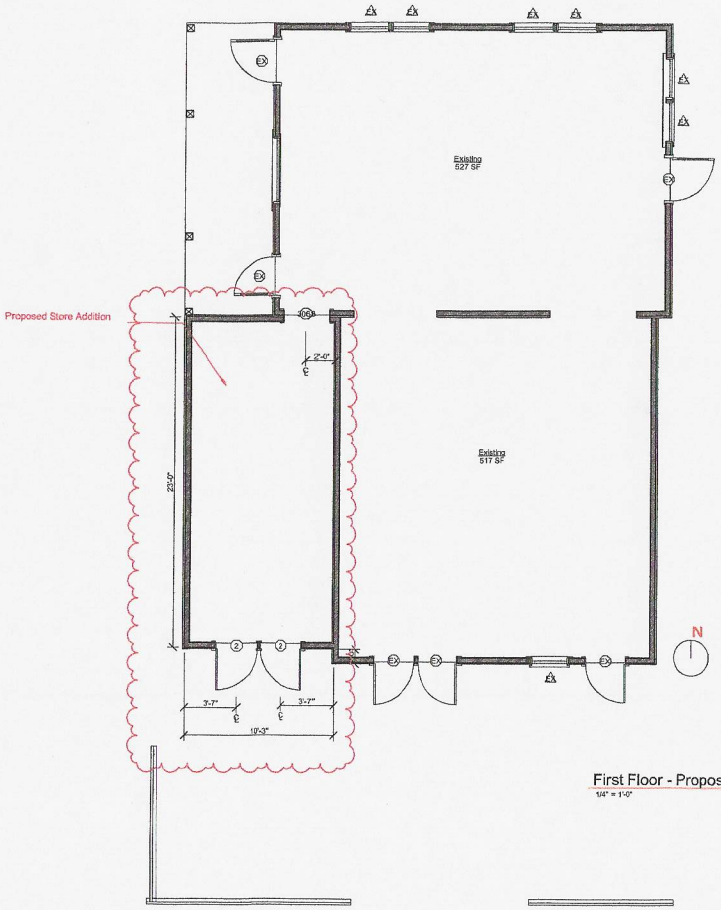
NOTES:

HDC Submission

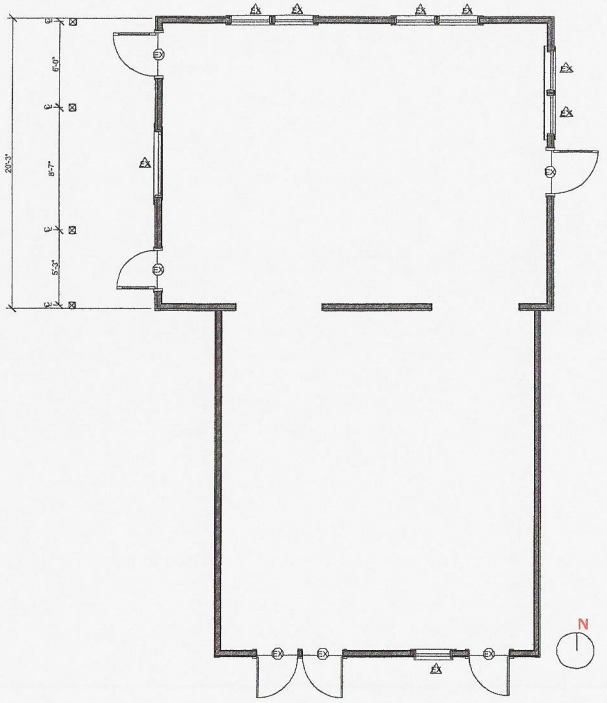
Building Elevations

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

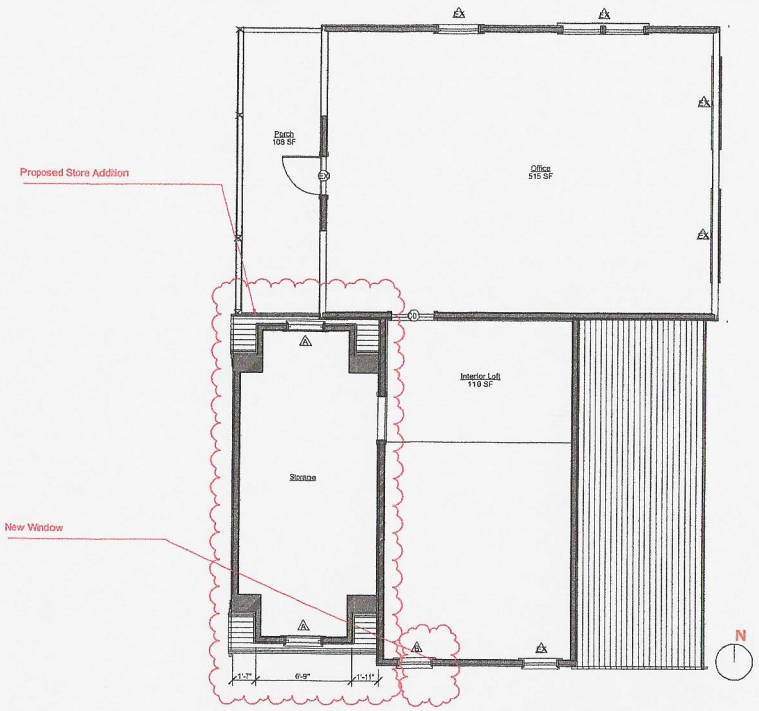
NOTES:

HDC Submission

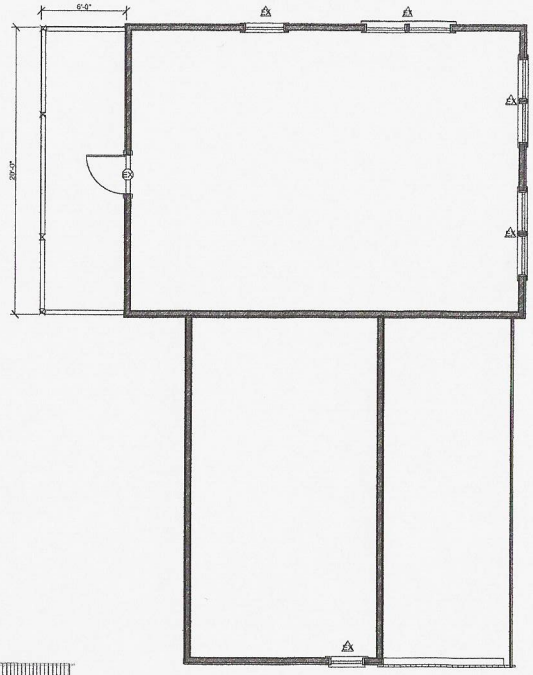
Floor Plans

A.250

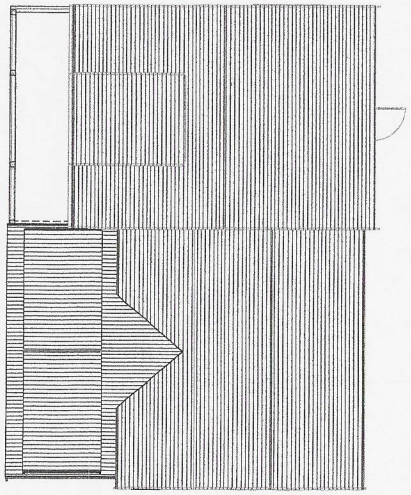
DRAWN BY: PO



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.

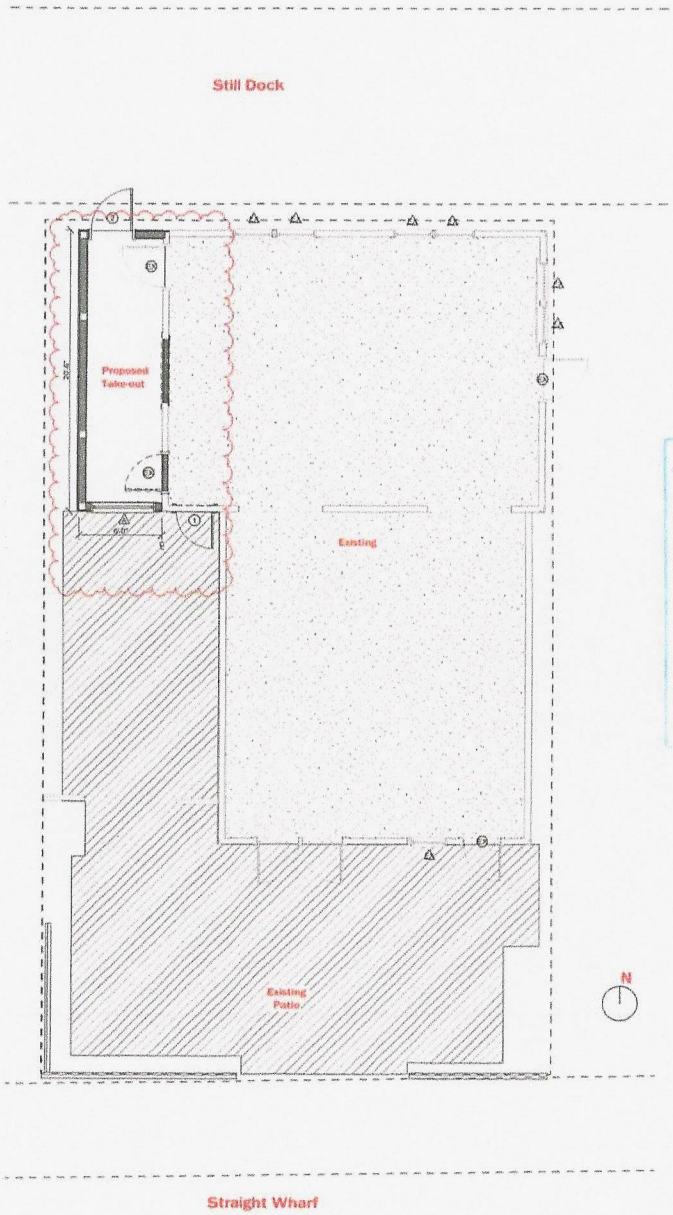
COLORS

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



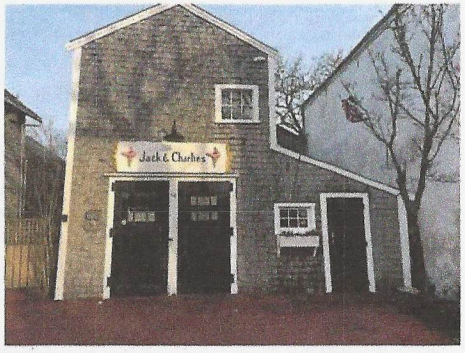
Site Plan - Proposed
1/4" = 1'-0"

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

DATE	02/15/24
PROJECT	2410028
REVISION	DATE
1	Date 1

NOTES

HDC Submission

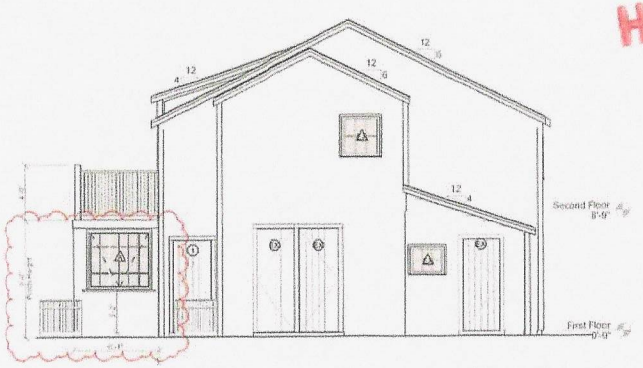
Survey and Locas Map

A.1.1

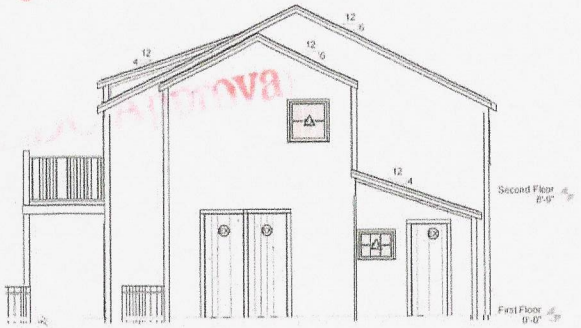
DRAWN Kim
CHECKED Chrisbacker

APPROVED

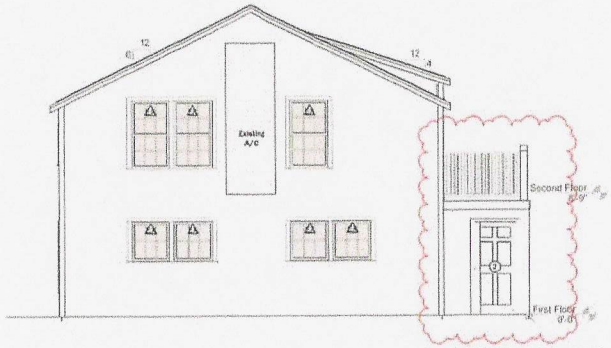
HDC 2024-02-10021



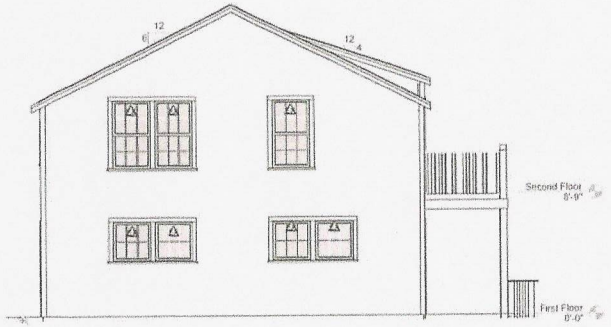
South Elevation - Proposed
1/4" = 1'-0"



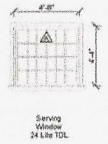
South Elevation - Existing
1/4" = 1'-0"



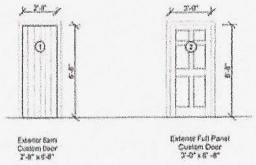
North Elevation - Proposed
1/4" = 1'-0"



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

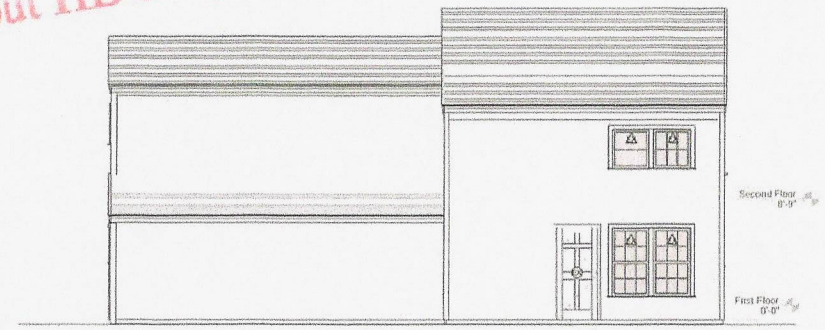
A.1.2

Drawn: Kim
Checked:

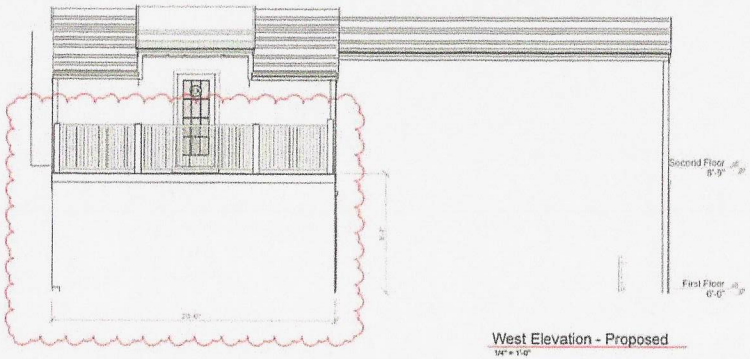
HDC 2024 -02-10021

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

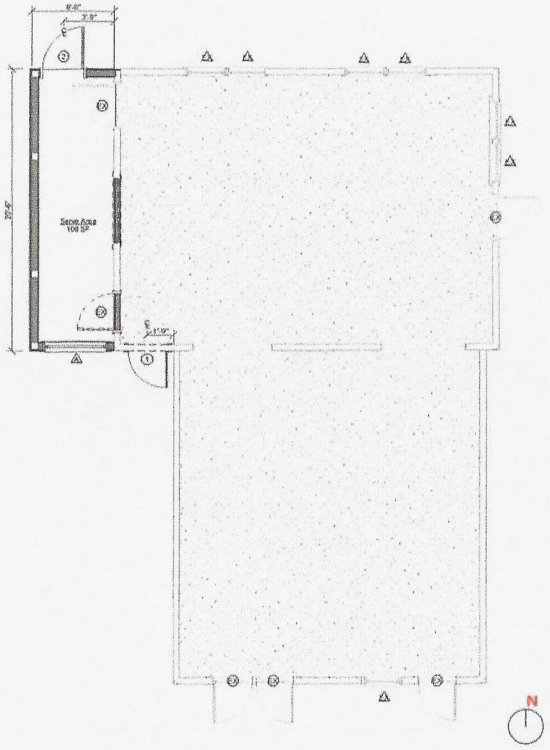
NOTES

HDC Submission

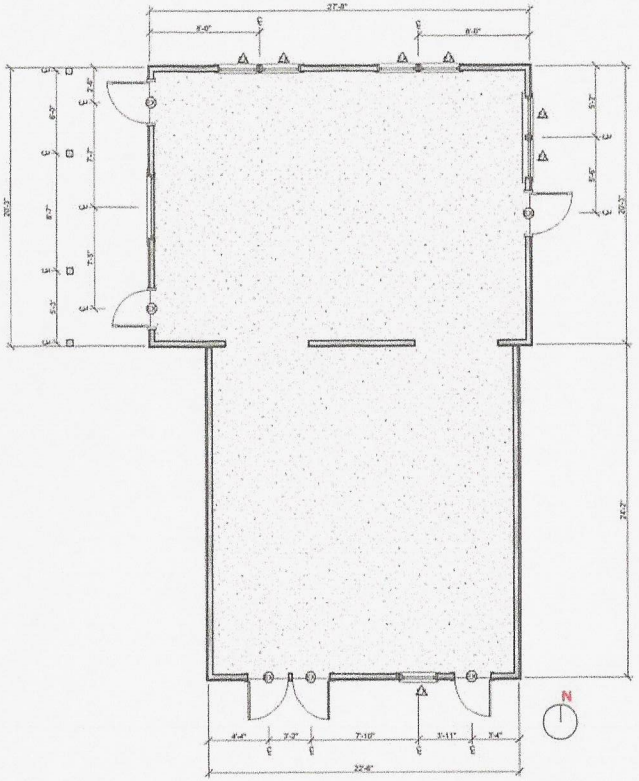
Building Elevations

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

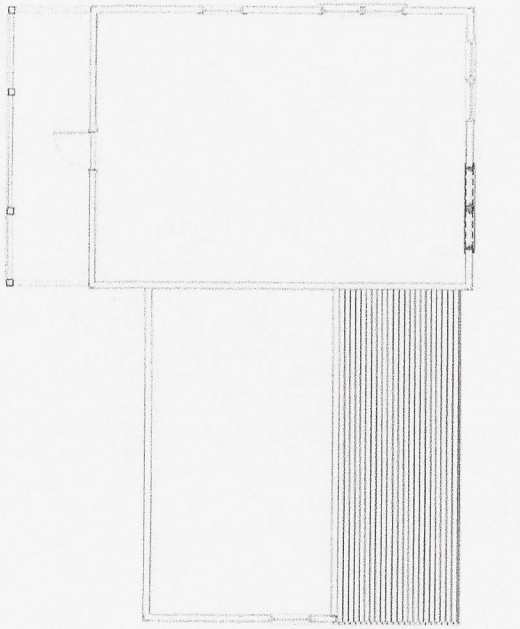
NOTES

HDC Submission

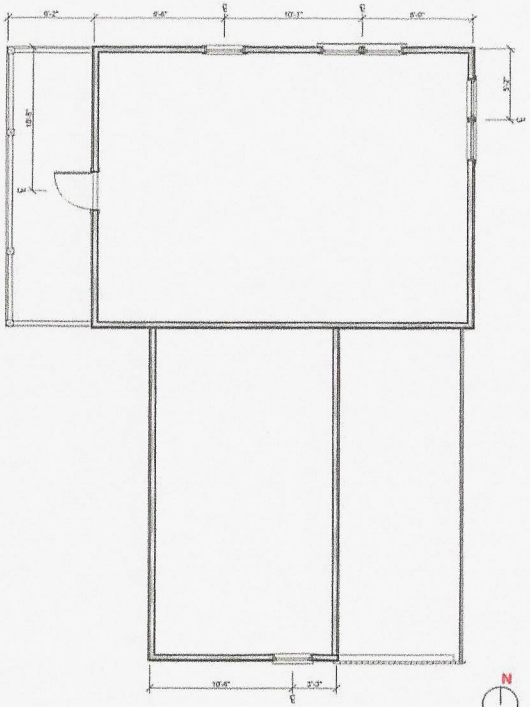
Floor Plans - First Floor

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

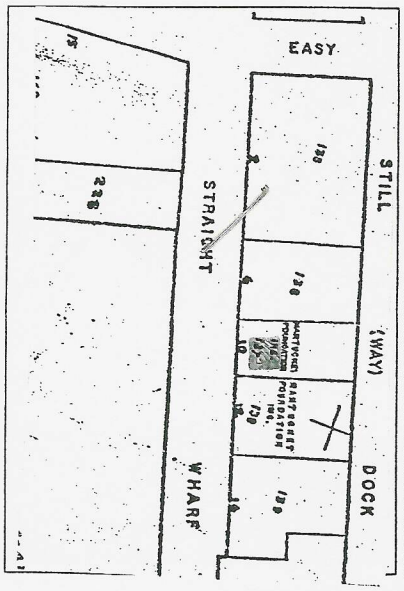
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1966

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:

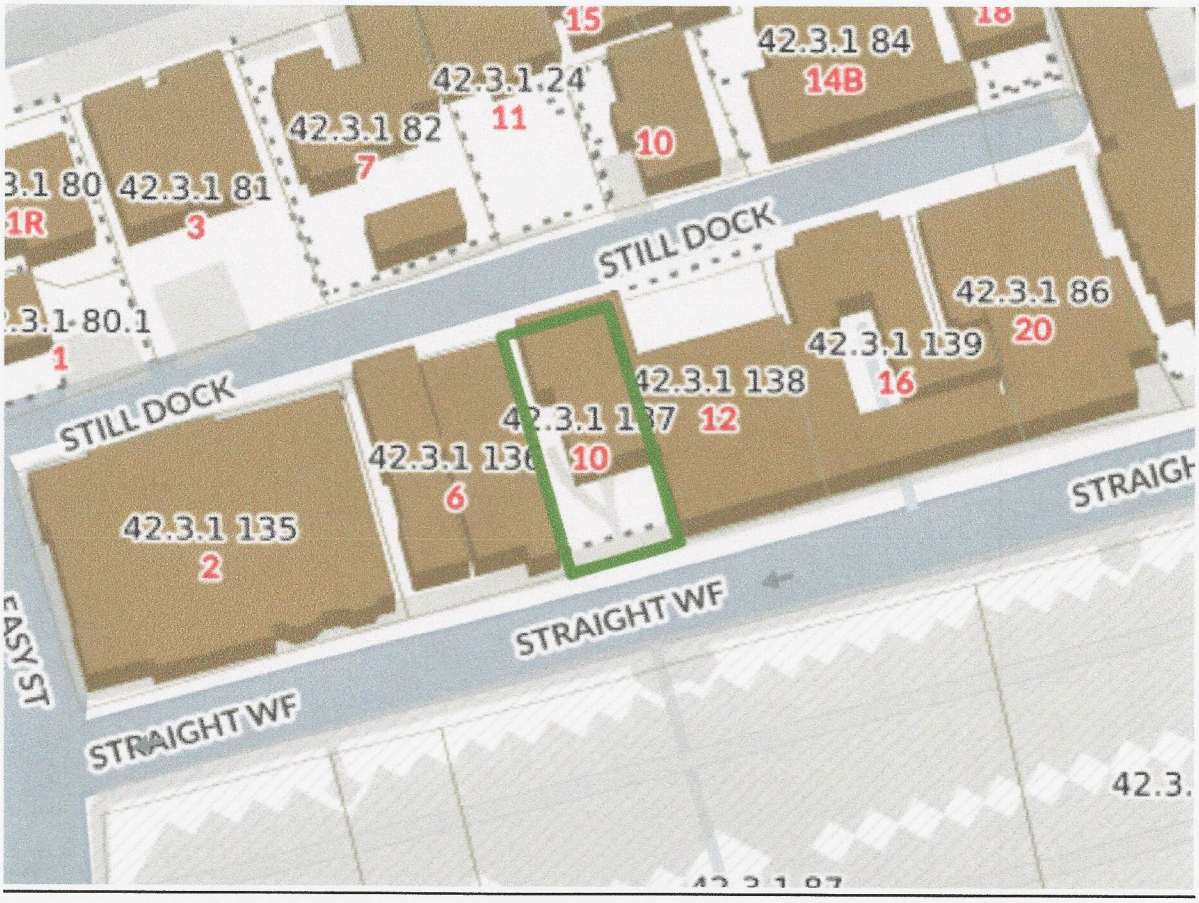
See form(s): _____

- ○ 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: _____

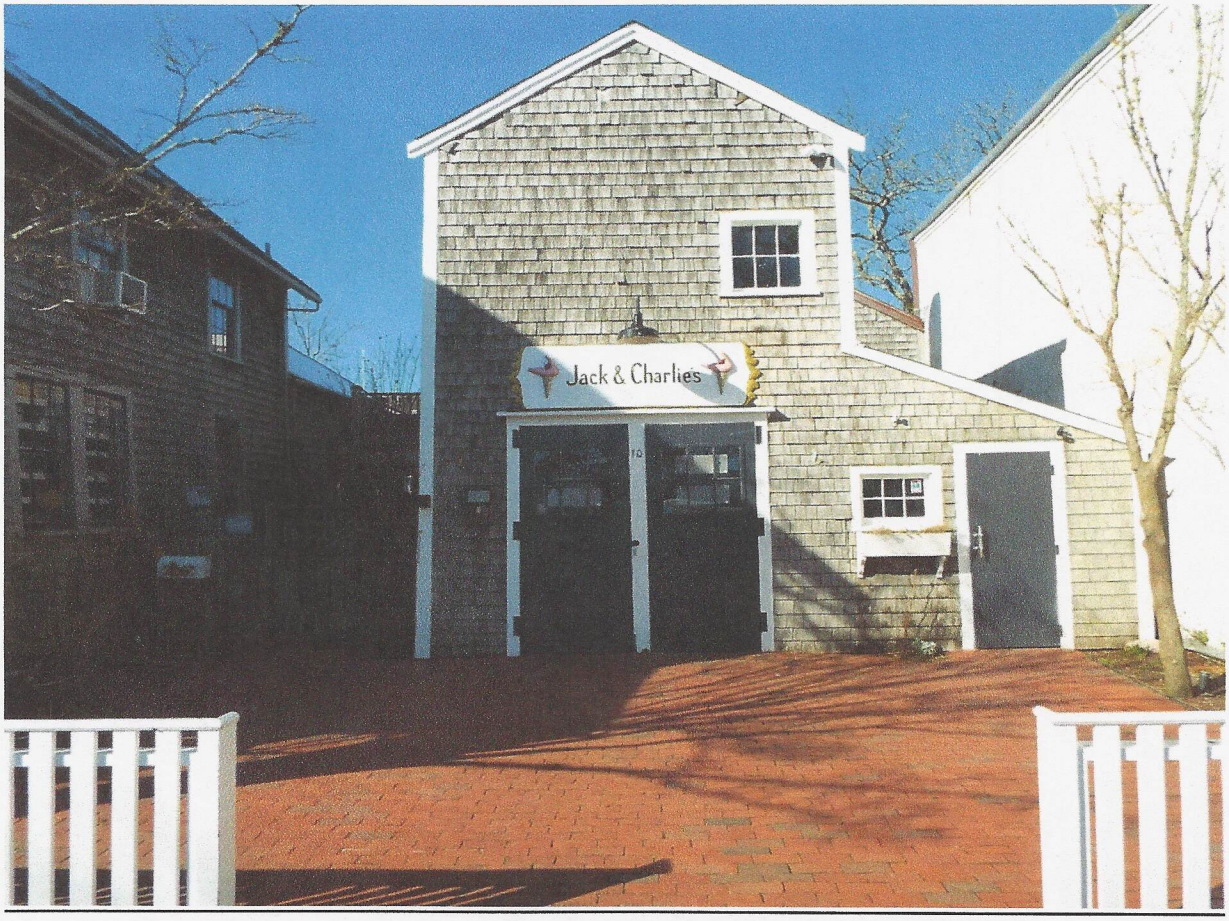
45. OTHER NOTABLE FEATURES: _____

(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



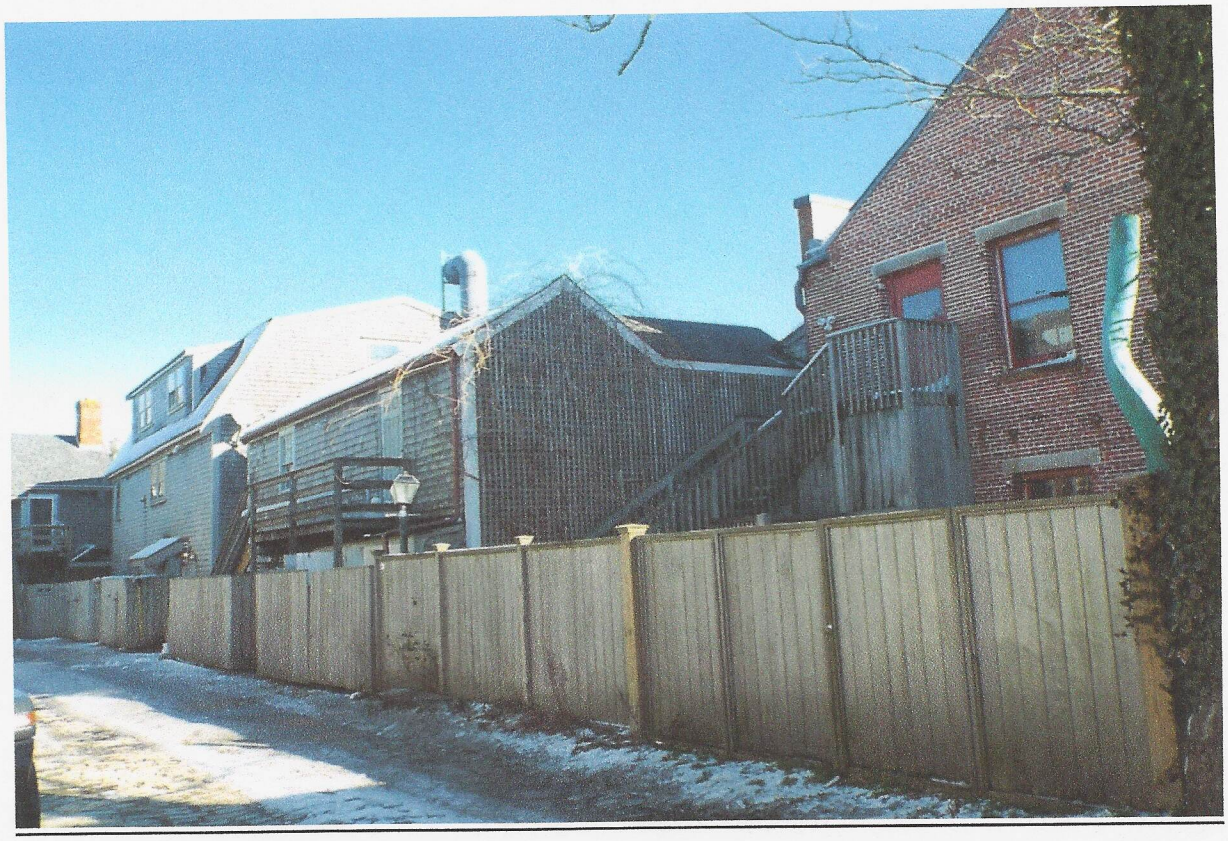




FROM STILL DOCK

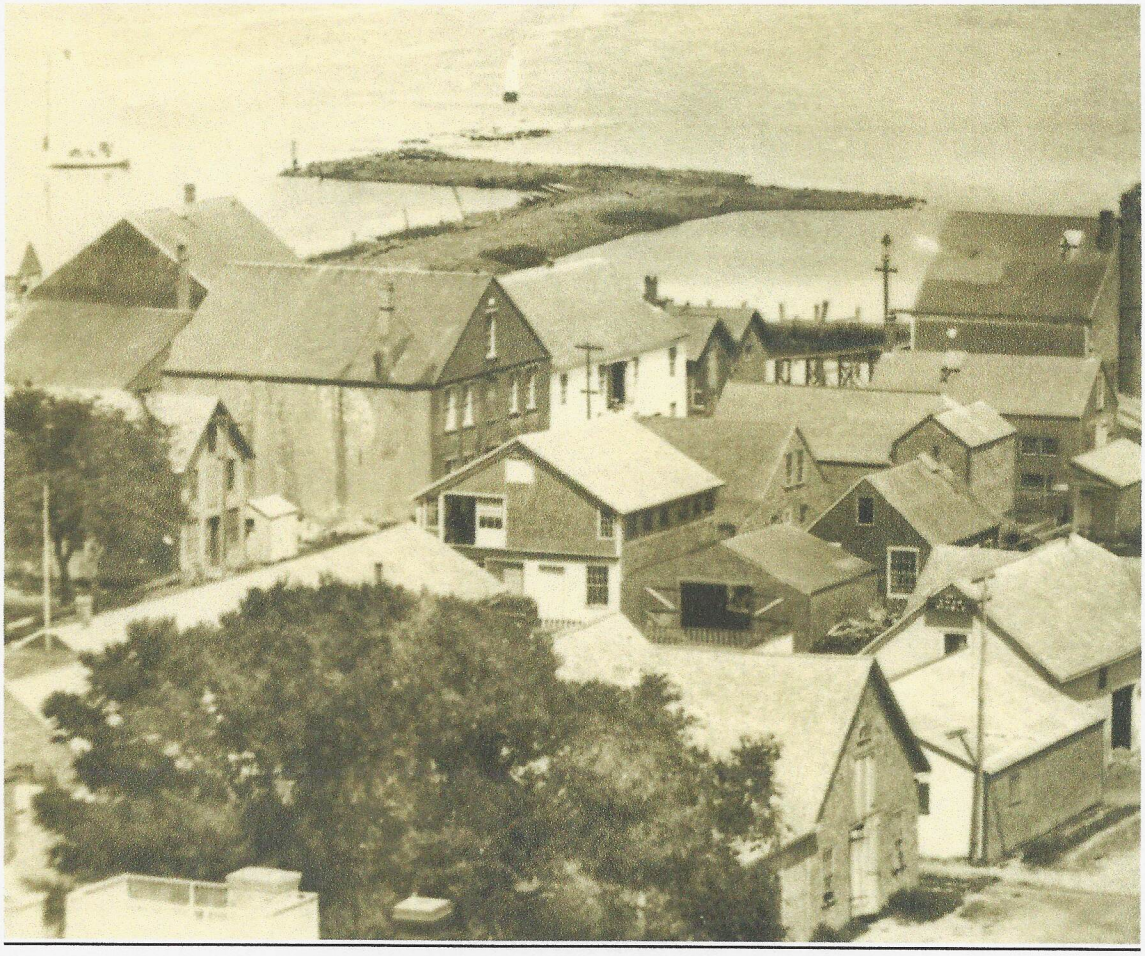


STILL DOCK



1890s NHA – NOT PRESENT





1944 NHA



1950s NHA



1966 NHA





1970s NHA



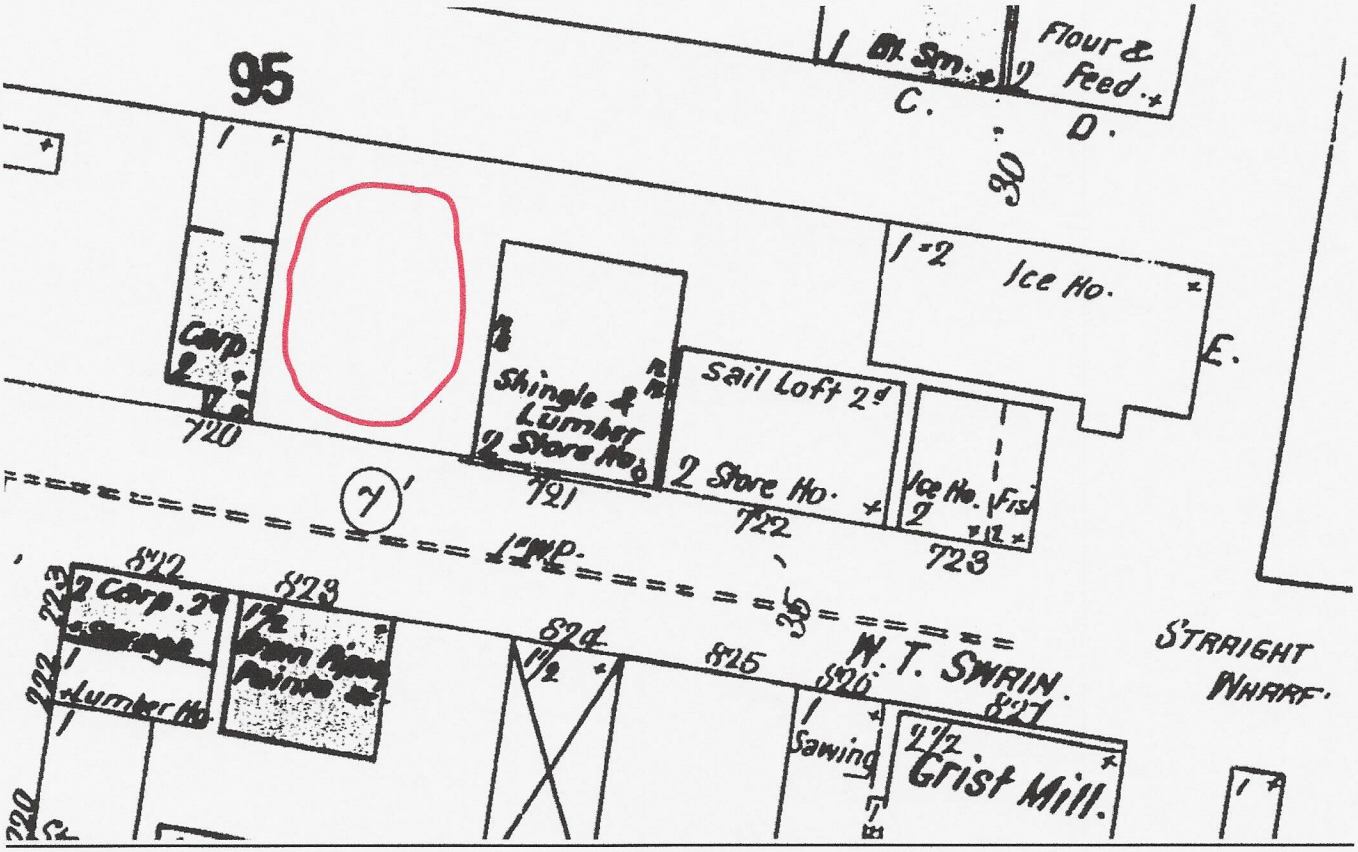
1986 NHA



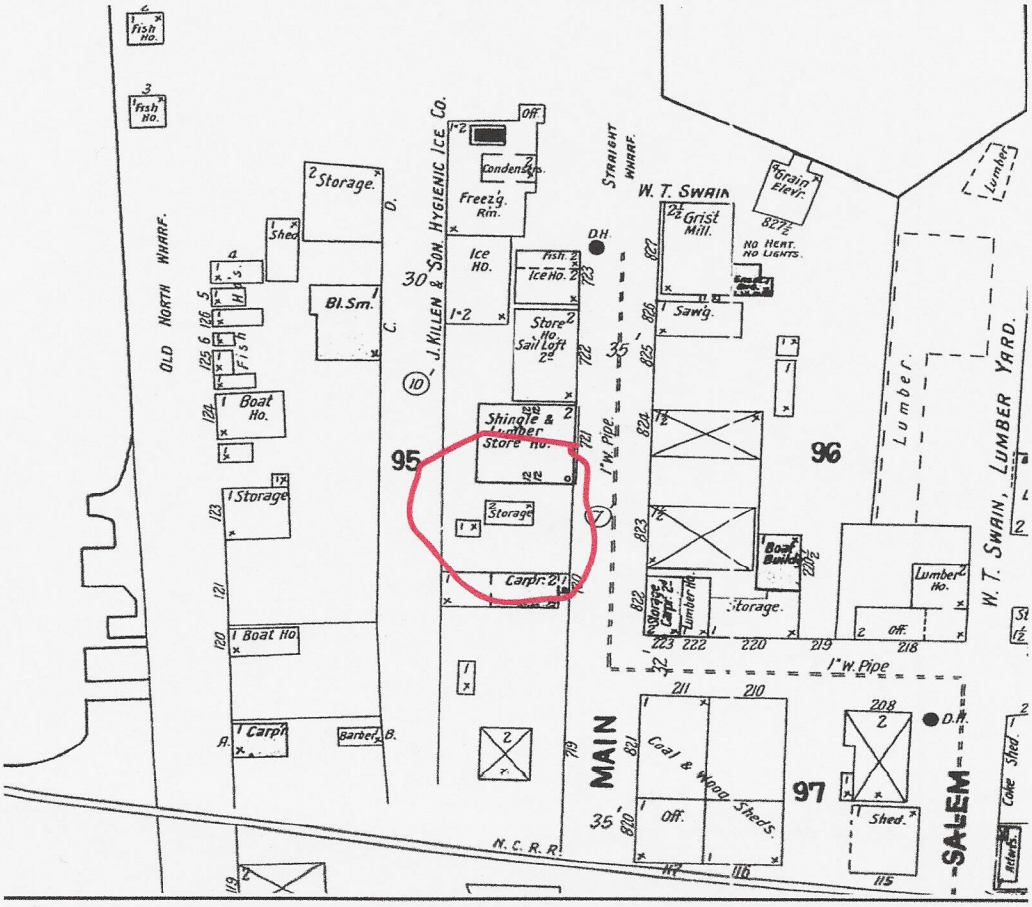
1985 NHA -REAR NORTH ELEVATION



1898 SANBORN MAP – NOT PRESENT



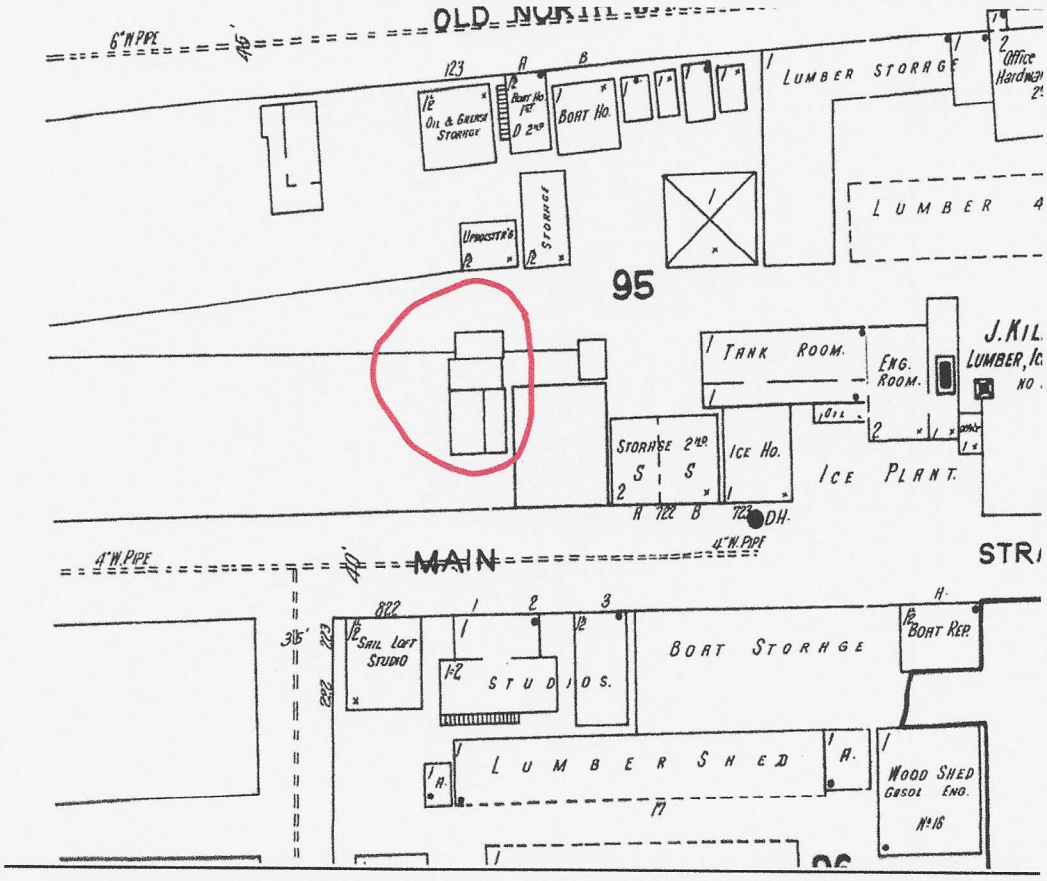
1904 SANBORN MAP – SMALLER "STORAGE" BUILDING PRESENT – NO LEAN-TO



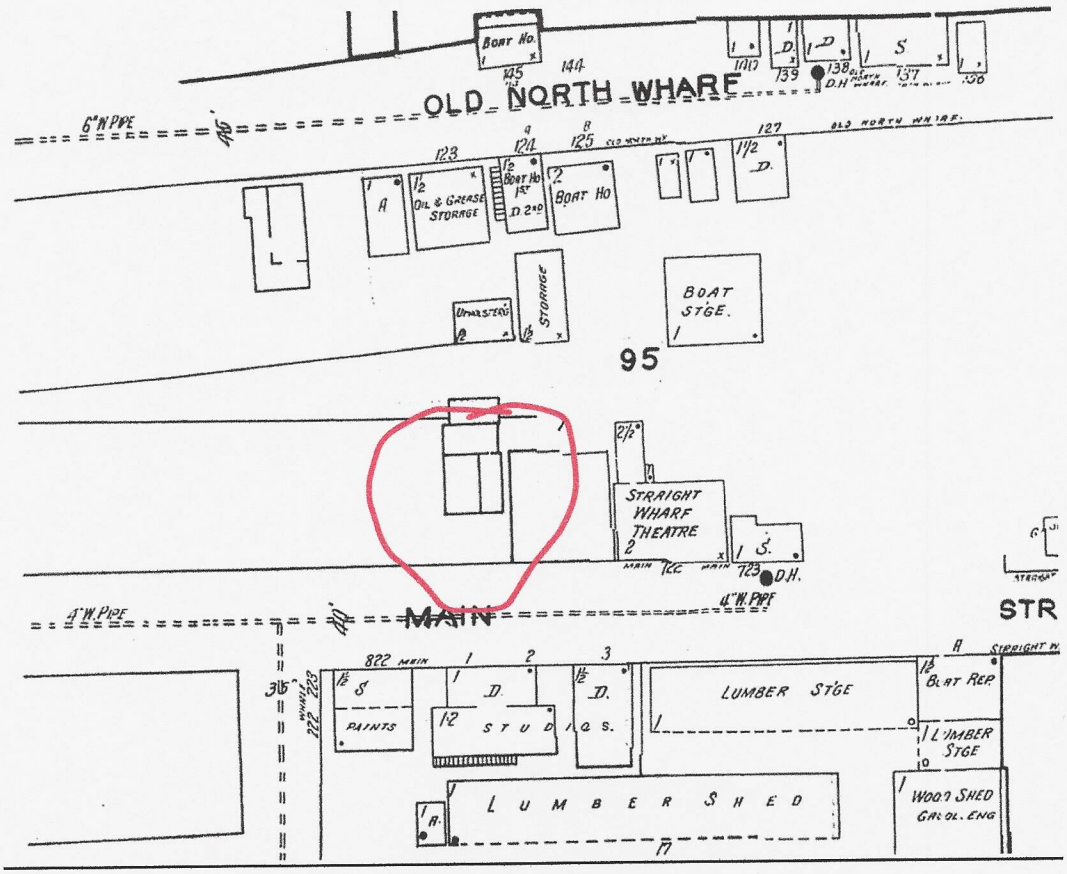
1909 SANBORN MAP – NO CHANGE



1923 SANBORN MAP – EAST SIDE LEAN-TO AND THE REAR ADDITION SHOWN



1949 SANBORN MAP



1935 NHA AERIAL PHOTOGRAPH



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

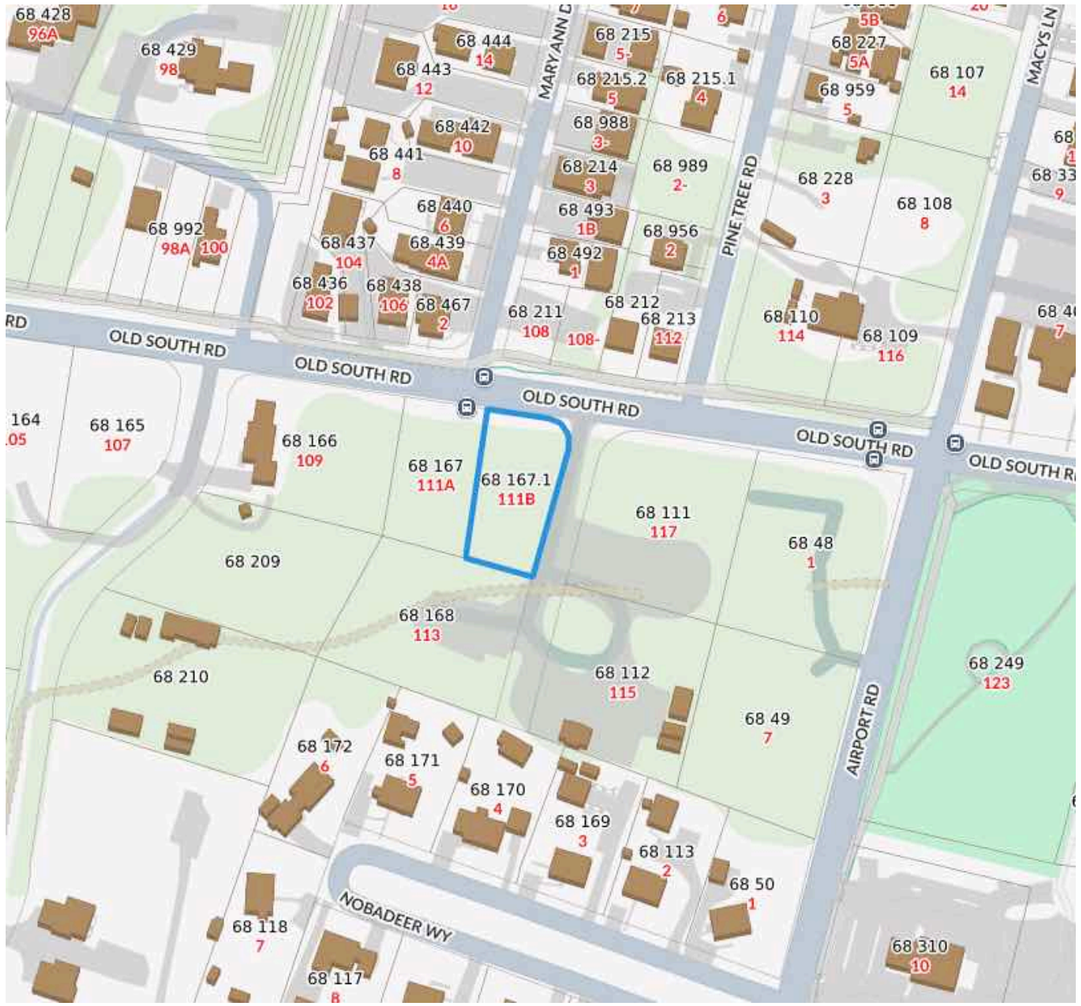
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the 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...

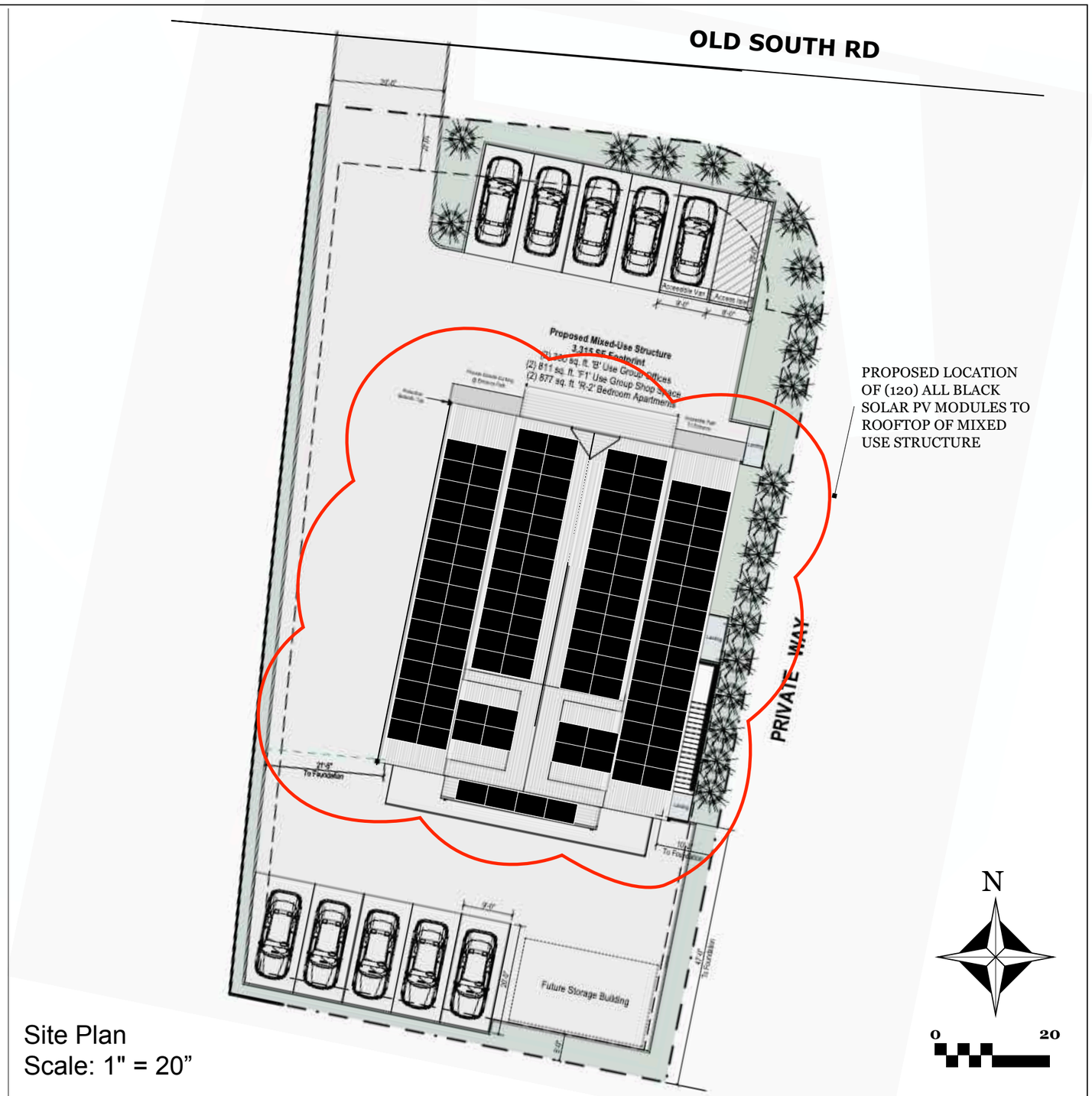
Name Rob Fontaine

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

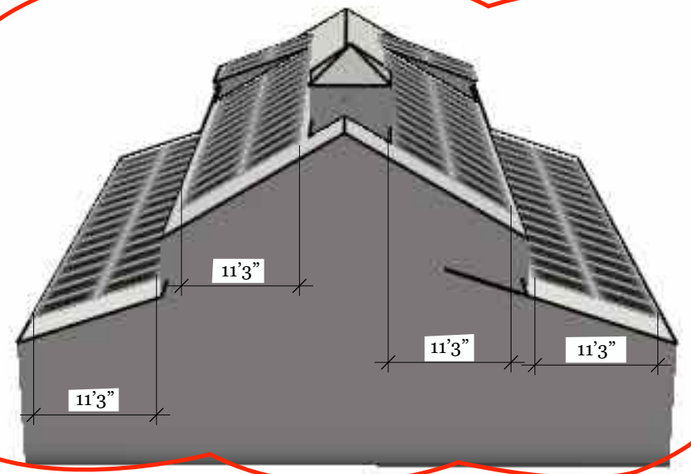
ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

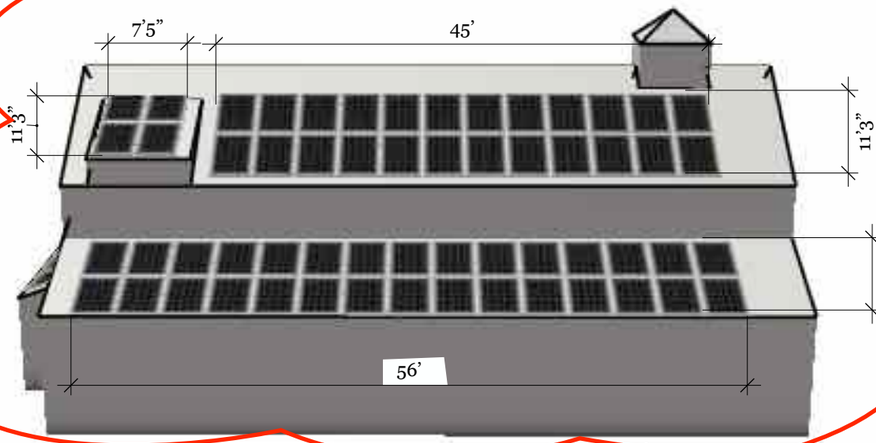
	MM/DD/YY	REMARKS
1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



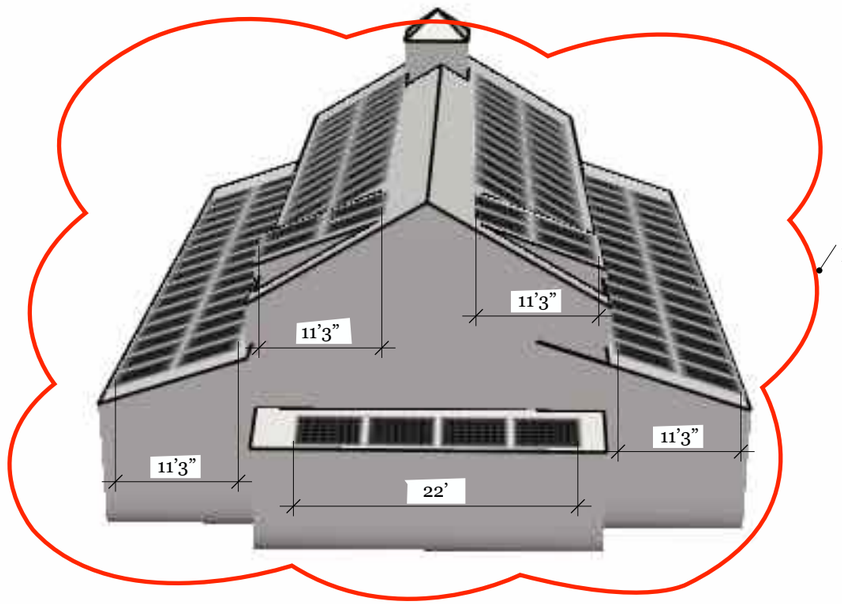
NORTH ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOTOP OF MIXED USE STRUCTURE



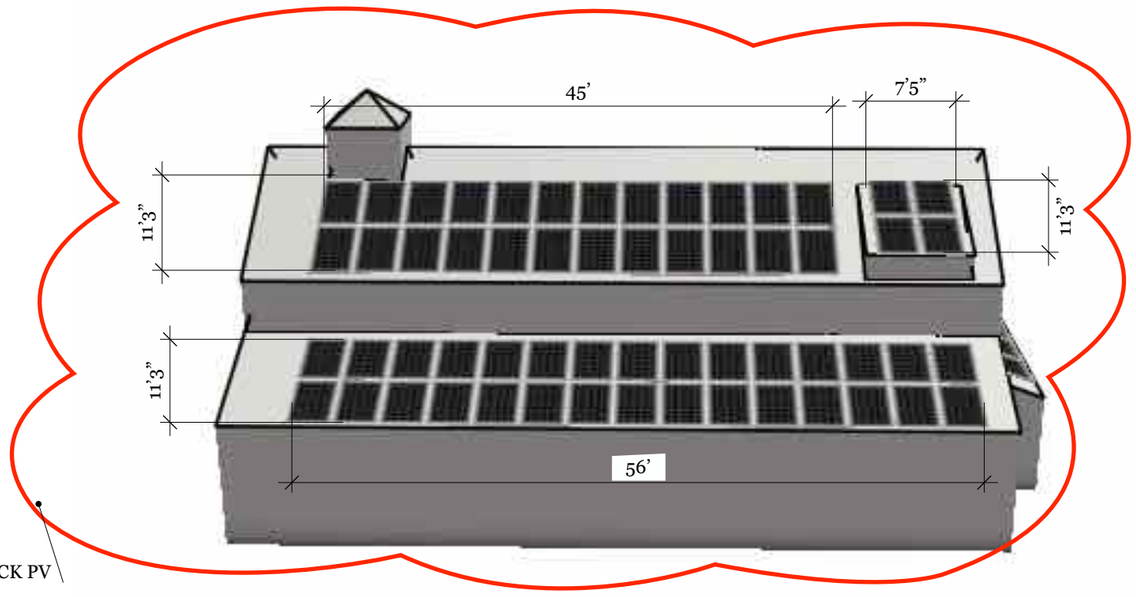
EAST ELEVATION

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
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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

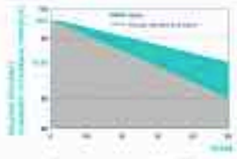


Electrical Characteristics

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

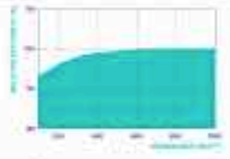
Qcells PERFORMANCE WARRANTY



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°: 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.

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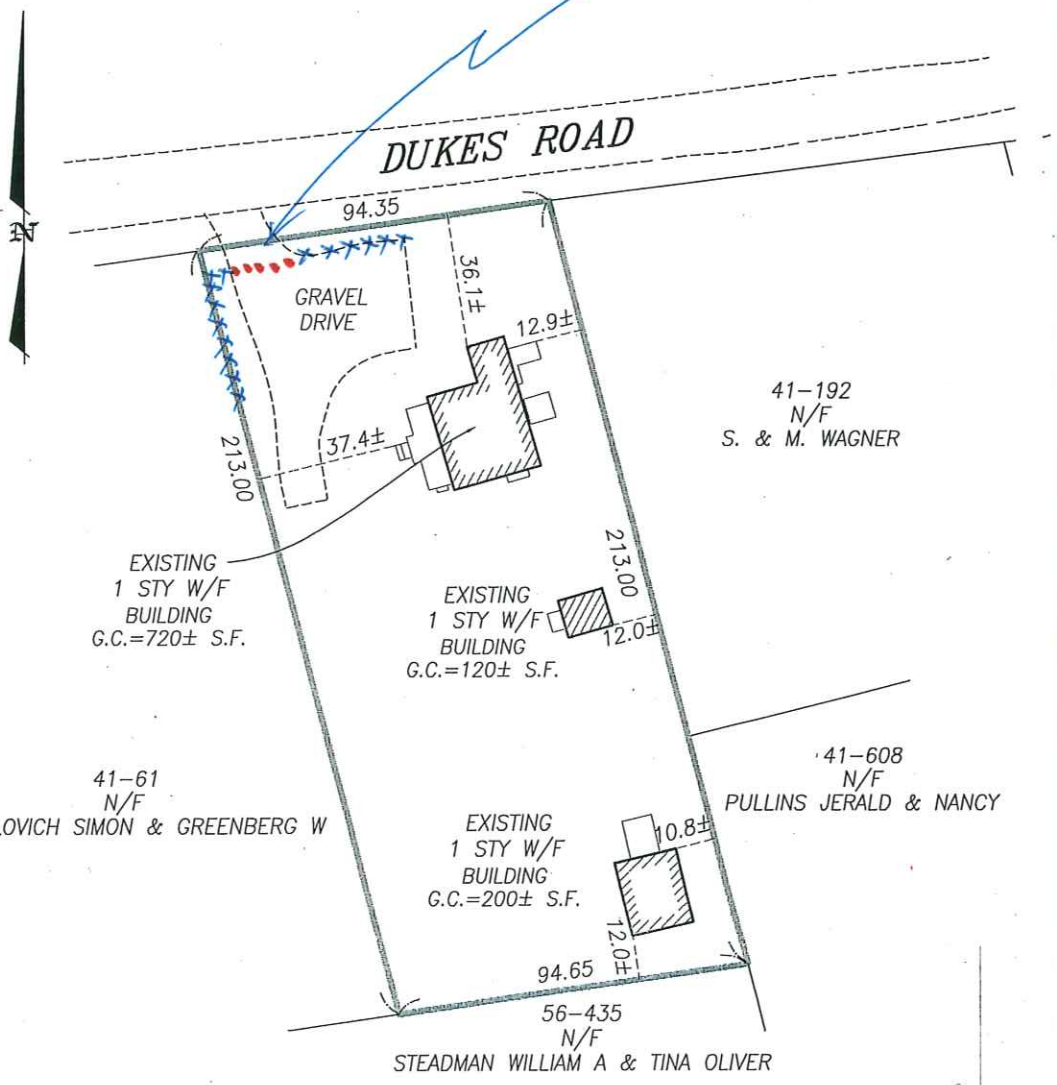
By

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



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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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

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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

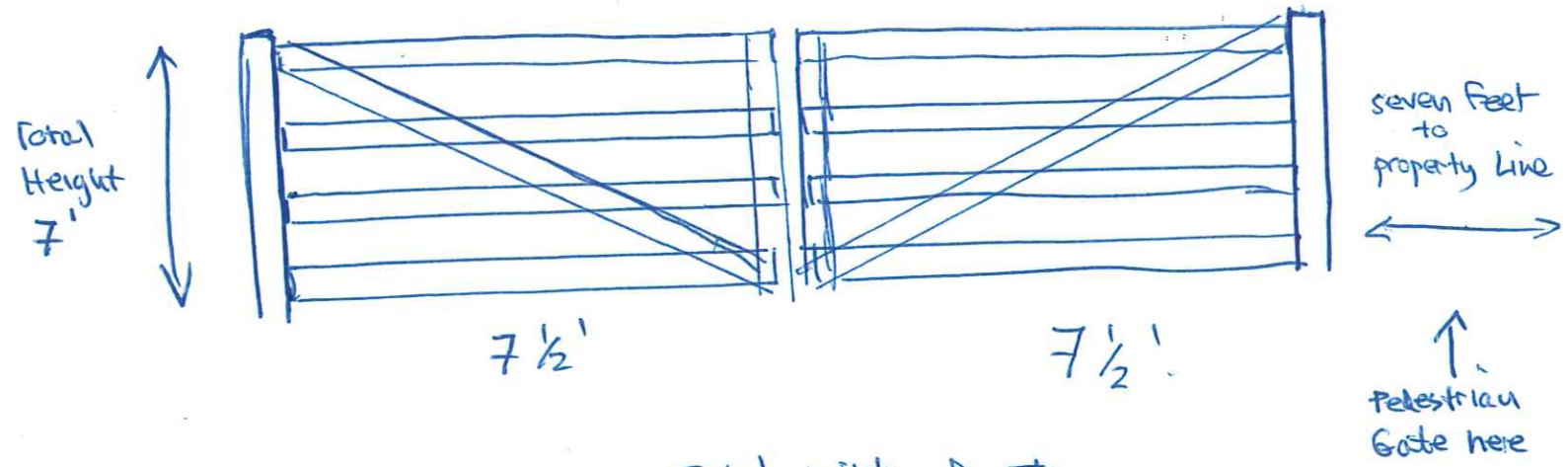
Driveway Gate Proposal For 14 Dukes Road

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

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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

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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

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

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

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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

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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

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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

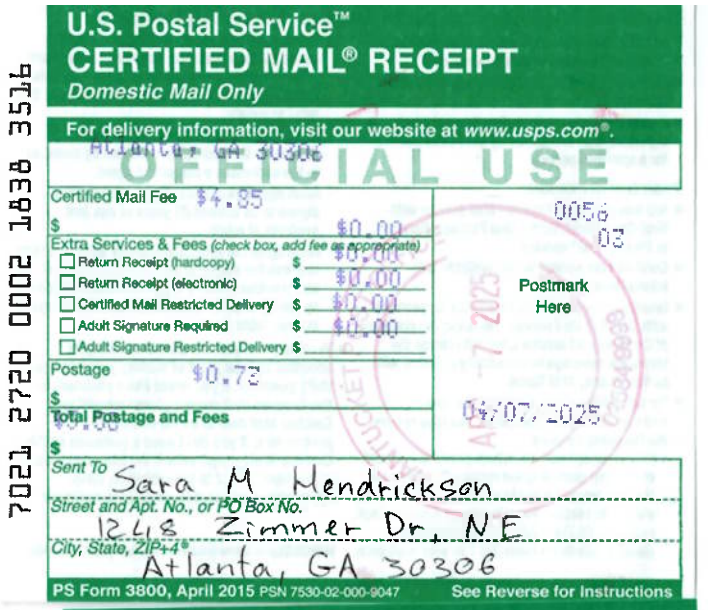
Postmark Here

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



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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

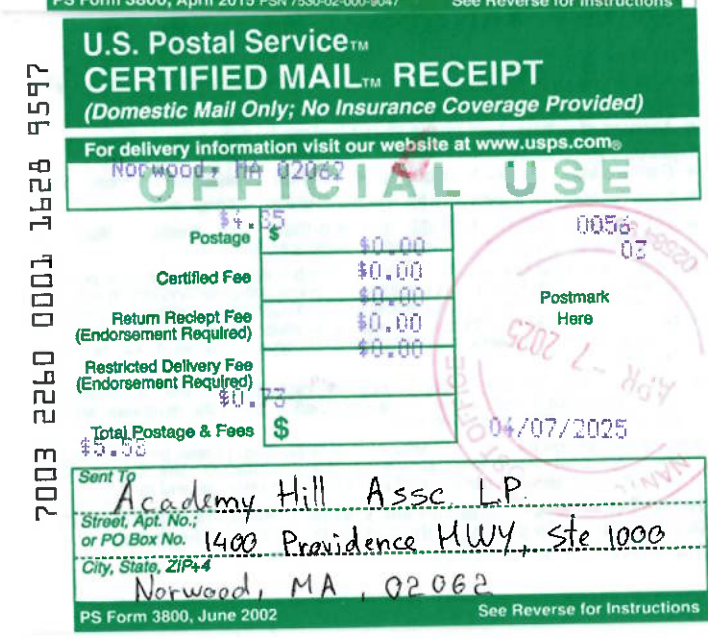
Postmark Here

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



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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

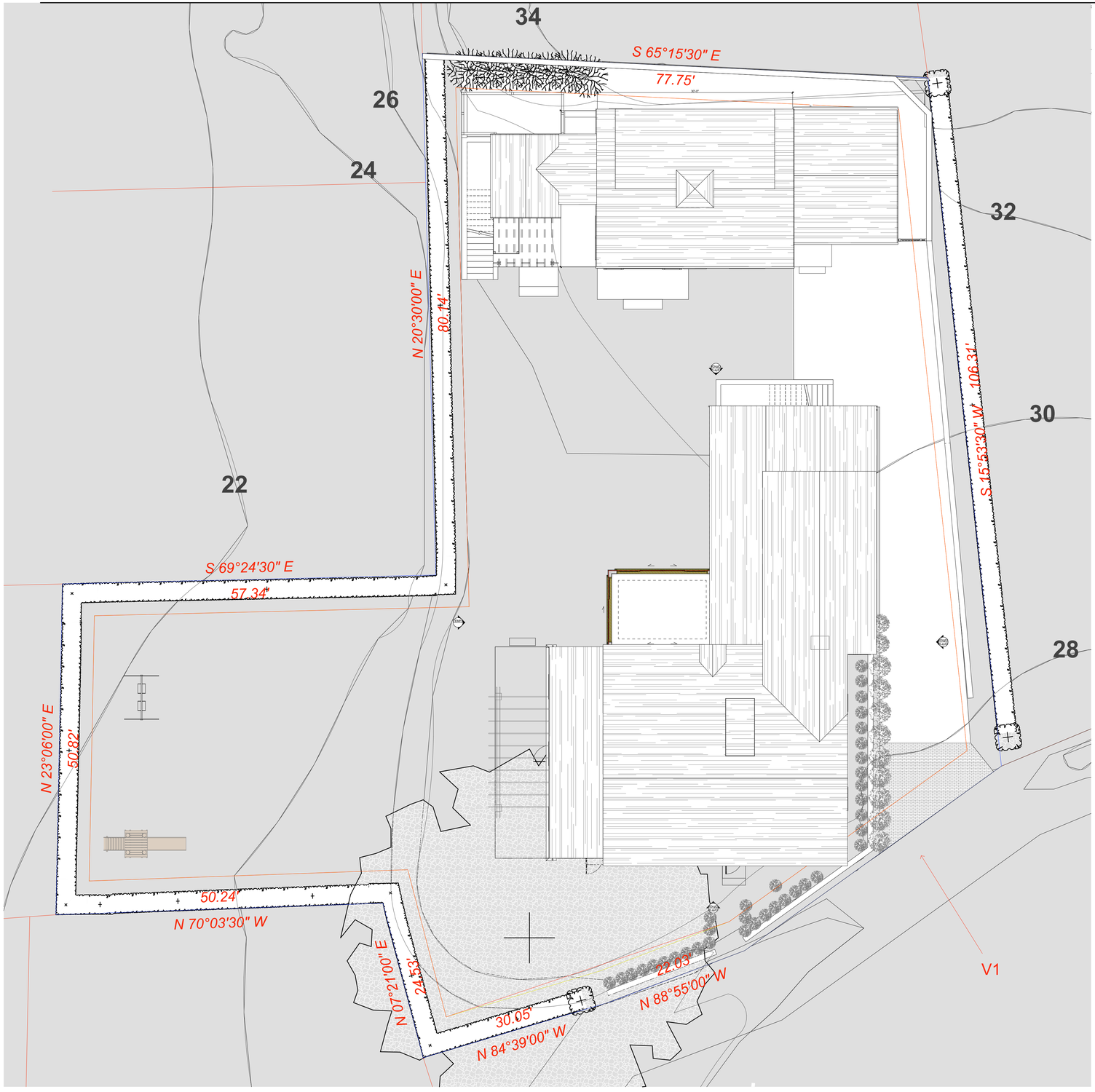
APR - 7 2025

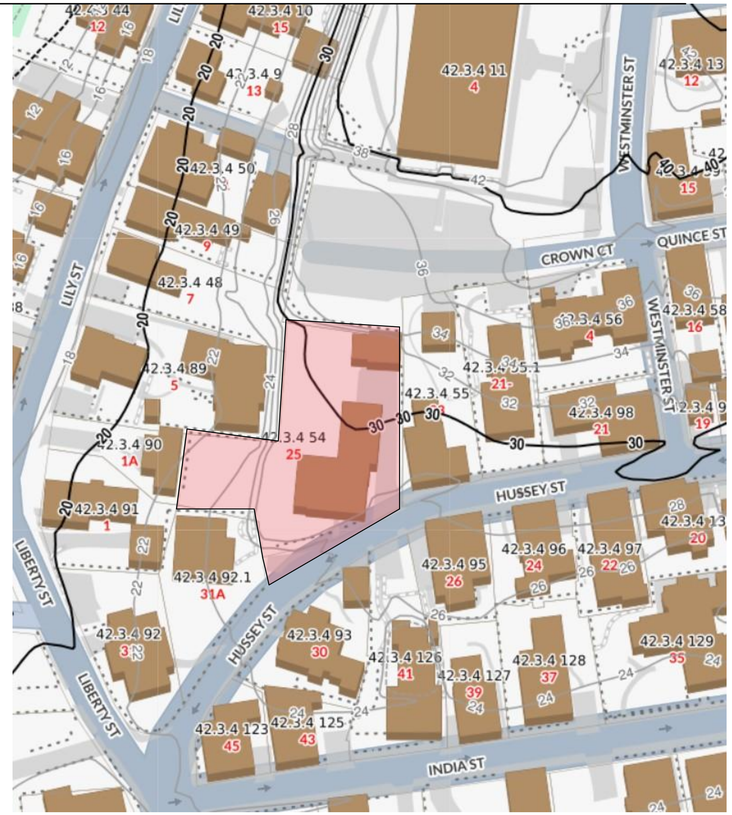
04/07/2025

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

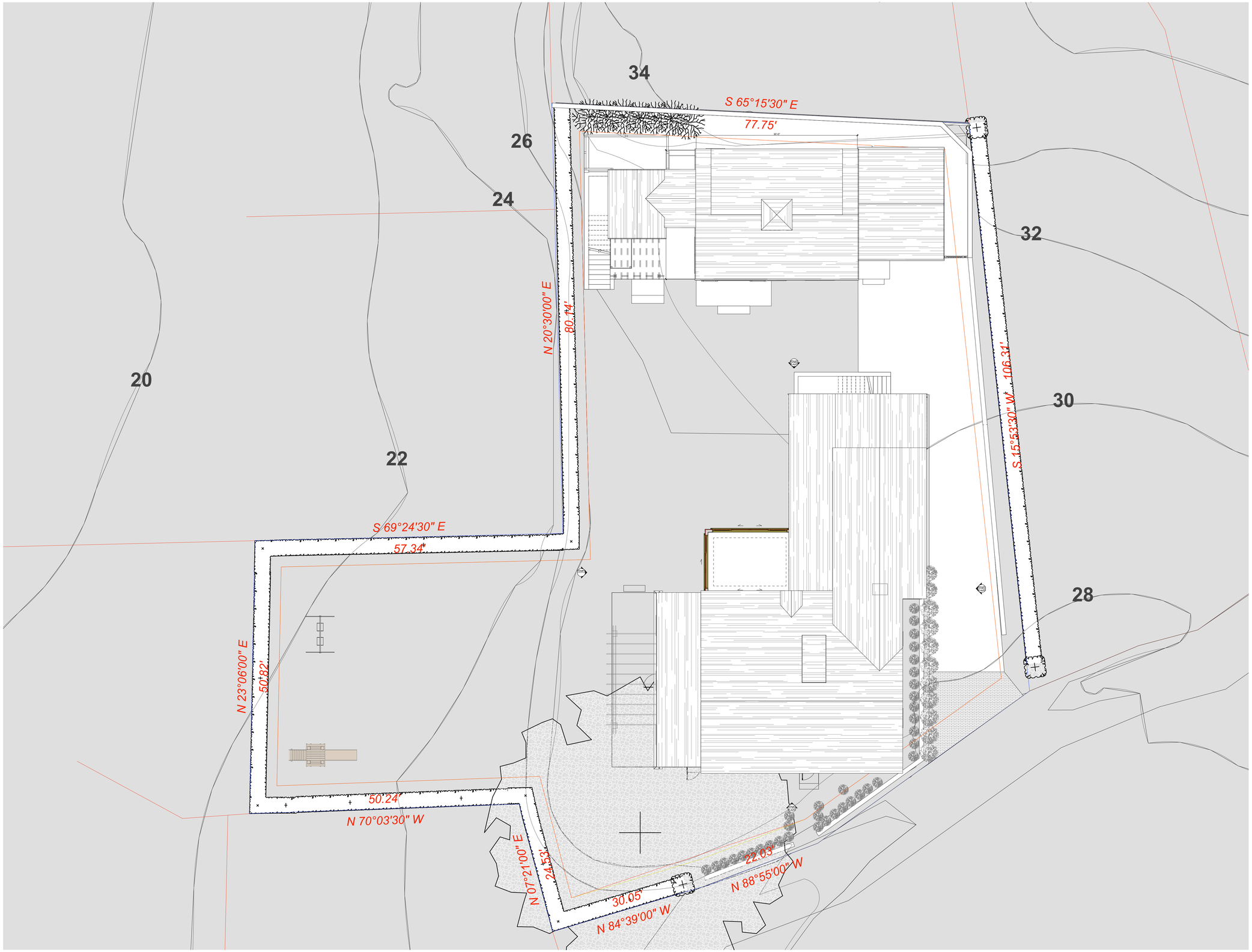
00.00.00 REVISION NOTE

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

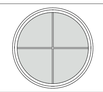
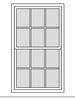
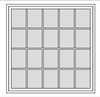
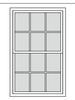
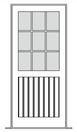
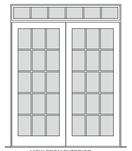
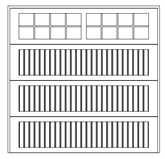
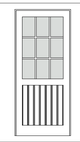
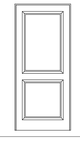
REVISIONS PLOTTED: 4/7/2025

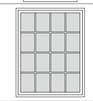
25 HUSSEY ST

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"

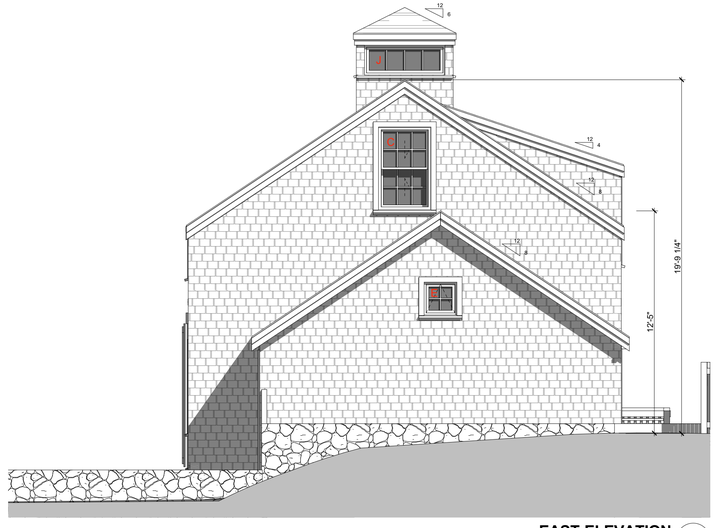
WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



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

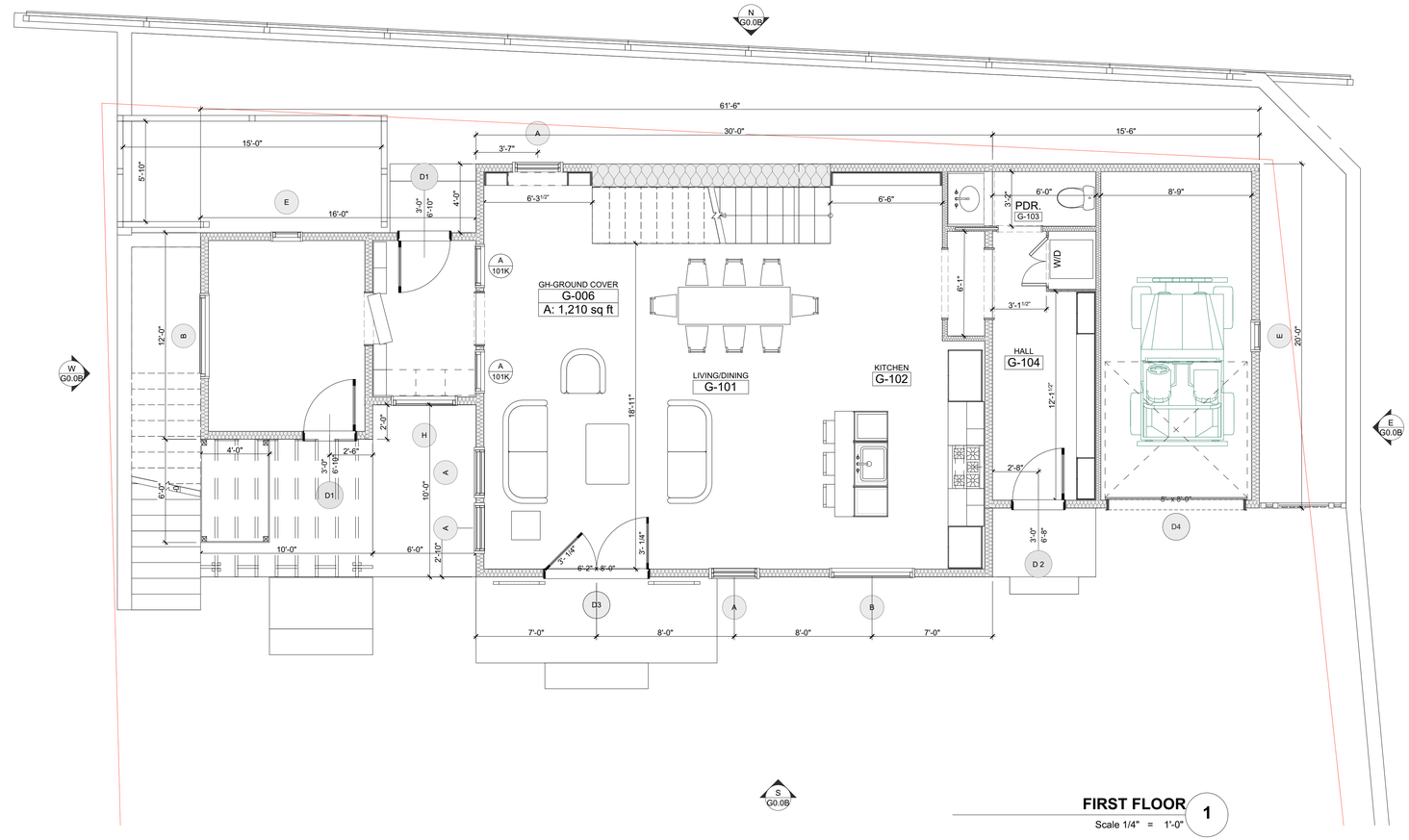
REVISIONS PLOTTED: 4/7/2025

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

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 _____

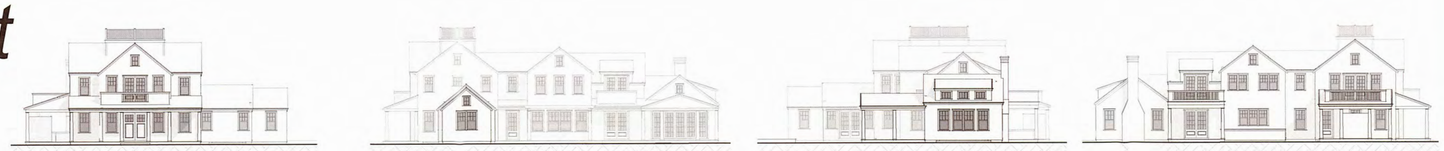
* Attach manufacturer's color samples if color is not from HDC approval list.

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

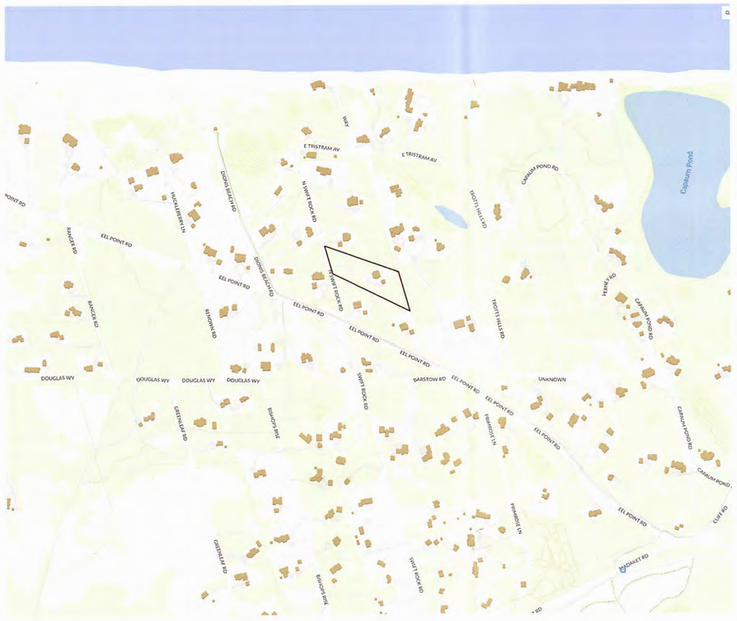
1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

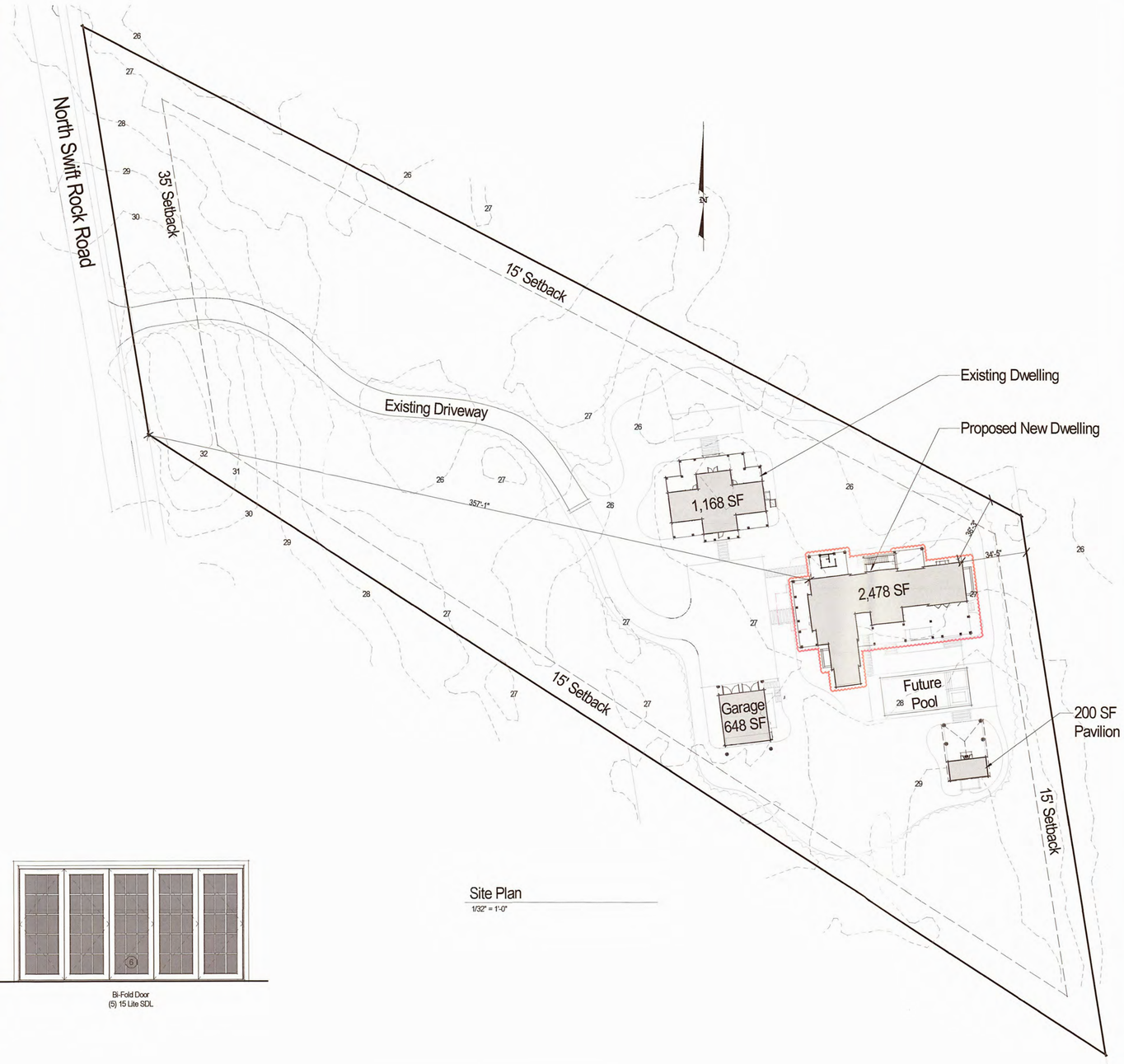


03.13.24

HDC ATS Submission

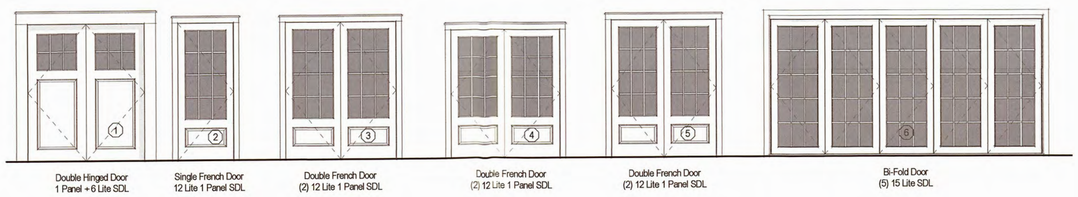


Locus Map
Not to Scale



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

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A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Cover Sheet

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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

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Nantucket, MA 02554

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A.2.3 Exterior Perspectives
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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
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Revisions

Revision 1 Date 1

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Exterior Elevations

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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
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APPROVED
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By

Exterior Elevations

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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

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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

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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

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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

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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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

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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

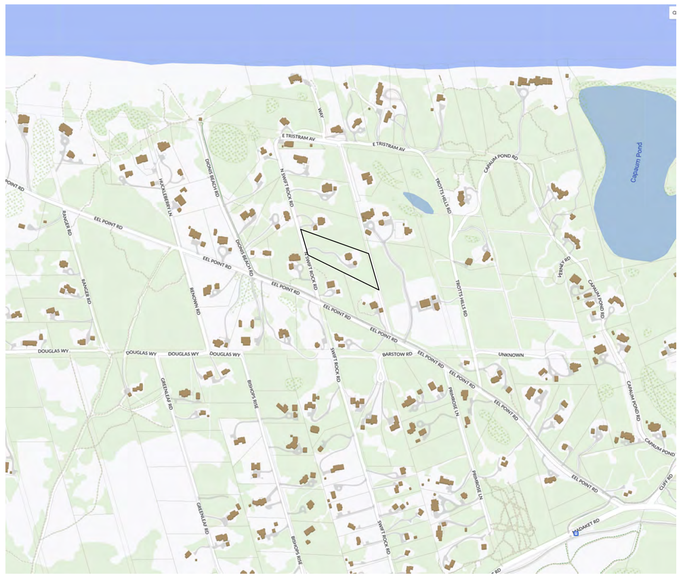
1 N Swift Rock Road
Nantucket, MA 02554

04.07.25

HDC Submission



West | South | East | North

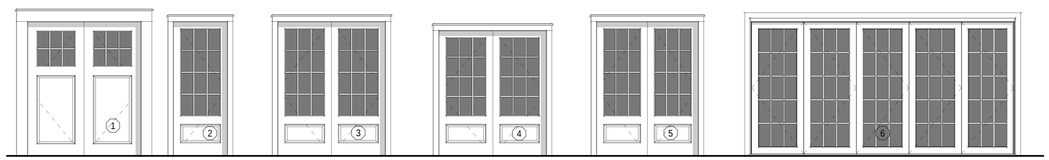


Locus Map

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

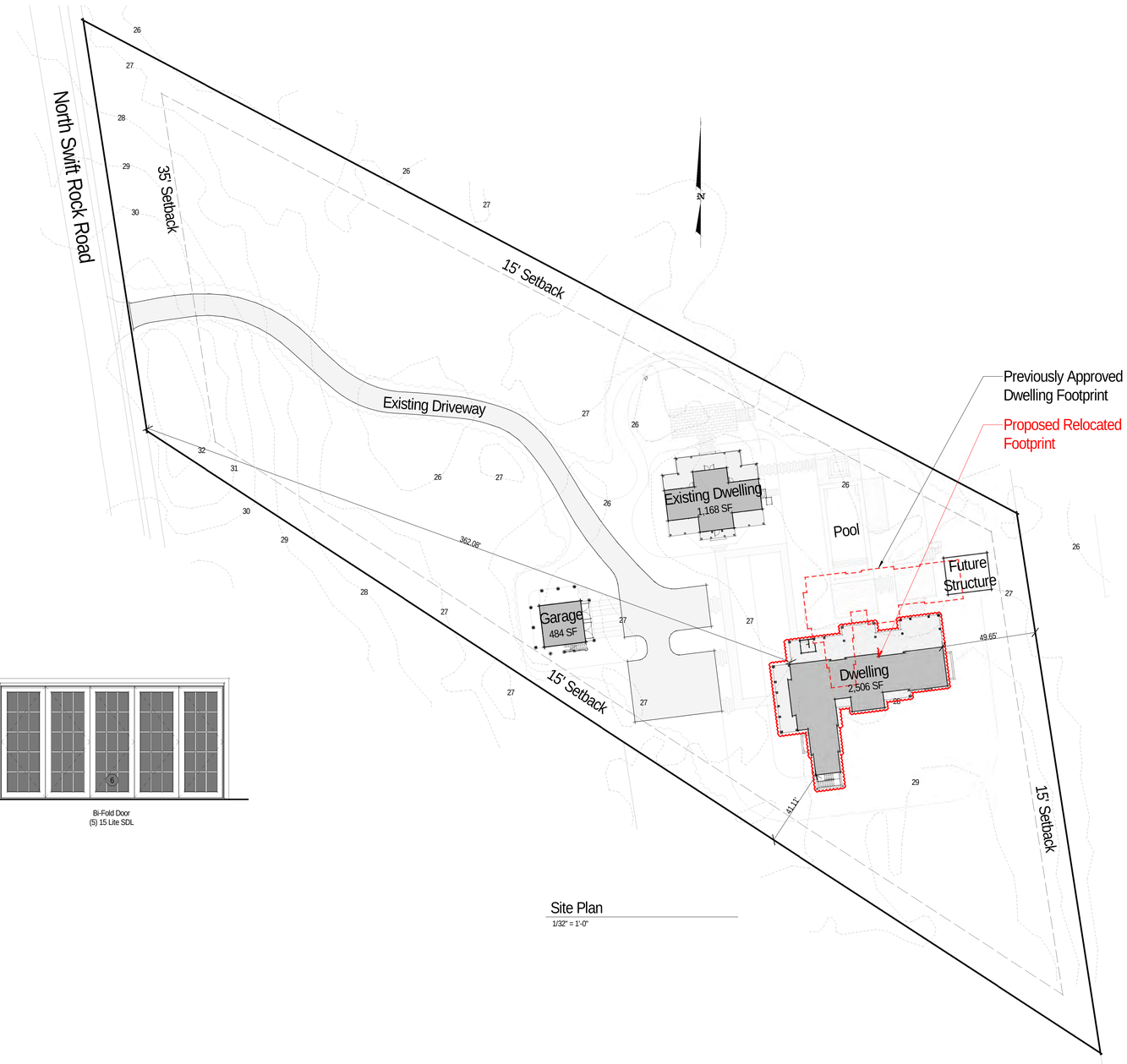
WINDOW SCHEDULE

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

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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
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Cover Sheet

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G.1.1

2330

04.02.25

For Review Only



1 Basement Plan
1/4" = 1'-0"

Room Schedule	
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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
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213	Primary Bedroom

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Total Proposed G.C.:	4,158 SF

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Basement Plan

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A.1.0

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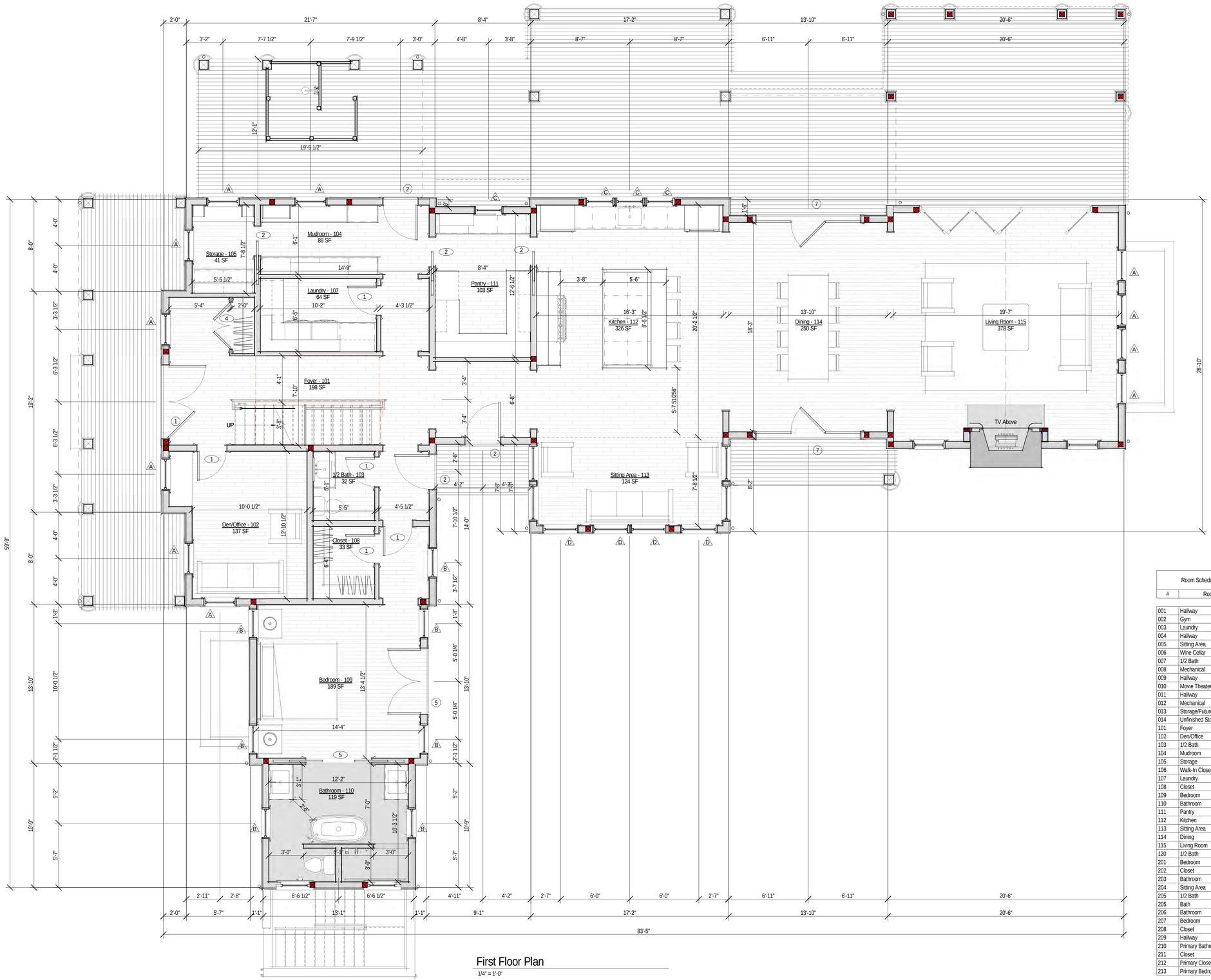

First Floor Plan

1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
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004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
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010	Movie Theater
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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

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First Floor Plan

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A.1.1

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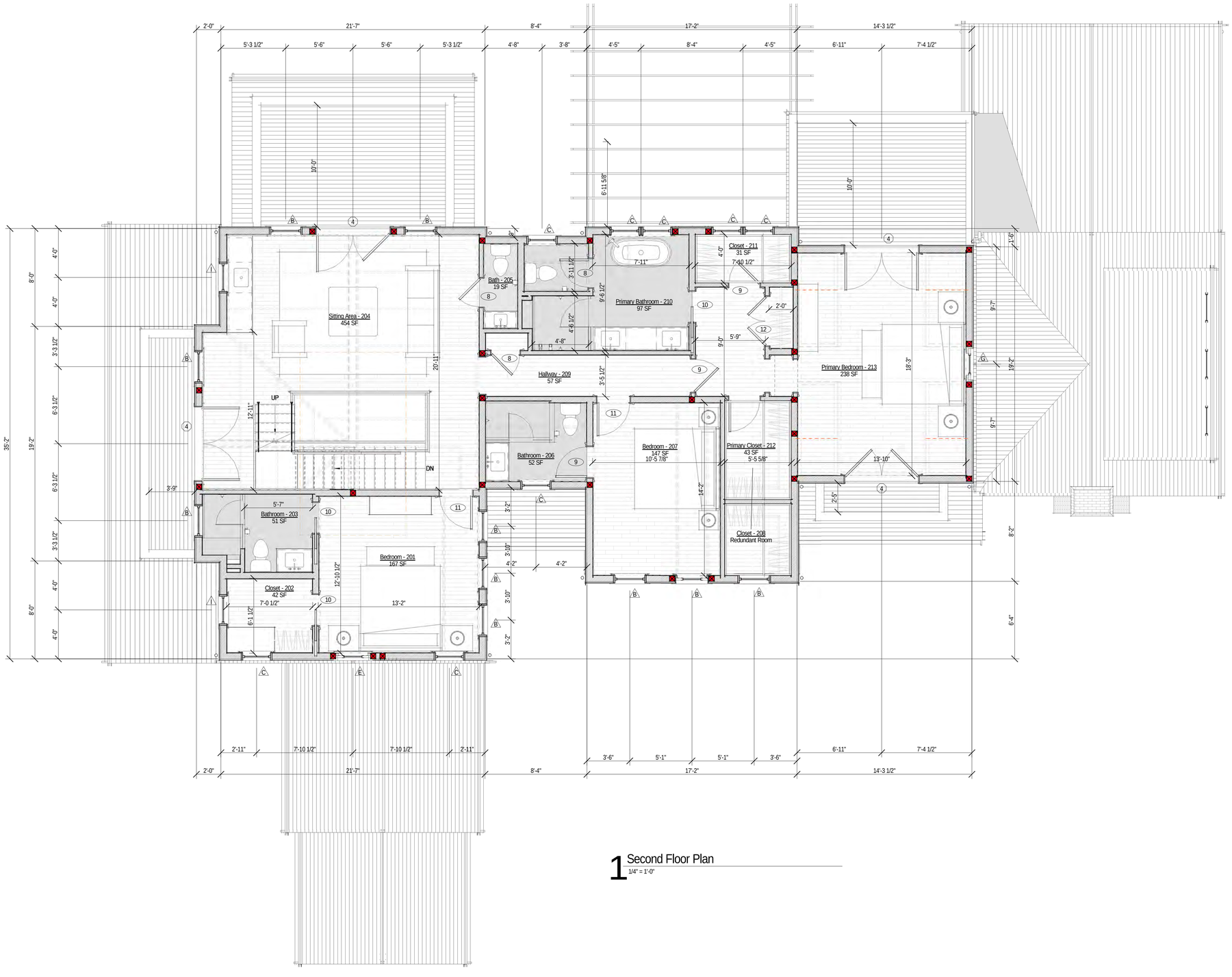

1 Second Floor Plan
1/4" = 1'-0"

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#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
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207	Bedroom
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209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

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Second Floor Plan

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A.1.2

2330

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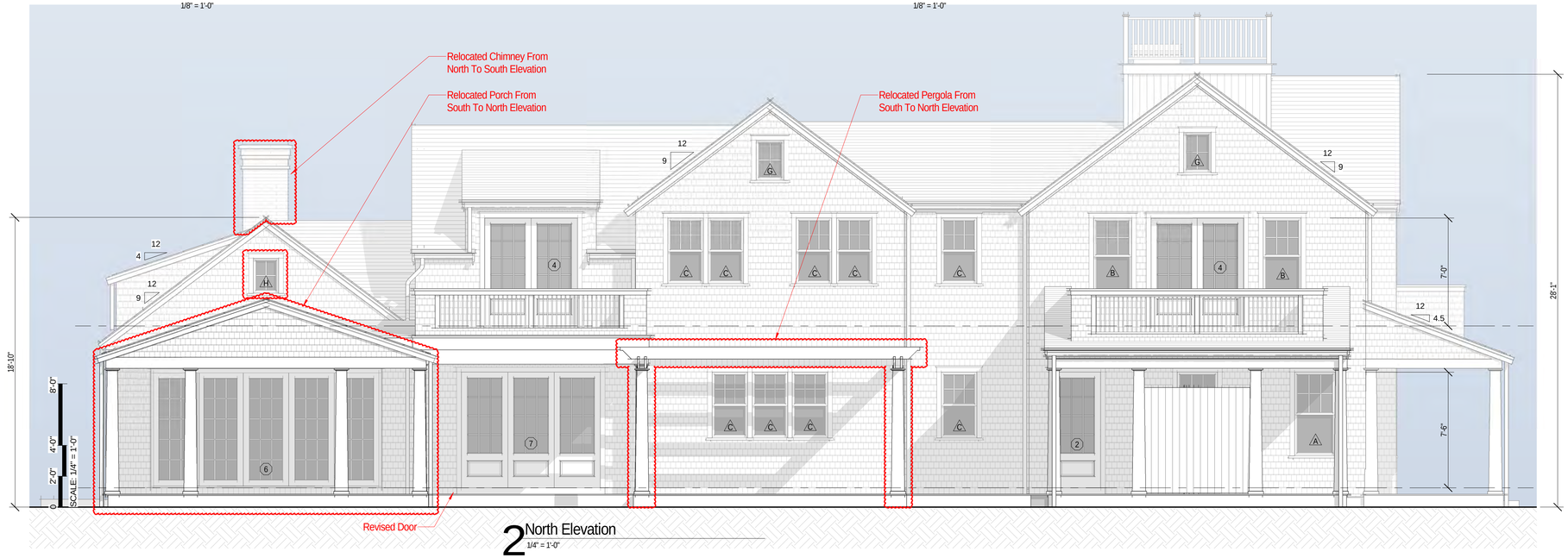
1 West Elevation
1/4" = 1'-0"



Previously Approved West Elevation
1/8" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



2 North Elevation
1/4" = 1'-0"

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Exterior Elevations

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A.2.1

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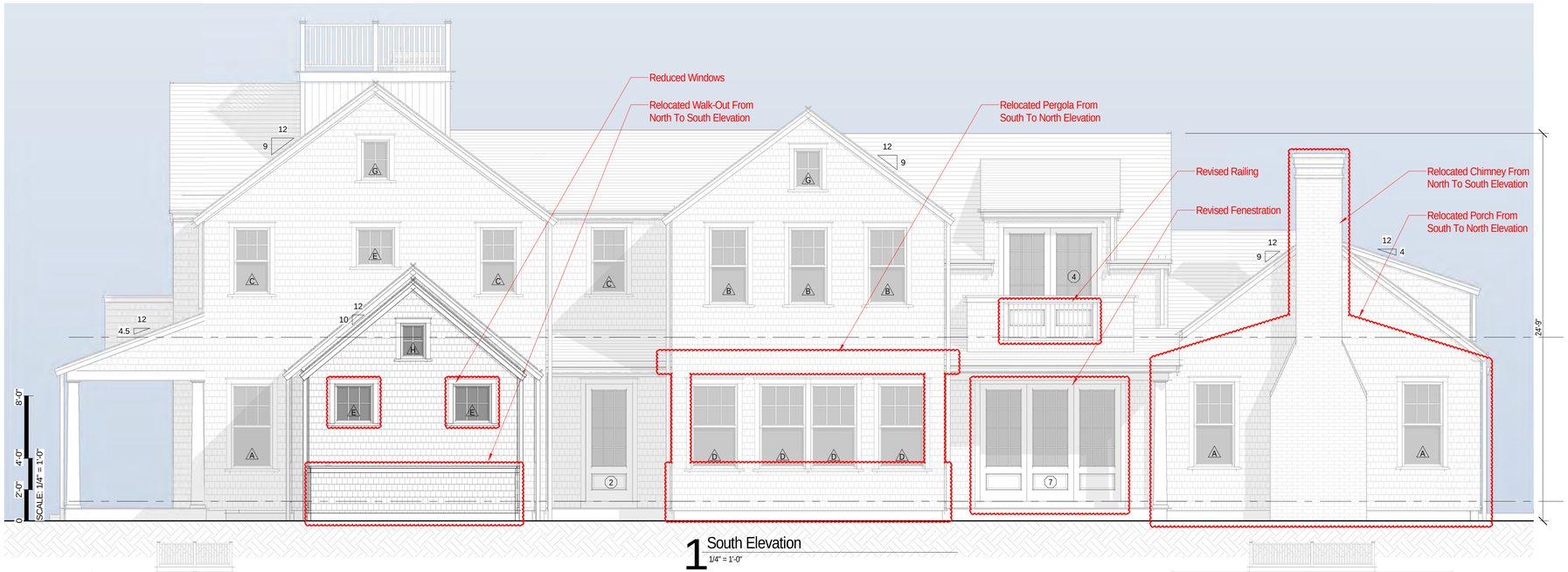

1 South Elevation
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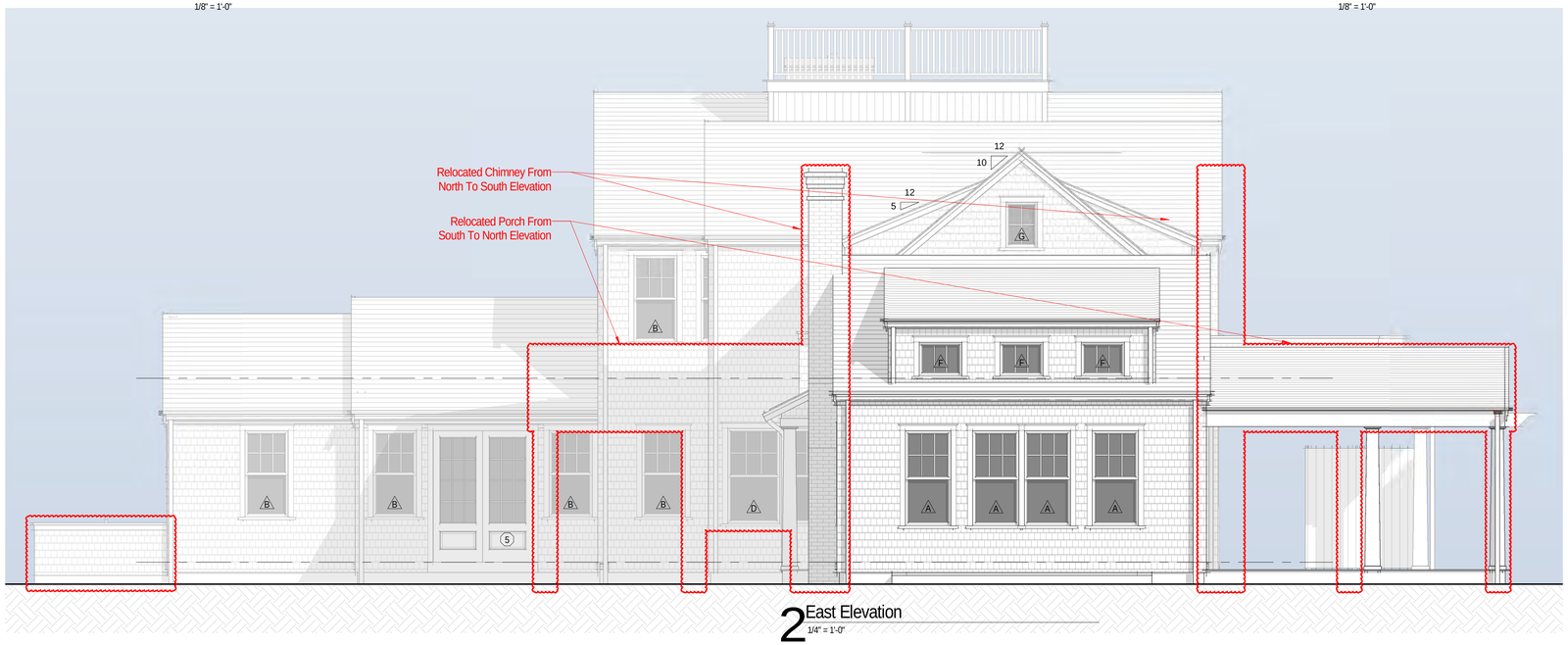
Previously Approved South Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



2 East Elevation
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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

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A.2.2

2330

04.02.25

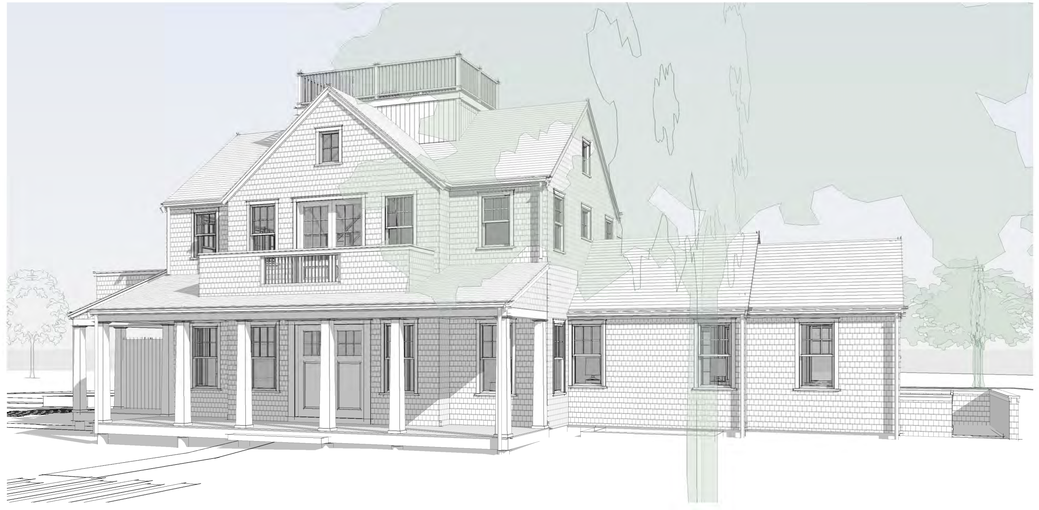
For Review Only



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

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A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
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S.1.2	Second Floor Framing Plan
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S.2.2	Framing Sections
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D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
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D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
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D.1.7	Interior Elevations - Primary Bedroom 109
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D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
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D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
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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

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Site Photos

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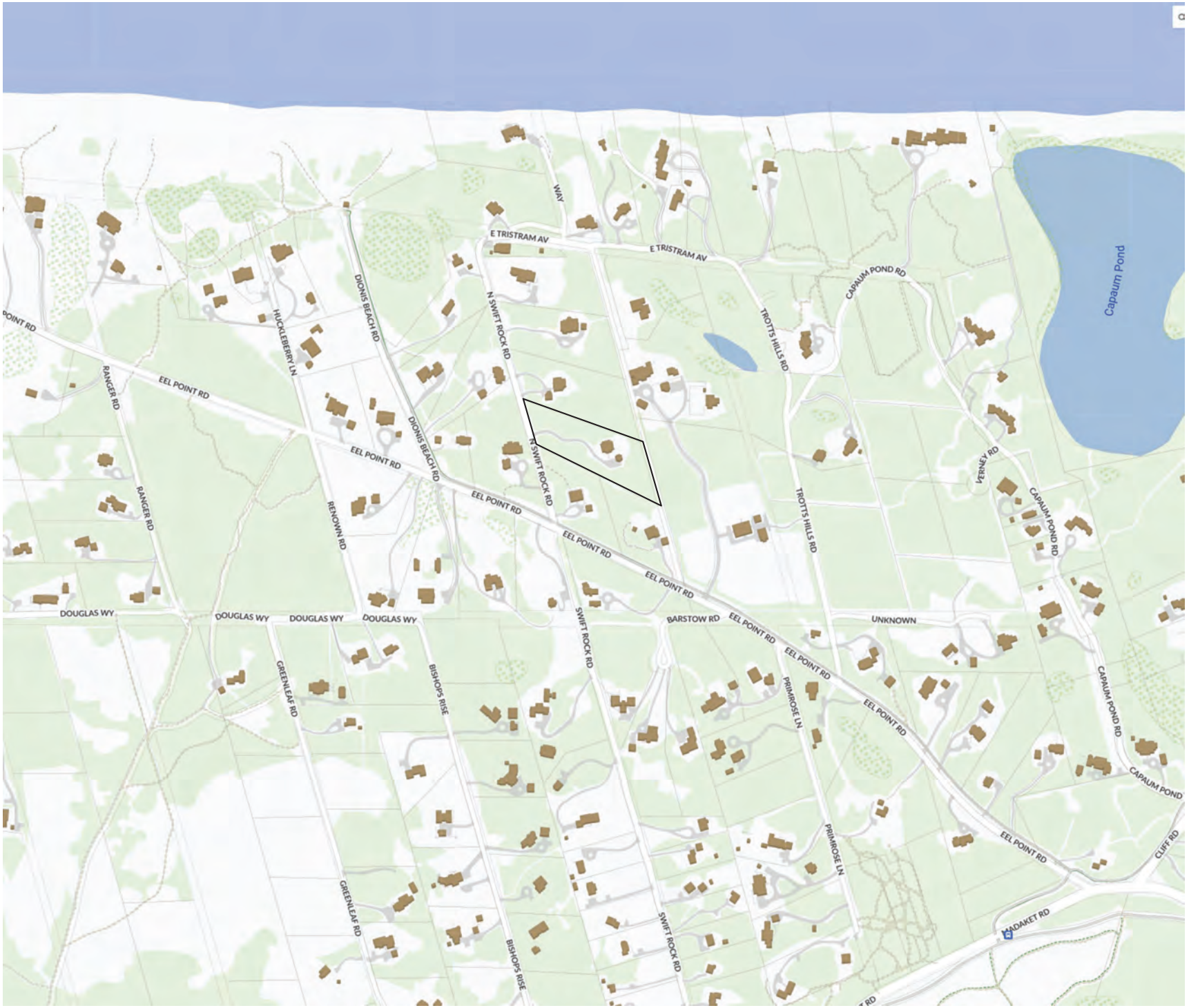
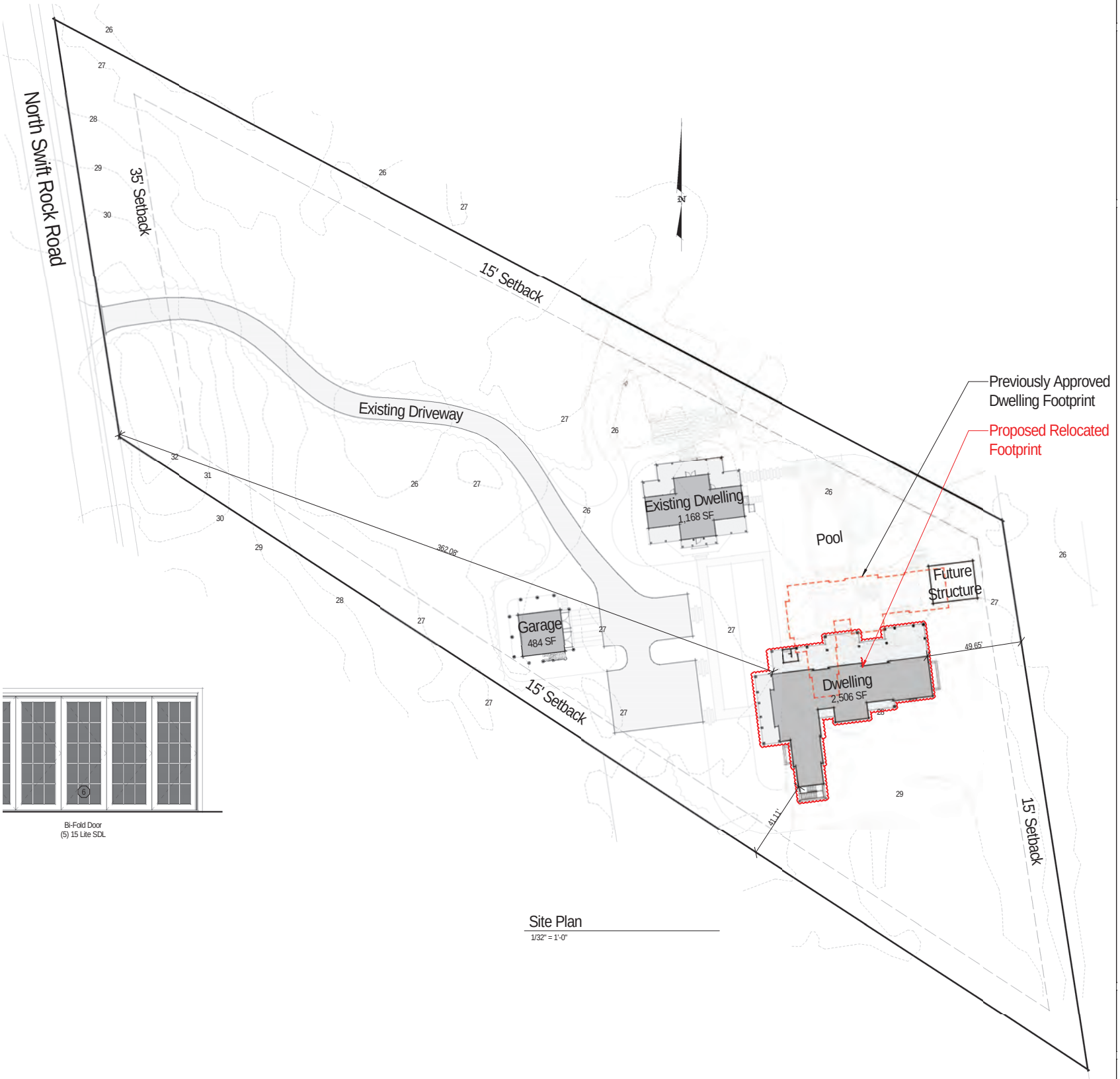


Locus Map

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

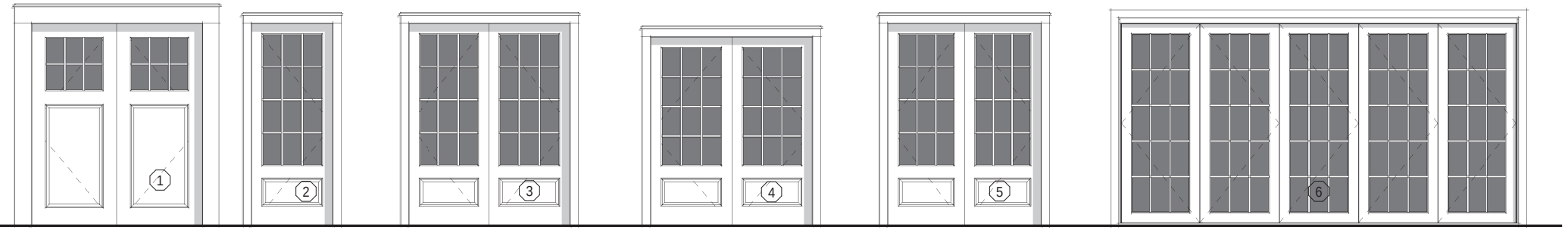
Fixed
6 Lite SDL

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

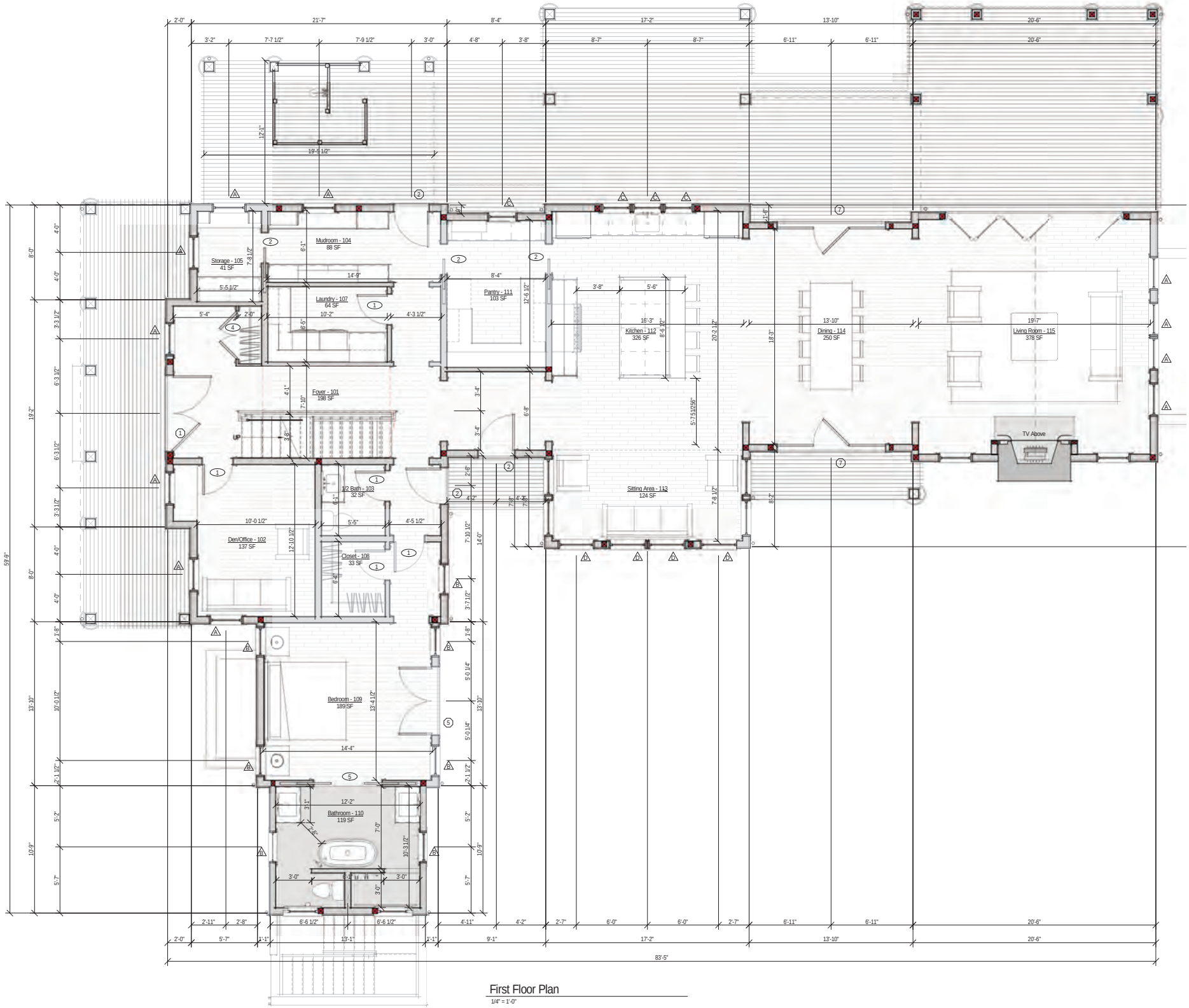
Single French Door
12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

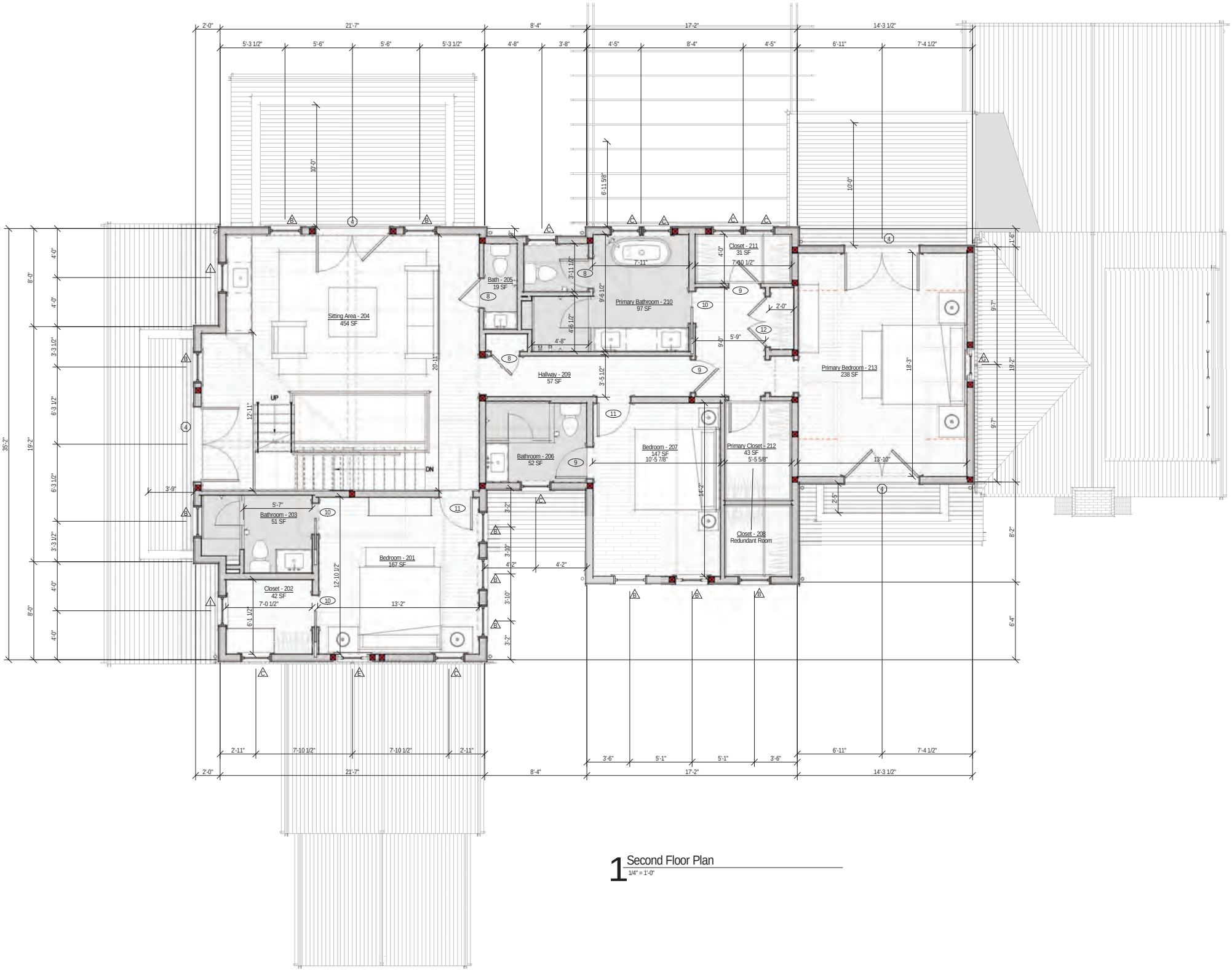
Double French Door
(2) 12 Lite 1 Panel SDL

Bi-Fold Door
(5) 15 Lite SDL



First Floor Plan

1/4" = 1'-0"



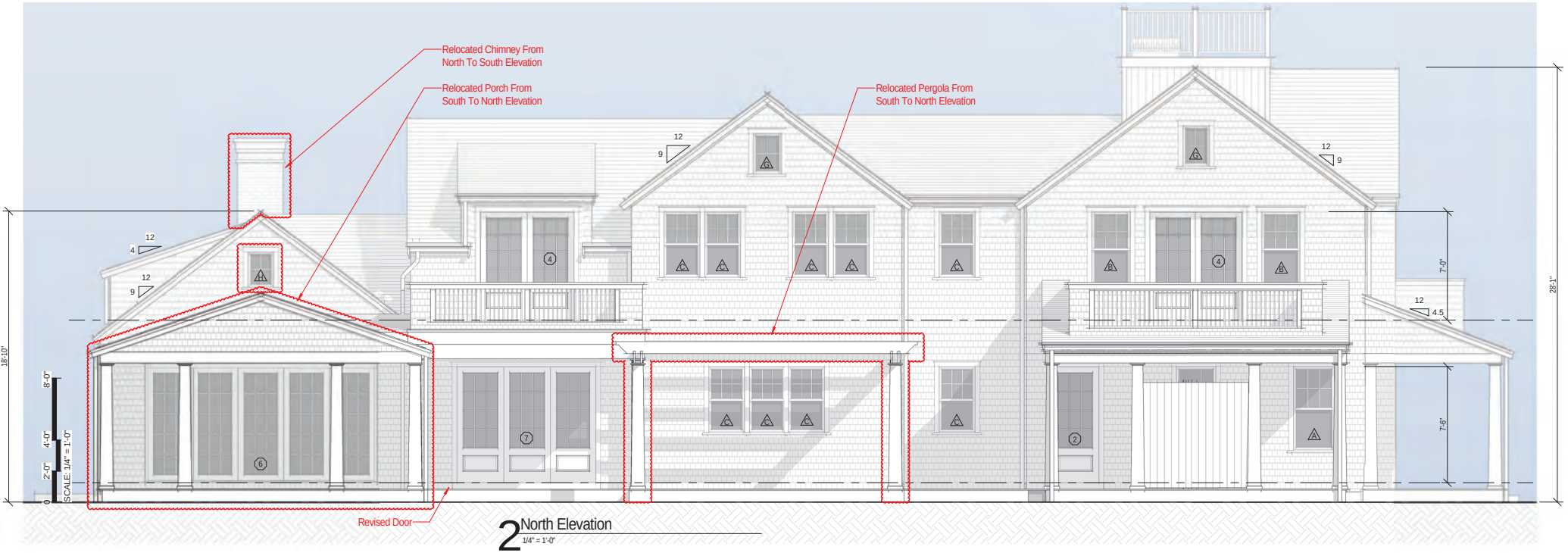
1 Second Floor Plan

1/4" = 1'-0"



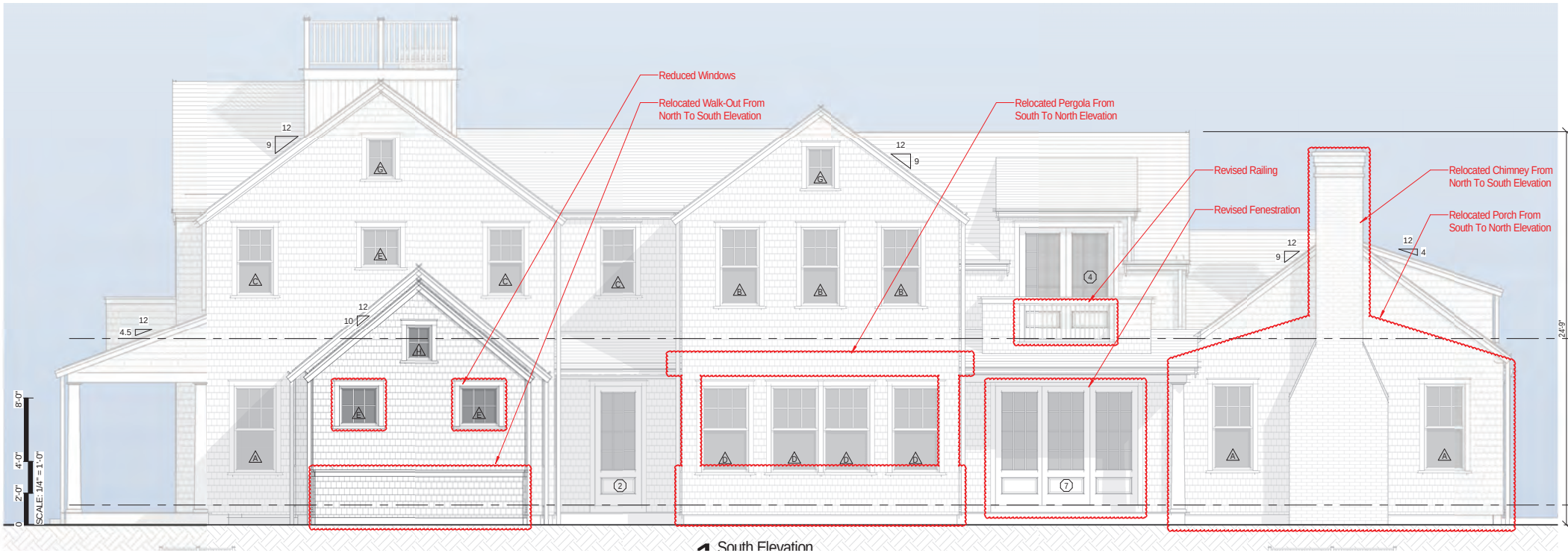
1 West Elevation

1/4" = 1'-0"

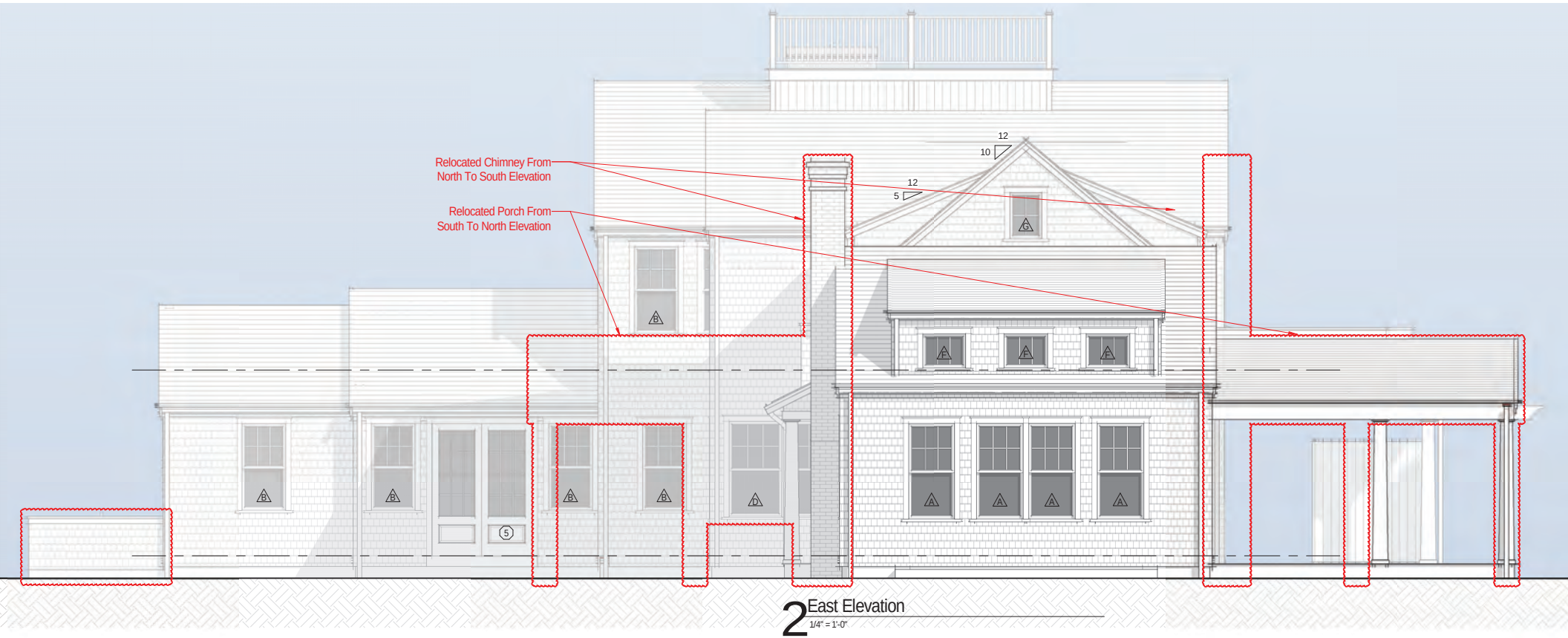


2 North Elevation

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

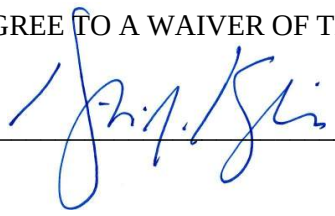
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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**								

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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

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C/O JOEL TREISMAN
4 EAST MEADOW RD
WESTPORT, CT 06880

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BOLING FRED J JR ETAL
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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

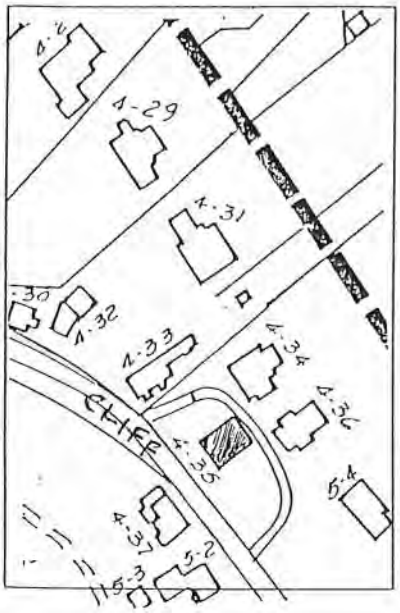
4. Present Owner: BROADUS, THOMAS HARRIS, JR

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

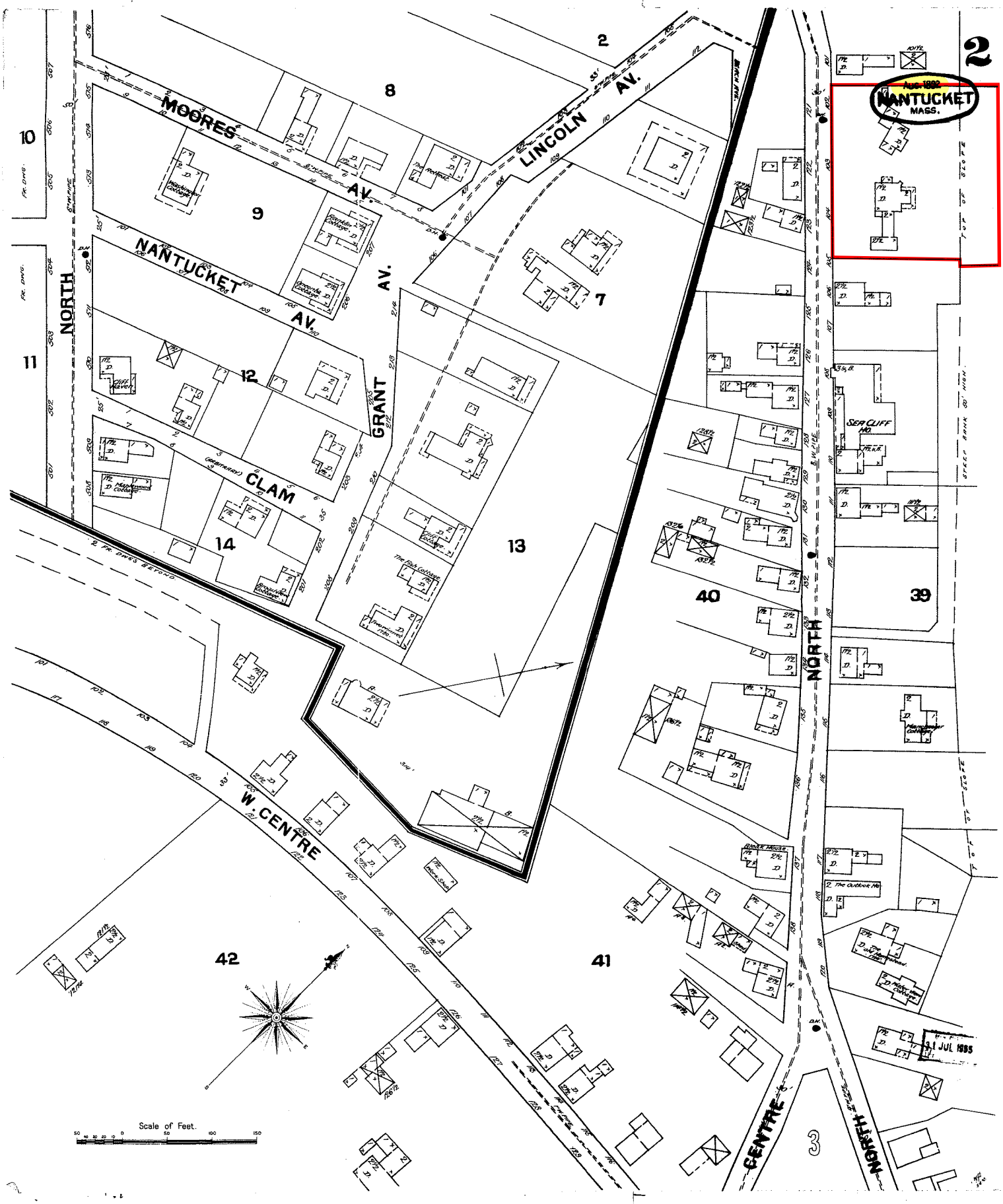
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

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



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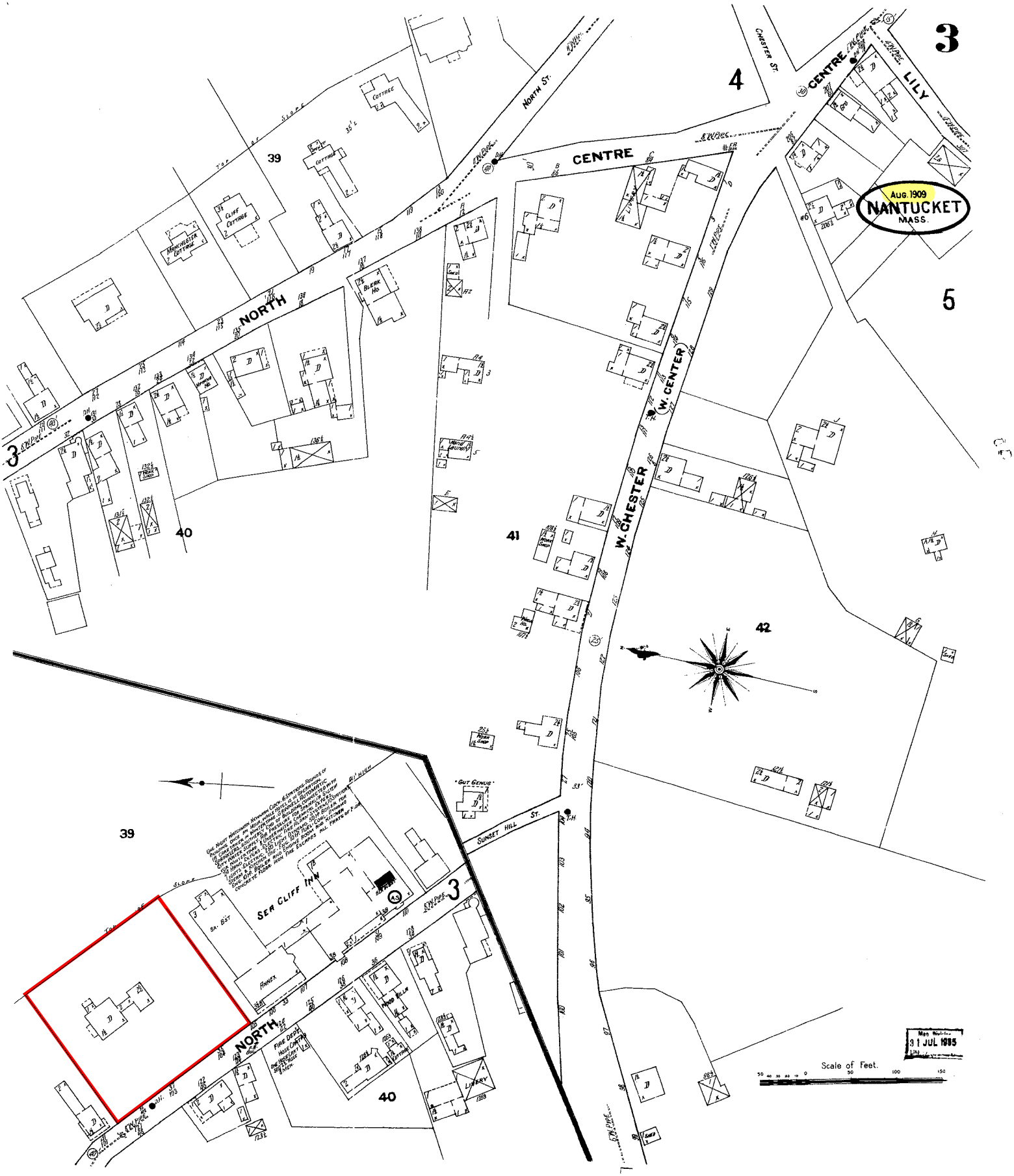

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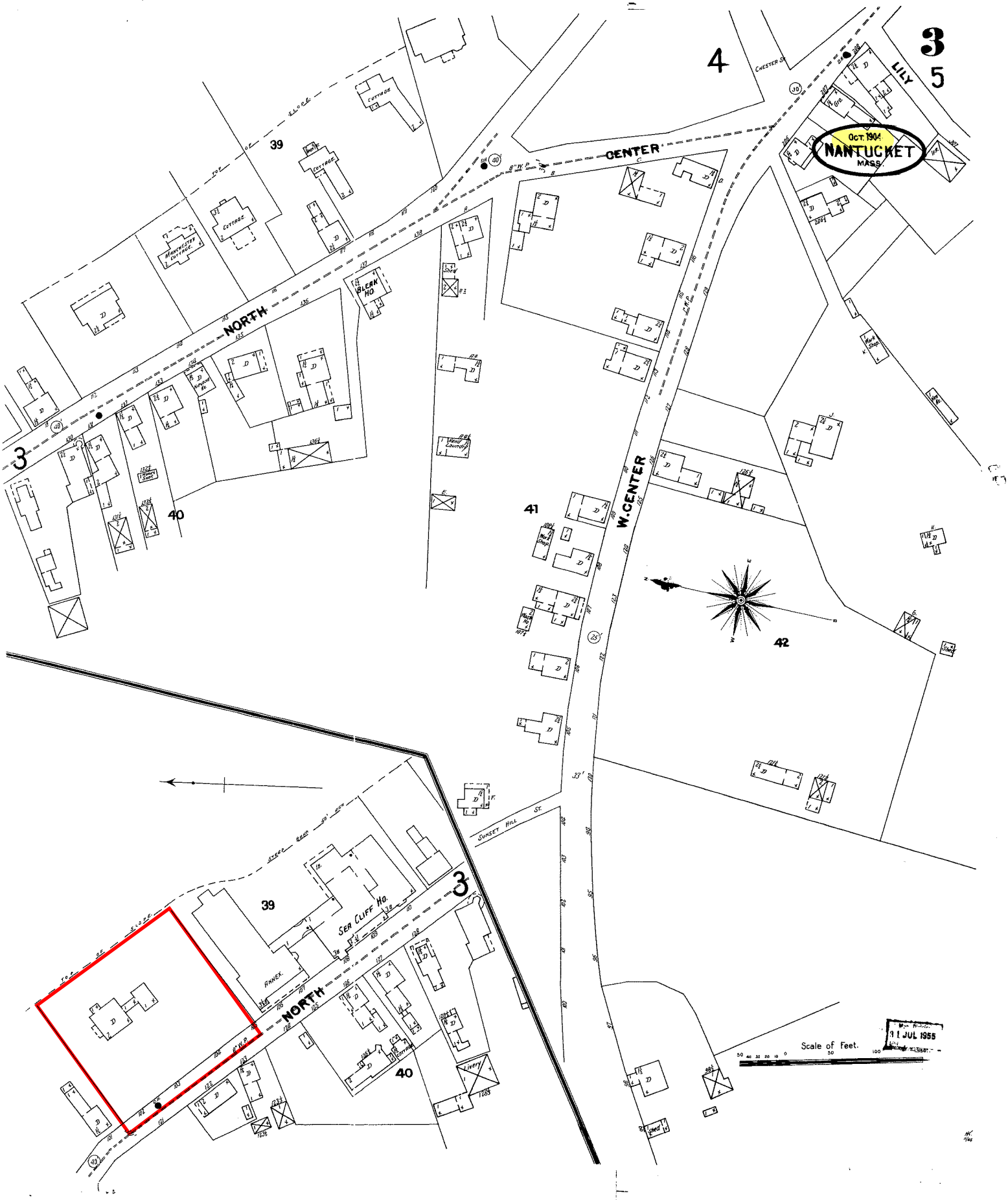

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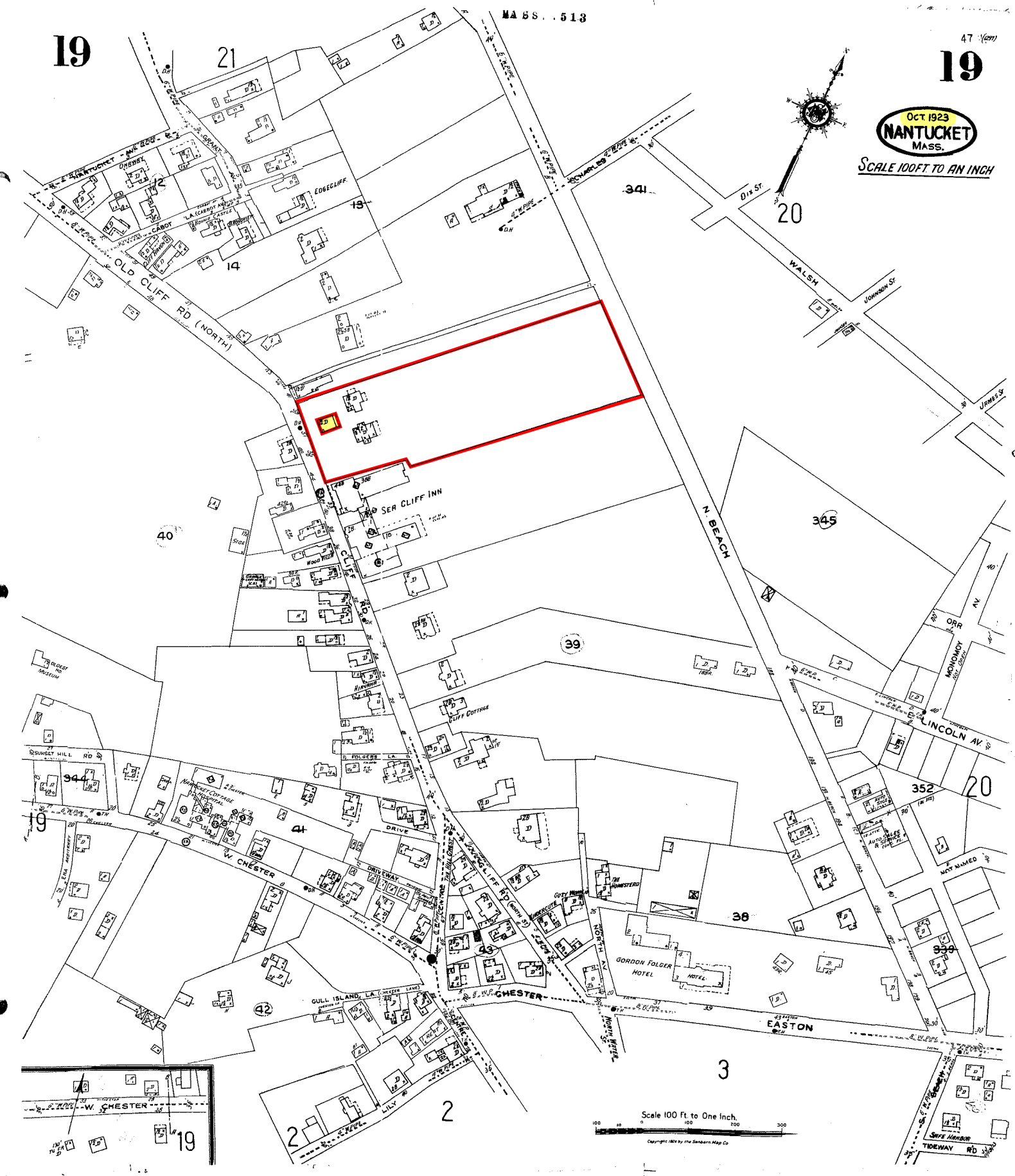



37 Cliff Road Alterations
Nantucket, MA 02554

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

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8 Williams Lane
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www.emeritusltd.com



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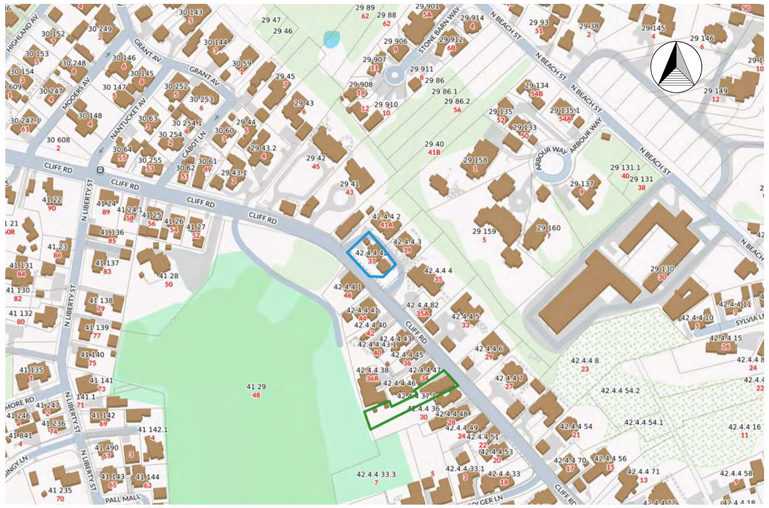


Locus Map

Single Two Panel Door
9 Lite SDL

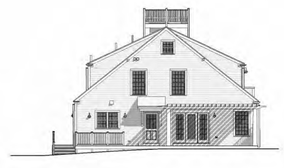
Exterior Door Legend
1/4" = 1'-0"



West Elevation



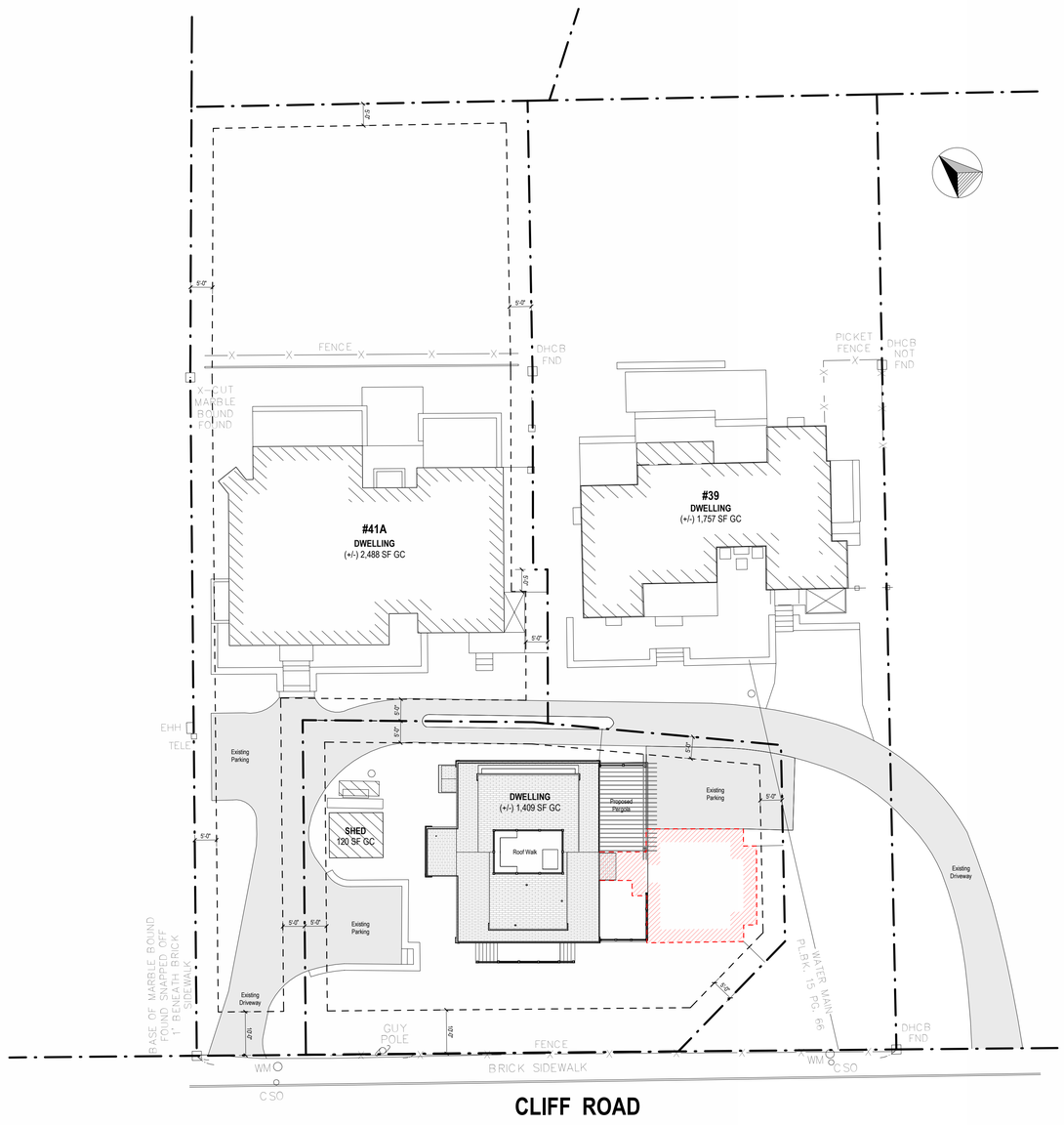
North Elevation



East Elevation



South Elevation



Site Plan
1/16" = 1'-0"

2511

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Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

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A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
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HP2	Historic Photographs

Revisions

Cover Sheet

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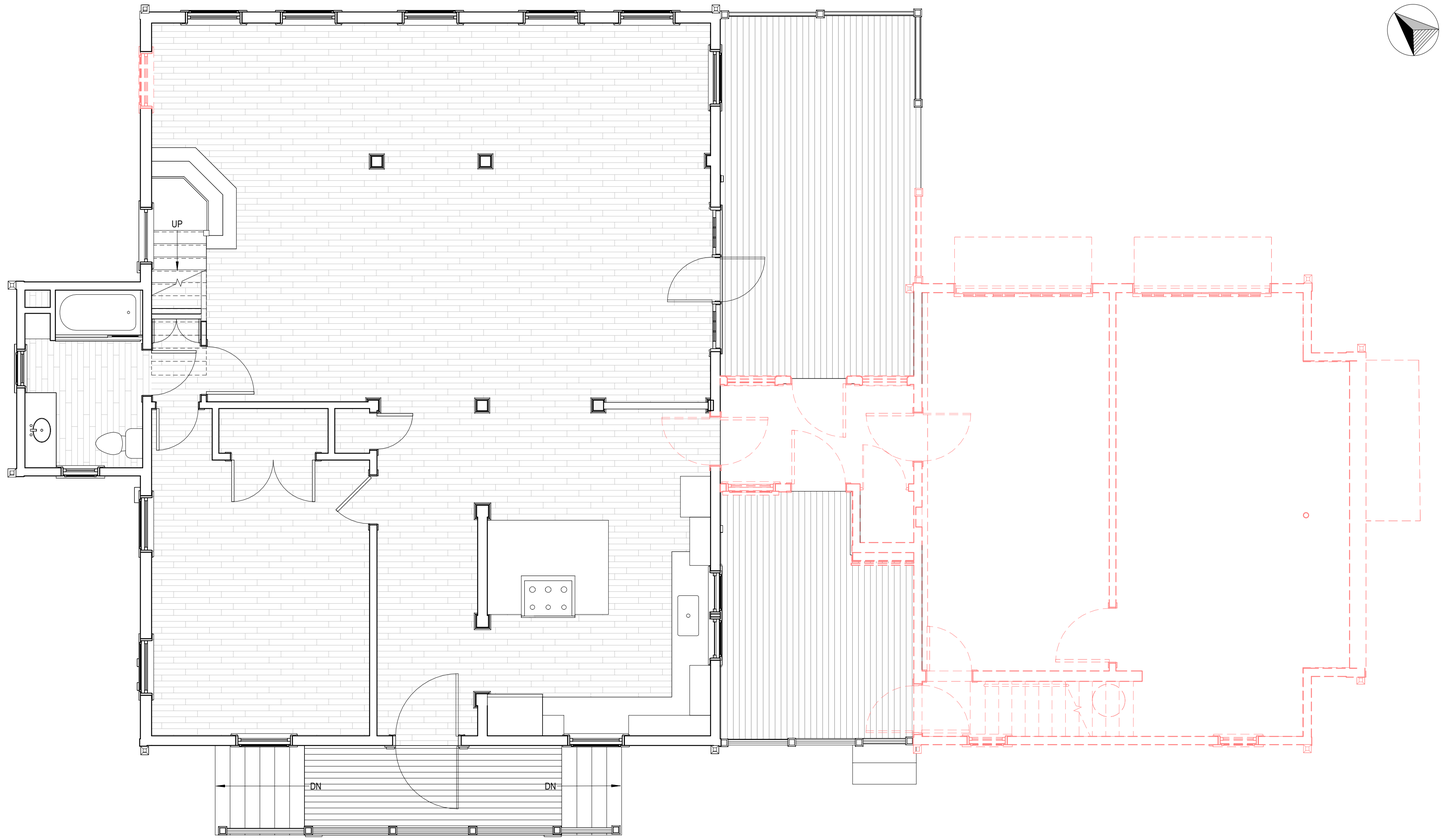

First Floor Plan - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

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Demolition Plan

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D.1.1

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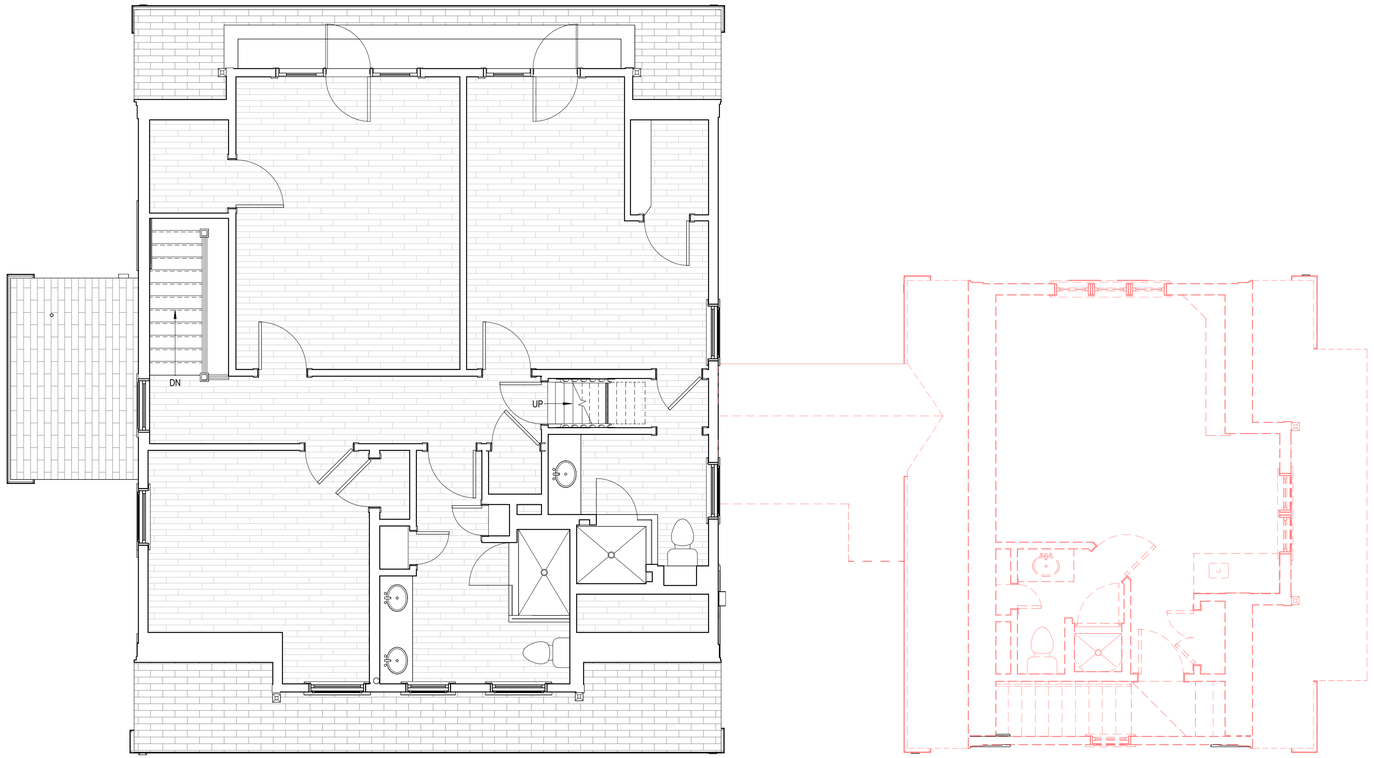

Second Floor Plan - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

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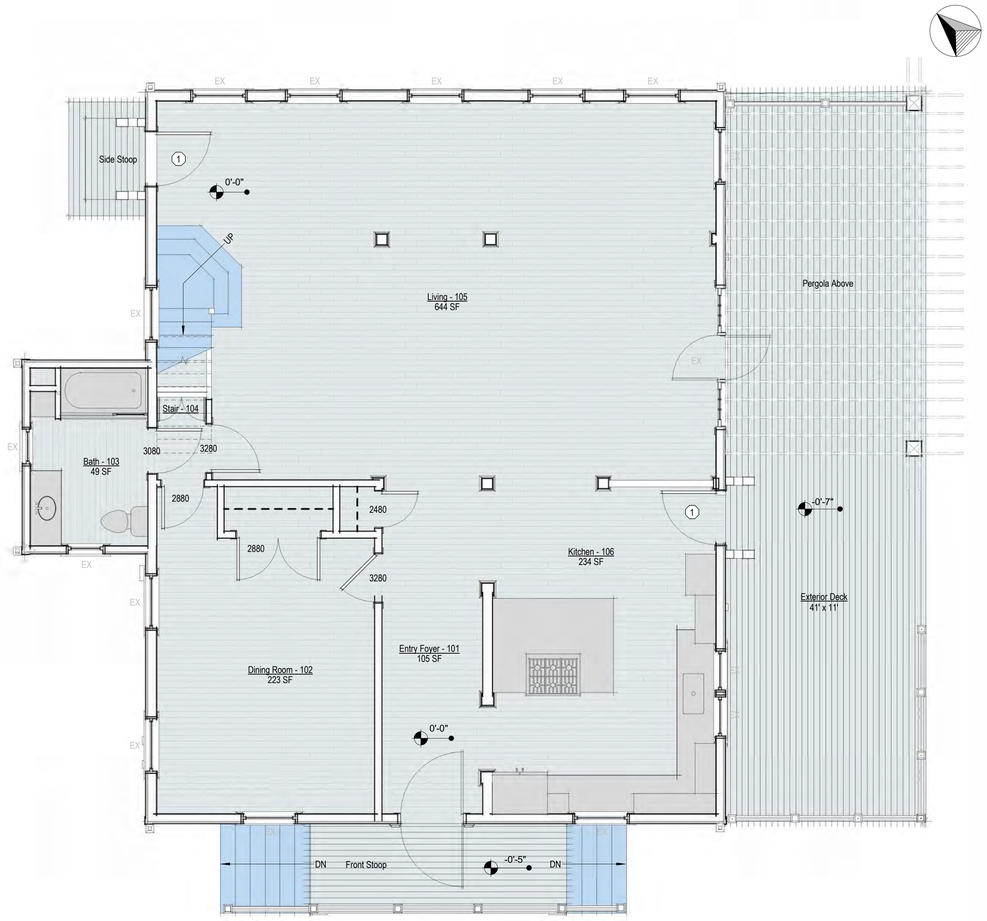

First Floor Plan - Proposed

1/4" = 1'-0"

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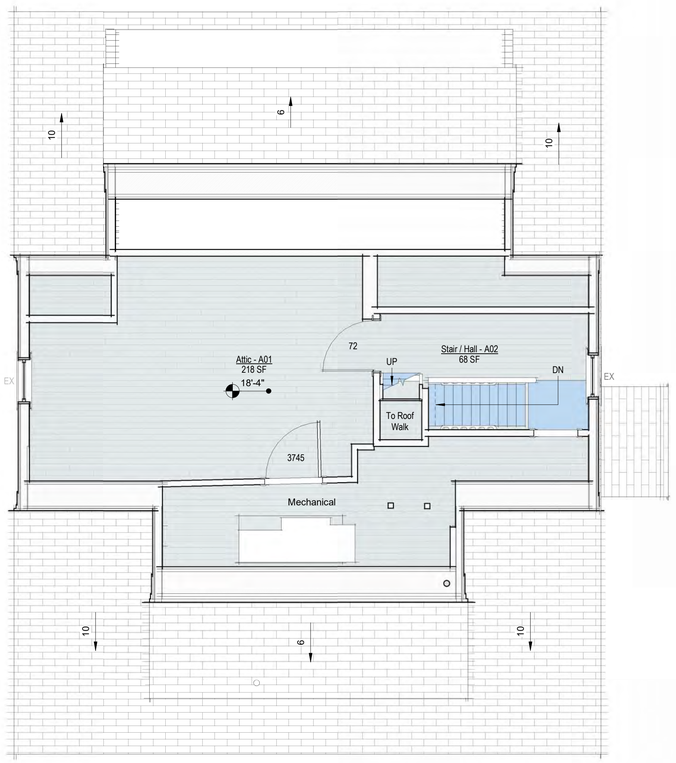
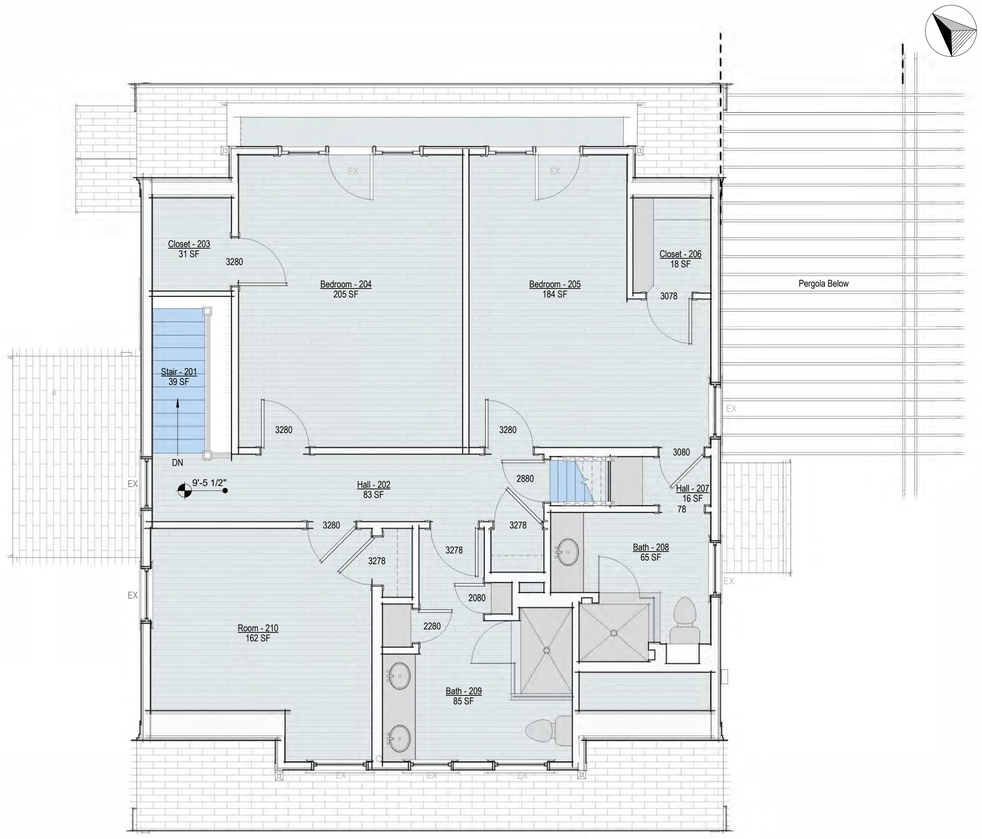


Attic Floor - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

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A.1.2

2511

HDC Submission 04.07.25



East Exterior Elevation - Demolition

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"

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Revisions

Exterior Elevations

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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

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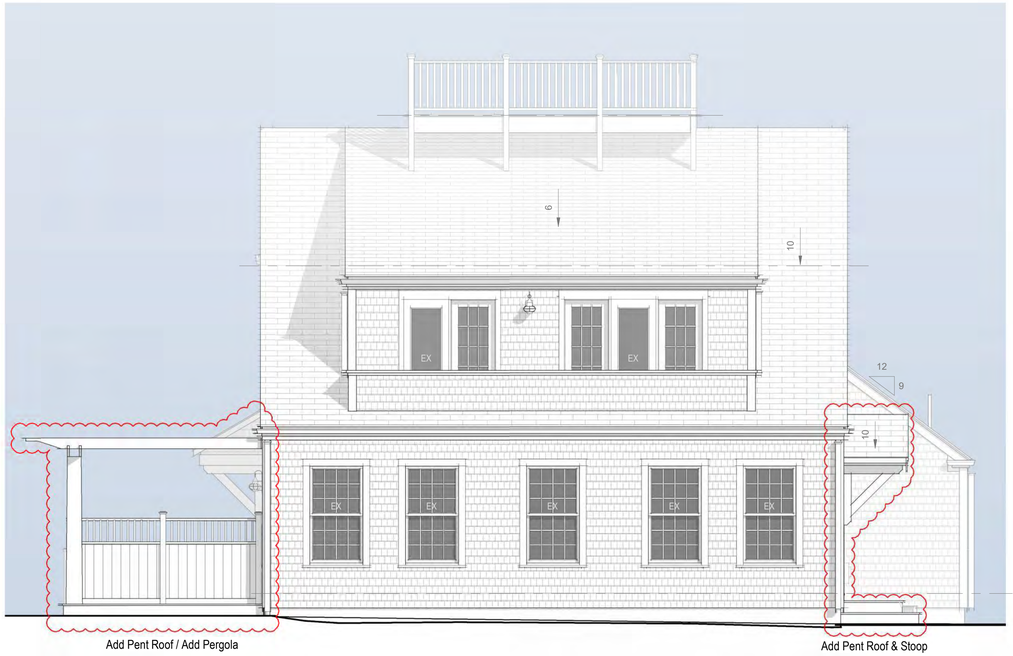
A.2.2

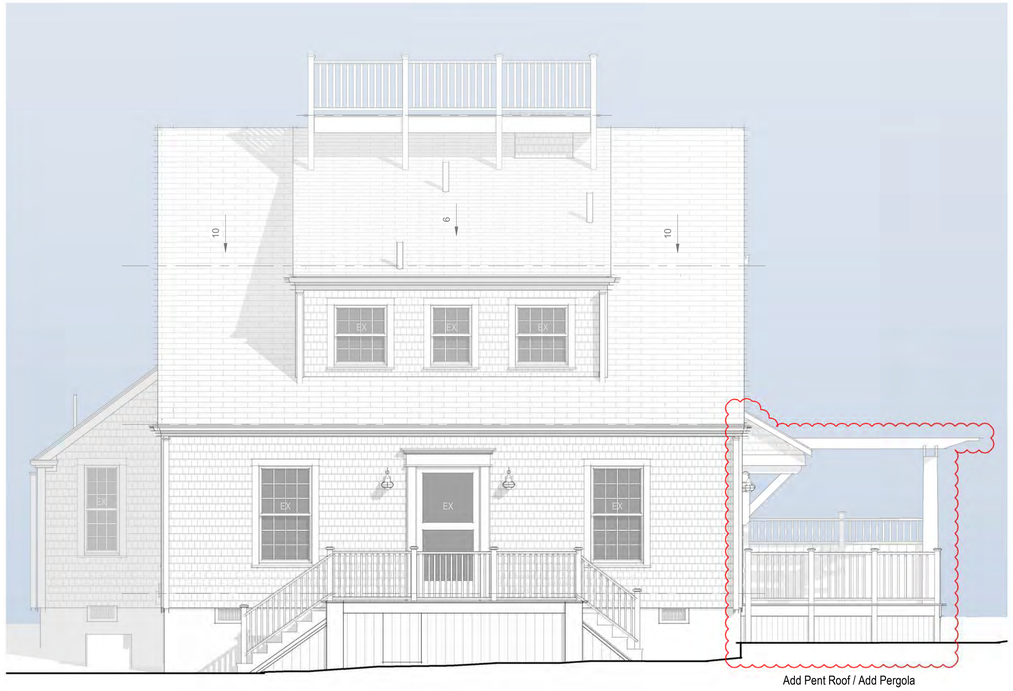
2511

HDC Submission 04.07.25



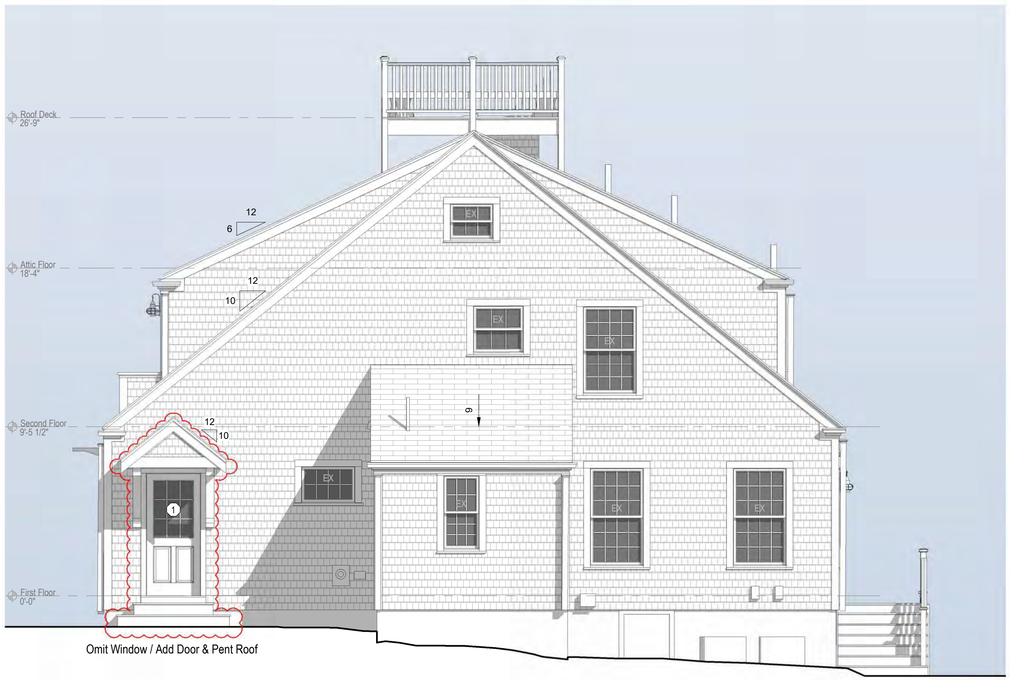
North Elevation - Proposed

1/4" = 1'-0"



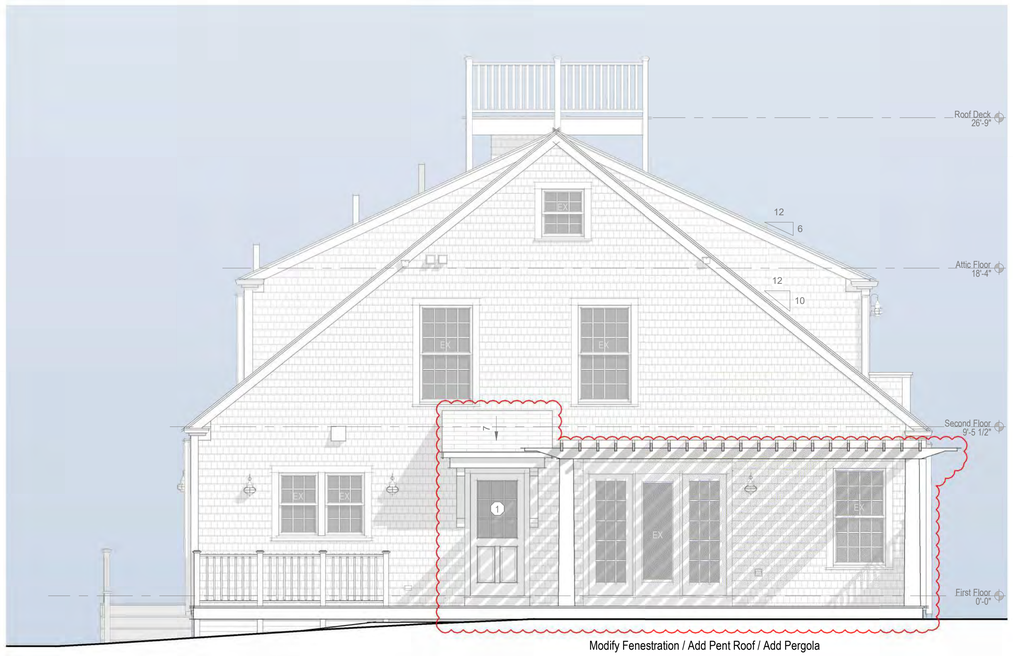
South Exterior - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Proposed

1/4" = 1'-0"

2511

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A.2.3

2511

HDC Submission 04.07.25



2511

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Perspective View

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A.3.1

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A.3.2

2511

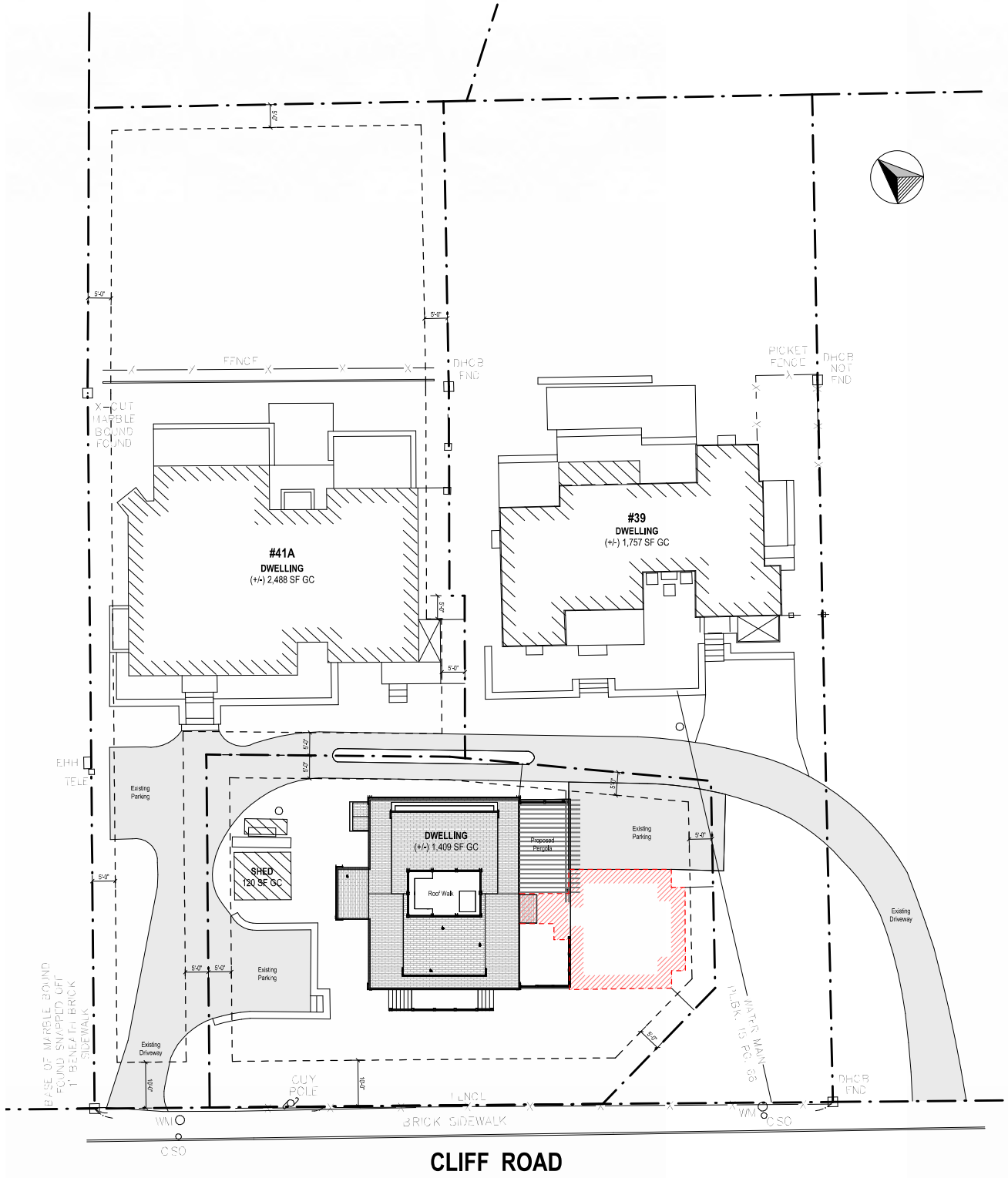
37 Cliff Road Alterations

Nantucket, MA 02554

04.07.25



Locus Map



Site Plan

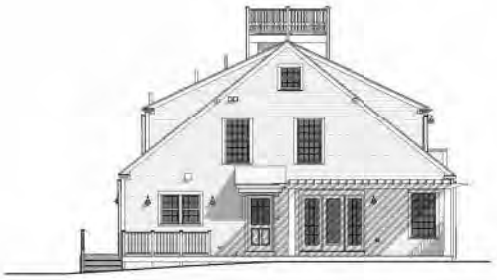
1/16" = 1'-0"



West Elevation



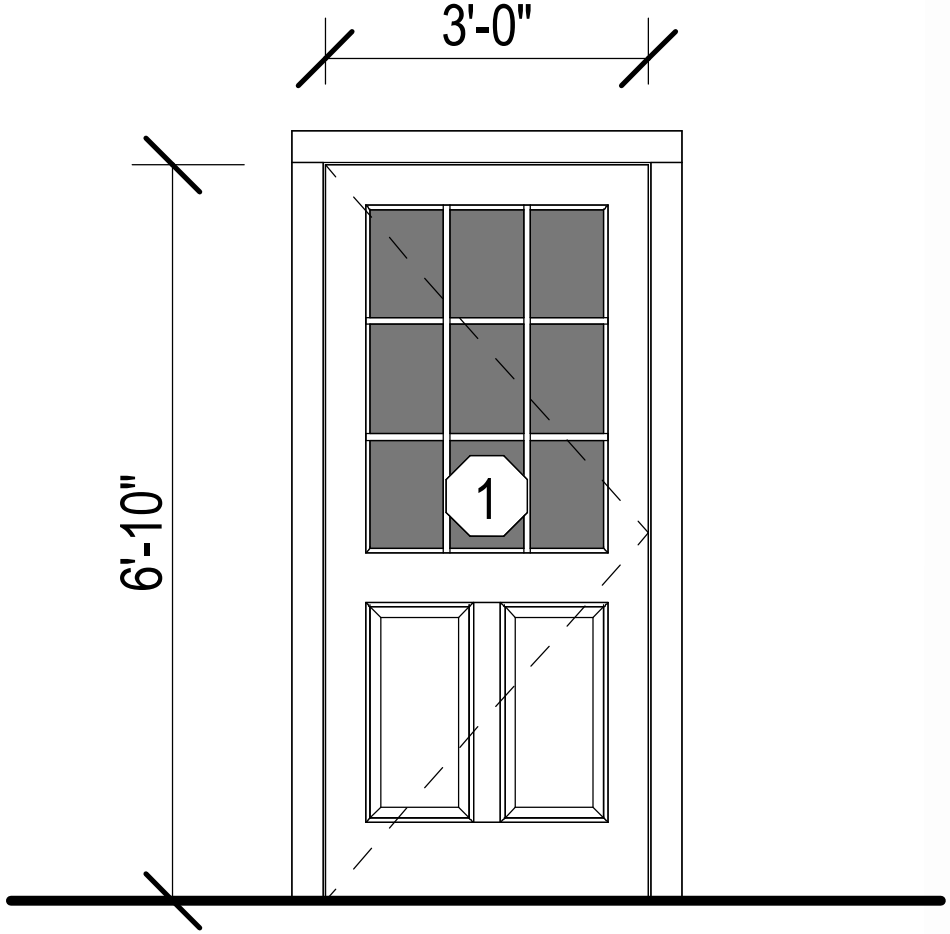
North Elevation



East Elevation



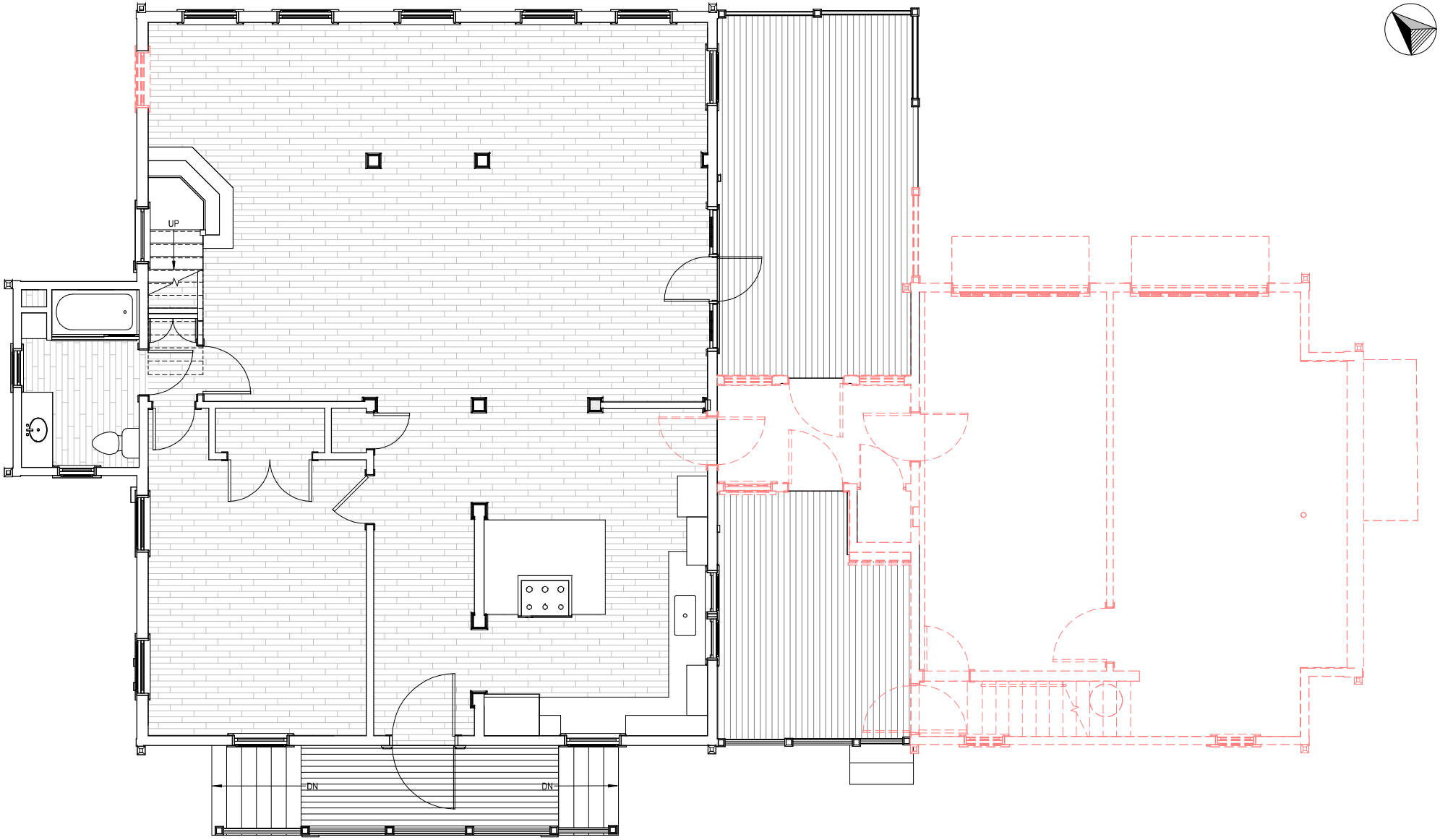
South Elevation



Single Two Panel Door
9 Lite SDL

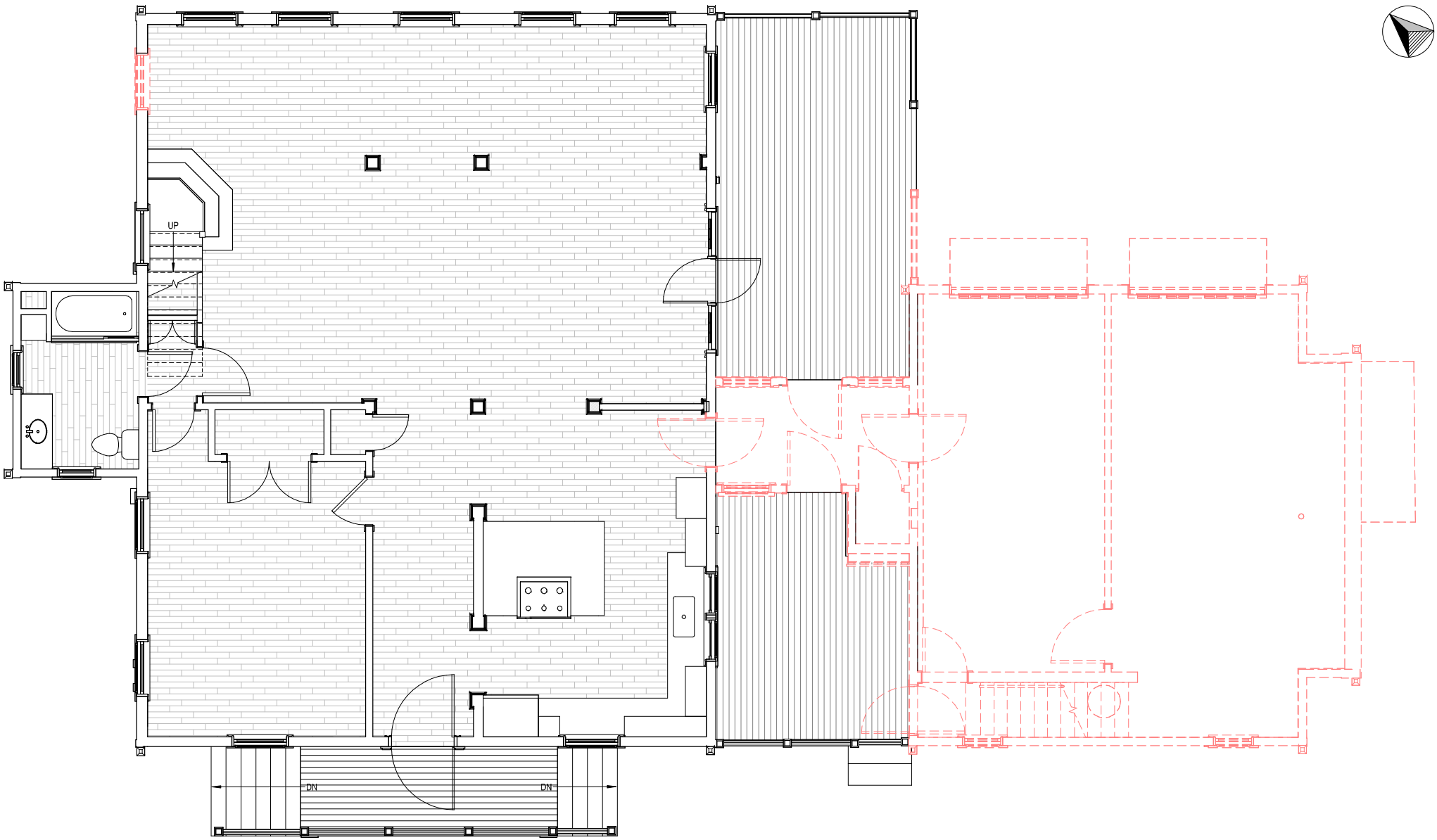
Exterior Door Legend

1/4" = 1'-0"



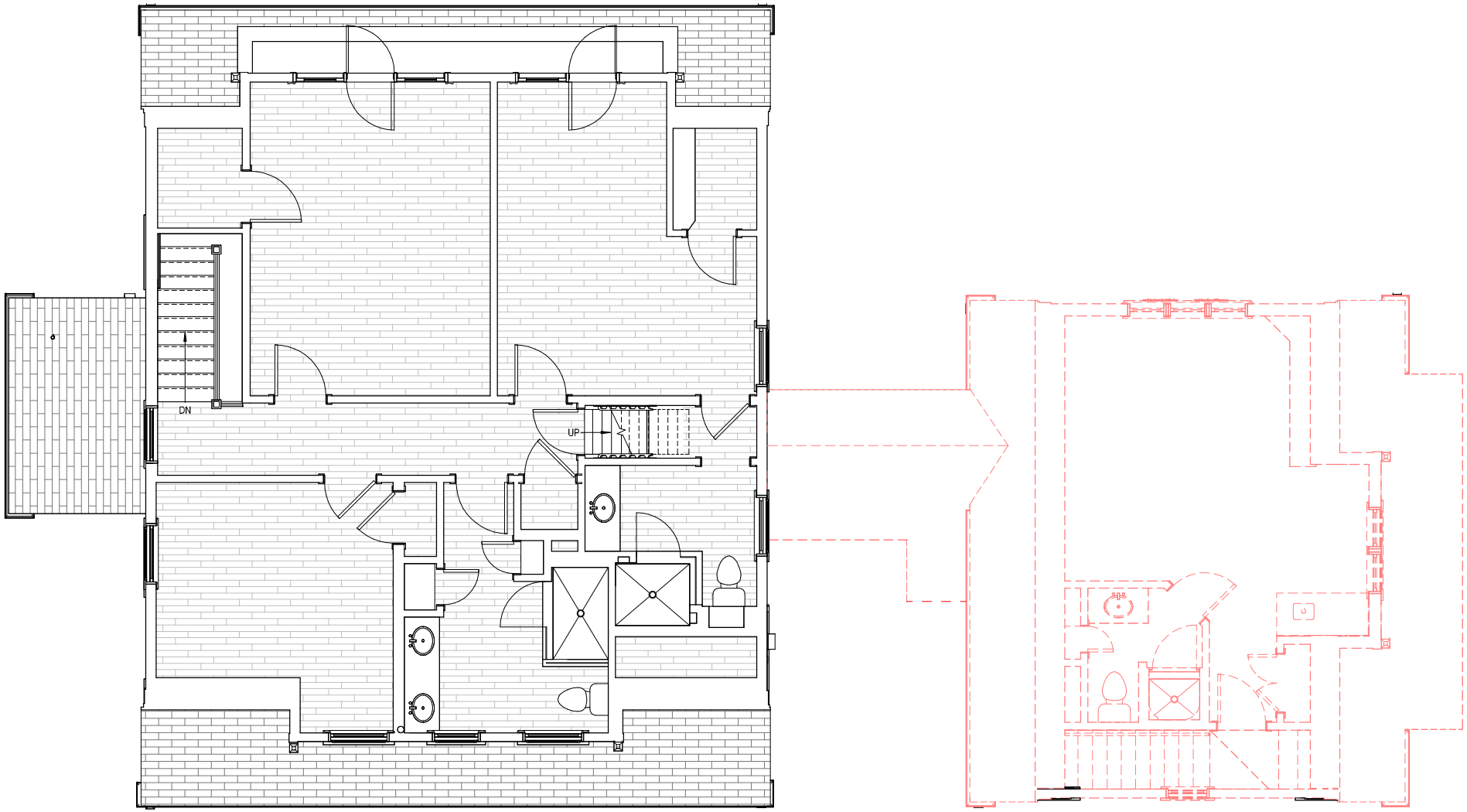
First Floor Plan - Demolition

1/4" = 1'-0"



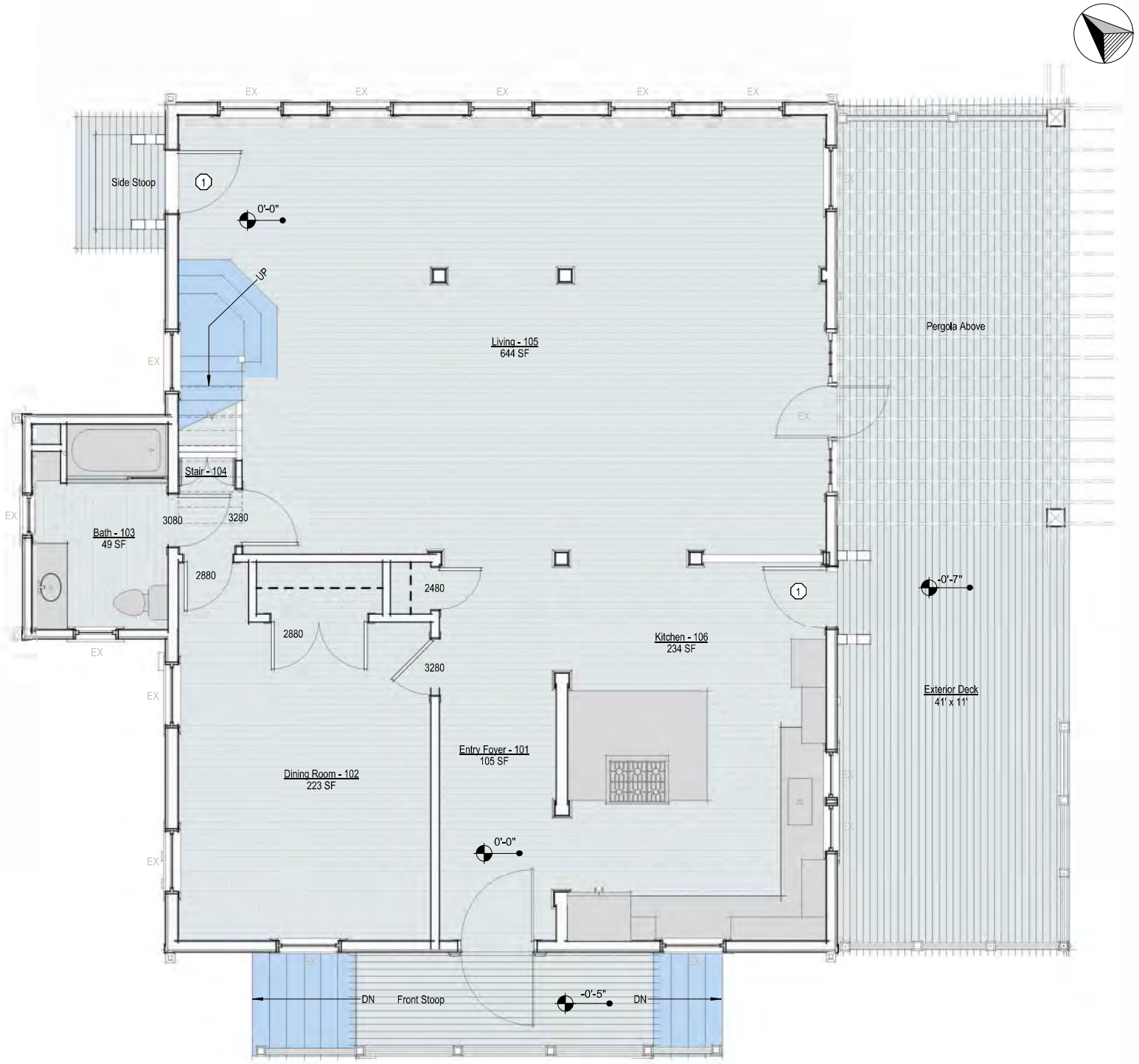
First Floor Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



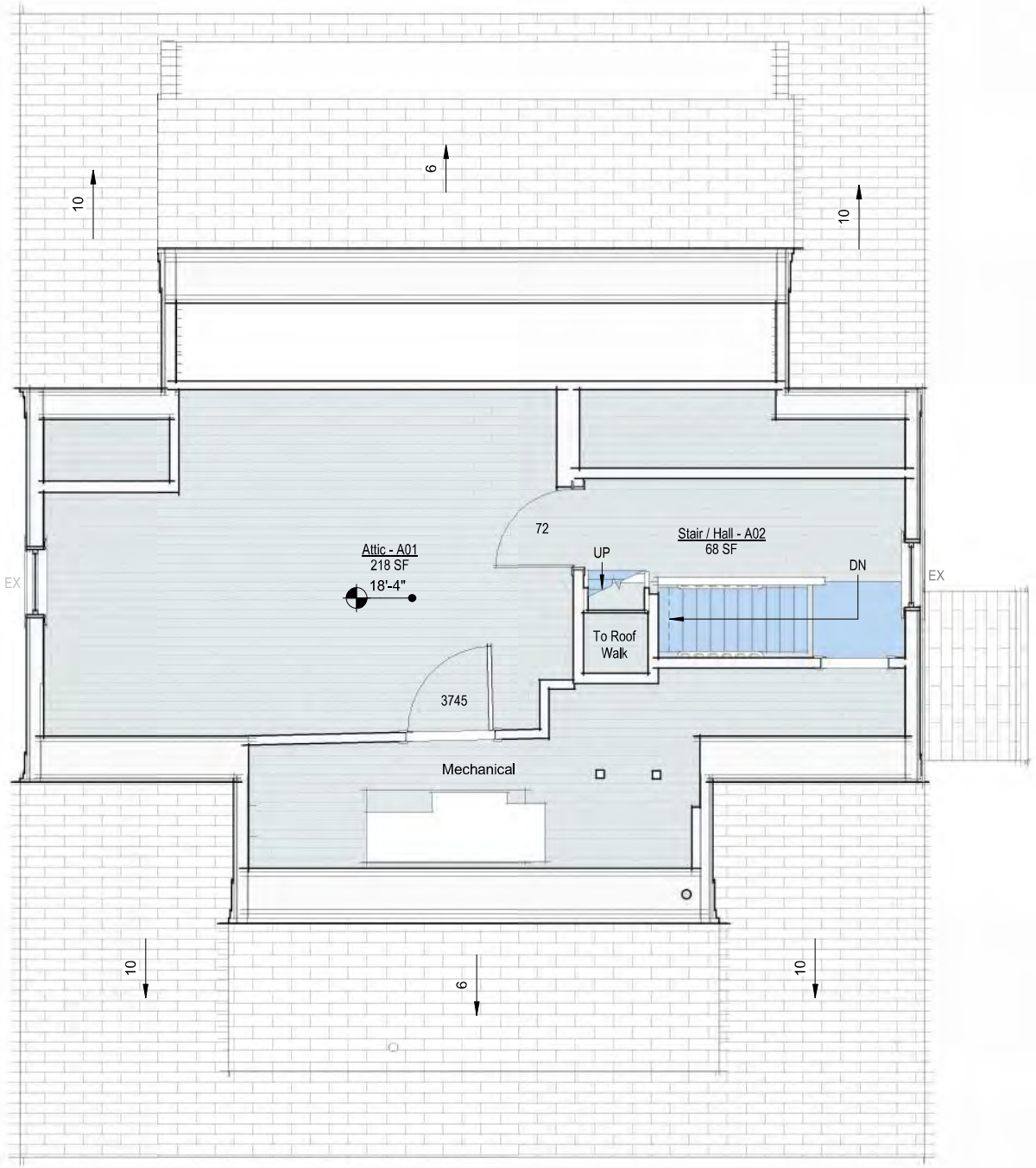
First Floor Plan - Proposed

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"



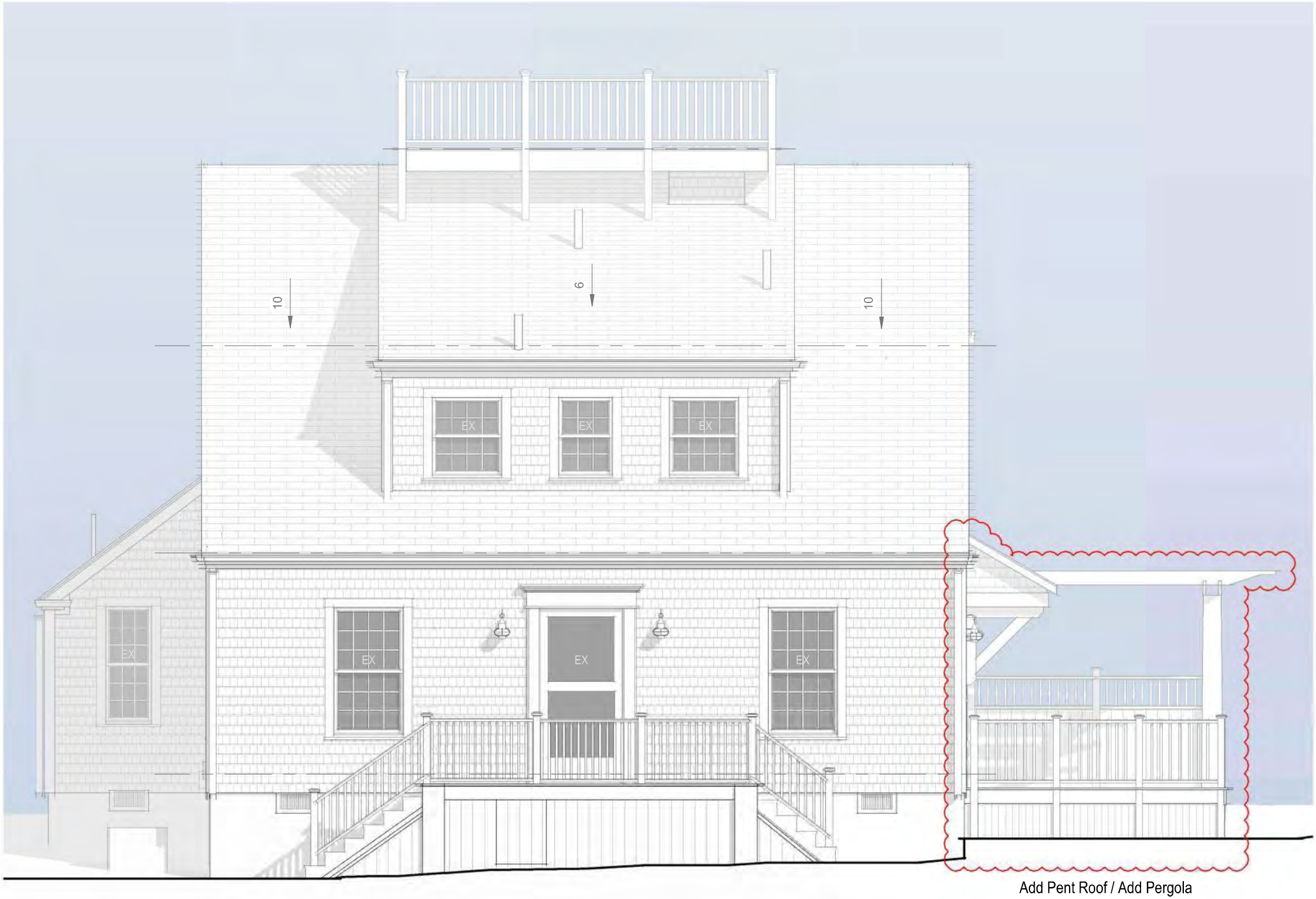
North Elevation - Demolition

1/4" = 1'-0"



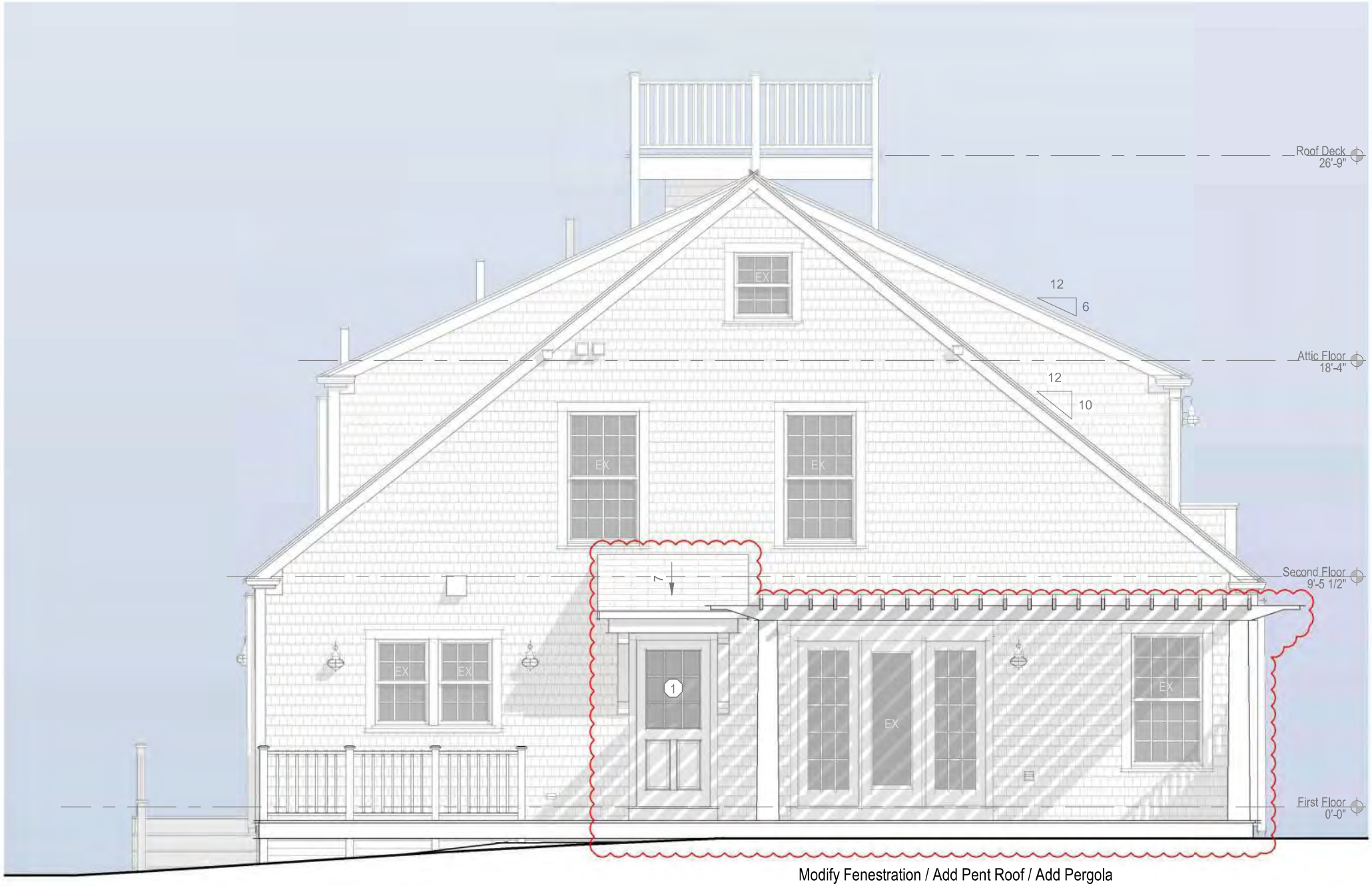
West Elevation - Demolition

1/4" = 1'-0"



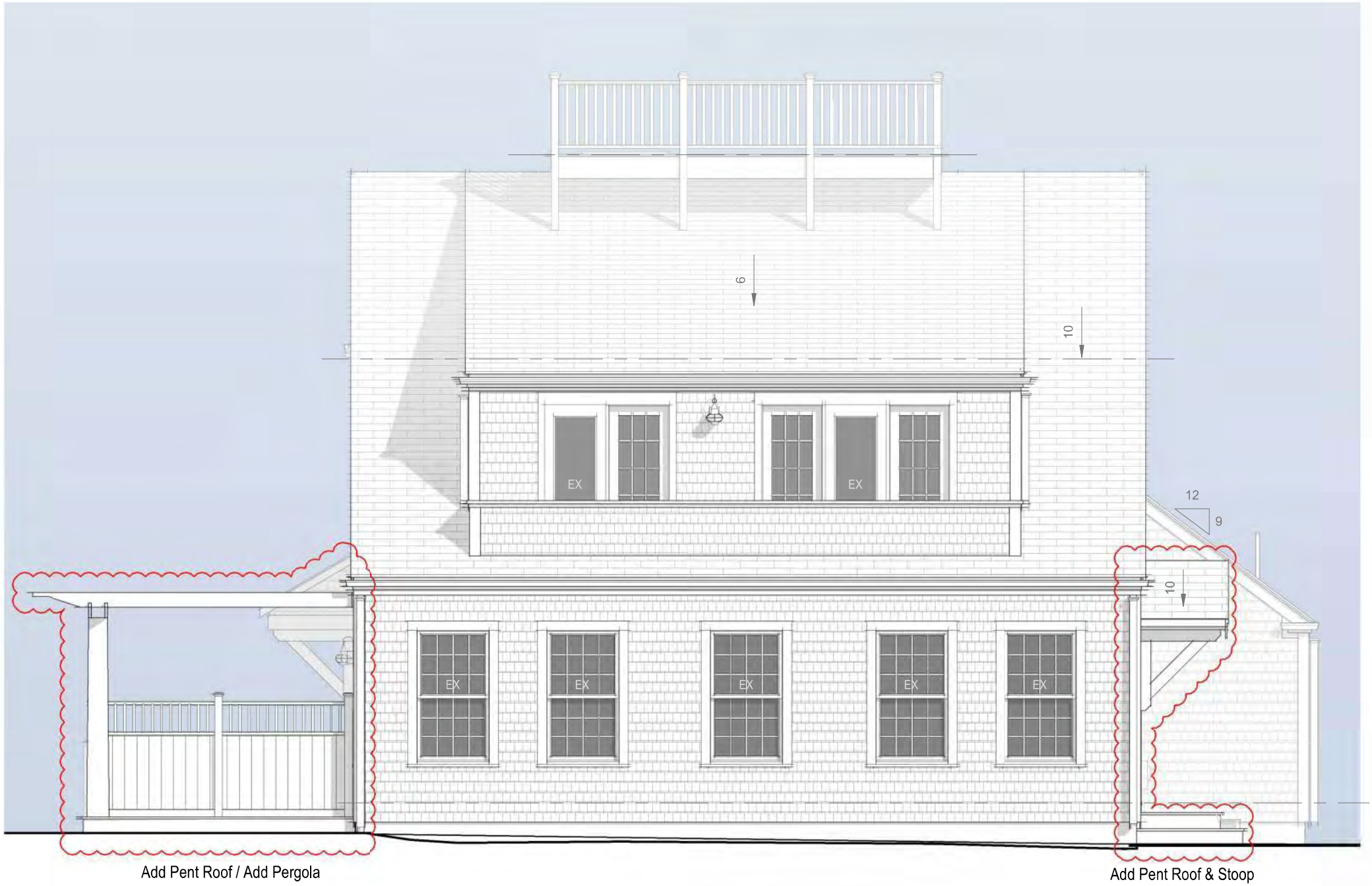
South Exterior - Proposed

1/4" = 1'-0"



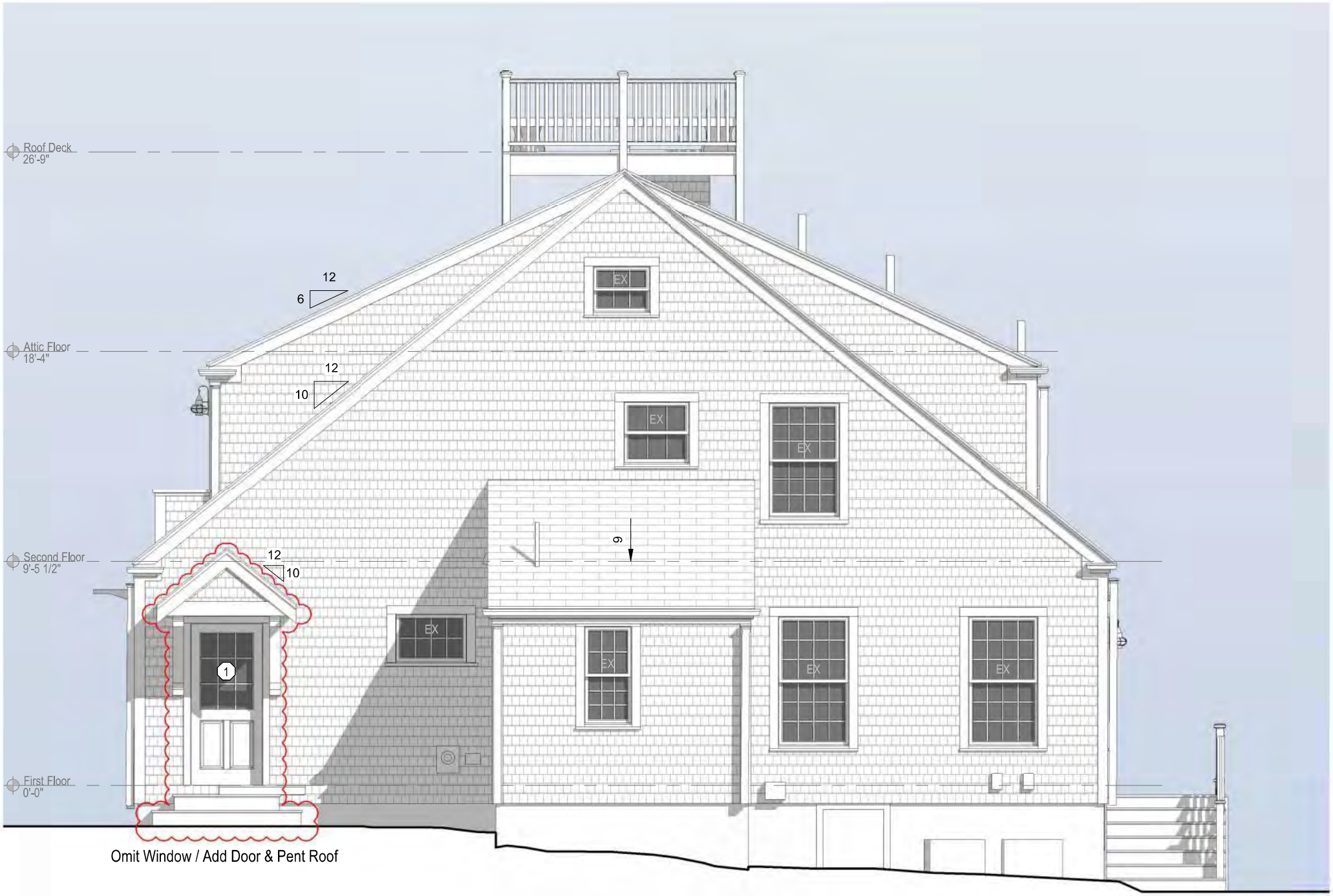
East Exterior Elevation - Proposed

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

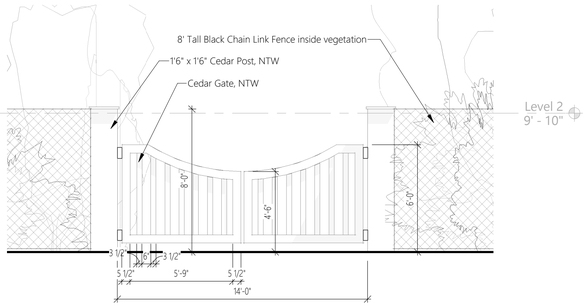
20' Setback Line

N 87° 42' 01" E 453.77'

75/65.2
N/F
40 CHR LLC

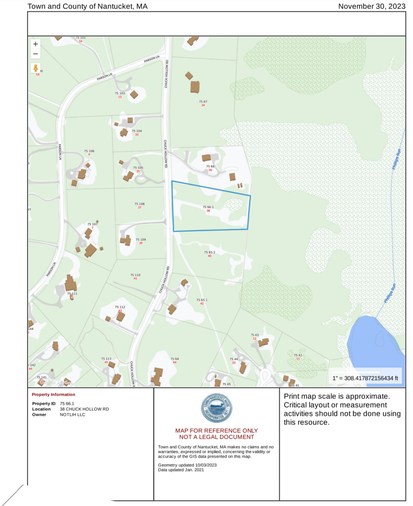
2 Site Plan

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.

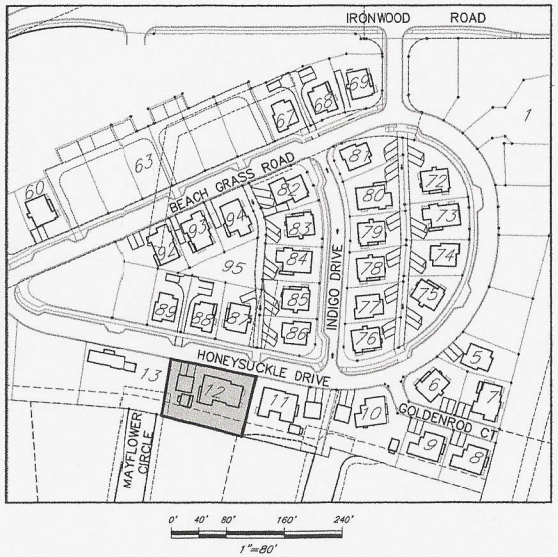
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

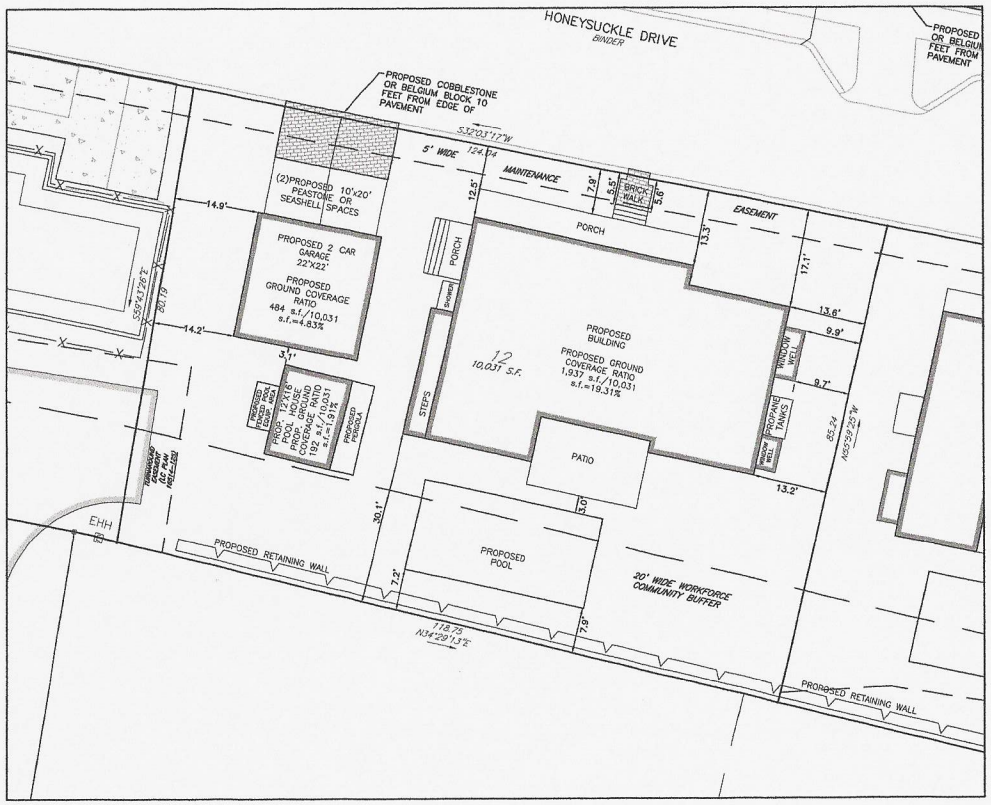
Date 4/16/2025 Signature of owner of record _____ Signed under penalties of perjury

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
20 Industrial Park Rd. Unit 103
Lynnfield, MA 01940

Assessor's Map ID: 68 391

Prepared By:

Hayes Engineering, Inc.
Land Surveyors & Planners
103 Sanderson Street
Wakefield, MA 01880
Ph: 781-246-2800
Fax: 781-246-2820
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	04/03/25
2	Revised Building, Pool, Retaining wall, cover	06/04/25

Scale: 1"=AS SHOWN

Date: September 16, 2024

Drawing Title:

SITE PLAN
22 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

Seal:

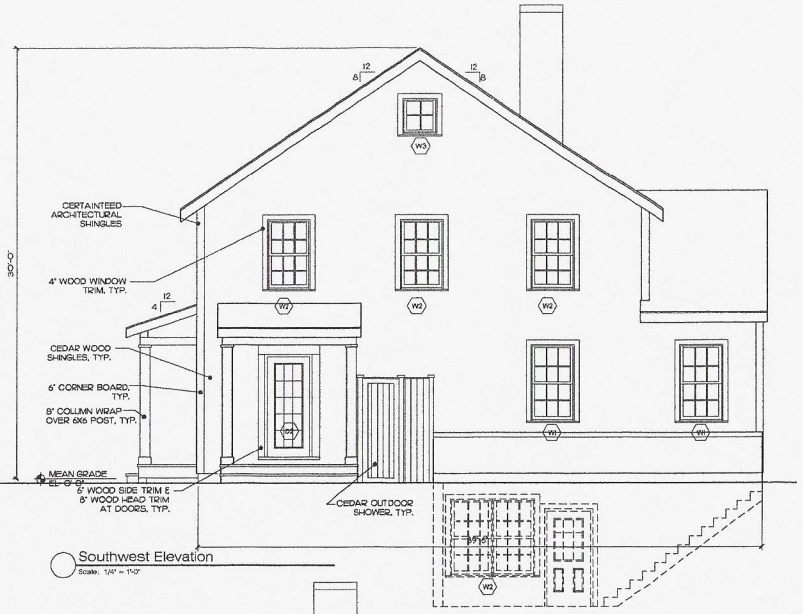
Drawing No.:

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

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ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
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8/27/24	
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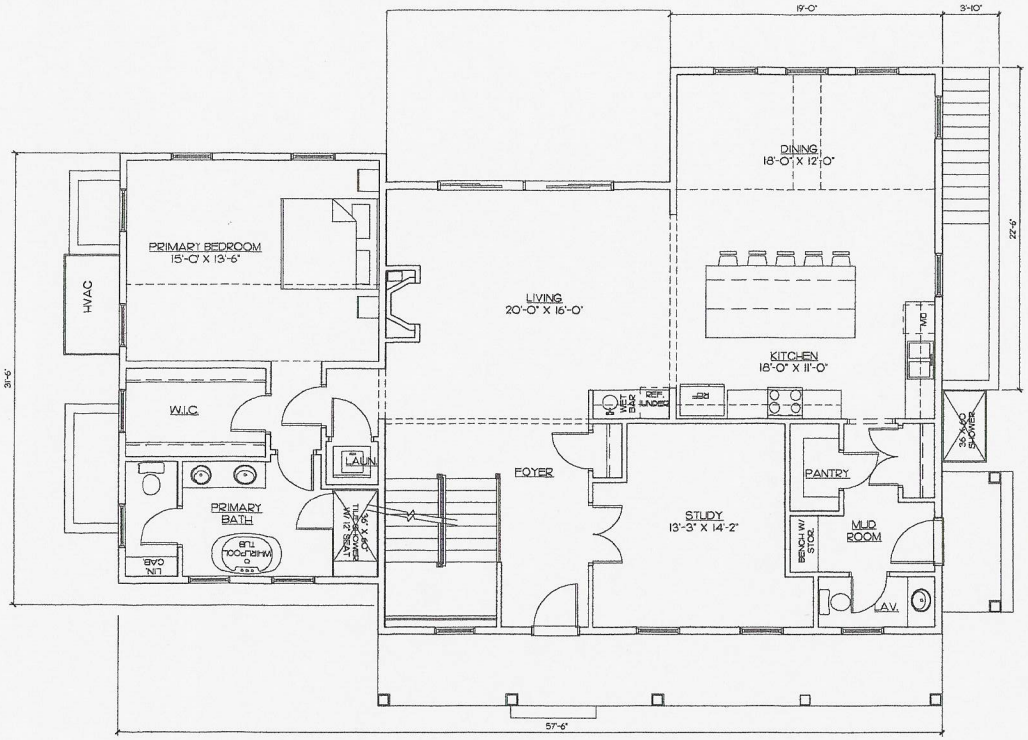
1/23/25	3/28/25
2/13/25	3/31/25
3/3/25	4/2/25
3/17/25	

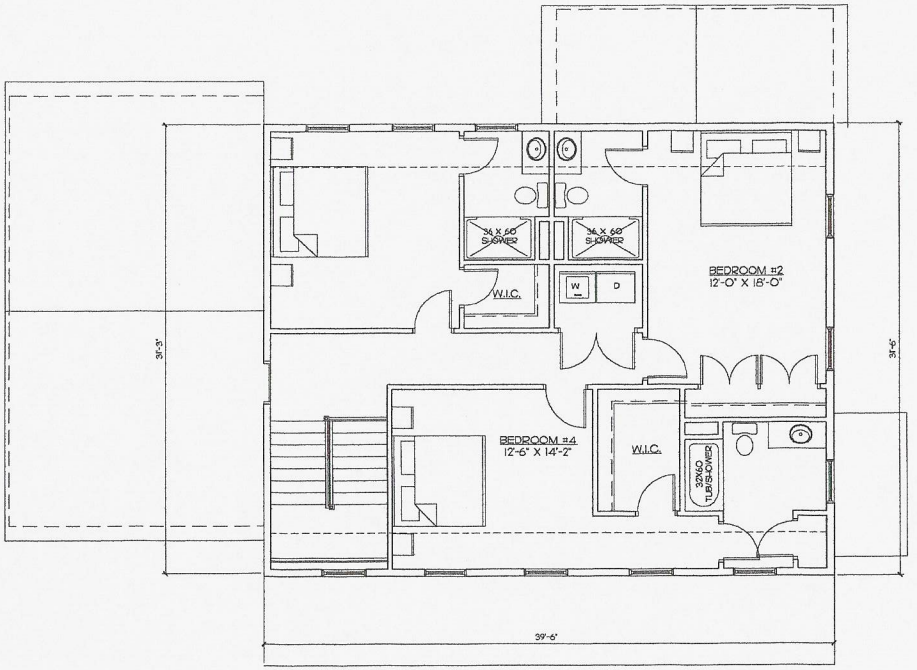
SHEET NUMBER 3

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

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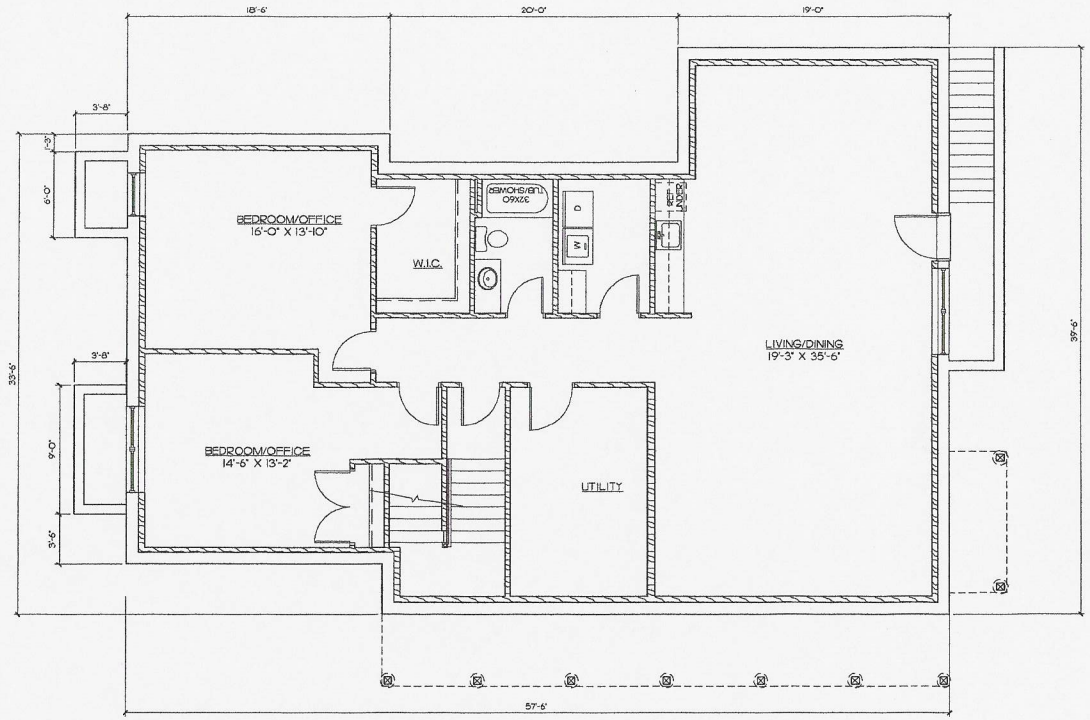
2/13/25
3/17/25
3/26/25 3/31/25

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

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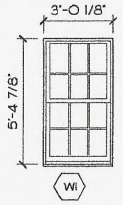
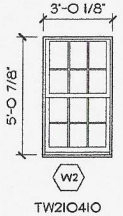
3/26/25

SHEET NUMBER 2

JOB NO: 21045



TW2IO52



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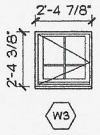
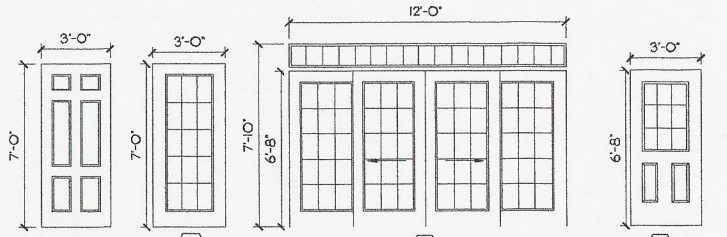


CWI25
TEMPERED

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

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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								



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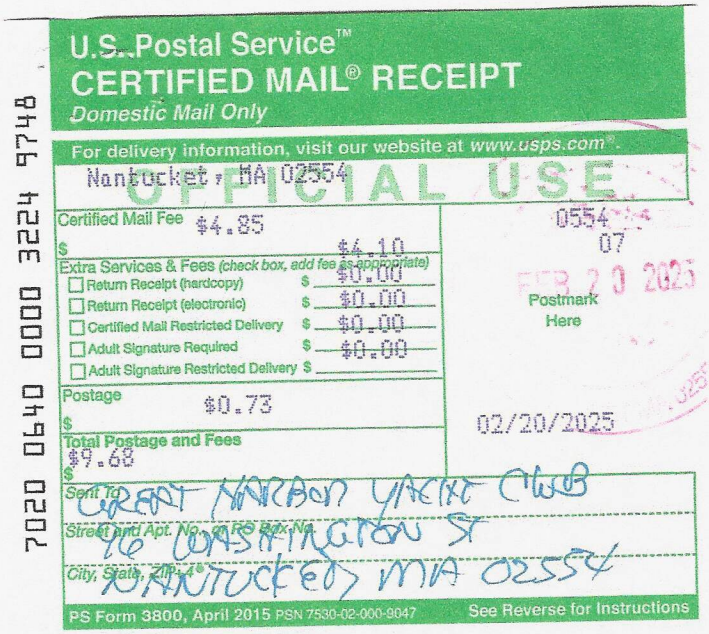
Street and Apt. No., or PO Box No.: 100 CONIER HILL DR STE 304
City, State, ZIP+4®: DANVERS, MA 01923

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9755



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☐ Adult Signature Required $0.00
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Postage $0.73
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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

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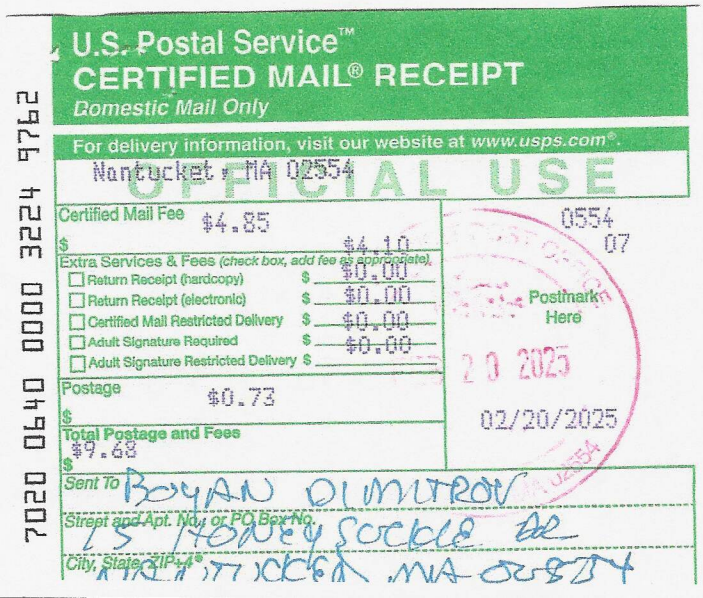

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☐ Return Receipt (electronic) $0.00
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☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

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07

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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

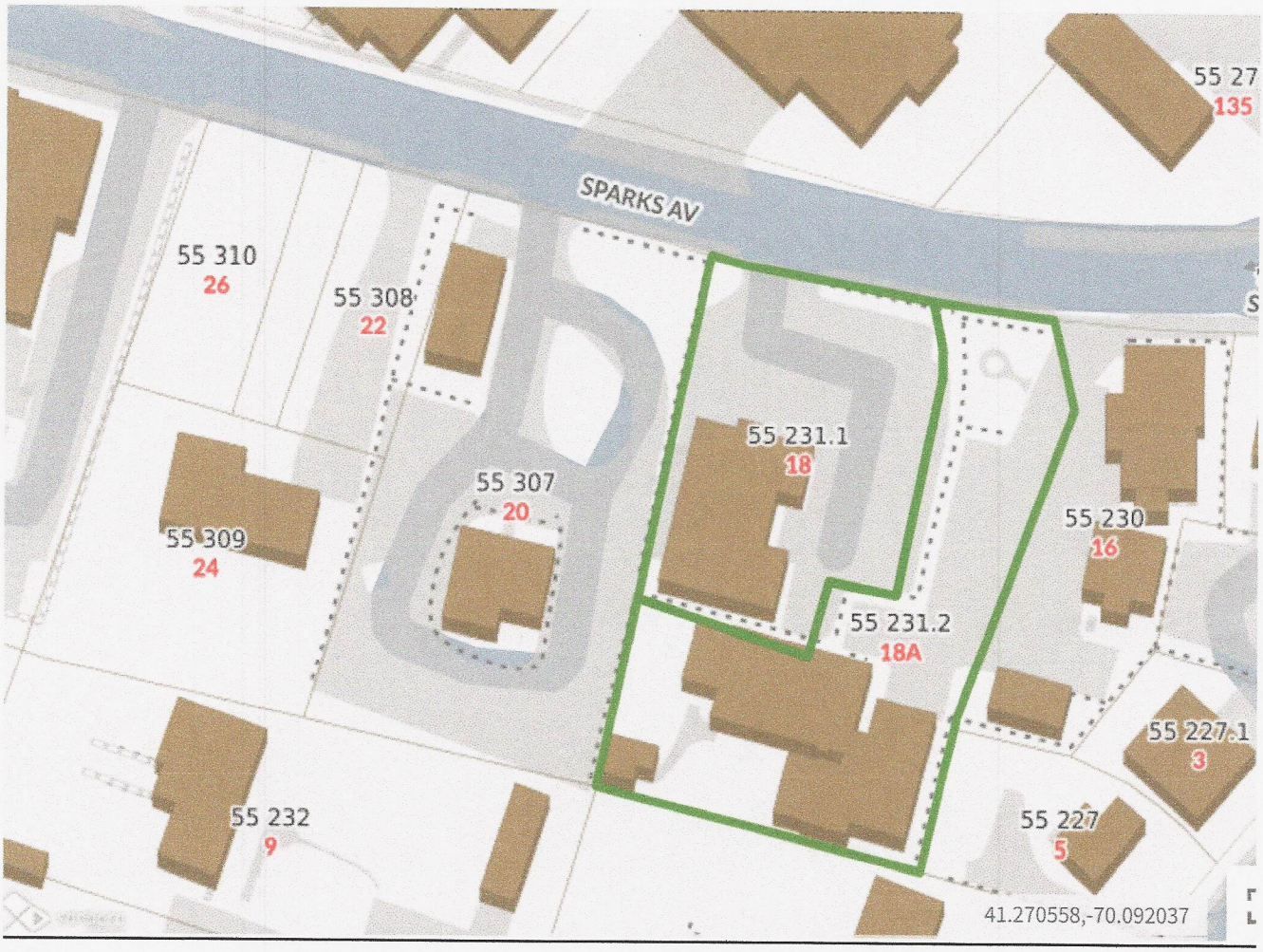
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* 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

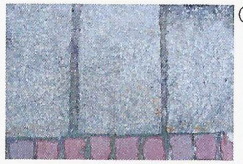

BIKE BOLLARD


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

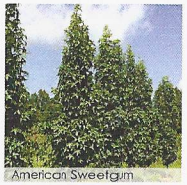
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

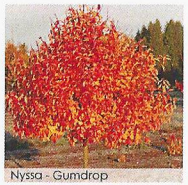
0 4 8 16 32

L002

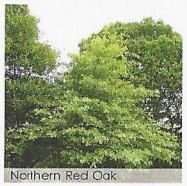
TREES:

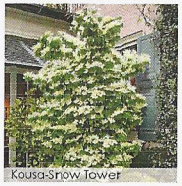

American Sweetgum


Red Maple - October Glory


Nyssa - Gumdrop


Junior Giant Arborvitae


Northern Red Oak

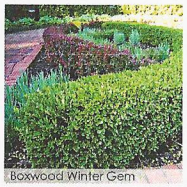

Kousa-Snow Tower

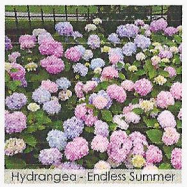

Scotch Pine

PLANT SCHEDULE

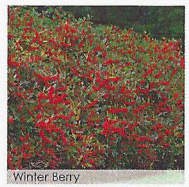
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	4-5" cal BB	Straight Leader
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
LS	10	Liquidambar styr., 'Slender Silouette	Slender Silouette American 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

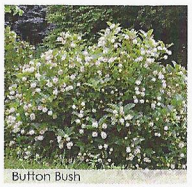
SHRUBS:


Boxwood Winter Gem

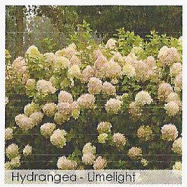

Hydrangea - Endless Summer


Knockout Rose - Blushing Pink

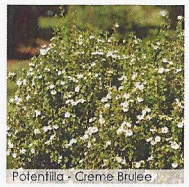

Winter Berry


Button Bush

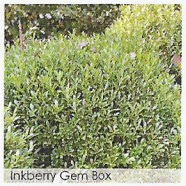

California Privet

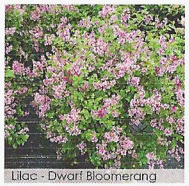

Hydrangea - Limelight

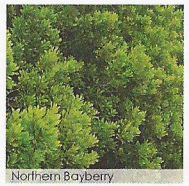

Lilac - Bloomerang


Potentilla - Creme Brulee


Hydrangea - Bobo


Inkberry Gem Box


Lilac - Dwarf Bloomerang

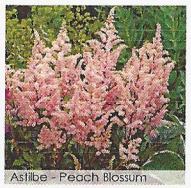

Northern Bayberry

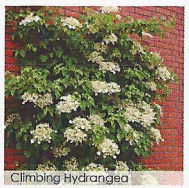
SHRUBS

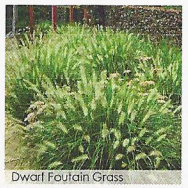
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB
CeS	8	Cephalanthus occidentalis 'Sugar Shack'	Button Bush 'Sugar Shack'	#5
Hal	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5
HpB	22	Hydrangea 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

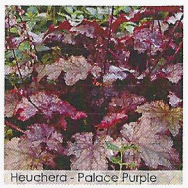
PERENNIALS:


Anemone - Jordan White

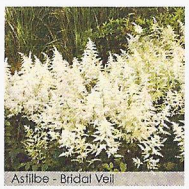

Astilbe - Peach Blossum

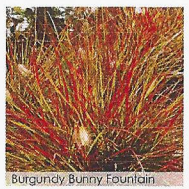

Climbing Hydrangea

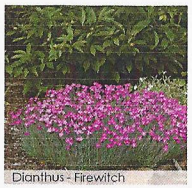

Dwarf Foutain Grass


Heuchera - Palace Purple

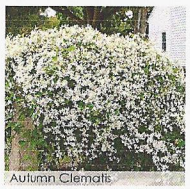

Salvia - Blue Marvel


Astilbe - Bridal Veil


Burgundy Bunny Fountain

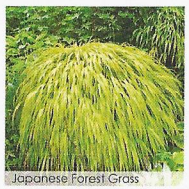

Dianthus - Firewitch


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

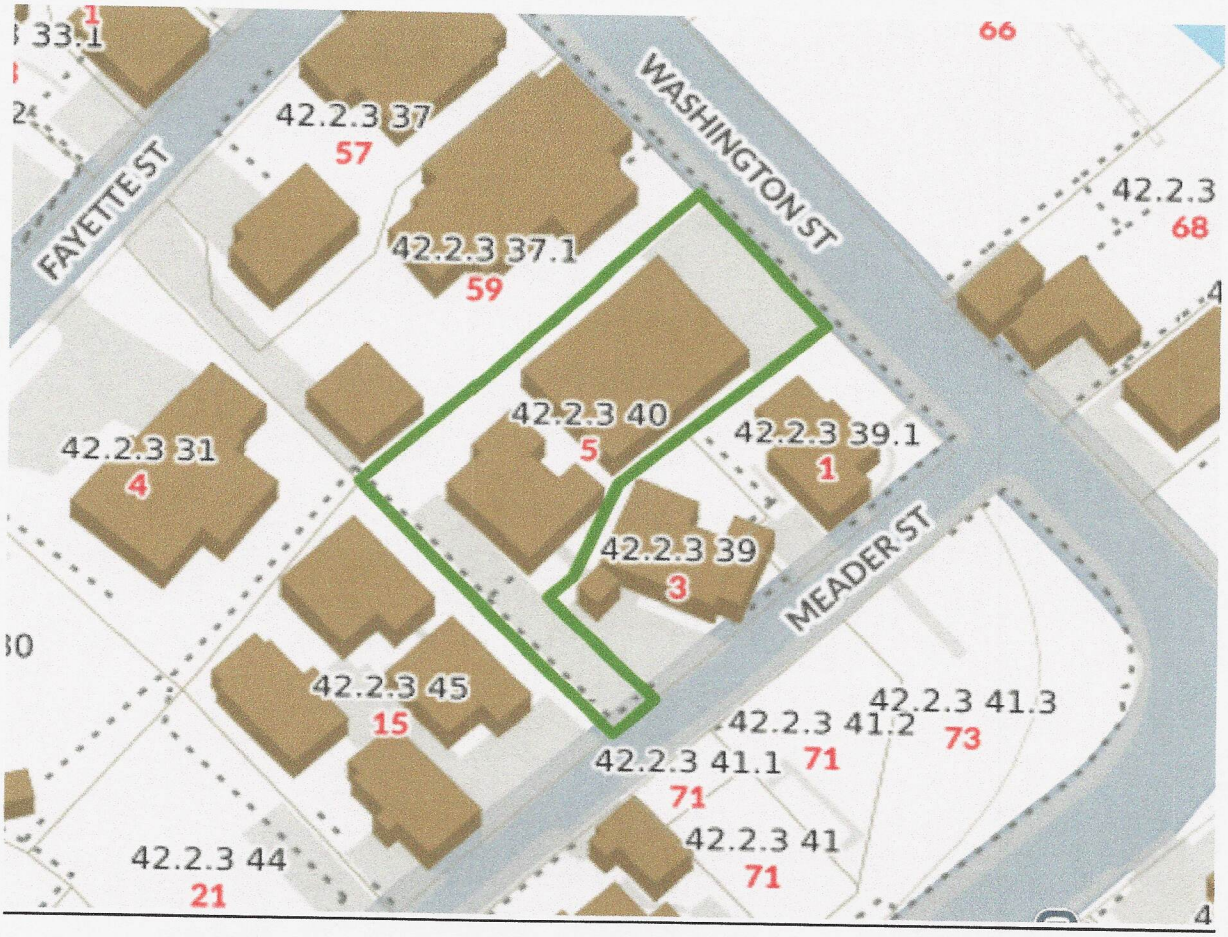
Sidewall NTW
Trim QUAKER GRAY
Deck NTW
Clapboard (if applicable) _____
Sash BLACK
Foundation CORE / PIERS / QUAKER GRAY / SKIRT
Roof GRAY TIME & MTH
Doors NTW
Fence RAIL - QUAKER GRAY Shutters _____

* 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



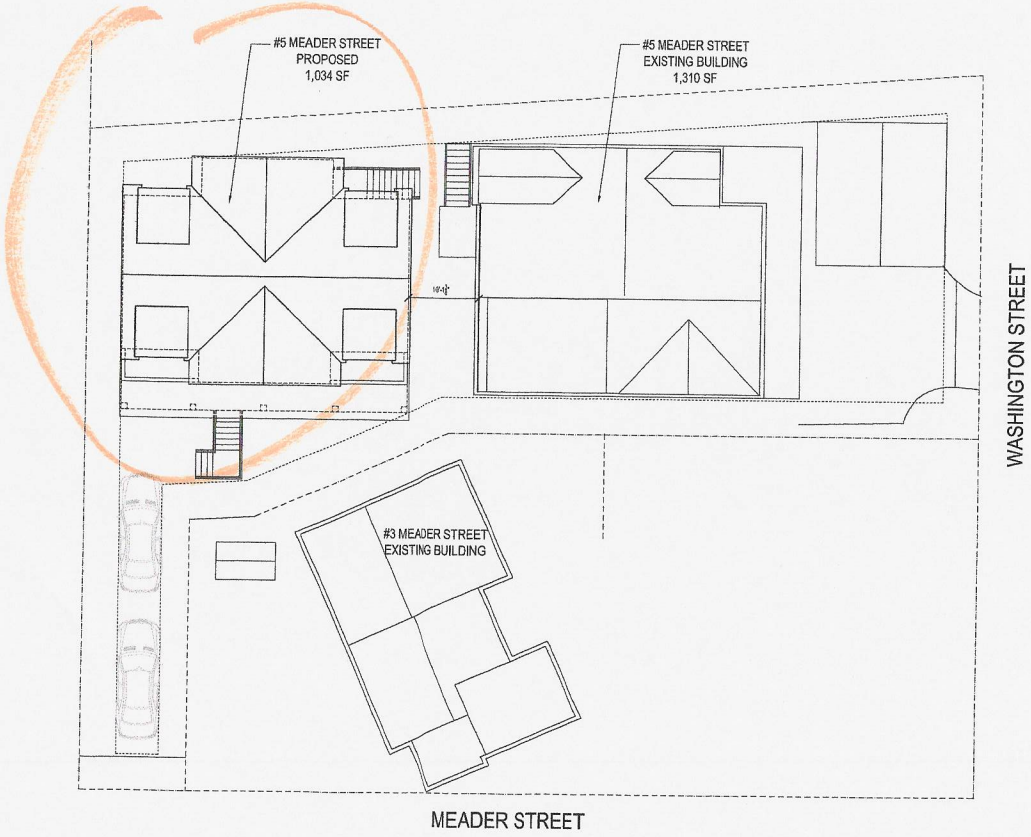


LOT SIZE= 6,810 SF

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

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TITLE:

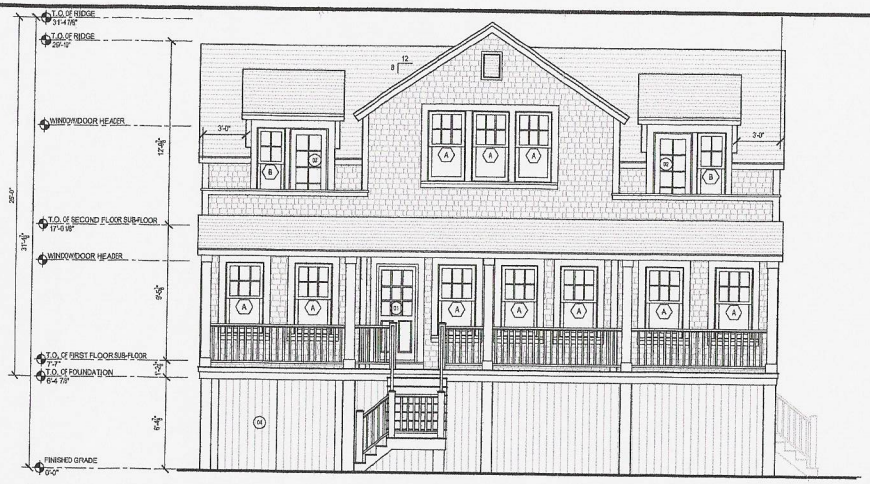
SITE SKETCH PLAN

File No.

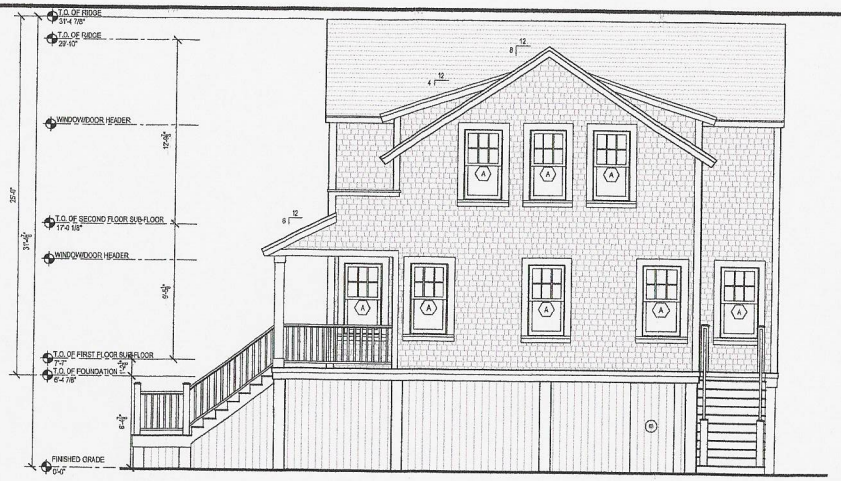
Date # 1234 - PLANS.dwg

Sheet No

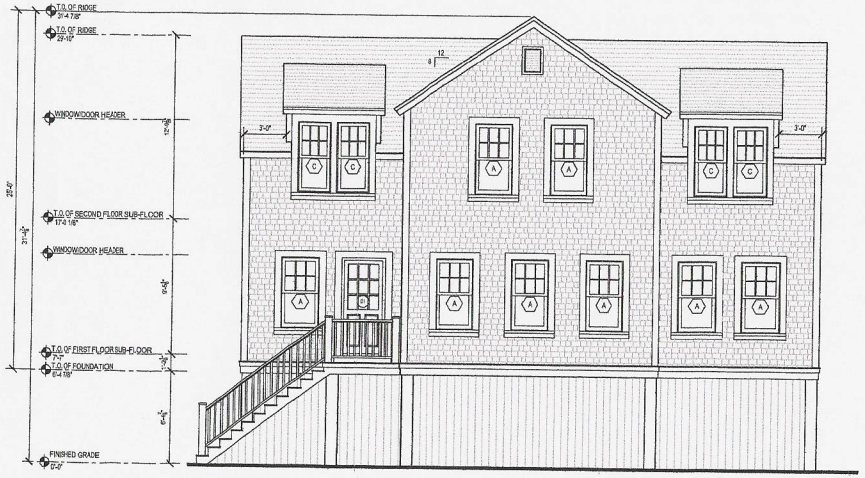
C-1



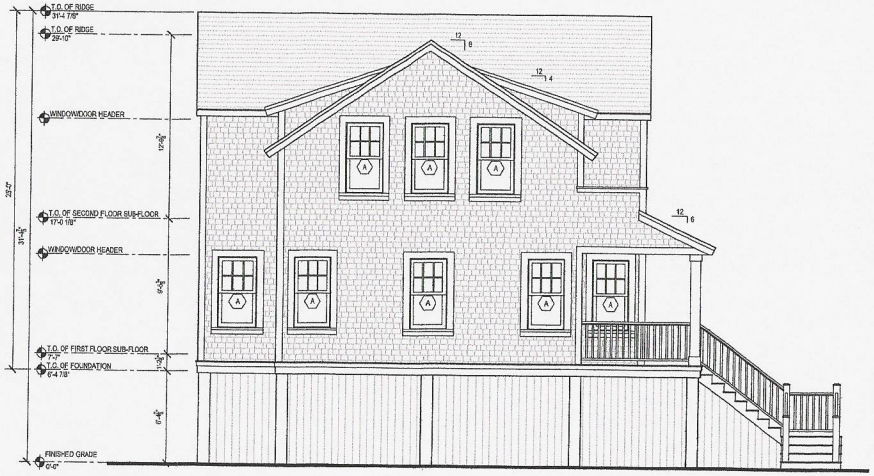
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



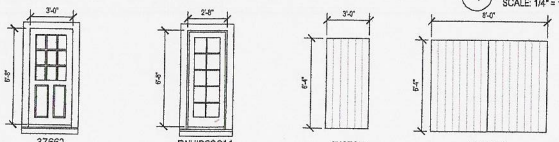
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



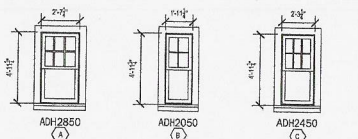
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED DOORS
SCALE: 1/4" = 1'-0"



PROPOSED WINDOWS

HDC FILING 3/24/25

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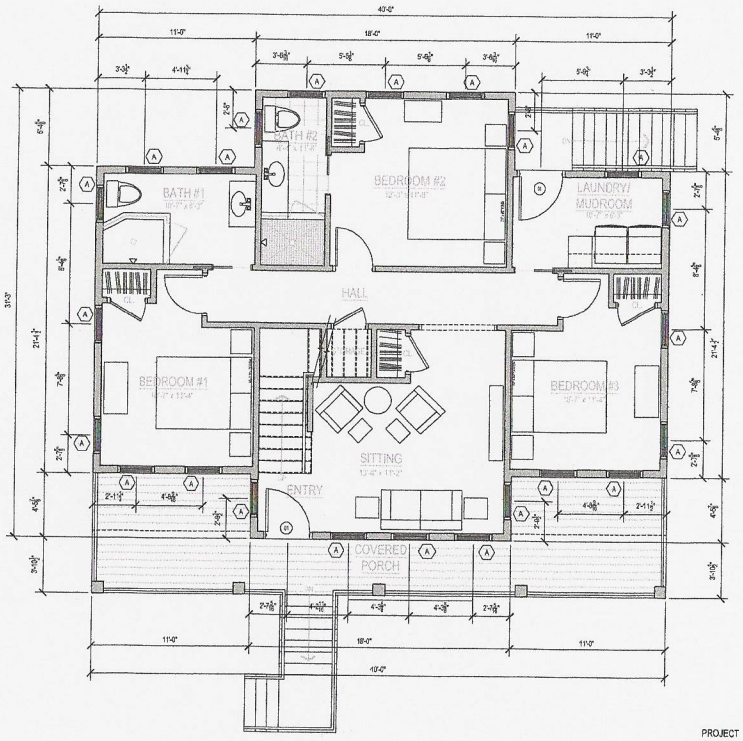
TITLE:
PROPOSED ELEVATIONS

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

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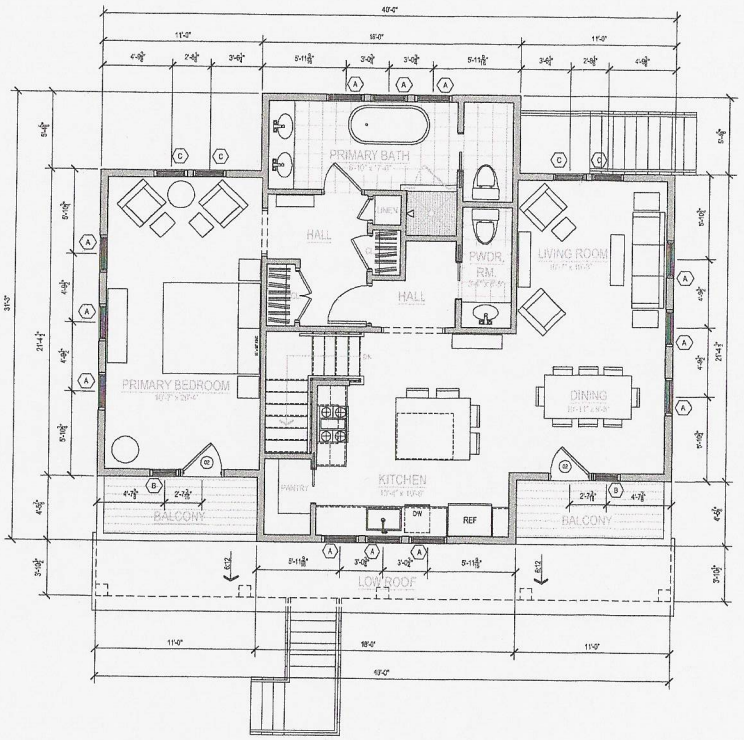
TITLE:

PROPOSED
FIRST FLOOR
PLAN

File No.
Date # 1234 - PLANS.dwg
Sheet No

A-2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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TITLE:

PROPOSED SECOND FLOOR PLAN

File No.
Date
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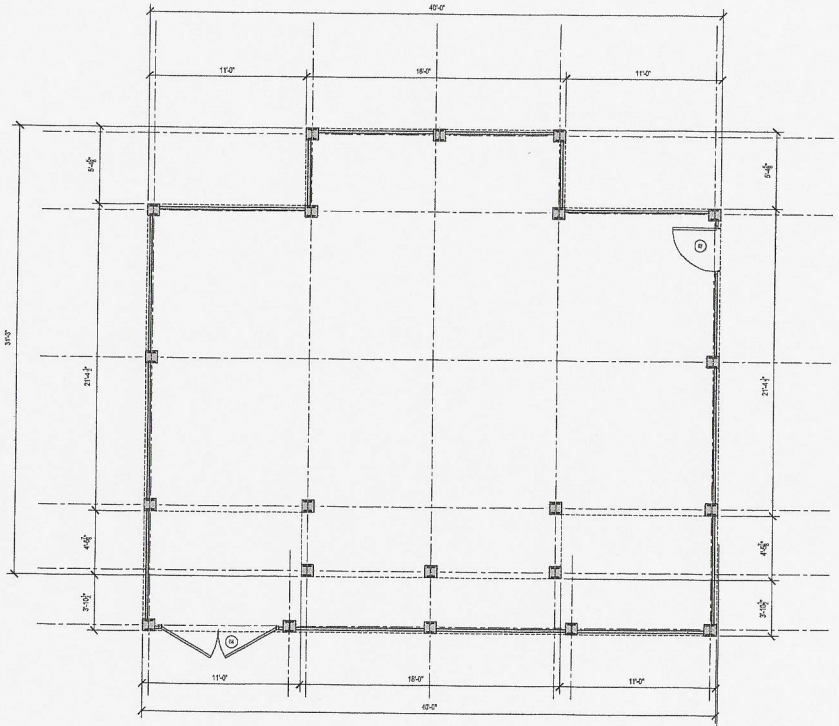
Sheet No

A-3



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

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TITLE:

PROPOSED
FOUNDATION
PLAN

File No.
Date
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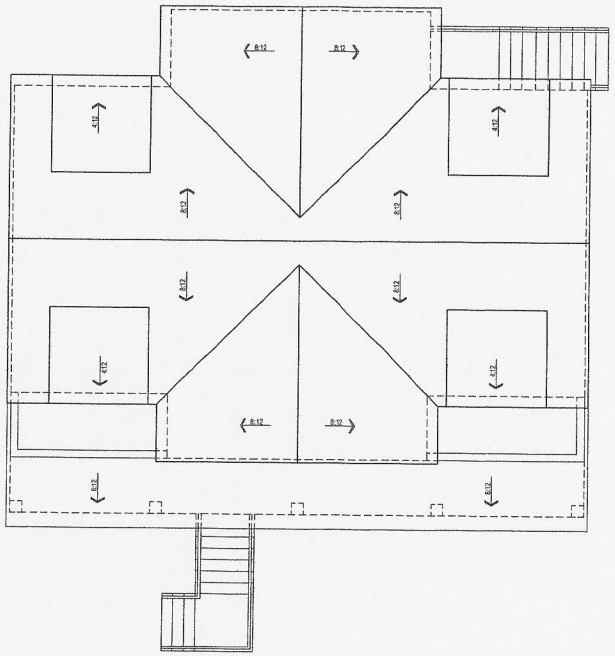
Sheet No

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

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AND PRODUCTION
CONSULTING

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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

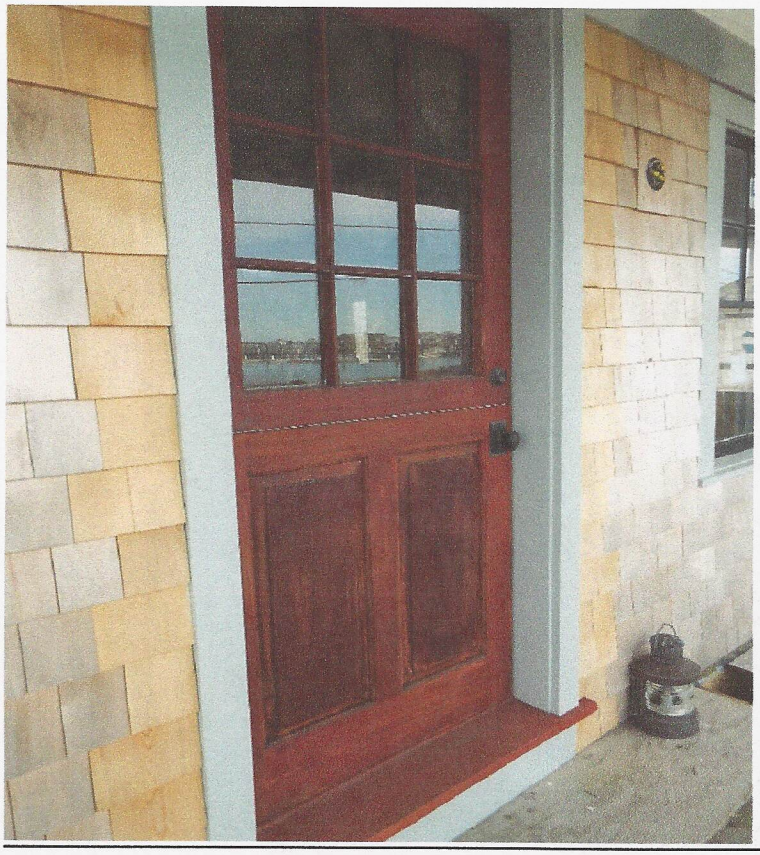




STAIR DETAIL ON MH TO BE MATCHED ON THE SECONDARY DWELLING



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



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- ☐ Certified Mail Restricted Delivery $ $0.00
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- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Pos $9.68

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APR - 4 2025
USPS

04/04/2025

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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

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04/04/2025

Ser
WAGER SUSAN A
225 CENTRAL PARK WEST # 1122
NEW YORK, NY 10024

Str

City

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43 WINTER ST # 6
BOSTON, MA 02108

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City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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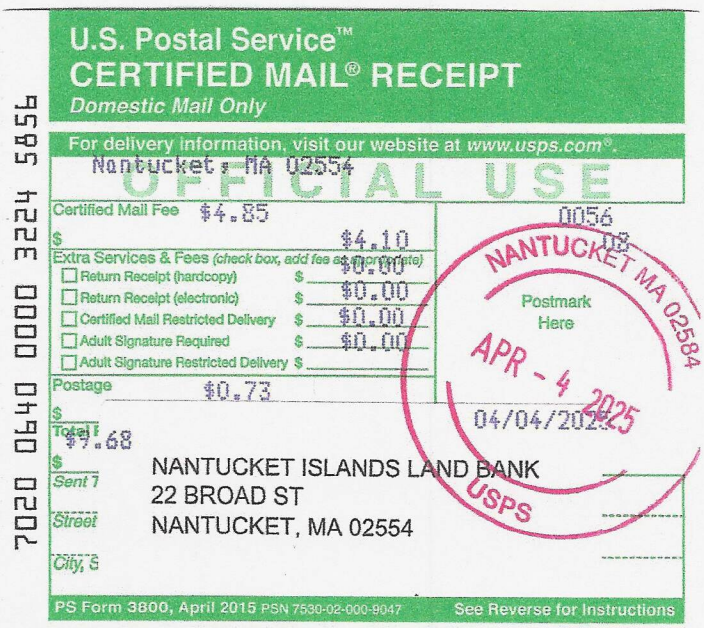

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Postage $0.73

Total $9.68

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USPS

04/04/2025

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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

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

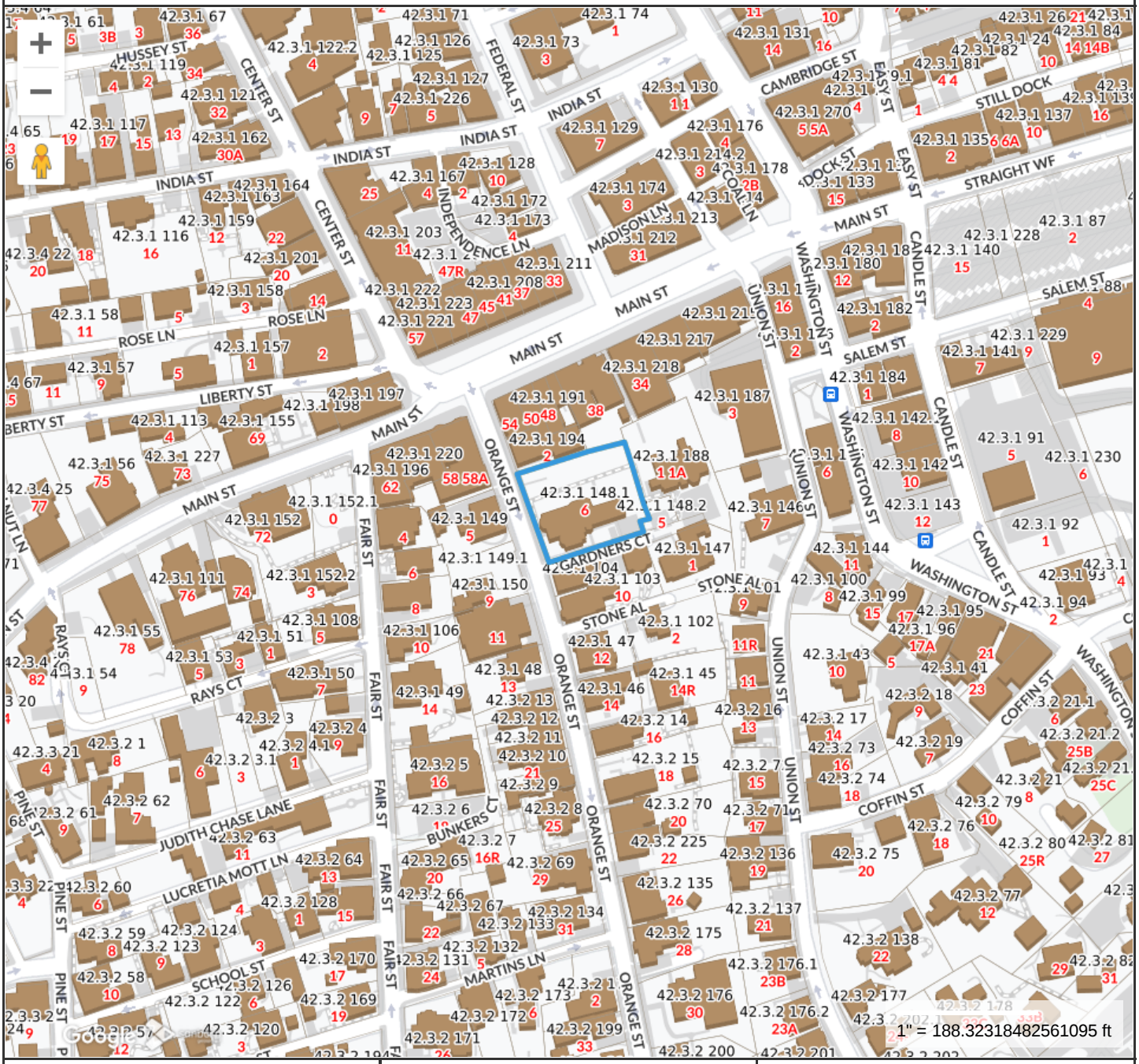
4/7/25

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

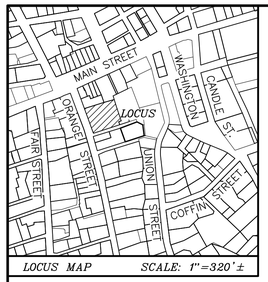
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

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

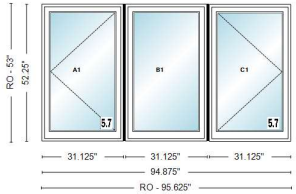
LATEST UPDATE
3/18/2025

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"**

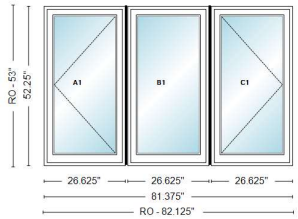
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4", Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame 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).

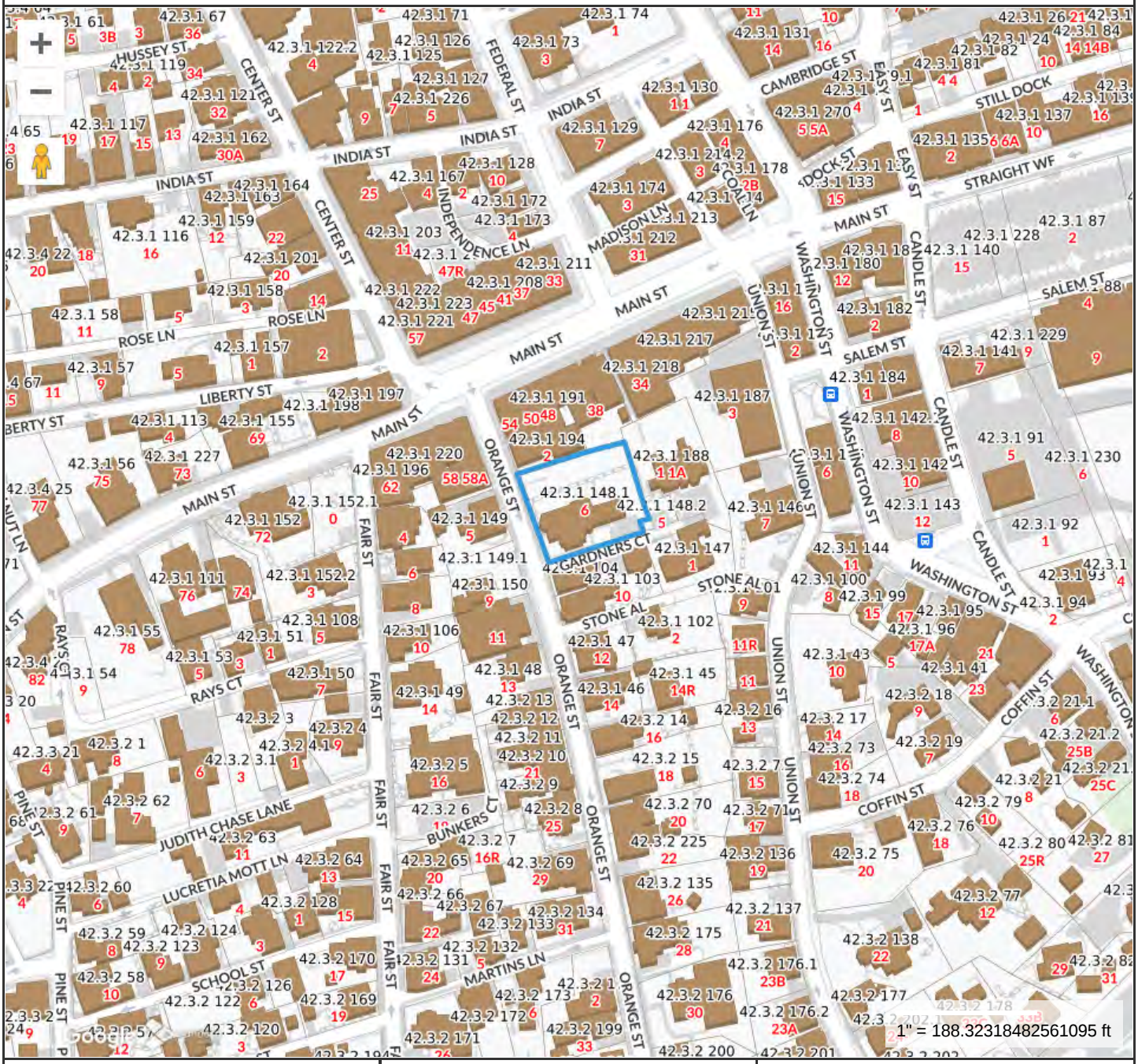
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

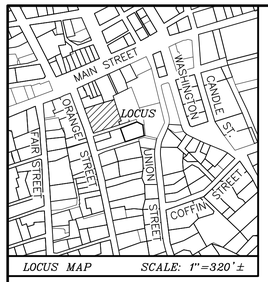
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

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

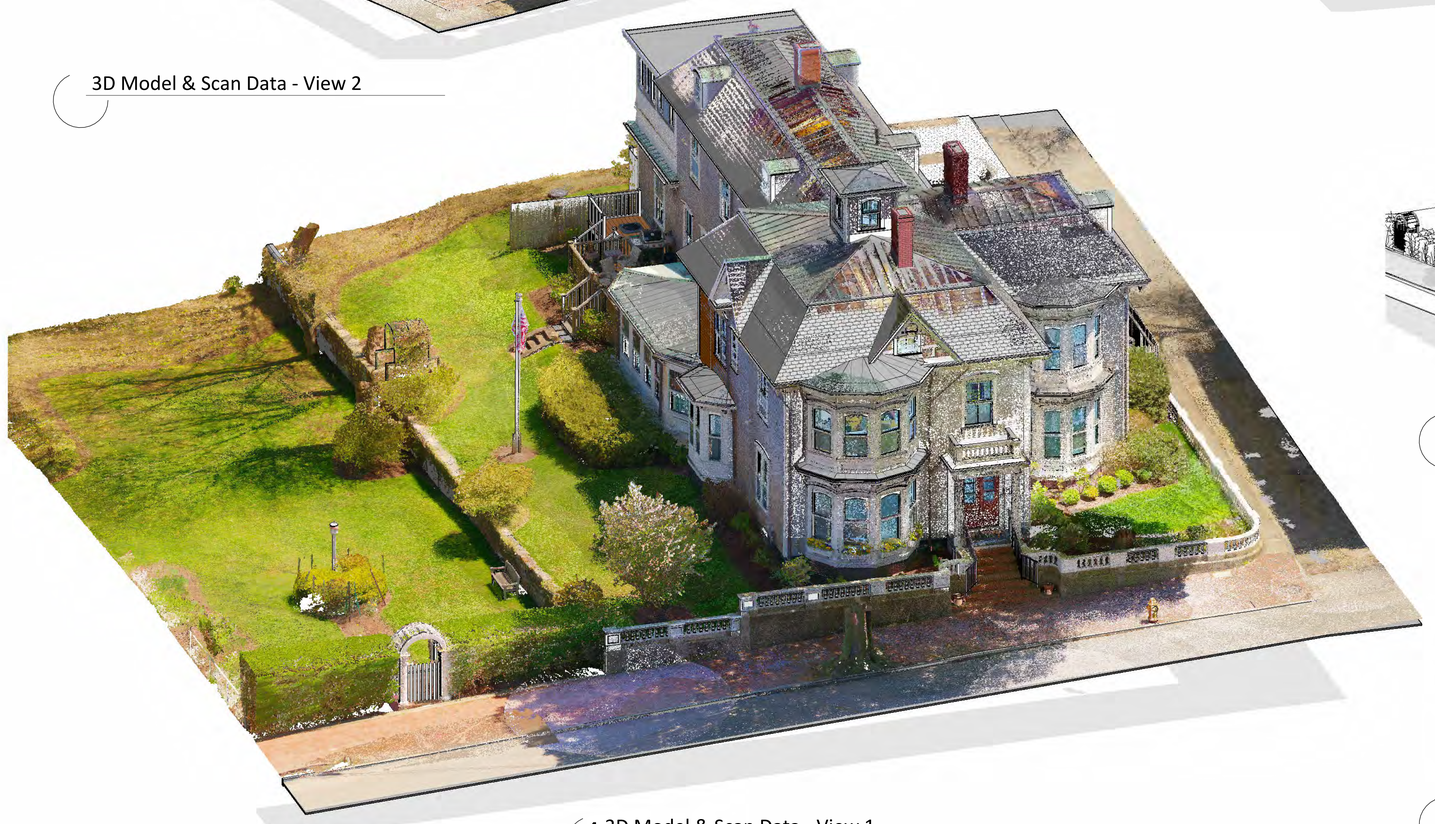
6 Orange Street



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!*

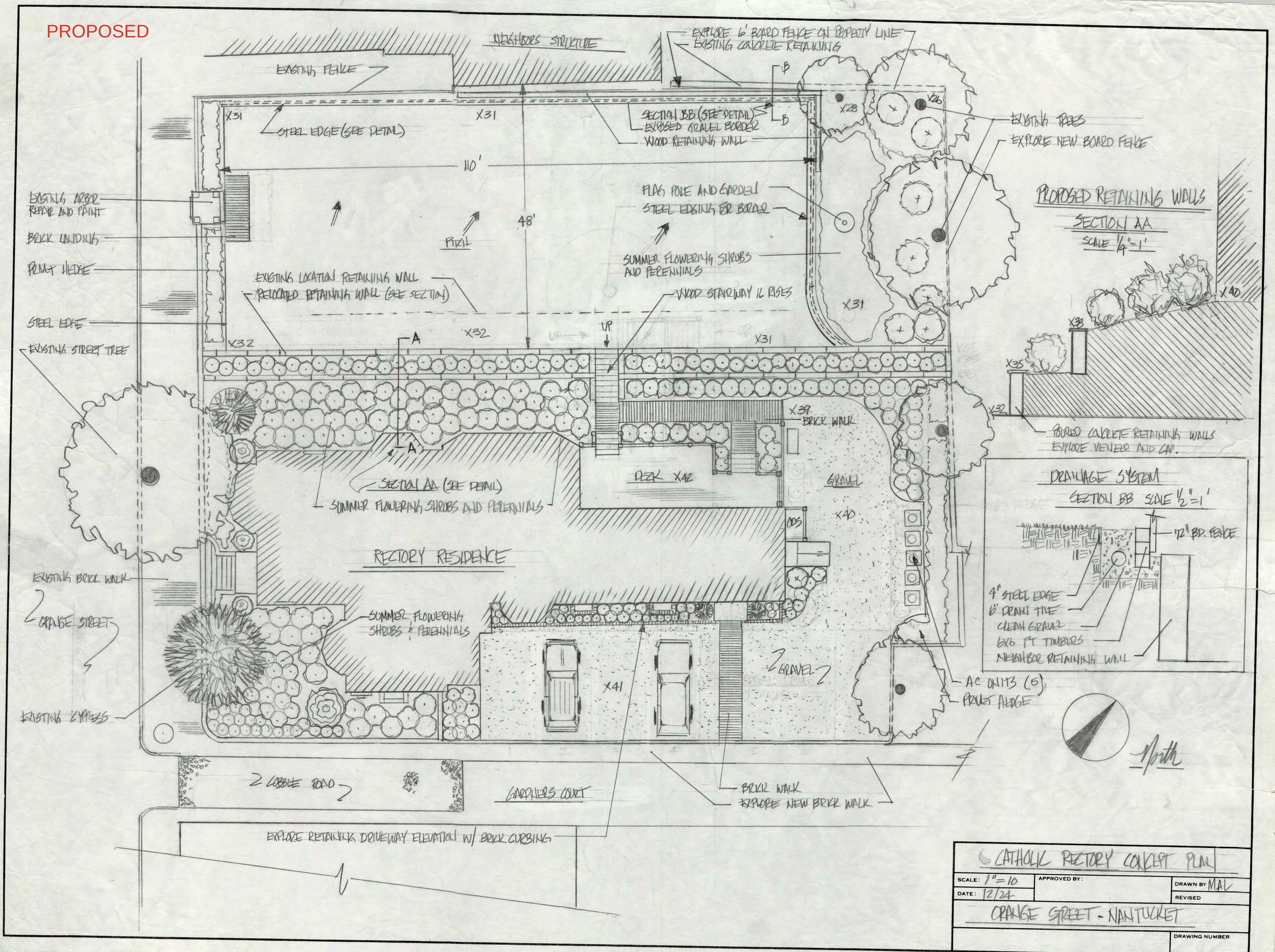
Revisions

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

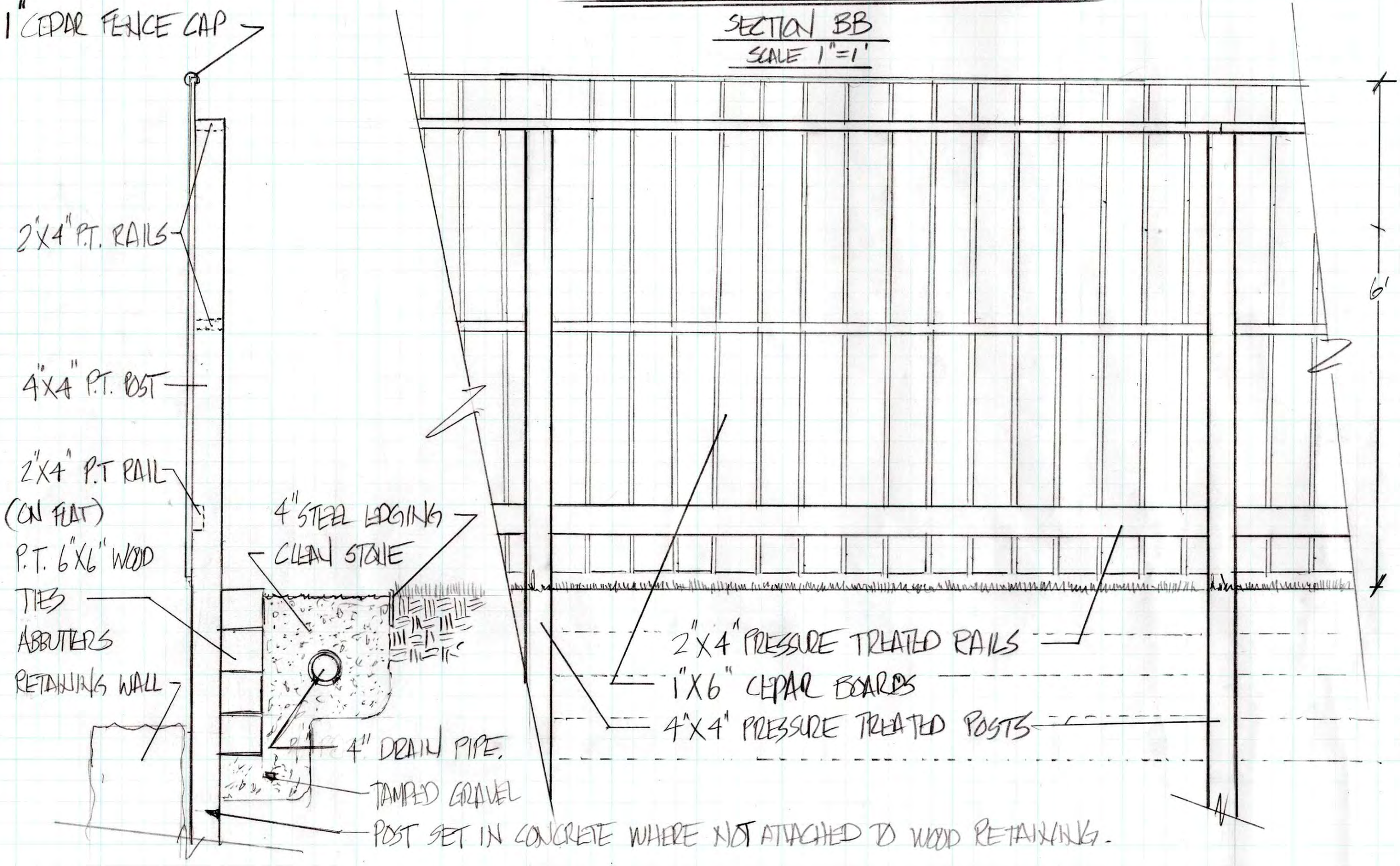
PROPOSED

At Rear of Lot Only

CATHOLIC CHURCH RECTORY FENCE DETAIL

SECTION BB

SCALE 1"=1'



































CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

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(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

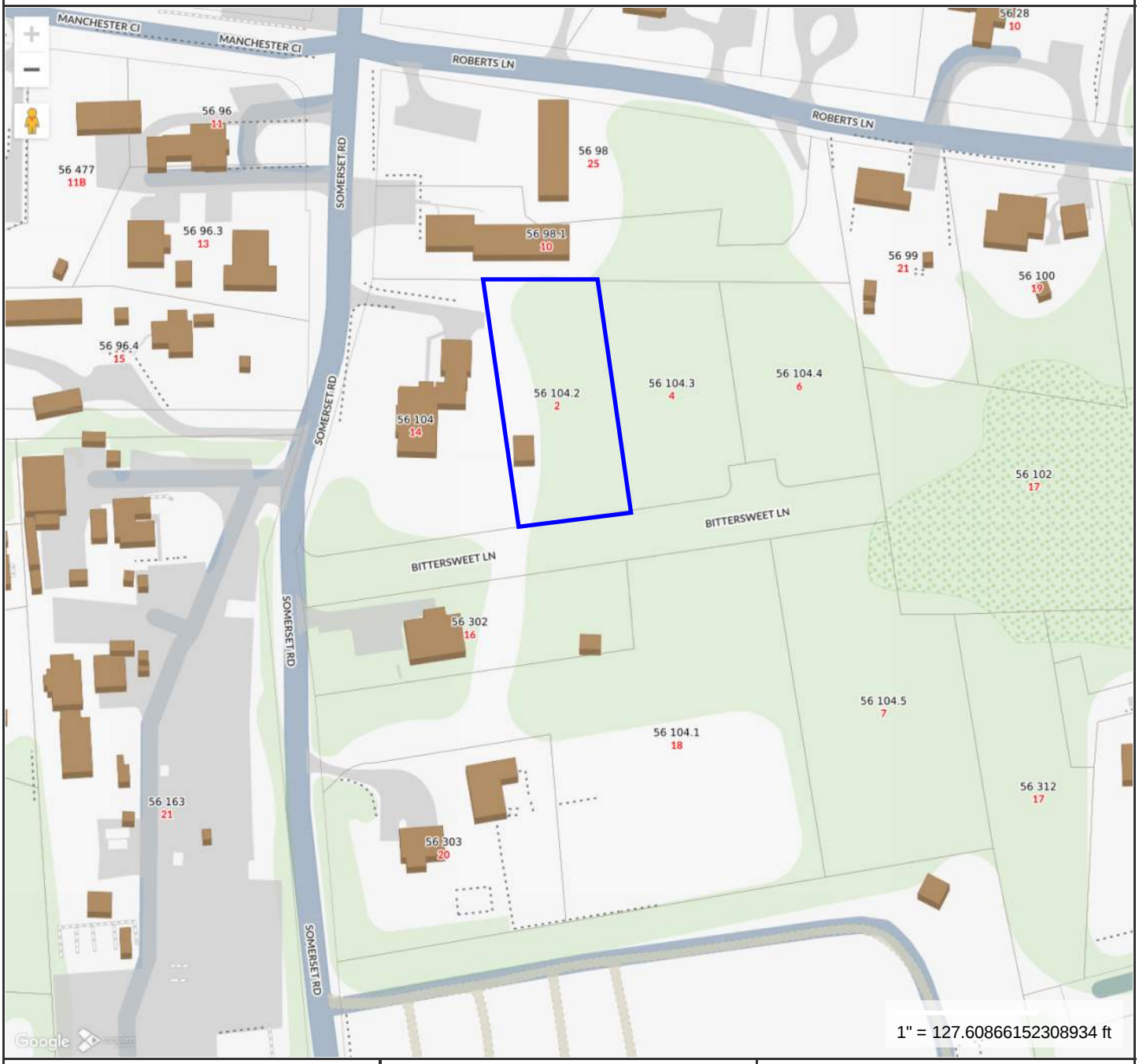
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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
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Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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



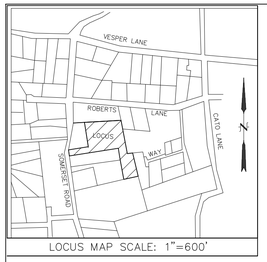
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

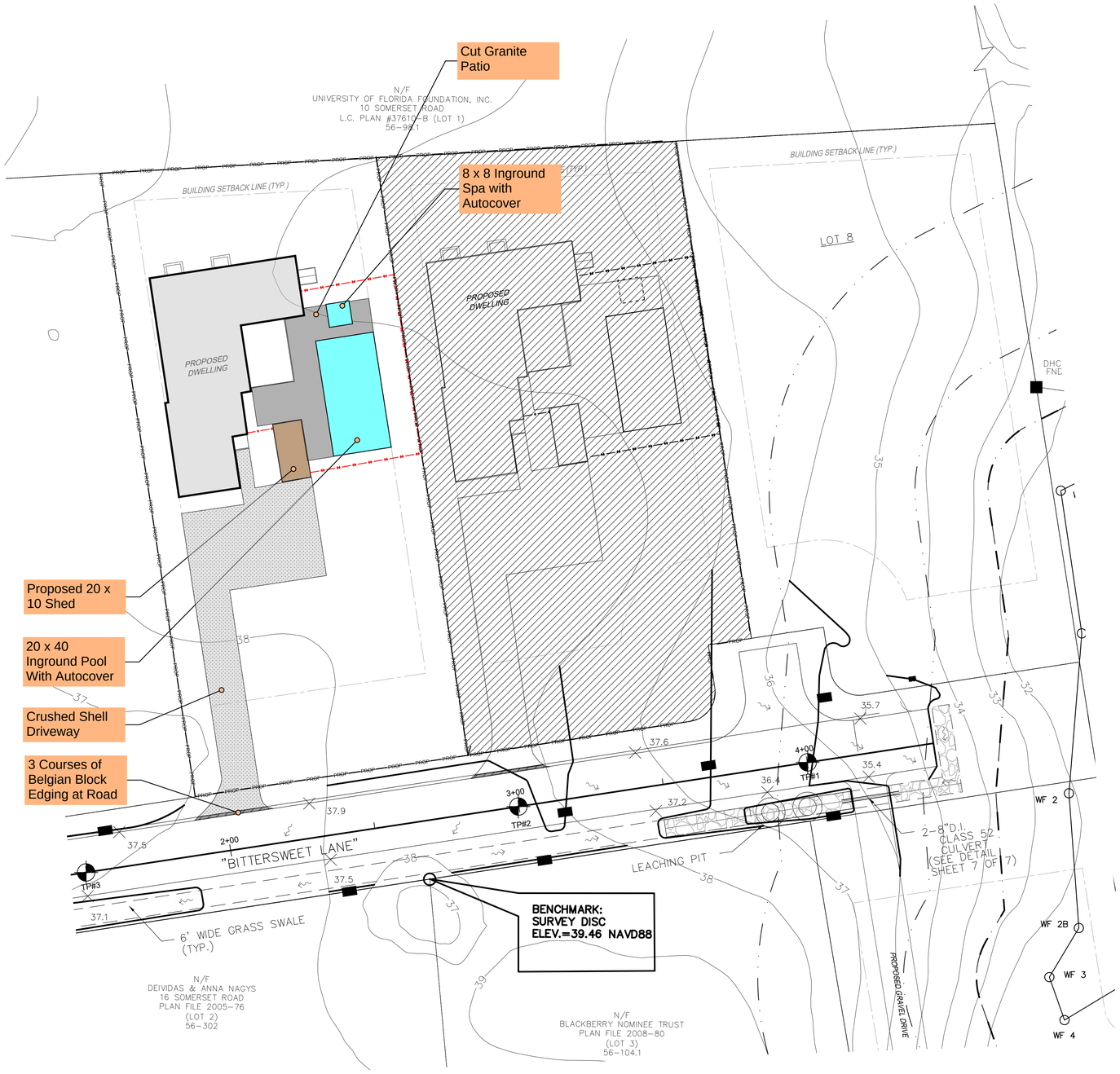
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

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

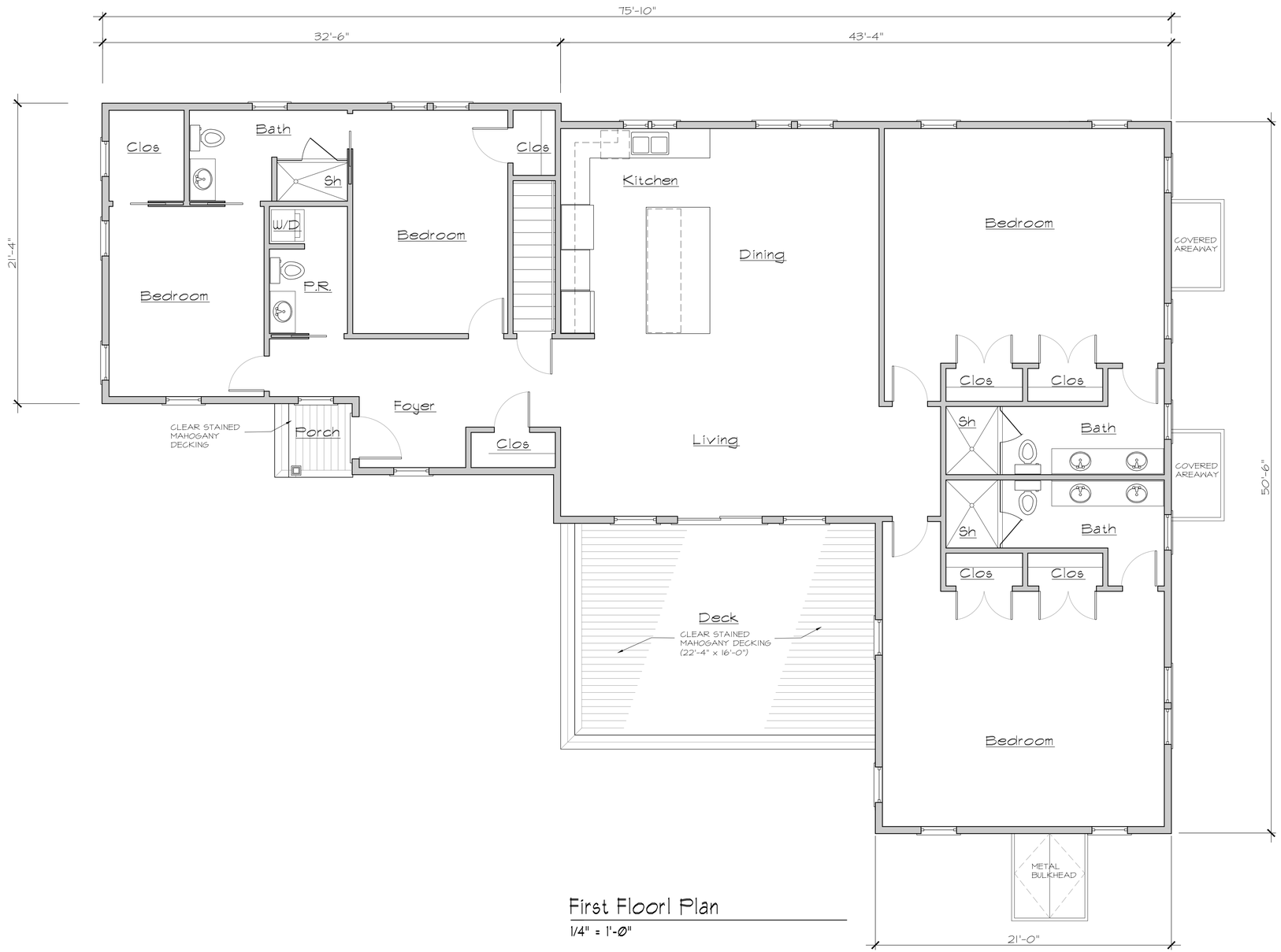
Drawn By: GB
Checked By: GB
Approved By: GB

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

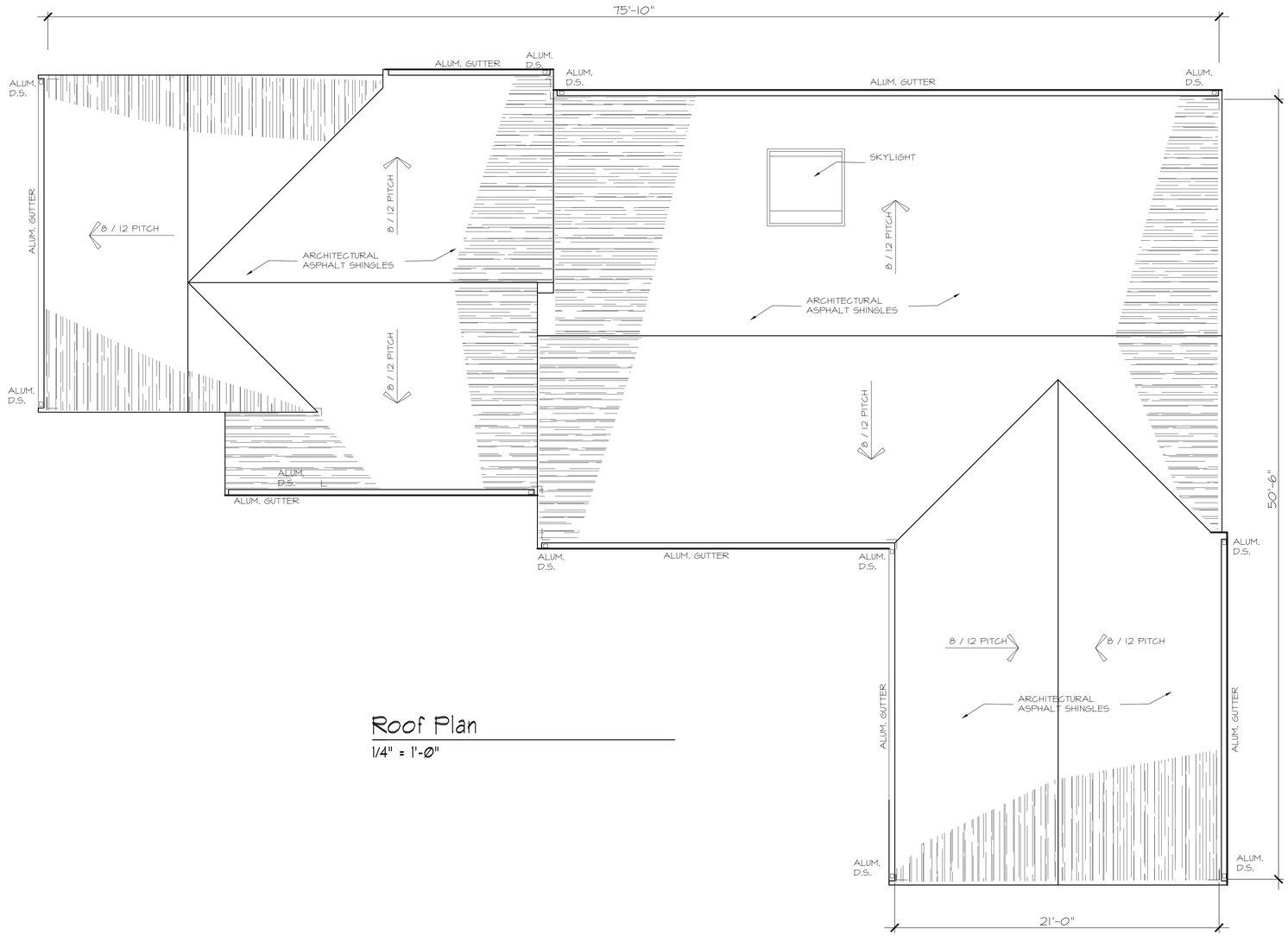
PROPOSED FIRST FLOOR PLAN

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

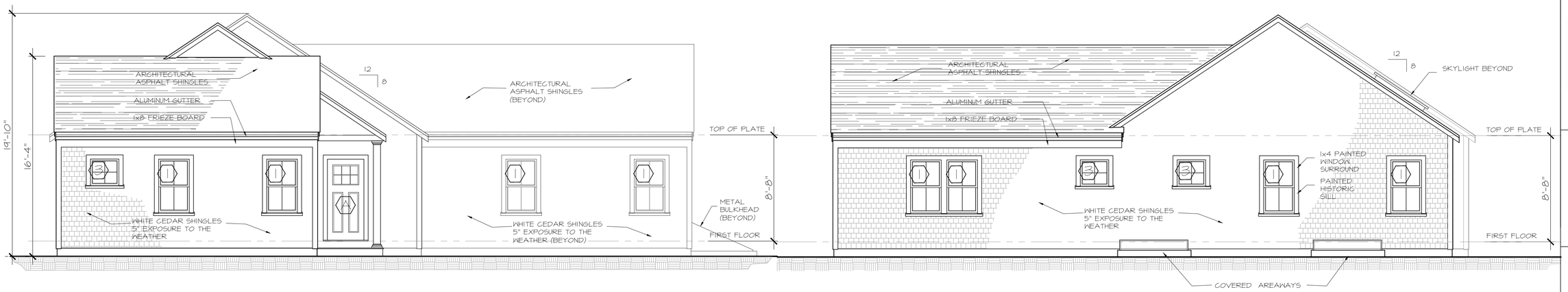
PROPOSED ROOF PLAN

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

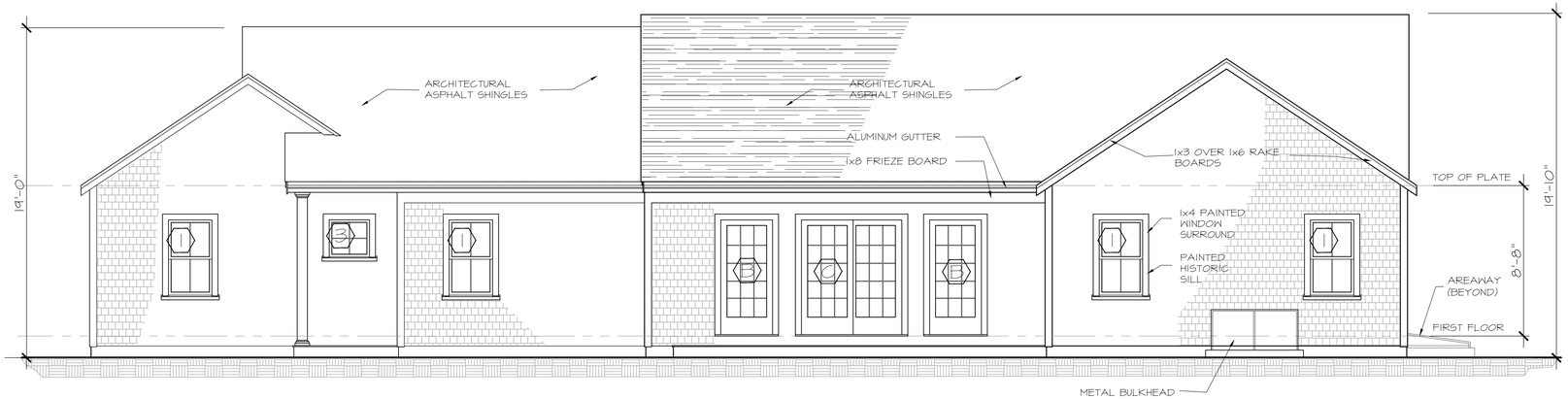


South Elevation

1/4" = 1'-Ø"

North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

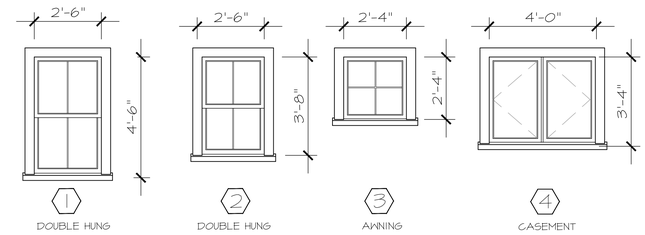
1/4" = 1'-Ø"

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.

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1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

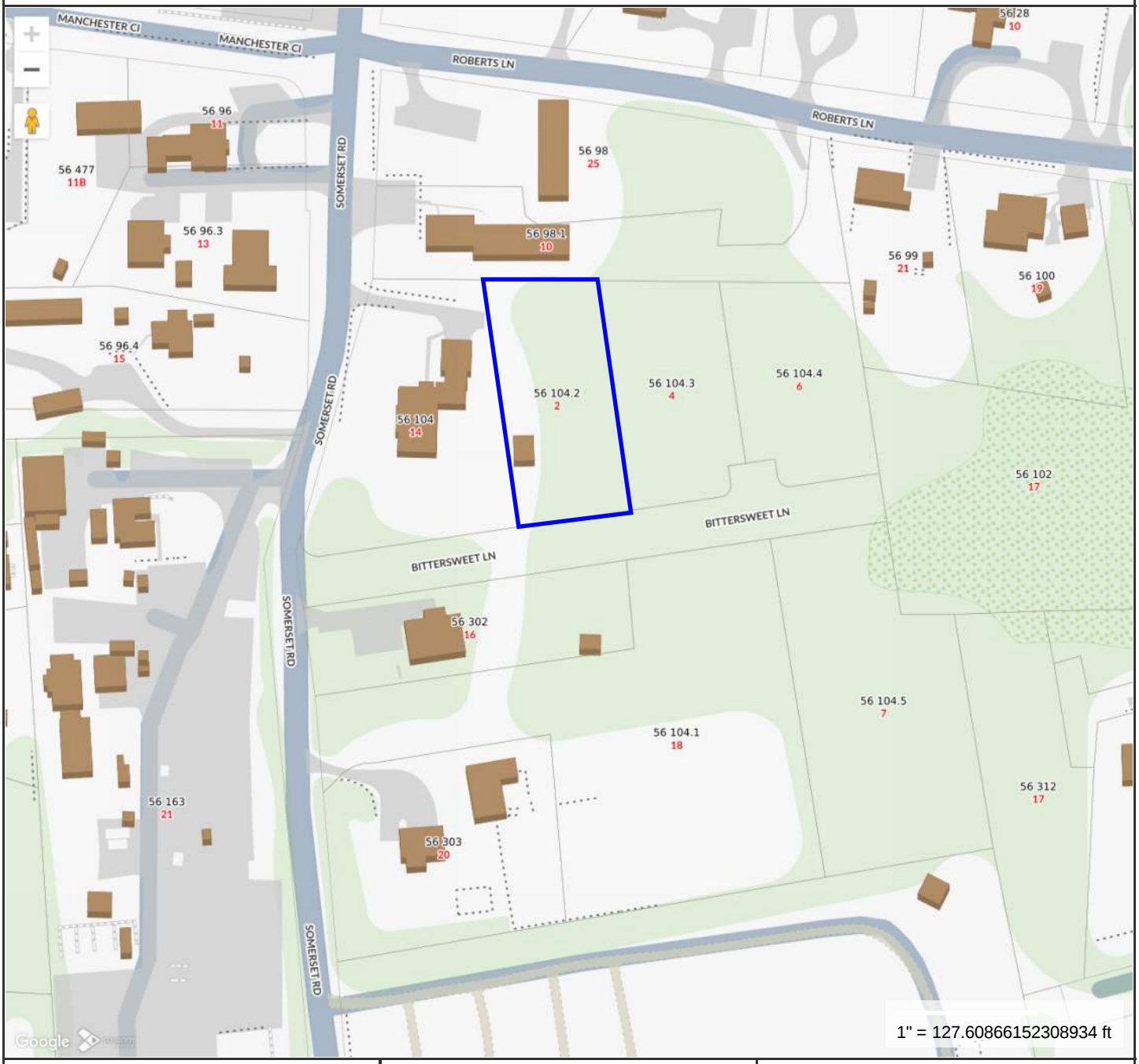
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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



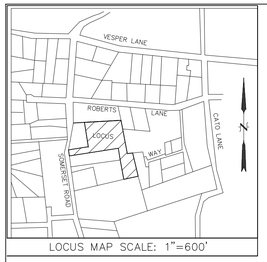
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

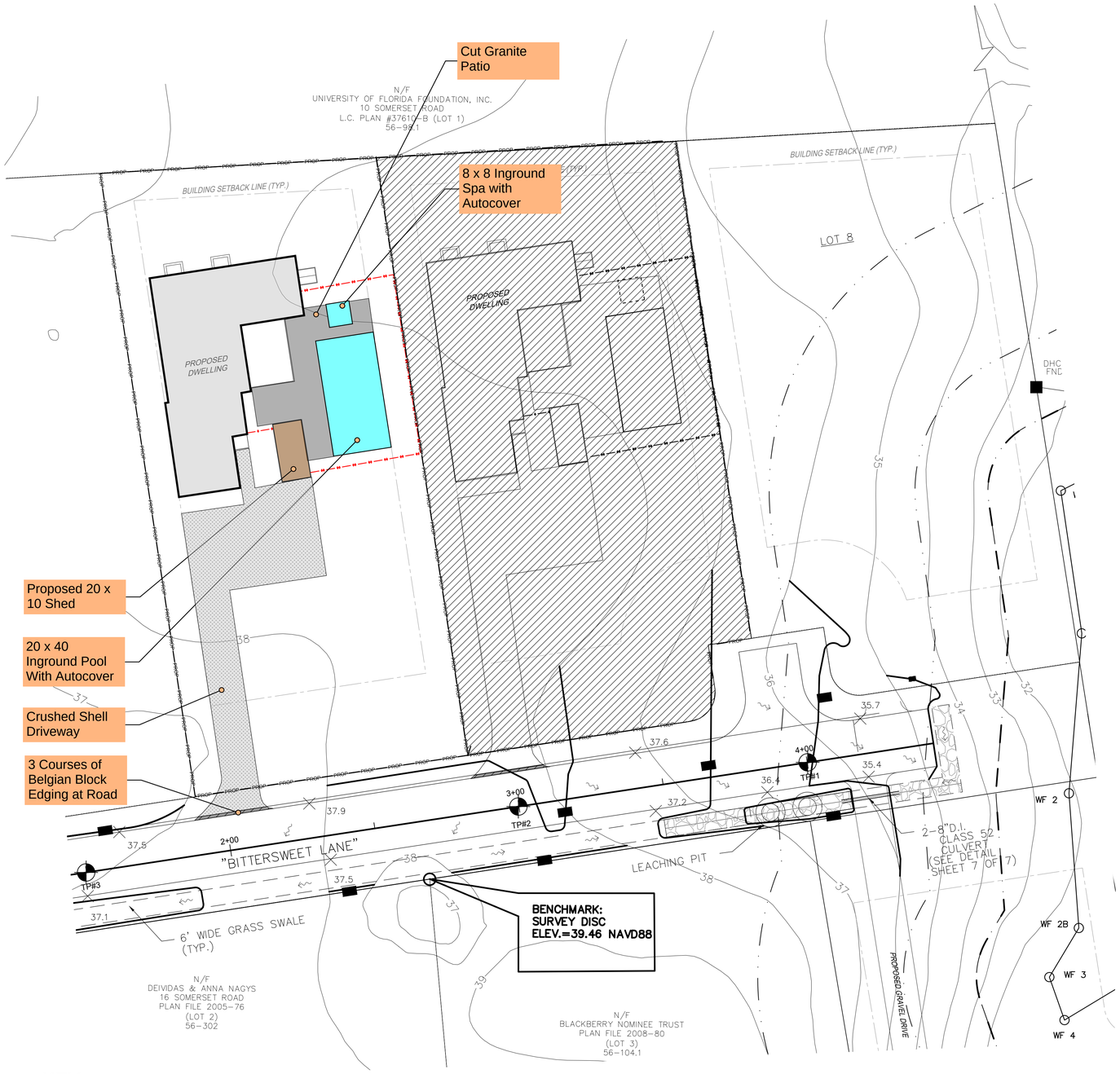
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

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

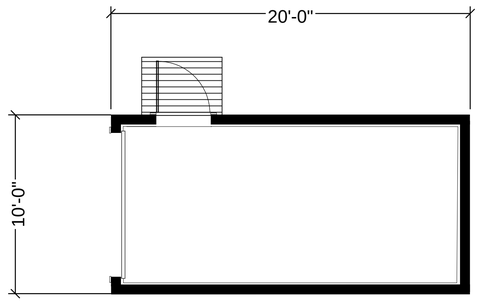
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

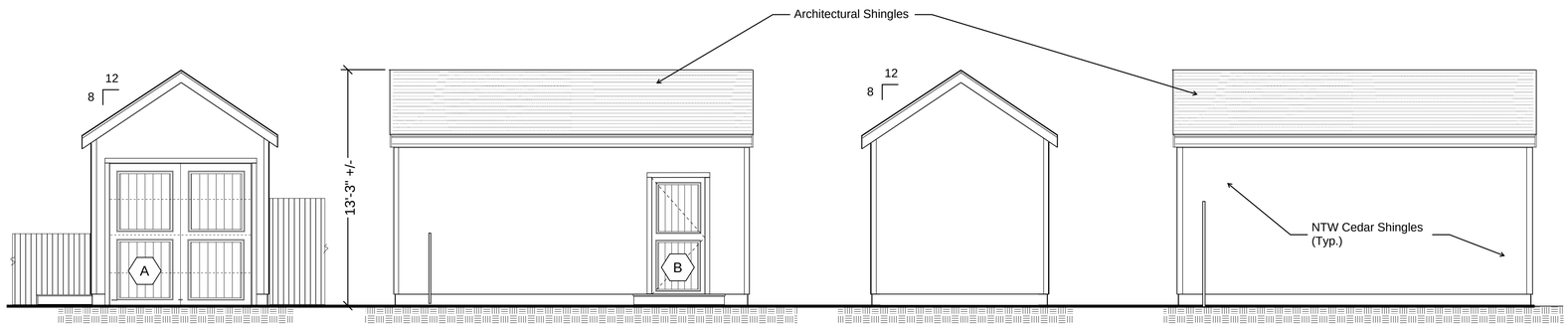
Project Number: RES 2501

Date: April 7, 2025

SP-1



FLOOR PLAN
1/4" = 1'-0"

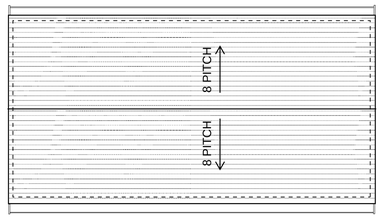


SOUTH ELEVATION
1/4" = 1'-0"

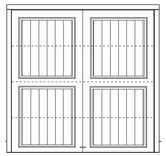
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

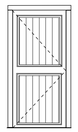


ROOF PLAN
1/4" = 1'-0"



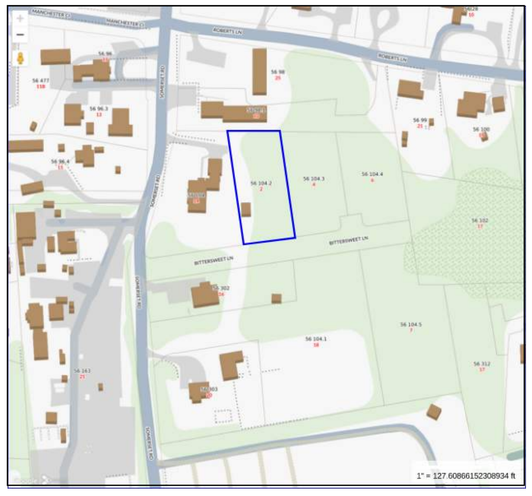
A

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
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Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

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Chair

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Abigail Camp

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Val Oliver

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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

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3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

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REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (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.

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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

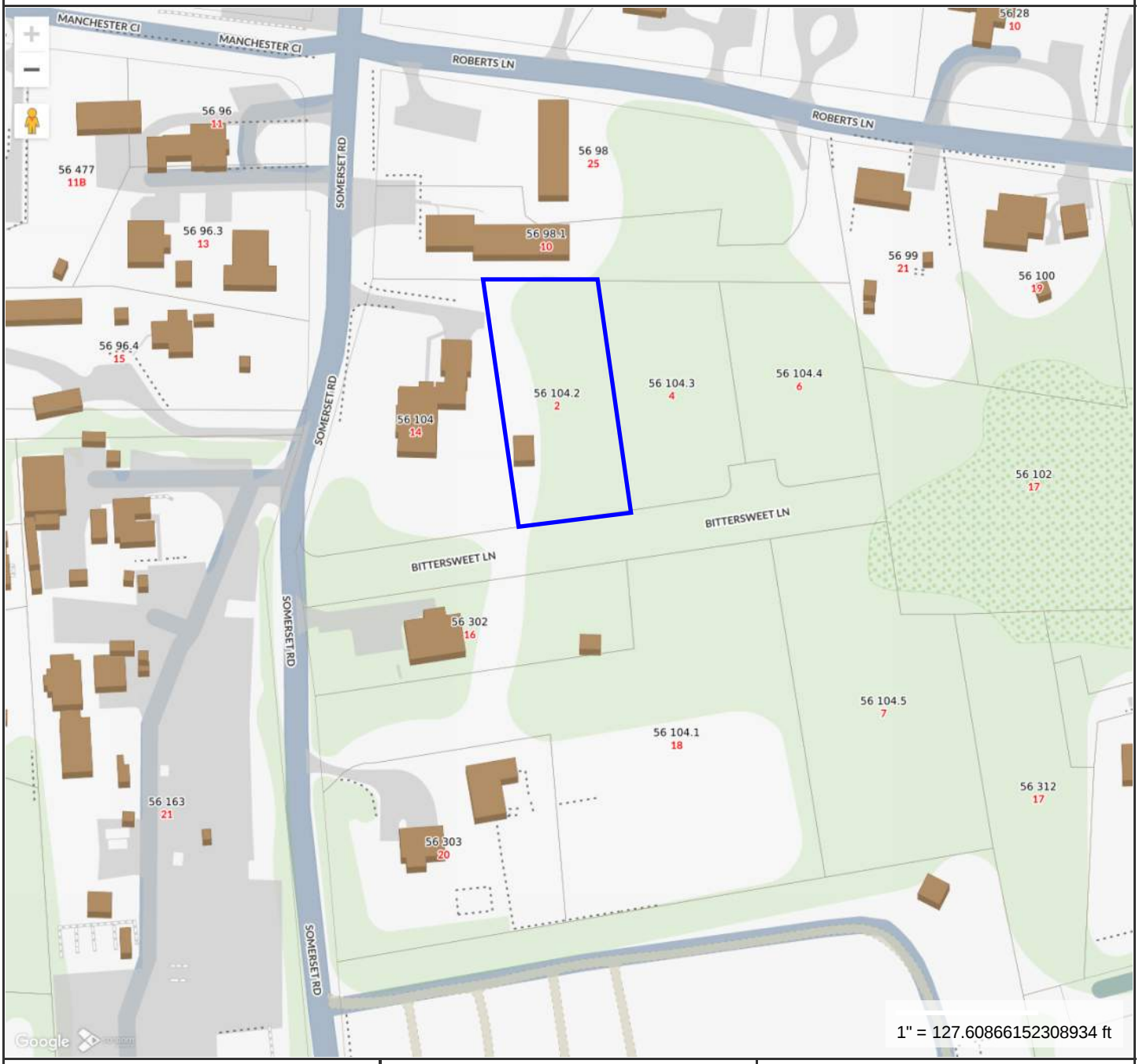
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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

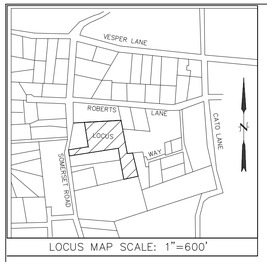


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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)

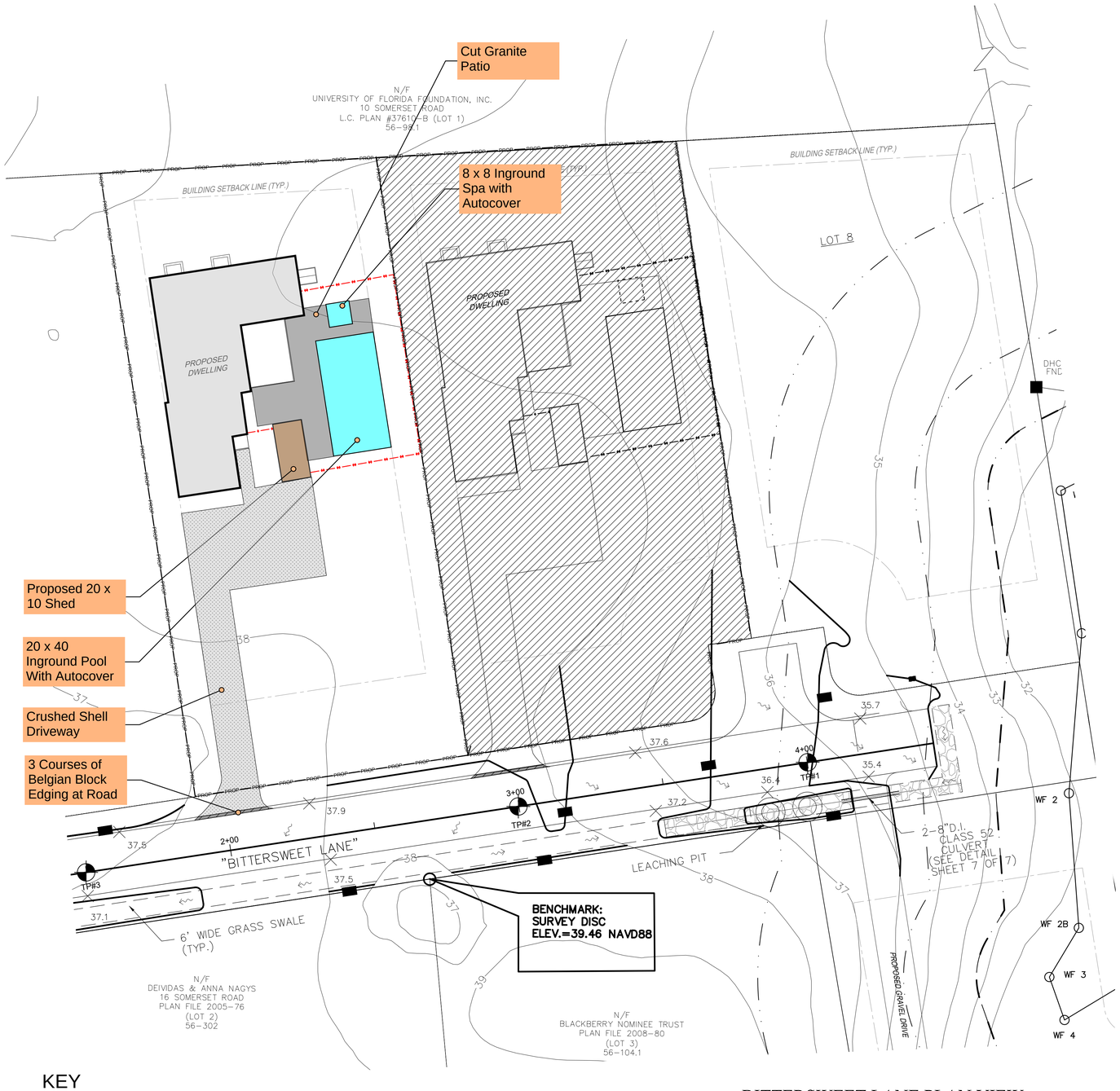
MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



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
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Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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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.

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(initial to indicate read and understand)

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Licensed in Massachusetts

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NANTUCKET REAL ESTATE

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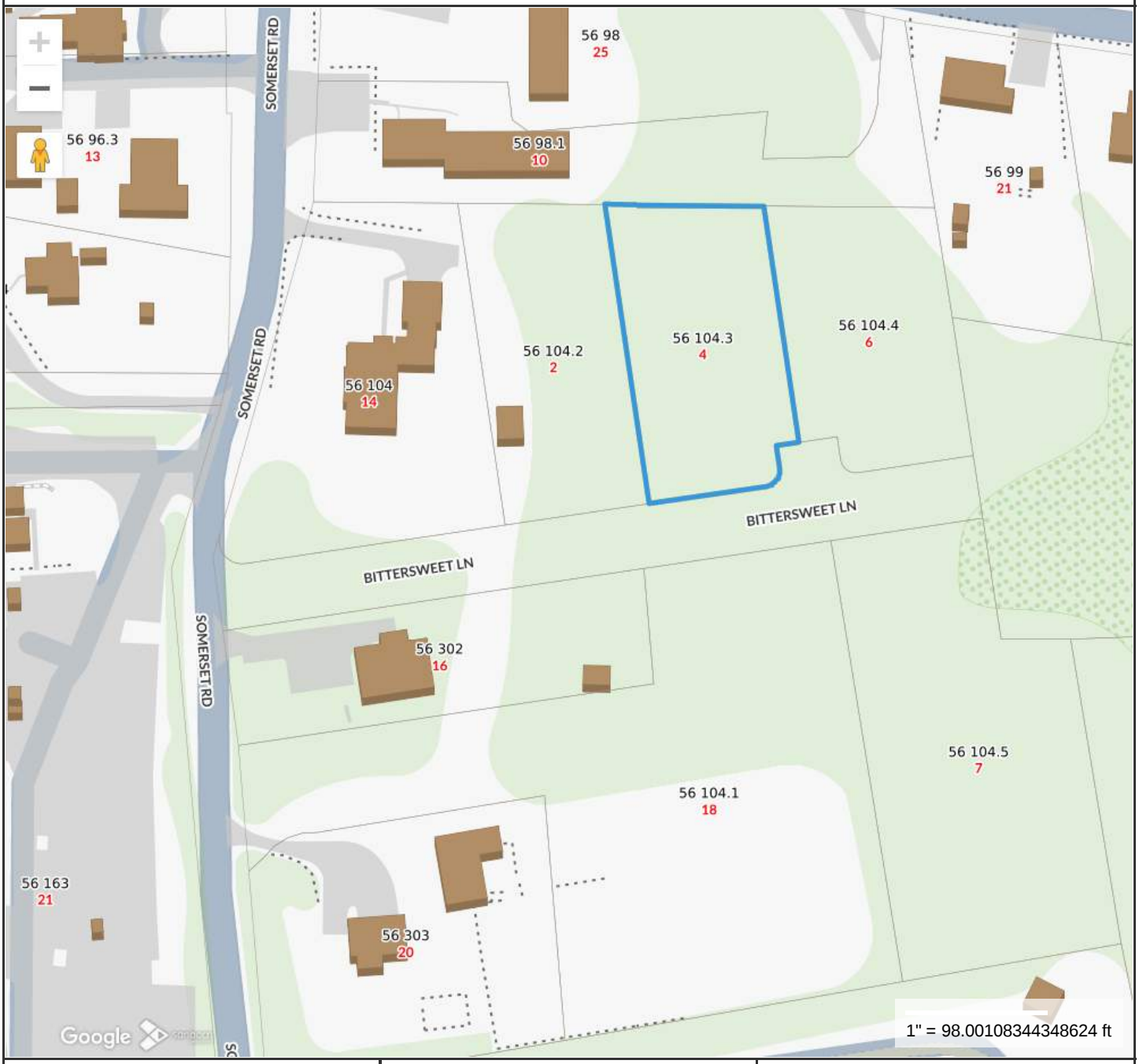
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#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



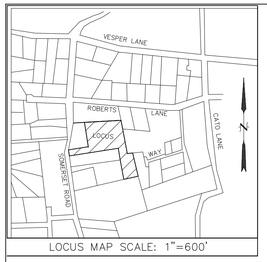
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

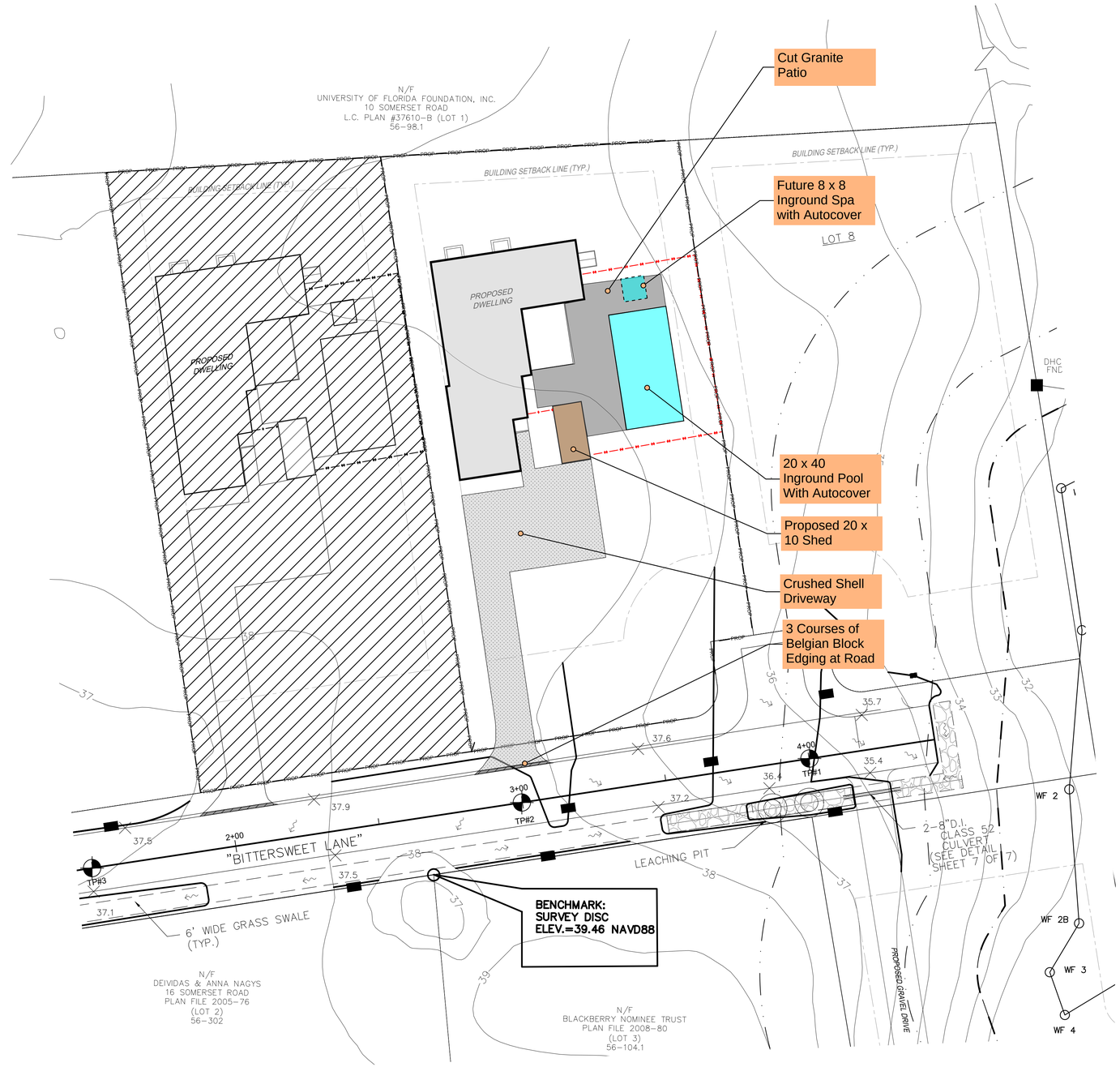
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

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

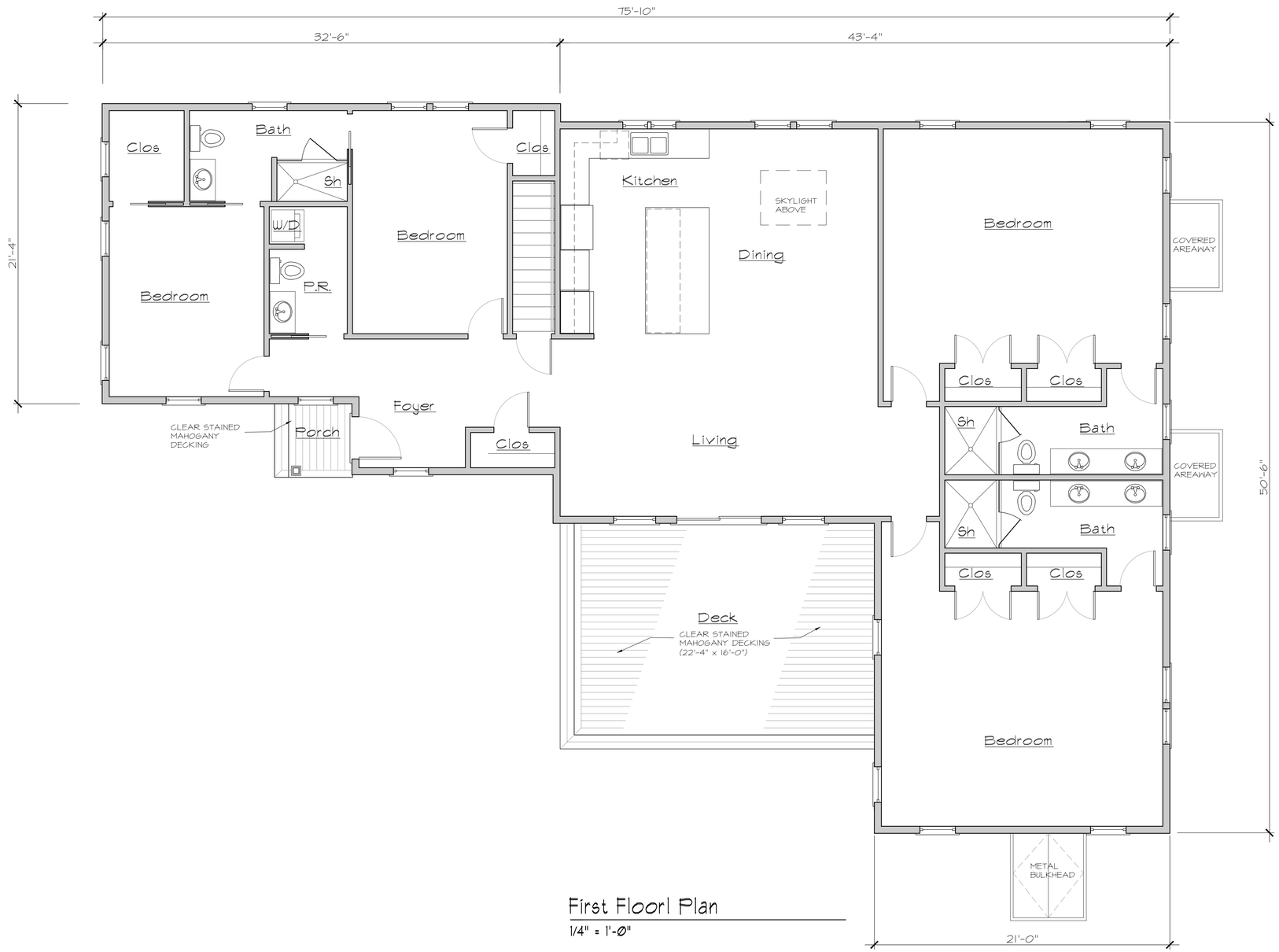
Drawn By: GB
Checked By: GB
Approved By: GB

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
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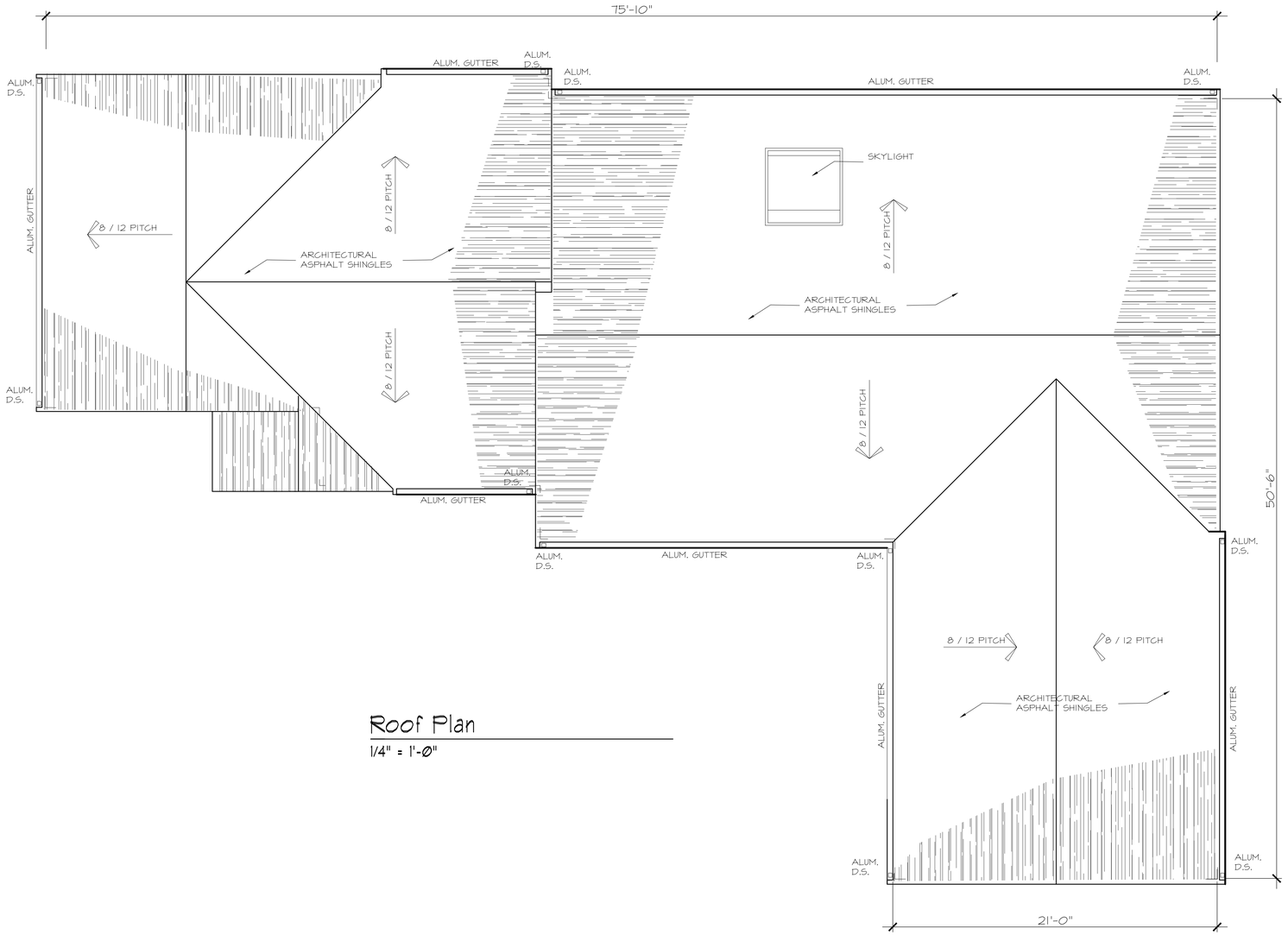
Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.1



Roof Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

4 Bittersweet Lane
Nantucket, MA 02554

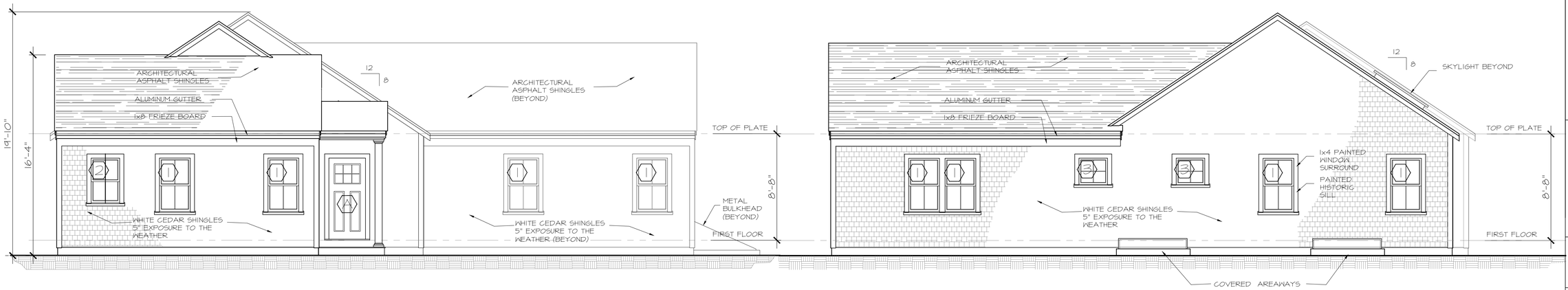
PROPOSED ROOF PLAN

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

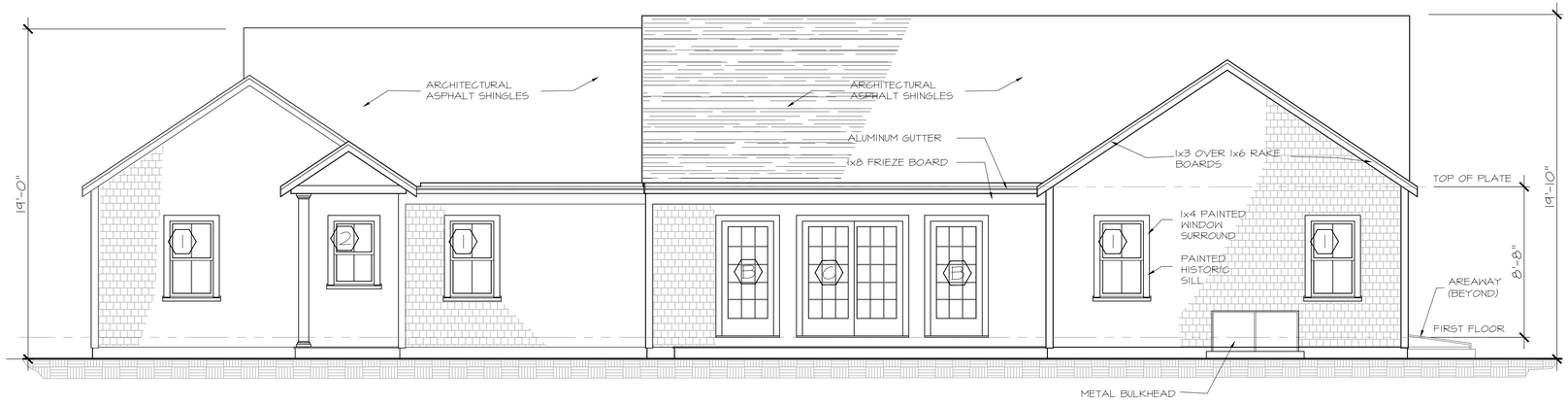


South Elevation

1/4" = 1'-Ø"

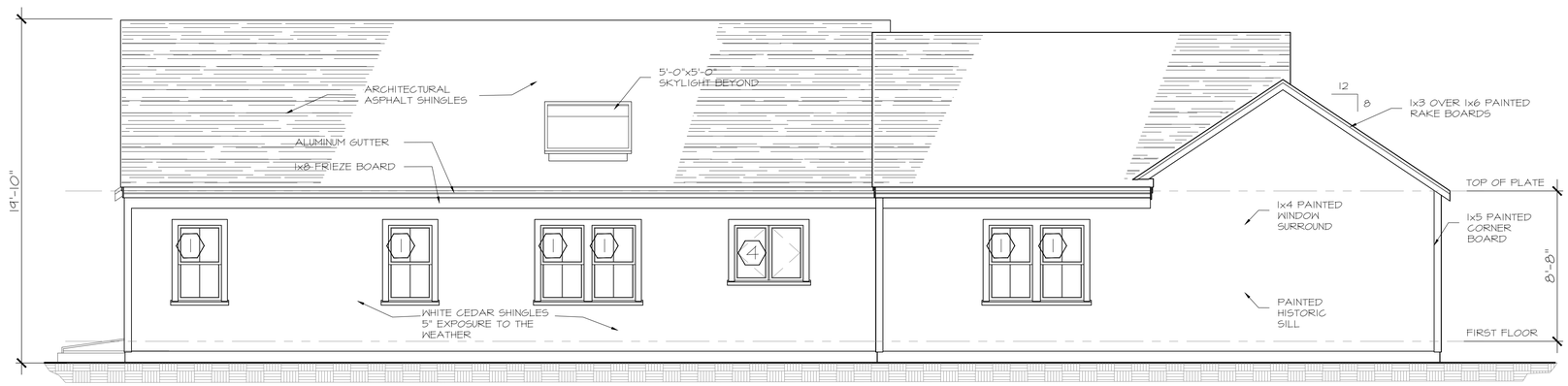
North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

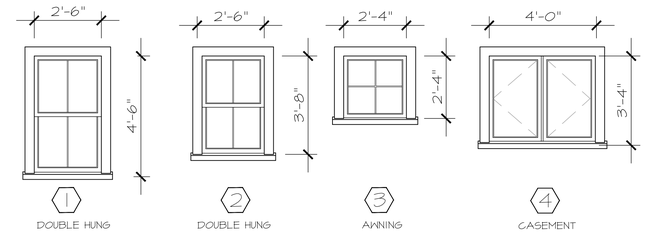
1/4" = 1'-Ø"

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:

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4 Bittersweet Lane
Nantucket, MA 02554

PROPOSED ELEVATIONS

Revisions:

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Drawn By: GB
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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

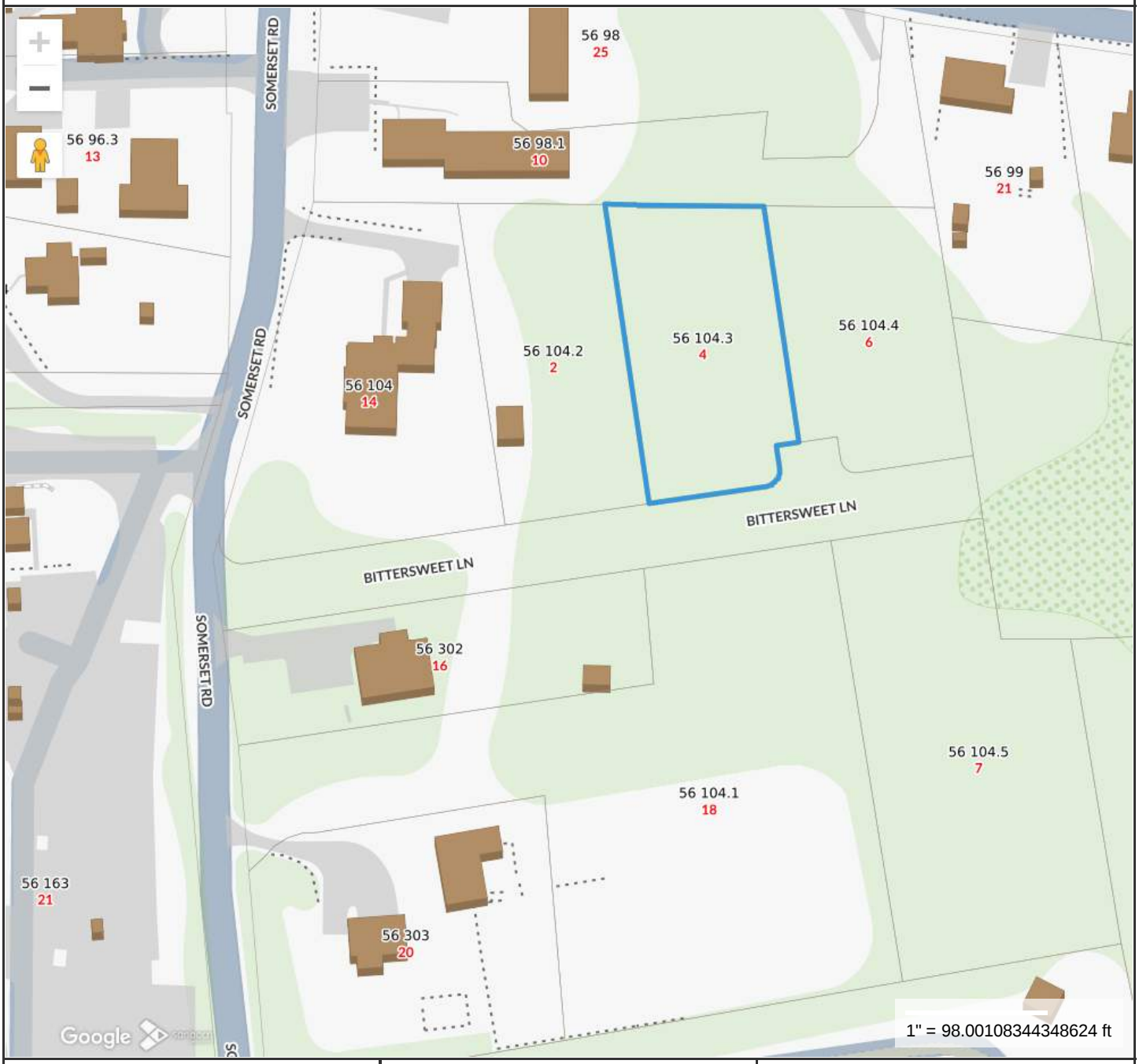
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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



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Owner	STANTON MARIANNE GIFFIN TR

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Geometry updated 10/16/2024
Data updated Jan. 2021

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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



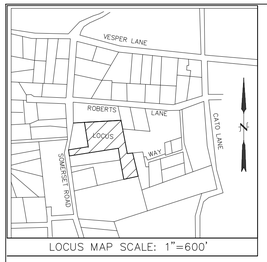
Nearby Precedent



Nearby Precedent



Nearby Precedent



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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

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DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

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FRONT YARD SETBACK =30'
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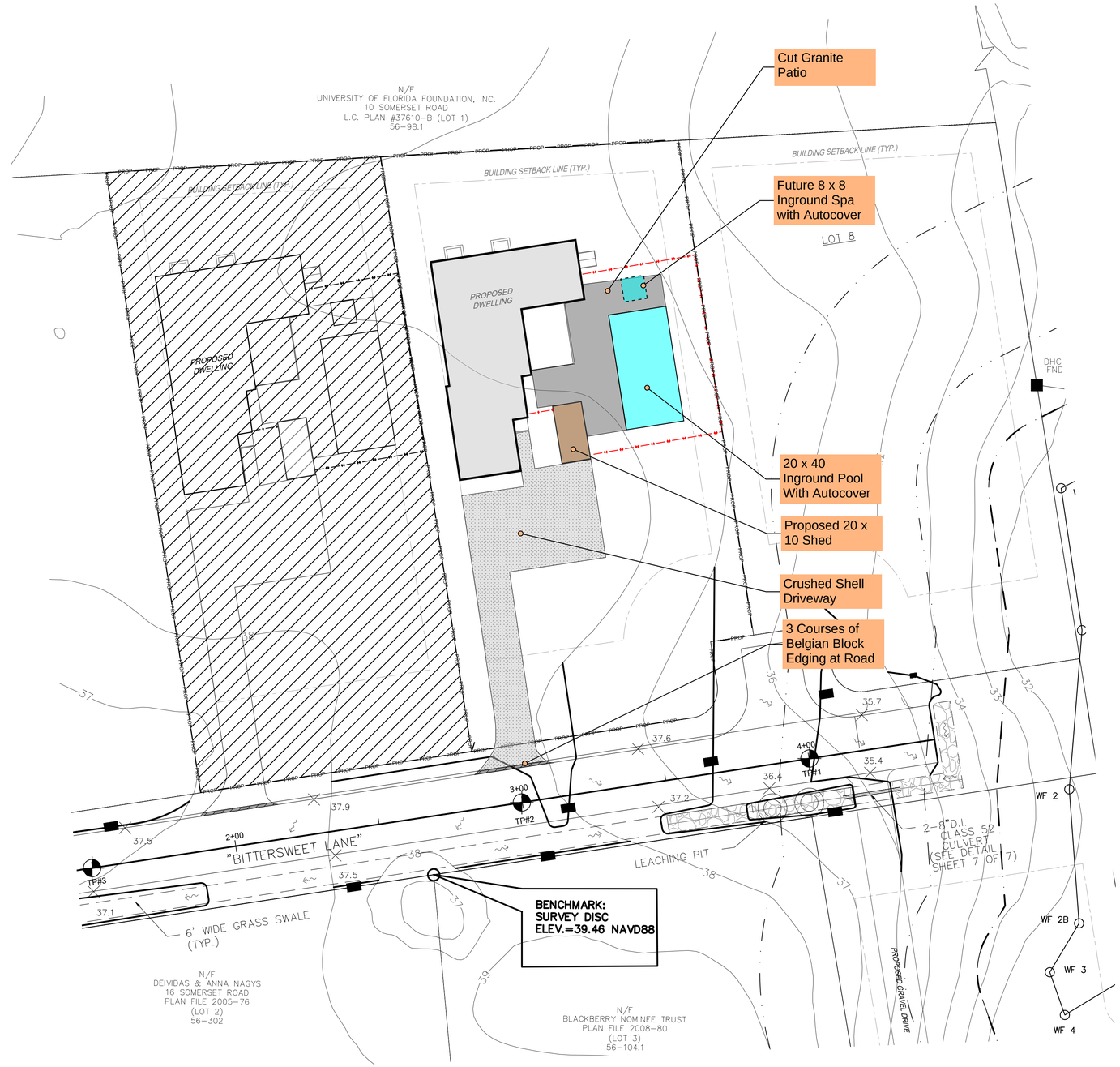

MERIDIAN: PLAN BOOK NO. 19, PAGE 144

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
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PROPOSED SITE PLAN

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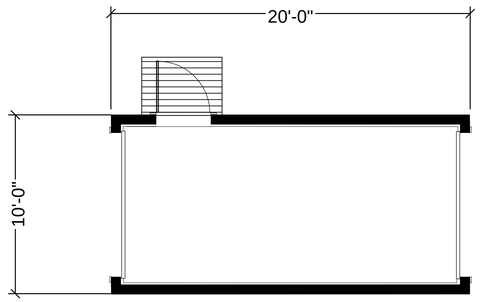
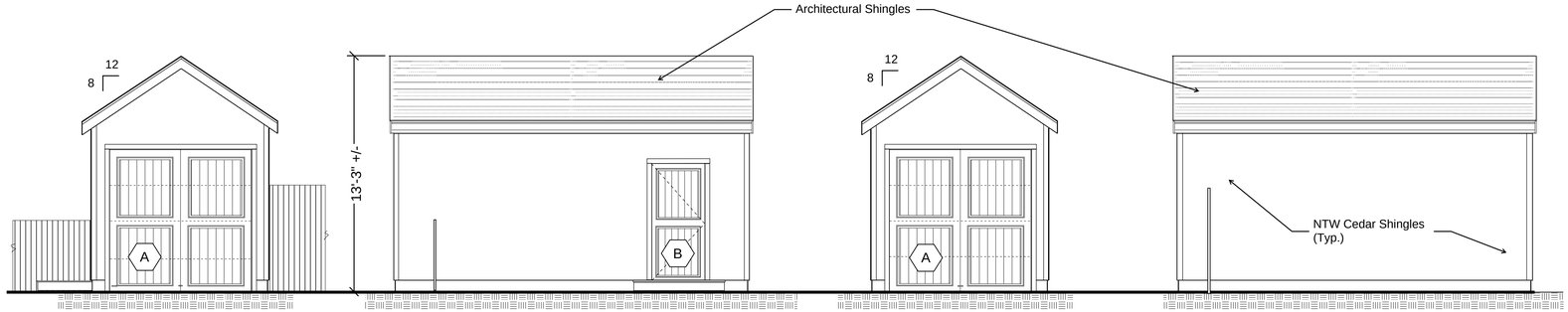


FLOOR PLAN
1/4" = 1'-0"

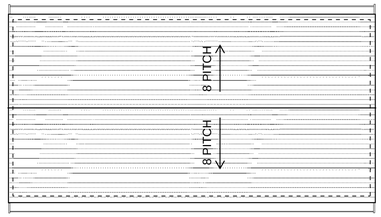


SOUTH ELEVATION
1/4" = 1'-0"

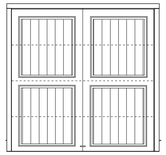
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

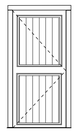


ROOF PLAN
1/4" = 1'-0"



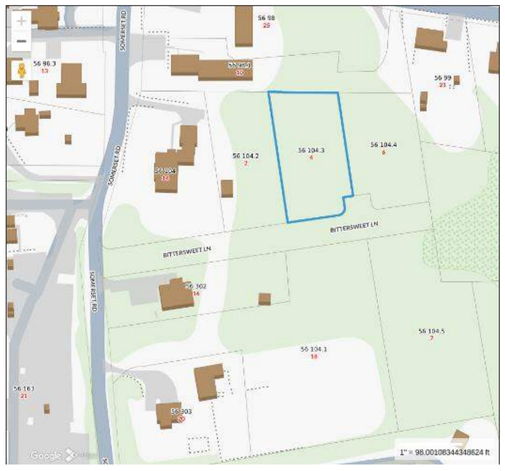
A

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.

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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

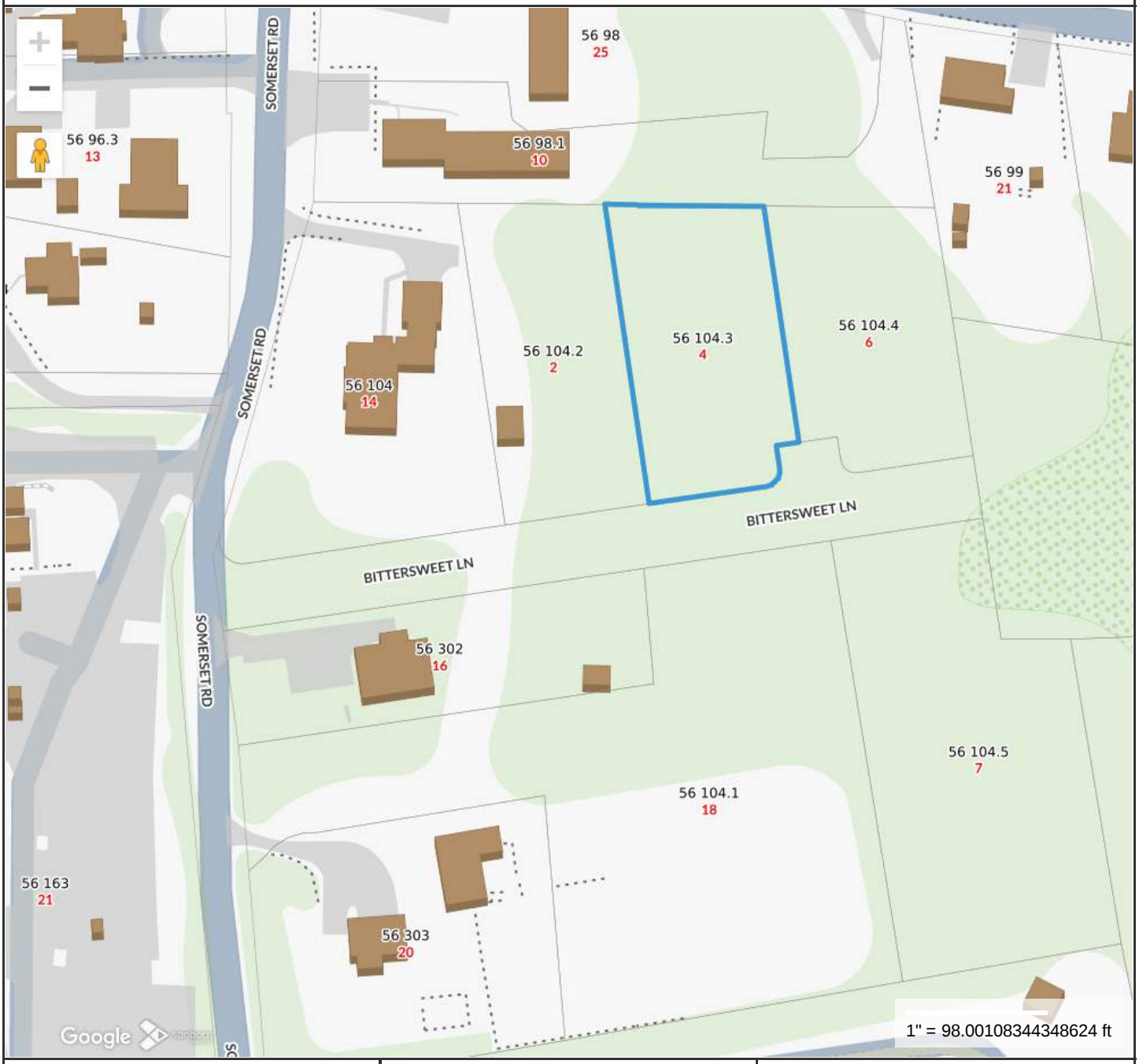
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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

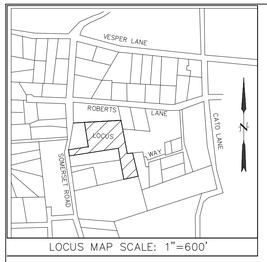
Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN TR

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

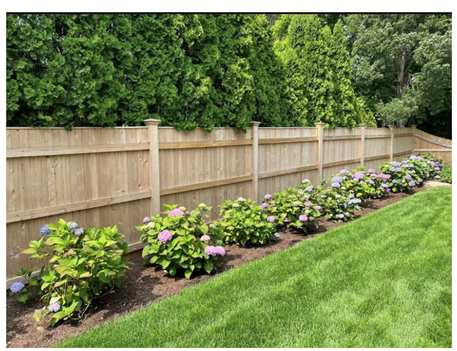
DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

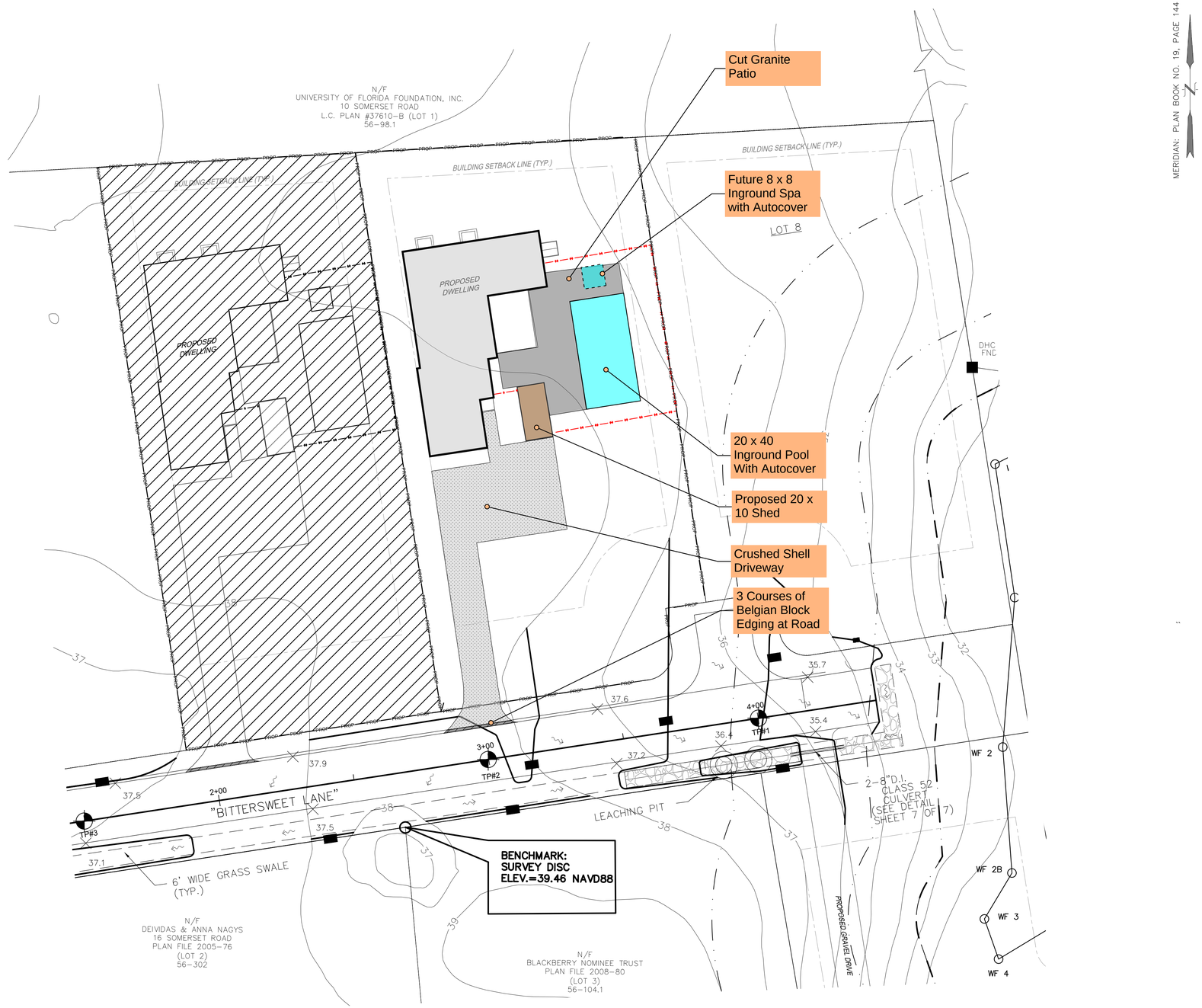
ASSESSORS REF.:
MAP: 56 PARCEL: 104

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

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Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

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UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

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