1. CONSENT WITH CONDITIONS

    Documents:

        2A LONGWOOD POOL- UPDATED 04.18.2025.PDF

2. SIGN 4/29/2025

    Documents:

        10 STRAIGHT WHARF_FREESTANDING SIGN _JACK AND CHARLIES.PDF
        16 FEDERL ST_WALL SIGN_16 FEDERAL.PDF
        5 CHESTNUT ST_PROJECTING SIGN_THE VAULT NANTUCKET.PDF
        15 BROAD ST_TEMPORARY SIGN_LEFT SIDE.PDF
        15 BROAD ST_TEMPORARY SIGN_RIGHT SIDE.PDF
        MULTIPLE LOCATIONS_POST SIGN_NHA.PDF
        40 STARIGHT WHARF_PROJECTING SIGN_THE BLACK DOG.PDF
        33 MAIN ST_PROJECTING SIGN_BEACHKREW.PDF
        20 BROAD ST_PROJECTING SIGN_BILLIES.PDF
        1 CAMBRIDGE ST_PROJECTING SIGN_MARISSA COLLECTIONS.PDF
        22 CENTER ST_PROJECTING SIGN_POETA_DOOR 26.PDF
        9B BAYBERRY CT_WALL SIGN_COMMUNITY FOUNDATION.PDF
        34 MAIN ST_WALL SIGN_ ELLSWORTH IVEY.PDF
        7 UNION ST_PROJECTING SIGN_UNION STREET INN.PDF
        7 UNION ST_FENCE SIGN_UNION STREET INN.PDF
        137A ORANGE ST WALL SIGN_BALDWIN GROUP INSURANCE.PDF
        137A ORANGE ST PROJECTING SIGN_BALDWIN GROUP INSURANCE.PDF

3. HELD OVER PER COMMISSIONERS REQUEST FROM 4/29/2025

    Documents:

        31 SHIMMO FENCE UPDATED 04.18.25.PDF

4. NEW BUSINESS 2/4/2025

    Documents:

        3 MILES COURT ROOF SOLAR.PDF

5. 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

6. NEW BUSINESS 4/1/2025 VIEW

    Documents:

        1 CAROLINE HDC NB SUBMISSION UPDATED_COMPRESSED HARDSCAPE.PDF

7. 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
    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

8. NEW BUSINESS 04/15/2025 VIEW

    Documents:

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

9. 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
    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
    25 HUSSEY ST GARAGE DEMO.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

10. NEW BUSSINES 5/6/2025

Documents:

31 INDIA ST ALTERATION.PDF
7 YOMPASHAM LN STAIRCASE WINDOW WELL.PDF
19 LILY STREET COLOR CHANGE UODATED 04.22.2025.PDF
6 FARGO WAY GATE.PDF
5 HIGH BRUSH HARDSCAOE.PDF
1 SCONSET AVE GATE.PDF
12 NEW ST HARDSCAPE.PDF
60 NOBADEER AVE ARBOR.PDF
54 WASHINGTON LIFT BUILDING.PDF
1 ALLENS LANE ADU.PDF
9 KELLEY RD SOLAR.PDF
24 ESSEX ROAD RENEW COA.PDF
6 DERRYMORE- ADDITION TO EXISTING GARAGE.PDF
30 W SANKATY HARDSCAPE.PDF
12 BLACK FISH SPA REV.PDF
85 VESTAL ST MAIN HOUSE.PDF
85 VESTAL ST GARAGE.PDF
85 VESTAL ST SHED.PDF
85 VESTAL ST POOL.PDF
3 POCHICK AVE MAIN HOUSE.PDF
3 POCHICK AVE GARAGE.PDF
3 POCHICK AVE POOL.PDF
3 POCHICK AVE PERGOLA.PDF
3 POCHICK AVE SHED.PDF
3 POCHICK AVE ACCESSORY STR 1.PDF
3 POCHICK AVE ACCESSORY STR 2.PDF
7 MOORS END LN POOL.PDF
123 EEL POINT RD ALTERNATION.PDF
20 MEADOW VIEW DR ADDITION.PDF
20 CLIFF RD HARDSCAPE.PDF
8 SEA ST COLOR ROOF CHANGES.PDF
8 JEFFERSON AVE - MH REVS.PDF
1 RIDGE RD COLOR CHANGE GARAGE.PDF
16 POLLIWOG POND RD SHED.PDF
14 TRIPP DR NEW DWELLING STABLE.PDF
14 TRIPP DR GARAGE CARRIGE HOUSE.PDF
14 TRIPP DR SHED.PDF
16 DEER RUN RD SHED.PDF
13 MIZZENMAST NEW GARAGE APARTMENT.PDF
13 MIZZENMAST SHED DEMO.PDF
13 MIZZENMAST SHED.PDF
13A WILLARD ST FENCE.PDF
4 SUNSET HILL LN HISTORIC DETERMINATION.PDF

9 NEW JERSEY SHED ROOF CHANGE.PDF
9 NEW JERSEY ROOF.PDF
30B EVERGREEN WY MOVE ON.PDF
40 FAIRGOUNDS RD- DEMO-MOVE OFF 67SF SHED.PDF
40 FAIRGROUNDS RD- SHED.PDF
7A NEW LANE FENCE.PDF
10 MILK ST ROOF.PDF
43 CHUCK HOLLOW RD SHED- UPDATED 04.30.2025.PDF
24 ARLINGTON ST SHED.PDF
22 LIBERTY ST ROOF.PDF
56 WASHINGTON AVE ROOF.PDF
30 APPLETON ADDITION.PDF
9 BARTLETT RD WINDOW REPLACEMENT.PDF
6 FARGO DECK PORCH.PDF
2 DUKES ROAD-ADDITIONRENO.PDF
33 CLIFF ROAD - GARAGE REVS.PDF
33 CLIFF ROAD - GH REVS.PDF
8 CANNONBURY LANE-NEW DWELLING.PDF
6 NOBADEER COLOR CHANGE.PDF
11 PLUM ST GARAGE MOVE-OFF DEMO.PDF
11 PLUM ST COTTAGE.PDF
11 PLUM ST POOL HARDSCAPE.PDF
11 PLUM ST MH ADDITION.PDF
10 RUDDER ALTERATION.PDF
31 PEQUOT ST COA RENEWAL.PDF
10 SOUTH PASTURE LN DRIVEWAY APRON.PDF
75R HOOPER FARM ROAD NEW DWELLING.PDF
13 STARBUCK POOL.PDF
10 SUN ISLAND RD FENCE.PDF
10 SUN ISLAND RD HARDSCAPING.PDF
125 SOMERSET RD FENESTRATION.PDF
100 WAUWINET ROAD GARGBARN REVS TO 01-11811.PDF
89 EASTON ST MH WINDOW REVISIONS.PDF
89 EASTON HARDSCAPE.PDF
5 DAVIS LN MOVE SHED.PDF
19 AMELIA DR HDC NEW FENCE 042825.PDF
25 AIRPORT_REV TO COA_HDC NEW 4.28.25.PDF
25A CLIFTON_REV TO COA MH_HDC NEW 04.28.25.PDF
5 SHEEP COMMONS LN REV GARAGE.PDF
18 HONEYSUCKLE DR REV 8885 GARAGE.PDF
2 MARY ANN DR DORMERS.PDF
20 NORTH PASTURE REV 11838, 11381 RAILING.PDF
20 HONEYSUCKLE DR NEW DWELLING.PDF
33 CLIFF ROAD - MH REVS TO 2024-10-11367.PDF
65 QUIDNET ROAD - GARAGE COLOR CHANGE.PDF
47 HULBERT AV FENESTRATION.PDF
117 EEL POINT RD ADDITION.PDF
14 GREEN MEADOWS OUTDOOR SHOWER.PDF
18 B GRAY AVE SOLAR.PDF
2A FOREST AVE REV NEW DWELLING.PDF
2B FOREST AVE NEW DWELLING.PDF
1 OLD SOUTH RD COLOR.PDF
8 GOLFVIEW NEW DWELLING.PDF
8 GOLFVIEW COTTAGE.PDF
138 SURFSIDE PICKLEBALL RELOCATE.PDF
5 FOLGERS COURT OUTDOOR SHOWER.PDF
9 GREGLEN AV SOLAR.PDF
100 WAUWINET ROAD - NEW POOL HOUSE.PDF
27 WILLARD ST REV 11769.PDF

88 POCOMO RD REV 10309.PDF
60 WANOMA MH REV TO COA HDC NEW 4.28.25.PDF
12 MADEQUECHAM VALLEY DWELLING.PDF
7 BREWSTER RD REV MAIN HOUSE BASEMENT 4.27.2025.PDF
11 SOMERSET RD WINDOW REPLACEMENT.PDF
5 MOBY FENCE GATE.PDF
18 GLADLANDS CATTLE GRATE.PDF
40 BARTLETT RD SHED.PDF
37 W CHESTER DRIVEWAY.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2025-03-12875

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 71 PARCEL N°. 13.3

Street & Number of Proposed Work: 2A LONGWOOD DRIVE

Owner of record: PINGIUY, LLC

Mailing Address: 6 STRAIGHT WHARF

NANTUCKET, MA 02554

Contact Phone #: 603-674-4369 E-mail: JACK@JEWELINTHESEA-COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY CASH

Date application received: 03/21/25 Fee Paid: $ 200.00 ✓

Must be acted on by: 05/31/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District LUG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

POOL Width: 15'-1" q. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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 _____

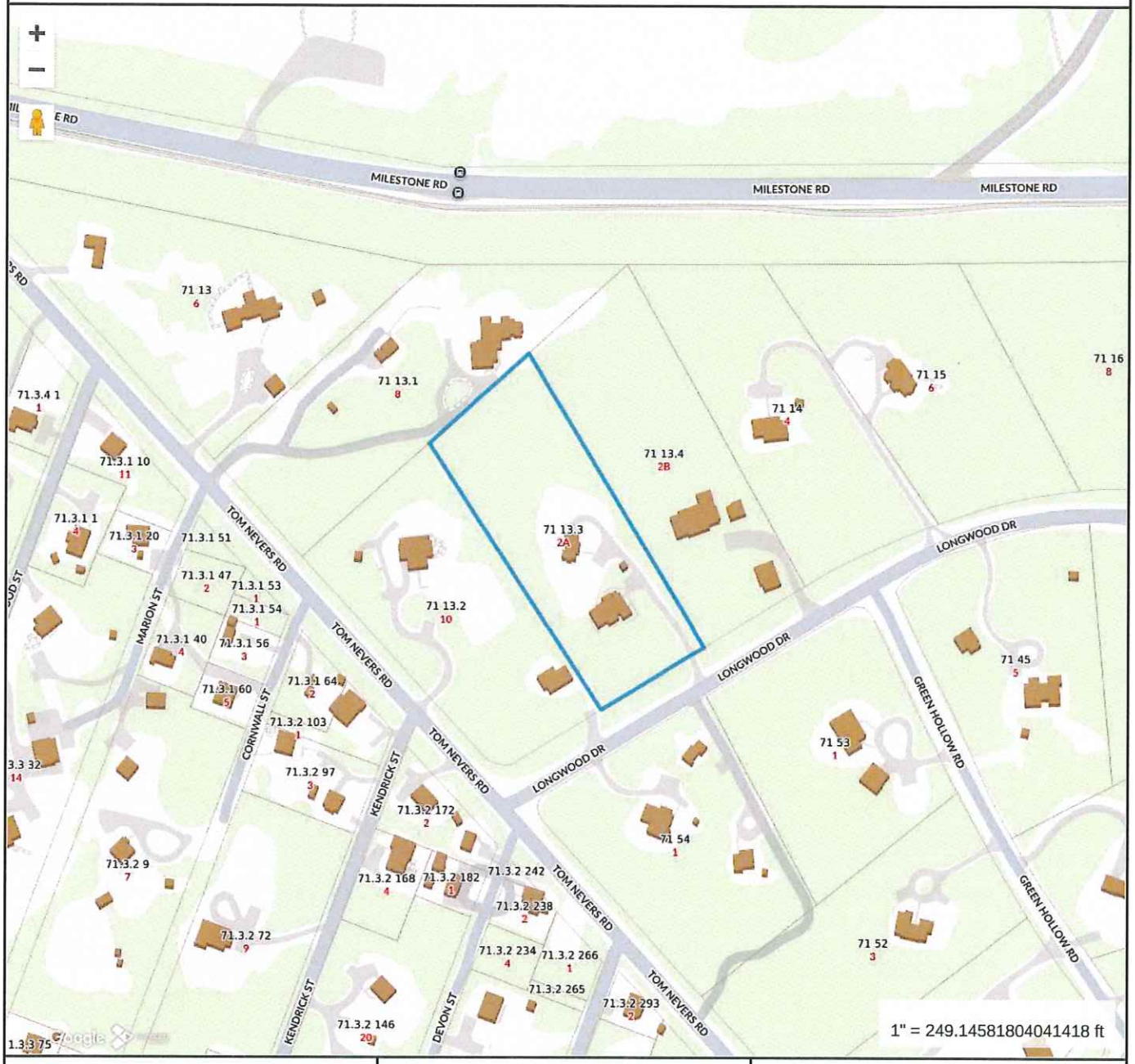
Trim _____ Sash _____ Doors _____

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 3/20/25 Signature of owner of record _____ John Pearson Signed under penalties of perjury



Property Information

Property ID	6737
Location	2A LONGWOOD DR
Owner	FINGILLY 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.

Google Maps 2A Longwood Dr



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft



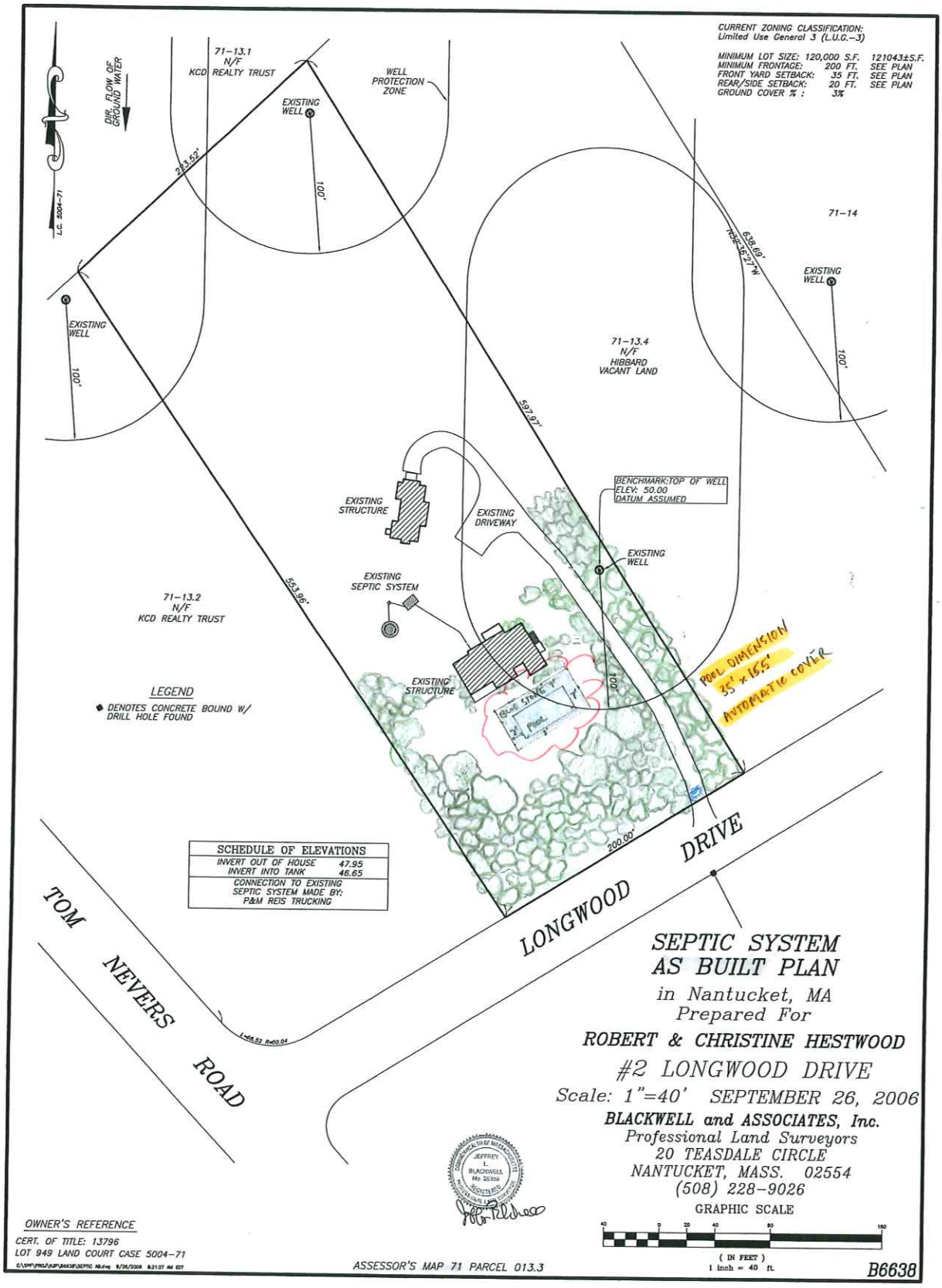
2A Longwood Dr

Directions Save Nearby Send to phone Share

2A Longwood Dr, Nantucket, MA 02554

7X6Q+7M Nantucket, Massachusetts


2B
Longwood Dr


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)
MINIMUM LOT SIZE: 120,000 S.F. 121043±S.F.
MINIMUM FRONTAGE: 200 FT. SEE PLAN
FRONT YARD SETBACK: 35 FT. SEE PLAN
REAR/SIDE SETBACK: 20 FT. SEE PLAN
GROUND COVER % : 3%
DIR. FLOW OF GROUND WATER
L.C. 5004-71
71-13.1
N/F
KCD REALTY TRUST
WELL PROTECTION ZONE
EXISTING WELL
100'
223.52'
71-14
638.69'
N32°36'27"W
EXISTING WELL
100'
EXISTING WELL
100'
71-13.4
N/F
HIBBARD
VACANT LAND
597.97'
BENCHMARK:TOP OF WELL
ELEV: 50.00
DATUM ASSUMED
EXISTING STRUCTURE
EXISTING DRIVEWAY
EXISTING WELL
EXISTING SEPTIC SYSTEM
553.96'
71-13.2
N/F
KCD REALTY TRUST
EXISTING STRUCTURE
100'
POOL DIMENSION
35' x 15.5'
AUTOMATIC COVER
LEGEND
DENOTES CONCRETE BOUND W/ DRILL HOLE FOUND
SCHEDULE OF ELEVATIONS
INVERT OUT OF HOUSE 47.95
INVERT INTO TANK 46.65
CONNECTION TO EXISTING SEPTIC SYSTEM MADE BY: P&M REIS TRUCKING
200.00'
LONGWOOD DRIVE
TOM NEVERS ROAD
SEPTIC SYSTEM
AS BUILT PLAN
in Nantucket, MA
Prepared For
ROBERT & CHRISTINE HESTWOOD
#2 LONGWOOD DRIVE
Scale: 1"=40' SEPTEMBER 26, 2006
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
OWNER'S REFERENCE
CERT. OF TITLE: 13796
LOT 949 LAND COURT CASE 5004-71
ASSESSOR'S MAP 71 PARCEL 013.3
B6638



Looking at 2A from across Longwood Drive – 2A driveway seen on right side of picture



2A Longwood Driveway Apron/Entrance



2A Longwood Driveway - 1/3 from street to house



2A Longwood Driveway – half way from street to house



Pic from second story looking down on pool area – Longwood in distance beyond trees









Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 137
Street & Number of Proposed Sign: 10 STRAIGHT WHARF
Owner of Building: TEN STRAIGHT WHARF LLC
Mailing Address: 28 CLIFF ROAD NANTUCKET, MA 02554
Telephone: 508-325-3119 (on island) ~~DEBBIE ASH~~ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446 NANTUCKET, MA 02554
Telephone: 508-221-0473 (on island) _____ (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
JACK ~~AND~~ + CHARLIE'S

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

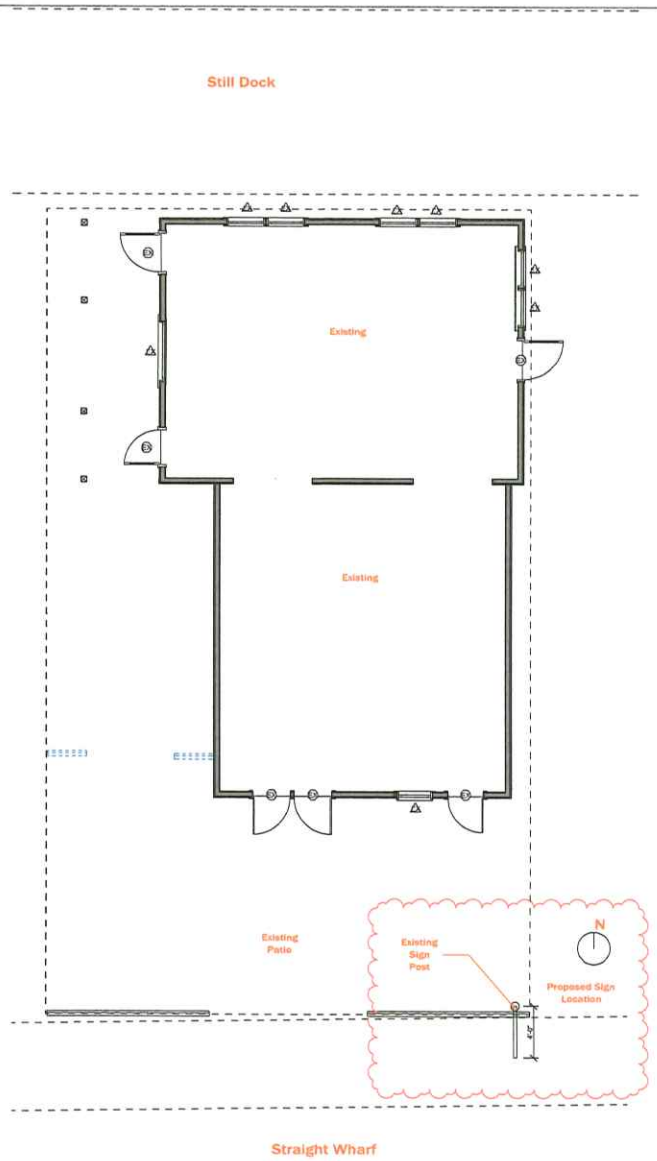
I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
EXISTING BRACKETS

K. TYPE OF SUPPORT BRACKETS
EXISTING BRACKETS

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

Date: 4/25/2025 Signature of Applicant _____ Signed under penalties of perjury



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



Locus Map for New Sign

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

Structures Unlimited

Jack and Charlie's

Nantucket, MA 02554

DATE	02/19/25
PROJECT NO.	2410062
REVISION	DATE
1	Date 1

NOTES

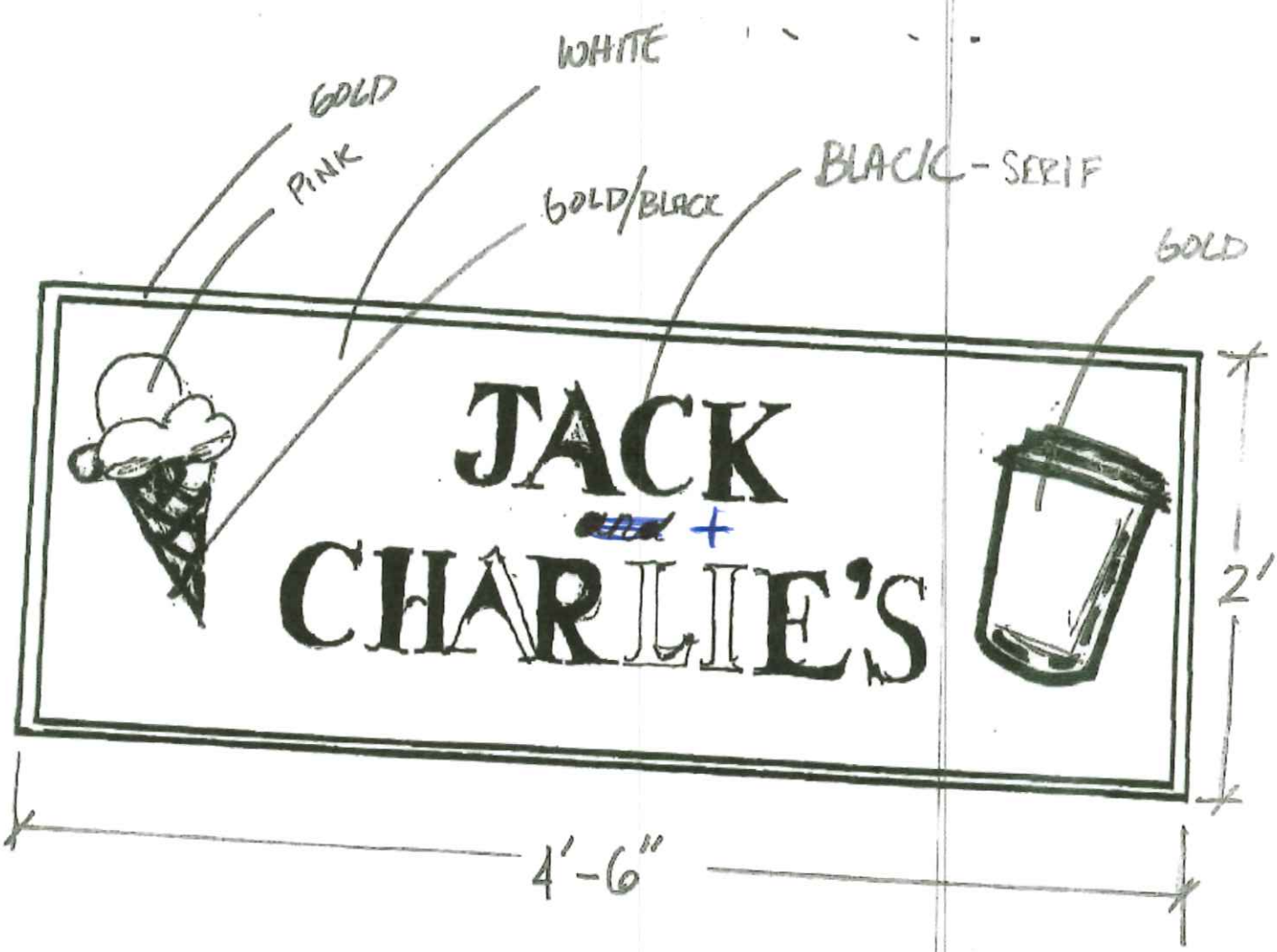
SIGN SUBMISSION

Siteplan and Locas Map

A.100

DRAWN BY: PFO

PAINT



PROJECTING SIGN
DOUBLE SIDED
CARVED & PAINTED

10 STRAIGHT LINES

EXISTING BUILDING SIGN



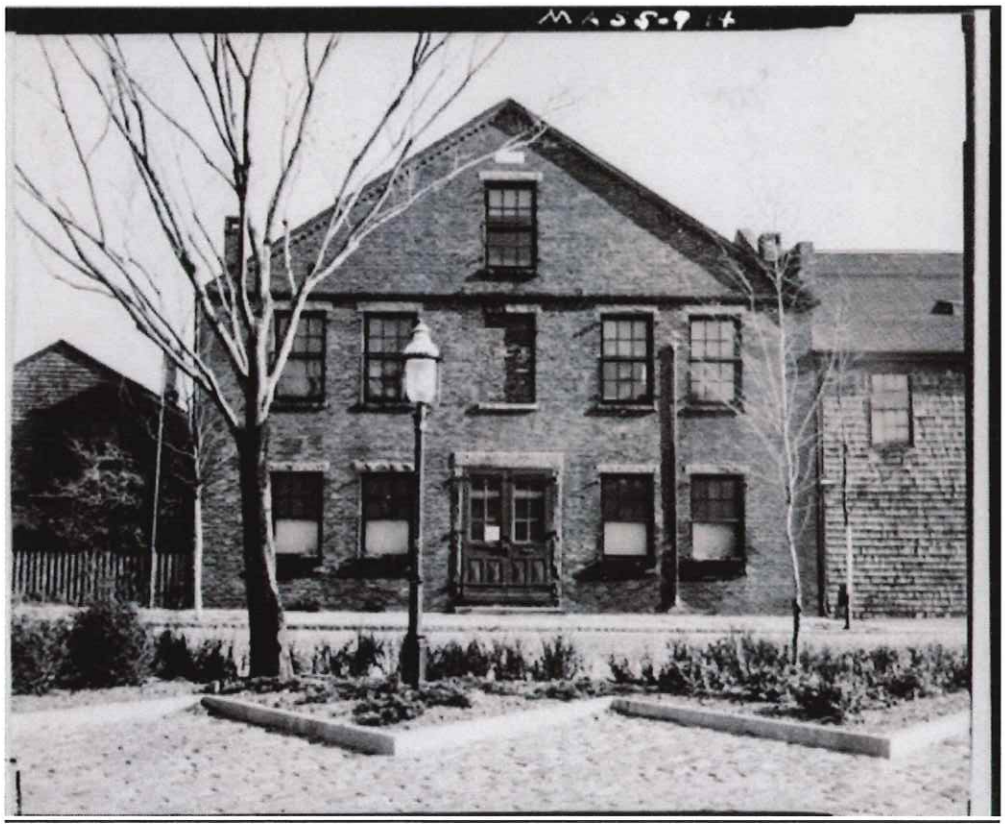
10 STRAIGHT WHARF – SIGN APPLICATION

- There has been a pole sign in the same location since at least the early 1940s
- It remained in place until the Town had to relay the sidewalk in order to put the handicap ramp into the Macy Warehouse when the gallery went in and other renovations took place
- The DPW admitted their removal was not done with any notice and stated that they would pay to replace the pole
- The DPW director has since left that position and the owner of 10 Straight Wharf has been in conversation with the DPW since that time
- Owner has paid for a new replica pole and matching hanging sign armature and reinstalled it at his expense
- The ice cream shop is the only commercial business from the Tavern to the Bank at the top of Main Street that is setback from the sidewalk and thus has no street presence and is the reason why there was a freestanding sign for several decades to indicate that there was a business setback 25-30 feet from the street
- Having a presence on the street like every other business is not out of context with the other business signs.
- The other businesses along this section all have projecting signs





LIBRARY OF CONGRESS PHOTOGRAPH SHOWING THE POLE SIGN FROM THE 1980s



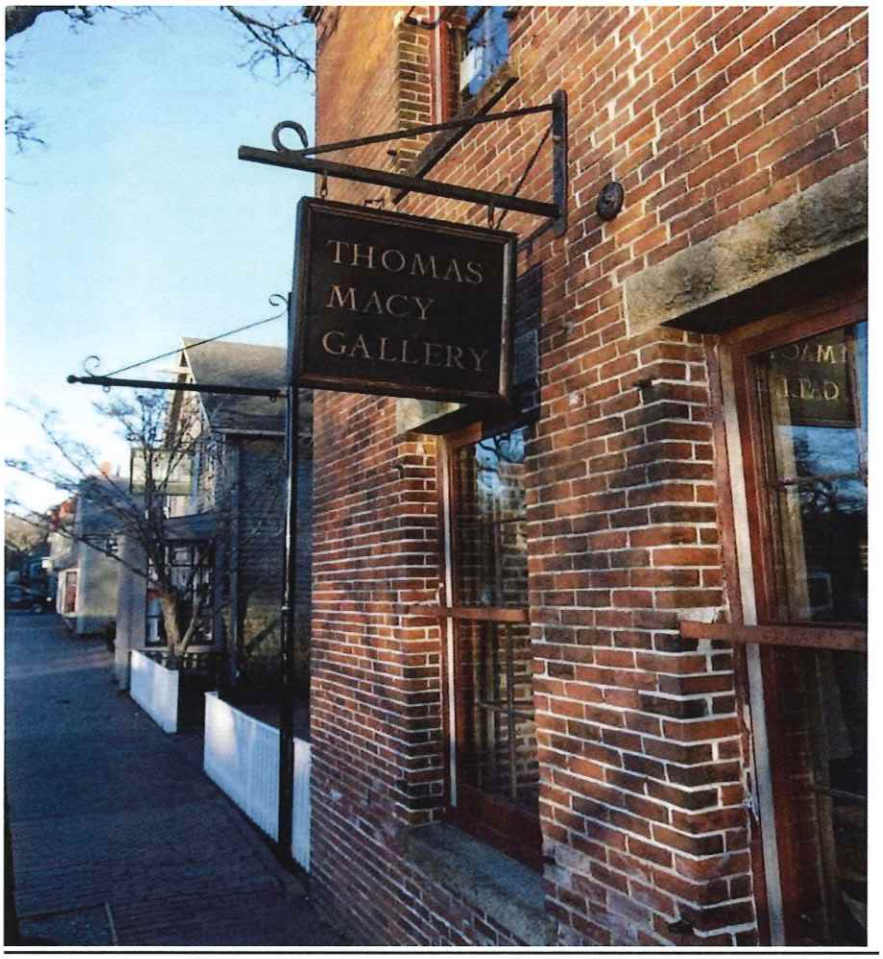
AFTER POLE WAS REMOVED AND SIDEWALK REPAIRED

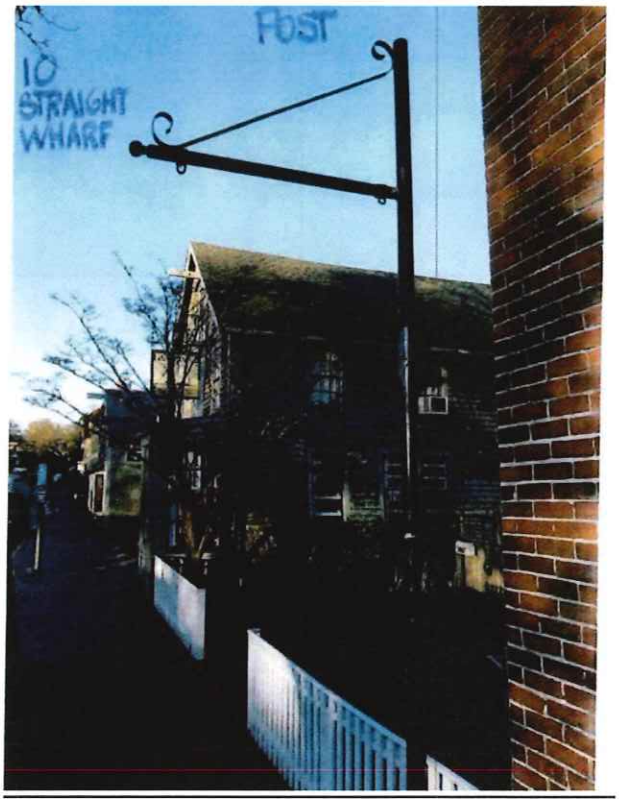


LOCATION OF THE POLE – WAS REMOVED BY THE DPW WHEN THE SIDEWALK WAS REDONE AND THE HANDICAP RAMP INSTALLED AT THE MACY WAREHOUSE



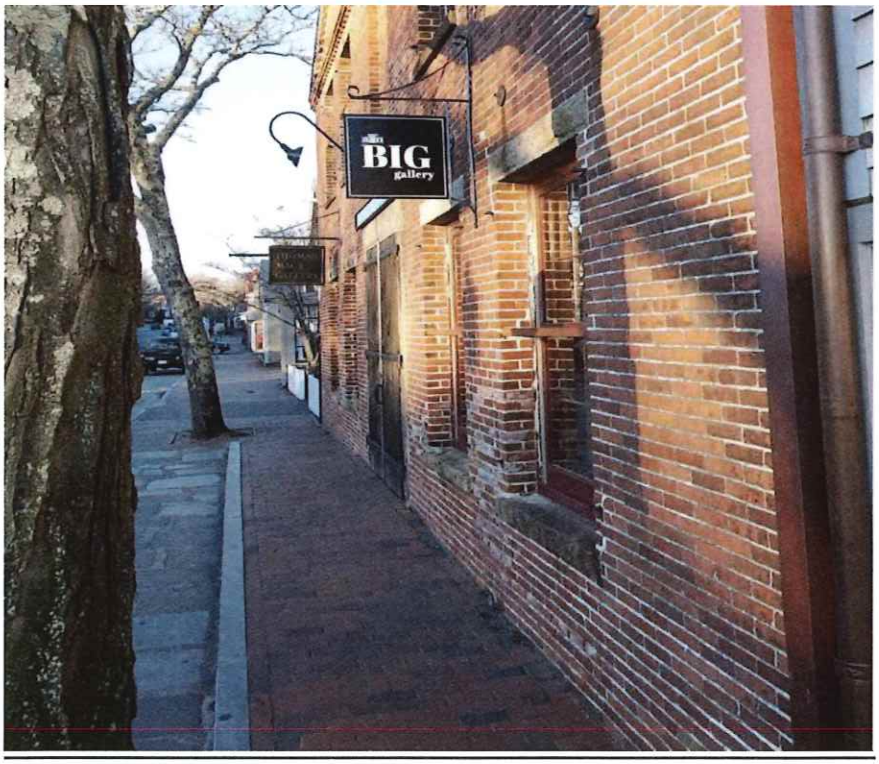
REINSTALLED NEW POLE AND BRACKET IN ORIGINAL LOCATION AND PROFILE







SIDEWALK/RAMP THAT WAS INSTALLED WHEN THE DPW REMOVED THE ORIGINAL POLE IN ORDER TO DO THE WORK



PROJECTING SIGNS ALONG THIS SECTION OF STRAIGHT WHARF





VINEYARD VINES WITH MULTIPLE SIGNS



NHA PHOTOGRAPH – 1944 – POST PRESENT BUT IMPACTED BY THE DAMAGE AND ROOF CAVE IN AT THE MACY WHAREHOUSE

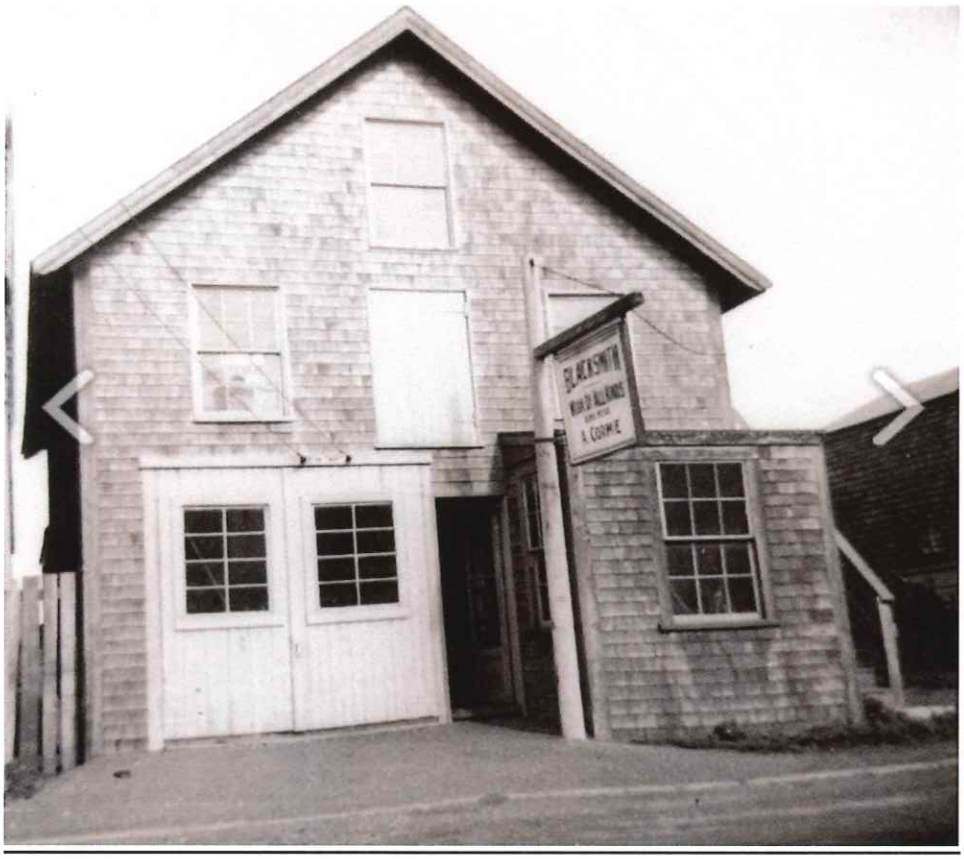


NHA PHOTOGRAPH - DIRECT ABUTTER AT 8 STRAIGHT WHARF – FREE STANDING POLE SIGN

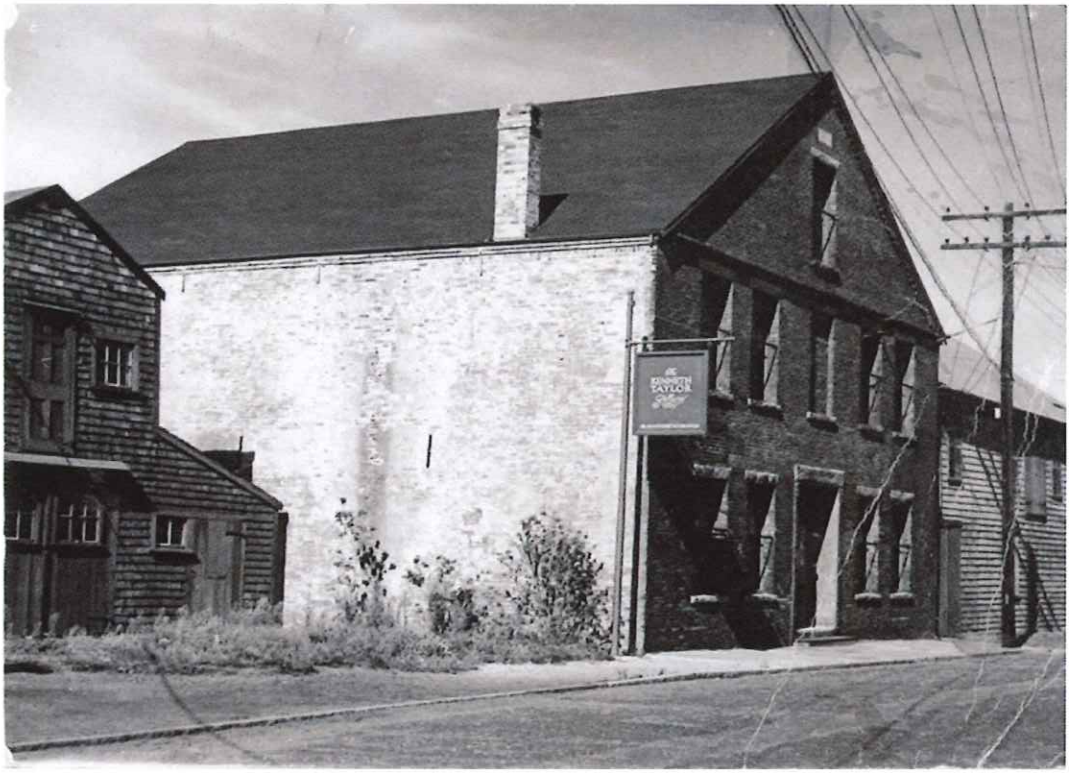


NHA PHOTOGRAPH – 1940s





AAN PHOTOGRAPH – 1948

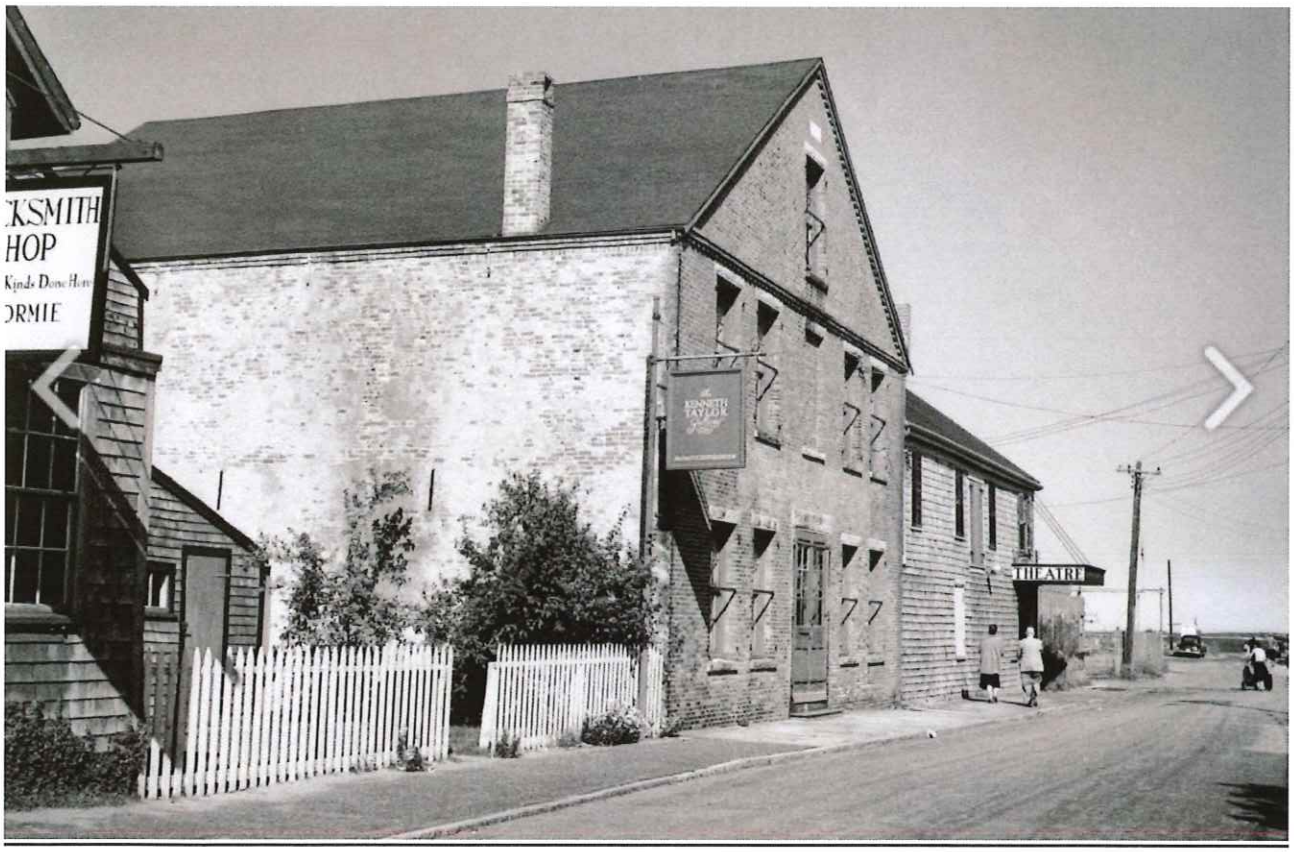


Kenneth Taylor Galleries/Thomas Macy Warehouse exterior, ca. 1948 - photograph by Louis Davidson

NHA PHOTOGRAPH – JULY 2, 1952 – 10 STRAIGHT WHARF SIGN/POST PRESENT



NHA PHOTOGRAPH – 1950s



BOTH POLE SIGNS PRESENT



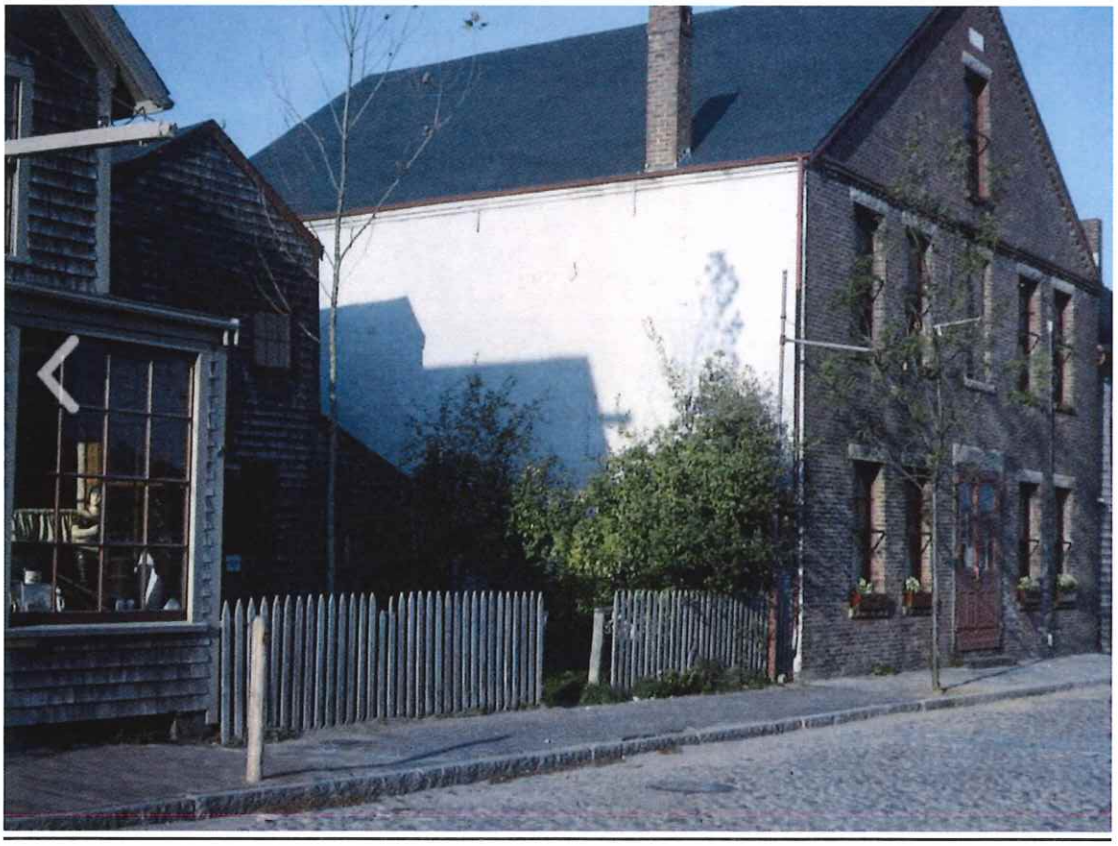
NHA PHOTOGRAPH – 1955 FREE-STANDING SIGN AT ABUTTING 8 STRAIGHT WHARF



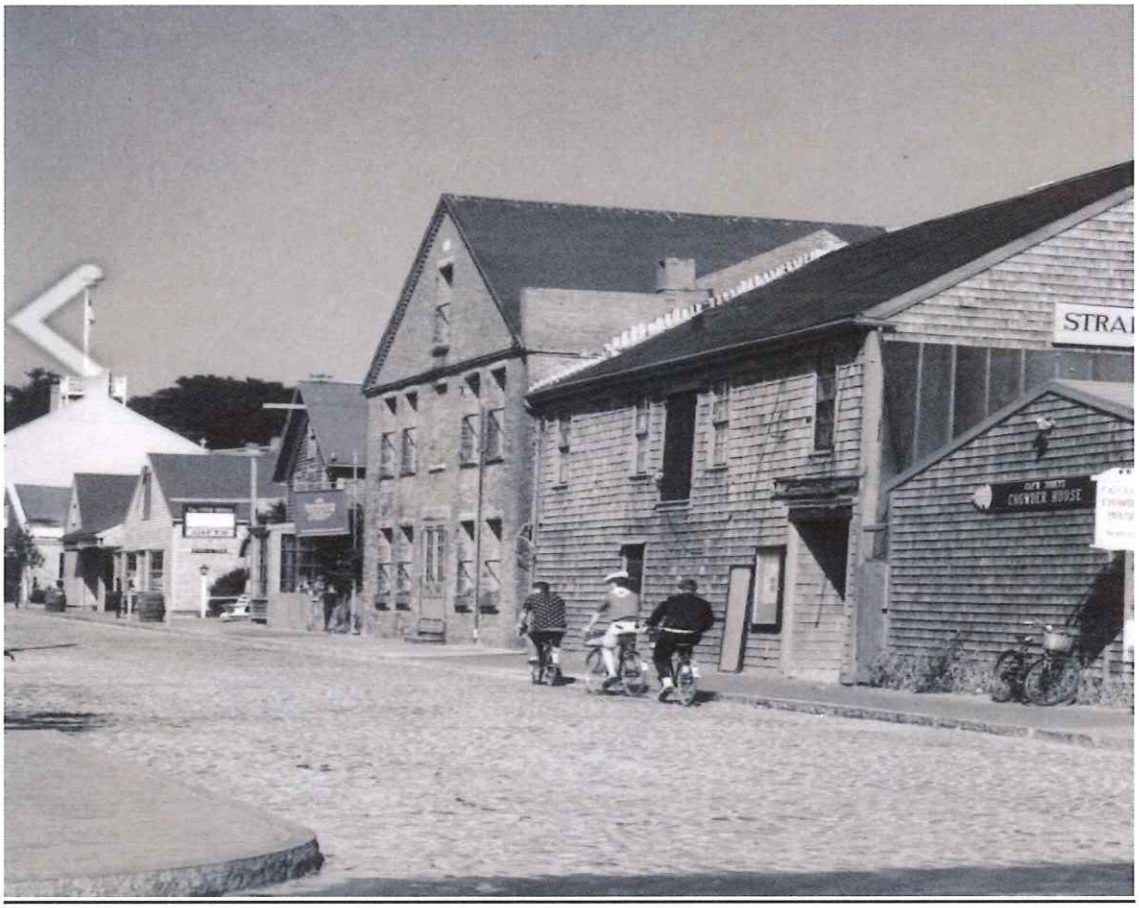
NHA PHOTOGRAPH – JULY, 1959 – 8 STRAIGHT WHARF



NHA PHOTOGRAPH – 1960s – BRACKET PRESENT AT 10 STRAIGHT WHARF



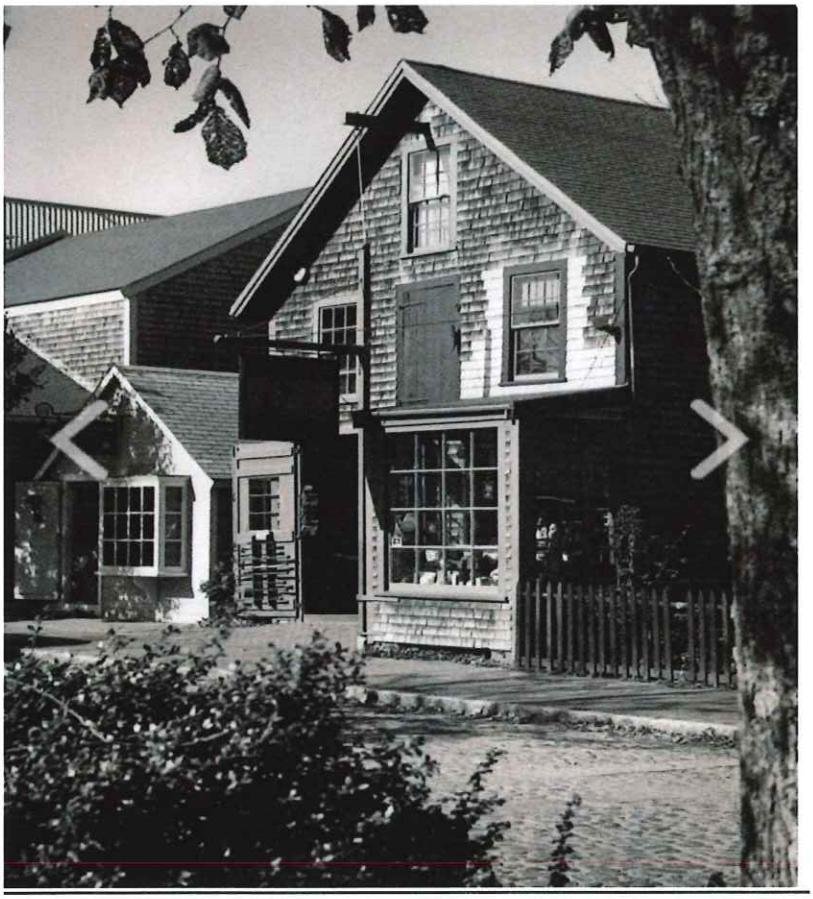
NHA PHOTORGAPH – 1966 – 8/10 POSTS WITH SIGNS VISIBLE





NHA PHOTOGRAPH – 1970





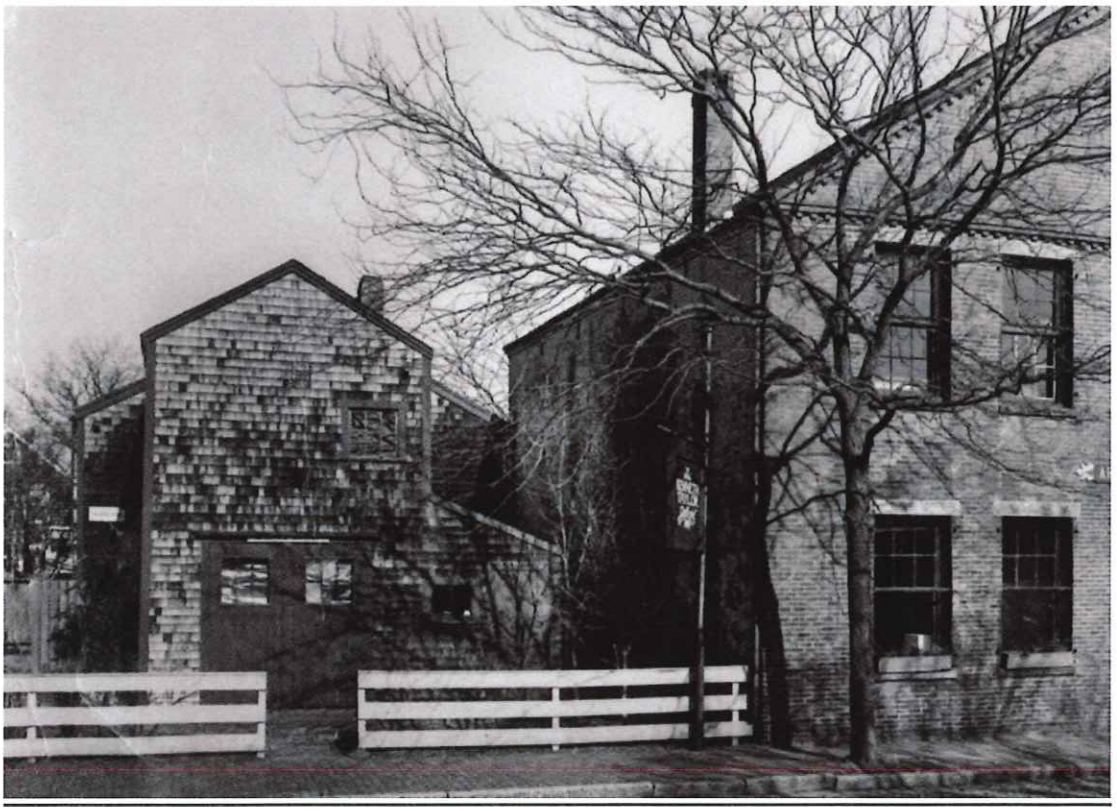
NHA PHOTOGRAPH – 1970s







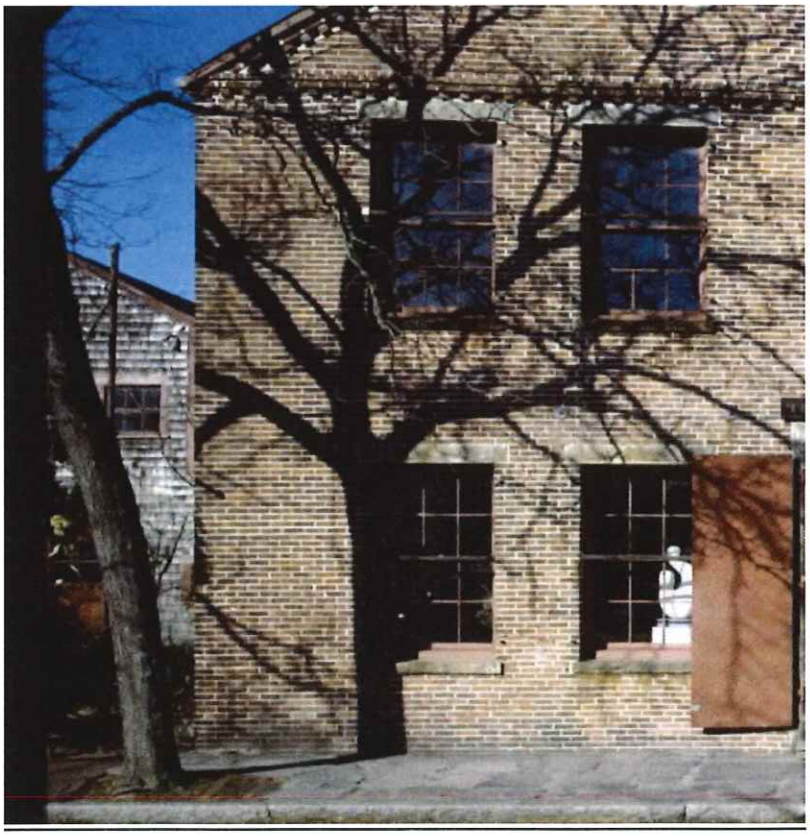
NHA PHOTOGRAPH – 1978



NHA PHOTOGRAPH – OCTOBER, 1984



NHA PHOTOGRAPH – 1989



NHA PHOTOGRAPH – NOVEMBER, 1991



PRIOR TO SIGN BEING REMOVED



SCREEN SHOT FROM AN AUGUST 26, 2017 VIDEO SHOWING THE SIGN POLE PRIOR THE DPW REMOVAL WITH THE SIDEWALK RECONSTRUCTION



Certificate No. _____

RECEIVED
APR 14 2025
By

Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: parcel 71
Street & Number of Proposed Sign: 1
Owner of Building: 16 Federal LLC
Mailing Address: 16 Federal St
Nantucket, MA 02554
Telephone: 5086806969 Email: edwin@oranmorbistro.com

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

Signature of Owner of Record

Agent/Owner of Business
Name: Edwin Claflin
Mailing Address: 2 South Beach St Oran Mor Nantucket MA 02554 United States
Telephone: 5086806969 Email: edwin@oranmorbistro.com

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

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

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

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

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

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

F. COLOR(S)
1. Lettering Gold letters in Georgia Bold Font
2. Ground Black gackground
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
16 Federal

H. SIZE OF SIGN
7 feet (replacing deminsions and shape or former sign) X _____

I. SHAPE OF SIGN
Quarterboard

J. LOCATION OF SIGN ON BUILDING
front of building replacing former quarter board sign

K. TYPE OF SUPPORT BRACKETS
Flush Wall mounted

L. TYPE OF LIGHTING AND LOCATION (if any)
Myra 1-Light Bronze Metal Outdoor Spot Light with Clear Glass Shade. Small side spots facing sign.

Date: 04/14/2025 Signature of Applicant _____ Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

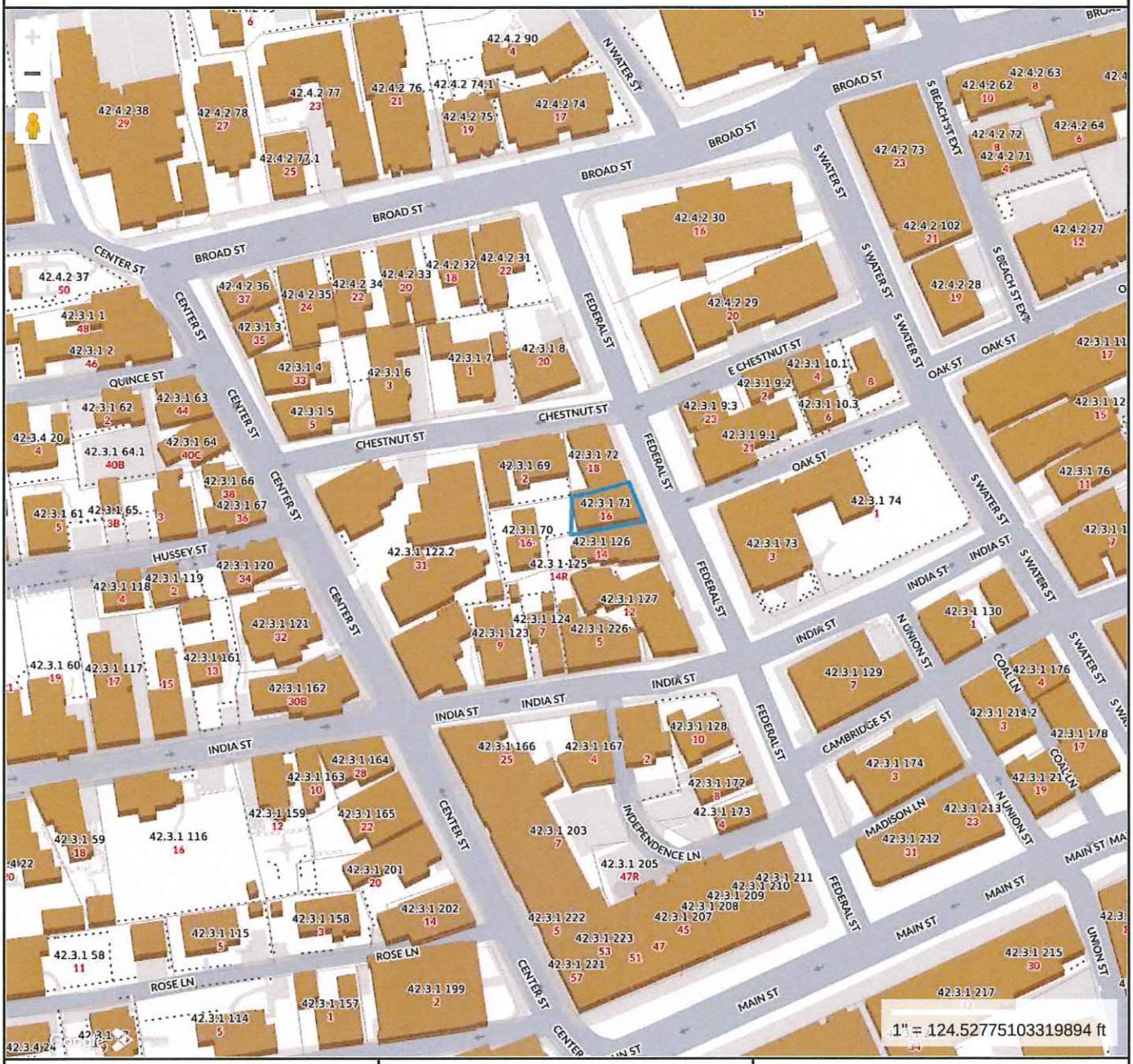
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

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

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

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

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



Property Information

Property ID	9519
Location	16 FEDERAL ST
Owner	DUNN LEE H & THARON SAPP

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

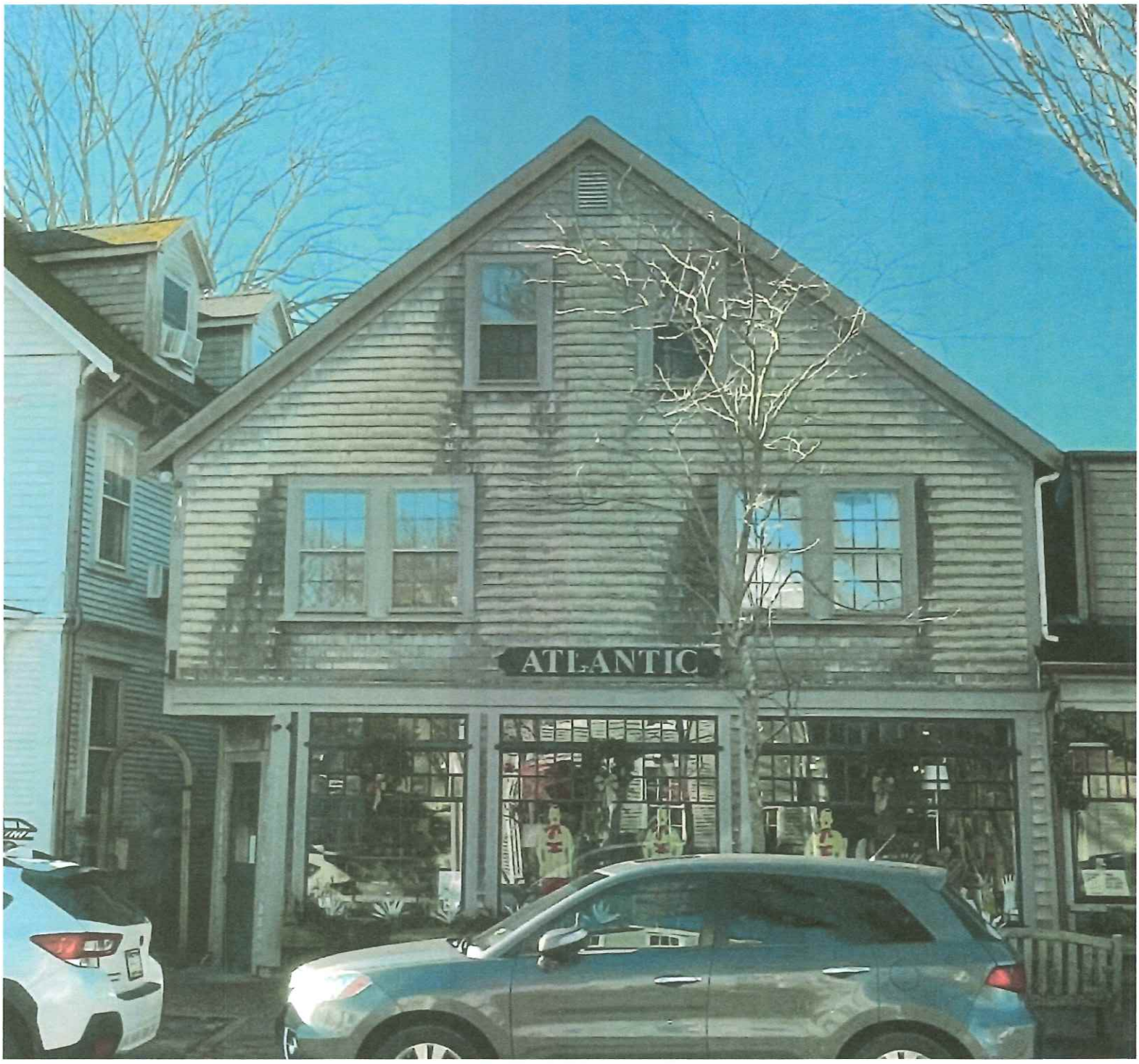
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

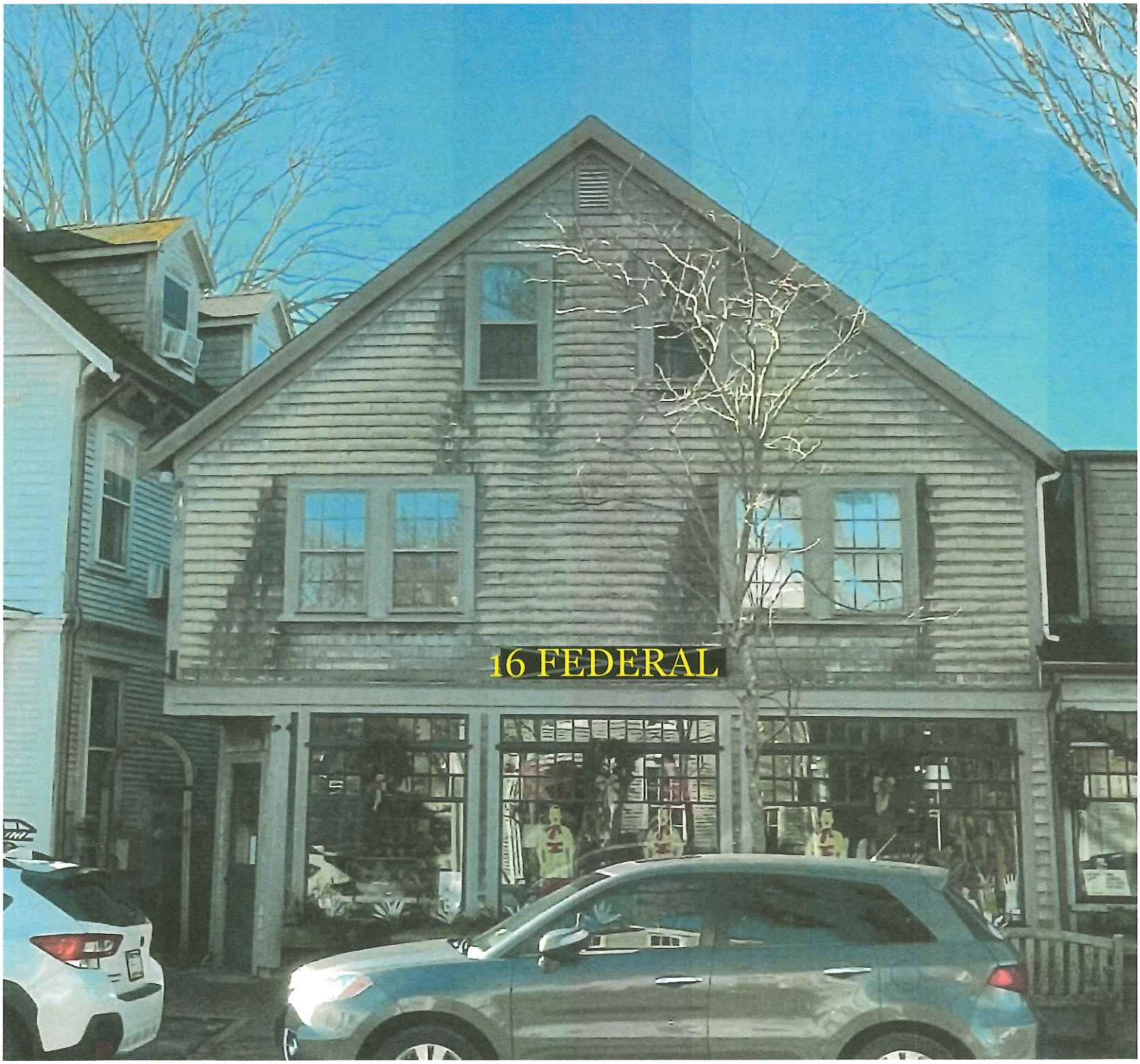
Geometry updated 10/16/2024
Data updated Jan. 2021

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

Former Sign 7'
New Sign 7'




ATLANTIC


16 FEDERAL

Shop All Access Lighting

From the Manufacturer

- Warranty
- Installation Guide
- Specification
- Instructions / Assembly
- Return Policy



AVIANCE LIGHTING
Aston 1 Light Brushed Nickel Outdoor Wall...

★★★★★ (4.8 / 40)

$46.86

Sponsored

Specifications

Dimensions: H 2.75 in, W 4.5 in, L 5 in



Maximum Lumens

550

See Similar Items

Power Source

Hardwired

See Similar Items

Exterior Lighting Product Type

Spotlight

Light Beam Angle	25
Light Bulb Base Code	GU10
Light Bulb Type Included	No Bulbs Included
Material	Steel
Max. Bulb Wattage (W)	50 W
Maximum Lumens	550
Number of Lights	1
Package Quantity	1
Power Source	Hardwired
Product Weight (lb.)	1 lb
Returnable	90-Day
Style	Industrial, Modern

Warranty / Certifications

Certifications and Listings	ETL Listed
Manufacturer Warranty	Warranted for defective material and workmanship for two (2) full years from date of purchase when used in areas close to and not directly in contact with high saline conditions.

How can we improve our product information? Provide feedback.

Feedback

Questions & Answers
7 Questions

Customer Reviews
5 out of 5 ★★★★★ (3)

Pros Buy These Together

CURRENT ITEM

Select

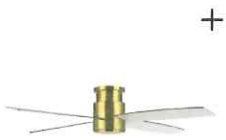


Access Lighting
Myra 1-Light Bronze Metal Outdoor Spot Light with Clear Glass Shade

★★★★★ (5 / 3)

See Low Price in Cart

Select



52 in. Gold Flush Mount DC Ceiling Fan without Lights, 4 Reversible Blades

★★★★★ (5 / 5)

$147.49 /box

Select



JONATHAN Y
Homer 13 in. 1-Light Brass Gold/White Modern Industrial Iron LED Dome Globe Pendant

★★★★½ (4.3 / 15)

$101.98

Select



AprilAire
413 16 in. x 25 in. x 4 in. MERV 13 FPR 12+ Pleated Filter For Air Cleaner Models 1410/1610/2410/2416/3410/4400 (2-Pack)

★★★★½ (4.7 / 407)

$123.34
($61.67/filter)

Select



12v Brass Hardwire Outdoor Weather Resistant Spotlight LED Warm White Underwater Light (3

$281.02 /set

Certificate No. HDC 2025-04-12458 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42 3 15 PARCEL #: 5 5 Chestnut St

Street & Number of Proposed Sign: ~~33 Centre St~~

Owner of Building: Christoper Stanley Skehel

Mailing Address: 5 Chestnut

Telephone: 508 680 4482 Email: chase.castleyard@gmail.com

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

Signature of Owner of Record

Agent/Owner of Business

Name: Cara Marquis

Mailing Address: 19 Main St

Telephone: 617 680 3538 Email: caramarquis@gmail.com

FOR OFFICE USE ONLY

Date application received: 4/22/25 Fee Paid: $ 50.00 175

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

G. WORDING ON SIGN
the Vault nantucket

H. SIZE OF SIGN
24 x 27

I. SHAPE OF SIGN
rectangular

J. LOCATION OF SIGN ON BUILDING
Front

K. TYPE OF SUPPORT BRACKETS
Black

L. TYPE OF LIGHTING AND LOCATION (if any)

RECEIVED APR 22 2025 By

Date: 4/22/25 Signature of Applicant _____ Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

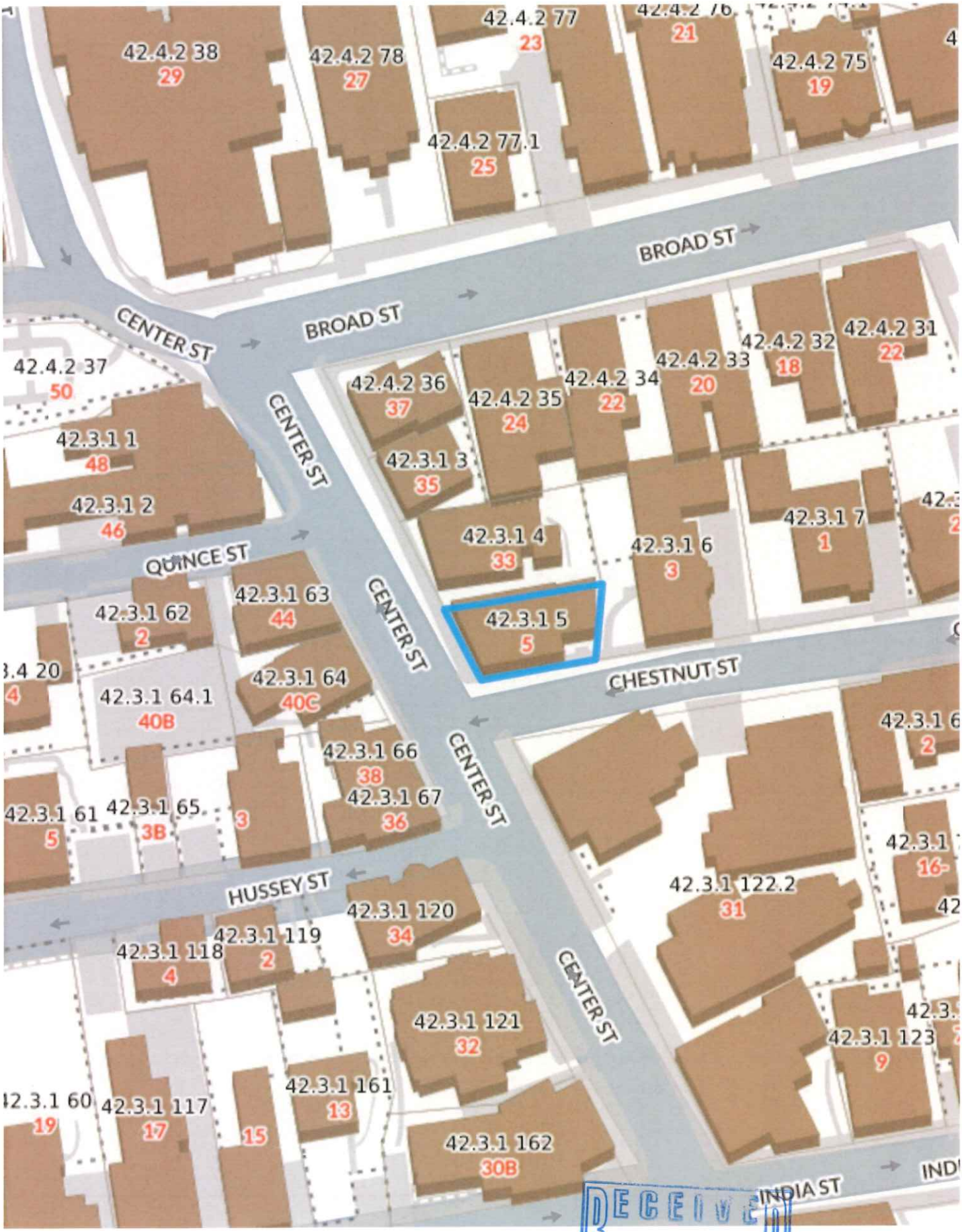
This checklist MUST be submitted with your application.

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

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

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

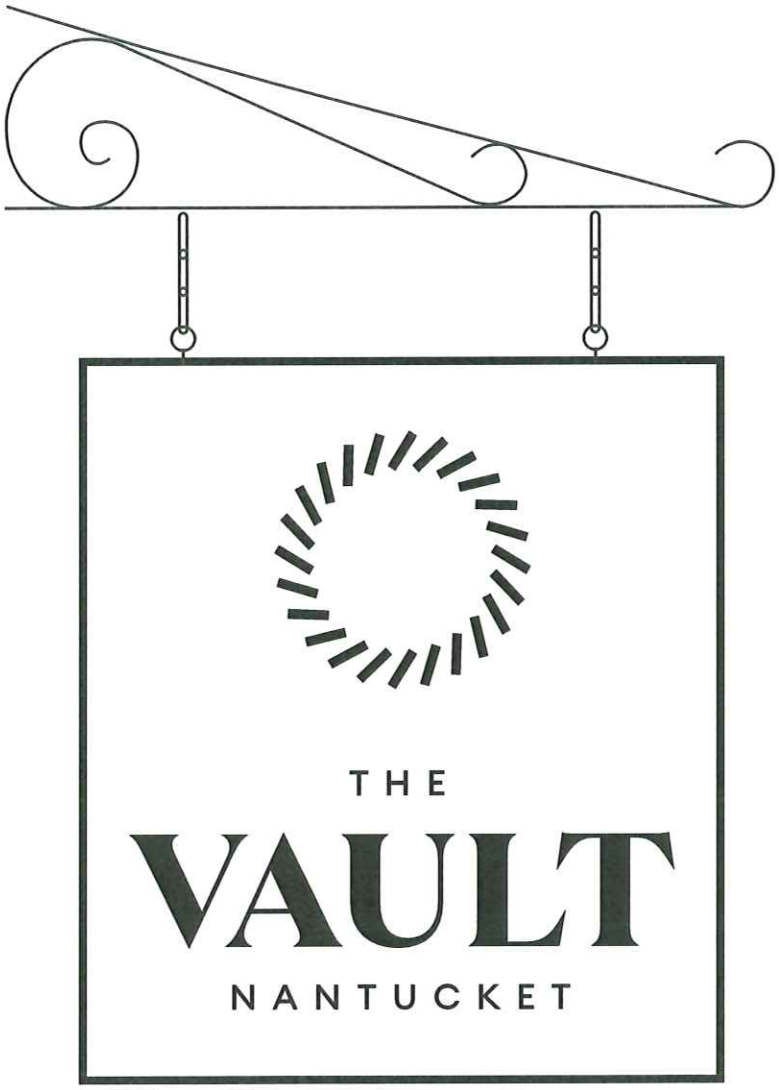
	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.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



RECEIVED
APR 22 2025
By

Blade Sign for The Vault
5 Chestnut Street

24”x27”



HEX #ffffff

HEX #000000

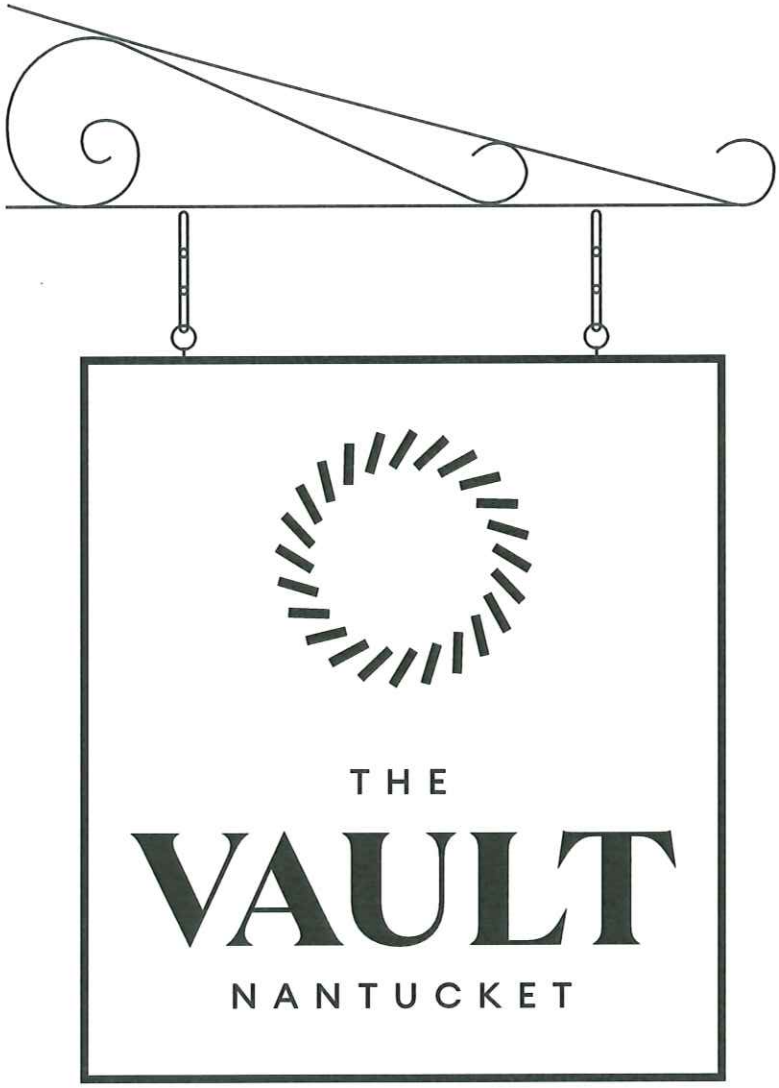
RECEIVED
APR 22 2025
By



RECEIVED
APR 22 2025
By

Blade Sign for The Vault
5 Chestnut Street

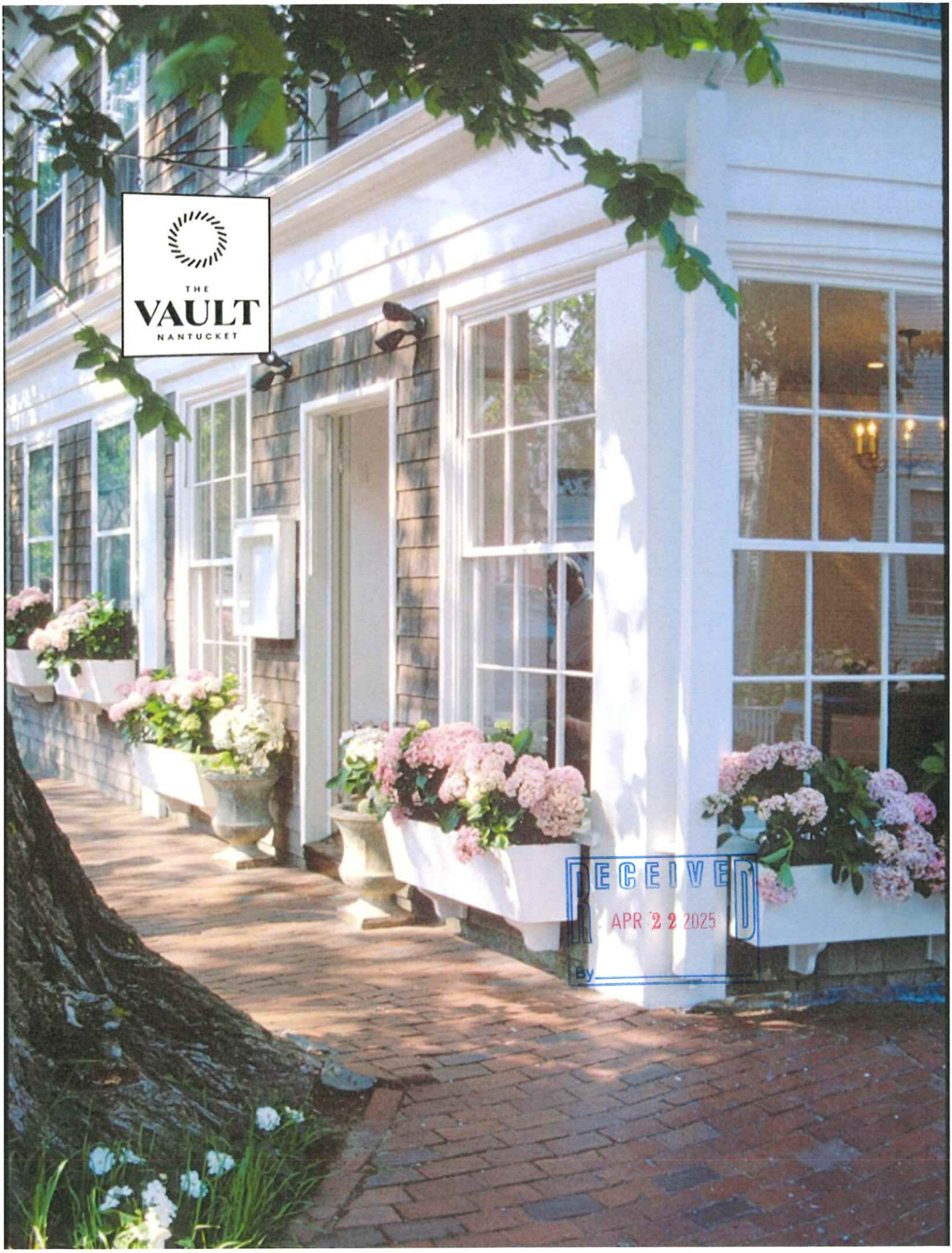
24”x27”

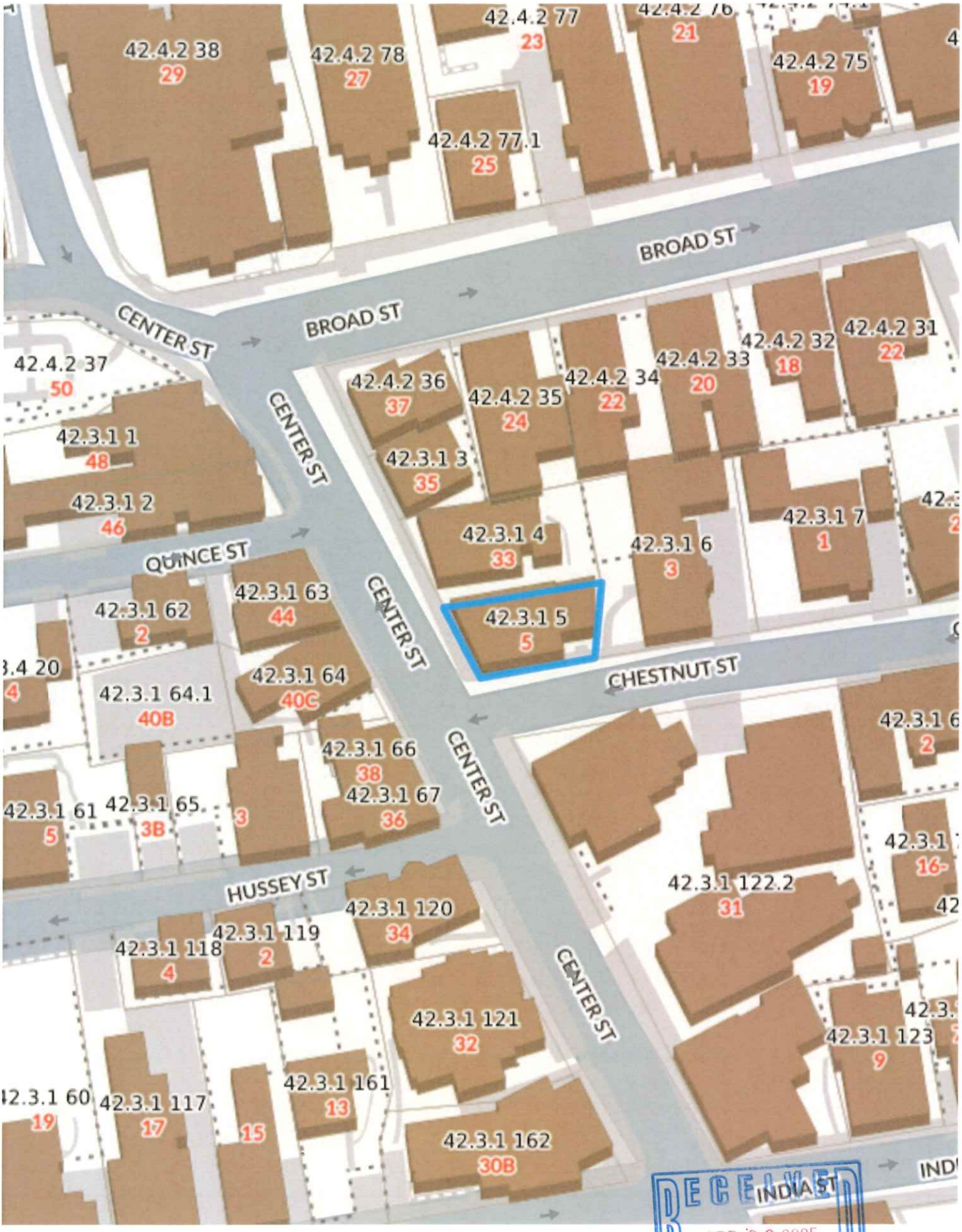


HEX #ffffff

HEX #000000

RECEIVED
APR 22 2023
By


THE
VAULT
NANTUCKET
RECEIVED
APR 22 2025
By



RECEIVED
APR 22 2025
By

Certificate No. HDC2025-04-12496 Date Issued _____

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

RECEIVED APR 24 2025

Sign # - 1 left side

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

TAX MAP #: 42.4.2 PARCEL #: 61
Street & Number of Proposed Sign: 15 Broad Street
Owner of Building: Nantucket Historical Association
Mailing Address: PO Box 1016
Nantucket, MA 02554
Telephone: 508-228-1894 (on island) _____ (off island)
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

Agent/Owner of Business
Name: Ashley Santos
Mailing Address: 15 Broad Street
Nantucket, MA 02554
Telephone: 508-228-1894 (on island) _____ (off island)

FOR OFFICE USE ONLY
Date application received: 4/24/25 Fee Paid: $ ✓
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

F. COLOR(S)
1. Lettering Multi-color (Red/Blue)
2. Ground _____
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
Behind the Seams
clothing and Textiles on Nantucket
Featured Exhibition

H. SIZE OF SIGN
36" X 104"

I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
whaling Museum front Exterior

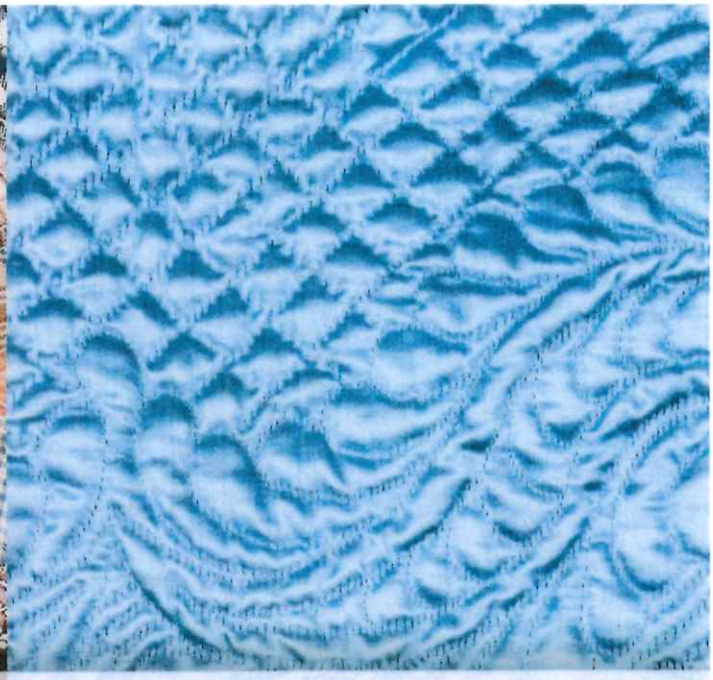
K. TYPE OF SUPPORT BRACKETS
metal support

L. TYPE OF LIGHTING AND LOCATION (if any)
grand landscaping lighting

Date: 4/24/25 Signature of Applicant _____ Signed under penalties of perjury

Sign #1 (left side)





Behind the Seams

Clothing and Textiles on Nantucket

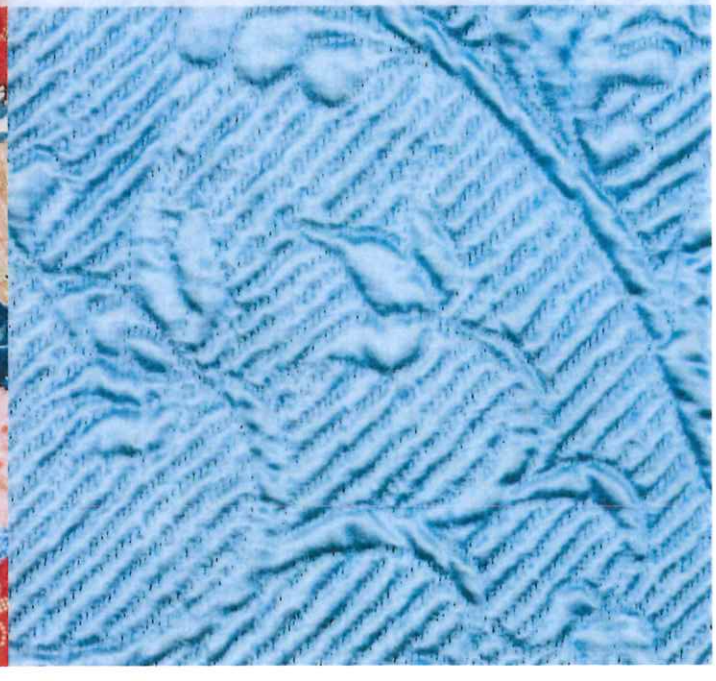
FEATURED EXHIBITION

Behind the Seams

Clothing and Textiles on Nantucket

FEATURED EXHIBITION





left side sign #1

Certificate No. HDC 2025-04-1249 S

RECEIVED
APR 24 2025
BY

Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a

SIGN

Sign #2 - right side

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

TAX MAP #: 42.4.2 PARCEL #: 61
Street & Number of Proposed Sign: 15 Broad Street
Owner of Building: Nantucket Historical Association
Mailing Address: PO Box 1016
Nantucket, MA 02554
Telephone: 508-228-1894 (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business
Name: Ashley Santos
Mailing Address: 15 Broad Street
Nantucket, MA 02554
Telephone: 508-228-1894 (on island) _____ (off island)

FOR OFFICE USE ONLY
Date application received: 4/24/25 Fee Paid: $ ✓
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

Printed vinyl

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

G. WORDING ON SIGN
Behind the Seams
Clothing and Textiles in Nantucket
Featured Exhibition

H. SIZE OF SIGN
36" x 104"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
Whaling Museum front door

K. TYPE OF SUPPORT BRACKETS
metal support

L. TYPE OF LIGHTING AND LOCATION (if any)
grand landscaping lighting

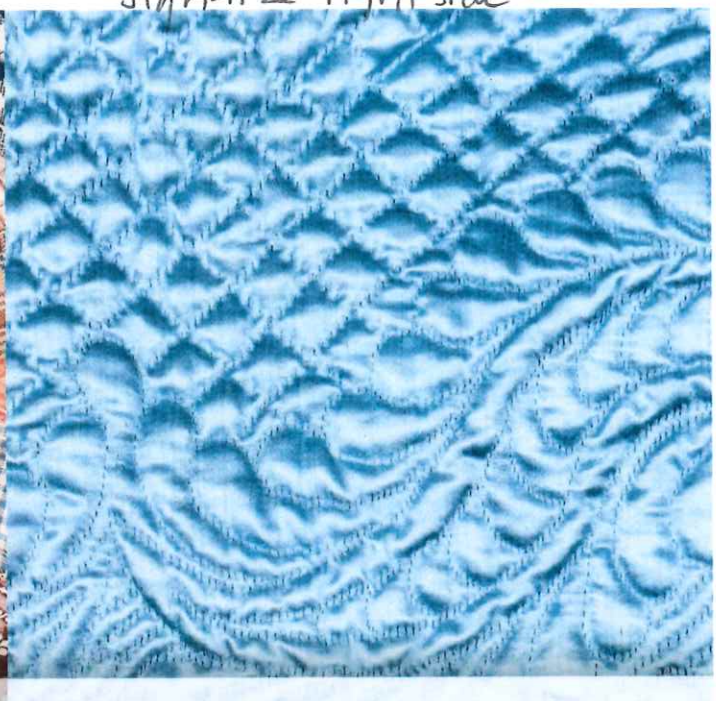
Date: 4/24/25 Signature of Applicant _____ Signed under penalties of perjury

Sign #2 right side



sign #2 right side





Behind the Seams

Clothing and Textiles on Nantucket

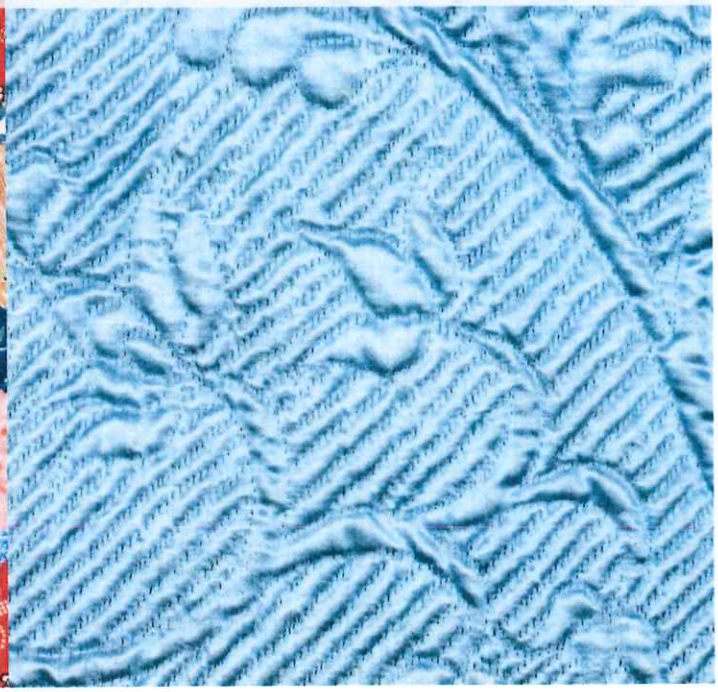
FEATURED EXHIBITION

Behind the Seams

Clothing and Textiles on Nantucket

FEATURED EXHIBITION





Certificate No. HDC2025-04-12494 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED
APR 24 2025
By

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

TAX MAP #: _____ PARCEL #: _____
Street & Number of Proposed Sign: Multiple locations
Owner of Building: Nantucket Historical Association
Mailing Address: 15 Broad Street Nantucket, MA 02554
Telephone: 508 228-1894 (on island) _____ (off island)
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

Agent/Owner of Business
Name: Nantucket Historical Association
Mailing Address: 15 Broad Street
Telephone: 508-228-1894 (on island) _____ (off island)

FOR OFFICE USE ONLY
Date application received: 04/24/25 Fee Paid: $ ✓
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

G. WORDING ON SIGN
Nantucket Historical Association

H. SIZE OF SIGN
4" X 6"

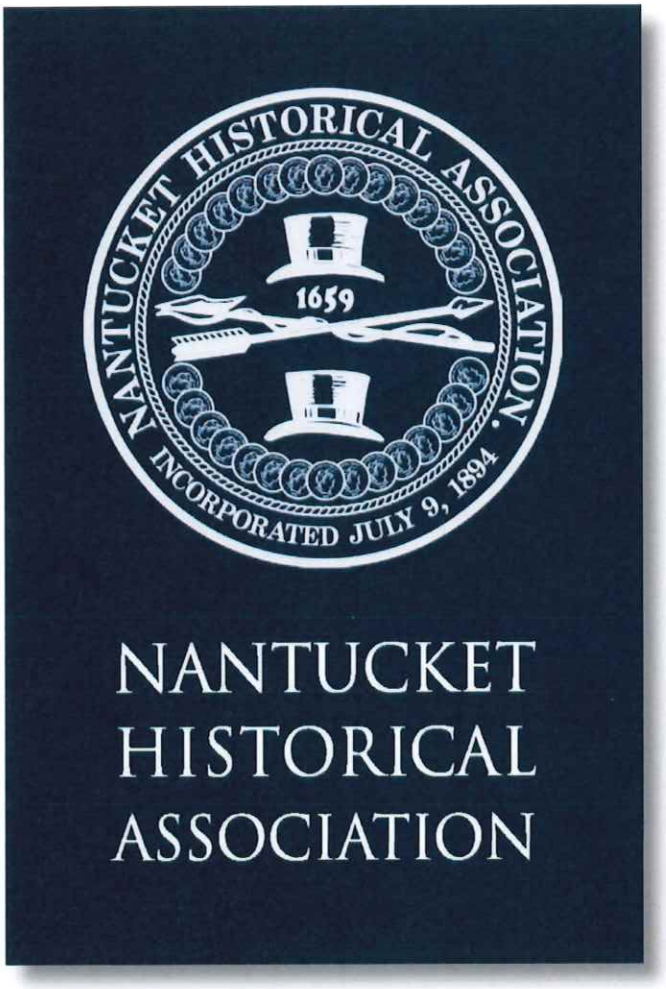
I. SHAPE OF SIGN
Rectangle on post

J. LOCATION OF SIGN ON BUILDING
Exterior historic site locations

K. TYPE OF SUPPORT BRACKETS
wood posts

L. TYPE OF LIGHTING AND LOCATION (if any)
No lighting approved

Date: 4/24/25 Signature of Applicant _____ Signed under penalties of perjury


NANTUCKET HISTORICAL ASSOCIATION
1659
INCORPORATED JULY 9, 1894
NANTUCKET
HISTORICAL
ASSOCIATION


NANTUCKET
HISTORICAL
ASSOCIATION



Old Mill
50 Prospect Street

Placement: Street Side, inside of fencing

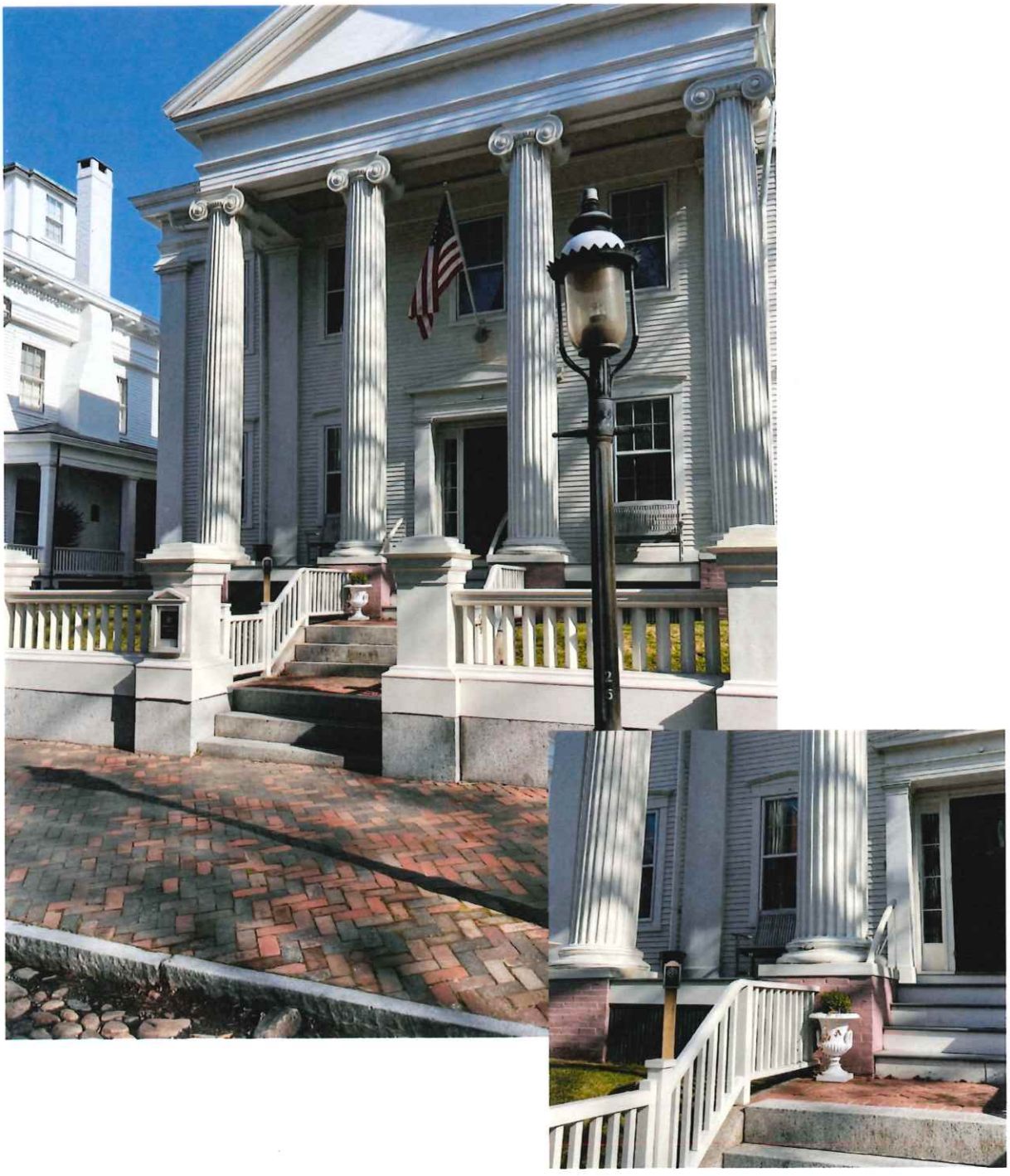
Oldest House
16 Sunset Hill

Placement: Street Side Along Fence



Hadwen House
96 Main Street

Placement: Street side, inside of fencing



Thomas Macy House
99 Main Street

Placement: Street side, inside of fencing



Fire Hose Cart House
8 Gardner Street

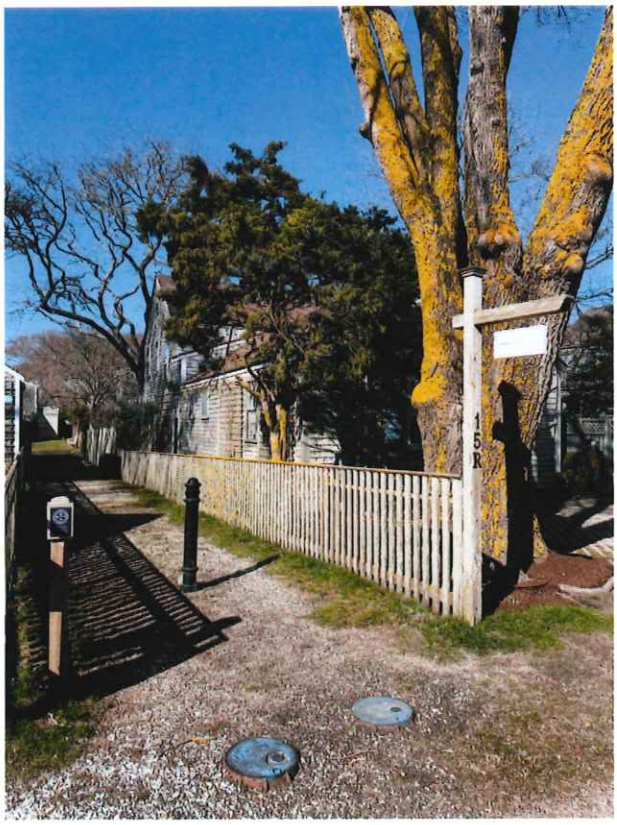
Placement: driveway



Greater Light
8 Howard Street

Placement: Front walkway





Old Jail
15R Vestal Street

Placement: Front walkway



1800 House
4 Mill Street

Placement: Front driveway

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 4224- PARCEL #: 15 BUILDING #2
Street & Number of Proposed Sign: 40 Straight Wharf
Owner of Building: NIR RETAIL, LLC
Mailing Address: C/O NEW ENGLAND DEVELOPMENT 75 PARK PLAZA, BOSTON, MA 02116
Telephone: 508.228.750 (on island) _____ (off island)

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

Corey A. Piper
Office Manager

_____
Signature of Owner of Record

Agent/Owner of Business

Name: James Decatur
Mailing Address: 735 Falmouth Rd Mashpee, MA 02649
Telephone: _____ (on island) 508-922 6815 (off island)
jdecatur@theblackdog.com

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
The Black Dog

H. SIZE OF SIGN
29" X 22"

I. SHAPE OF SIGN
Oval

J. LOCATION OF SIGN ON BUILDING
Post in front

K. TYPE OF SUPPORT BRACKETS
Locking Carbiners

L. TYPE OF LIGHTING AND LOCATION (if any)
no lighting

Date: 4/22/25 Signature of Applicant _____ Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

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

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 Decatur

AS AGENT FOR The Black Dog

STREET ADDRESS ~~35~~ 735 Falmouth Rd / 40 Straight Wharf

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 22, 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.

J. B DeC 4/22/25

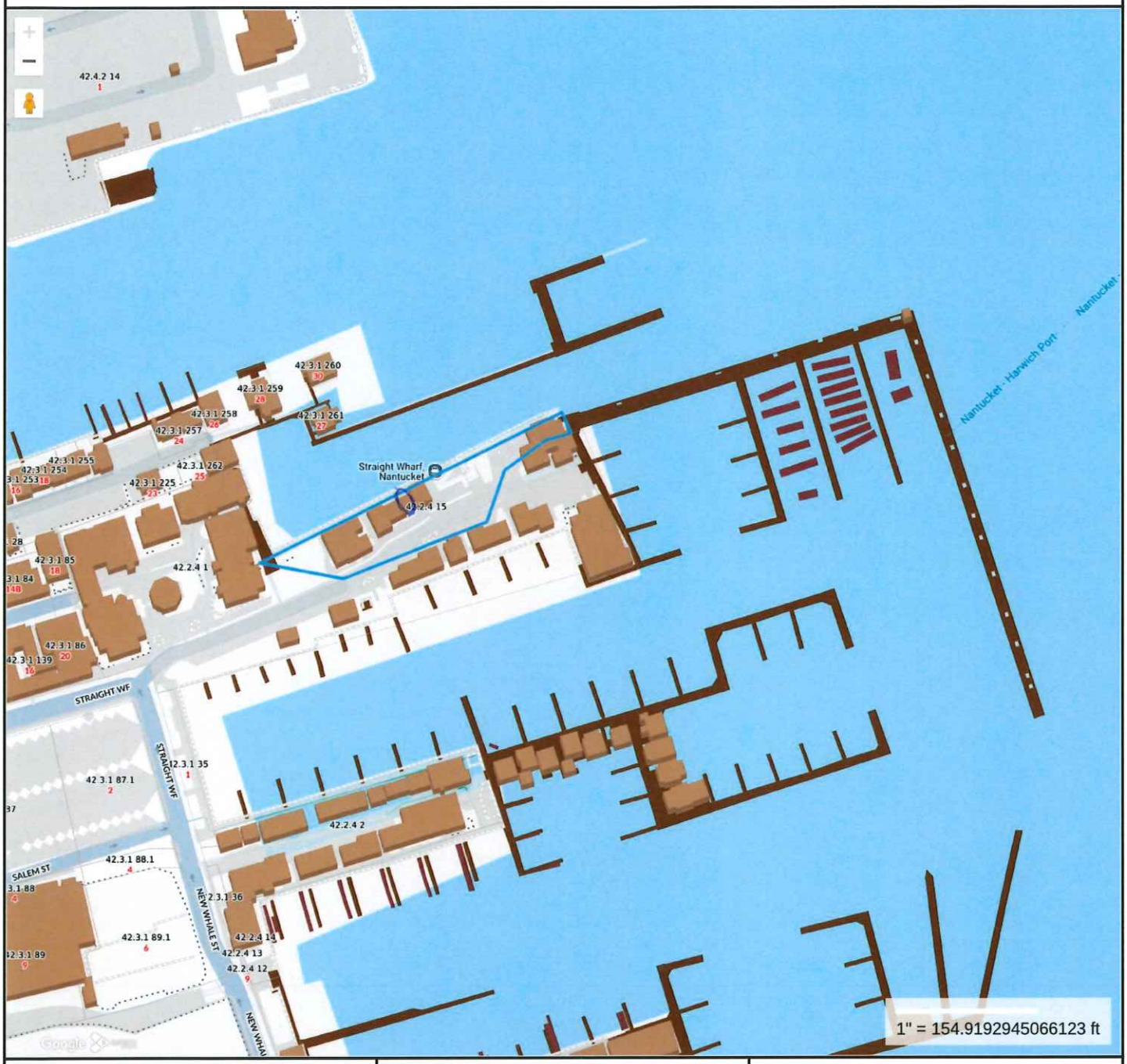
Signature Date


The Black Dog

RECYCLE YOUR
CLOTHES HERE
PROJECT


native
REMIX
PROJECT
RECYCLE YOUR
SHOES HERE
The Black Dog


The Black Dog



Property Information

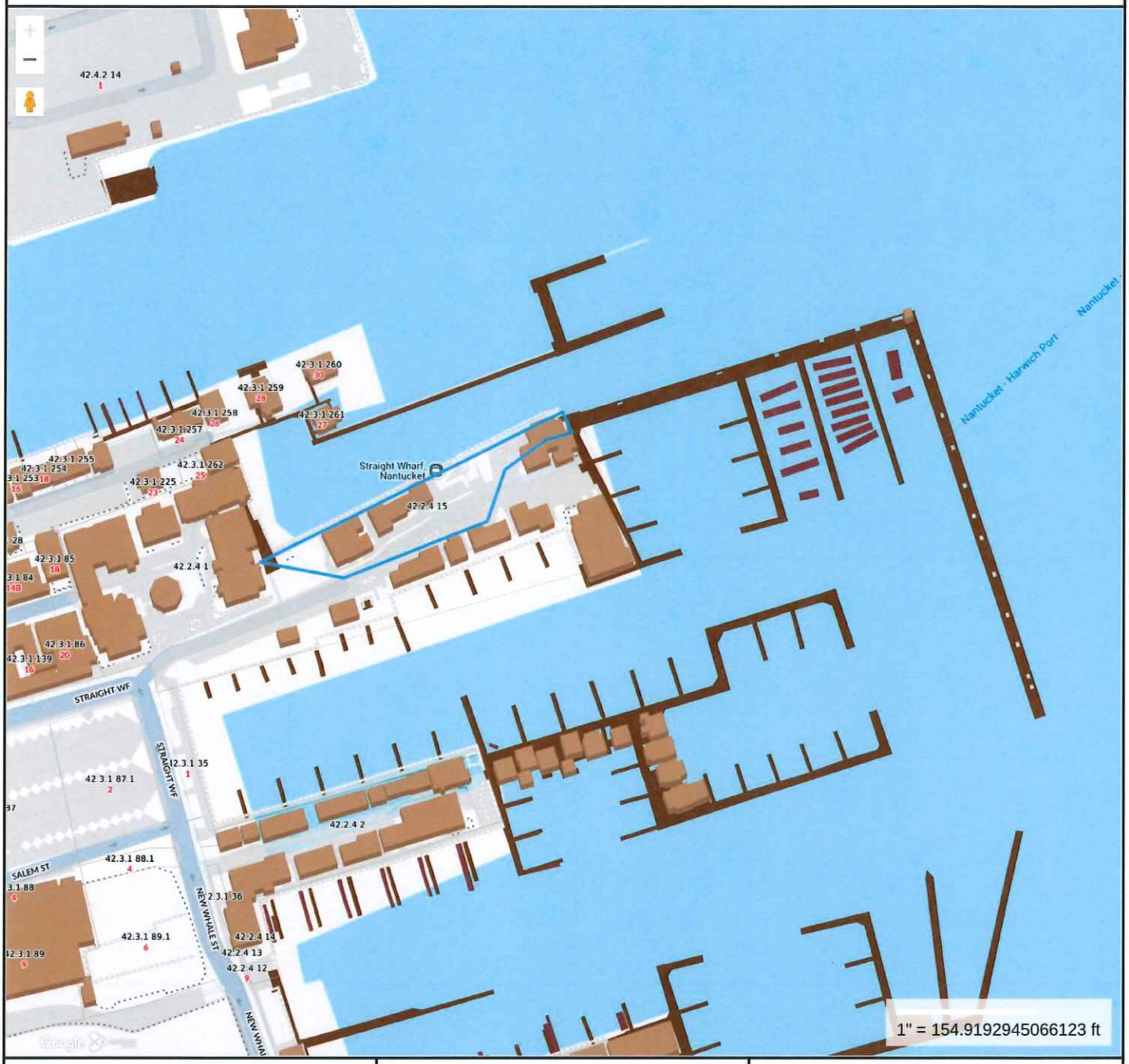
Property ID	9449
Location	STRAIGHT WF
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



Property Information

Property ID	9449
Location	STRAIGHT WF
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

Certificate No. 47749 Date Issued 2/28/06

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

Previous Approval

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 7 of Chapter 395, Acts and Resolves of Massachusetts, 1970, for erection or display of an occupational or other sign as described below and on drawings and photographs accompanying this application.

TAX MAP N°: 42.2.4 PARCEL N°: 15

Street & Number of Proposed Sign: Straight Wharf

Owner of Building: Nantucket Island Resorts

Mailing Address: One Wells Ave.
Newton, MA 02459

Telephone: 228.1500 (on island) 617.243.7097 (off island)

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

Signature of Applicant of Record

Agent / Owner of Business

Name: Nathan McMullen / Rob Douglas

Mailing Address: 8 Austin Farm Dr.
Nantucket, MA 02554

Telephone: 228.5994 (on island) – (off island)

FOR OFFICE USE ONLY

Date application received: 2/24/06 Fee Paid: $ 25

Must be acted on by:

Extended to:

Approved: Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

W/ SAC REC

A. TYPE OF SIGN
1. ☐ Wall Sign
2. ☑ Projecting Sign
3. ☐ Directory Sign
4. ☐ Freestanding Sign
5. ☐ Window Sign
6. ☐ Awning Sign
7. ☐ Other (specify) _____

B. MATERIAL
1. ☑ Wood (not plywood)
2. ☐ Metal
3. ☐ Other (specify) _____

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

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

E. LETTER STYLE(S)
Include a scaled drawing of the lettering style(s) as it will appear on the sign. SEE PHOTO

F. FINISH
1. Lettering a. ☐ gold leaf b. ☑ paint
2. ground a. ☑ paint b. ☐ sand paint
3. edgebanding a. ☑ paint b. ☐ other (specify) _____
4. moulding a. ☑ paint b. ☐ other (specify) _____

G. COLOR(S) (ALL BY "INTERLUX")
1. lettering Black, # 4258
2. ground White, # 4359
3. edgebanding Malachy green, # 341
4. moulding Rustic Red, # 4391

H. WORDING ON SIGN
"The Black Dog"

I. SIZE OF SIGN 31" long x 21" high

J. SHAPE OF SIGN Oval

K. LOCATION OF SIGN ON BUILDING

L. TYPE OF SUPPORT MATERIALS (Include drawing or photograph if decorative brackets proposed)
3" x 3" CEDAR BRACKET w/ METAL HARDWARE ... SEE DRAWING

M. TYPE OF LIGHTING (if any) AND ITS LOCATION (1) 20 w LAMP FIXTURE, BOTH SIDES ... SEE DRAWING

PLEASE NOTE: This application will not be considered complete without the following: 1. a photograph or scaled drawing of the entire building facade on which the sign will be located. 2. a scaled drawing of the proposed sign (in duplicate) accurately showing the layout of the sign. 3. paint color samples.

Date 2/17/06 Signature of owner of record Signed under penalties of perjury



NEW SIGN ON STRAIGHT WHARF

N.T.S. 2.17.06

APPROVED

NOTE: ALL PAINTS ARE ALKYD ENAMEL BY "INTERLUX".

FEB 28 '06 47740

EXTERIOR CHANGES
THOUT H.D.C. APPROVA

FEB 24 2006

2. Nantucket Island Resorts	19/29 North Water Street	Commercial (Bldg 3)	42.4.1/32
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Norton , Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	Brad Edgerly, Hillary Kemp, Melissa Philbrick		
Concerns	West elevation high eaves meeting up with lower gambrels,		
Motion	Mrs. Hill Holdgate approve with black roof and correct application	2nd	
Vote	4-1 Mr. McLaughlin	**Certificate #**	**47746**

3. Nantucket Island Resorts	19/29 North Water Street	Commercial (Bldg 4)	42.4.1/32
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Norton , Ms. Williams, Mrs. Hill Holdgate		
Alternates	Ms. Coombs		
Representing	Brad Edgerly, Hillary Kemp, Melissa Philbrick		
Concerns	Spindles eliminated and replaced with railings, (option 4 most appropriate), clapboard inappropriate- does not run with any of the other buildings in that area, eave heights too tall , vertical walls should be broken up, site plan needs to be revised,		
Motion	Ms. Williams approve with railings (option 4), black roof, 3 1/2 clapboard exposure	2nd	
Vote	4-1 Mr. McLaughlin	**Certificate #**	**47747**

4. Nantucket Island Resorts	19/29 North Water Street	Commercial (Bldg 4A)	42.4.1/32
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate		
Alternates	Ms. Coombs		
Representing	Brad Edgerly, Hillary Kemp, Melissa Philbrick		
Concerns	Modify the railing, west elevation pitch, dormer needs to be set back 3 ft,		
Motion	Ms. Norton approve with elimination of the dormer (south elevation right side second floor), black roof Mr. McLaughlin amend motion to add requirement to change pitch on rest room to 7 pitch (vote 1-4)	2nd	
Vote	4-1 Mr. McLaughlin	**Certificate #**	**47748**

5. Nantucket Island Resorts	19/29 North Water Street	Demolition (8 Total)	42.4.1/32
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Norton , Mrs. Hill Holdgate		
Alternates	Ms. Coombs		
Representing	Brad Edgerly, Hillary Kemp, Melissa Philbrick		
Concerns			
Motion	Mrs. Hill Holdgate hold all demos until all buildings are approved	2nd	
Vote	5-0	**Certificate #**	

III. OLD BUSINESS

1. The Black Dog	Straight Wharf	Projecting Sign	42.2.4/15
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate		
Alternates	Ms. Coombs		
Representing	Nathan McMullen		
Concerns	Location of sign- should be on building that holds building, not on adjacent buildings (SAC read)		
Motion	Ms. Williams approve with SAC recommendations; with new site plan	2nd	
Vote	5-0	**Certificate #**	**47749**

2. Schlesinger, Mort	45 India Street	Addition, 5 x 5	42.3.4/123
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate		
Alternates	Ms. Coombs		
Representing	Mort Schleisinger		
Concerns	Still concerned by hip roof element, provides different suggestions, suggests a board fence rather than shingled wart that is proposed,		
Motion	Ms. Williams hold for revisions/ new proposal	2nd	
Vote	5-0	**Certificate #**	

SIGN ADVISORY COUNCIL

REPORT TO THE HDC

DATE:

SAC Members Present:

Mark Cutone (Chris Young) (Paul Wolf)

SIGN INFORMATION

APPLICANT & SIGN NAME: BLACK DOG

ADDRESS OF PROPOSED SIGN: 42.2.4-15 STRAIGHT WHARF

PERTINENT REGULATIONS: PROJECTING SIGNS
(List page and section)

EVALUATION

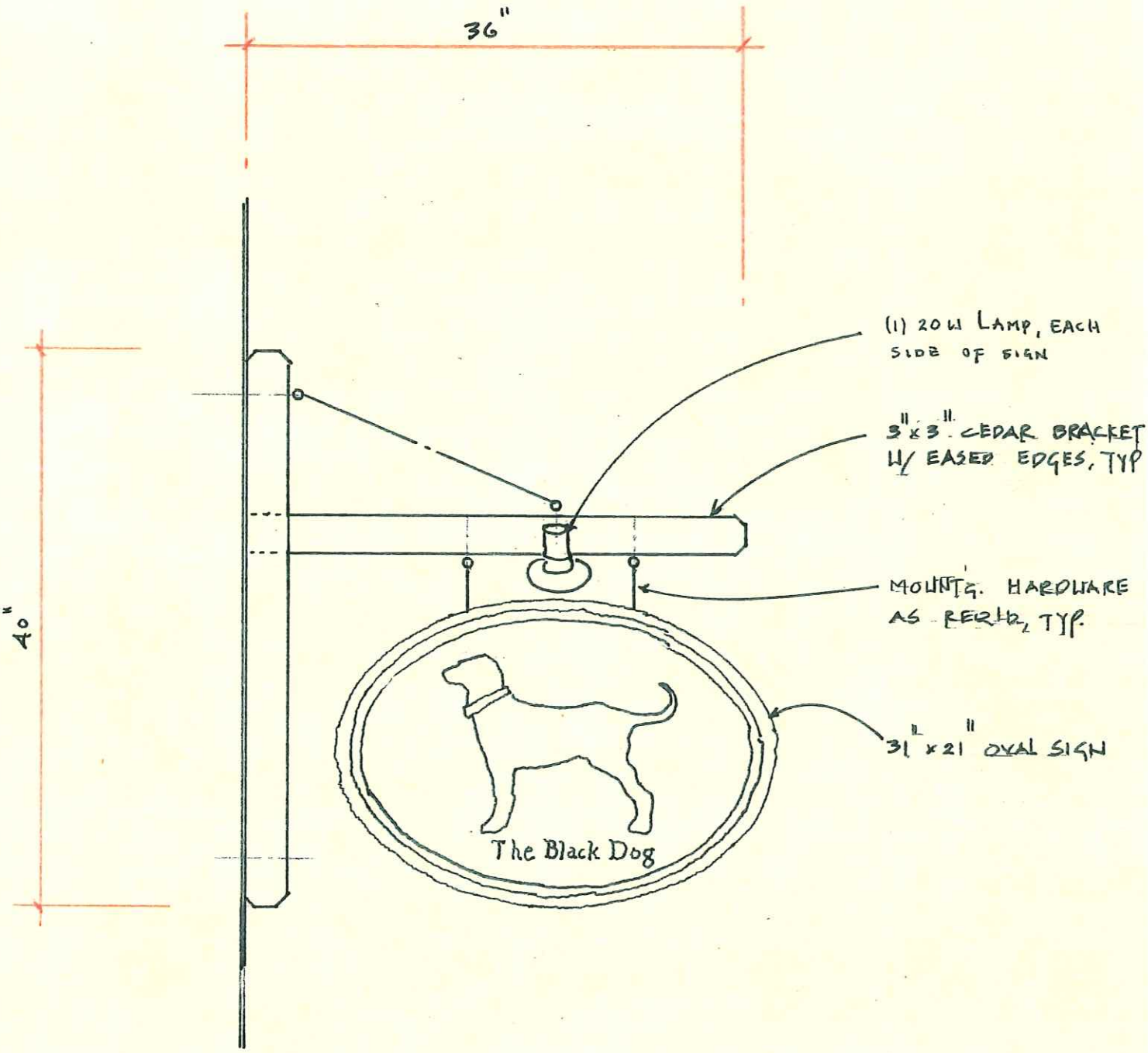
Concerns by SAC members and discussions with applicant.

THE APPLICANT WANTS TO PLACE THIS ON THE CORNERBOARD BEHIND THE FREESTANDING SIGN FOR HILLS GALLERY, WHICH WOULD NOT MEET THE GUIDELINES FOR LOCATION OR HEIGHT ABOVE SIDEWALK. IT WOULD ALSO CREATE A BILLBOARD EFFECT WITH THE PROPOSED PROJECTING SIGN AND EXISTING FREESTANDING SIGN BEING ~~BE~~ IN LINE WITH EACH OTHER. WE PROPOSE APPROVING IT ON THE CORNER BOARD TO THE RIGHT OF THE DOOR TO THE STORE - ON THE SAME FASCADE AS THE ~~[illegible]~~ STOREFRONT.

Recommendations:

Signed: 2/28/06 - HOLD FOR REVISIONS.

CAY



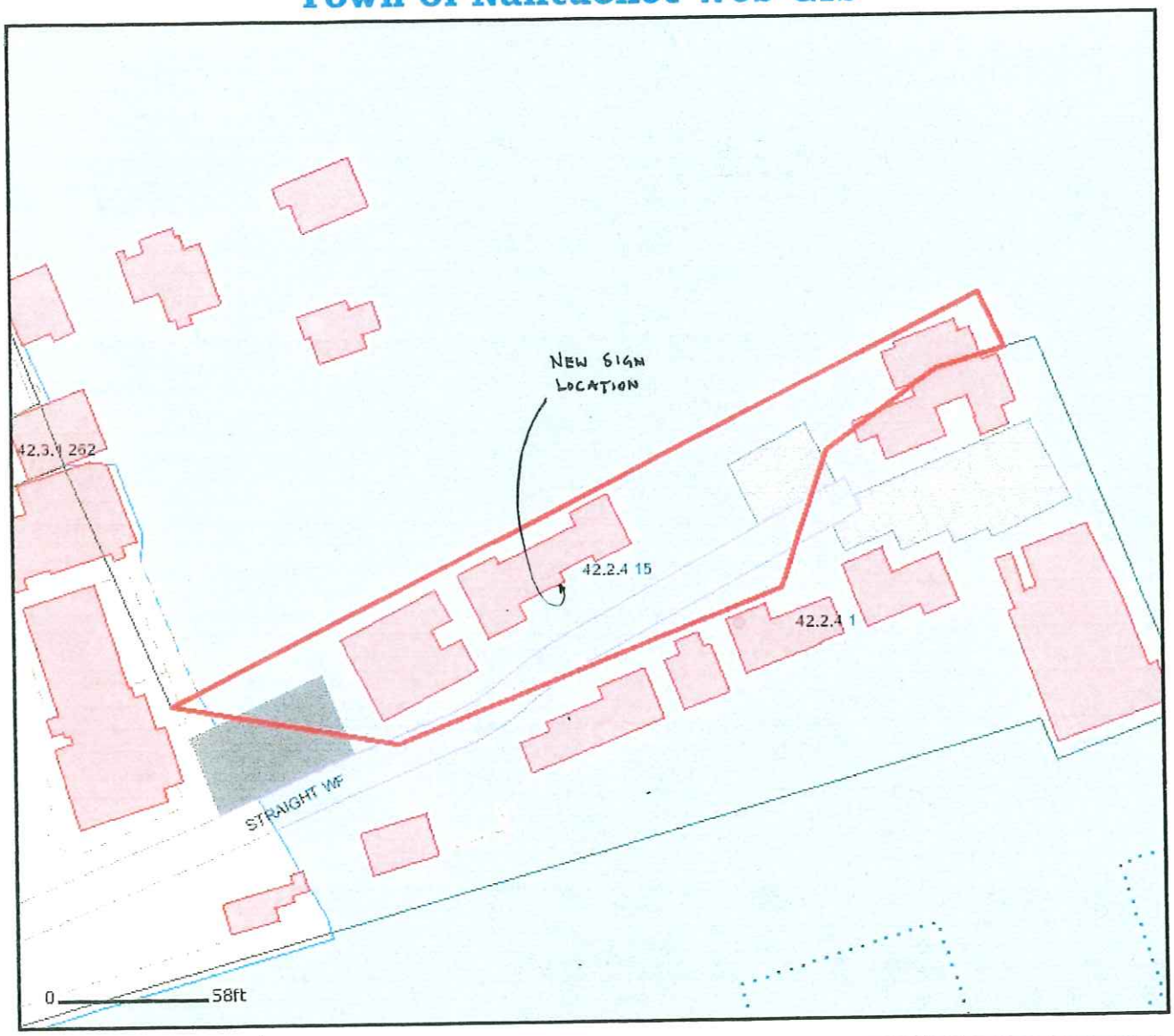
NEW SIGN ON STRAIGHT WHARF

3/32" = 0'-1"

2-17-06

FEB 24 2006

Town of Nantucket Web GIS



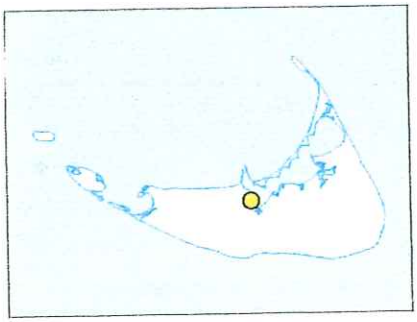
Prop ID	42.2.4 15
Address	STRAIGHT WF
Sale Date	
Sale Price	$0
Book/Page	C0006150
Lot Size	0.23 acres

APPROVED
FEB 2 8 '06 4 7 7 4
EXTERIOR CHANGES
THOUT H.D.C APPROVAL

NOT A LEGAL DOCUMENT

For general reference only: Important caveats which must be considered when using this data are available from the Nantucket GIS Coordinator.

Disclaimer The information displayed on this or any other map produced by The Town of Nantucket is for reference purposes only. The Town of Nantucket does not guarantee the accuracy of the data. Users are responsible for determining the suitability for individual needs. All information is from the Town of Nantucket Geographic Information System (GIS) database.



Town of Nantucket, Massachusetts
Map Composed
2/6/2006

Copyright 2005 Town of Nantucket, MA. All rights reserved. Developed by AppGeo

2/6/2006 2:23 PM



APPROVED

FEB 2 8 '06

ANGES
APPROVA

Certificate No. _____ Date Issued _____

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

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

TAX MAP #: 42.3.1 PARCEL #: 211
Street & Number of Proposed Sign: 33 MAIN ST.
Owner of Building: CLACK, LLC
Mailing Address: 161 EAST 35TH ST. #2F
NEW YORK, NY 10016
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business
Name: LINK 02554
Mailing Address: PO BOX 1001
NANTUCKET, MA 02554
Telephone: (508)221-8274 (on island) _____ (off island)

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

RECEIVED
APR 28 2025
By:

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

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

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

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

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

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

G. WORDING ON SIGN
BEACHKREW

H. SIZE OF SIGN
24"H x 36"W

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
FEDERAL ST. SIDE
PREFER NEXT TO GREEN DOOR / SEE PHOTO

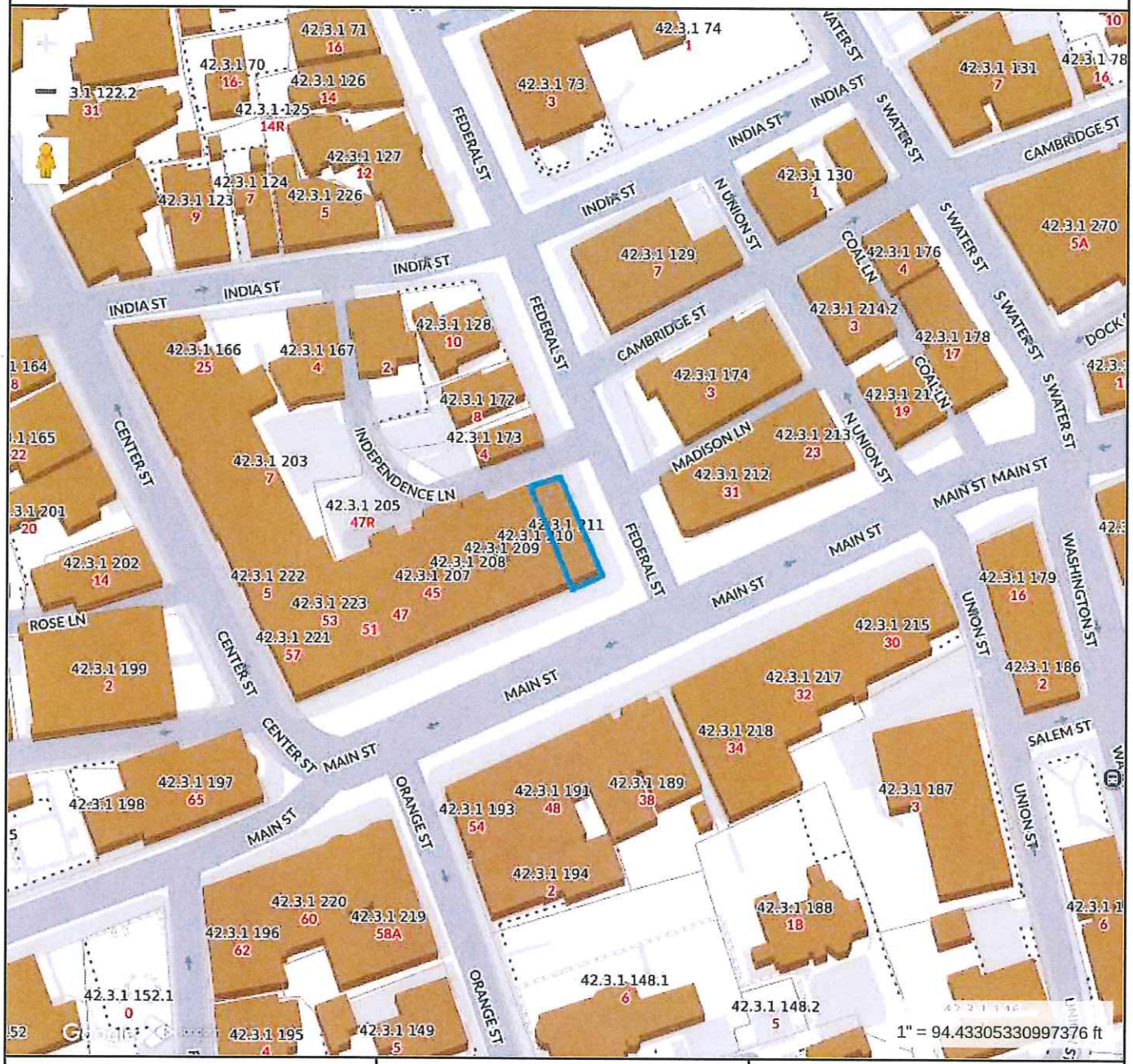
K. TYPE OF SUPPORT BRACKETS
EXISTING / SEE PHOTO

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

Date: 4/28/25 Signature of Applicant _____ Signed under penalties of perjury

Town and County of Nantucket, MA

April 28, 2025



Property Information

Property ID	9676
Location	33 MAIN ST
Owner	CLACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

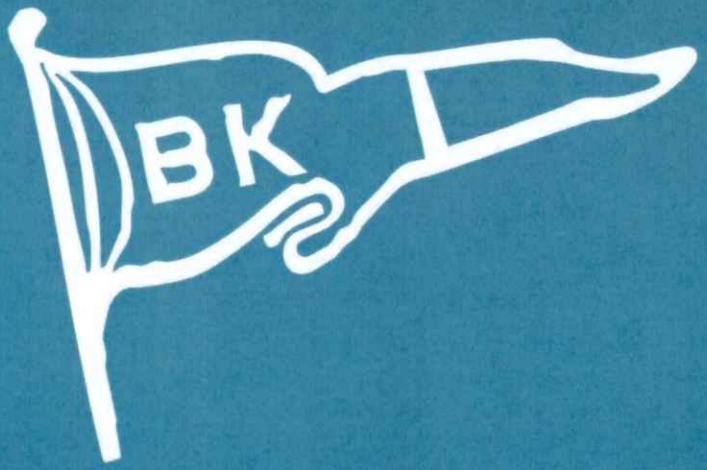
Geometry updated 10/16/2024
Data updated Jan. 2021

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

RECEIVED
APR 28 2025
By



OPTION 02A



BEACHKREW

PMS

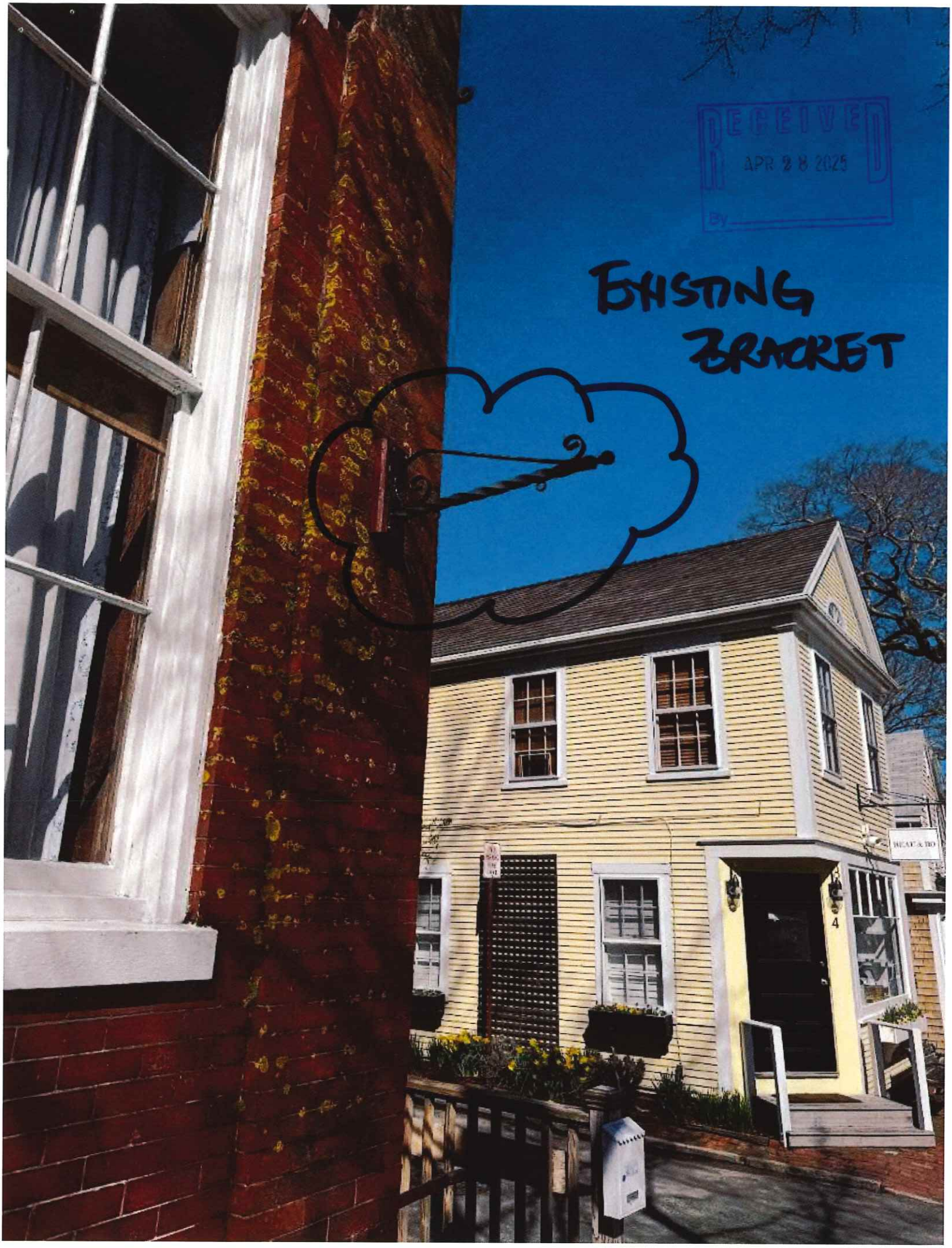
2149 C

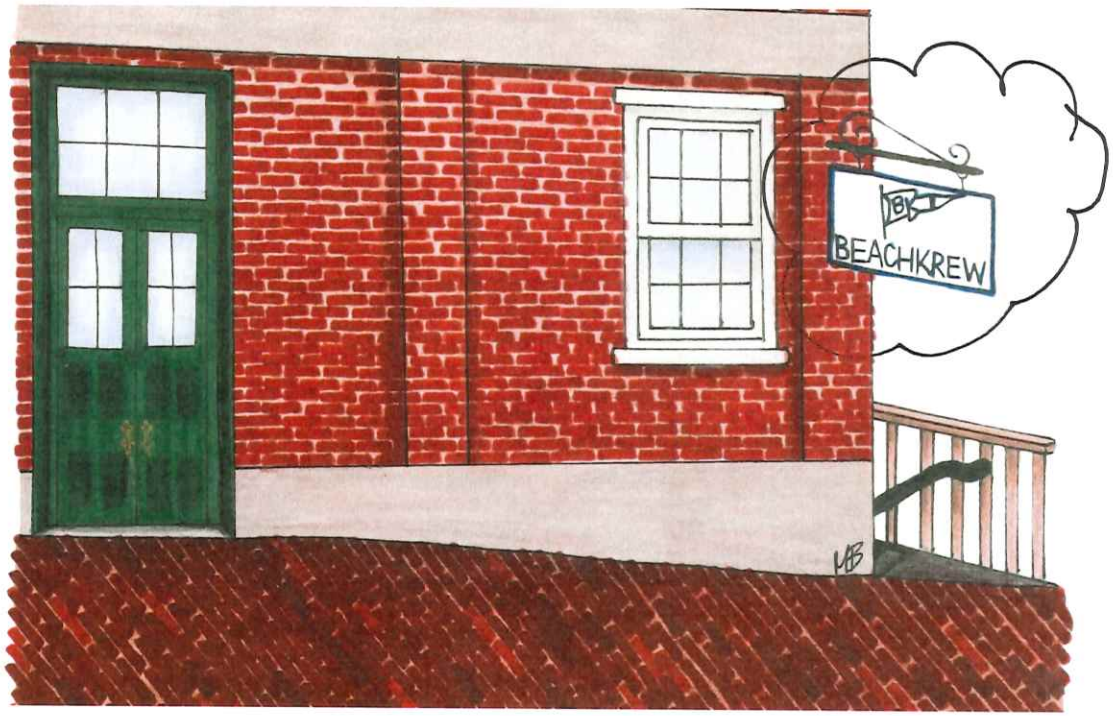
CMYK

YK 70, 33, 8, 7

RECEIVED
APR 28 2025
By


15
MINUTE
PARKING
N.P.D.
The Hub
PROPOSED
LOCATION
30
MINUTE
PARKING
RECEIVED
APR 2 4 2025


RECEIVED
APR 2 8 2025
By
EXISTING
BRACKET
4



RECEIVED
APR 28 2025
By

EXISTING BRACKET LOCATION
OPTION #2

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

APR 2 8 2025

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

TAX MAP #: 42.4.2 PARCEL #: 33
Street & Number of Proposed Sign: 20 BROAD ST.
Owner of Building: TRACY + SUSAN ROOT
Mailing Address: 3310 N CROWN POINTE BLVD NAPLES, FL 34112
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: LINK 02554
Mailing Address: PO BOX 1001 NANTUCKET, MA 02554
Telephone: (508) 221-8274 (on island) _____ (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering GOLD LEAF
2. Ground BRITISH RACING GREEN
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
BILLIES
ESTABLISHED 2025

H. SIZE OF SIGN
24" H x 36" W

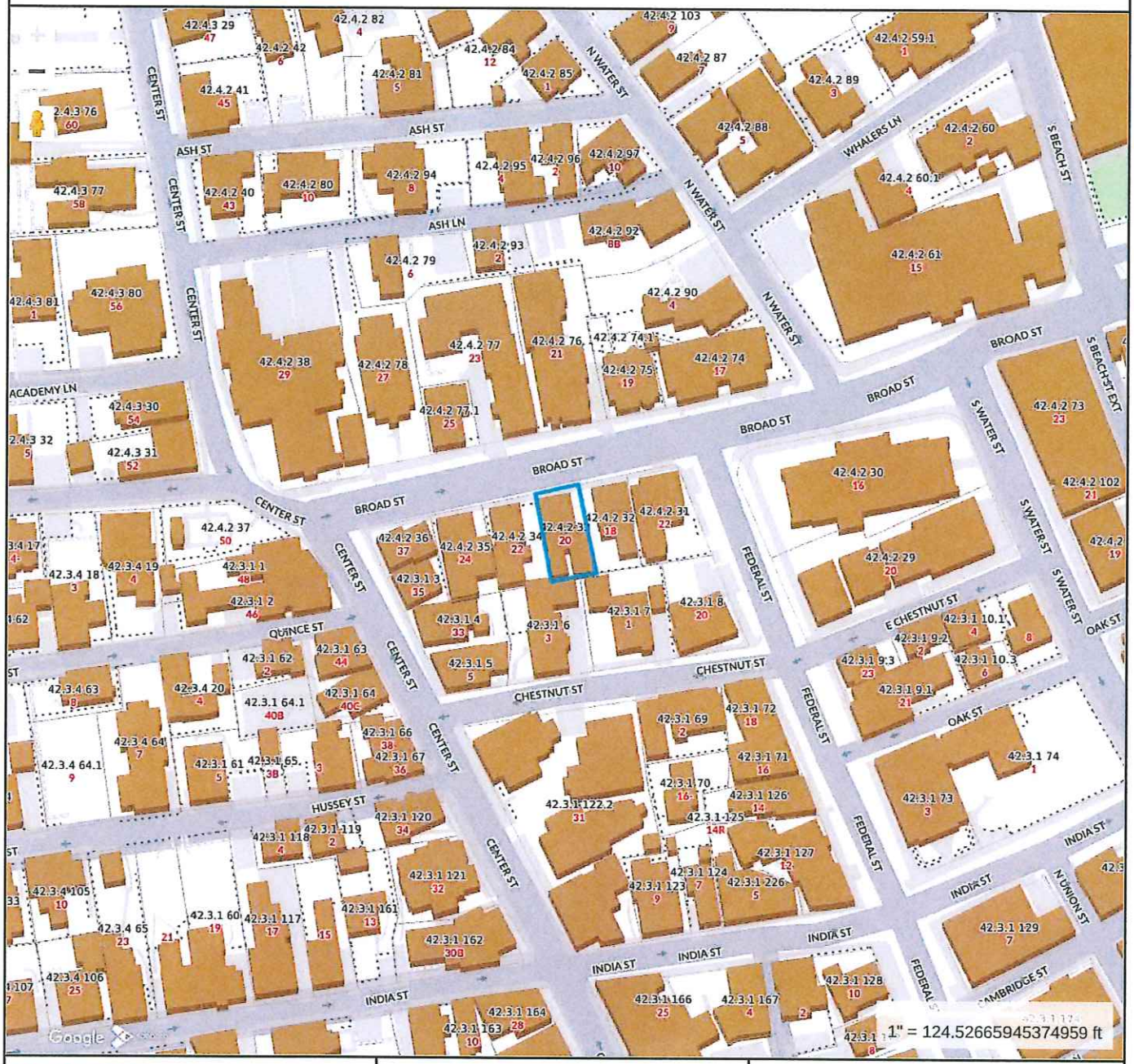
I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
STREET / FRONT

K. TYPE OF SUPPORT BRACKETS
EXISTING / SEE PHOTO

L. TYPE OF LIGHTING AND LOCATION (if any)
EXISTING / SEE PHOTO

Date: 4/17/25 Signature of Applicant _____ Signed under penalties of perjury



Property Information

Property ID	10415
Location	20 BROAD ST
Owner	ROOT TRACY W & SUSAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

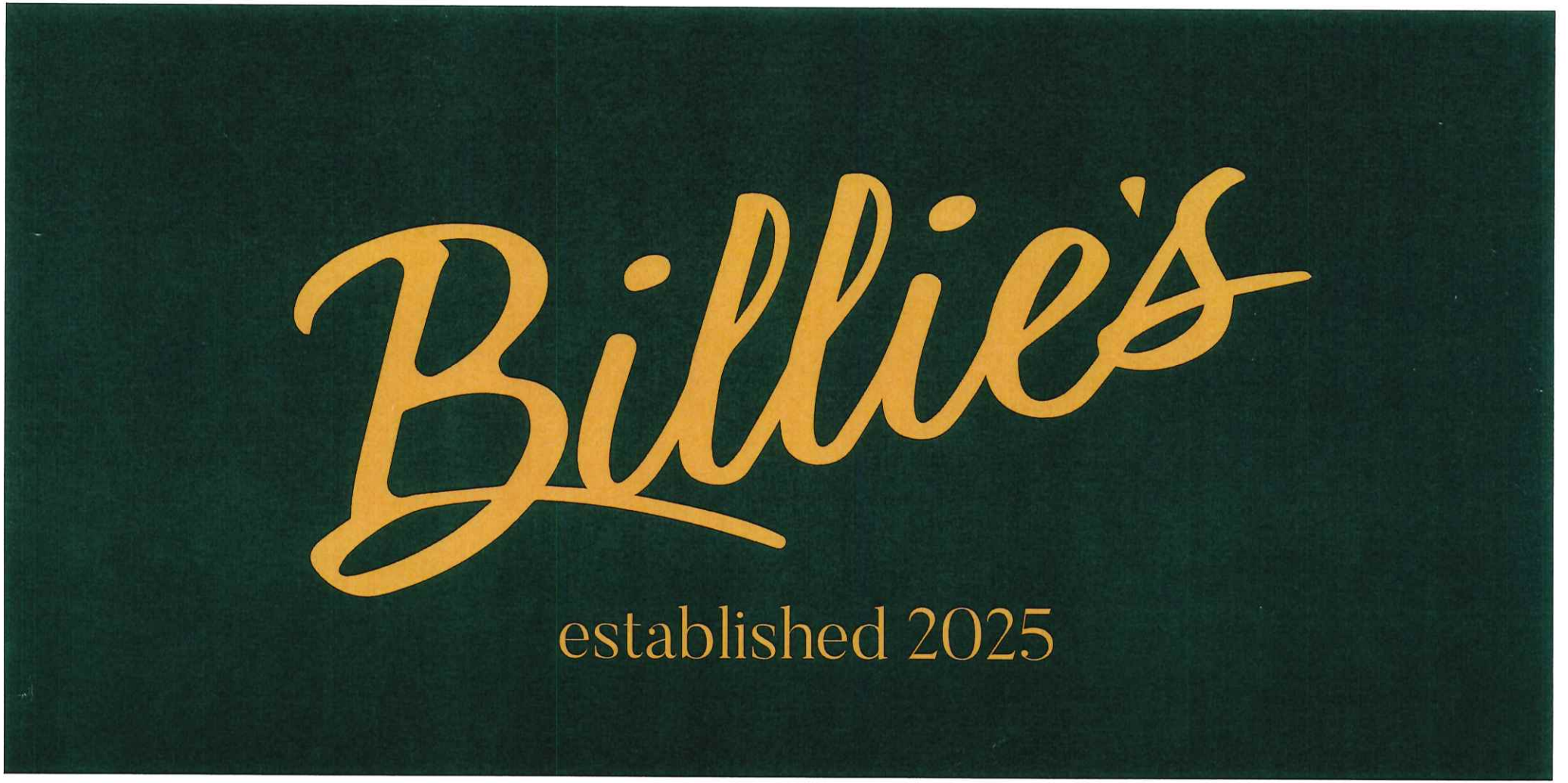
Geometry updated 10/16/2024
Data updated Jan. 2021

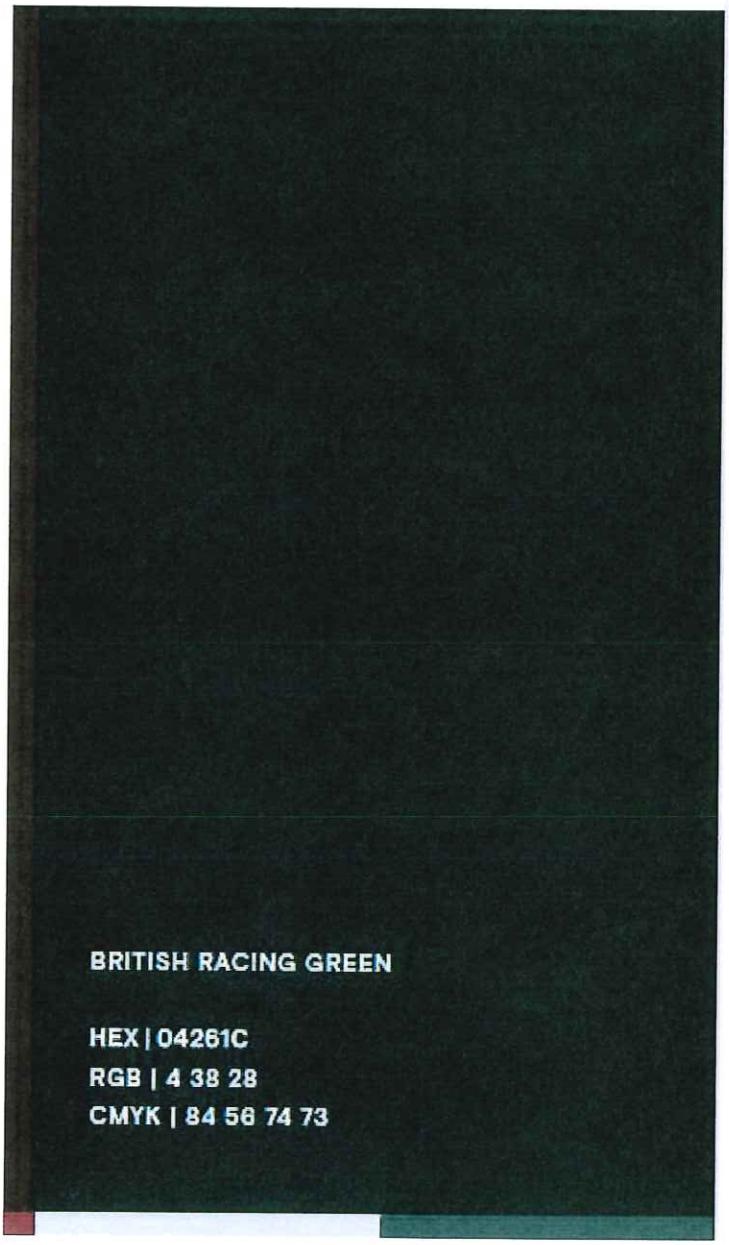
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

---- Forwarded Message -----
From: cioppino@aol.com <cioppino@aol.com>
To: "signherenantucket@yahoo.com" <signherenantucket@yahoo.com>; Anna Worgess <boxwithnosides@hotmail.com>
Sent: Thursday, March 27, 2025 at 05:25:51 PM EDT
Subject: 20 broad street Nantucket

Tracy Root the owner of 20 Broad street approve of the new signage to be placed at the building
Any questions feel free to contact me via email or phone
239-370-7581

Sent from the all new AOL app for iOS

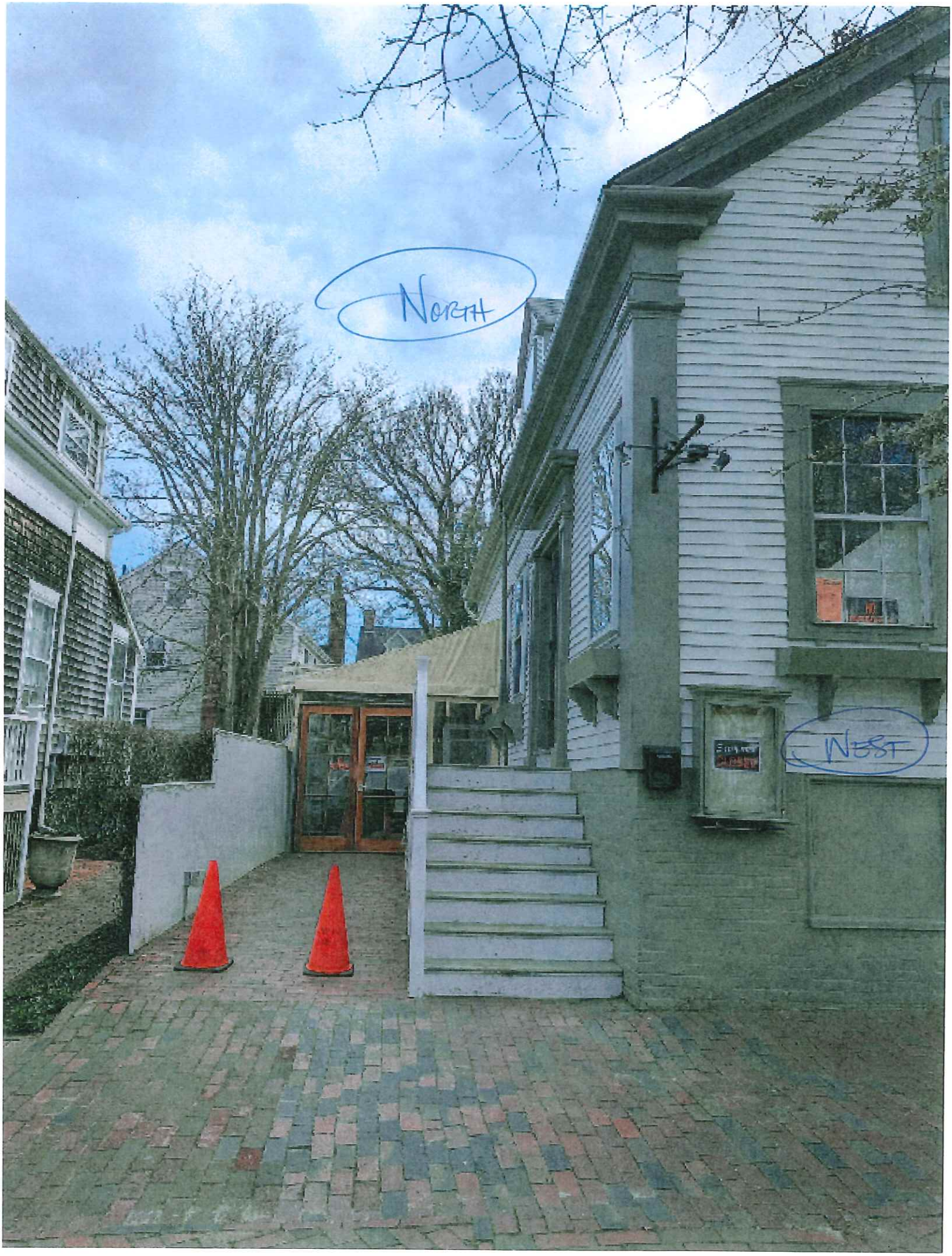

Billie's
established 2025


BRITISH RACING GREEN
HEX | 04261C
RGB | 4 38 28
CMYK | 84 56 74 73


BUTLER
LIGHT
Kerning: 0
Upper Case


Billie's

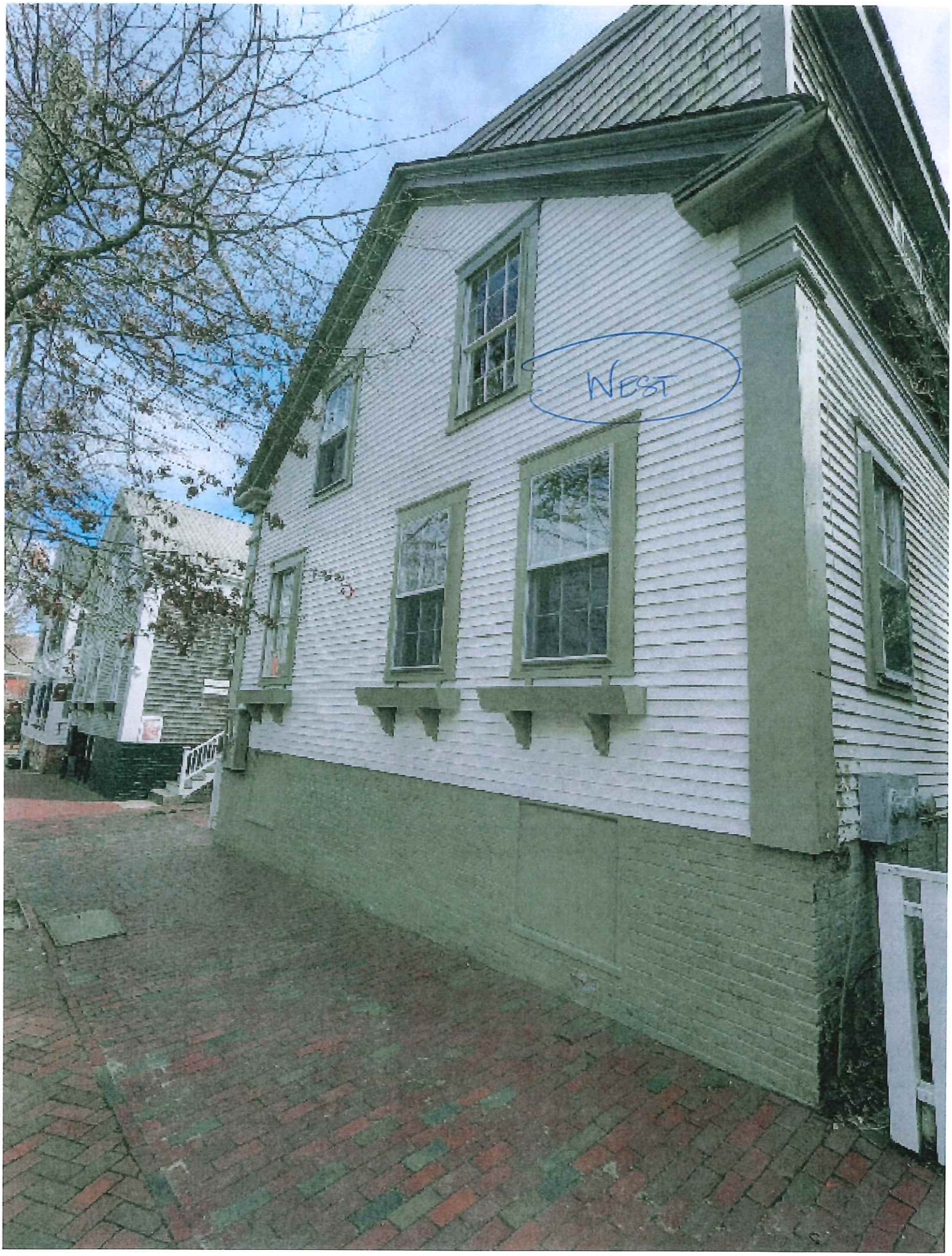

North
West
CLOSED


North
West


NORTH


NORTH
WEST




WEST


SOUTH
WEST

Certificate No. _____ Date Issued _____

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

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

TAX MAP #: 42.3.1 PARCEL #: 130.2
Street & Number of Proposed Sign: 1 CAMBRIDGE ST
Owner of Building: ZERO INDIA STREET LLC
Mailing Address: 121 KERCHEVAL AVE.
GROSSE POINTE FARMS, MI
Telephone: _____ (on island) 48236 ~~(off island)~~

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

Signature of Owner of Record

Agent/Owner of Business
Name: LINK 02554
Mailing Address: PO BOX 1001
NANTUCKET, MA 02554
Telephone: (508) 221 8274 (on island) _____ (off island)

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

RECEIVED
APR 28 2025
By _____

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

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

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

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

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

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

G. WORDING ON SIGN
MARISSA COLLECTIONS

H. SIZE OF SIGN 24"H x 36"W

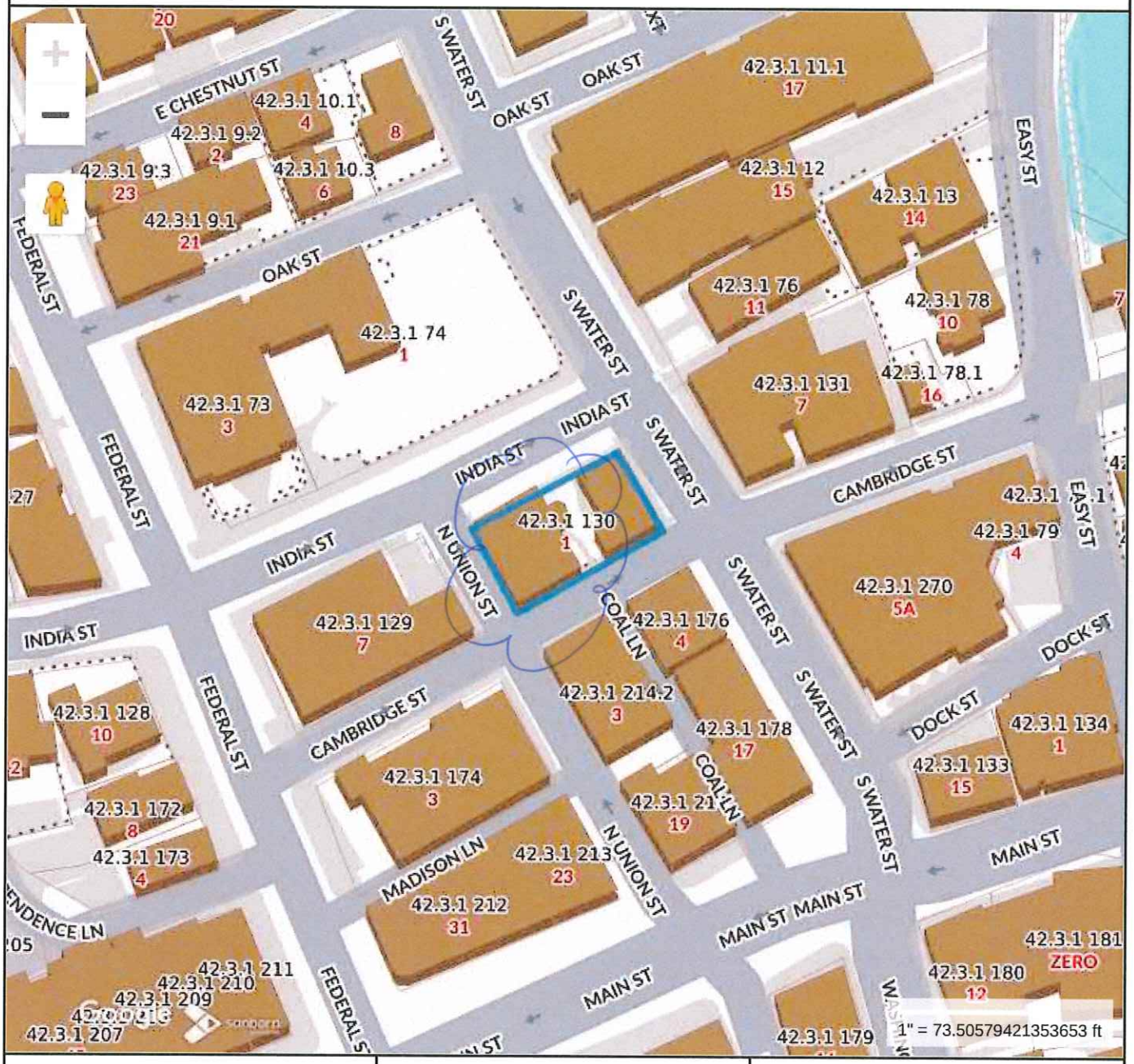
I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
(1) SMALL @ DOOR ON CAMBRIDGE ST.
WOULD LIKE ADDTL (2) N. UNION ST.

K. TYPE OF SUPPORT BRACKETS
SEE PHOTO

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

Date: 4/28/25 Signature of Applicant _____ Signed under penalties of perjury



Property Information

Property ID	9584
Location	1 CAMBRIDGE ST
Owner	ZERO INDIA STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
APR 28 2025
By

@ CAMBRIDGE ST. DOOR



RECEIVED
APR 28 2025
By



SIZE AND STYLE OF PROPOSED SIGN #2 @ N. UNION ST.

COLORS: PINK W/ WHITE



RECEIVED
APR 28 2025
By

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 165
Street & Number of Proposed Sign: 26 CENTER ST.
Owner of Building: NR RETAIL II LLC / NE DEV.
Mailing Address: 75 PARK PLAZA #3
BOSTON, MA 02116
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: LINK 02554
Mailing Address: PO BOX 1001
NANTUCKET, MA 02554
Telephone: (508) 221-8274 (on island) _____ (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN POETA

H. SIZE OF SIGN 18"H x 36"W

I. SHAPE OF SIGN RECTANGLE

J. LOCATION OF SIGN ON BUILDING STREET / FRONT

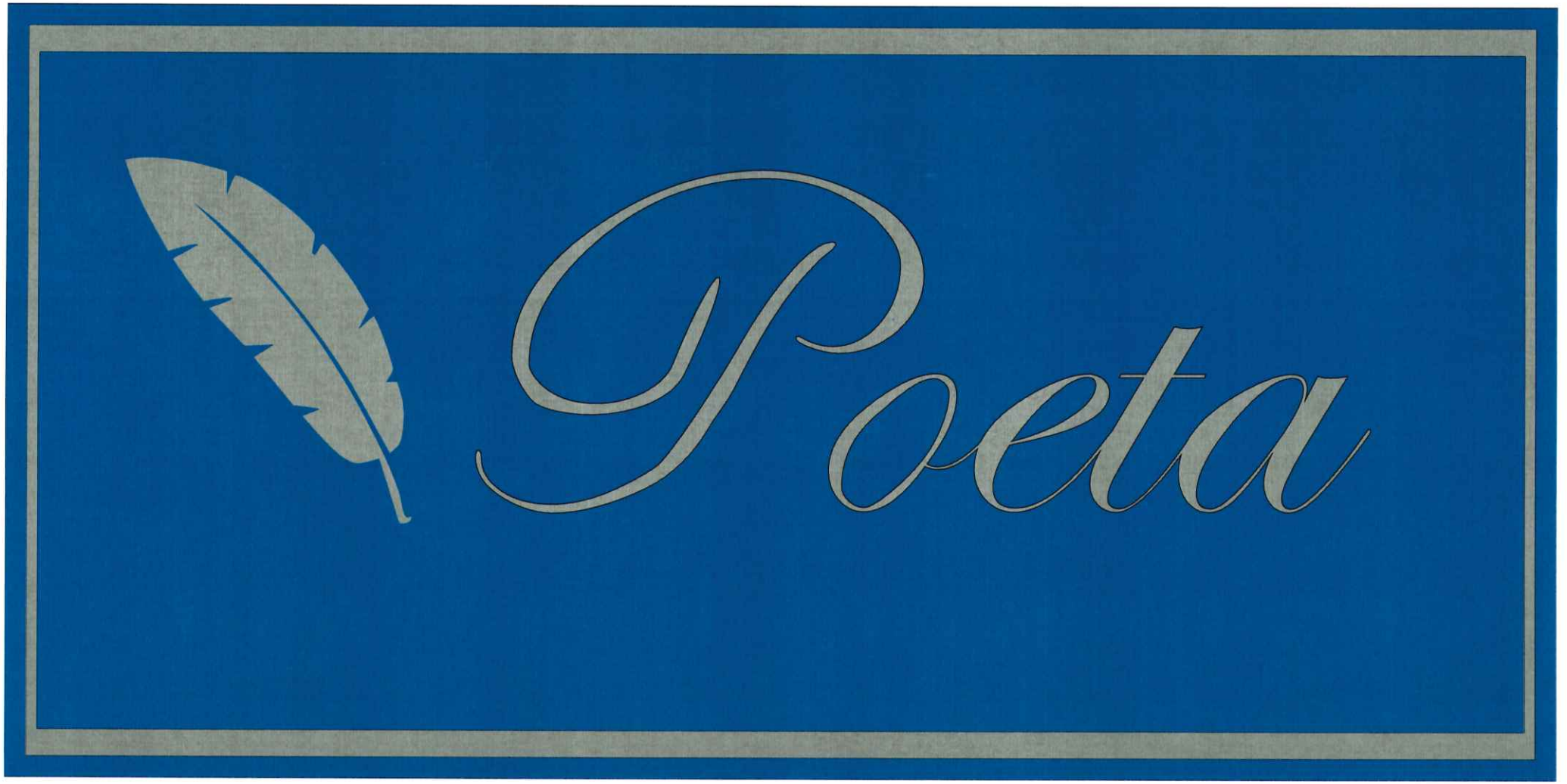
K. TYPE OF SUPPORT BRACKETS EXISTING / SEE PHOTO

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

Date: 4/7/25 Signature of Applicant _____ Signed under penalties of perjury



Poeta


Poeta


D. Dream

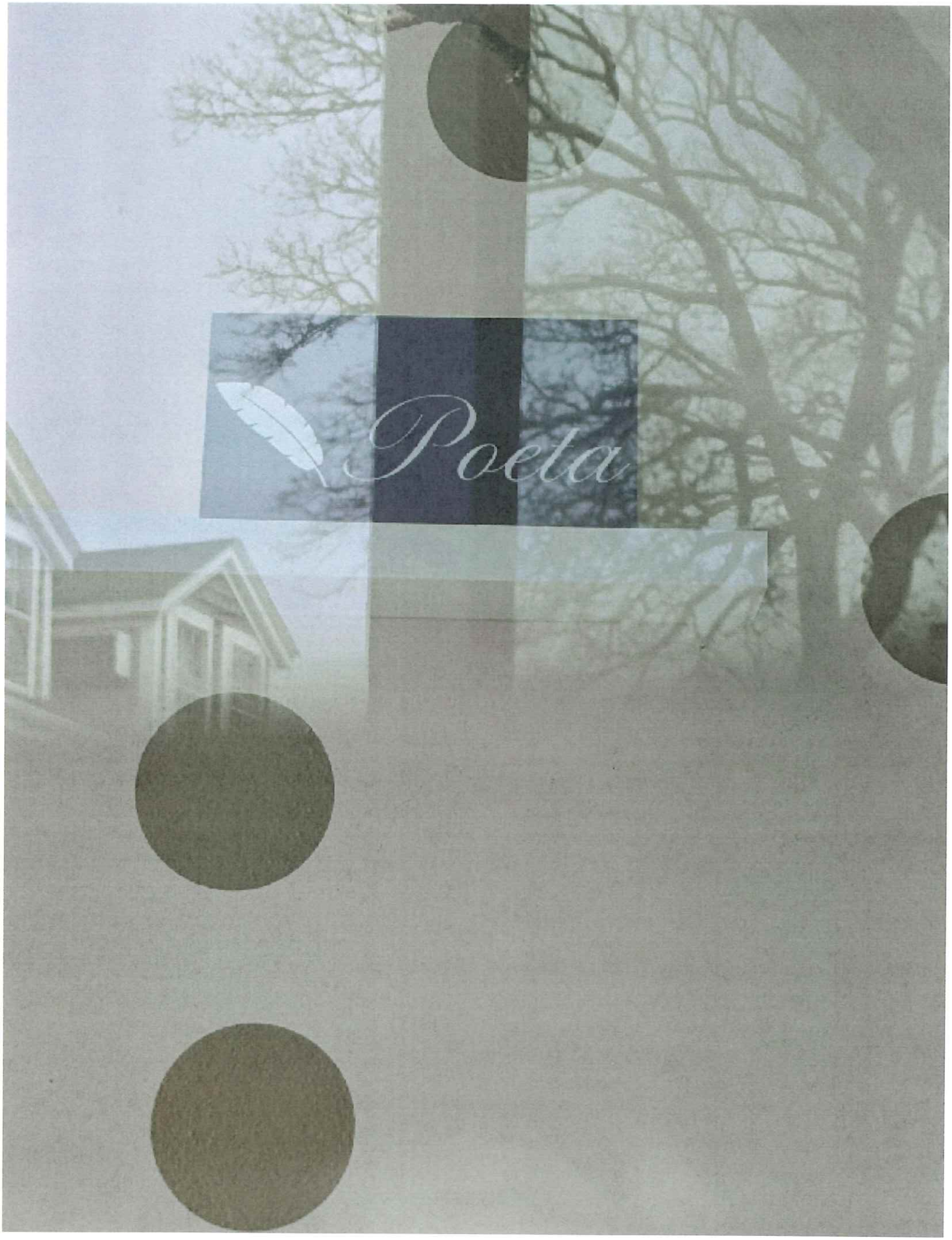

D. Dream
CENTRE POINTE
callivo


120% LINO
NATURAL LUXURY


D. Dream


D. Dream




Poeta

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 109.2
Street & Number of Proposed Sign: 9B BAYBERRY CT.
Owner of Building: COMM. FOUND. FOR NANTUCKET, INC.
Mailing Address: 9B BAYBERRY COURT
NANTUCKET, MA 02554
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: LINK 02554
Mailing Address: POBOX 1001
NANTUCKET, MA 02554
Telephone: (508) 2218274 (on island) _____ (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
EXISTING / SEE PHOTO
WITH NEW LOGO

H. SIZE OF SIGN
24"H x 120"W

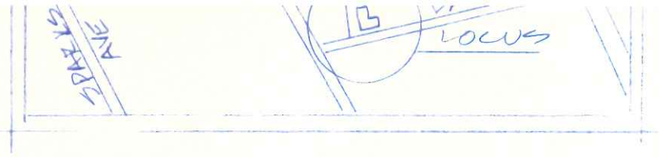
I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
(1.) ABOVE FRONT DOOR
INFILL LIKE APPX. AT (2.) GABLE END
AND ON (3.) SOUTH ELEVATION

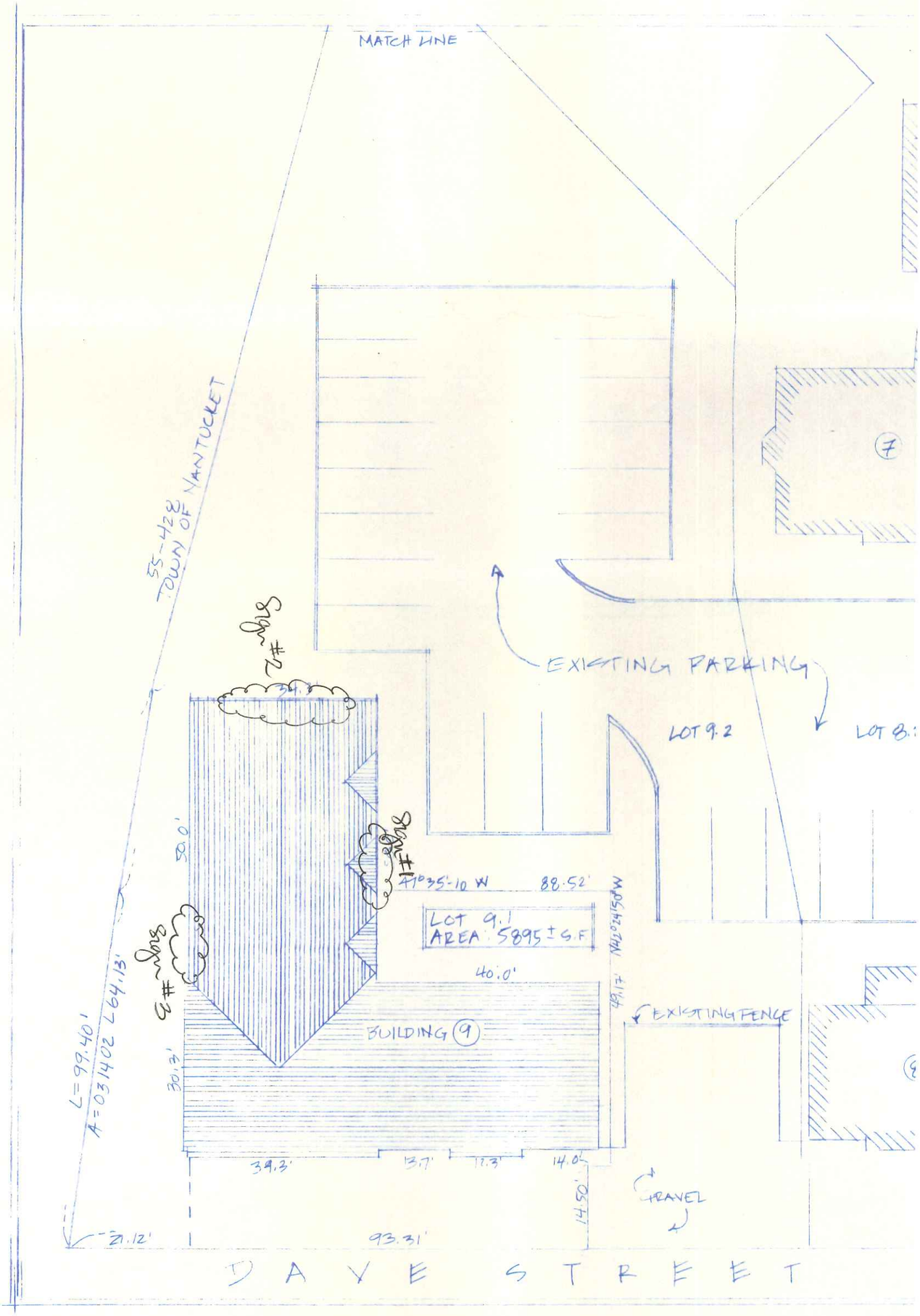
K. TYPE OF SUPPORT BRACKETS
N/A

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

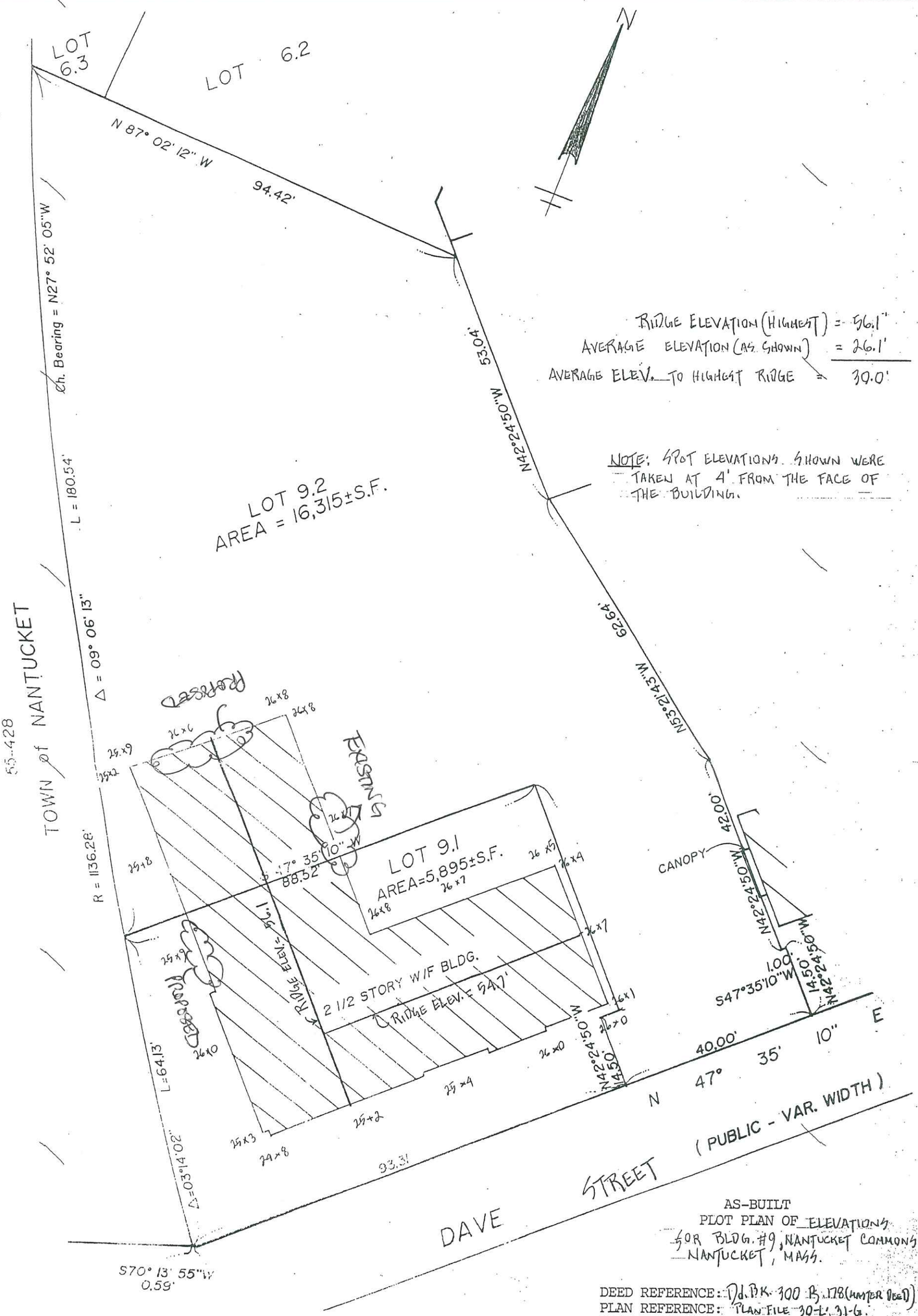
Date: 4/7/25 Signature of Applicant _____ Signed under penalties of perjury



1/S1 LOCUSPLAN



2/S1 SITE PLAN



AS-BUILT
PLOT PLAN OF ELEVATIONS
FOR BLDG. #9, NANTUCKET COMMONS
NANTUCKET, MASS.

DEED REFERENCE: Nd. BK. 300 PG. 178 (HUNTER DEED)
PLAN REFERENCE: PLAN FILE 30-L, 31-G.
ASSESSOR'S SHEET AND
LOT NUMBER: 55-150 (PORTION OF)
PREPARED FOR: NAN. COMMONS TRUST
DATE: 2/28/89 SCALE: 1" = 20'

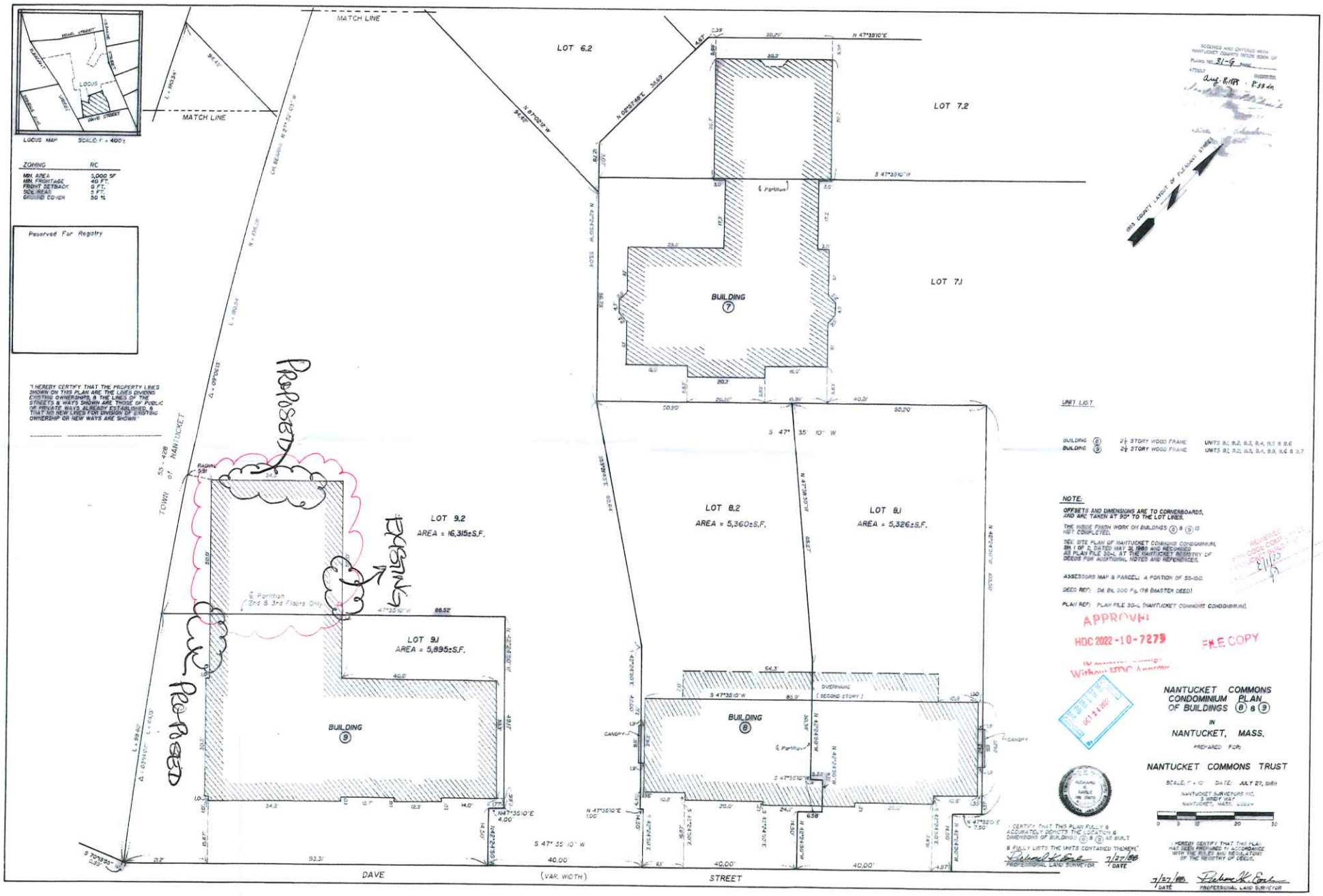
NANTUCKET SURVEYORS, INC.
P.O. BOX 937
NANTUCKET, MASS. 02554

N-1601

NOTE: I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

Richard K. Earle



SHEET 2 OF 2 N-1601-2



COMMUNITY
FOUNDATION
—FOR NANTUCKET—

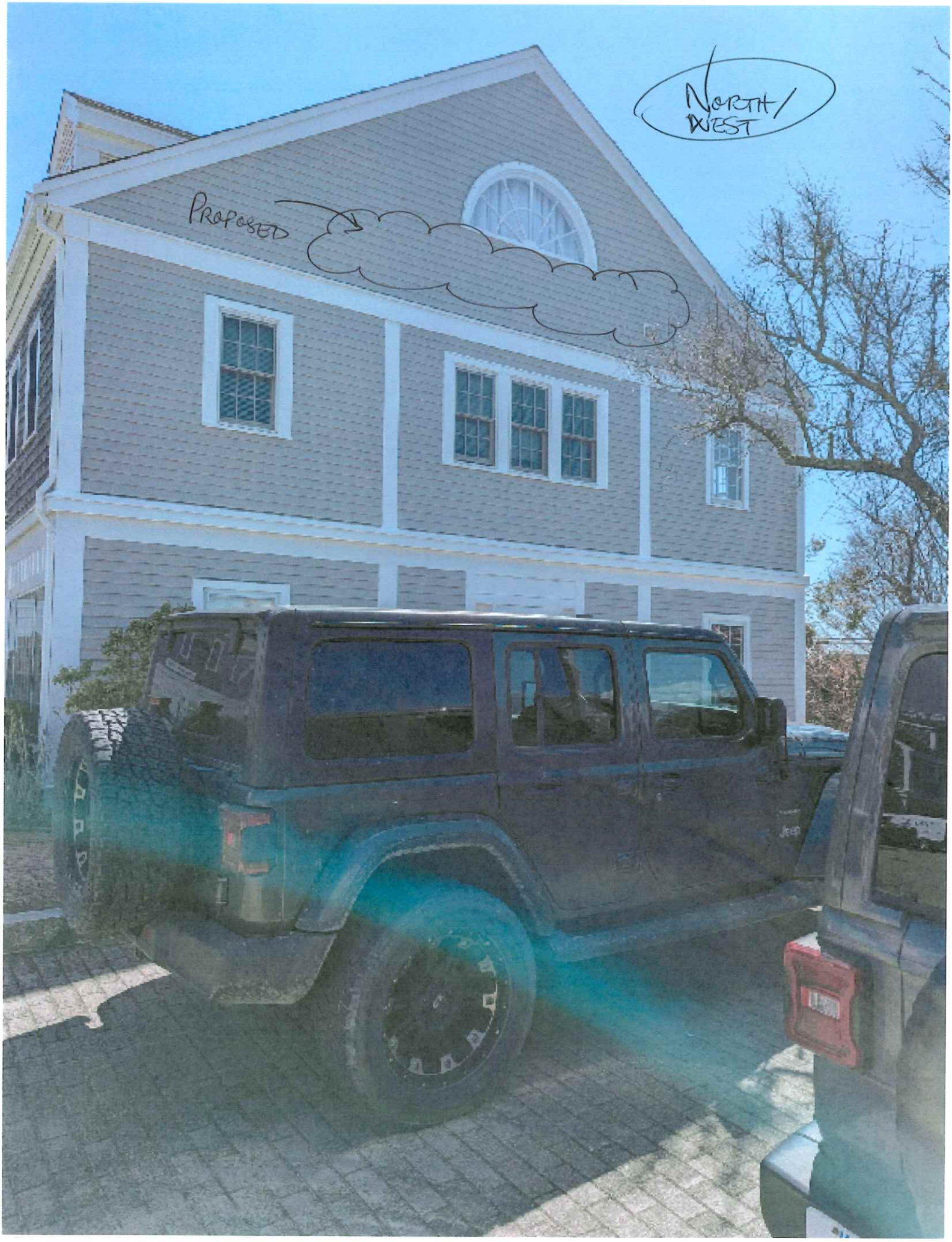


COMMUNITY FOUNDATION

—FOR NANTUCKET—

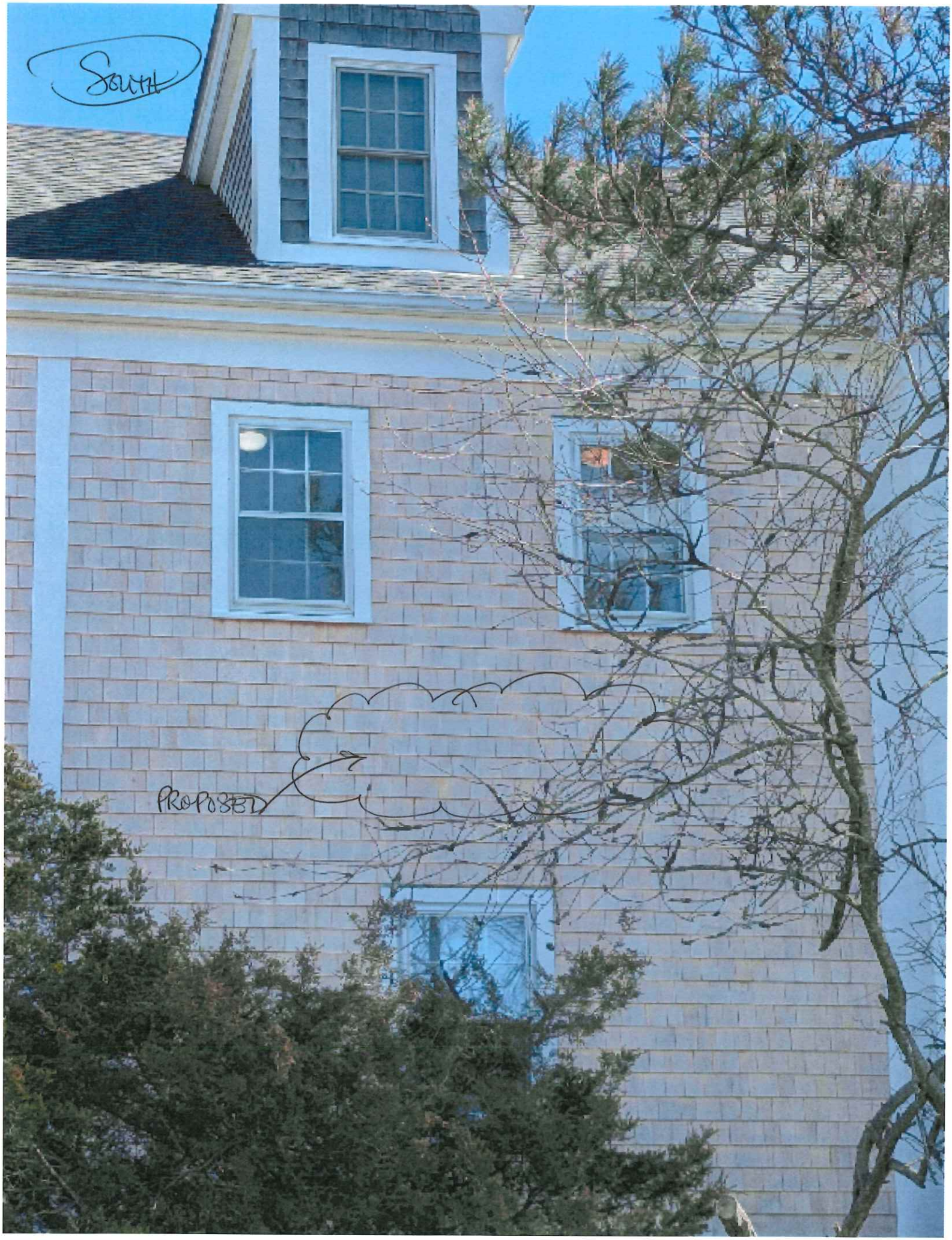

COMMUNITY FOUNDATION
FOR NANTUCKET
REPLACE EXISTING
NORTH
9B


NORTH
REPLACE EXISTING
9B


NORTH/
WEST
PROPOSED


MARINE Home Center
MARINE
6


CAPE COD 5


SOUTH
PROPOSED


South
PROPOSED


SOUTH
PROPOSED

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 218
Street & Number of Proposed Sign: 34 MAIN ST
Owner of Building: NR RETAIL LLC / NE DEV.
Mailing Address: 75 PARK PLAZA #3
BOSTON, MA 02116
Telephone: _____ (on island) _____ (off island)

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

_____
Signature of Owner of Record

Agent/Owner of Business

Name: LINK 02554
Mailing Address: PO BOX 1004
NANTUCKET, MA 02554
Telephone: _____ (on island) _____ (off island)

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

G. WORDING ON SIGN
ELLSWORTH + IVEY

H. SIZE OF SIGN 6.25" H x 48" W

I. SHAPE OF SIGN RECTANGLE

J. LOCATION OF SIGN ON BUILDING
ABOVE WINDOWS, STREET/FRONT

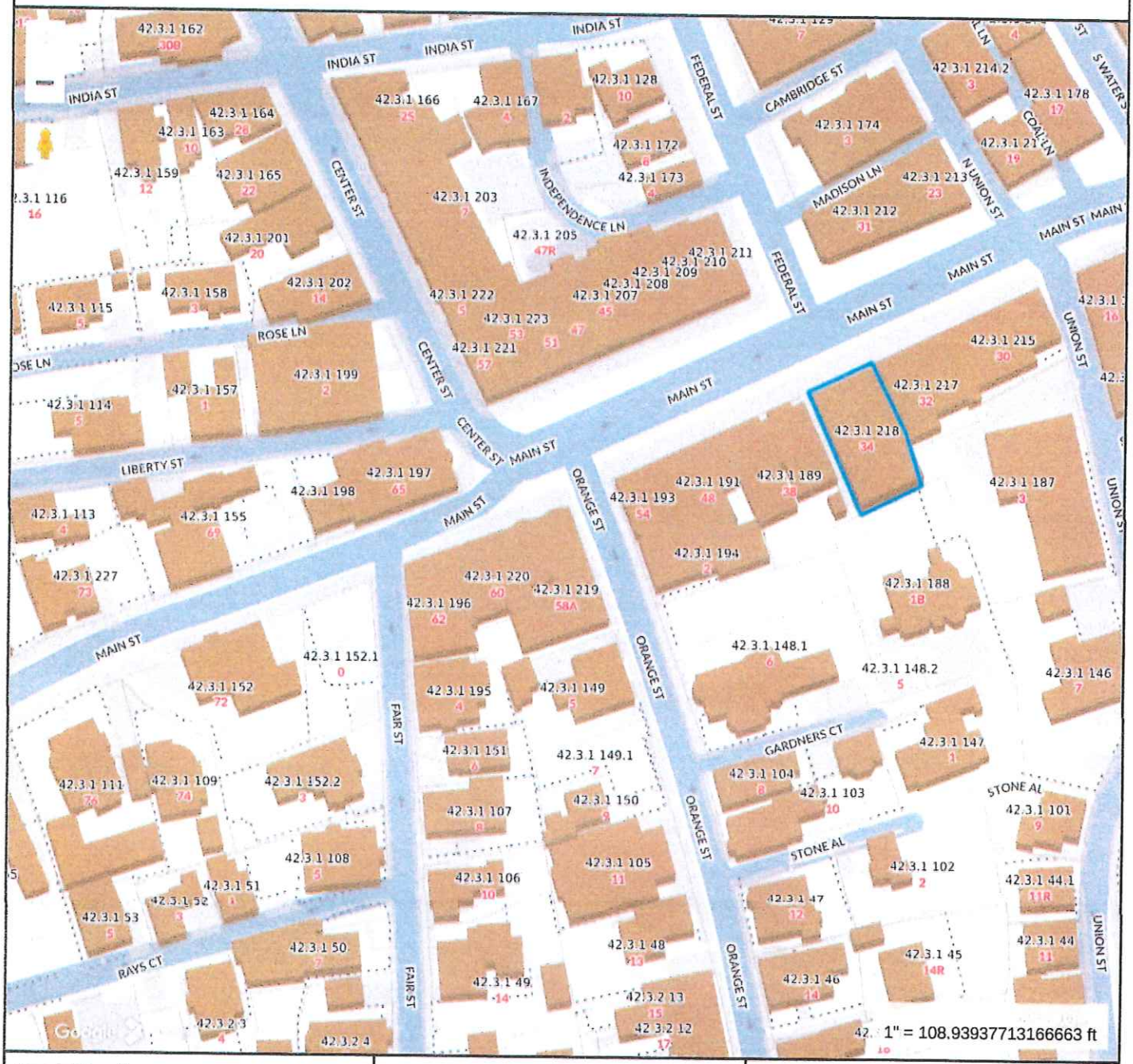
K. TYPE OF SUPPORT BRACKETS
N/A

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

Date: 4/7/25 Signature of Applicant _____ Signed under penalties of perjury

Town and County of Nantucket, MA

March 12, 2025



Property Information

Property ID	9685
Location	34 MAIN ST
Owner	NIR RETAIL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

ellsworth+ivey




ellsworth+ivey






ellsworth+ivey


ellsworth+ivey


or
The Whale






SOUTHERN TIDE




Cohen & Cohen


SOUTHERN TIDE


VIS-A-VIS
SALE

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

Sign 1

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

TAX MAP #: 42 31 PARCEL #: 146
Street & Number of Proposed Sign: 7 UNION STREET
Owner of Building: KEN WITHROW
Mailing Address: 7 UNION STREET INN
NANTUCKET, MA 02554
Telephone: 508-901-3706 Email: KEVIN@UNIONINN.COM

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

Agent For

Signature of Owner of Record

Agent/Owner of Business

Name: PLYMOUTH SIGN - MIKE CAGGIANO
Mailing Address: PO BOX 134
SO. YAR, MA 02664
Telephone: 508-398-2721 Email: PLYMOUTHSIGN@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:

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

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

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

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

E. FINISH
1. Lettering
a. Gold Leaf
b. Paint
2. Ground
a. Paint
b. Sand Paint
3. Edgebanding
a. Paint
b. other (specify) 23KT GOLD LEAF
4. Moulding
a. Paint
b. other (specify) _____

F. COLOR(S)
1. Lettering 23 KT GOLD
2. Ground NAVY BLUE
3. Edgebanding 23 KT GOLD
4. Moulding _____

G. WORDING ON SIGN
UNION STREET INN

H. SIZE OF SIGN
17" x 40"

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
OVER FRONT ENTRANCE

K. TYPE OF SUPPORT BRACKETS
BLACK SCROLL BRACKET

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

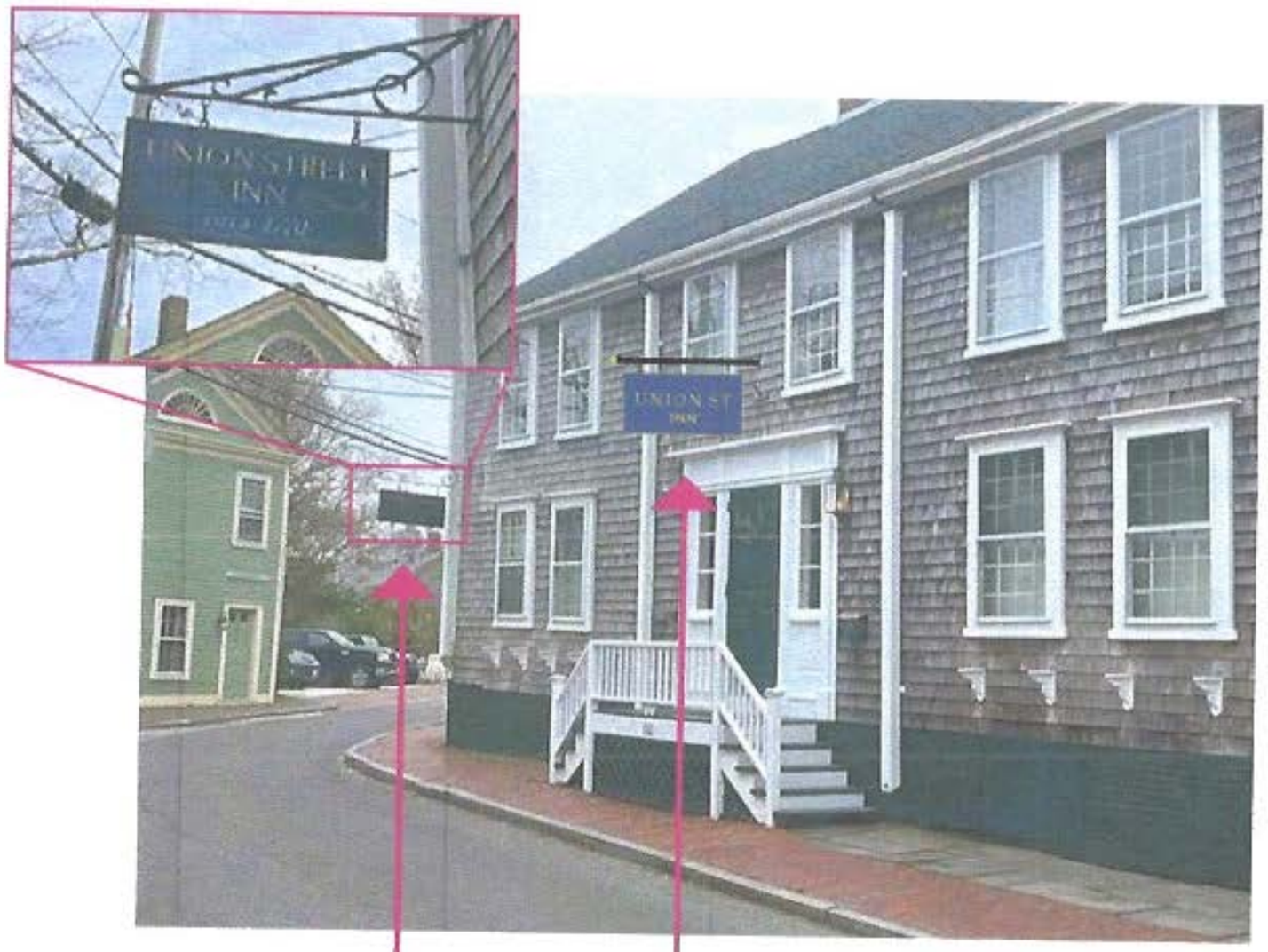
Date: 4/28/25

Signature of Applicant

Signed under penalties of perjury

G. Michael Caggiano JR

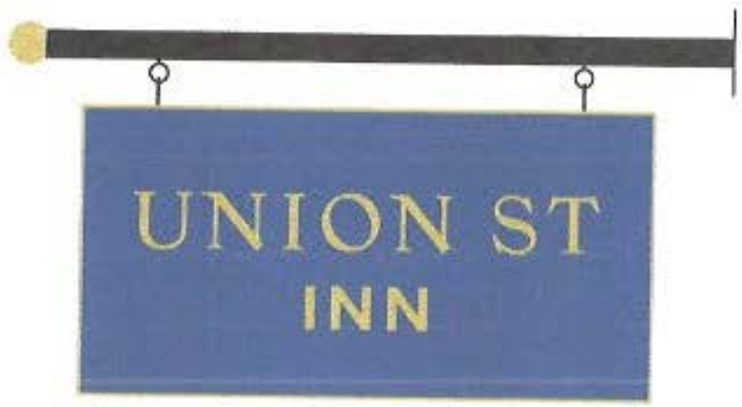
EXISTING



Remove existing
40" x 20" sign

Place new
40" x 20"
sign

PROPOSED



40" x 20"

BM Old Navy
2063-10

23k Gold Leaf

Plymouth Sign Co., Inc. Since 1956
63 OLD MAIN ST. S. YARMOUTH, MA. 02664
(508) 398-2721 (508) 760-3130 Fax
email: plymouthsign@comcast.net

CUSTOMER:	UNION ST INN	PERMIT No.	DRAWN BY DJD
DATE:	4/22/2025	MATERIALS	APPROVED BY
FILE:			P. O./
LOCATION:			SCALE

This is an orginal unpublished drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Company, Inc. Charge for design without permission of Plymouth Sign Company, Inc. is $500.00.

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

Sign 2

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

TAX MAP #: 42 3 1 PARCEL #: 146

Street & Number of Proposed Sign: 7 UNION STREET

Owner of Building: KEN WITHROW

Mailing Address: 7 UNION STREET INN
NANTUCKET MA 02554

Telephone: 508 398-2721 Email: KEN@UNIONINN.COM

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

Agent For

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: PLYMOUTH SIGN - MIKE CAGGIANO

Mailing Address: P O BOX 134
SO. YAR MA 02664

Telephone: 508 398-2721 Email: PLYMOUTHSIGN@COMCAST.NET

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

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

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

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

E. FINISH
- 1. Lettering — a. Gold Leaf; b. Paint
- 2. Ground — a. Paint; b. Sand Paint
- 3. Edgebanding — a. Paint; b. other (specify) 23Kt gold
- 4. Moulding — a. Paint; b. other (specify) _____

F. COLOR(S)
1. Lettering 23 Kt gold
2. Ground NAVY BLUE
3. Edgebanding 23Kt gold
4. Moulding _____

G. WORDING ON SIGN
UNION STREET INN

H. SIZE OF SIGN 4" x 26

I. SHAPE OF SIGN RECTANGLE

J. LOCATION OF SIGN ON BUILDING
ON FENCE

K. TYPE OF SUPPORT BRACKETS
SCREWED

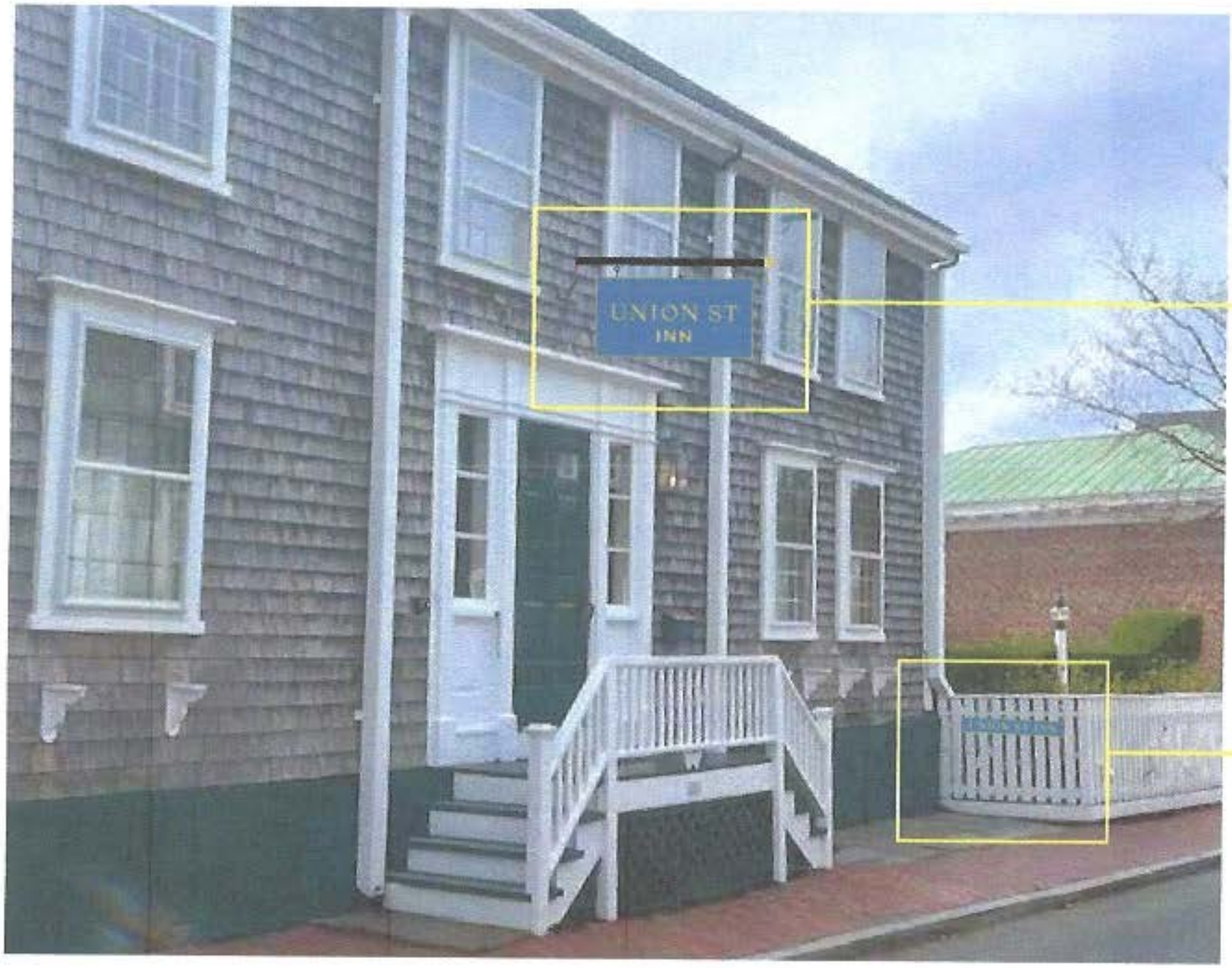
L. TYPE OF LIGHTING AND LOCATION (if any)

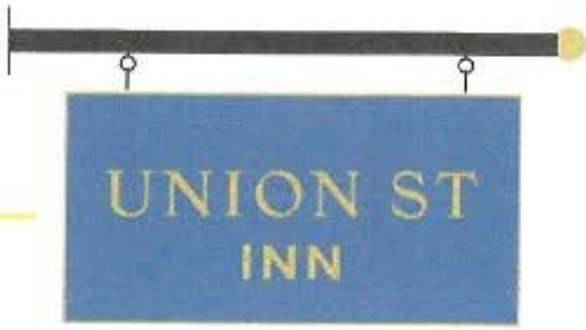
Date: 4/28/25

Signature of Applicant

Signed under penalties of perjury

G. Michael CAGGIANO JR





40" x 20"



26" x 4"

Plymouth Sign Co., Inc. Since 1956
63 OLD MAIN ST. S. YARMOUTH, MA. 02664
(508) 398-2721 (508) 760-3130 Fax
email: plymouthsign@comcast.net

CUSTOMER:	UNION ST INN
DATE:	REV 4/18/2025
FILE:	
LOCATION:	

PERMIT No.	DRAWN BY DJD
MATERIALS	APPROVED BY
	P. O./
	SCALE

This is an orginal unpublished drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Company, Inc. Charge for design without permission of Plymouth Sign Company, Inc. is $500.00

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 665

Street & Number of Proposed Sign: 137 A Orange St.

Owner of Building: Charles & Cynthia Lenhart

Mailing Address: P.O. Box 2764
Nantucket MA 02584

Telephone: _____ (on island) _____ (off island)

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Plymouth Sign Co Inc.

Mailing Address: PO Box 134
South Yarmouth, MA 02664

Telephone: 508 398-2721 (on island) _____ (off island)

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

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

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

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

E. FINISH
1. Lettering a. Gold Leaf b. Paint
2. Ground a. Paint b. Sand Paint
3. Edgebanding a. Paint b. other (specify)
~~4. Moulding~~ Routed edge a. Paint b. other (specify) 23kt gold

F. COLOR(S)
1. Lettering 23kt gold
2. Ground BLACK - SATIN
3. Edgebanding BLACK
~~4. Moulding~~ Routed edge - 23kt gold

G. WORDING ON SIGN
THE BALDWIN GROUP - LOGO

H. SIZE OF SIGN
18 1/2 x 120"

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
FRONT FACING STREET

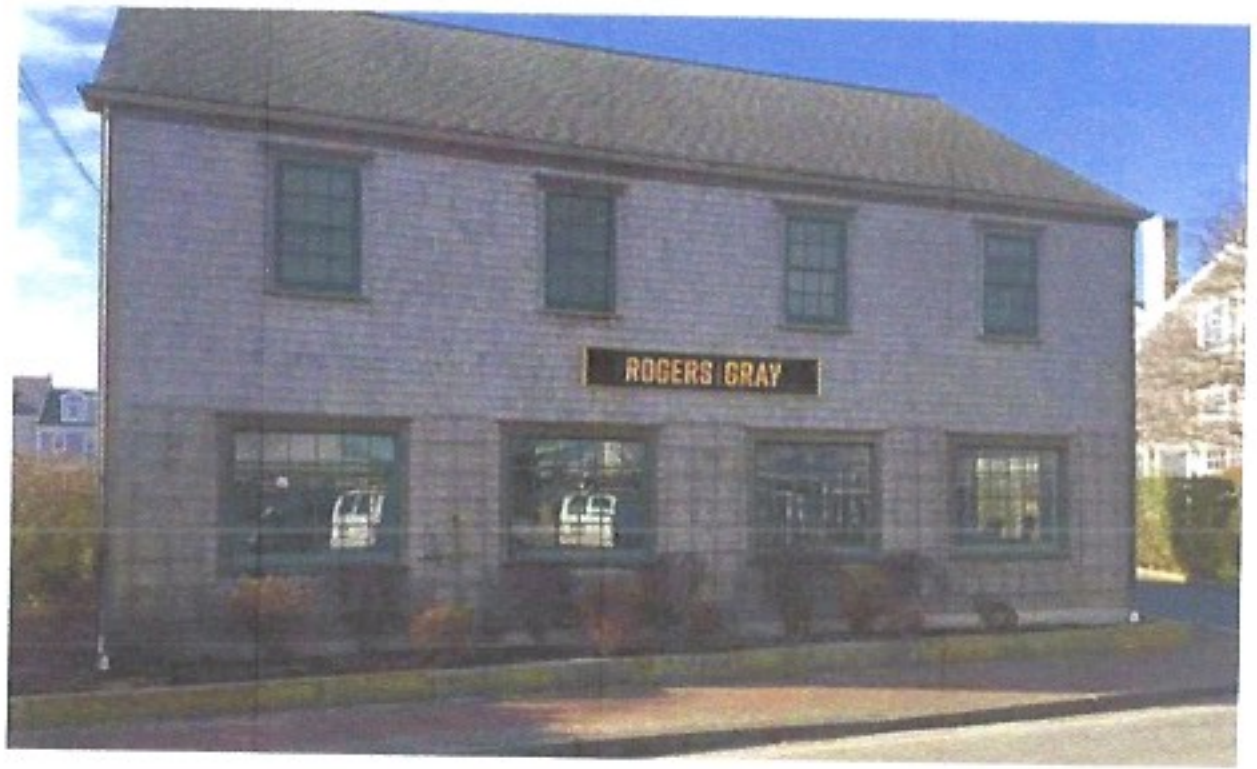
K. TYPE OF SUPPORT BRACKETS
Lagged / screwed to bldg.

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

Date: 4/22/25 Signature of Applicant _____ Signed under penalties of perjury

G. Michael Caggiano Jr
Plymouth Signe Comcast Net

EXISTING



PROPOSED



ROGERS | GRAY

The Baldwin Group

120" x 18.5"
15.5 sq. ft.

Plymouth Sign Co., Inc. Since 1956

63 OLD MAIN STREET S. YARMOUTH, MA 02664
(508) 398-2721 EMAIL: plymouthsign@comcast.net
www.plymouthsigncompany.com

CUSTOMER:	RG-BALDWIN GROUP
DATE:	4/18/2025
LOCATION:	
DRAWN BY:	DJD

APPROVED BY: DATE:

P.O.:

This is an original drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Co., Inc. Charge for design without permission of Plymouth Sign Co., Inc. is $500.00

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 665

Street & Number of Proposed Sign: 137 A Orange St.

Owner of Building: Charles & Cynthia Lenhart

Mailing Address: P.O. Box 2764
Nantucket MA 02584

Telephone: _____ (on island) _____ (off island)

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

Agent

Signature of Owner of Record

Agent/Owner of Business

Name: Plymouth Sign Co Inc.

Mailing Address: PO Box 134
South Yarmouth, MA 02664

Telephone: 508 398-2721 (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

E. FINISH
1. Lettering
a. Gold Leaf
b. Paint
2. Ground
a. Paint
b. Sand Paint
3. Edgebanding
a. Paint
b. other (specify) _____
4. Moulding
a. Paint
b. other (specify) 23Kt gold

Rated edge

F. COLOR(S)
1. Lettering 23Kt gold
2. Ground Black Satin
3. Edgebanding Black
4. Moulding Rated edge - 23Kt gold

G. WORDING ON SIGN
Logo The Building Group
Insured

H. SIZE OF SIGN
14 x 20

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
next to front door

K. TYPE OF SUPPORT BRACKETS
Scroll Bracket

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

Date: 4/22/25 Signature of Applicant _____ Signed under penalties of perjury

plymouthsign@comcast.net
Co-Michael Caggiano I

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 665

Street & Number of Proposed Sign: 137 A Orange St.

Owner of Building: Charles & Cynthia Lenhart

Mailing Address: P.O. Box 2764
Nantucket MA 02584

Telephone: _____ (on island) _____ (off island)

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

Agent

Signature of Owner of Record

Agent/Owner of Business

Name: Plymouth Sign Co Inc.

Mailing Address: PO Box 134
South Yarmouth, MA 02664

Telephone: 508 398-2721 (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

E. FINISH
1. Lettering
a. Gold Leaf
b. Paint
2. Ground
a. Paint
b. Sand Paint
3. Edgebanding
a. Paint
b. other (specify) _____
4. Moulding
a. Paint
b. other (specify) 23Kt gold

Rated edge

F. COLOR(S)
1. Lettering 23Kt gold
2. Ground Black Satin
3. Edgebanding Black
4. Moulding Rated edge - 23Kt gold

G. WORDING ON SIGN
Logo The Building Group
Insured

H. SIZE OF SIGN
14 x 20

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
next to front door

K. TYPE OF SUPPORT BRACKETS
Scroll Bracket

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

Date: 4/22/25 Signature of Applicant _____ Signed under penalties of perjury

plymouthsign@comcast.net
Co-Michael Caggiano I

EXISTING

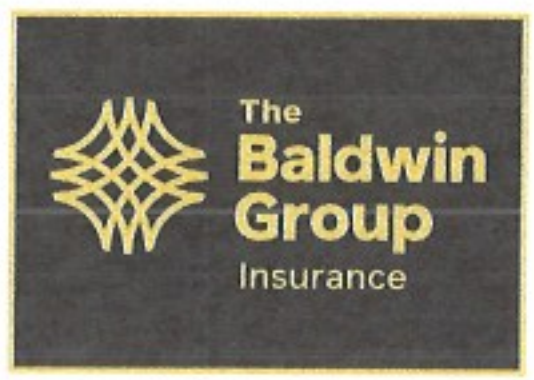


PROPOSED





14"



20"

14" x 20"
Carved wood
Black w/ 23k Gold leaf

Same size
Same location
as previous

Plymouth Sign Co., Inc. Since 1956

63 OLD MAIN STREET S. YARMOUTH, MA 02664
(508) 398-2721 EMAIL: plymouthsign@comcast.net
www.plymouthsigncompany.com

CUSTOMER:	ROGERS GRAY - BALDWIN GROUP
DATE:	4/10/2025
LOCATION:	
DRAWN BY:	DJD

APPROVED BY: DATE:

P.O.:

This is an original drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Co., Inc. Charge for design without permission of Plymouth Sign Co., Inc. is $500.00

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 _____

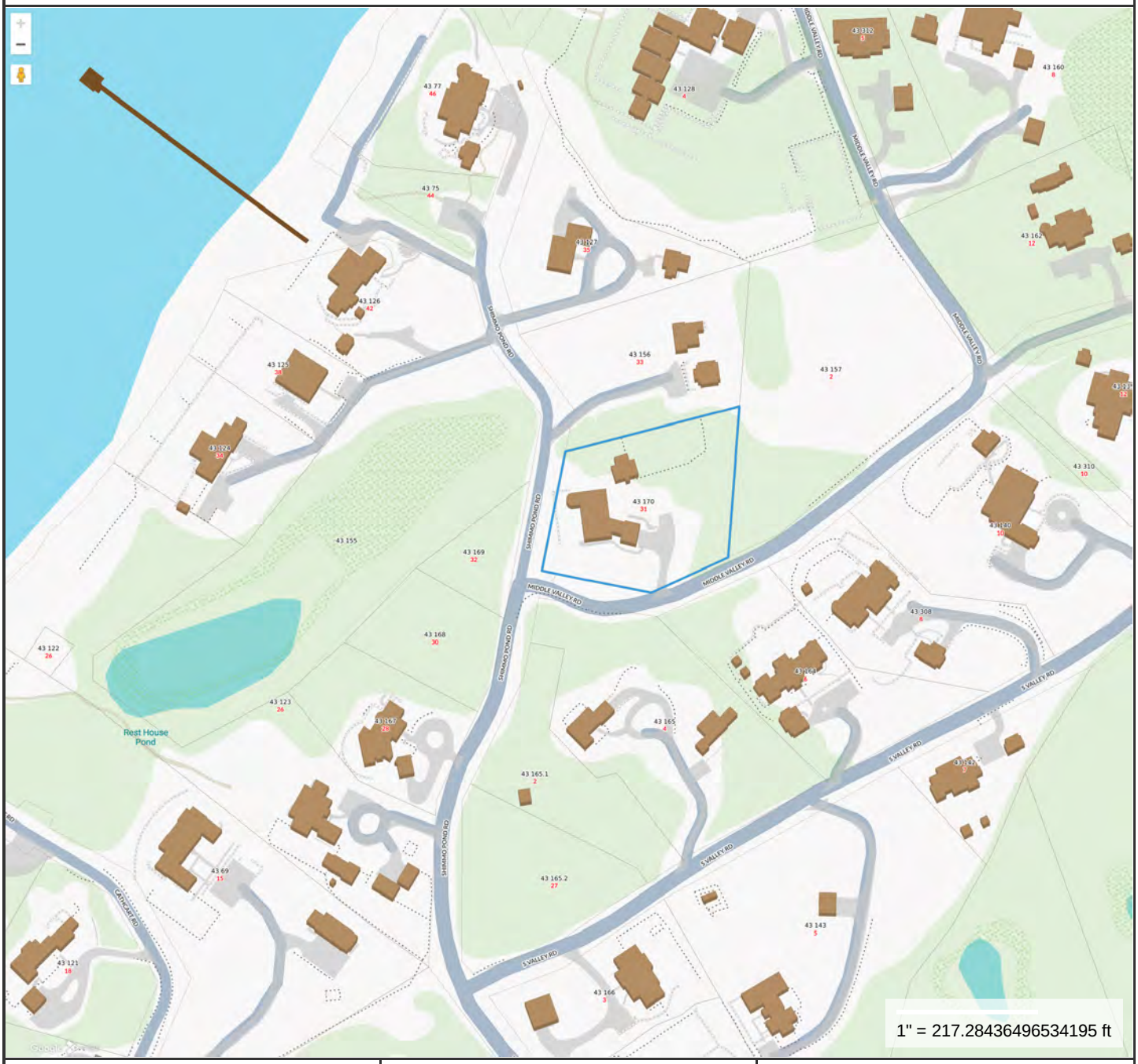
Trim _____ Sash _____ Doors _____

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

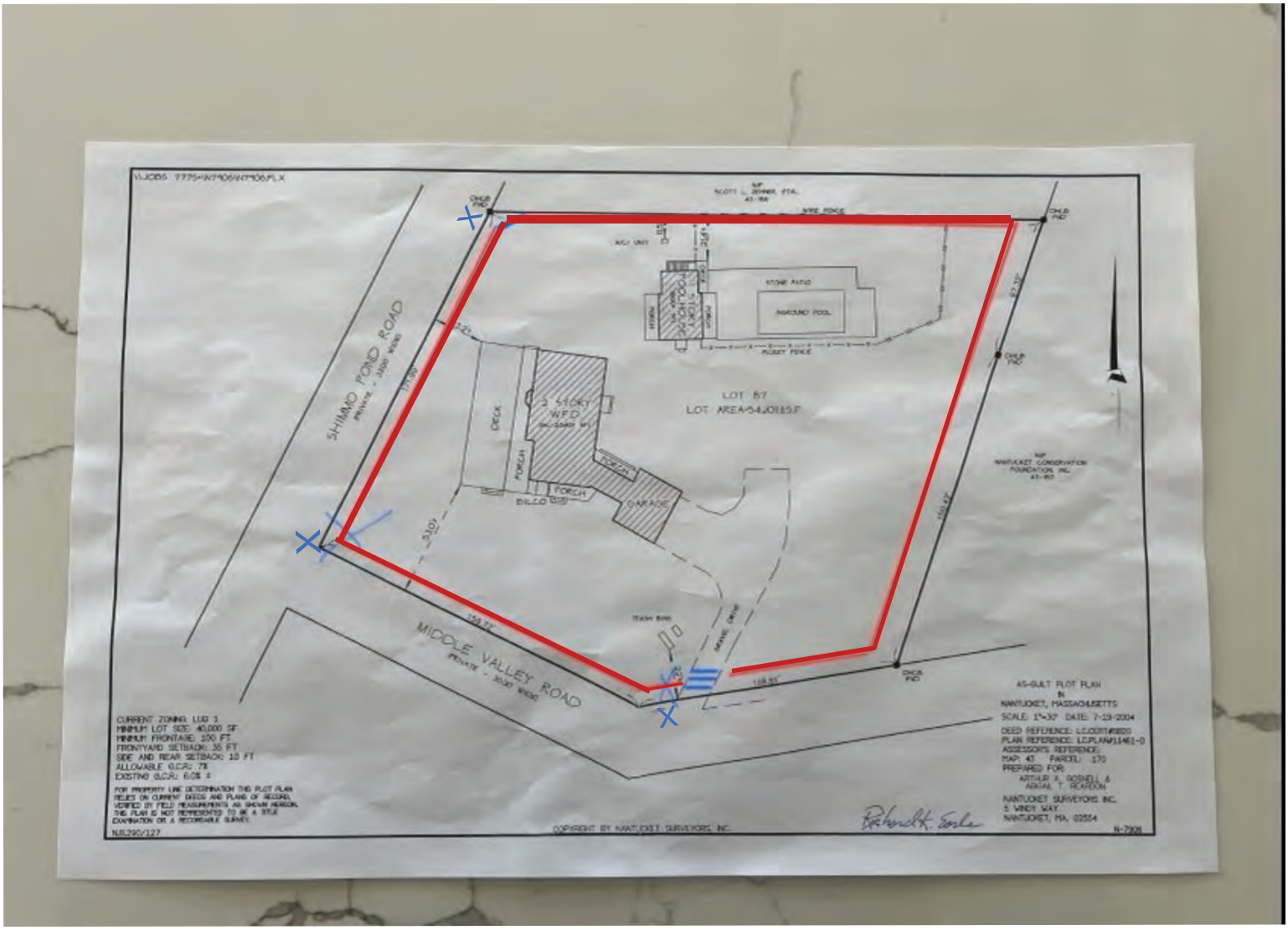
Property ID	2462
Location	31 SHIMMO POND RD
Owner	REARDON ABIGAIL T

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

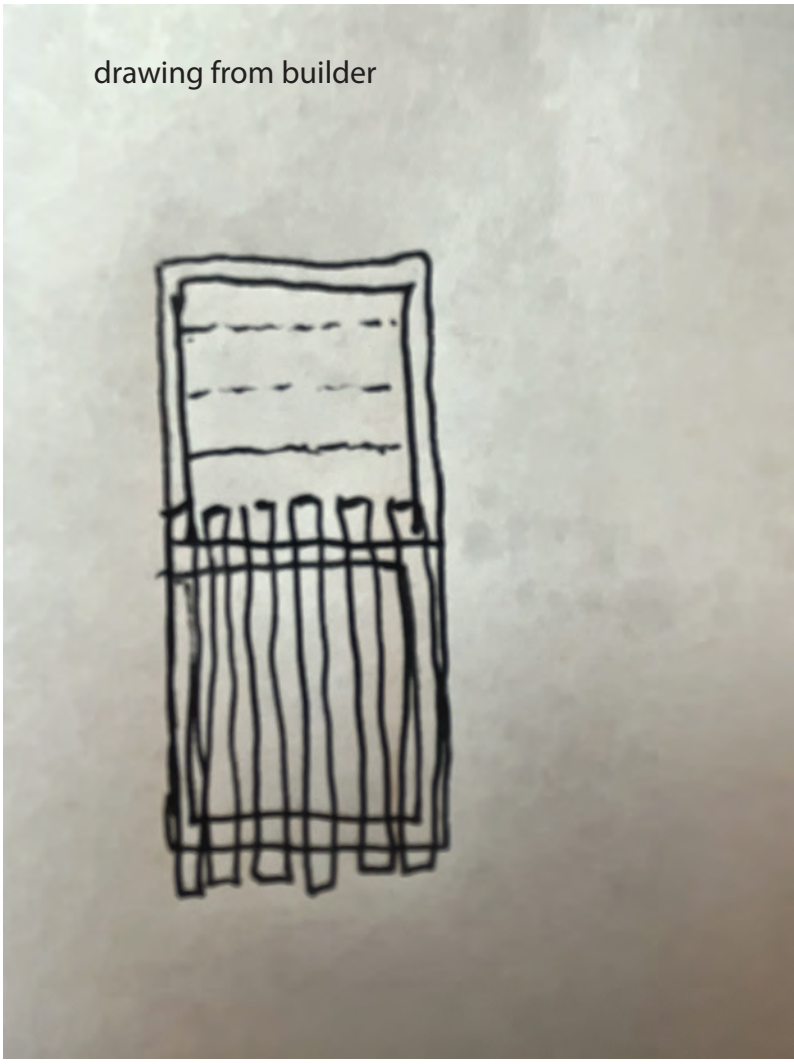



cedar deer gate behind brush
shimmo pond rd

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



Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Georgi Dimov

AS AGENT FOR ACK Beach LLC

STREET ADDRESS 3 Miles court

MAP/PARCEL 68 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/23/25

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

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

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

Signature

1/23/25
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 187.1

Street & Number of Proposed Work: 3 Miles court

Owner of record: HCK Beach LLC

Mailing Address: 3 Miles court

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

AGENT INFORMATION (if applicable)

Name: George DiNoV

Mailing Address: 3 Miles court, Nantucket MA

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2019

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

ASSESSOR'S #: 68_187_2

GENERAL NOTES

1.1.1 PROJECT NOTES:

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

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

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

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

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

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

1.2.1 SCOPE OF WORK:

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

1.3.1 WORK INCLUDES:

1.3.2 PV ROOF ATTACHMENTS - RESCOM RAPIDRAIL

1.3.3 PV RACKING SYSTEM INSTALLATION - RESCOM RAPIDRAIL

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

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

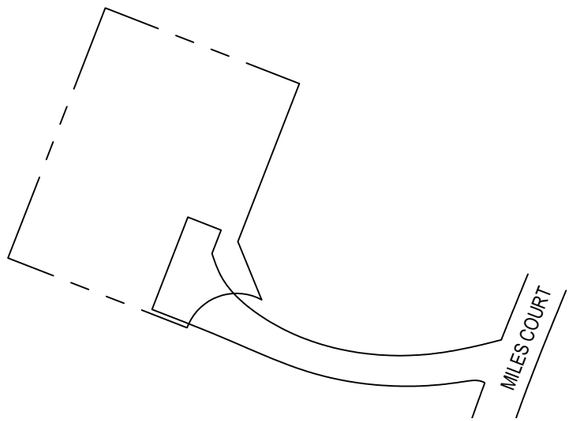
SCOPE OF WORK

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



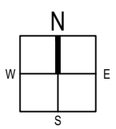
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

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

PROJECT INFORMATION

OWNER

NAME:	GEORGI DIMOV
PHONE:	
E-MAIL:	

PROJECT MANAGER

NAME:	GEORGI DIMOV
PHONE:	5083326188

CONTRACTOR

NAME:	OWNER BUILDER
PHONE:	

AUTHORITIES HAVING JURISDICTION

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

DESIGN SPECIFICATIONS

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

APPLICABLE CODES & STANDARDS

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

APN: 68_187_2

ENGINEER OF RECORD

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

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 SITE NOTES:

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

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

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

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

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

2.2.1 EQUIPMENT LOCATIONS

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

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

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

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

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

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

2.3.1 STRUCTURAL NOTES:

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

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

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

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

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

2.4.1 GROUNDING NOTES:

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

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

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

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

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

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

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

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

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

2.5.1 INTERCONNECTION NOTES:

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

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

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

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

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

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

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

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

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

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

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

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

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

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

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

2.7.1 WIRING & CONDUIT NOTES:

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

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

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

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

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

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

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

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

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

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

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

NEUTRAL- WHITE OR GRAY

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

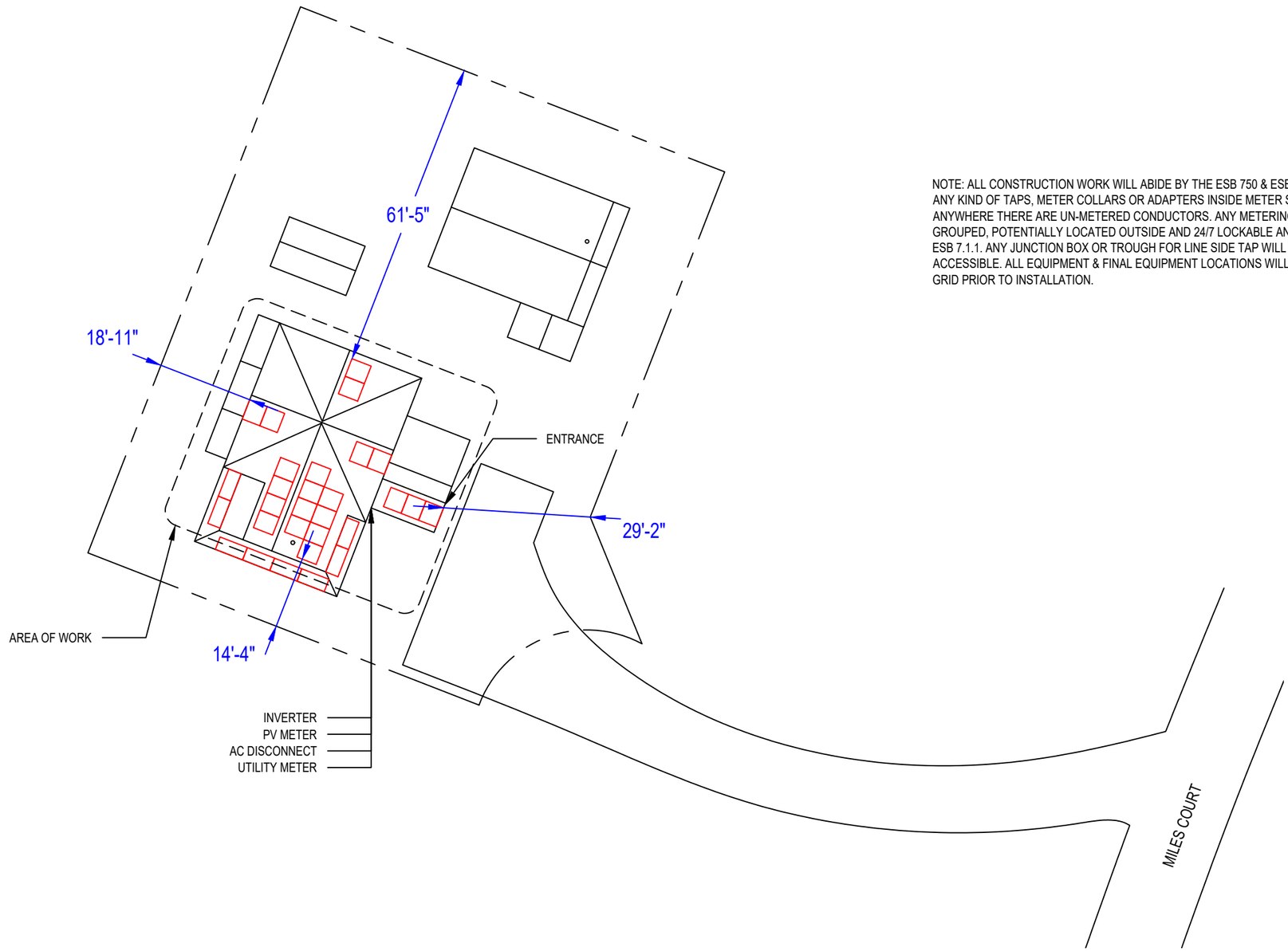
REVISIONS

G-001.00

GENERAL NOTES

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

—— – – – —— PROPERTY LINE



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

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

SITE PLAN

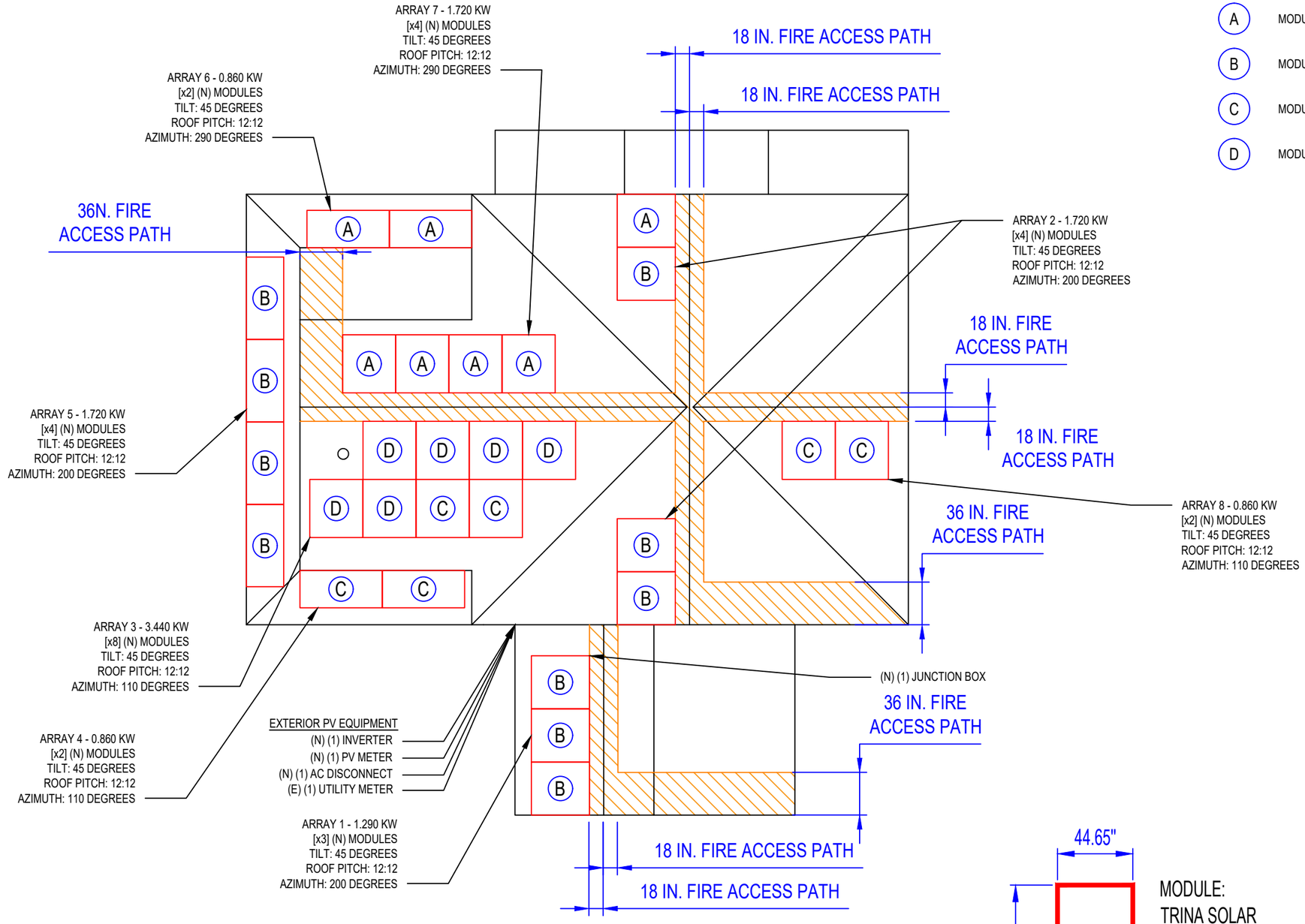
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

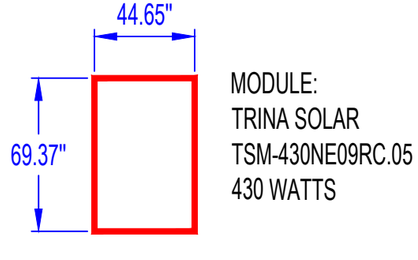
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



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

GENERAL NOTES

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

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ELECTRICAL PLAN

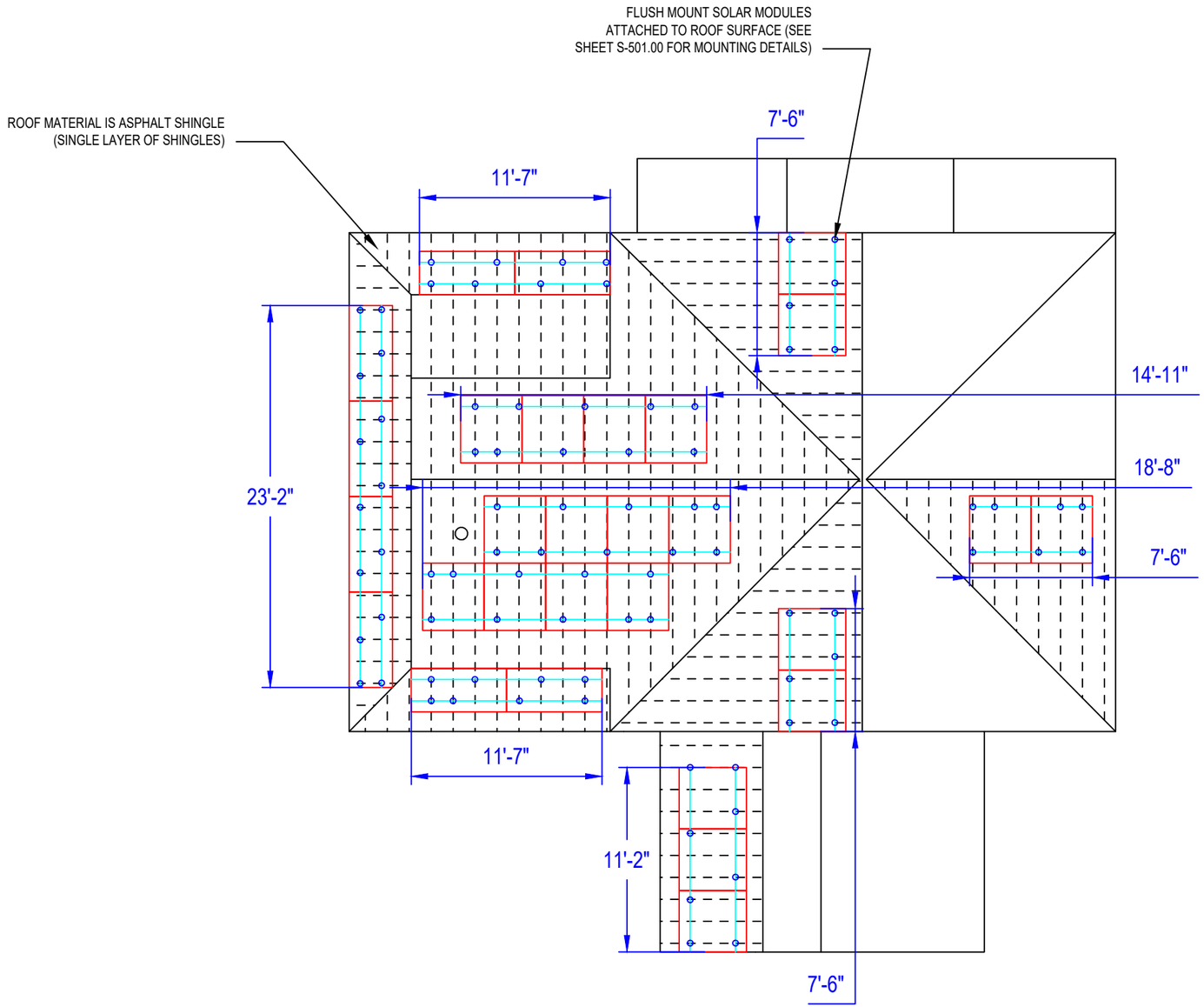
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

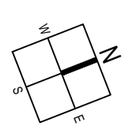
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

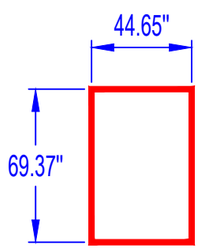
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-103.00

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

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

A MODULE STRINGING

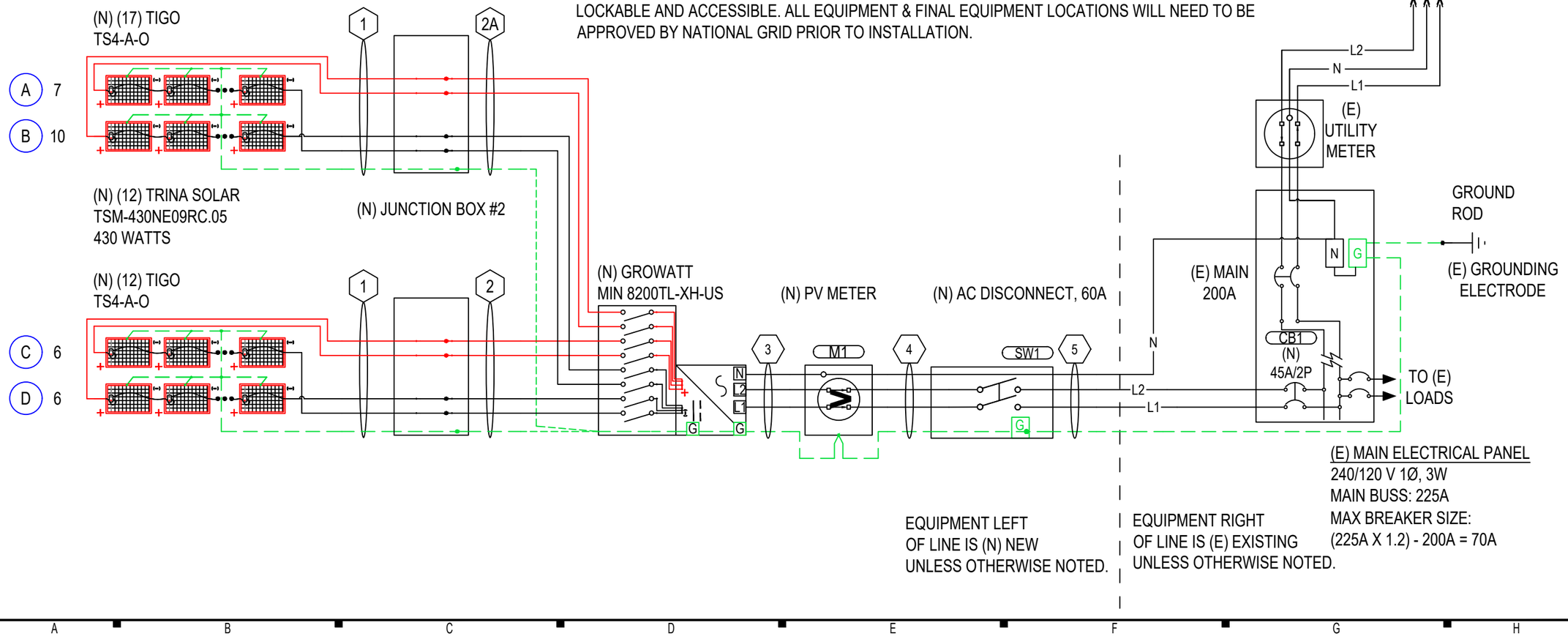
B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

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

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



CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

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

MODULES

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

INVERTERS

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

DISCONNECTS

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

OCPDS

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

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

BILL OF MATERIALS

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

DESIGN TABLES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-602.00

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

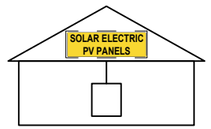
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

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

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

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



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

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

PHOTOVOLTAIC POWER SOURCE

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

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

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

⚠ CAUTION
MULTIPLE SOURCES OF POWER

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

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

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

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

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

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

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

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

PHOTOVOLTAIC SOLAR AC DISCONNECT

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

PHOTOVOLTAIC SOLAR DC DISCONNECT

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

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

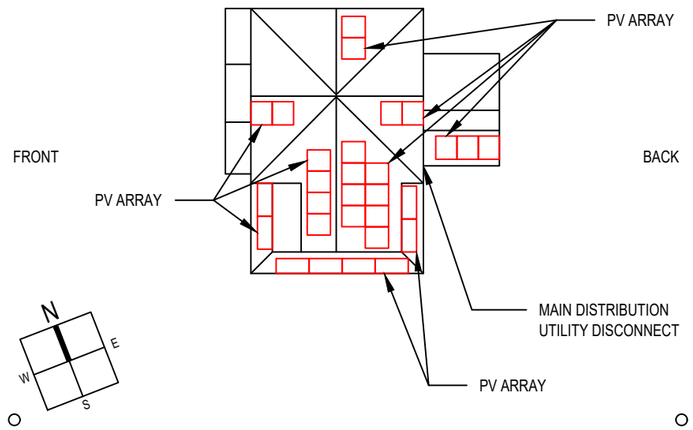
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

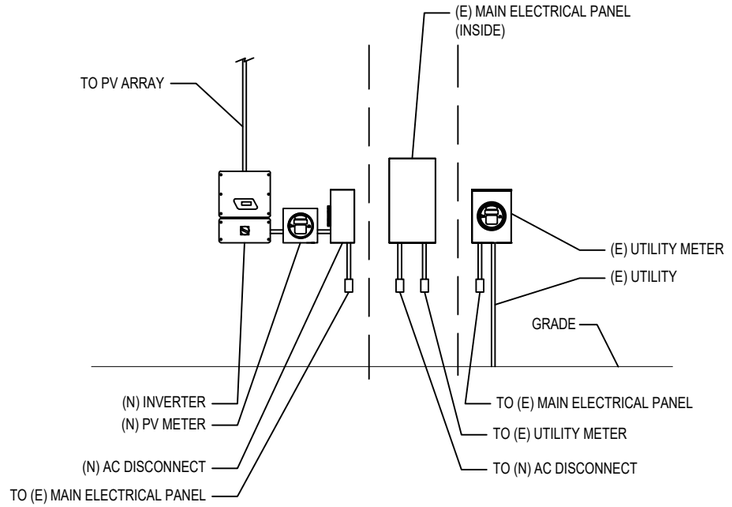
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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

!CAUTION!

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





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

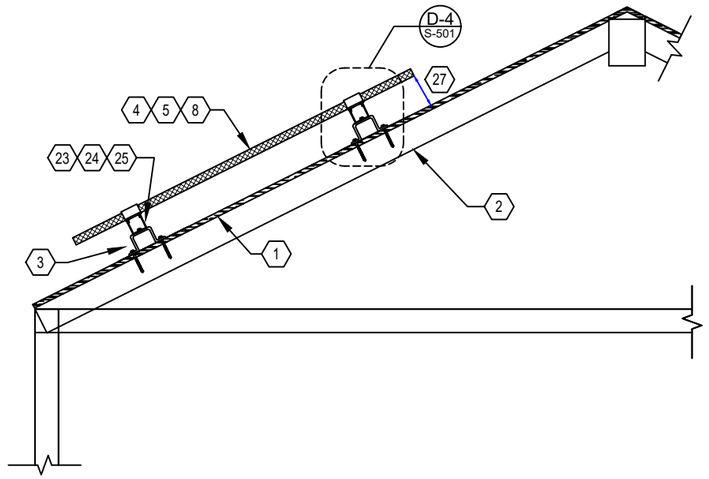
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

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

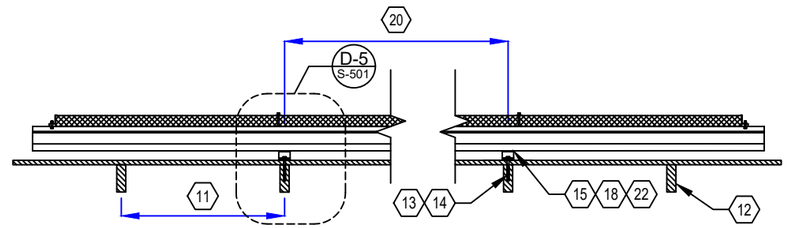
REVISIONS

E-603.00



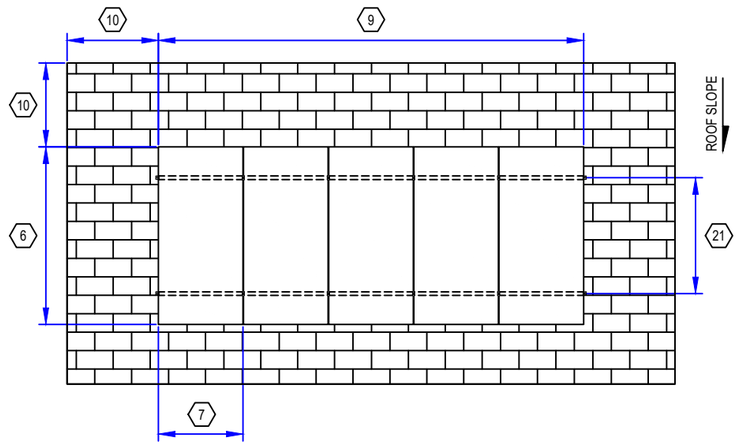
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



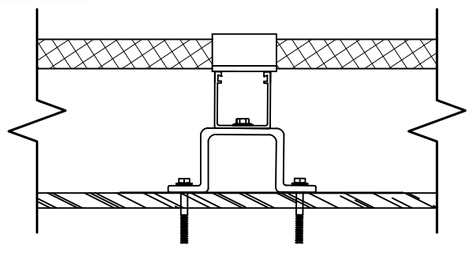
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



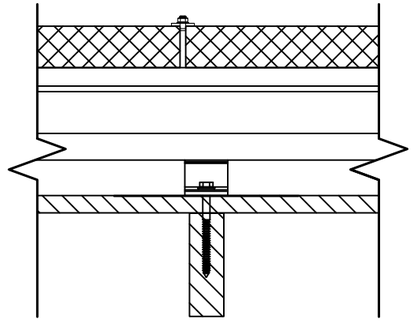
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

GENERAL NOTES

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

SHEET KEYNOTES

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

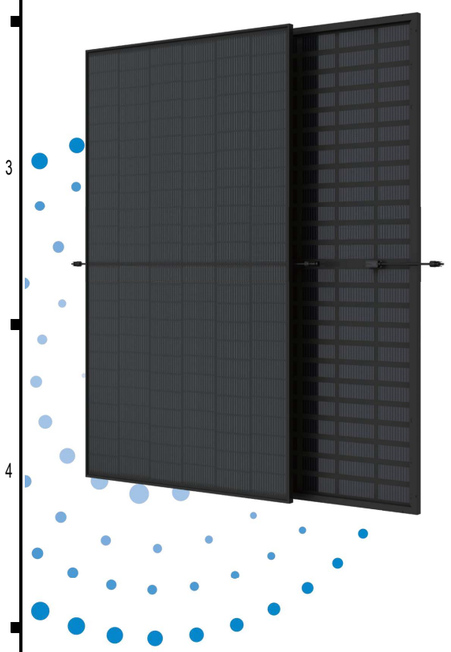
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

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

High Reliability

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

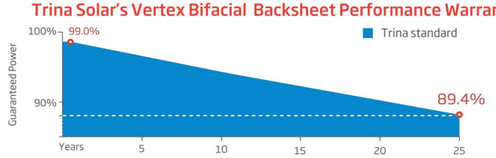
Ultra-low Degradation, longer warranty, higher output

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

Universal solution for residential and C&I rooftops

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

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



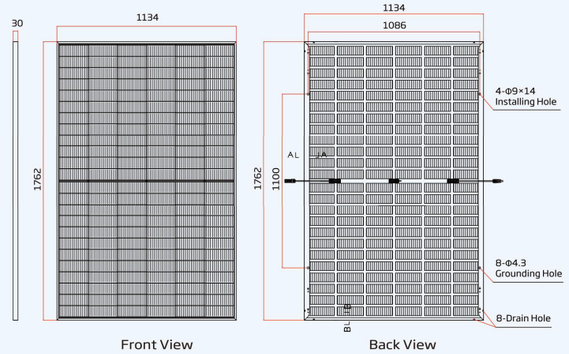
Comprehensive Products and System Certificates

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

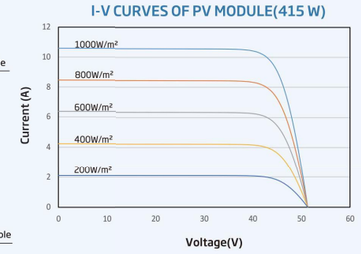
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

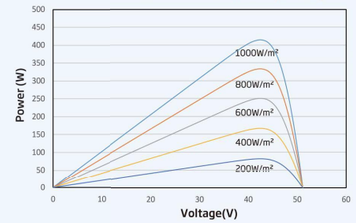
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

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

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

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

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

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

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

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

MECHANICAL DATA

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

TEMPERATURE RATINGS

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

MAXIMUM RATINGS

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

WARRANTY

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

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

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

Trinasolar

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

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

Version number: TSM_NA_EN_2023_A

www.trinasolar.com

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-001.00

MIN 8200~11400TL-XH-US

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



POWER-ING TOMO-RROW

GROWATT

https://us.growatt.com

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

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-002.00

Tigo® Flex MLPE



TS4-A-O

Module-level PV Optimizer

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

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

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

Included Features

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

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

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

Easy Installation

Snap to standard module frame or remove clips for rack mounting

Smart Commissioning

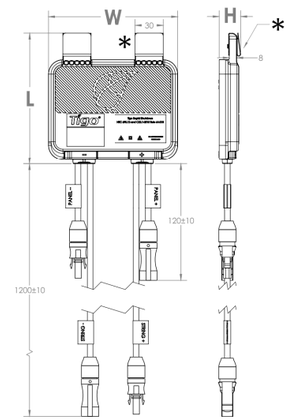
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

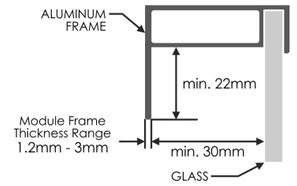
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont.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

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



*Clips can be removed for rack mounting

Module frame specifications for mounting TS4-A



ORDERING INFORMATION

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

For sales info:
sales@tigoenergy.com

For product info:
Visit tigoenergy.com/products

For technical info:
Visit support.tigoenergy.com

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

Tigo®

Downloads

PV 2.0

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

9/2/22

PSD-00015-00 REV 1.1

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

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

REVISIONS

R-003.00



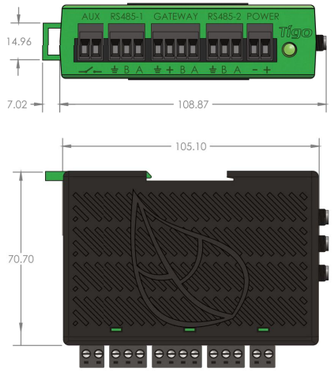
Cloud Connect Advanced (CCA) and Accessories Kit

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

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

CCA

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



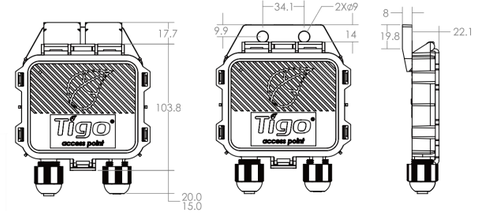
TAP

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



Power Supplies/Outdoor Enclosure

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



tigoenergy.com

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

Specifications

CCA

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

TAP

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

Power Supplies/Outdoor Enclosure

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

Includes DIN rail mountable bracket*

Ordering Information

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

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

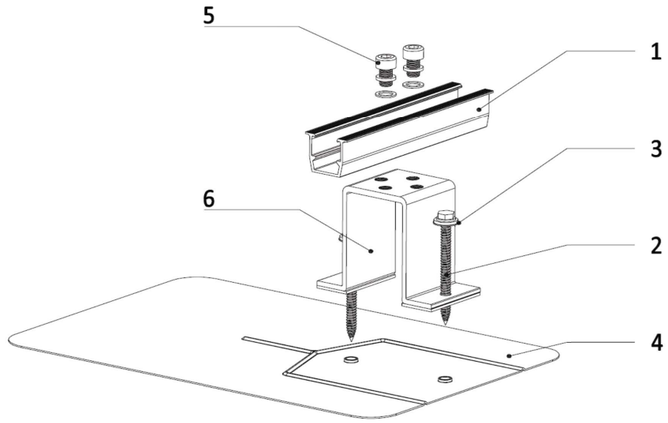
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

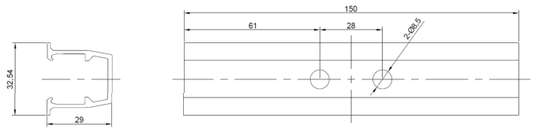
REVISIONS

R-004.00



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

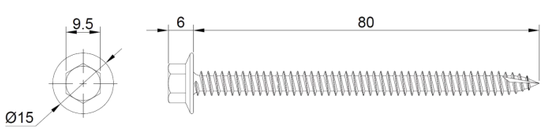
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

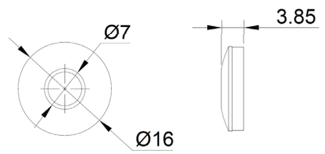
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



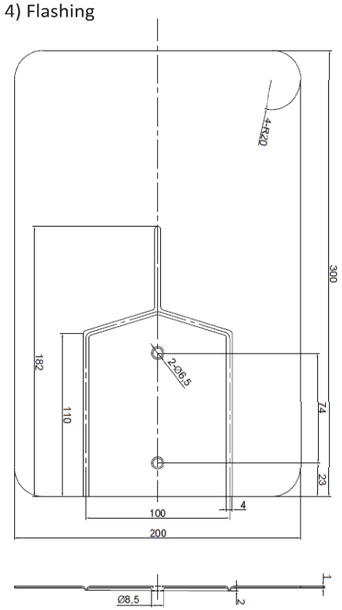
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



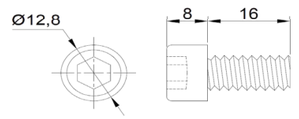
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



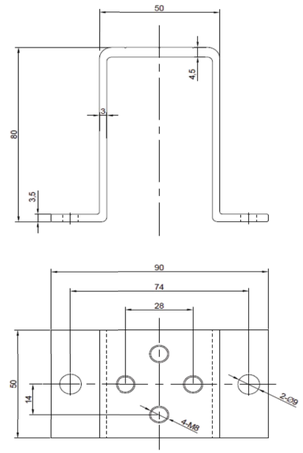
Property	Value
Material	Aluminum
Finish	Mill

5) Assy. bolt



Property	Value
Material	SUS304
Finish	Mill

6) Base



Property	Value
Material	Aluminum
Finish	Anodization, AA10

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

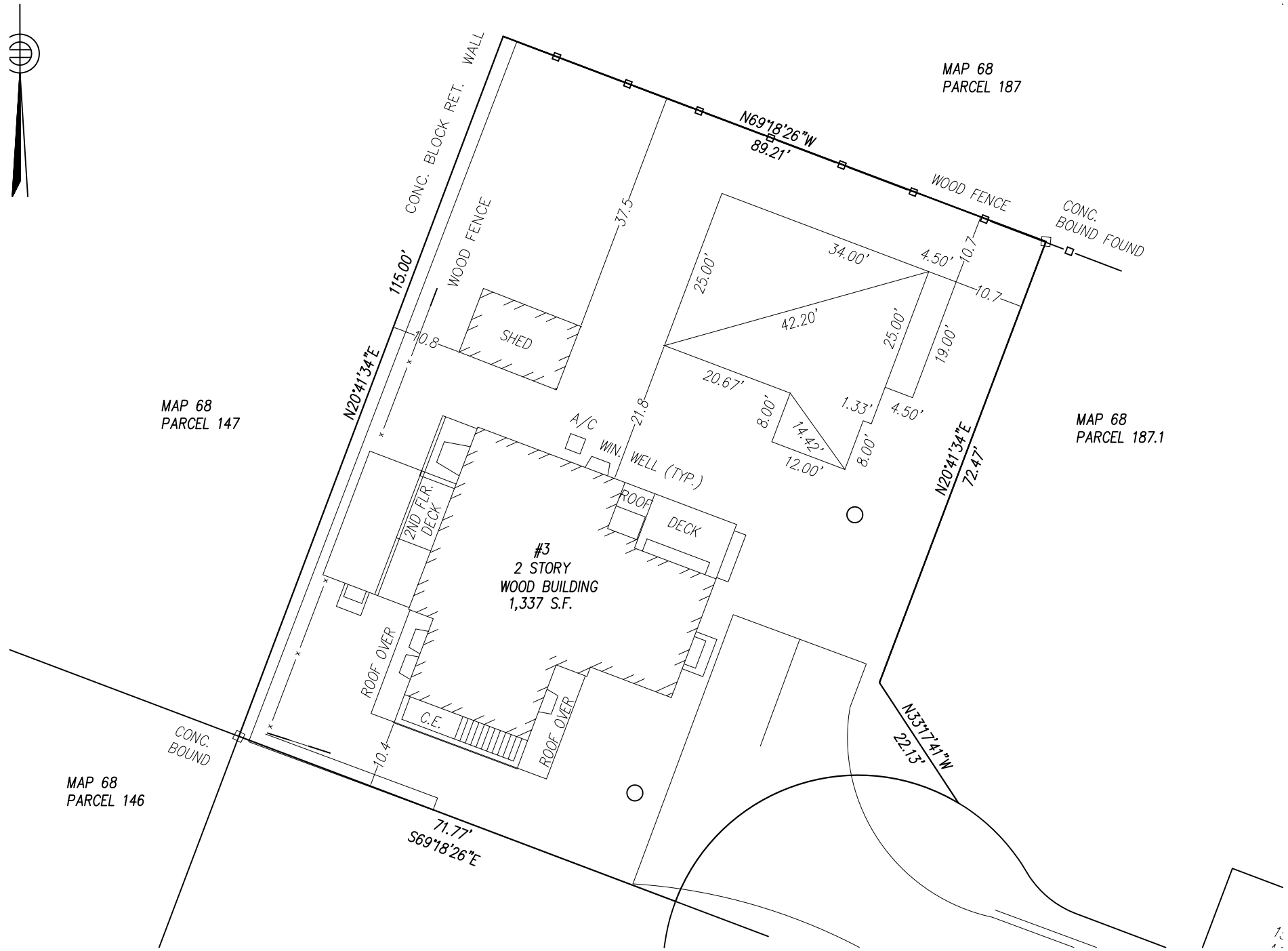
DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


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


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












15
15



HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

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

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

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

Signature 03/10/2025
Date

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

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

5WR - PRIMARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

5WR - PRIMARY DWELLING

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX 128, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 120'-0" Sq. Footage 1st floor: 3,240 SF
Width: 69'-0" Sq. footage 2nd floor: 1,800 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 16'-5" X 8' ☒ 1st floor ☒ 2nd floor
Size: 18'-7" X 12' ☒ 1st floor ☒ 2nd floor

FEE: $1,008

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VEELUX Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 1
Manufacturer _____ Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 5

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other SHIPLAP - CEDAR

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10" Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front SWING (PAINTED) Rear SWING Side SWING
Garage Door(s): Type CARRIAGE Material PAINTED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

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

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

Date 3/10/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 5 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

9589 0710 5270 2355 1644 72

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 89

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 58

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 65

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 41

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 34

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 27

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 10

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025



ZONING INFORMATION

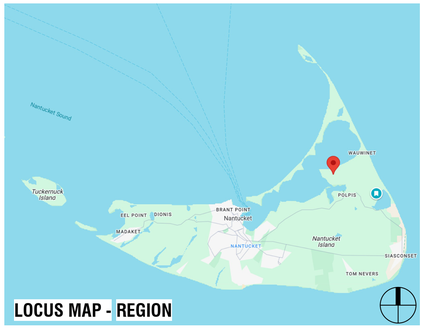
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE 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

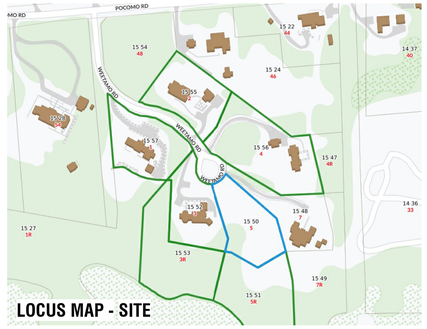
SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
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

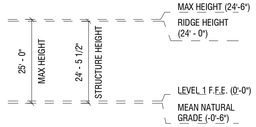
MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

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

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

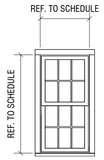
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

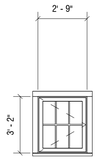
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

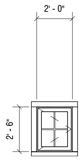
WINDOW TYPES



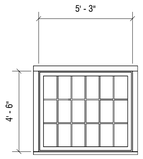
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



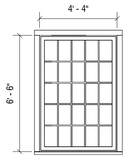
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

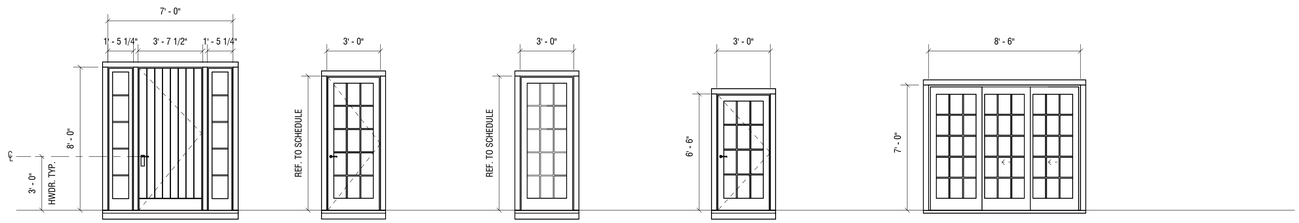


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



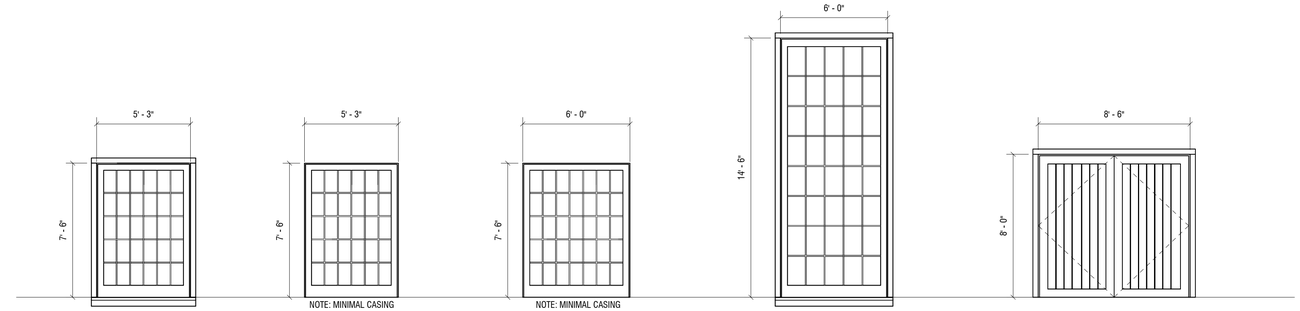
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

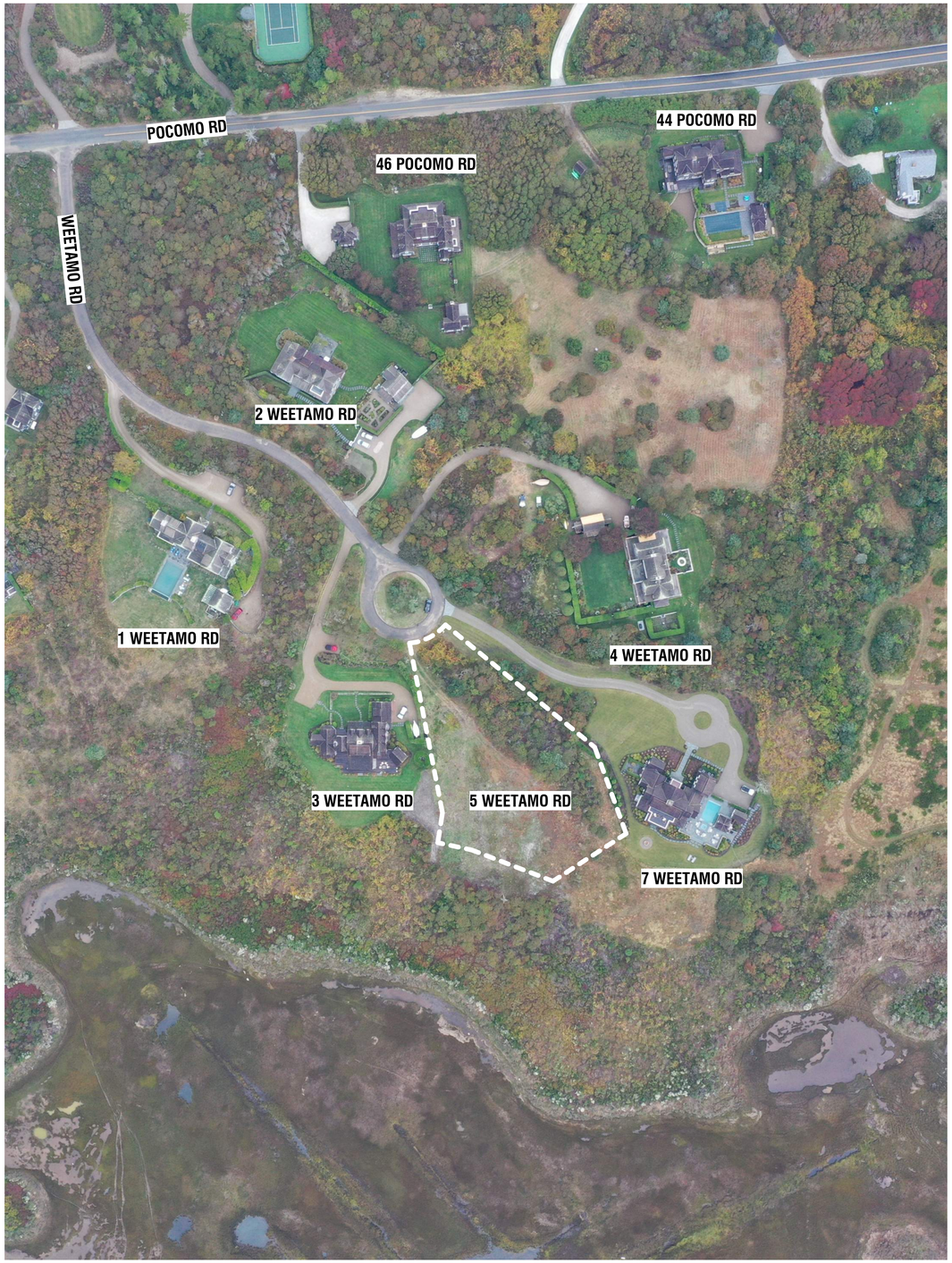
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

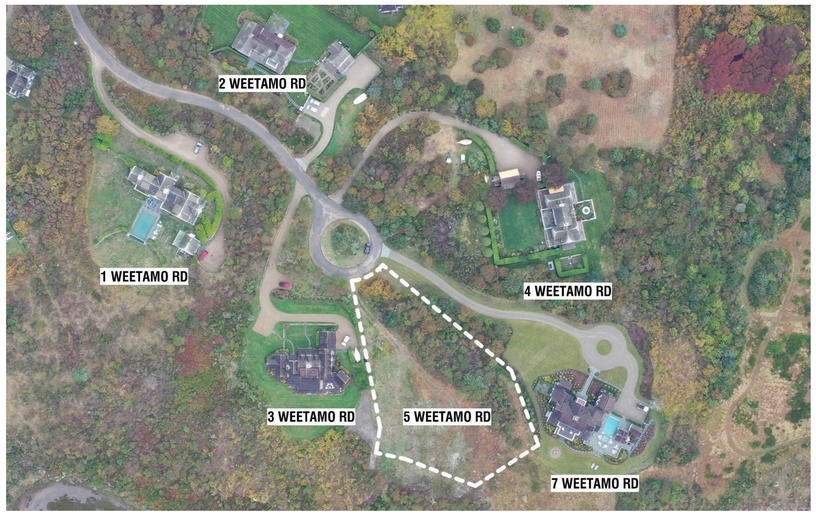
COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



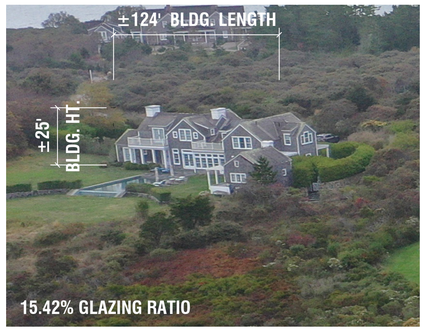
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%



VICINITY MAP



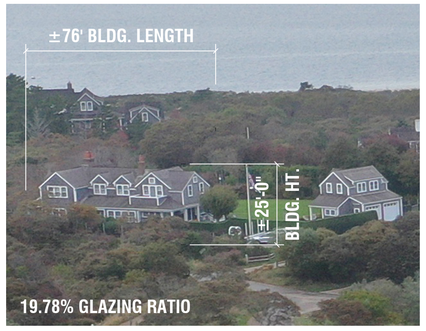
1 WEETAMO ROAD



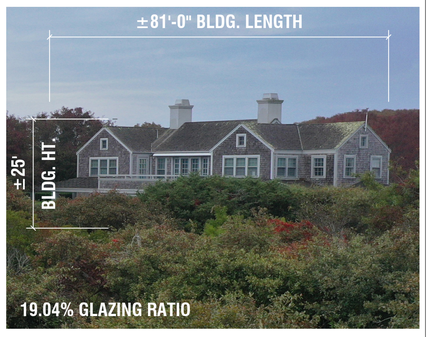
3 WEETAMO ROAD



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

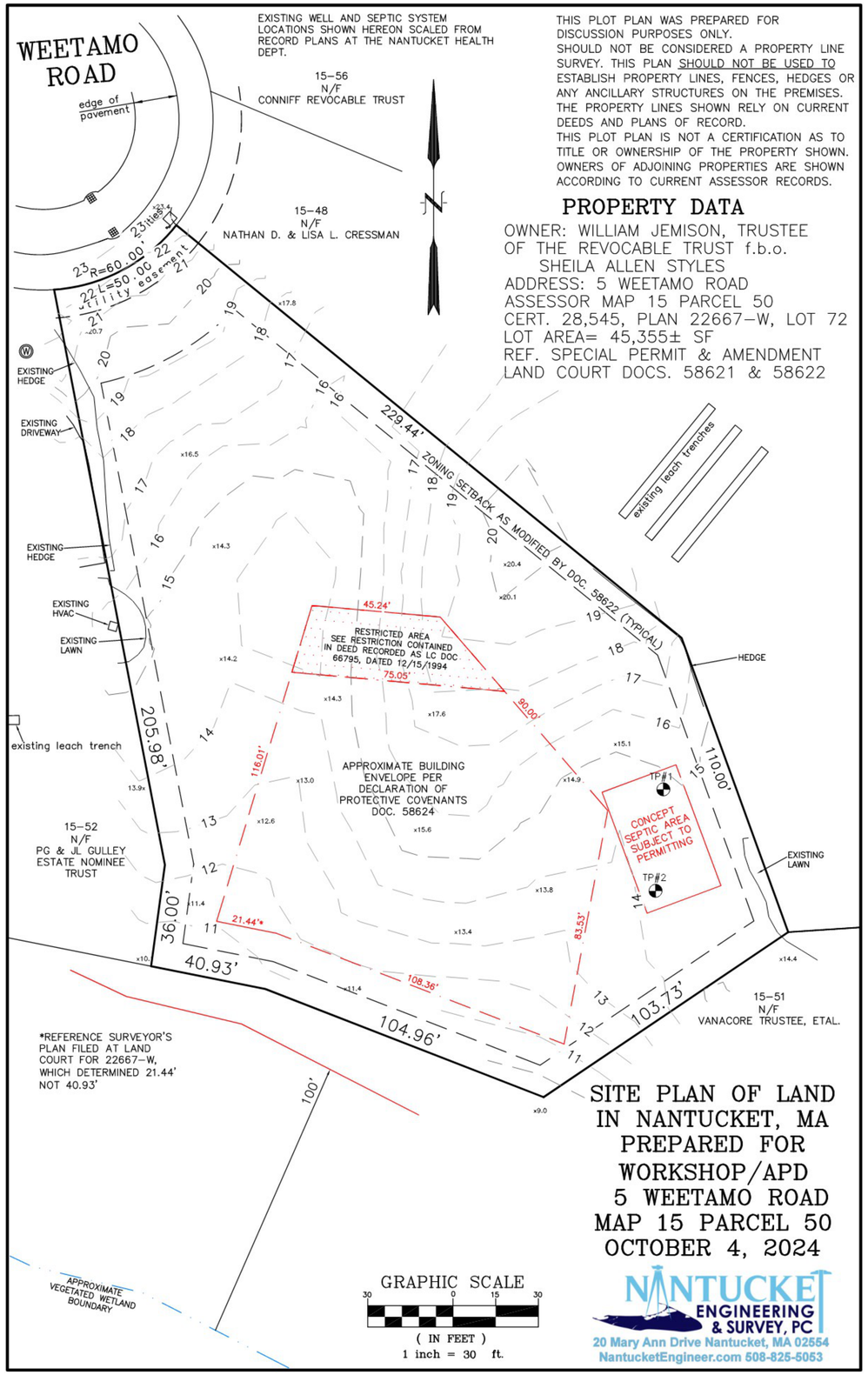
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-004

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

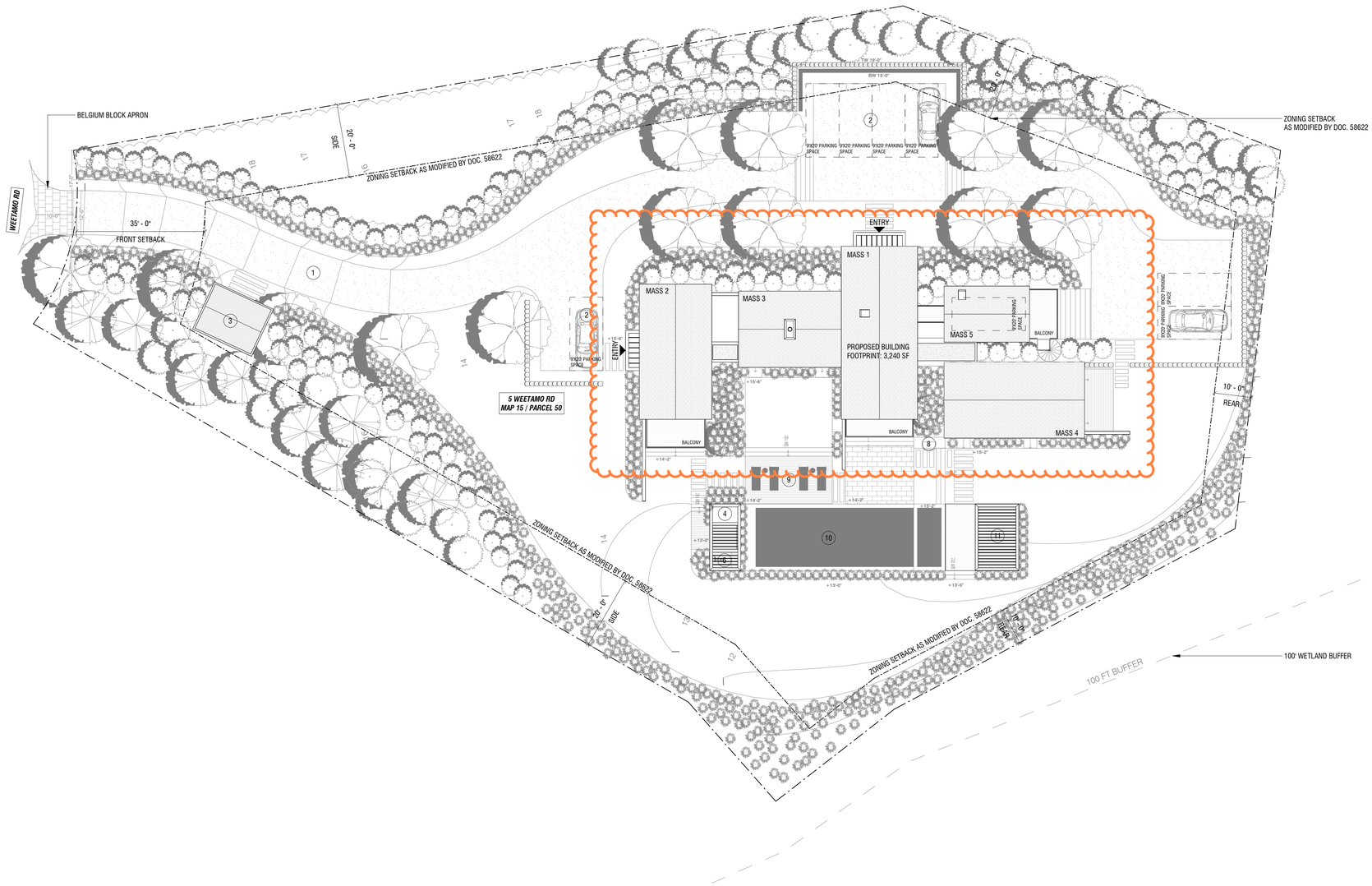
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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

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

SITE PLAN

Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

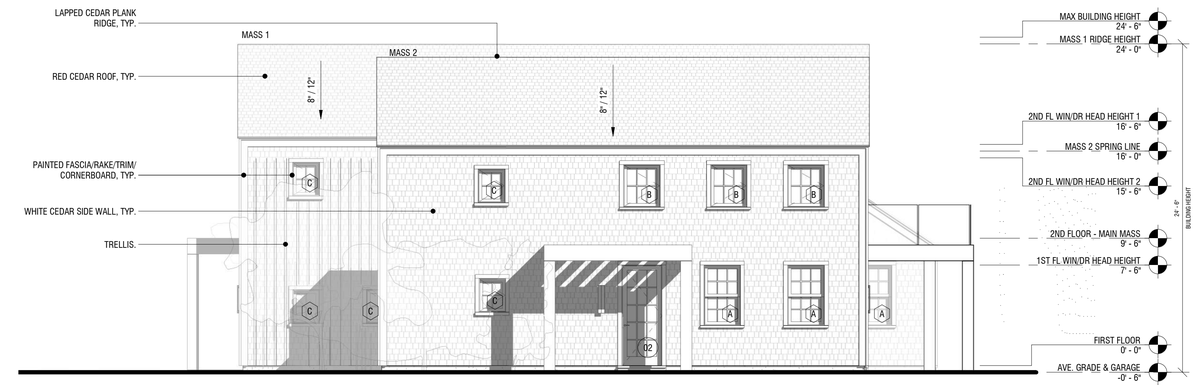
A-200

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

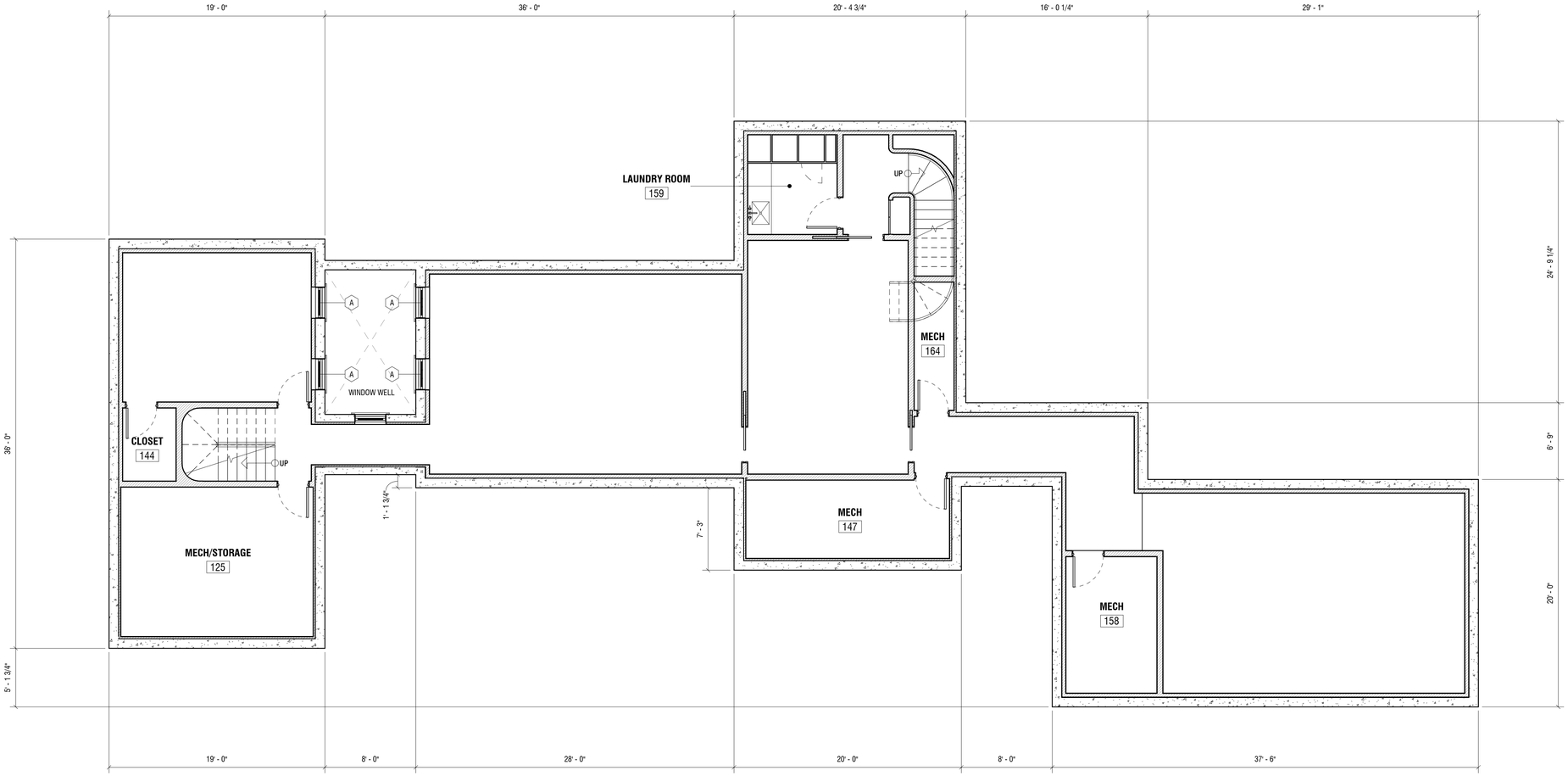
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

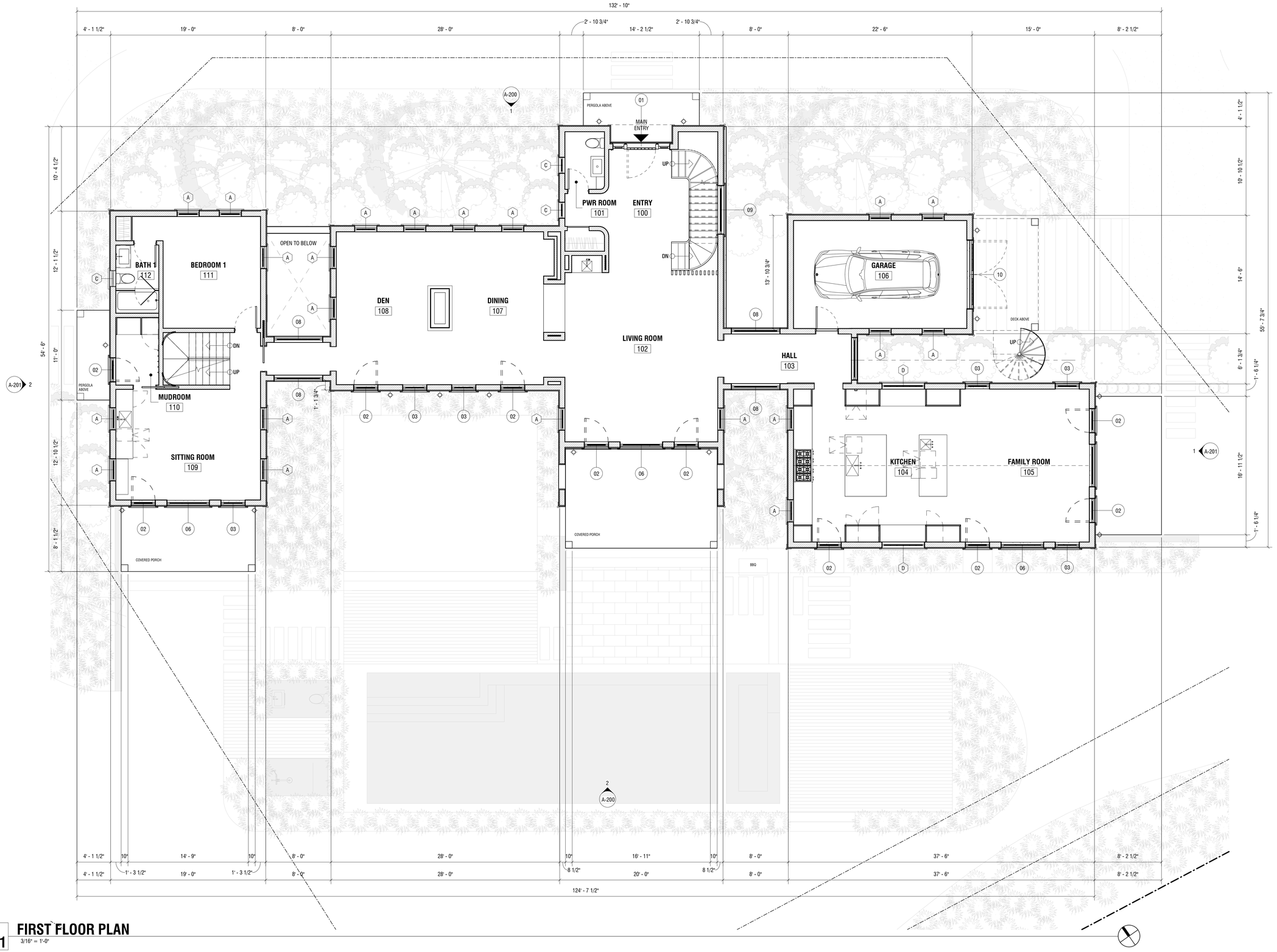
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

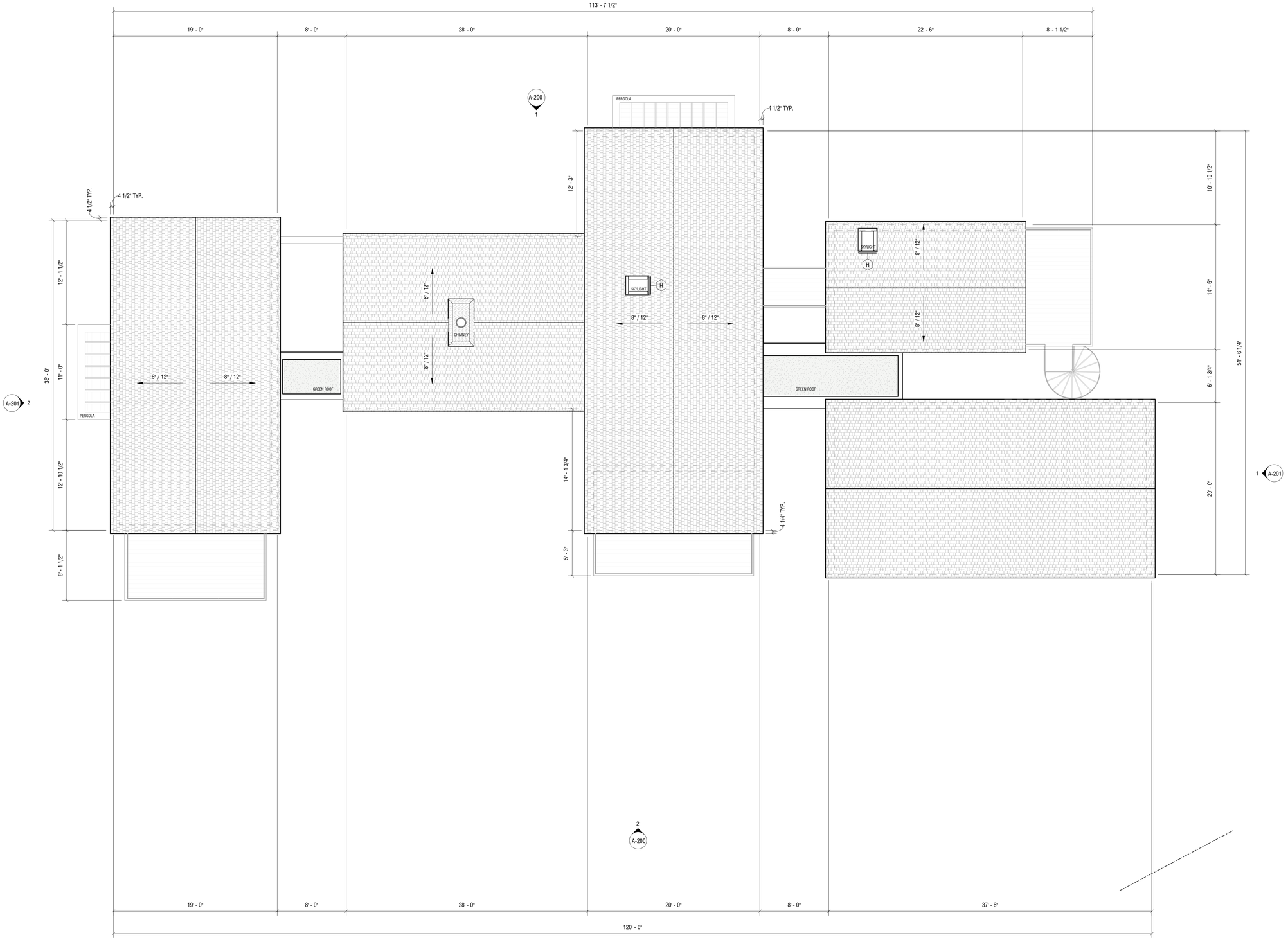
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

A-103

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025



ZONING INFORMATION

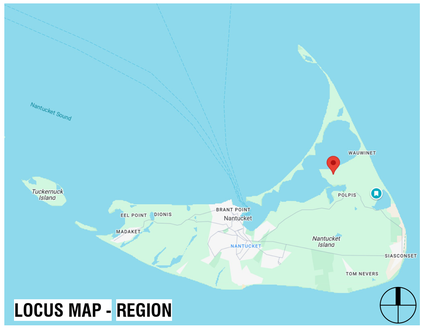
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE 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

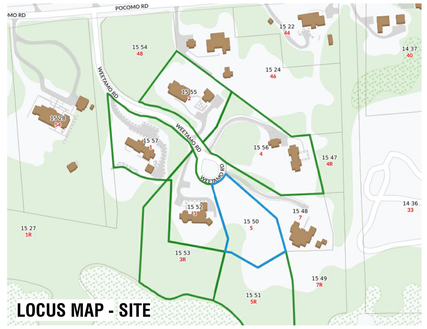
SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
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

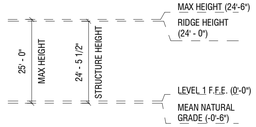
MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

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

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

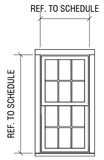
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

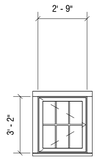
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

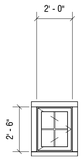
WINDOW TYPES



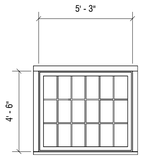
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



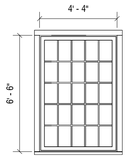
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

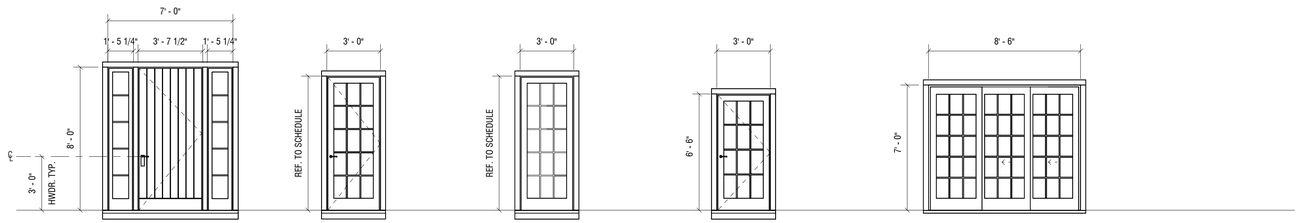


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



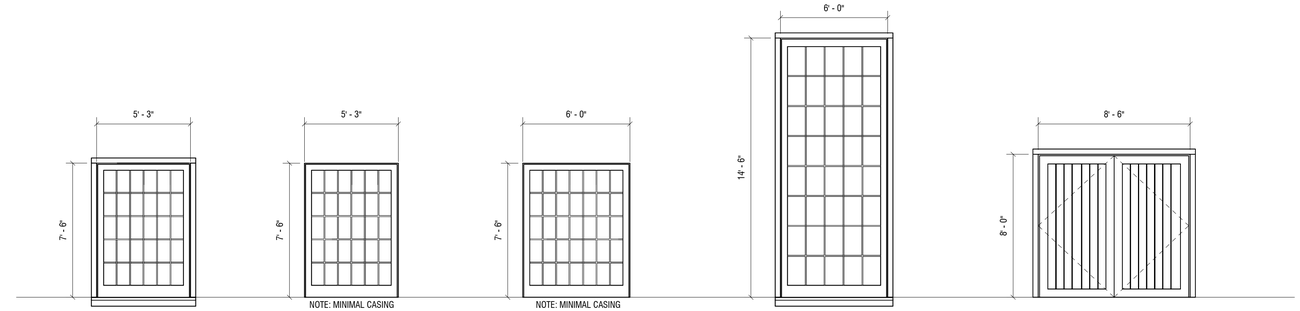
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

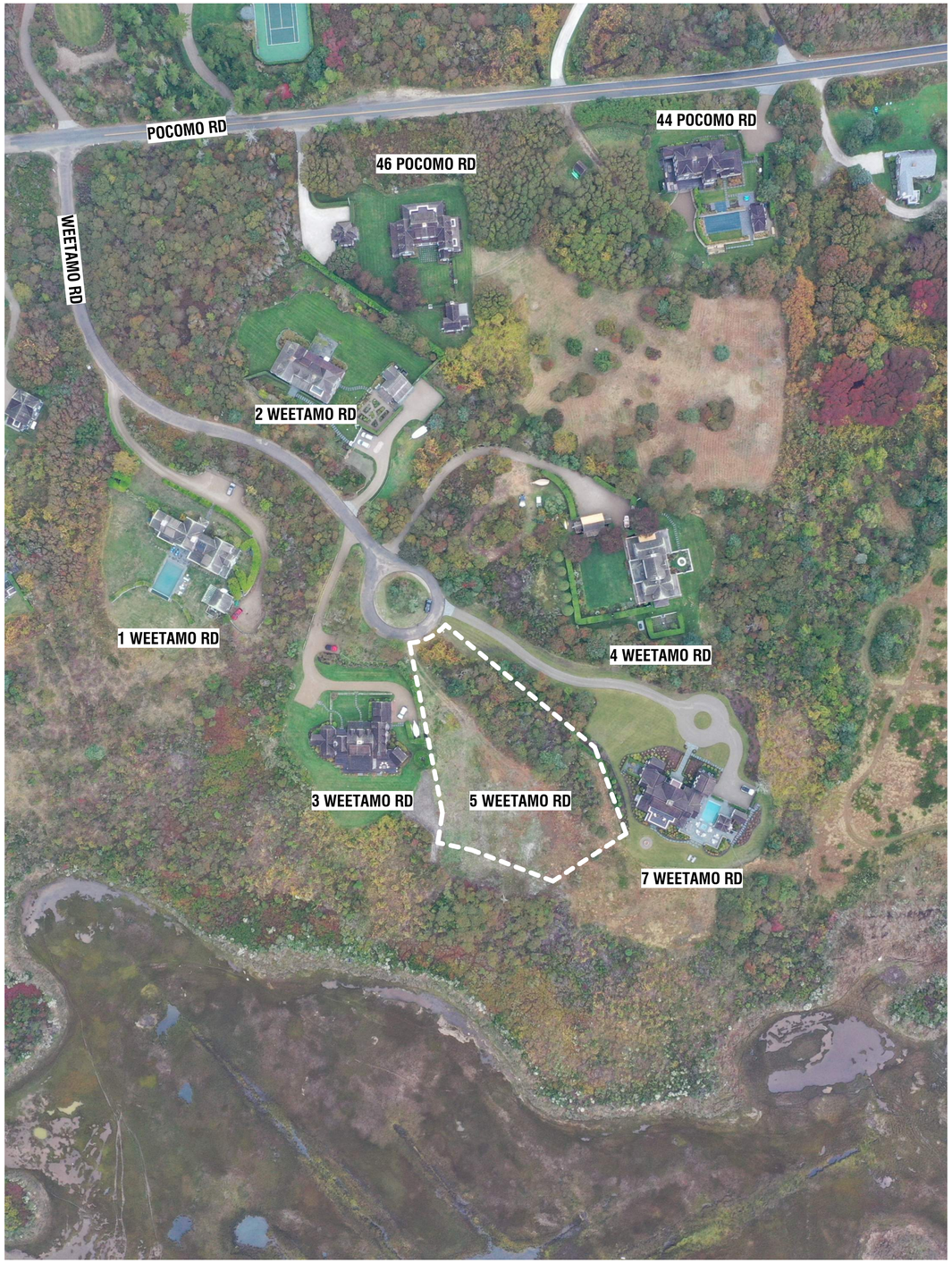
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

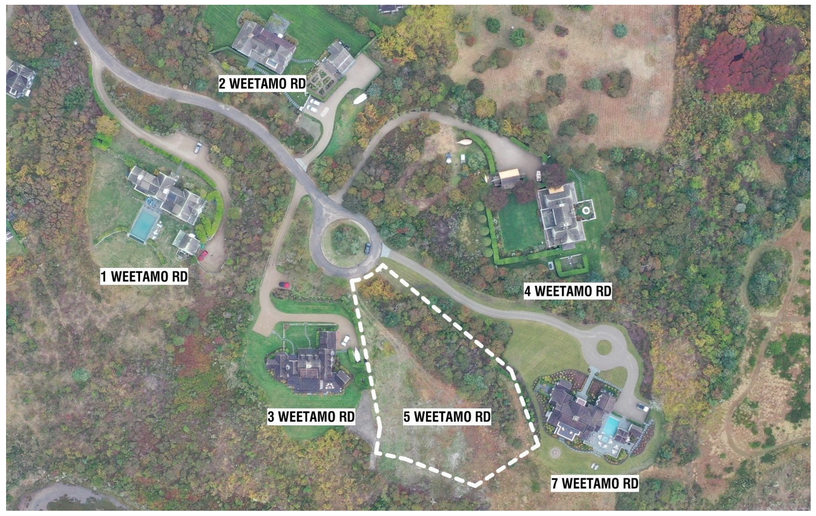
COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



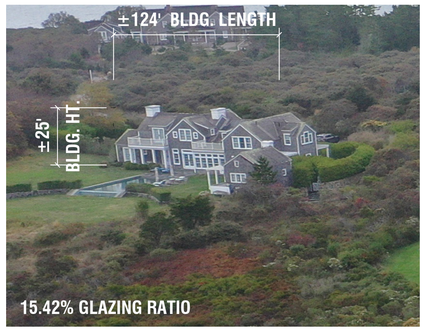
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%



VICINITY MAP



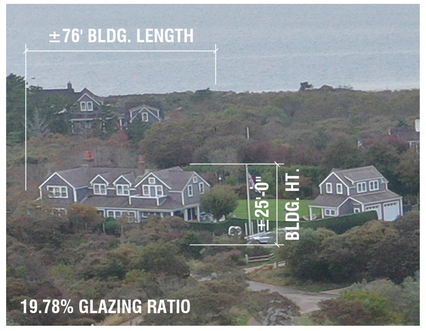
1 WEETAMO ROAD



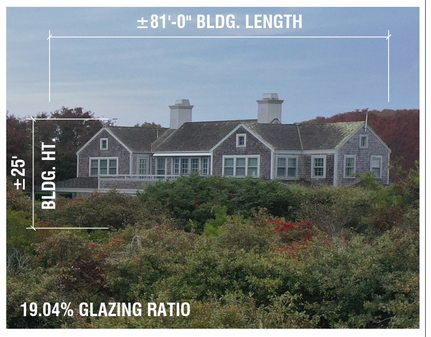
3 WEETAMO ROAD



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

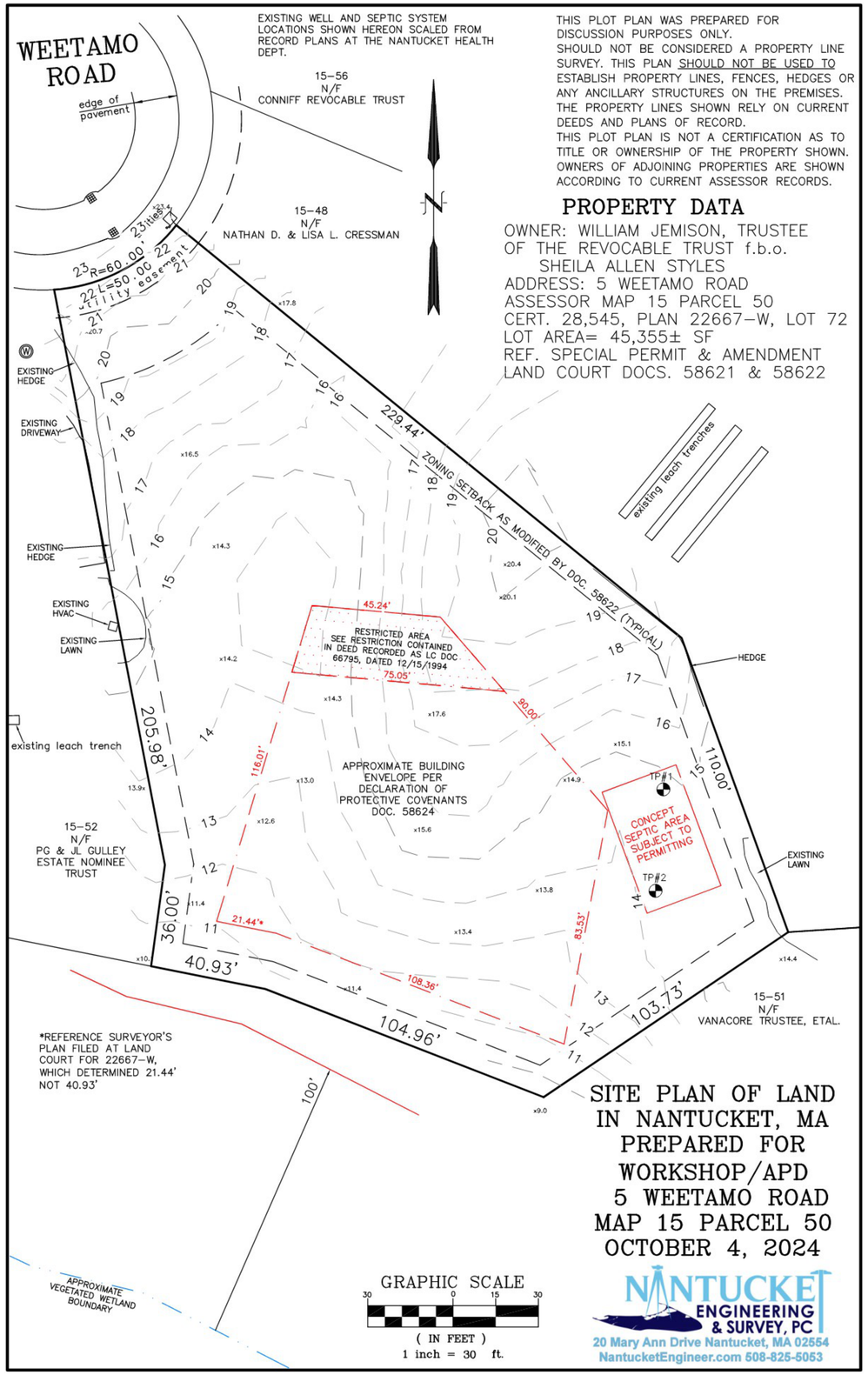
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-004

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

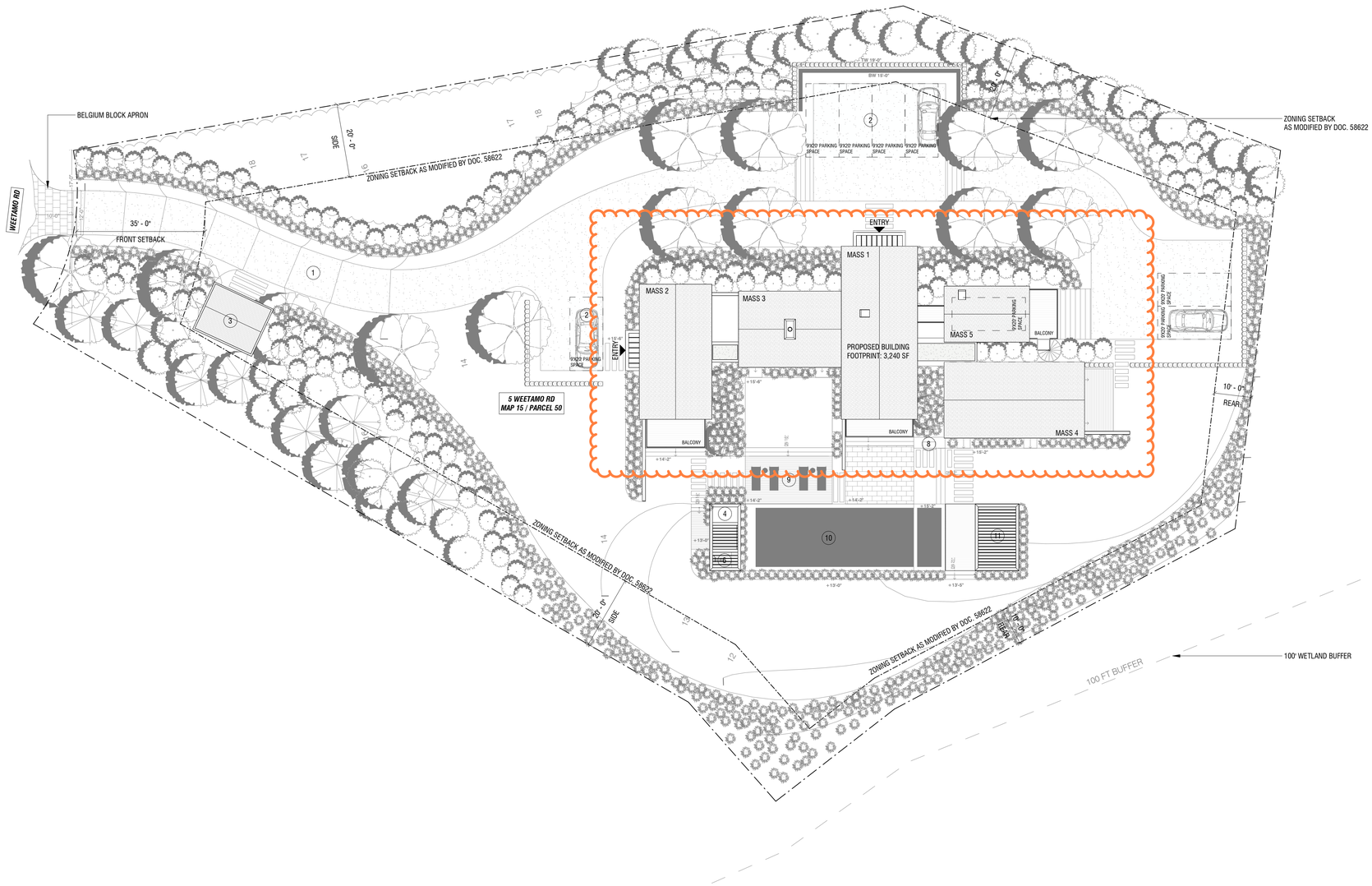
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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

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

SITE PLAN

Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

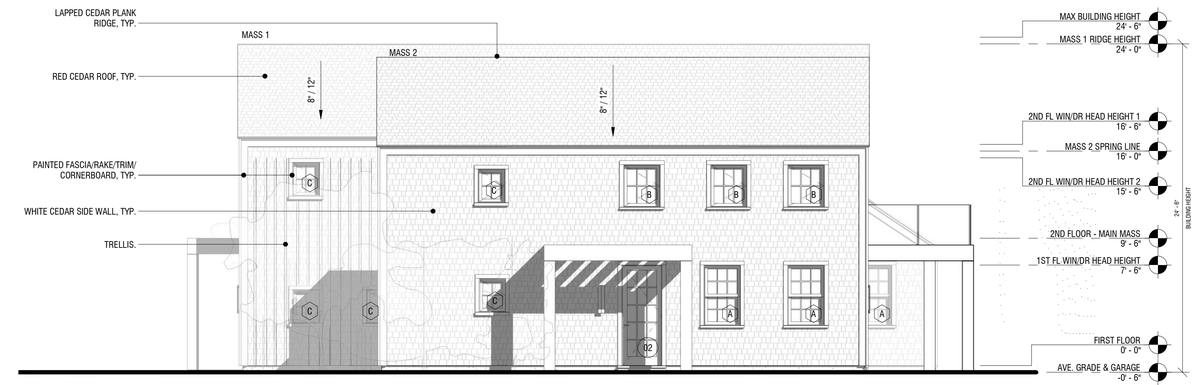
A-200

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

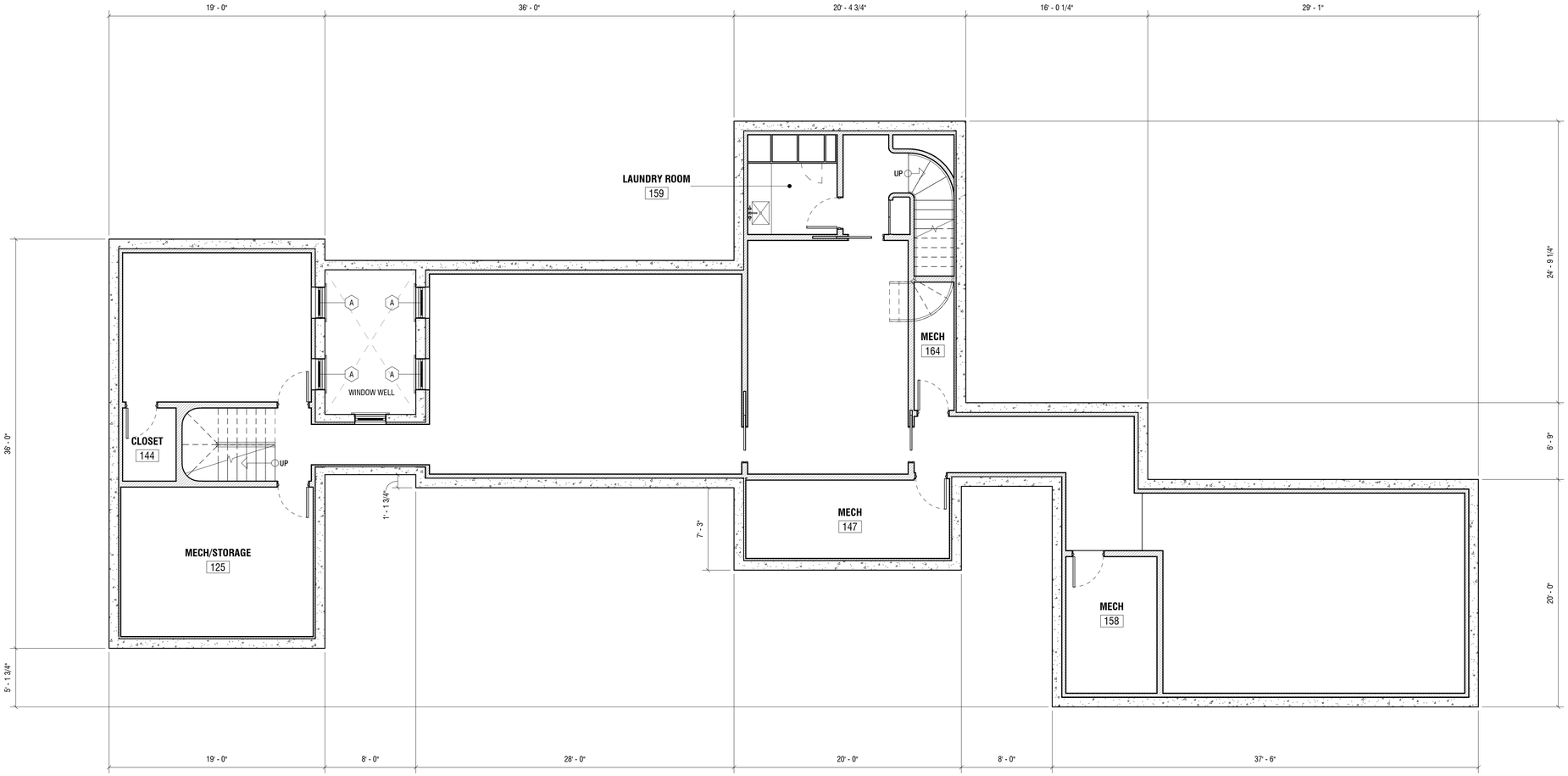
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

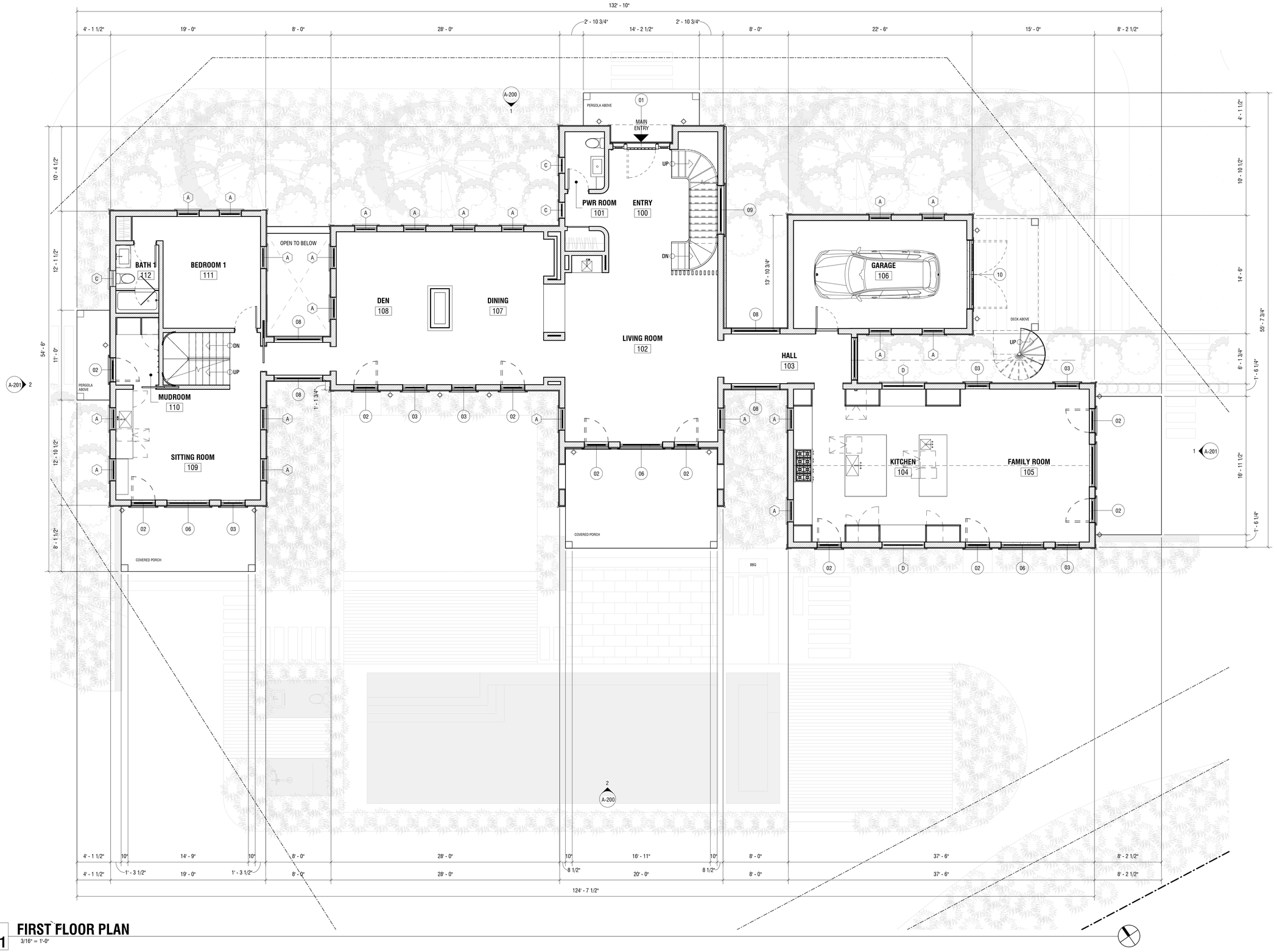
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

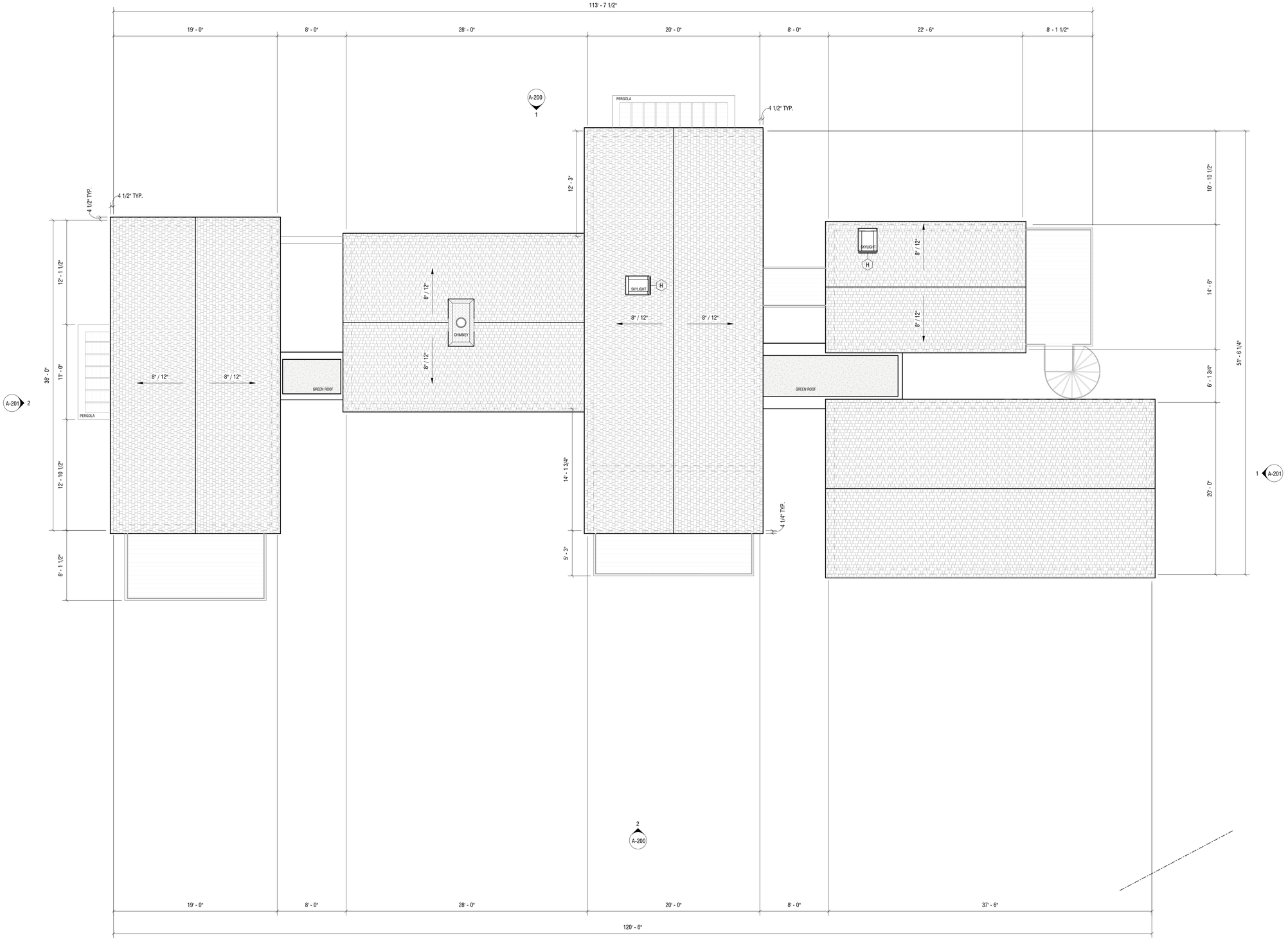
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

A-103

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

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

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

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

Signature 03/10/2025
Date

SHED CHECKLIST

5WR - SHED

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

SHED CHECKLIST

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ (AS REPRESENTATIVE OF WORKSHOP/APD) Date: 3/10/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

5WR - SHED

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

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

Height of ridge above final finish grade: North 13'-7 3/4" South 13'-7 3/4" East 13'-7 3/4" West 13'-7 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

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

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

Date 3/10/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 5 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

9589 0710 5270 2355 1644 72

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 89

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 58

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 65

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 41

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 34

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 27

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

9589 0710 5270 2355 1644 10

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

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

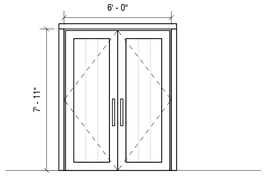
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

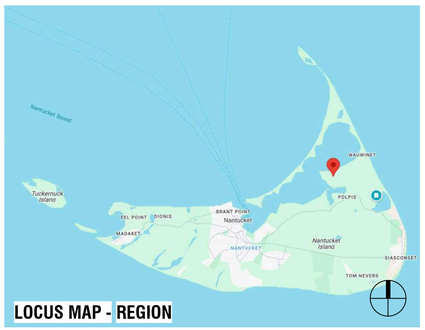
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*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

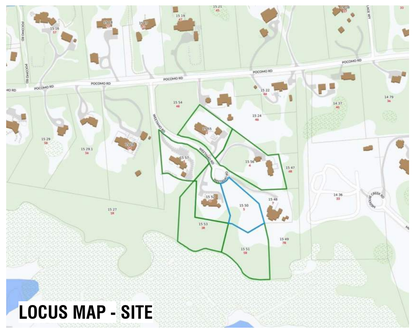
SASH: GREY
TRIM: GREY



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

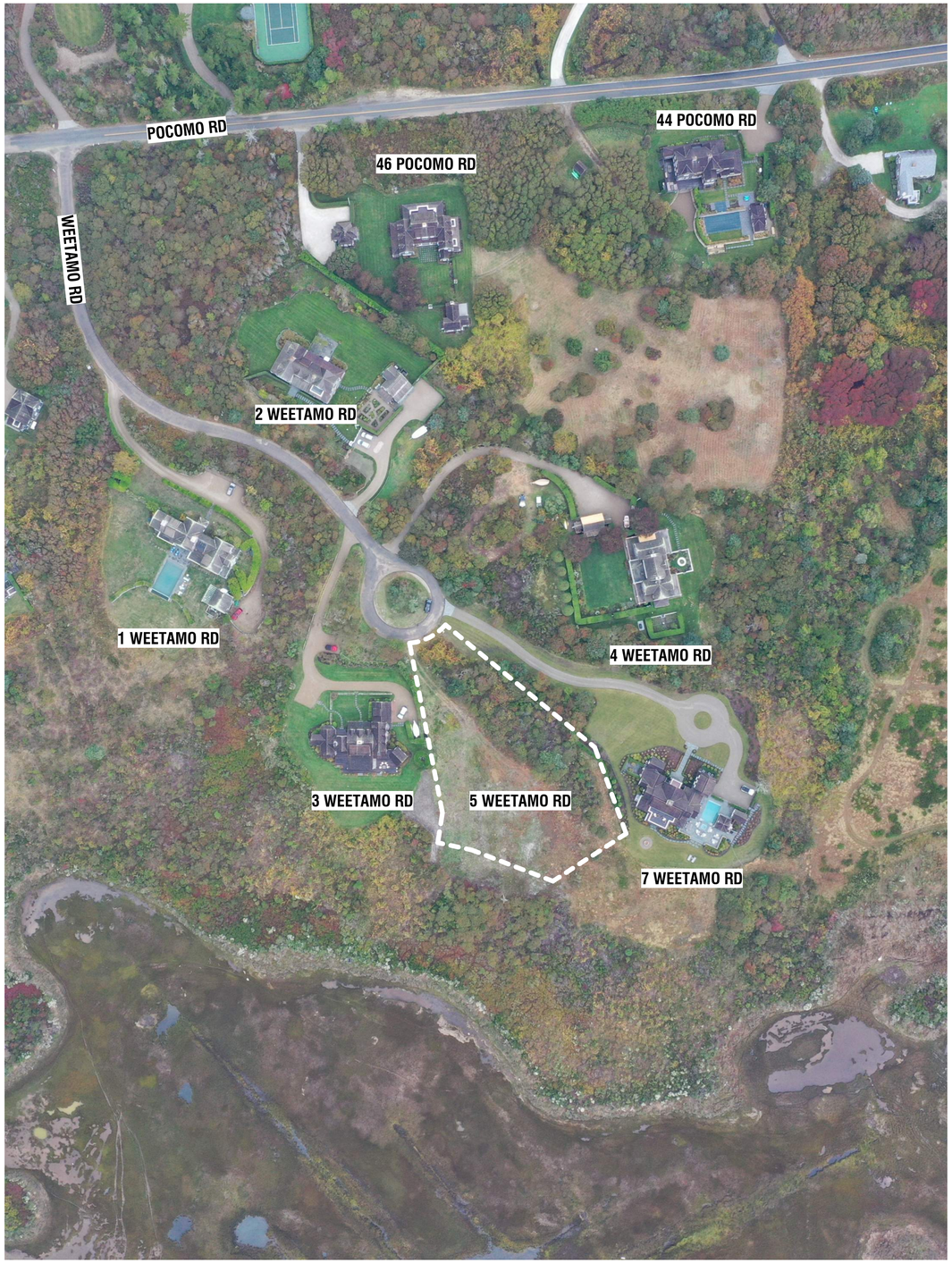
CONSTRUCTION DOCUMENTS

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

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

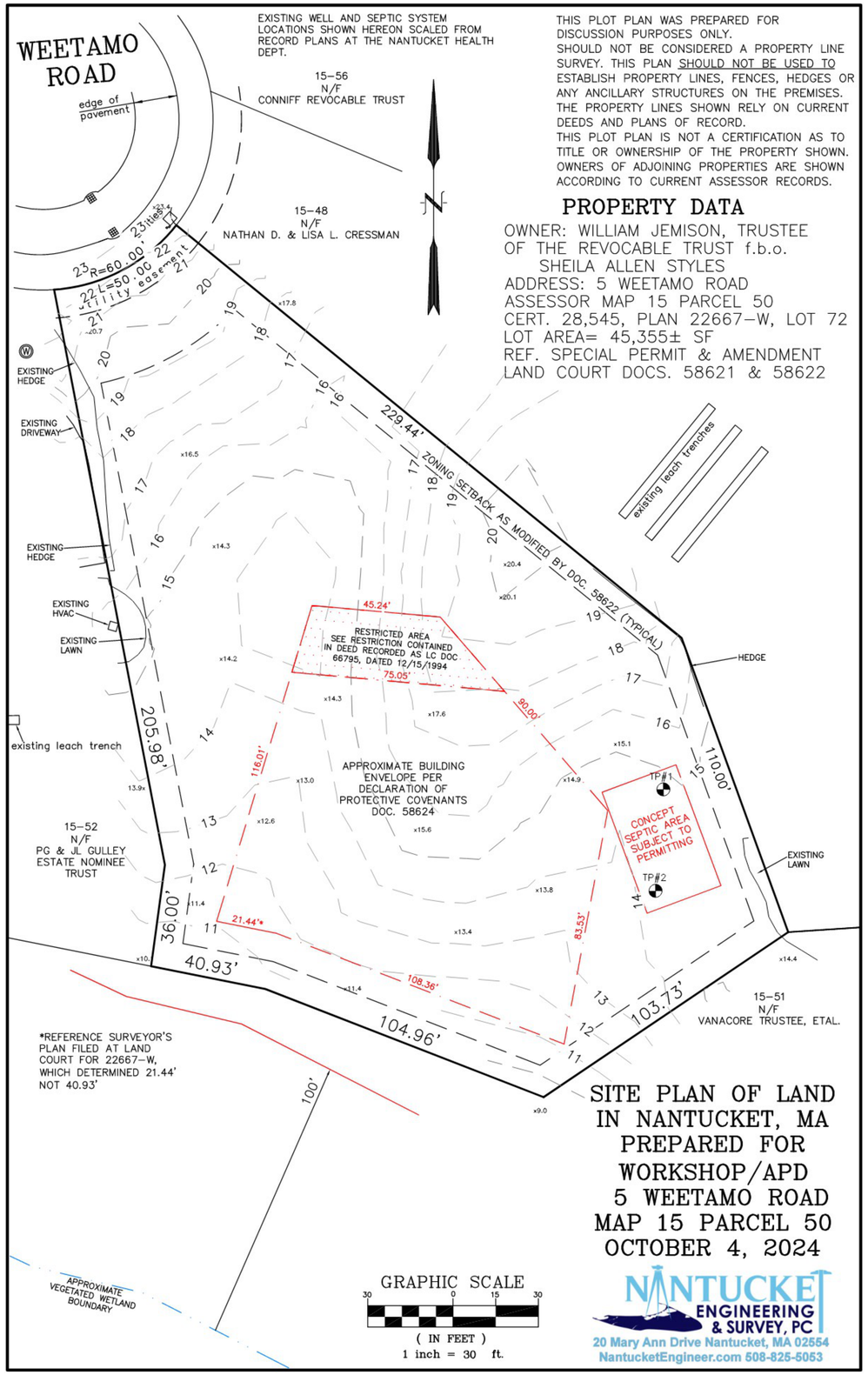
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

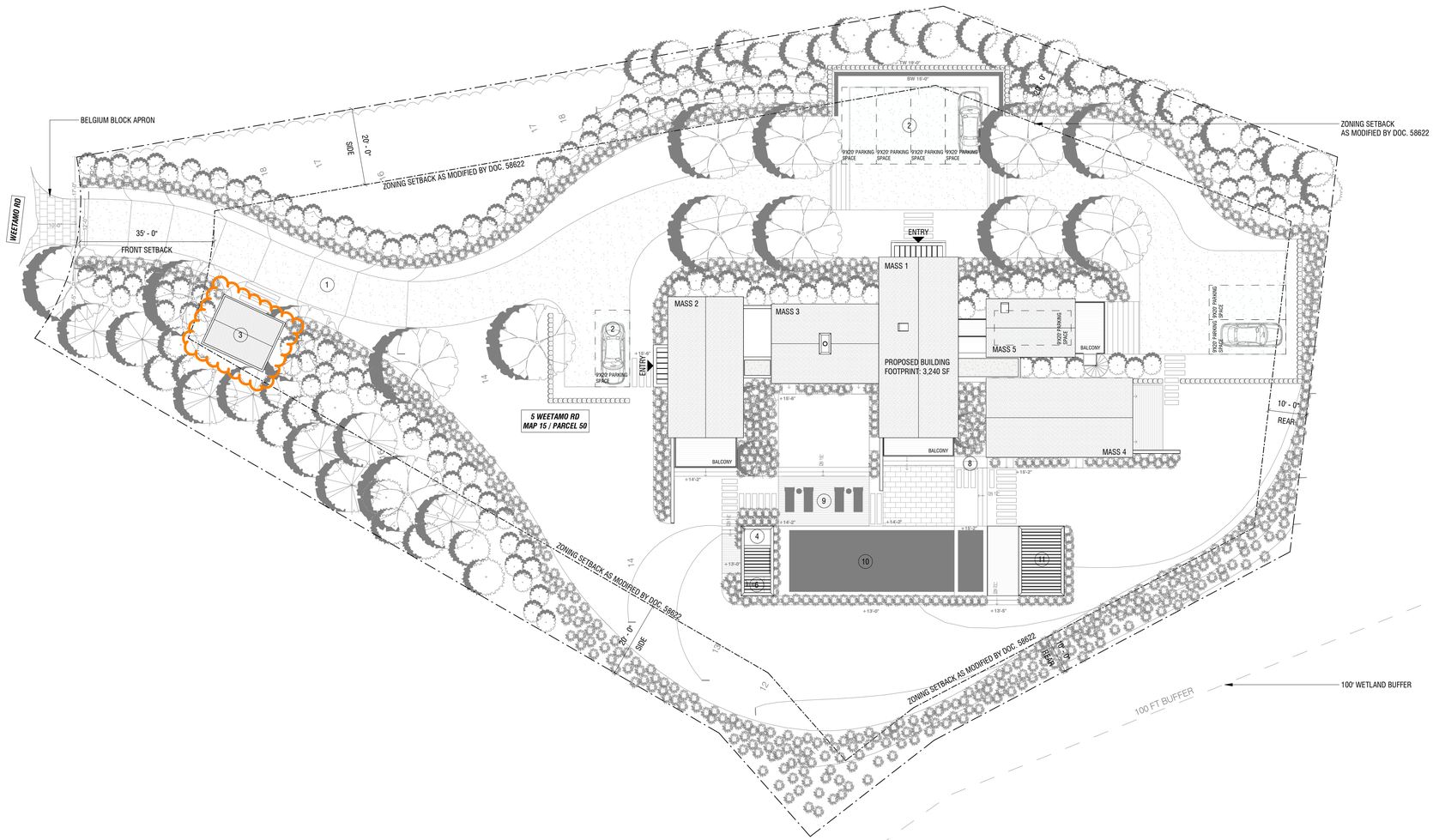
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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

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

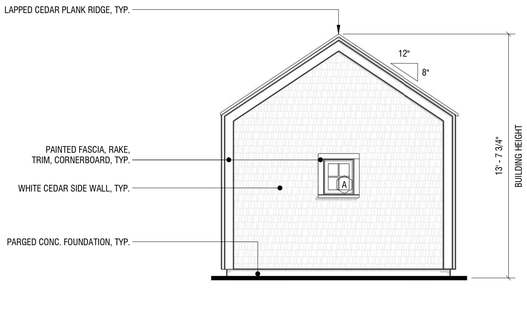
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

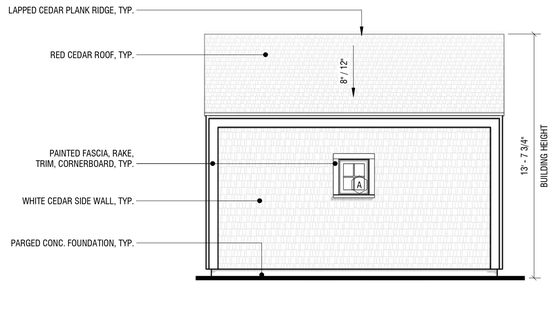
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



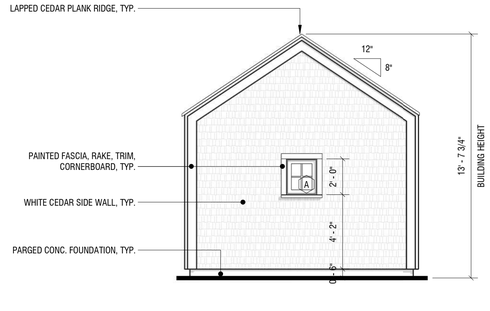
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



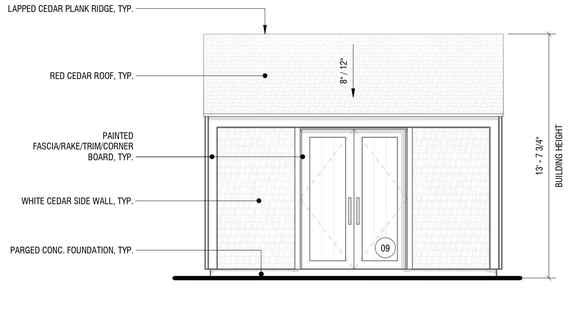
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



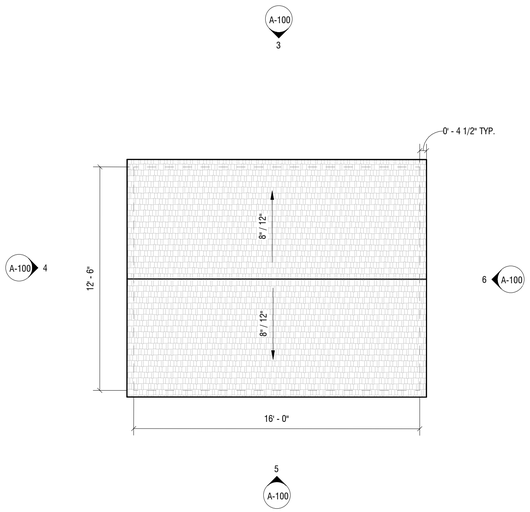
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



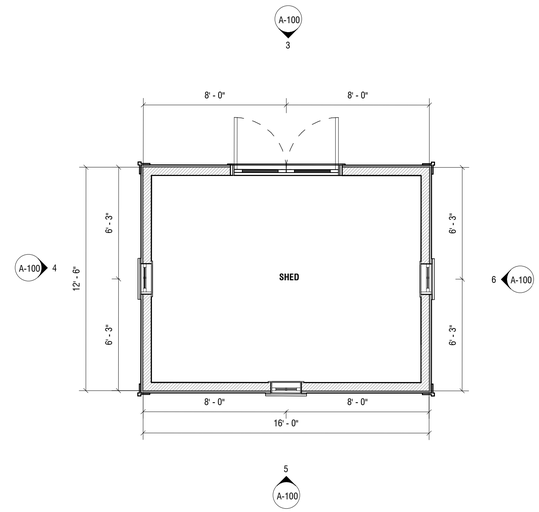
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

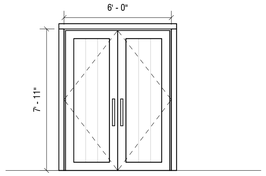
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

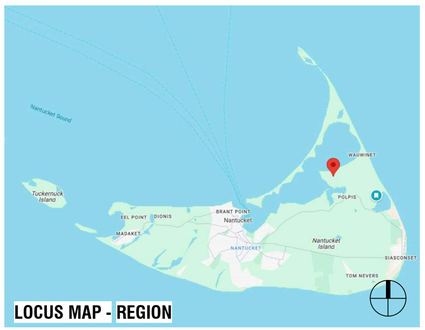
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*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

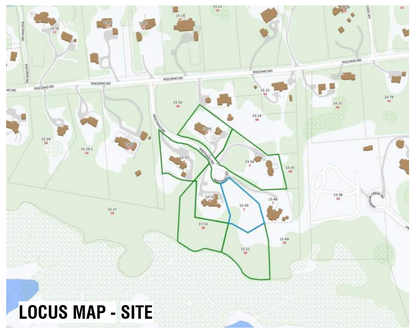
SASH: GREY
TRIM: GREY



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

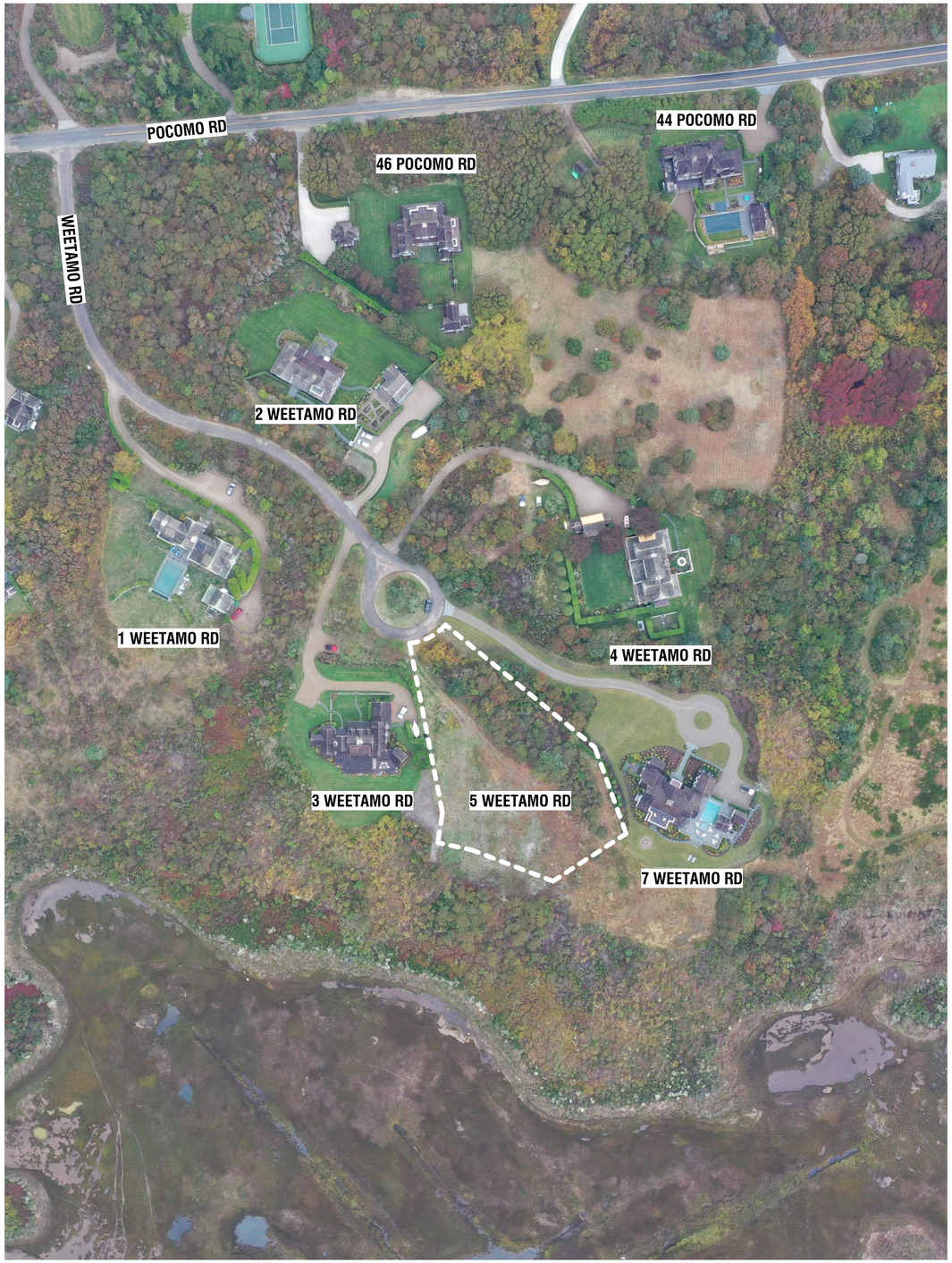
CONSTRUCTION DOCUMENTS

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

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

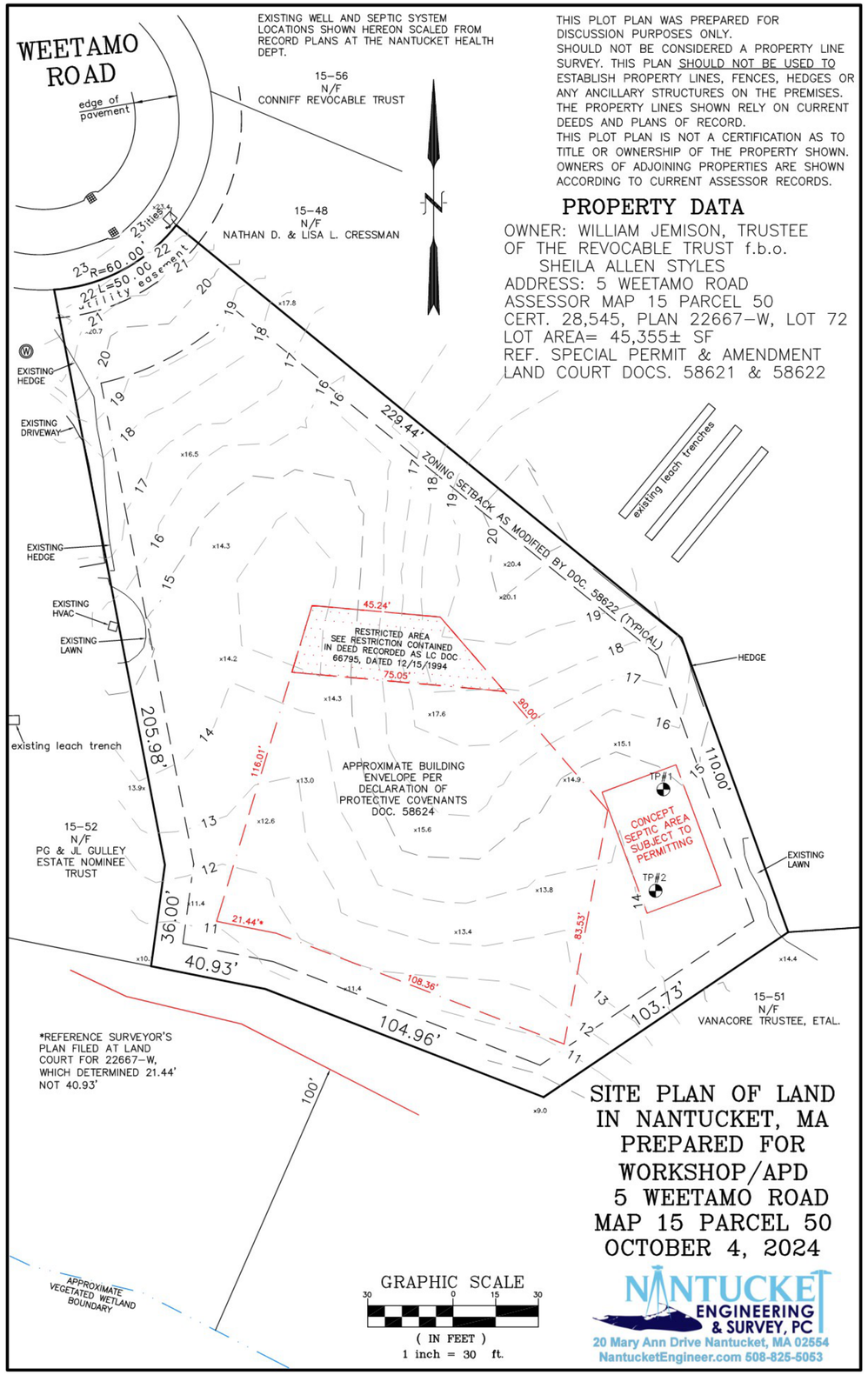
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

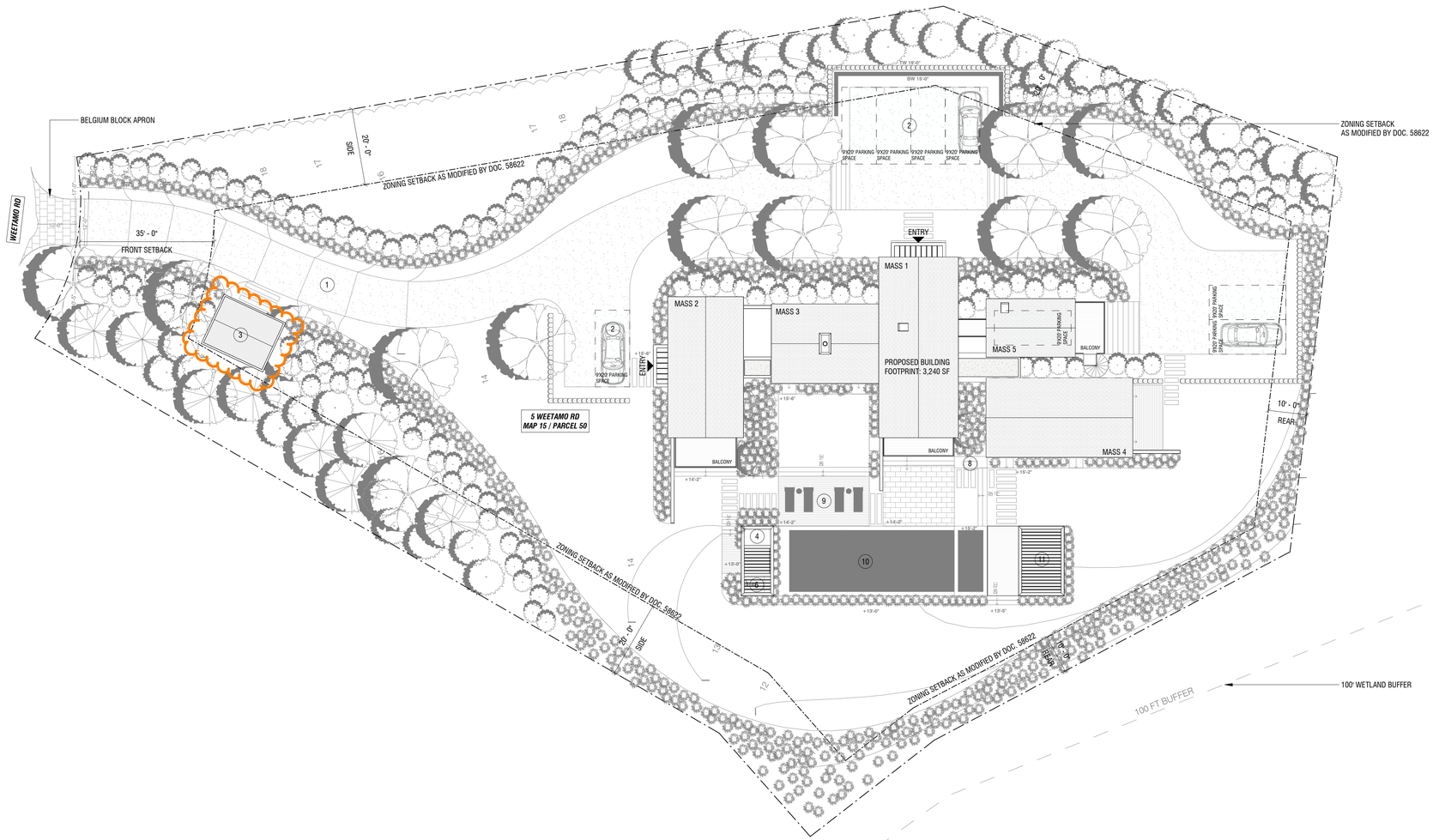
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (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

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

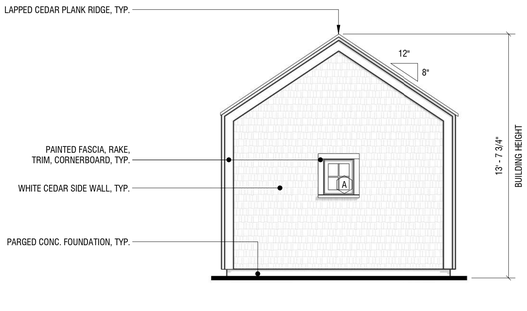
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

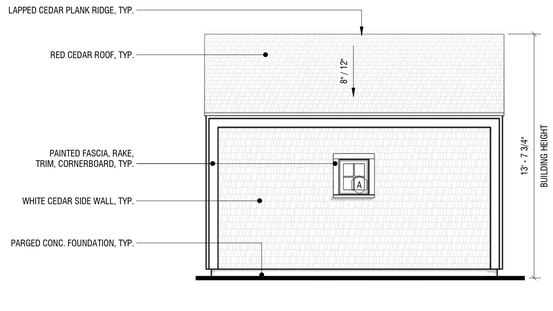
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



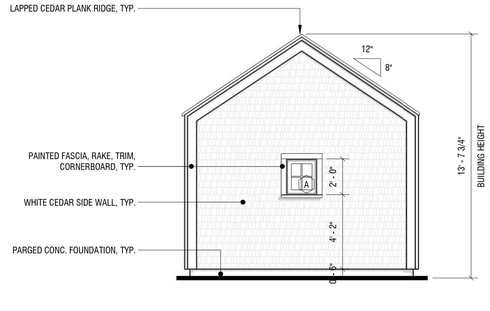
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



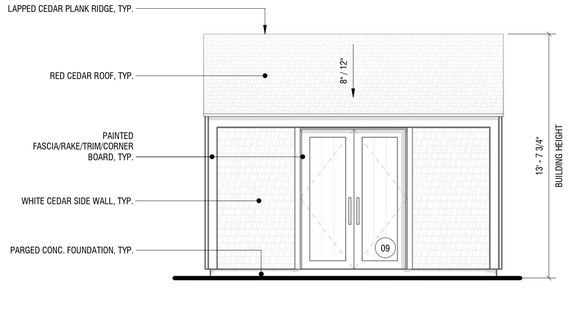
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



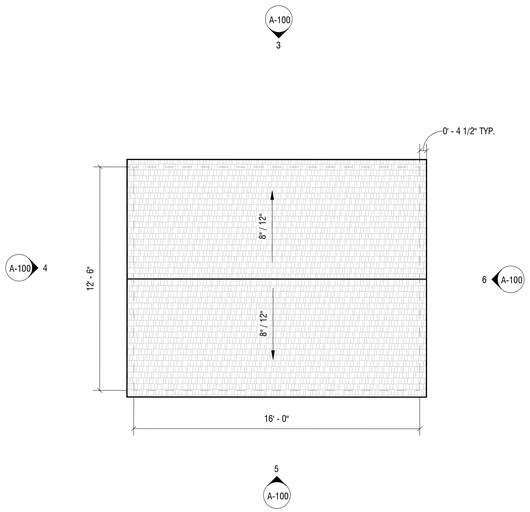
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



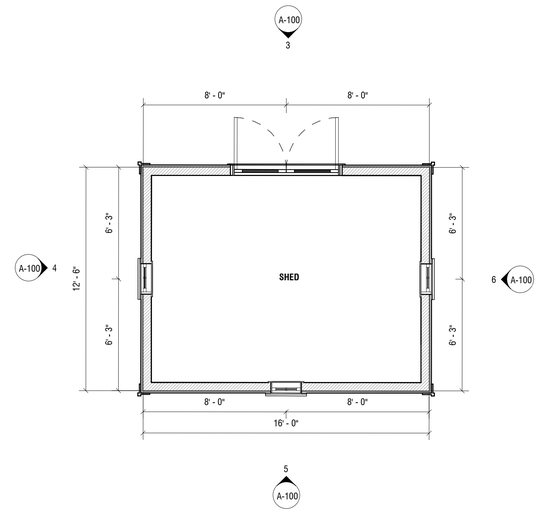
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 1 Caroline Way LLC

STREET ADDRESS 1 Caroline Way

MAP/PARCEL 82/59

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 24, 2025

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

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

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

Miroslava Ahern — Signature

3/24/25 — Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

_____ **(initial to indicate read and understand)**

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 59

Street & Number of Proposed Work: 1 Caroline Way

Owner of record: 1 Caroline Way LLC

Mailing Address: PO Box 2548, San Francisco, CA 94126

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2021-12-5414
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence Type: HEIGHT & TYPE TO MATCH RED CEDAR HORIZONTAL RAILS SPEC APPROVED ON MAIN HOUSE ARCHITECTURE SUBMISSION (CERTIFICATE #HDC2023-10-9234)
Length

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

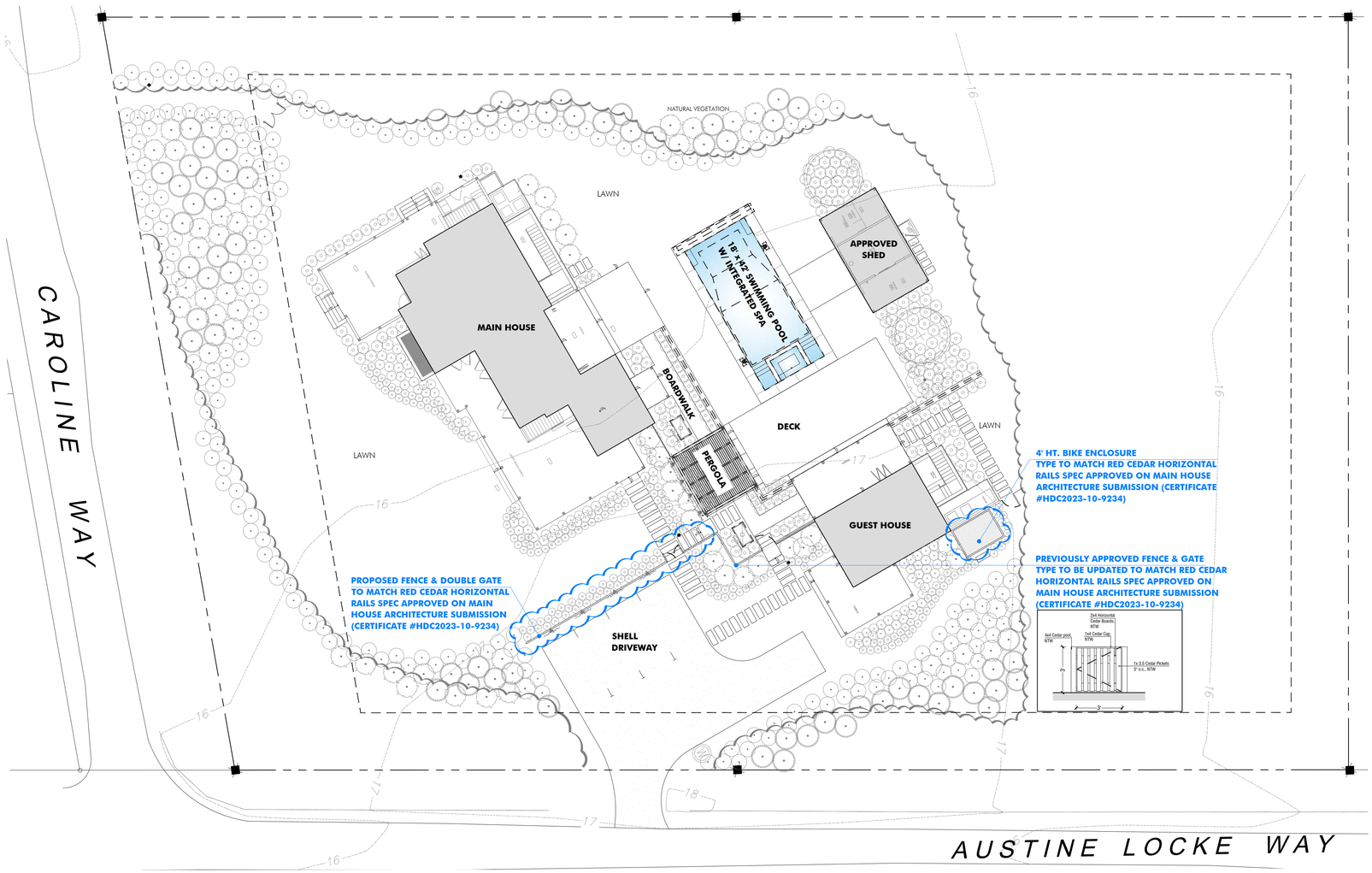
Date 3/24/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



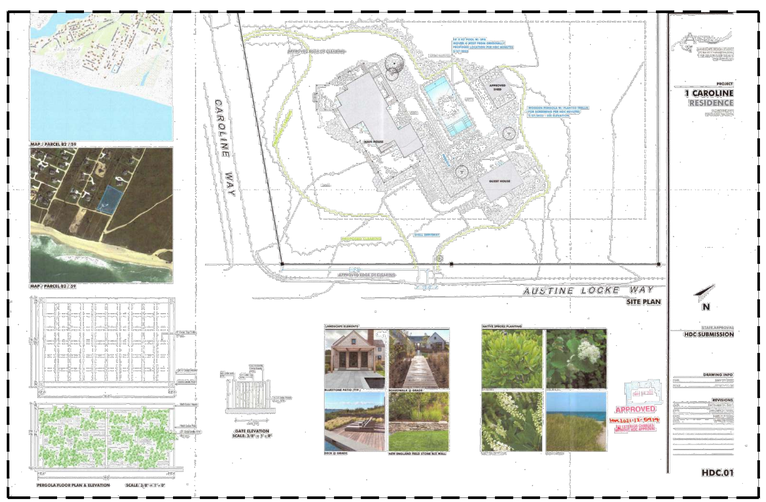
MAP / PARCEL 82 / 59



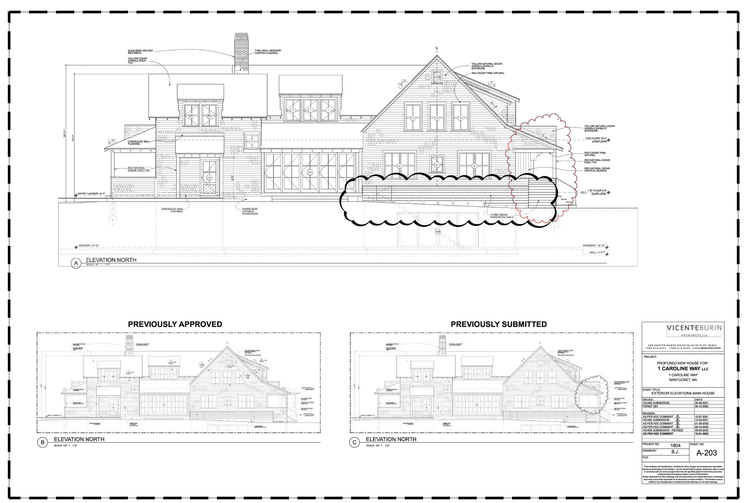
MAP / PARCEL 82 / 59



SITE PLAN



ORIGINAL HARDSCAPE HDC APPROVAL
(CERTIFICATE #HDC2021-12-5414)



APPROVED MAIN HOUSE ARCHITECTURE SUBMISSION
(CERTIFICATE #HDC2023-10-9234)



PROPOSED FENCE & GATE DETAIL
(SCALE: 1" = 1'-0")

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

1 CAROLINE RESIDENCE

1 CAROLINE WAY
NANTUCKET MA 02554

N

HDC SUBMISSION

REVISION TO CERTIFICATE
#HDC2021-12-5414
(CHANGE OF FENCE TYPE)

DRAWING INFO

DATE	APRIL 7, 2025
SCALE	1/16" = 1' - 0"

REVISIONS

HDC.01

CERTIFICATE NO: _____ DATE ISSUED: 5/26/22

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 59

Street & Number of Proposed Work: 1 CAROLINE WAY

Owner of record: 1 CAROLINE WAY LLC

Mailing Address: FK ELK 2 LLC SAN FRANCISCO CA, 94104

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MICHAEL ANN QUEEN

Mailing Address: 6 WINTER WAY NANTUCKET

Contact Phone #: 508 332 5112 E-mail: DESIGN @ AQUEENLLC.COM

FOR OFFICE USE ONLY

Date application received: 12/23/21 Fee Paid: $ 200 / 100

Must be acted on by: 1/11/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Rayne Pooler

Member: _____

Member: Carolina Steele

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Through staff - shift pool 4' WEST. ADD TRELLIS TO SOUTH-WEST CORNER FOR PLANTING SCREEN

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-G) ☐ Roof ☑ Other I.G.S - N.S PERGOLA

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

Decks/Patio: Size: 660 SF ☐ 1st floor ☐ 2nd floor
PATIO Size: 500 SF ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 6'
Type: PICKET TYP-E 2
Length: 70'

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls NE FIELD STONE

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 12-17-21 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

RECEIVED MAR 11 2025 By

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 14

Street & Number of Proposed Work: 45 Surfside Rd

Owner of record: Rebecca Moesinger

Mailing Address: 45 Surfside Rd Nantucket MA 02554

Contact Phone #: 617-980-4745 E-mail: rebecca@45surfside.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Height 40" Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks: as built fence

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other white paint

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence White Shutters _____

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

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

Date 3/11/25 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 3/2/25

RECEIVED
MAR 11 2025
By_____

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

RECEIVED
MAR 11 2025
By

I Rebecca Moesinger

AS AGENT FOR 45 Surfside Café

STREET ADDRESS 45 Surfside Road MA 02554

MAP/PARCEL 67 · 14

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/11/25

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

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

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

Signature 3/11/25
Date

RECEIVED
MAR 11 2025



Property Information

Property ID	5270
Location	45 SURFSIDE RD
Owner	FORTY FIVE SURFSIDE RD LLC

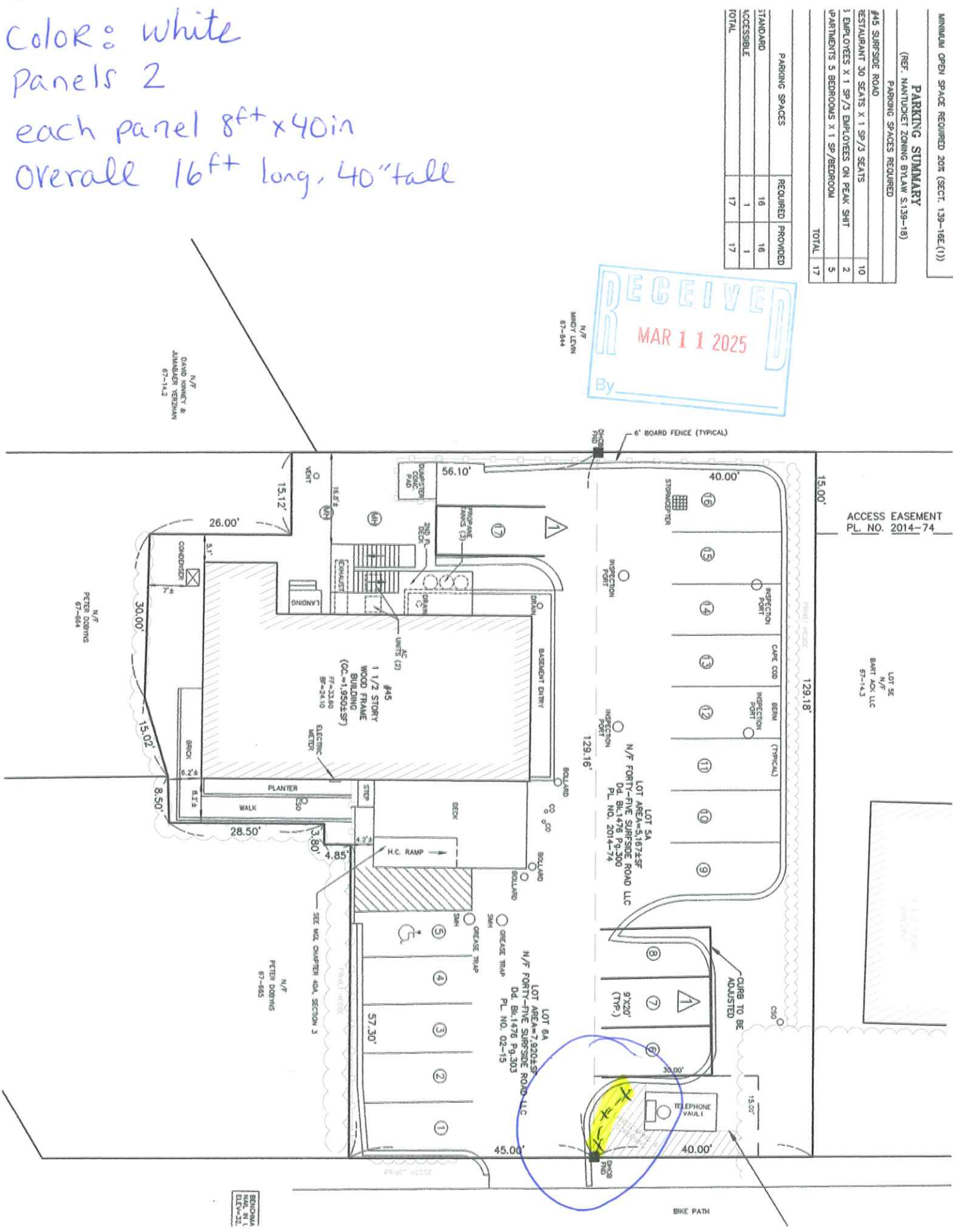
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

Material: Cedar
Color: White
Panels 2
each panel 8ft x 40in
Overall 16ft long, 40" tall




SURFSIDE


45 SURFSIDE
bakery and café

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path (Guest House)

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Ln
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-12-9671
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Chimney Removed. Posts added for door canopy
2. South Elevation Chimney Removed. Posts added for door canopy
3. West Elevation Chimney Removed.
4. North Elevation Chimney Removed. Posts added for door canopy

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

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

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

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

Date 3/2/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Quidnest LLC

STREET ADDRESS 26 Quidnet Path

MAP/PARCEL 21 / 150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03.12.2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

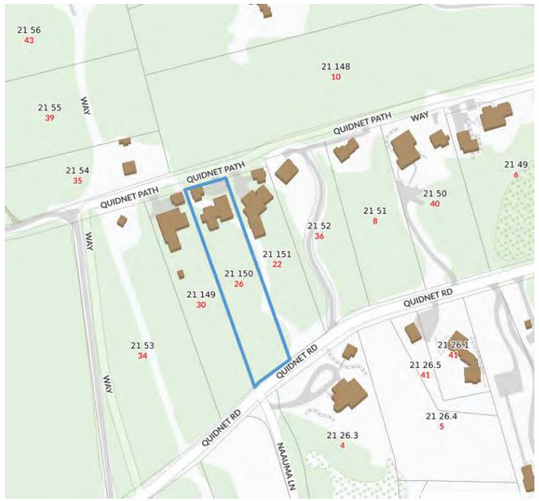
Michael Clancy — Signature

03.12.2025 — Date

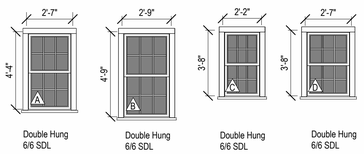
Guest House

26 Quidnet Path
Nantucket, MA 02554

HDC Submission (Chimney & Post Changes) *03.04.2025*

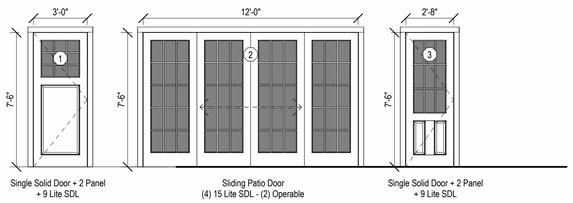


Locus Map



Window Legend

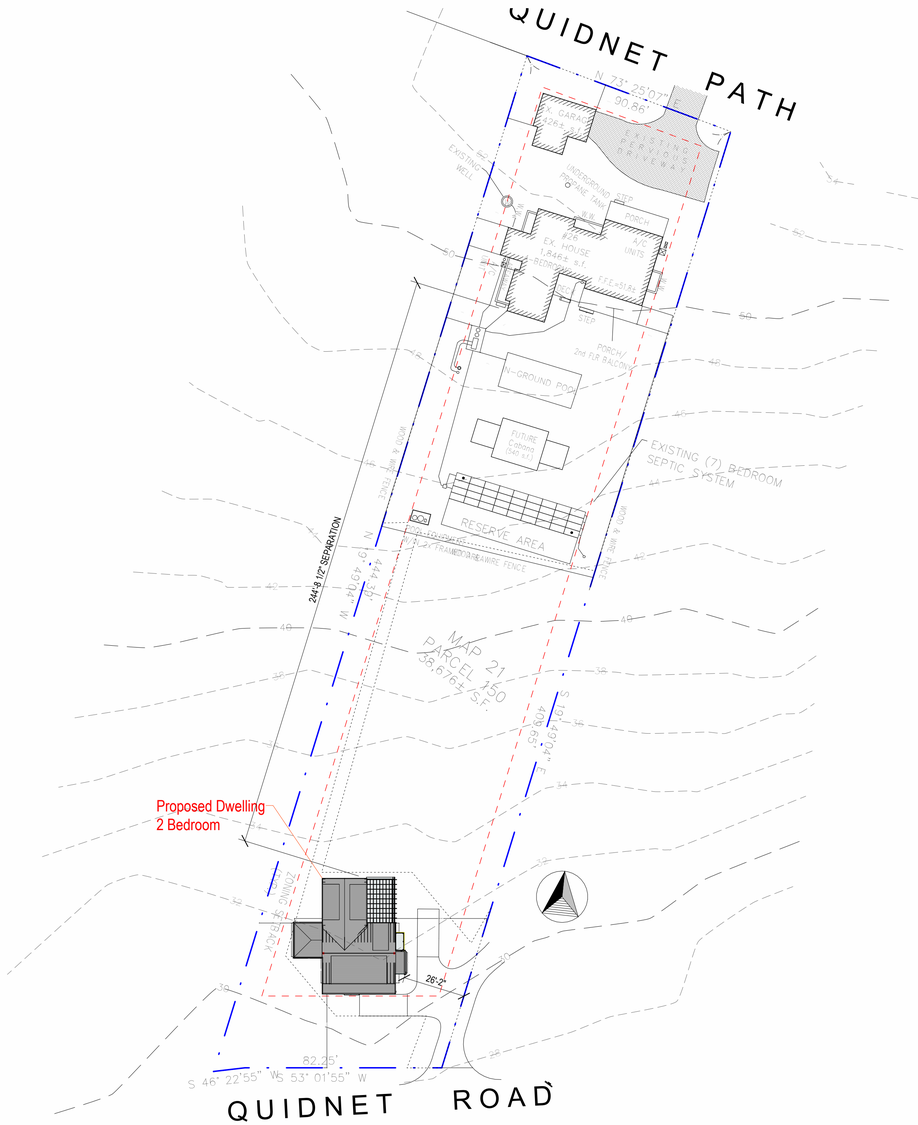
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"





Site Plan

1" = 30'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

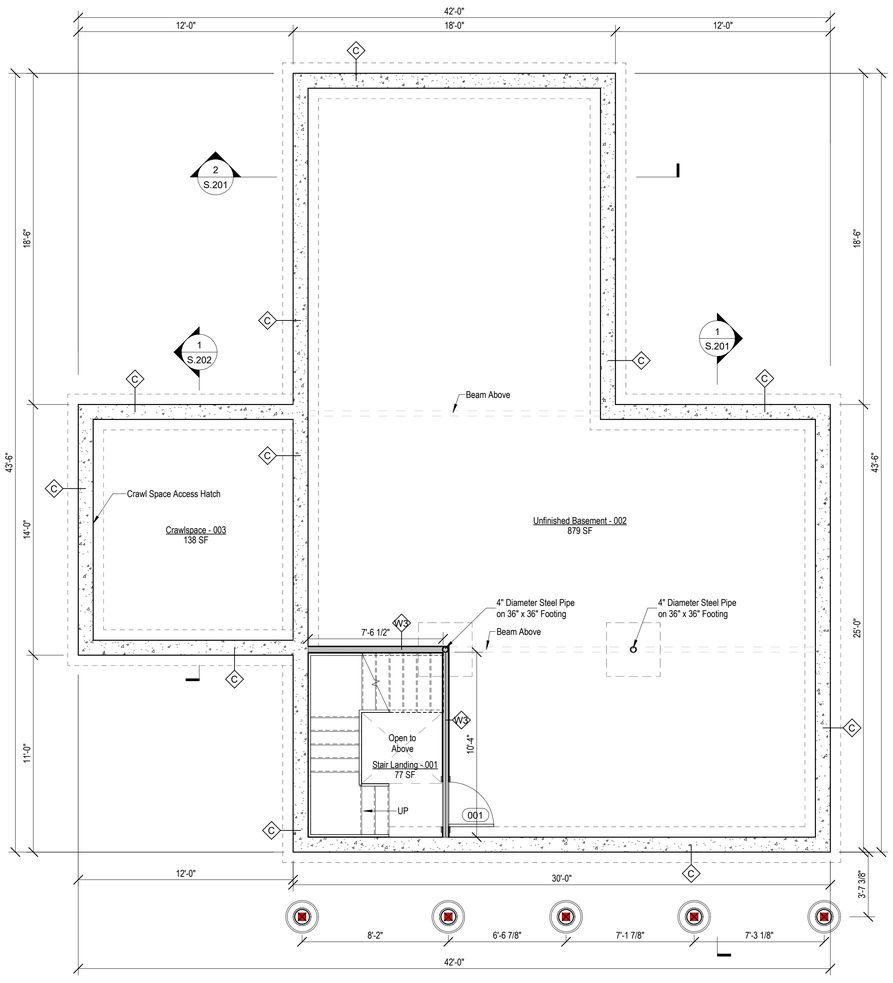
G.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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

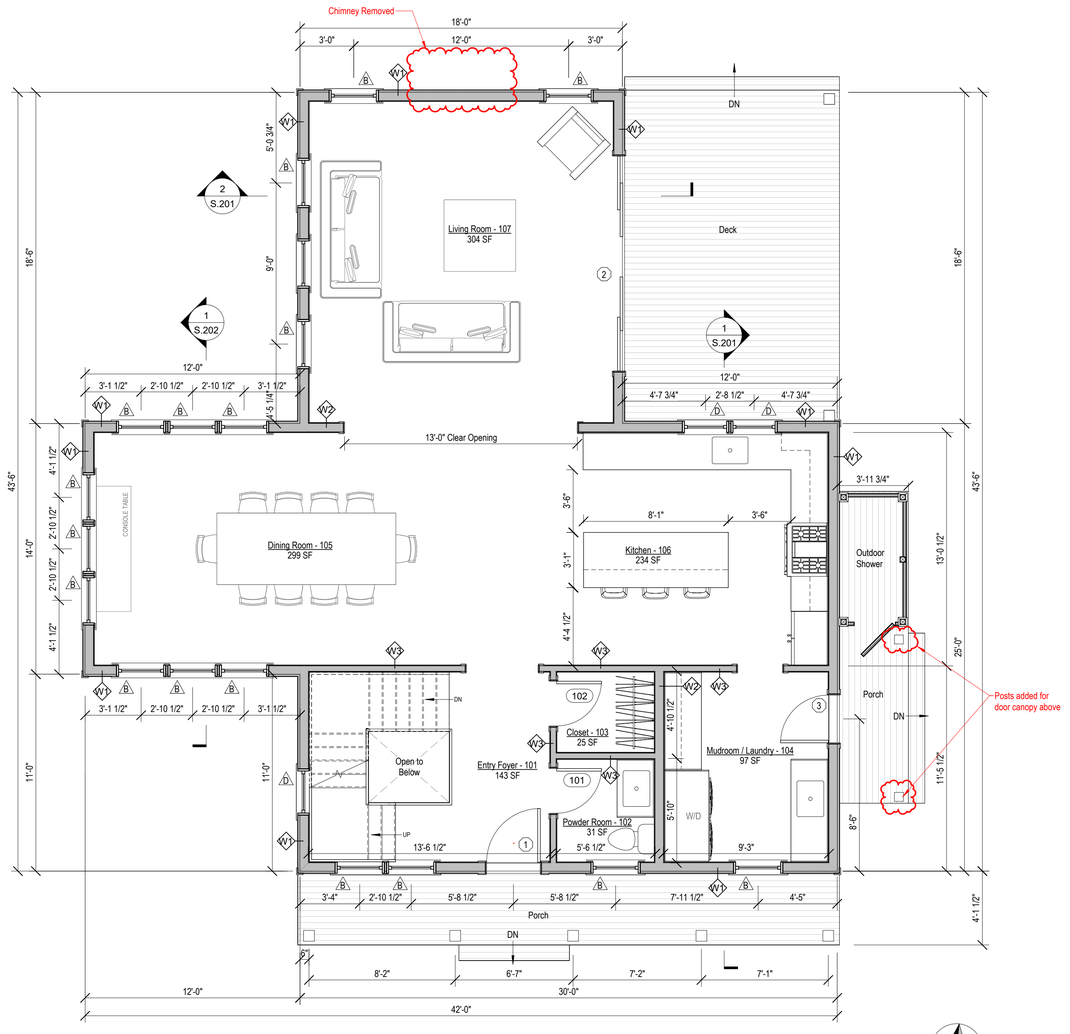
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101
2327

HDC Submission (Chimney & Post Changes) 03.04.2025



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



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

PARTITION TYPES

Wood Framed Exterior - 5 1/2" Stud	W1
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

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

Basement and First Floor Plans

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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

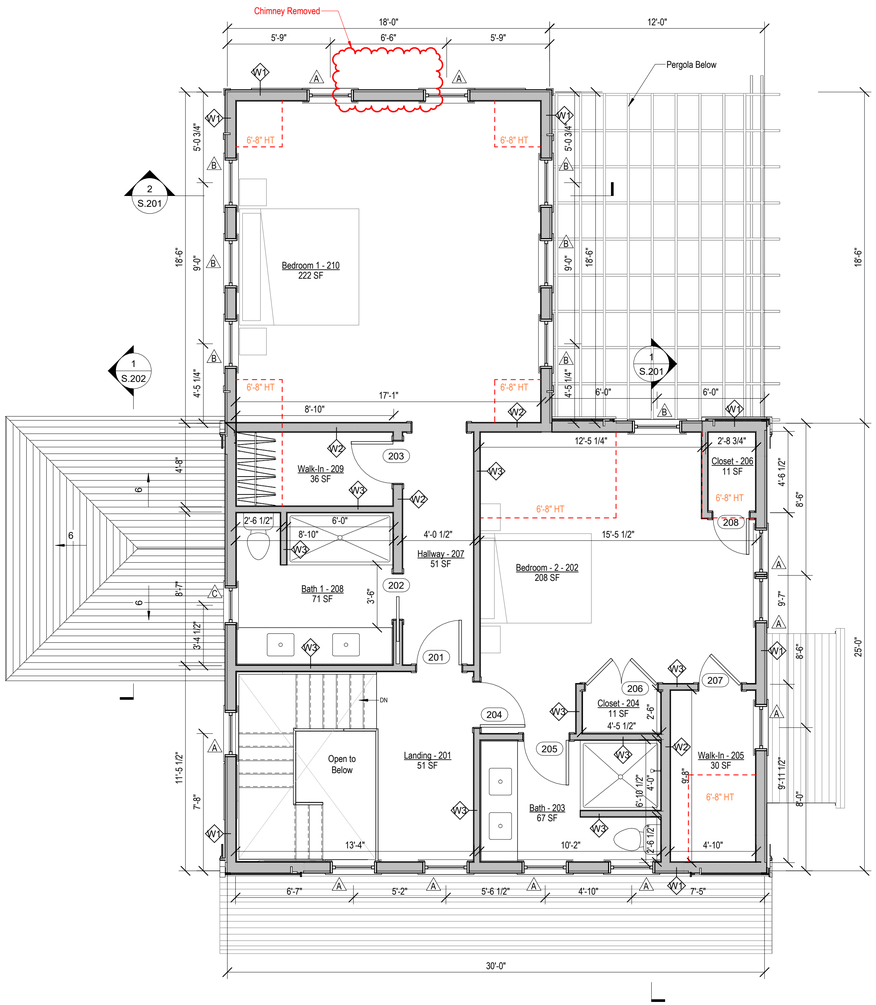
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.101
2327

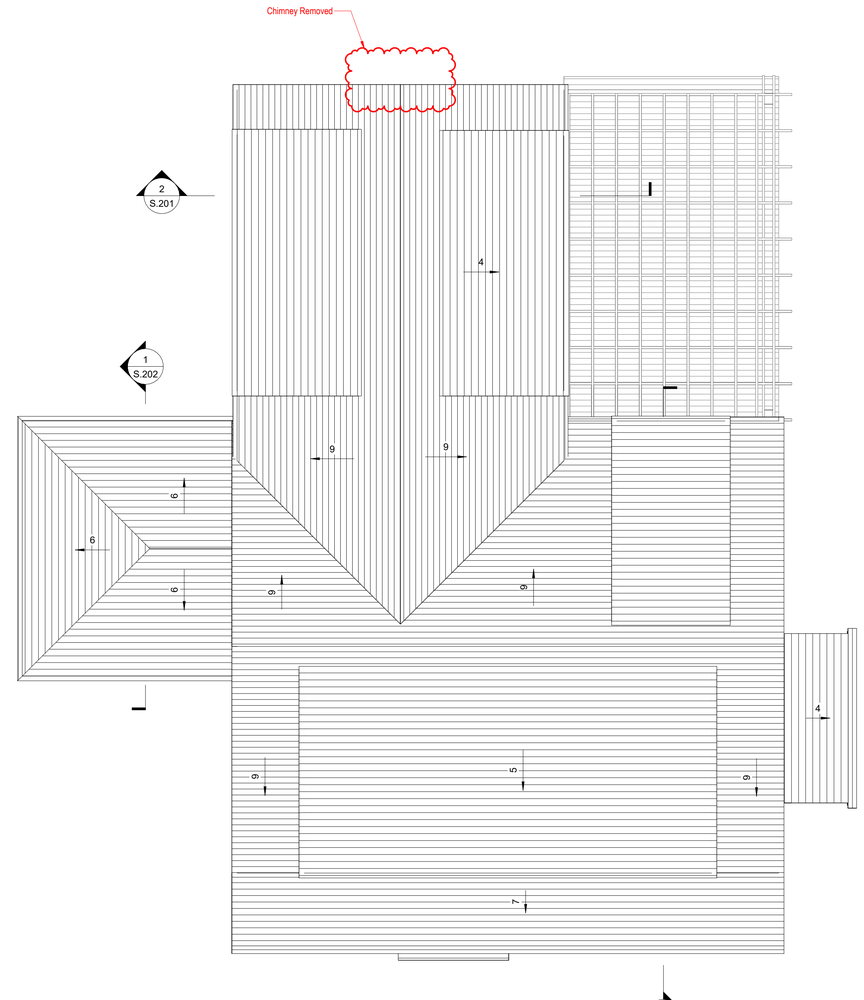
HDC Submission (Chimney & Post Changes) *03.04.2025*

PARTITION TYPES	
Wood Framed Exterior - 5 1/2" Stud	W1
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted



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



Roof Plan
1/4" = 1'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

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

Second Floor and Roof Plans

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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

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

A.102
2327

03.04.2025

HDC Submission (Chimney & Post Changes)



West Elevation - Proposed

1/4" = 1'-0"



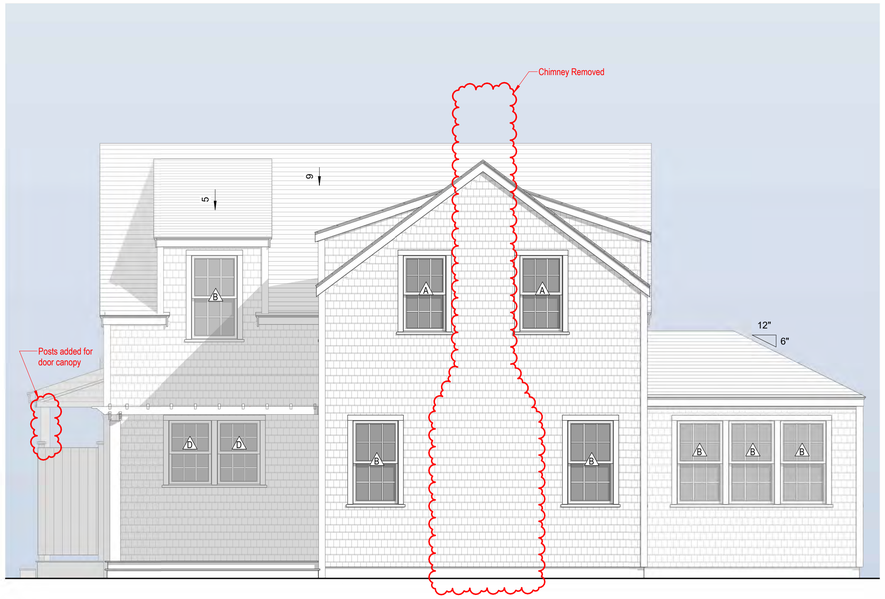
South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous South Elevation



Previous East Elevation



Previous North Elevation

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

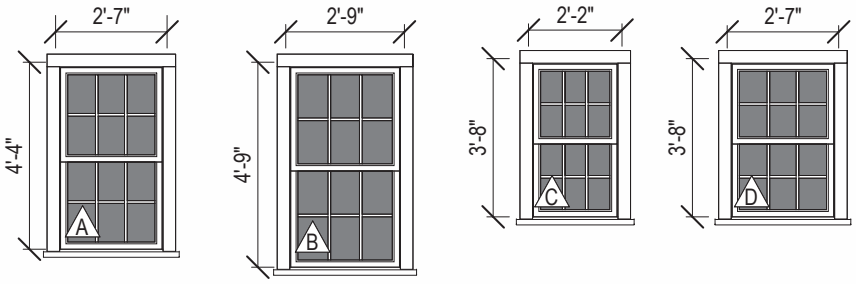
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

A.201
2327


21 56
43
21 148
10
21 55
39
WAY
QUIDNET PATH
WAY
21 54
35
QUIDNET PATH
QUIDNET PATH
21 49
6
21 50
40
21 51
8
21 52
36
WAY
21 151
22
21 150
26
21 149
30
QUIDNET RD
21 53
34
21 26.1
41
21 26.5
41
WAY
QUIDNET RD
QUIDNET RD
21 26.4
5
21 26.3
4
NAAUMA LN

Locus Map



Double Hung
6/6 SDL

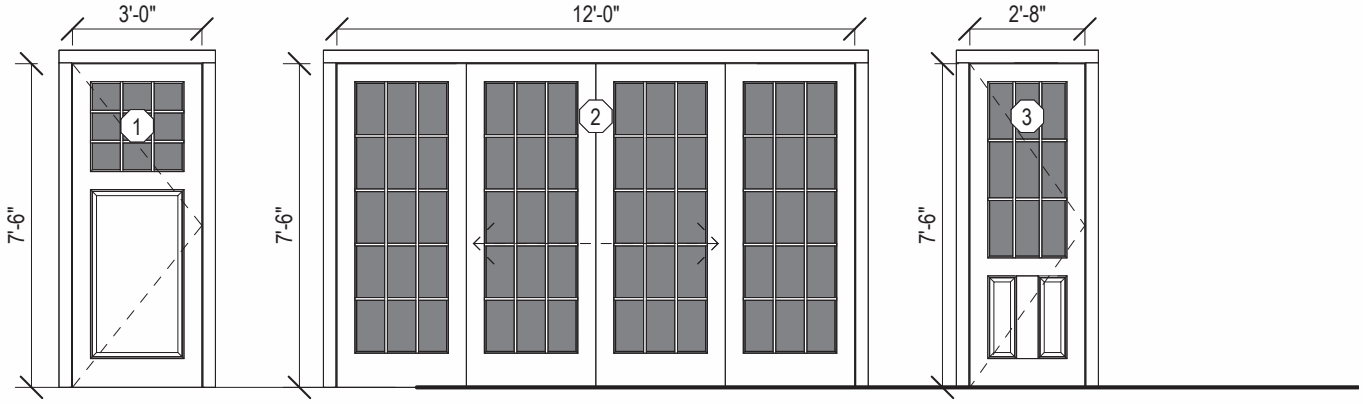
Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



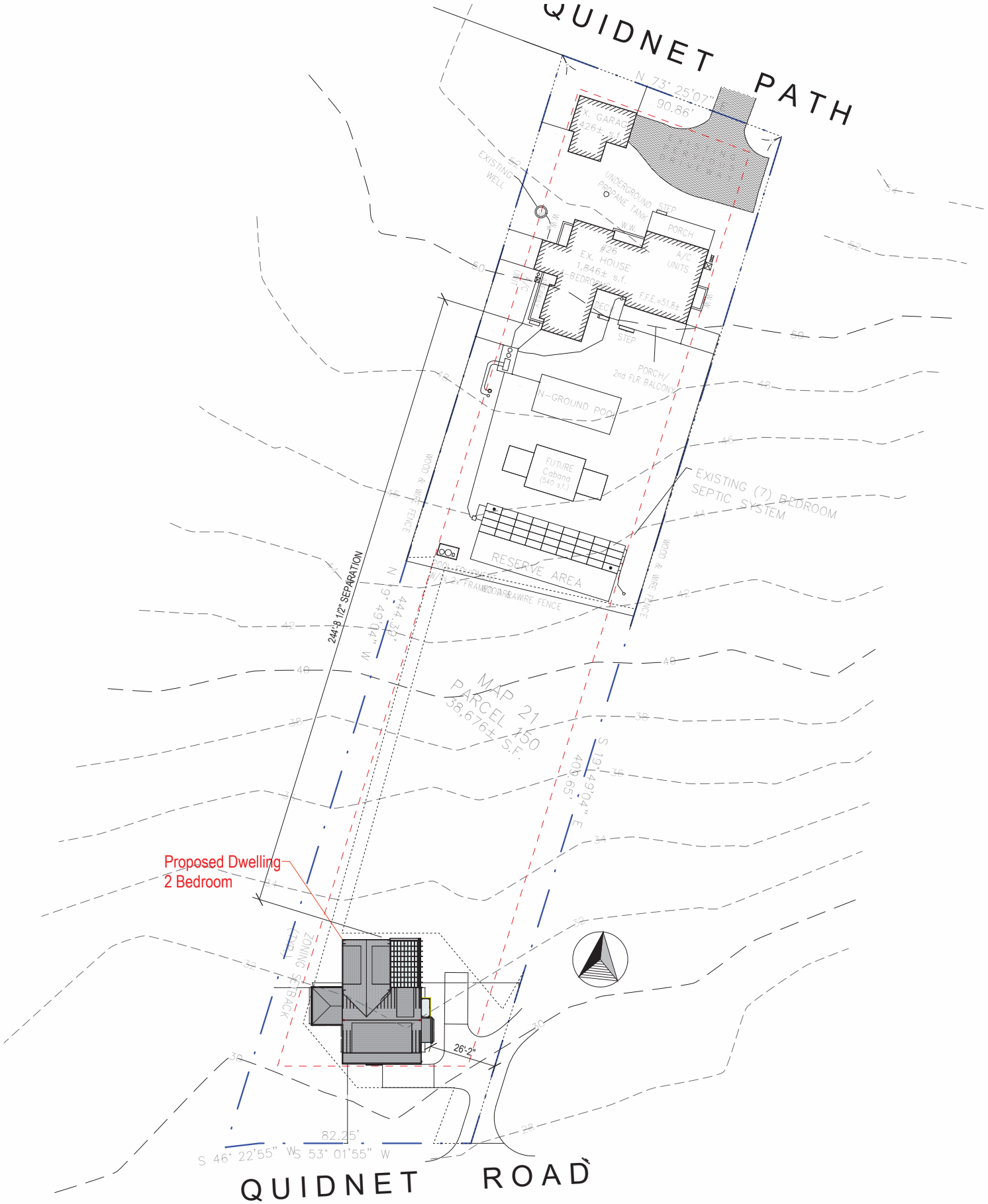
Single Solid Door + 2 Panel
+ 9 Lite SDL

Sliding Patio Door
(4) 15 Lite SDL - (2) Operable

Single Solid Door + 2 Panel
+ 9 Lite SDL

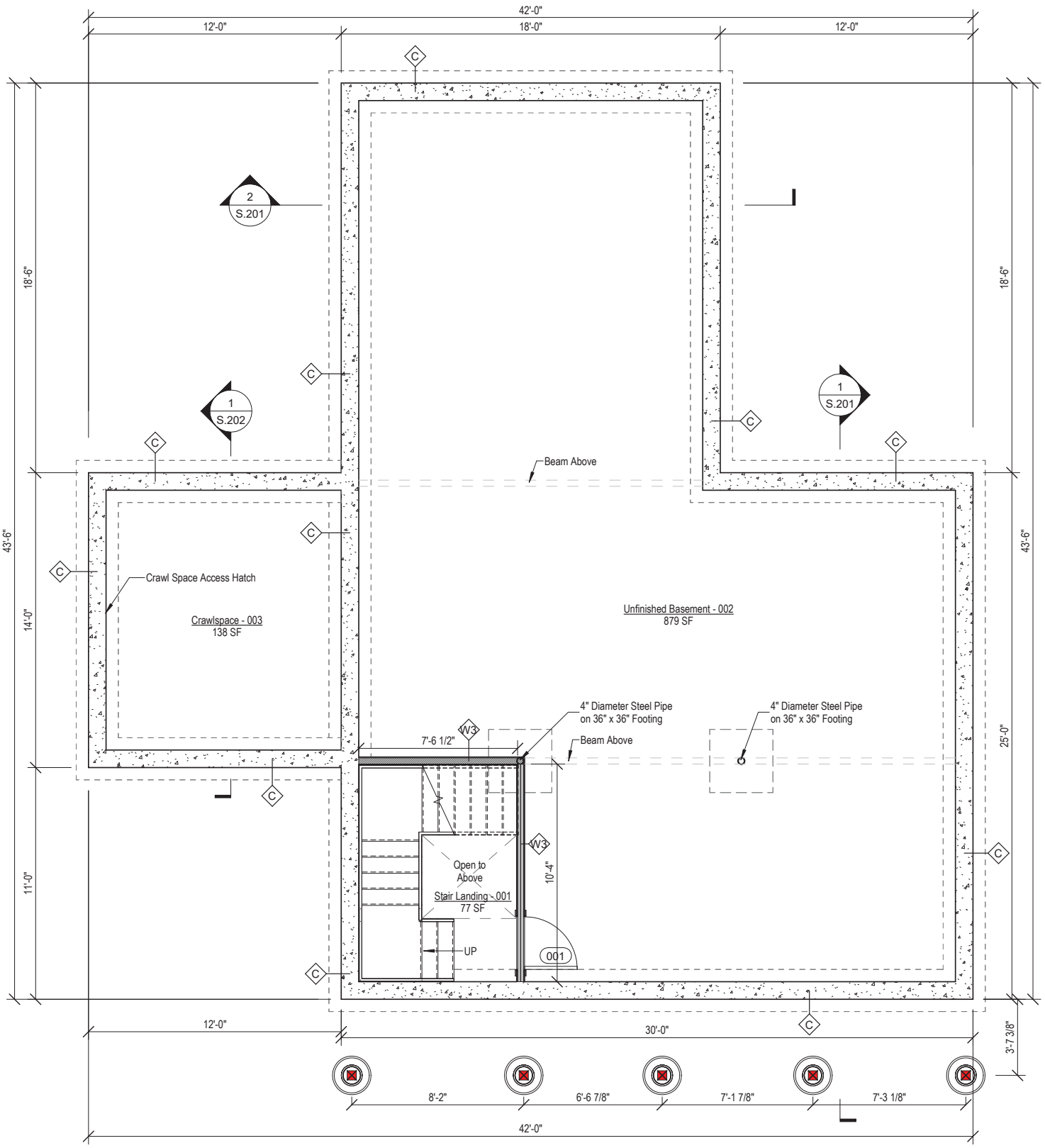
Door Legend

1/4" = 1'-0"



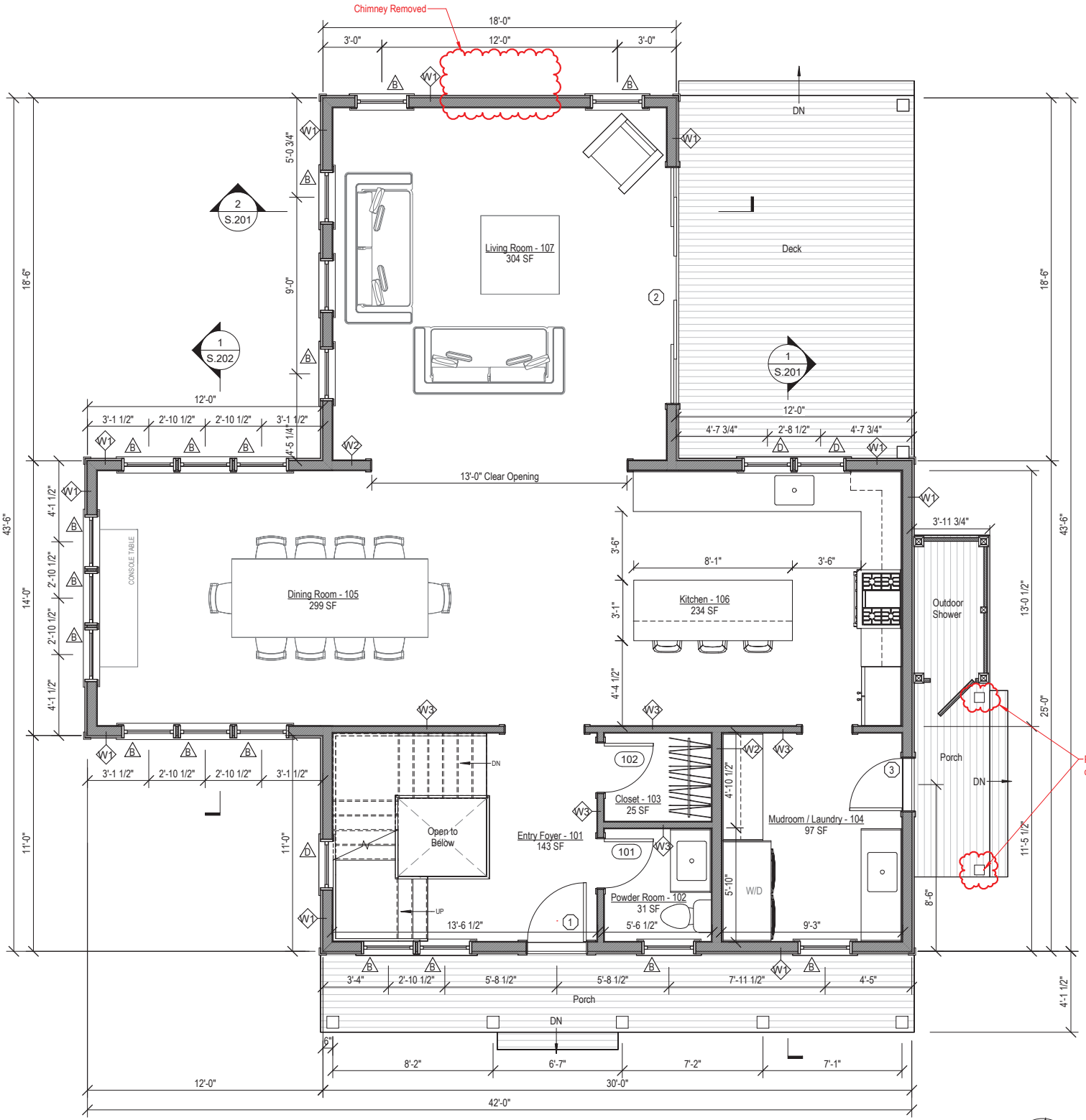
Site Plan

1" = 30'-0"



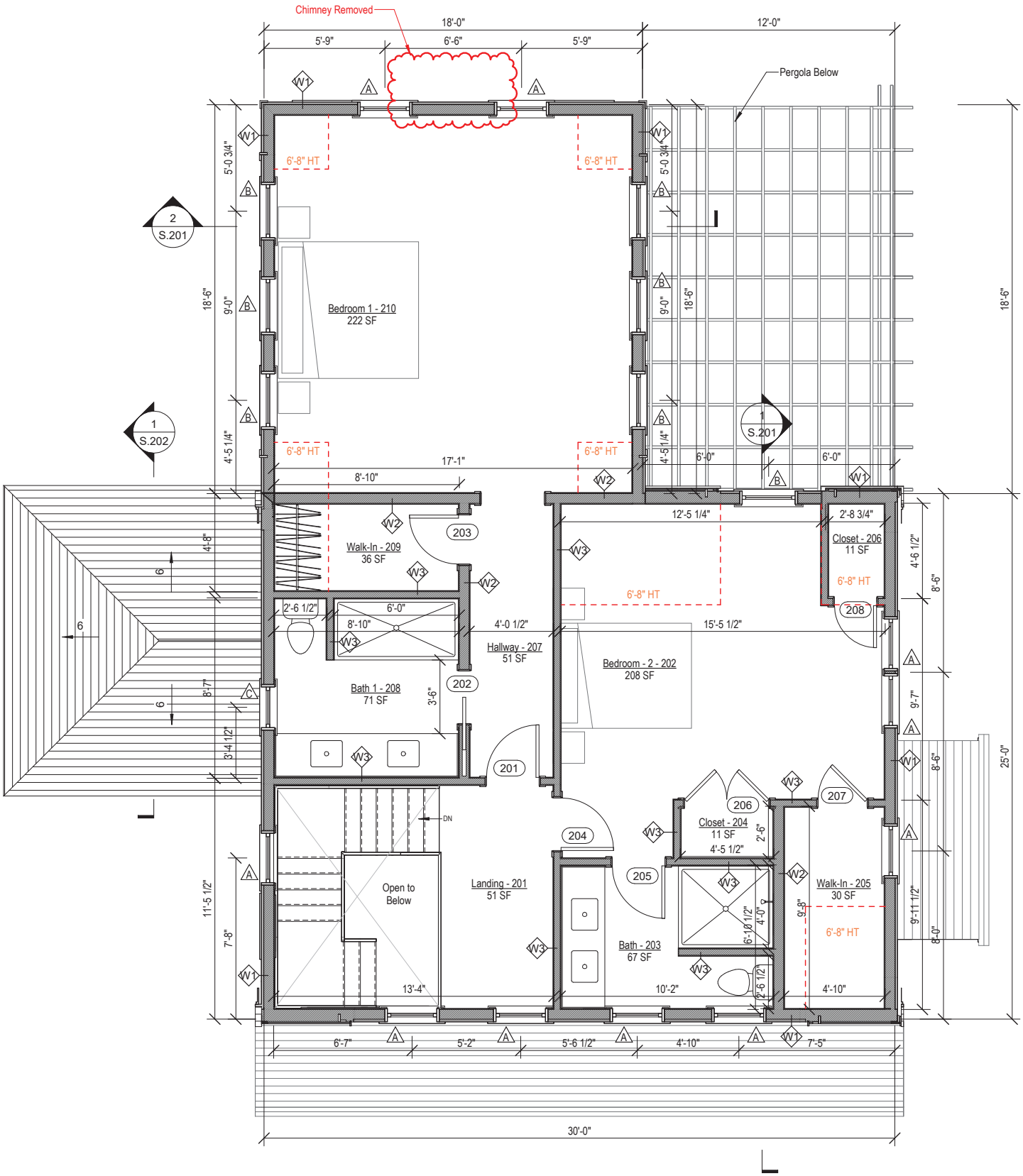
1 Basement Plan

1/4" = 1'-0"



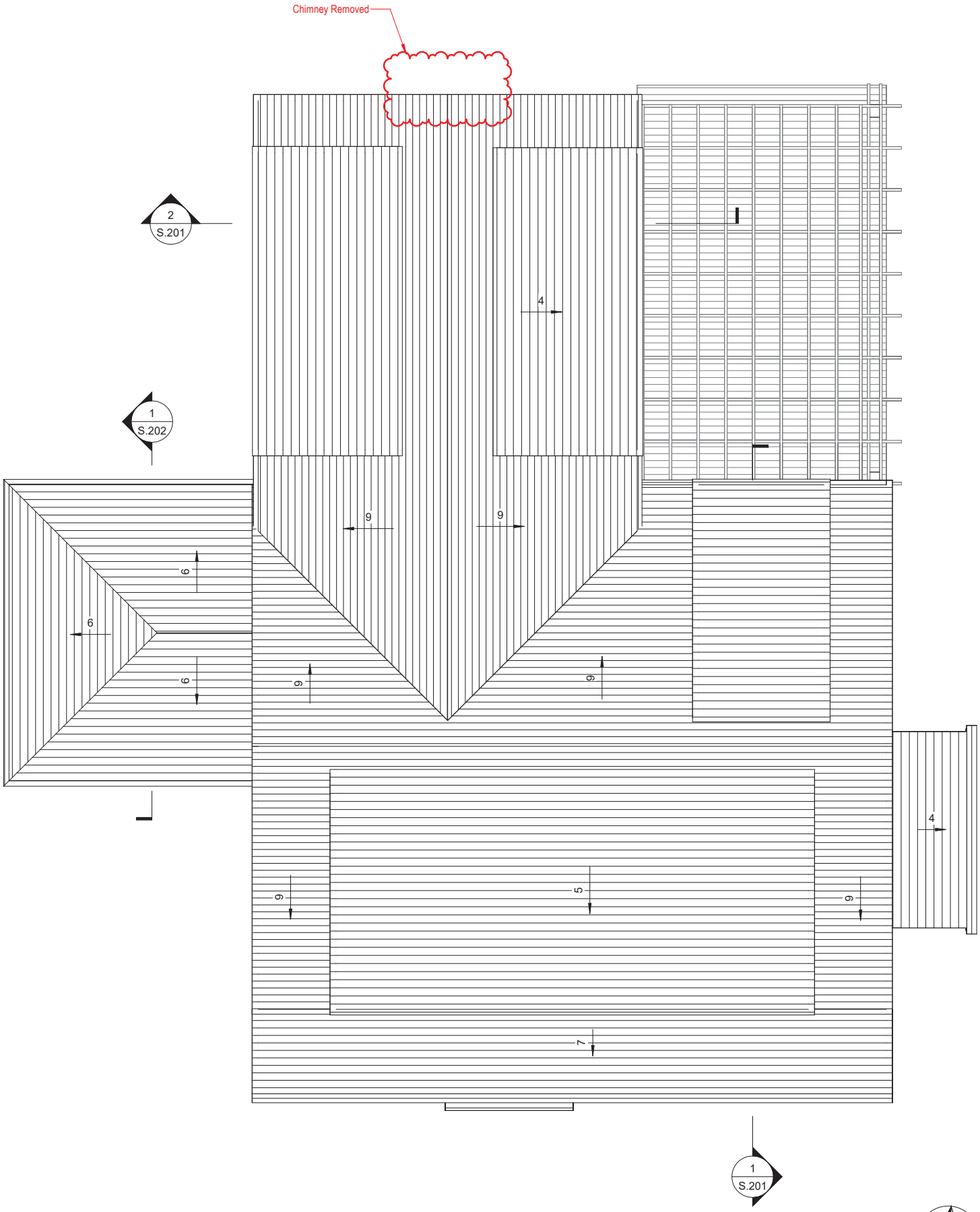
2 First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



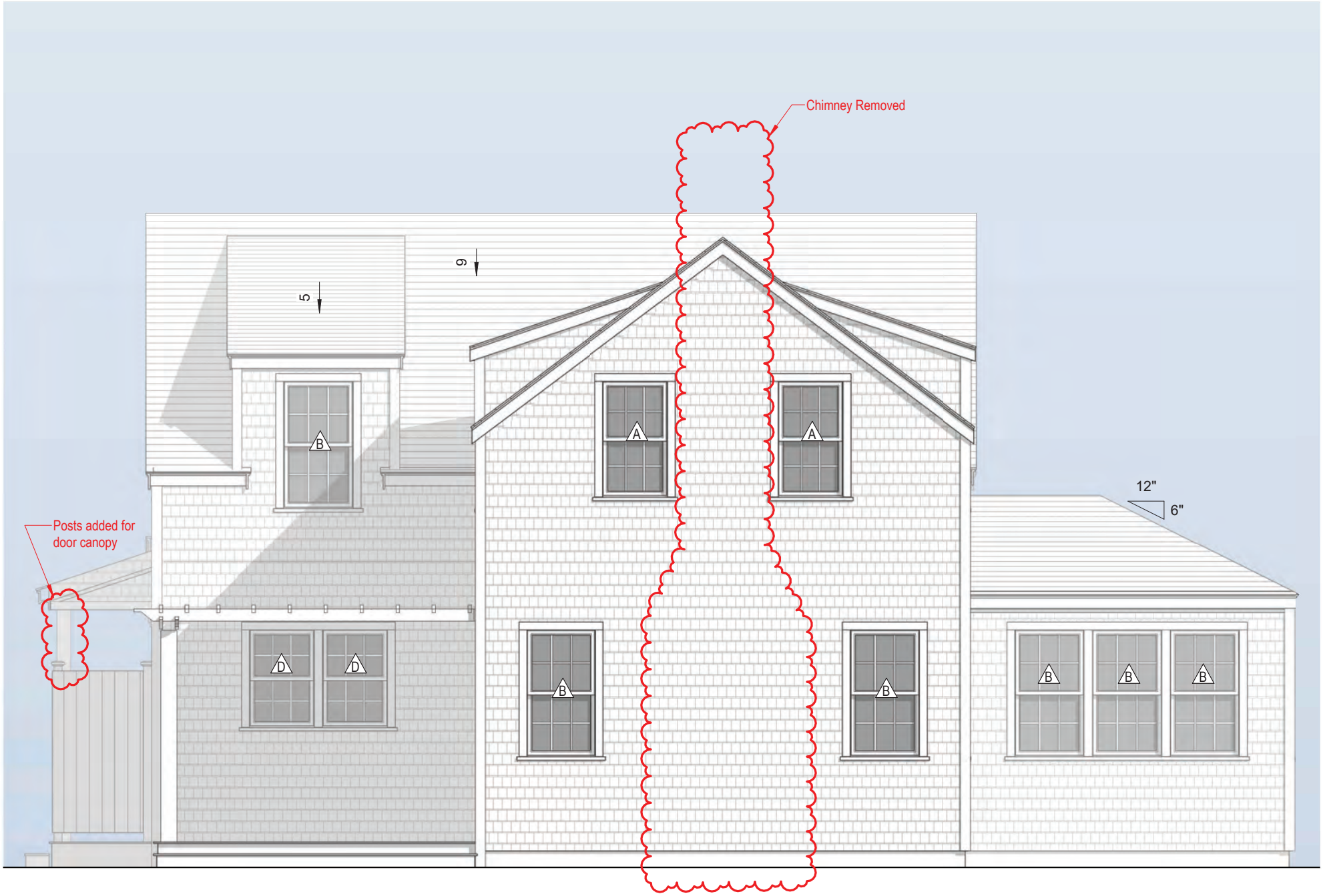
South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 12/12/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Lane
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emanus, Ltd

Mailing Address: 8 Williams Ln
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 41'-10" Sq. Footage 1st floor: 1143 sf

Width: 43'-6" Sq. footage 2nd floor: 943 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'6"x12' ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South _____ East _____ West 11"

Height of ridge above final finish grade: North 24'-11" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7/12 Secondary Mass 10/12 Dormer 5/12 Other _____

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards 4½" Frieze _____

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 9"

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

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

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

02.22.24

HDC Old Business Submission



East Elevation



North Elevation



South Elevation



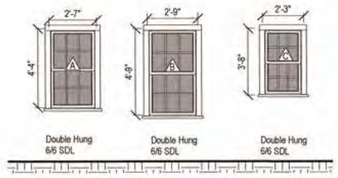
West Elevation



Locus Map

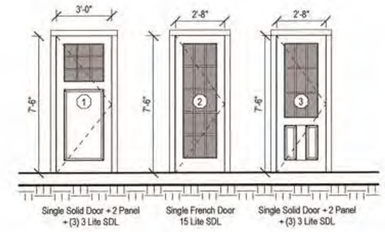


Aerial Map / Existing Conditions



Window Legend

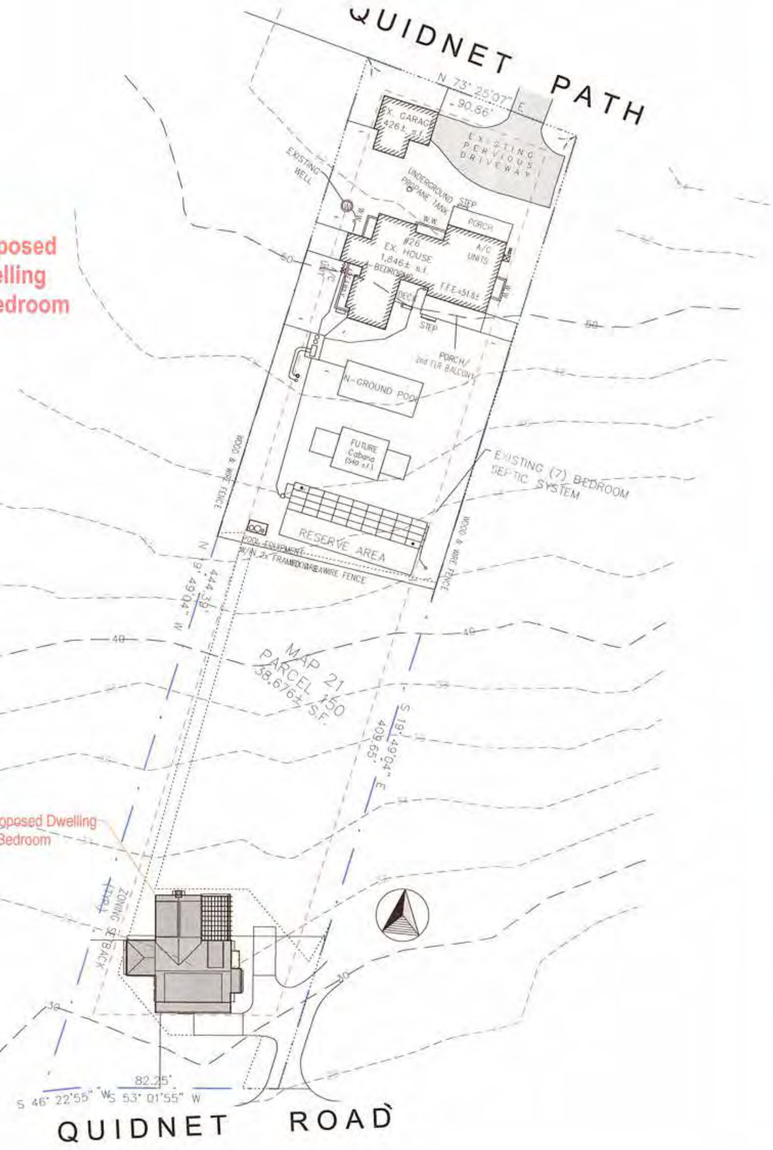
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"

Proposed
Dwelling
2 Bedroom



Site Plan

1" = 30'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

HDC 2023-12-9671
With [illegible] Approval

RECEIVED
FEB 23 2024

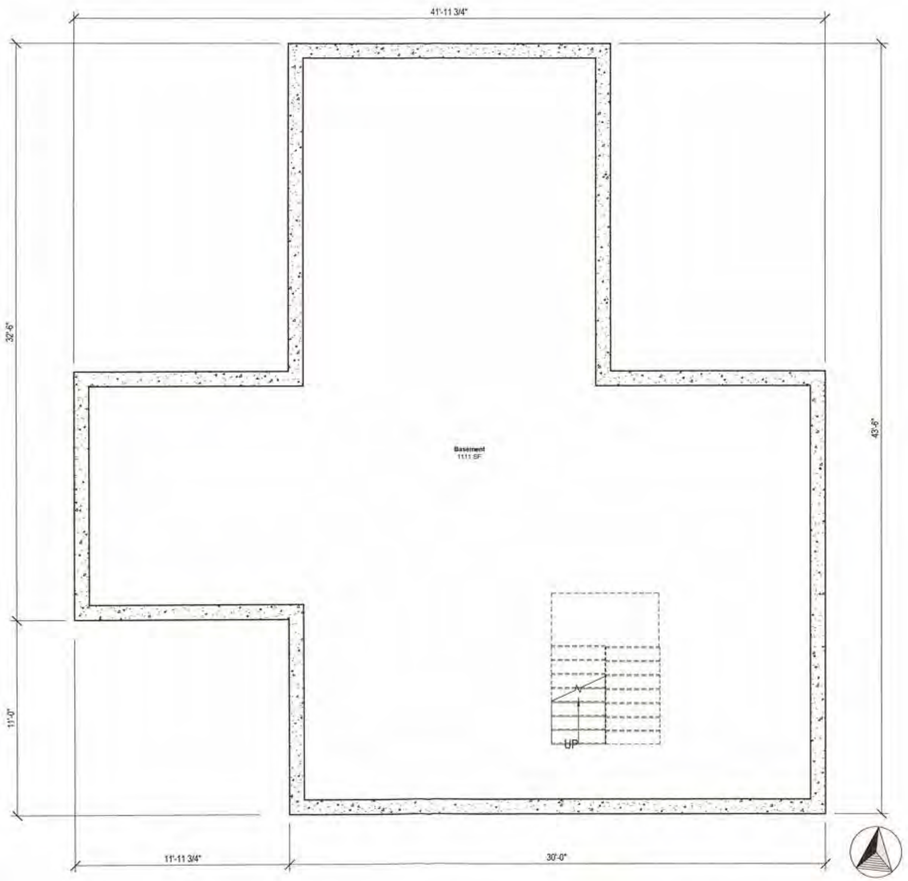
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

G.1.1
2327

02.22.24

HDC Old Business Submission



Basement Plan

1/4" = 1'-0"



First Floor Plan

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

e m e r i t u s

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

Plans - Basement and First

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

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

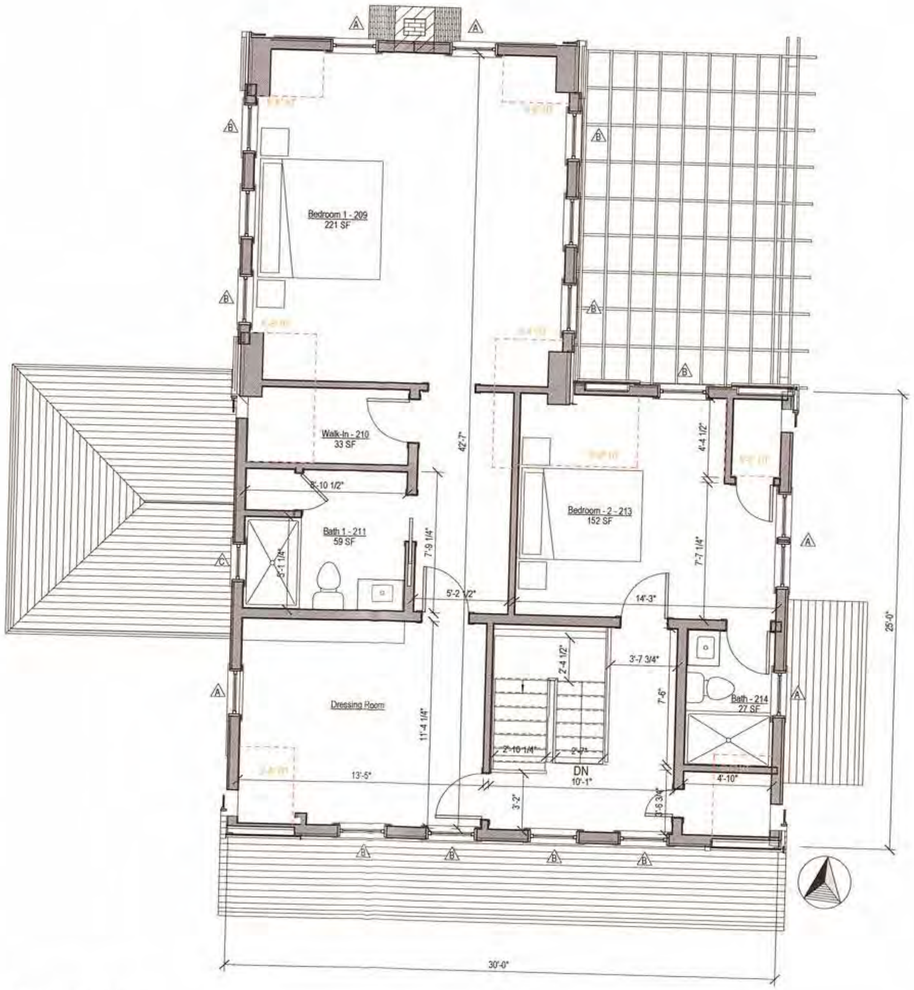
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

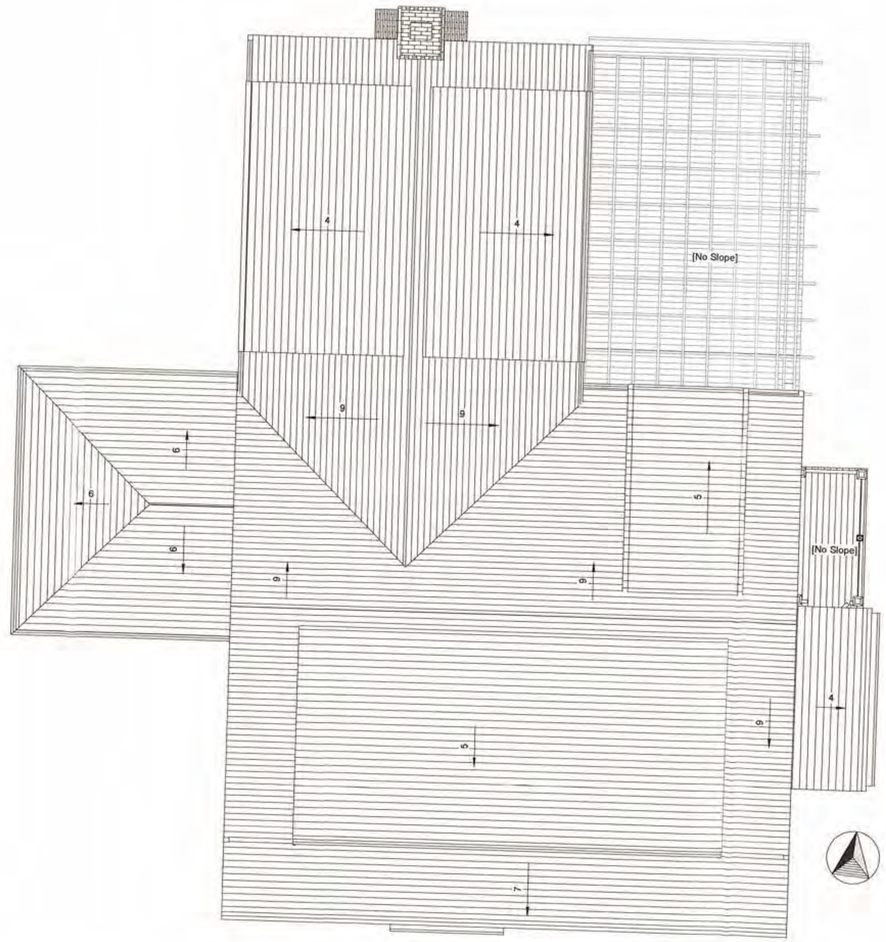
2327

HDC Old Business Submission

02.22.24



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



Roof Plan
1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus

Plans - Second and Roof

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12,5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	—

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

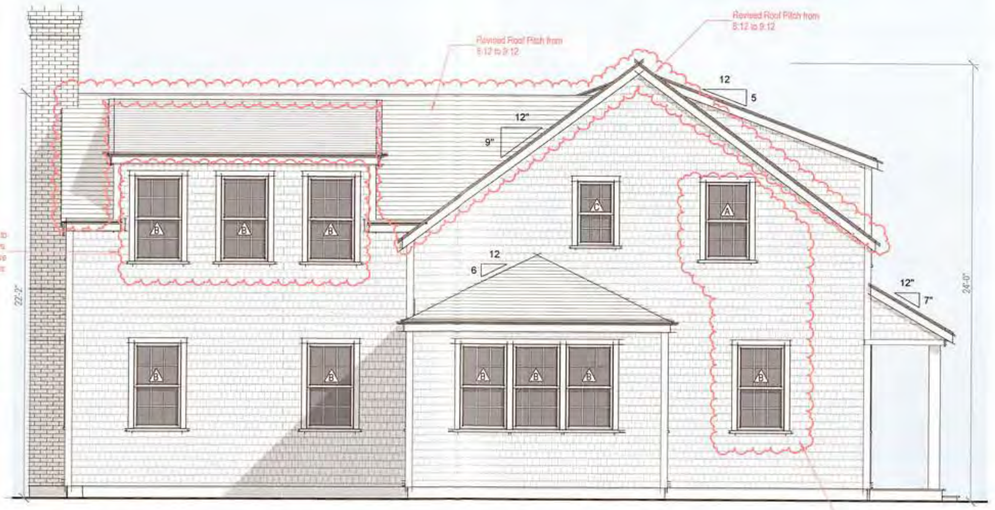
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

A.1.1

2327

02.22.24



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous East Elevation



Previous South Elevation

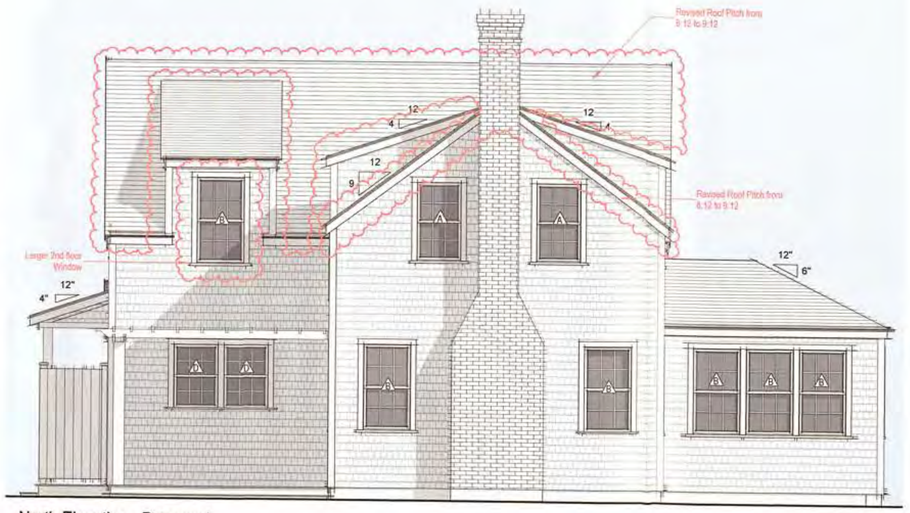


Previous North Elevation



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

HDC Old Business Submission

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4665
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

HDC 2023-12-9671

RECEIVED
FEB 23 2024

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

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

A.2.1
2327

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 11.1

Street & Number of Proposed Work: 5 Baxter Rd.

Owner of record: Chris and Wendy Zepf

Mailing Address: 18 Kingdom Ridge Road

Bedford, NY 10506

Contact Phone #: 914-844-0786 E-mail: ndifish1@gmail.com

AGENT INFORMATION (If applicable)

Name: Martin Bourne

Mailing Address: 76 Arkansas Ave.

Nantucket, Ma 02554

Contact Phone #: 508-221-0891 E-mail: Martin.bourne@comcast.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Painted White ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

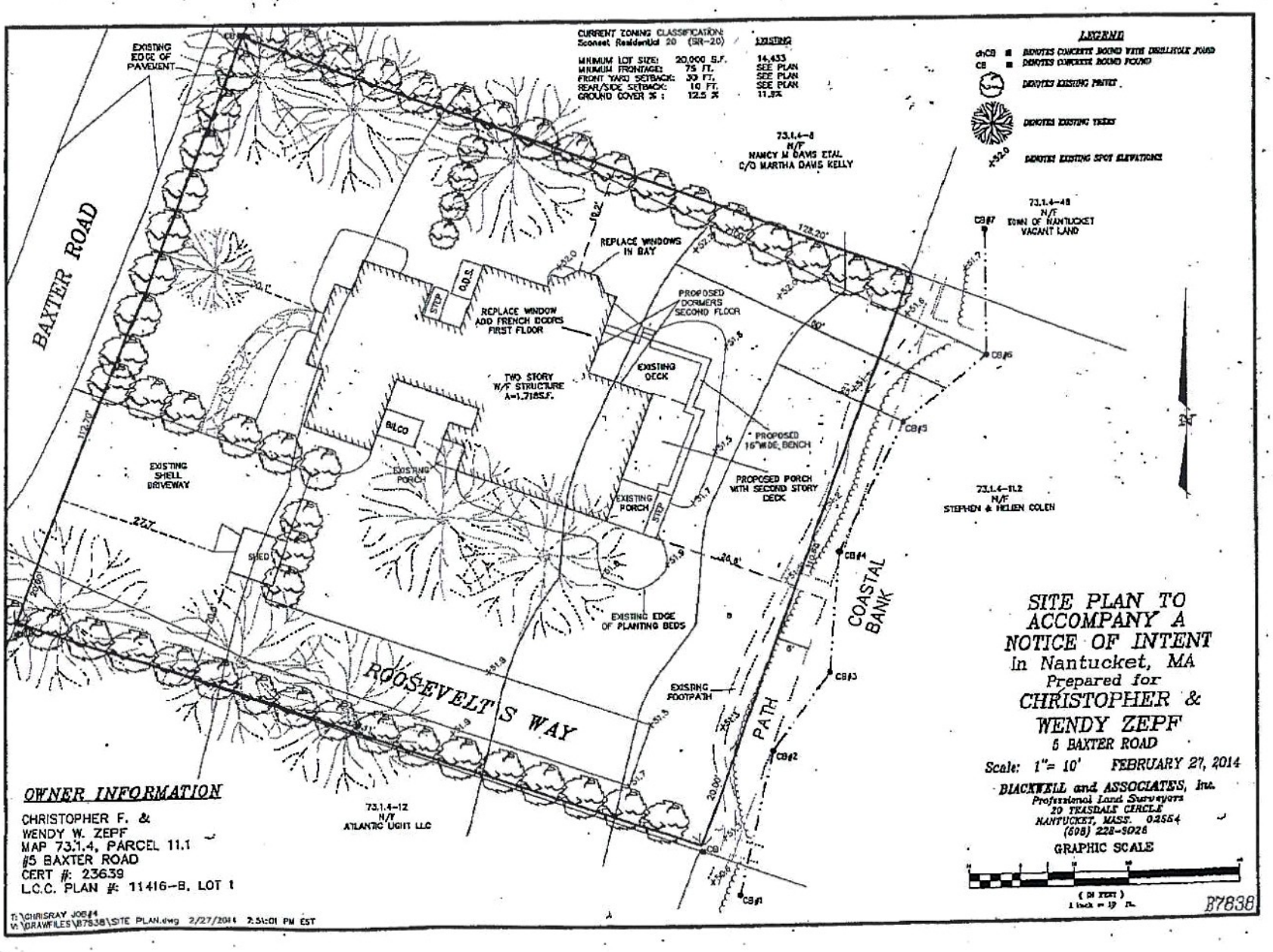
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/11/25 Signature of owner of record _____ Signed under penalties of perjury

144004



OWNER INFORMATION

CHRISTOPHER F. &
WENDY W. ZEPF
MAP 73.1.4, PARCEL 11.1
#5 BAXTER ROAD
CERT #: 236.39
L.C.C. PLAN #: 11416-B, LOT 1

T:\CHRISRAY JOBS\
W:\DRAWFILES\B7838\SITE PLAN.dwg 2/27/2014 2:51:01 PM EST

Town and County of Nantucket, MA

March 12, 2025



Property Information

Property ID	11923
Location	5 BAXTER RD
Owner	ZEPF CHRISTOPHER F & WENDY W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Martin Bourke

AS AGENT FOR Chris and Wendy Zepf

STREET ADDRESS 5 Baxter Road. Nantucket, MA

MAP/PARCEL 73.1.4 / 11.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

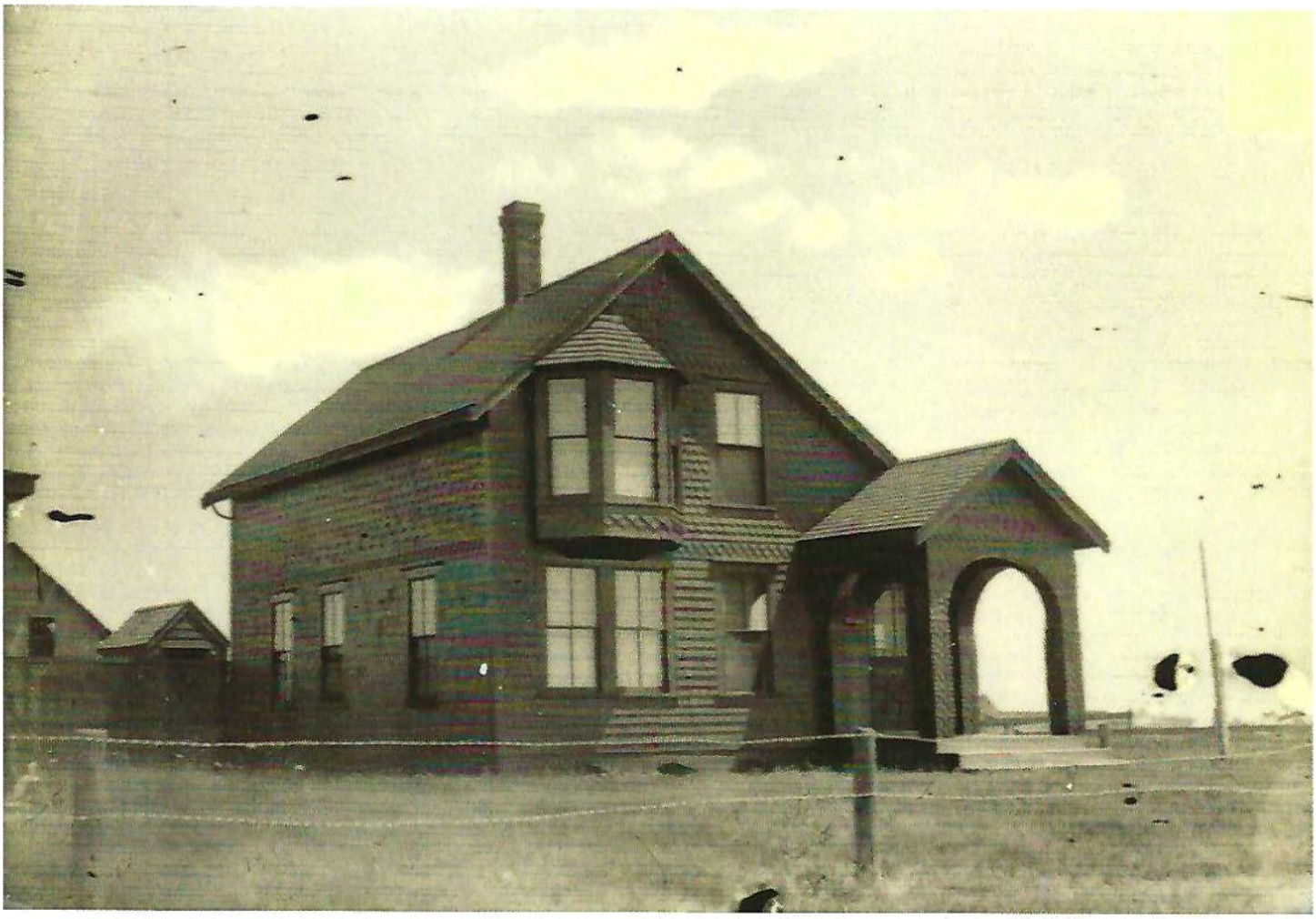
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/11/25
Date

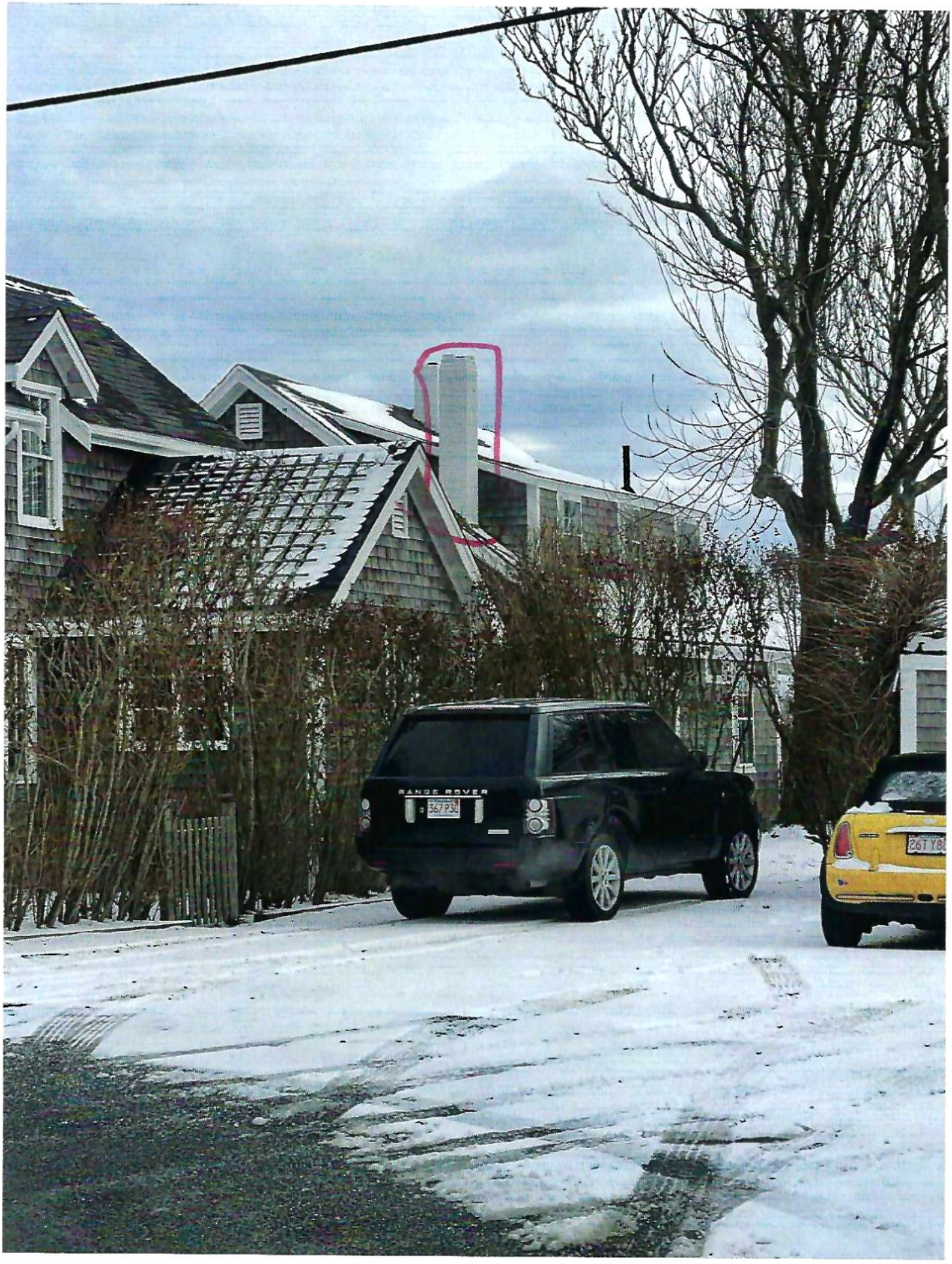


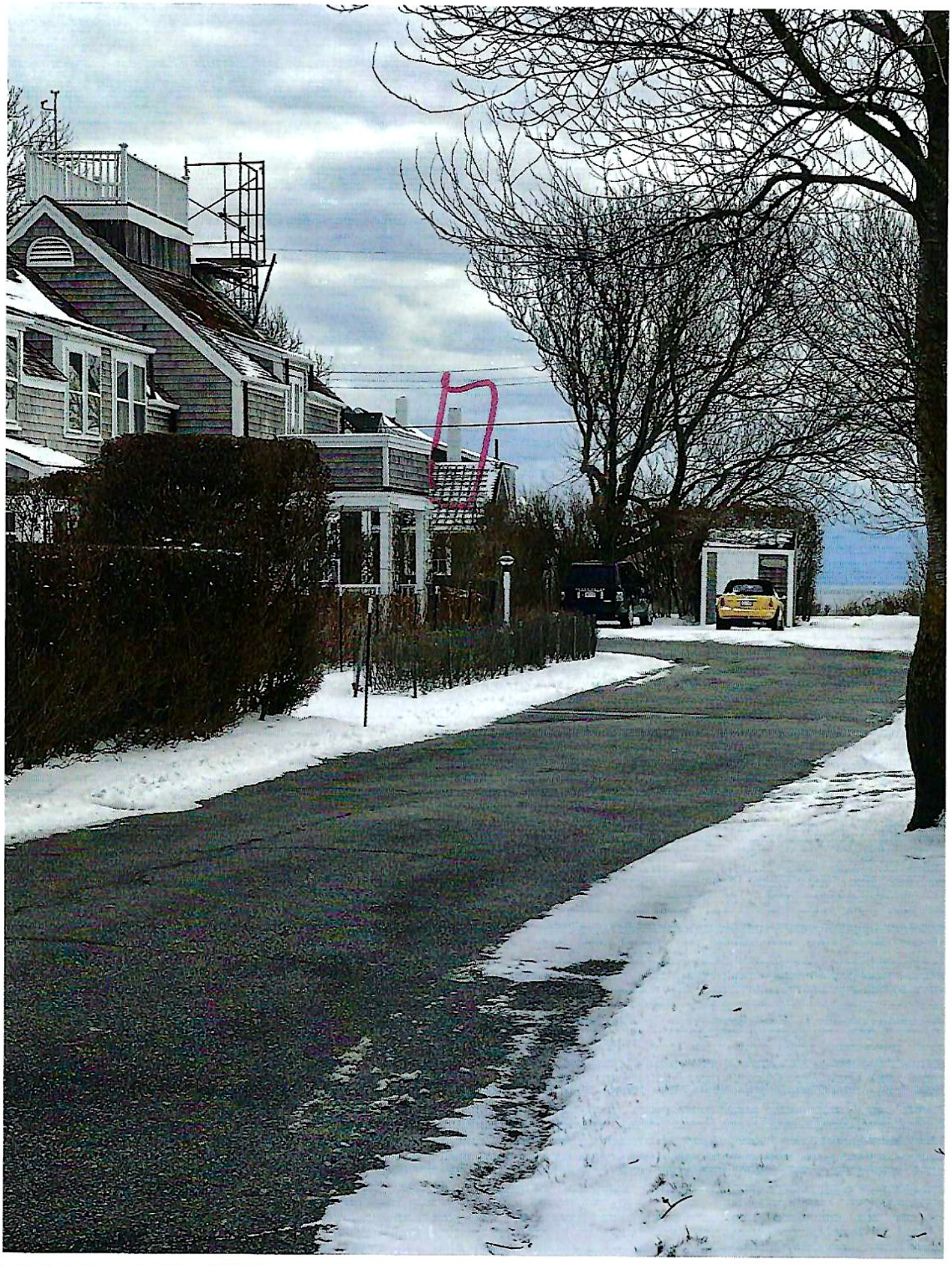


5 Baxter - NHA



5 Baxter - NHA


RANGE ROVER

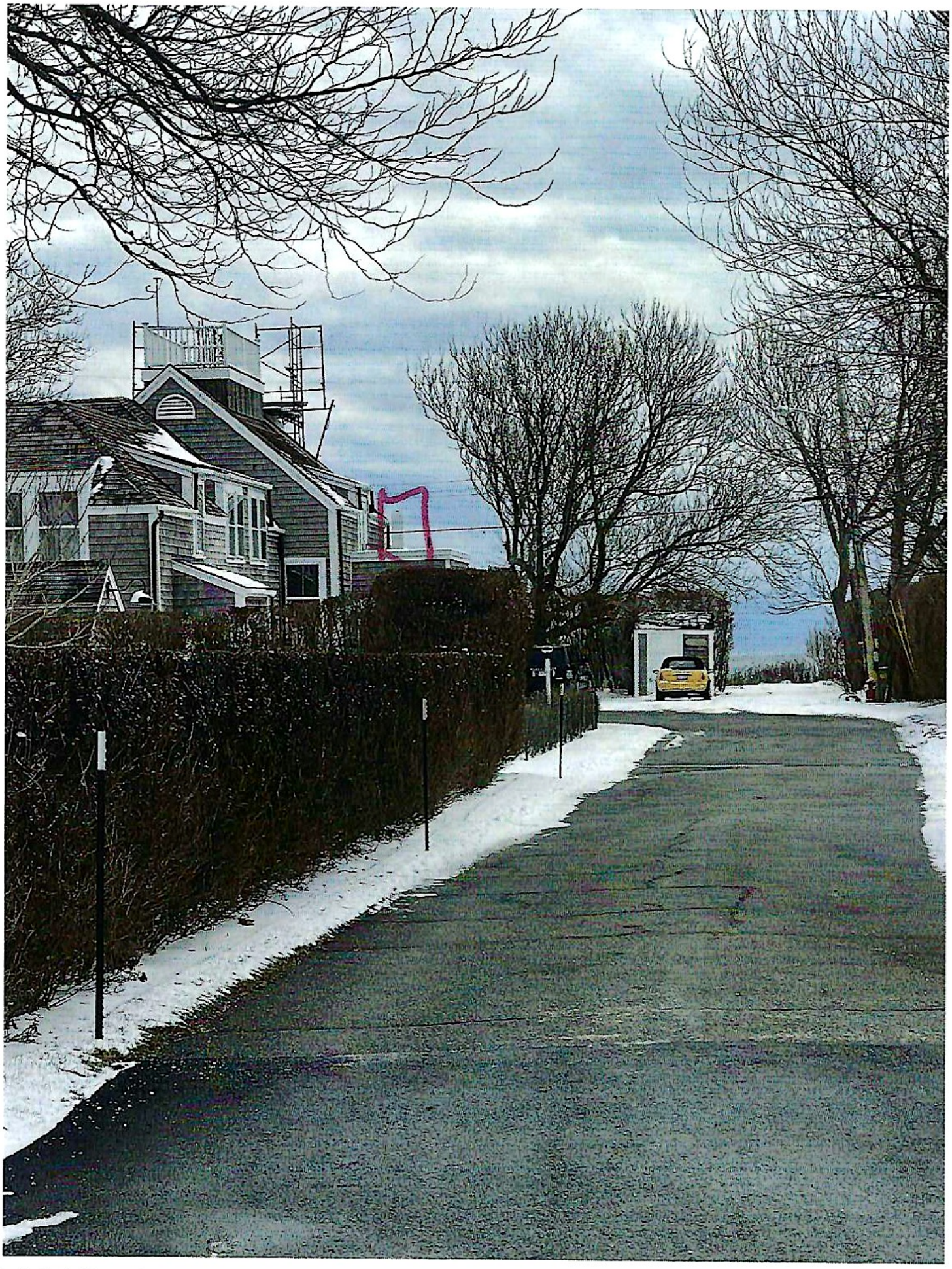
















CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 3886

Street & Number of Proposed Work: 26 HONEYSUCKLE DRIVE

Owner of record: ELMER TEJADA

Mailing Address: 26 HONEYSUCKLE DRIVE
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL ARCHITECTS

Mailing Address: P.O. BOX 196
SIASCONSET, MA 02564

Contact Phone #: 512-468-5990 E-mail: cchurchillarch@gmail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of ~~Structure or Addition~~ PARKING: Length: 18' Width: 20' Sq. Footage 1st floor: _____ Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BELGIUM BLOCK & GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

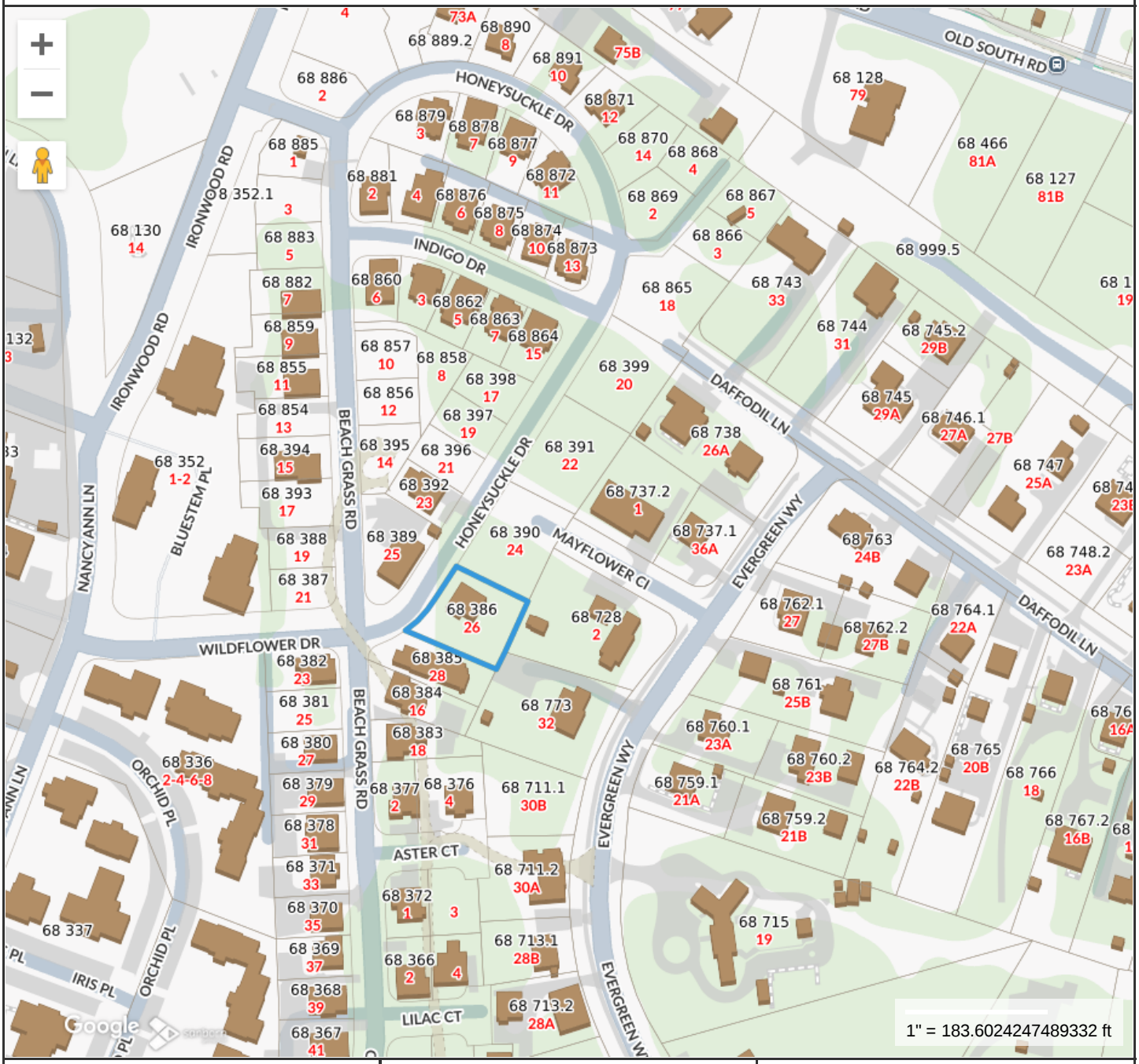
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

26 Honeysuckle Drive



Property Information

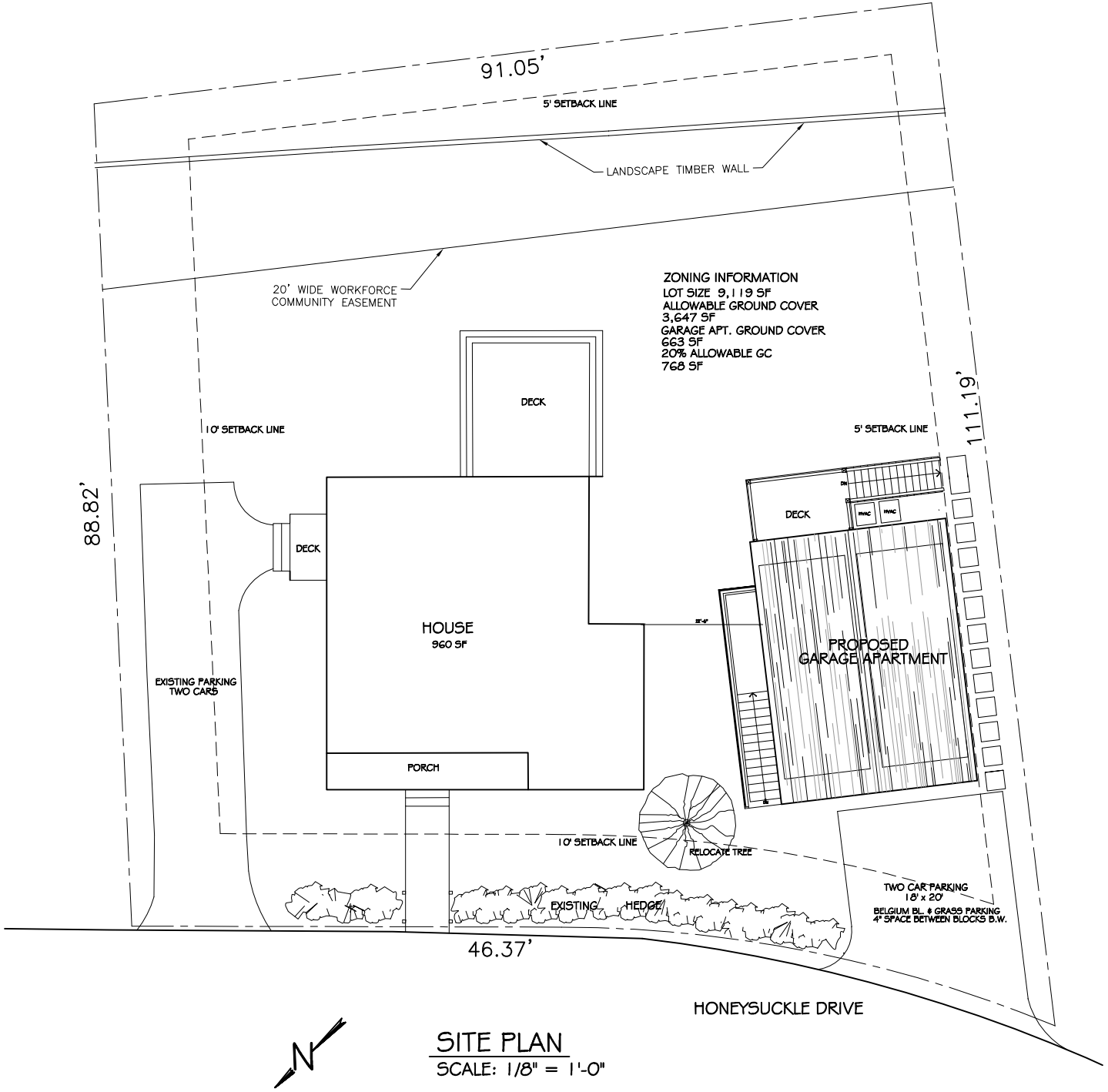
Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

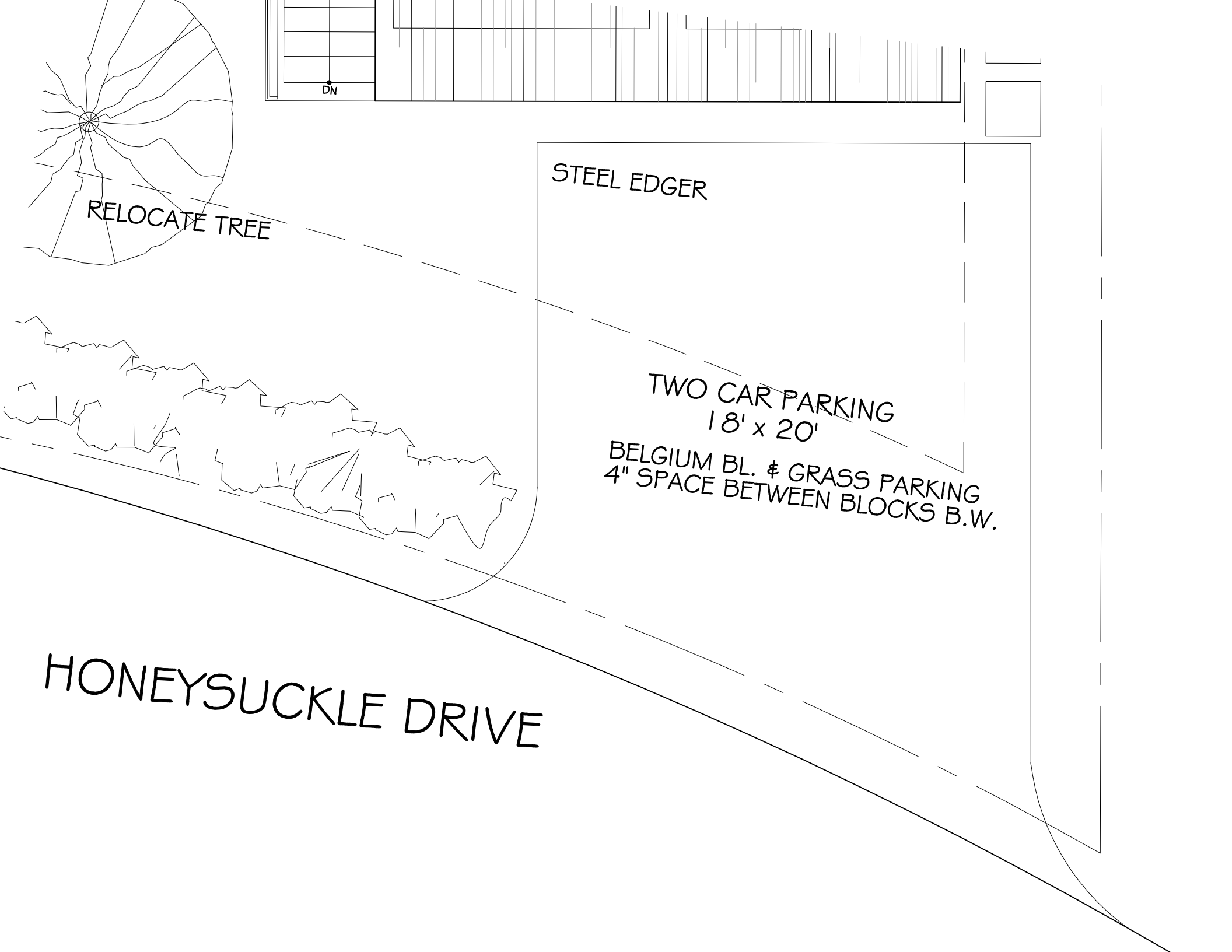
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE PLAN

SCALE: 1/8" = 1'-0"


DN
STEEL EDGER
RELOCATE TREE
TWO CAR PARKING
18' x 20'
BELGIUM BL. & GRASS PARKING
4" SPACE BETWEEN BLOCKS B.W.
HONEYSUCKLE DRIVE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/24/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/24/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

WAPD WLF
PERGOLA

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other PERGOLA

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 720 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 10'-9" South 10'-9" East 10'-9" West 10'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other FIELDSTONE

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT - NO SLOPE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural GREEN ROOF
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 12"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim NATURAL TO WEATHER Sash _____ Doors _____
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

SUBMITTED BY:...Andrew Kotchen (Workshop/ APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 5, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.05 11:59:45 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: New Pergola

Anticipated HDC Submission Date: 3/24/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

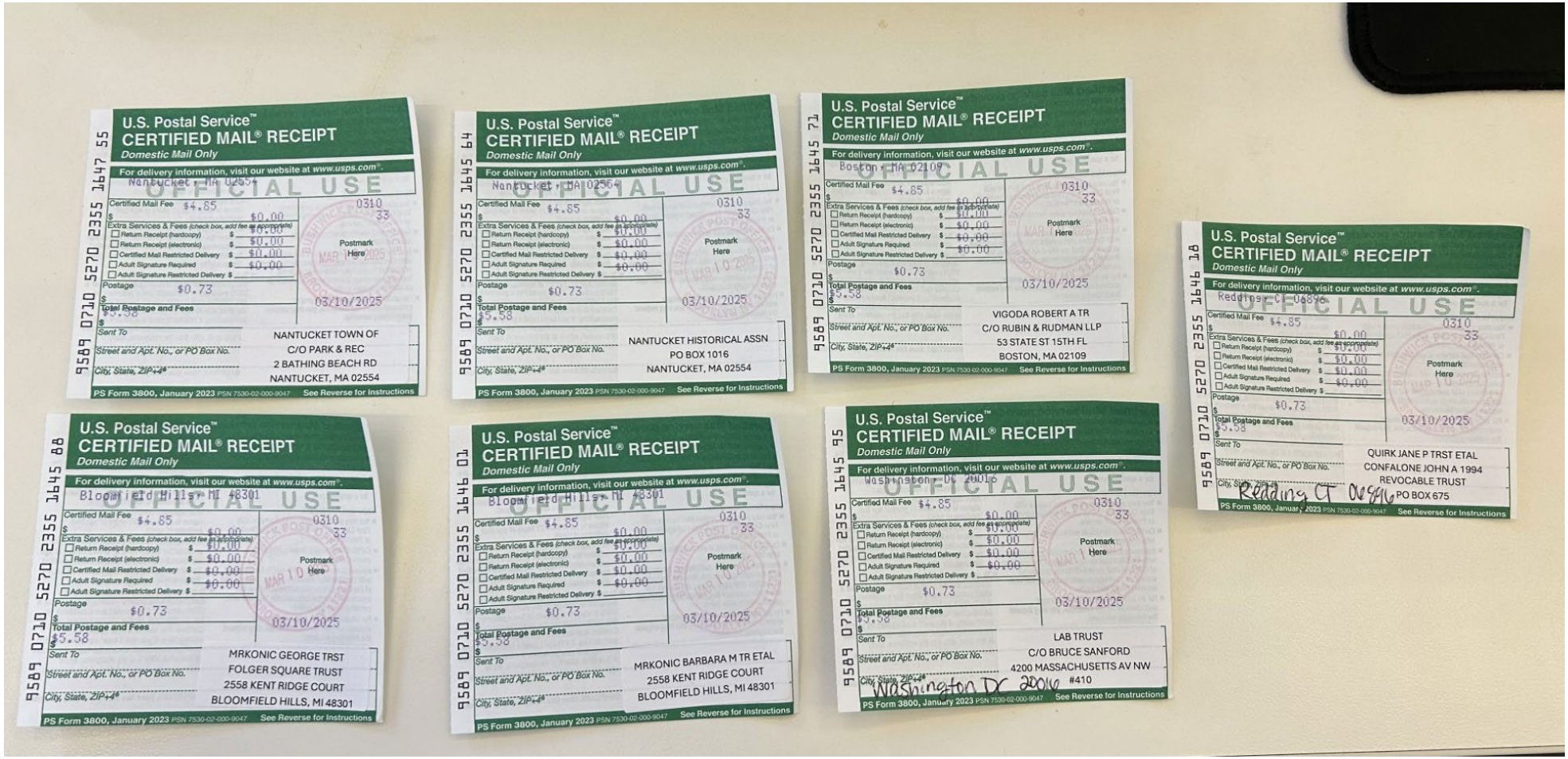
In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TRST	FOLGER SQUARE TRUST	2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	33	6	MRKONIC BARBARA M TR ETAL		2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	6 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN A 1994 REVOCABLE TRUST	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**7**								


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
0310
33
03/10/2025
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 2355 1647 55
Nantucket, MA 02554
NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554
9589 0710 5270 2355 1645 64
Nantucket, MA 02564
NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554
9589 0710 5270 2355 1645 71
Boston, MA 02109
VIGODA ROBERT A TR
C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109
9589 0710 5270 2355 1646 18
Redding CT 06896
QUIRK JANE P TRST ETAL
CONFALONE JOHN A 1994
REVOCABLE TRUST
PO BOX 675
9589 0710 5270 2355 1645 88
Bloomfield Hills, MI 48301
MRKONIC GEORGE TRST
FOLGER SQUARE TRUST
2558 KENT RIDGE COURT
BLOOMFIELD HILLS, MI 48301
9589 0710 5270 2355 1646 01
Bloomfield Hills, MI 48301
MRKONIC BARBARA M TR ETAL
2558 KENT RIDGE COURT
BLOOMFIELD HILLS, MI 48301
9589 0710 5270 2355 1645 95
Washington DC 20016
LAB TRUST
C/O BRUCE SANFORD
4200 MASSACHUSETTS AV NW
#410
Washington DC 20016

WLF PERGOLA

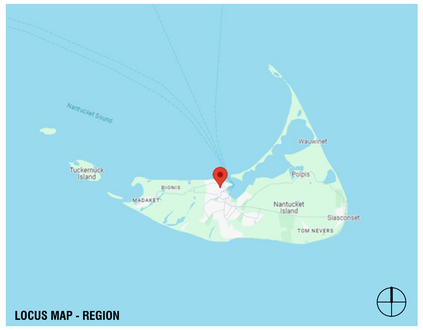
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

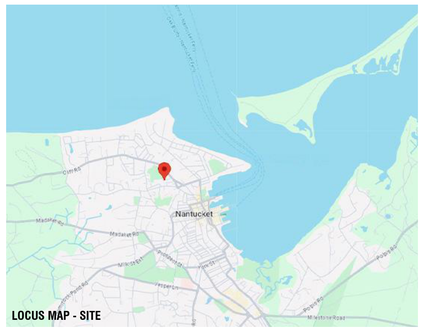
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION
HDC		
HDC-00	TITLE SHEET	•
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	PERGOLA ELEVATIONS	•
HDC-06	PERGOLA PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	POST	FRAMING
PROPOSED COLORS	NATURAL TO WEATHER	NATURAL TO WEATHER

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

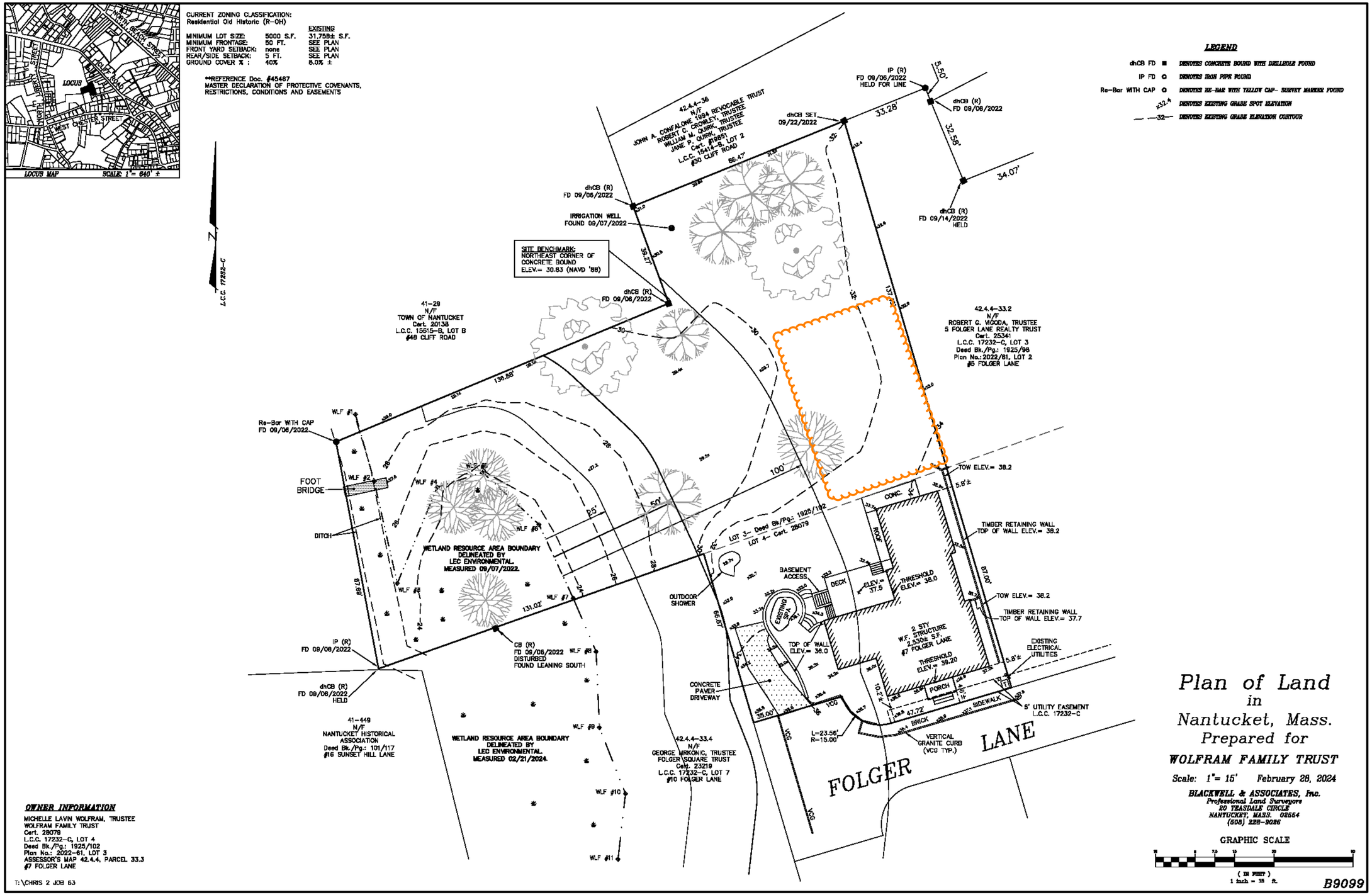
CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

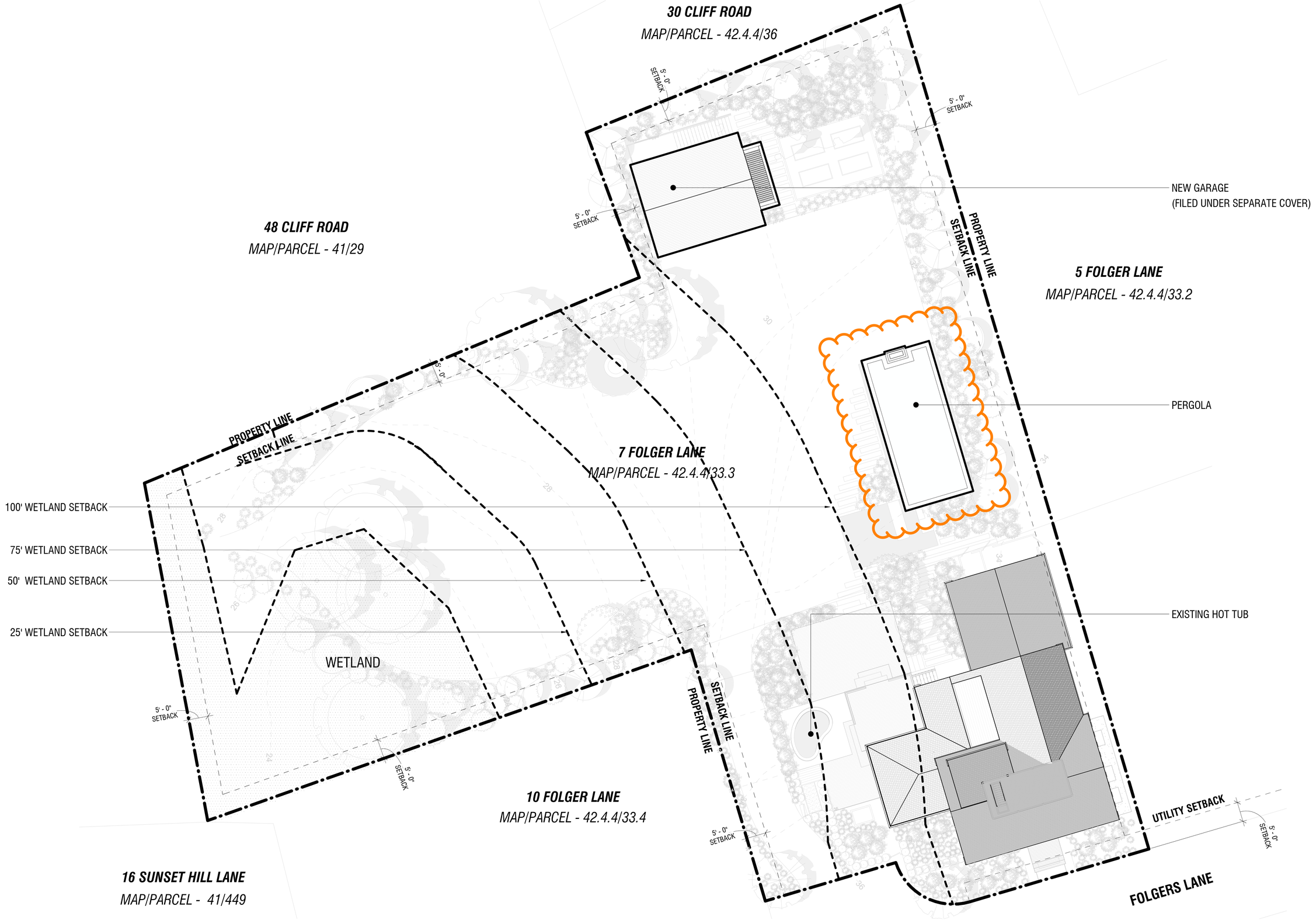
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING SURVEY

HDC-02

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

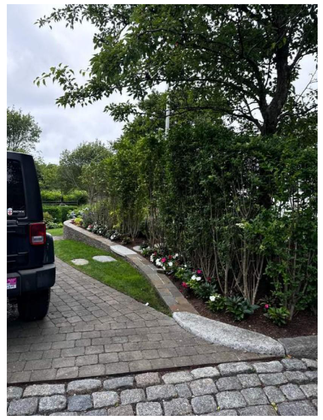
SITE PLAN

HDC-03

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



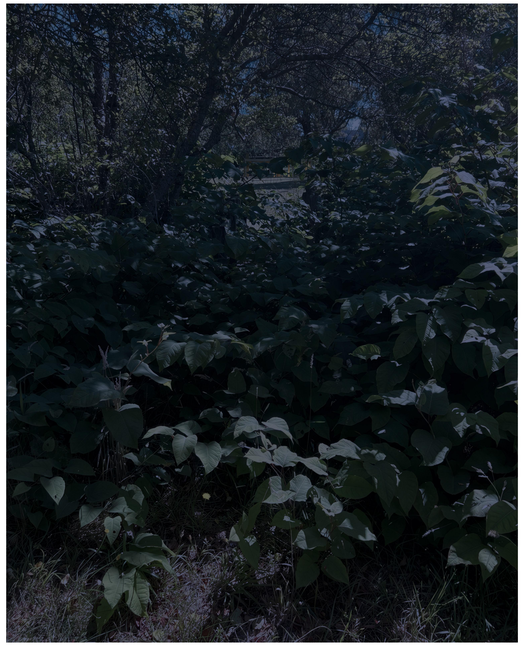
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



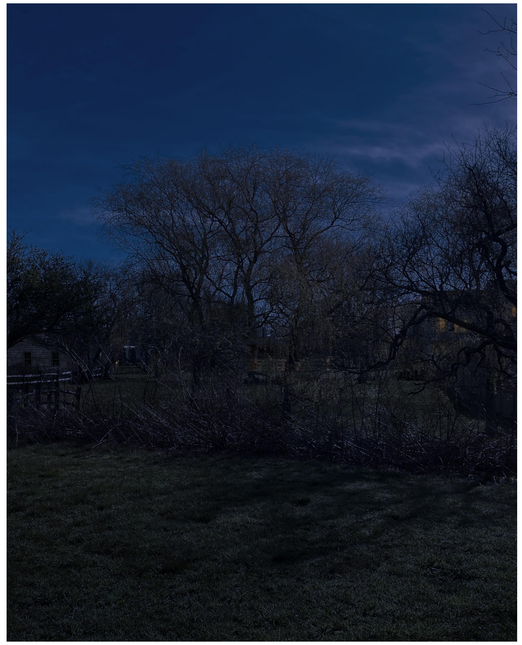
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **NIGHTTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **DAYTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **NIGHTTIME**

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

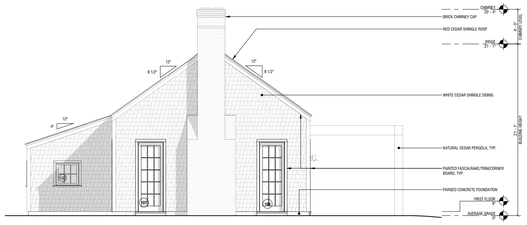
EXISTING CONDITIONS

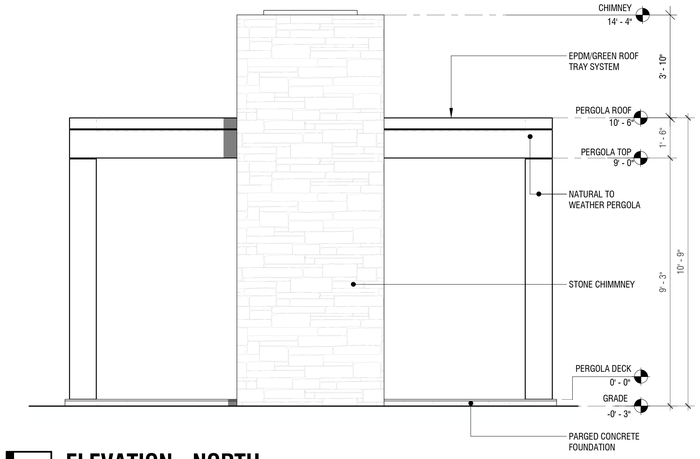
HDC-04

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



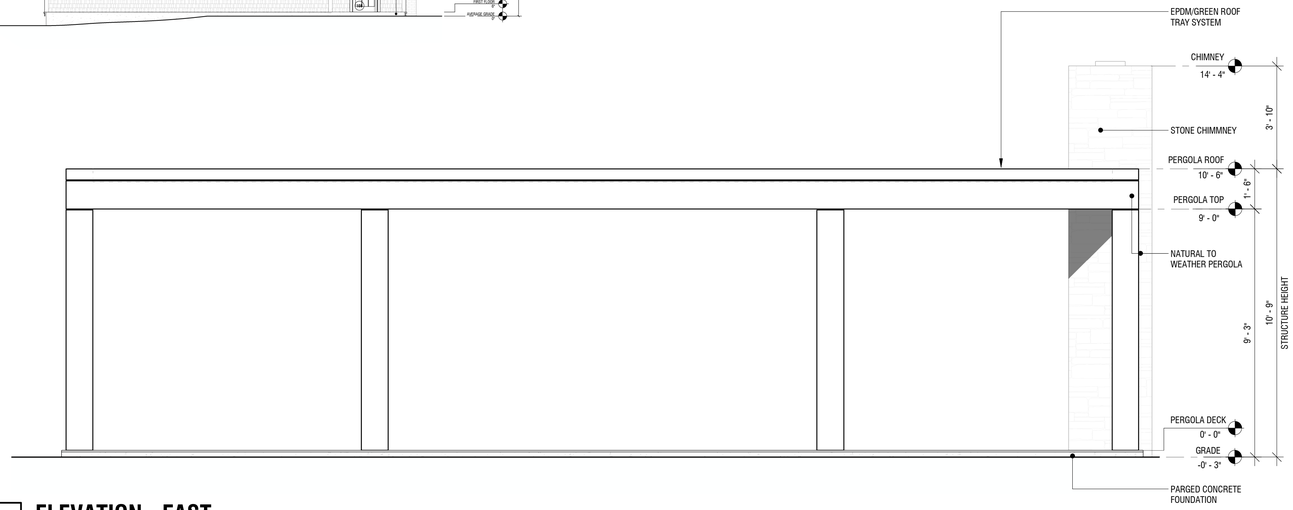


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

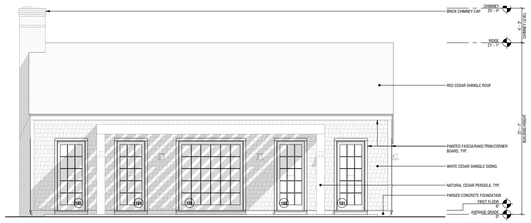




1 ELEVATION - EAST
3/8" = 1'-0"

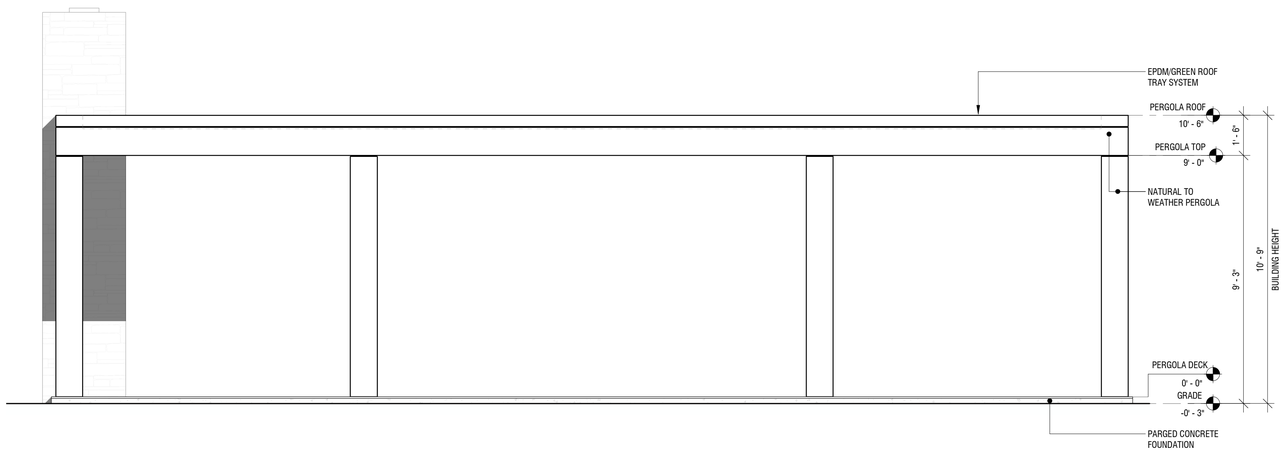
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

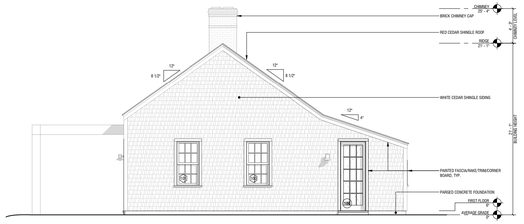


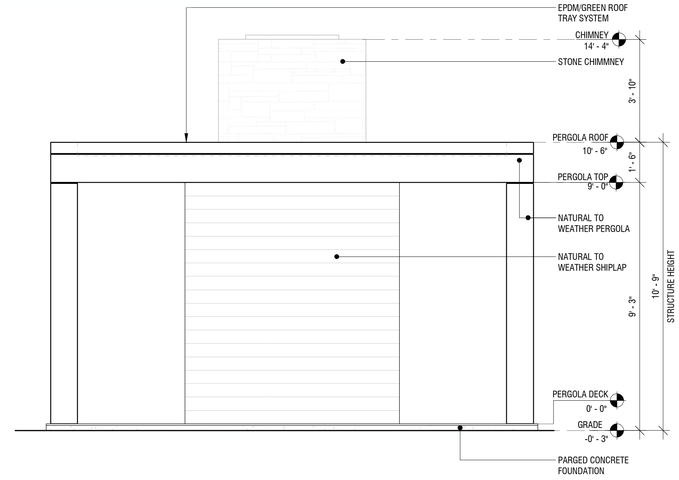


4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





3 ELEVATION - SOUTH
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA ELEVATIONS

HDC-05

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



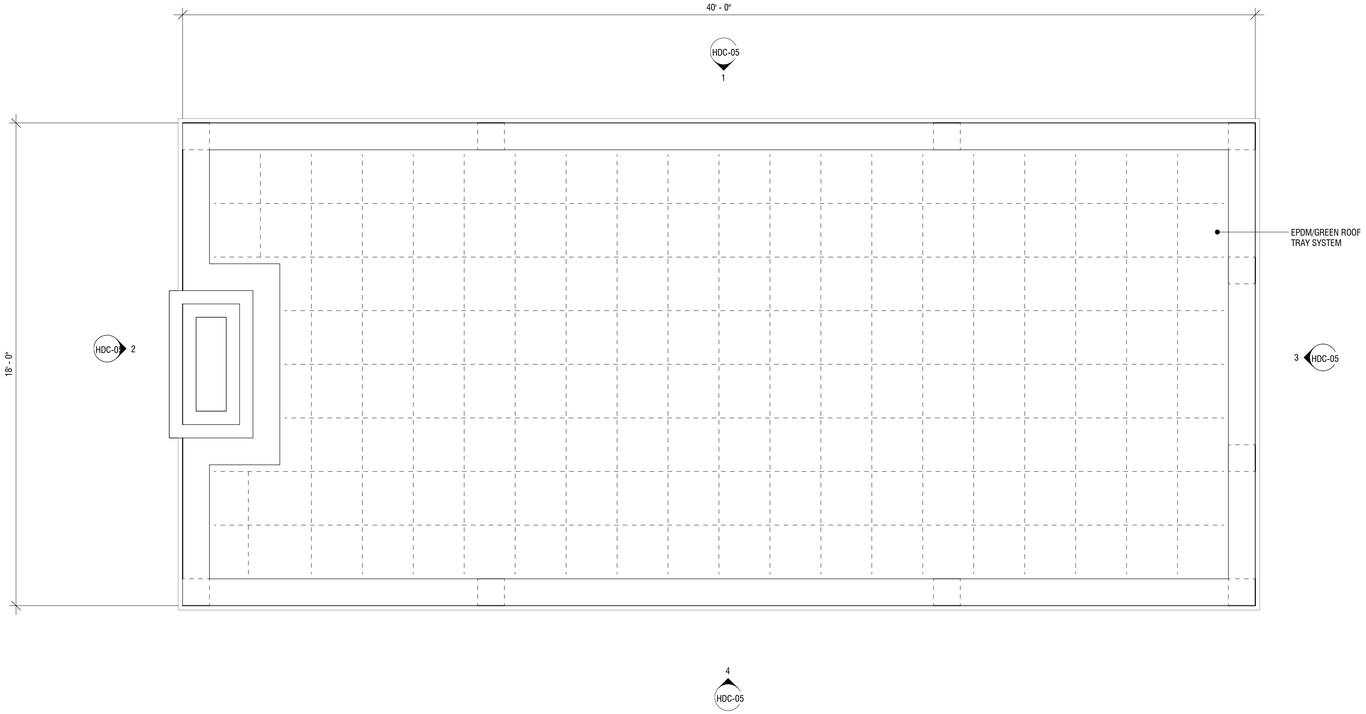
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



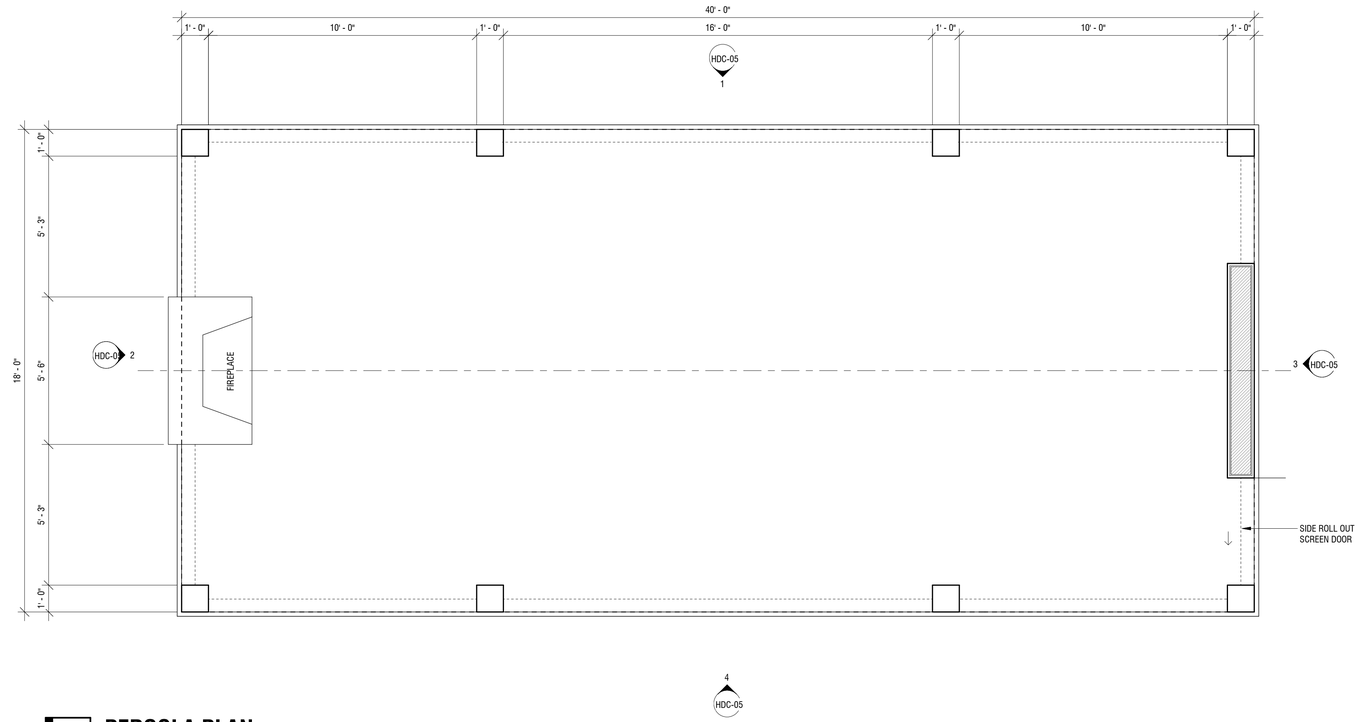
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



EXAMPLE VEGETATION FOR
REFERENCE



2 PERGOLA ROOF
3/8" = 1'-0"



1 PERGOLA PLAN
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA PLANS

HDC-06

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

11P - 11 PLEASANT GARAGE

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

SEPARATE APPLICATION 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11P_RESIDENCE
January 30, 2025

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Pleasant St
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of Studio PPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,



ACK 11 Pleasant LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a NEW GARAGE / STUDIO - 11P

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 121

Street & Number of Proposed Work: 11 PLEASANT

Owner of record: ACK 11 PLEASANT LLC

Mailing Address: 11 PLEASANT ST.
NANTUCKET MA 02554 —

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST. STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage / STUDIO ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30'-0" Sq. Footage 1st floor: 510 ±
Width: 17'-0 Sq. footage 2nd floor: 510 ±
Sq. footage 3rd floor: _____

Decks/Patio: Size: 4'-5" x 19" ☐ 1st floor ☒ 2nd floor +STAIRS
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 25'-0" South 25'-0" East 25'-0" West 25'-0"

Additional Remarks

Historic Name:

Original Date: 1750 FOR MAIN DWELLING

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER

Leaders (material and size): 2"

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 0 Corner boards 1x6 Frieze N/A
Window Casing 1x4 Door Frame 1x4 Columns / Posts: Round — Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side MARVIN
Garage Door(s): Type CUSTOM Material MAHOGHANY

Hardscape materials: Driveways SEE LANDSCAPE ~~Walkways~~ _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck ~~SEE~~ MAHOGHANY Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/14/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I James Krapp

AS AGENT FOR 11 ACK Pleasant LLC

STREET ADDRESS 11 Pleasant St

MAP/PARCEL 42.3.3.121

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/14/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2/14/25 Date

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF

PROPERTY OWNER: ACK 11 Pleasant LLC

MAILING ADDRESS: 3 Meridien Drive Norwalk CT 02653

PROPERTY LOCATION: 11 Pleasant

ASSESSORS MAP/PARCEL: 42/3.3.121

SUBMITTED BY: studio PPARK - James Krapp

SEE ATTACHED PAGES

I certify the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 30, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 11 PLEASANT , NANTUCKET MA 02554

Tax Map Number: 42.3.3 Parcel Number: 121

Owner of Record: ACK 11 Pleasant LLC

Description of Proposal: Addition, Garage/Studio

Anticipated HDC Submission Date: 02.14.2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

SCHNEIDER THOMAS C TRST ETAL
TC SCHNEIDER IRREV TRUST # 2
2 CONCORD ST
CHARLESTON, SC 29401-2566

KNUTSON CAROLYN C M & ANNE B CO-TRS
CAROLYN C M KNUTSON REV TRST 2000
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

SANFORD ALFRED F III TRST
13 PLEASANT ST REALTY TRUST
13 PLEASANT ST
NANTUCKET, MA 02554

ONE STARBUCK LLC
100 3RD AVE S UNIT 3604
MINNEAPOLIS, MN 55401

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4233	73		SCHNEIDER THOMAS C & ALISON P		2 CONCORD ST	CHARLESTON	SC	29401-2566	10 PLEASANT ST
4233	74		SCHNEIDER THOMAS C TRST ETAL	TC SCHNEIDER IRREV TRUST # 2	2 CONCORD ST	CHARLESTON	SC	29401-2566	12 PLEASANT ST
4233	120		KNUTSON CAROLYN C M & ANNE B CO-TRS	CAROLYN C M KNUTSON REV TRST 2000	3460 PRESTON RIDGE RD STE 150	ALPHARETTA	GA	30005	9 PLEASANT ST
4233	122		SANFORD ALFRED F III TRST	13 PLEASANT ST REALTY TRUST	13 PLEASANT ST	NANTUCKET	MA	02554	13 PLEASANT ST
4233	160		ONE STARBUCK LLC		100 3RD AVE S UNIT 3604	MINNEAPOLIS	MN	55401	1 STARBUCK CT
Count:	**5**								

7021 2720 0001 8232 1897

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Minneapolis MN 55401

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: ONE STARBUCK LLC
Street and Apt. No., or PO Box No.: 100 3RD AVE S UNIT 36004
City, State, ZIP+4®: MINNEAPOLIS, MN 55401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1873

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Alpharetta GA 30005

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: KNUDSON CAROLYN C M & ANNE B CO TRS
Street and Apt. No., or PO Box No.: 3960 PRESTON RIDGE RD STE 150
City, State, ZIP+4®: ALPHARETTA, GA 30005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1880

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SANFORD ALFRED F III TRST
Street and Apt. No., or PO Box No.: 13 PLEASANT ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1910

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Charleston SC 29401

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C & ALISON P
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1866

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Charleston SC 29401

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C TRST ETAL
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11P HDC SITE CONTEXT

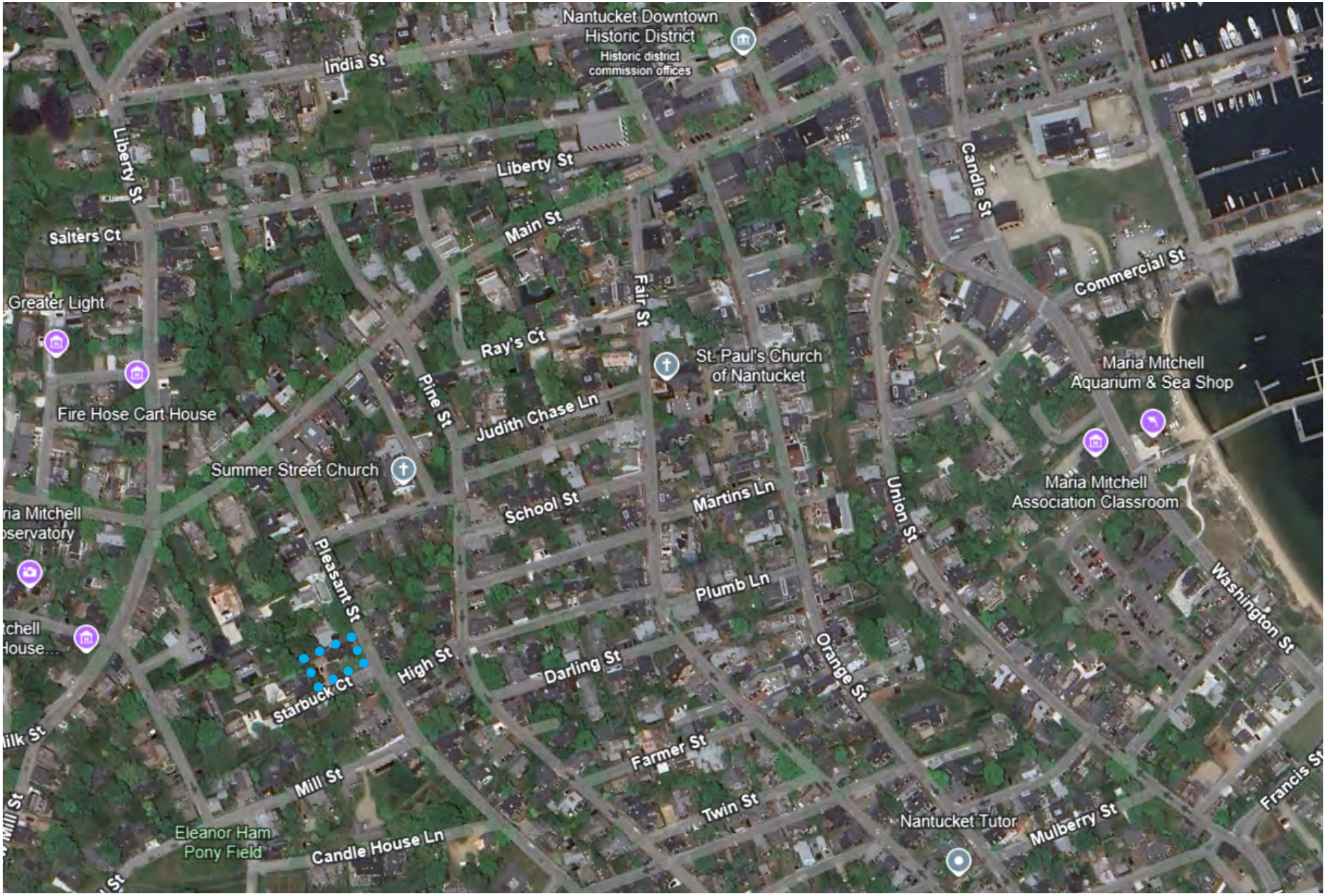
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



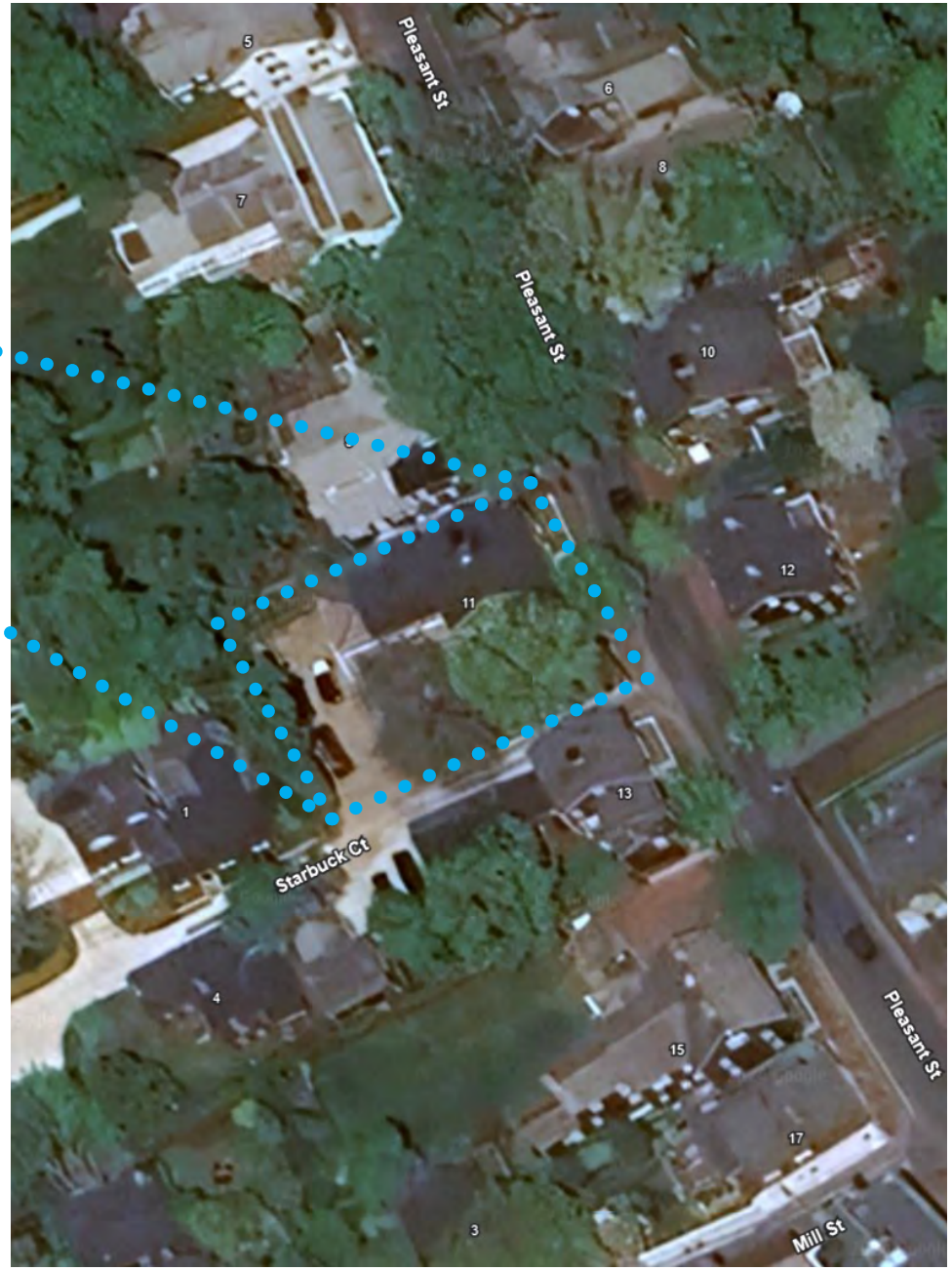
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

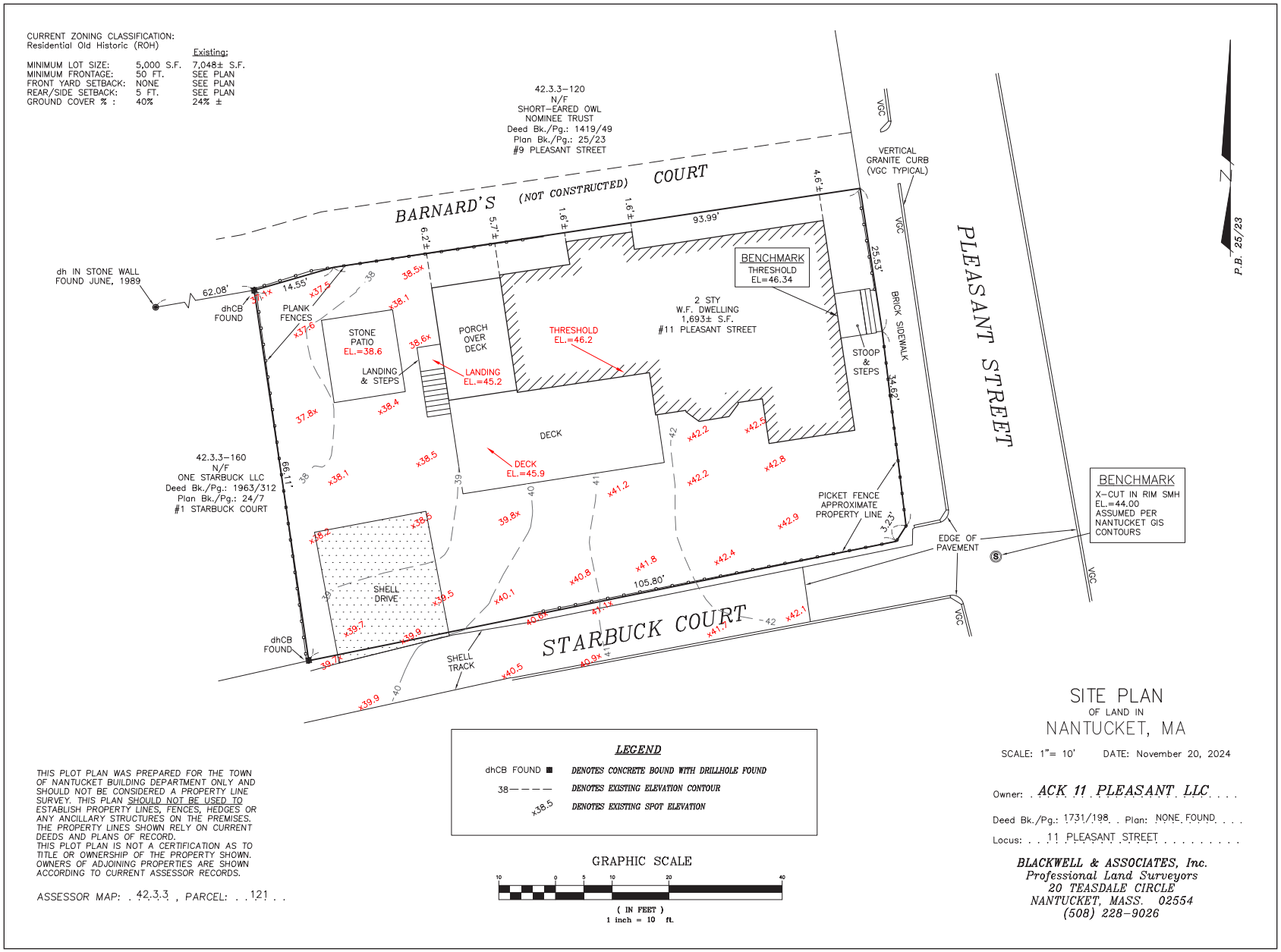
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS

SITE SURVEY

Scale: NTS





EAST FACADE FACING PLEASANT ST



NORTHEAST CORNER FROM PLEASANT ST



SOUTHWEST CORNER FROM STARBUCK CT



WEST VIEW DOWN STARBUCK CT



VIEW NORTH ON STARBUCK



SOUTHWEST PROPERTY CORNER



VIEW NORTH EAST FROM STARBUCK



VIEW NORTH ON STARBUCK



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING EAST



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING WEST



EXISTNG DECK STAIR



WEST YARD LOOKING EAST



EXISTING SOUTH DECK



NORTH SIDE YARD LOOKING WEST



FACADE DETAILS



EXISTING SOUTH DECK



FACADE DETAILS



FACADE DETAILS

11P HDC HISTORIC SUPPLEMENT

11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

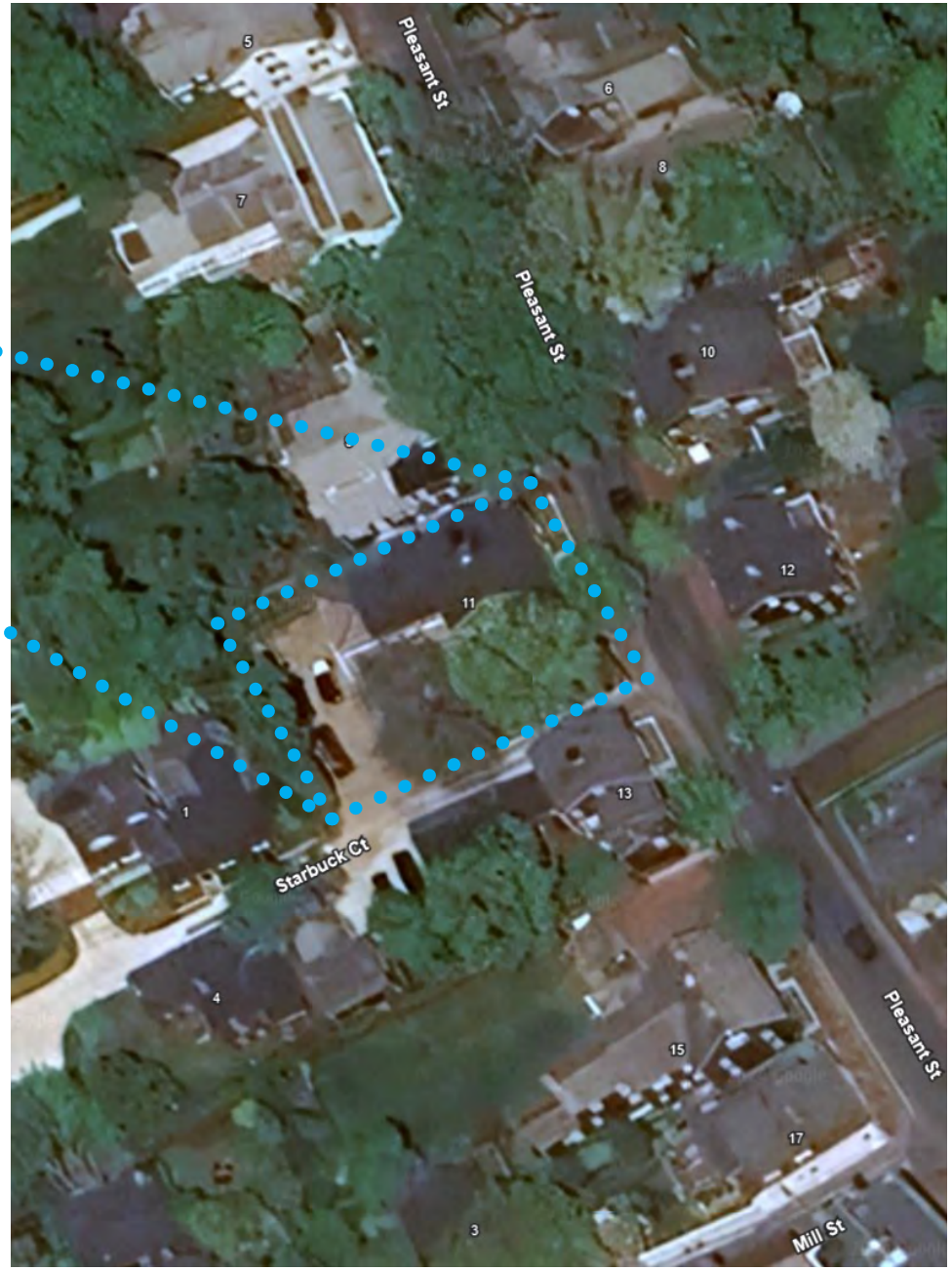
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



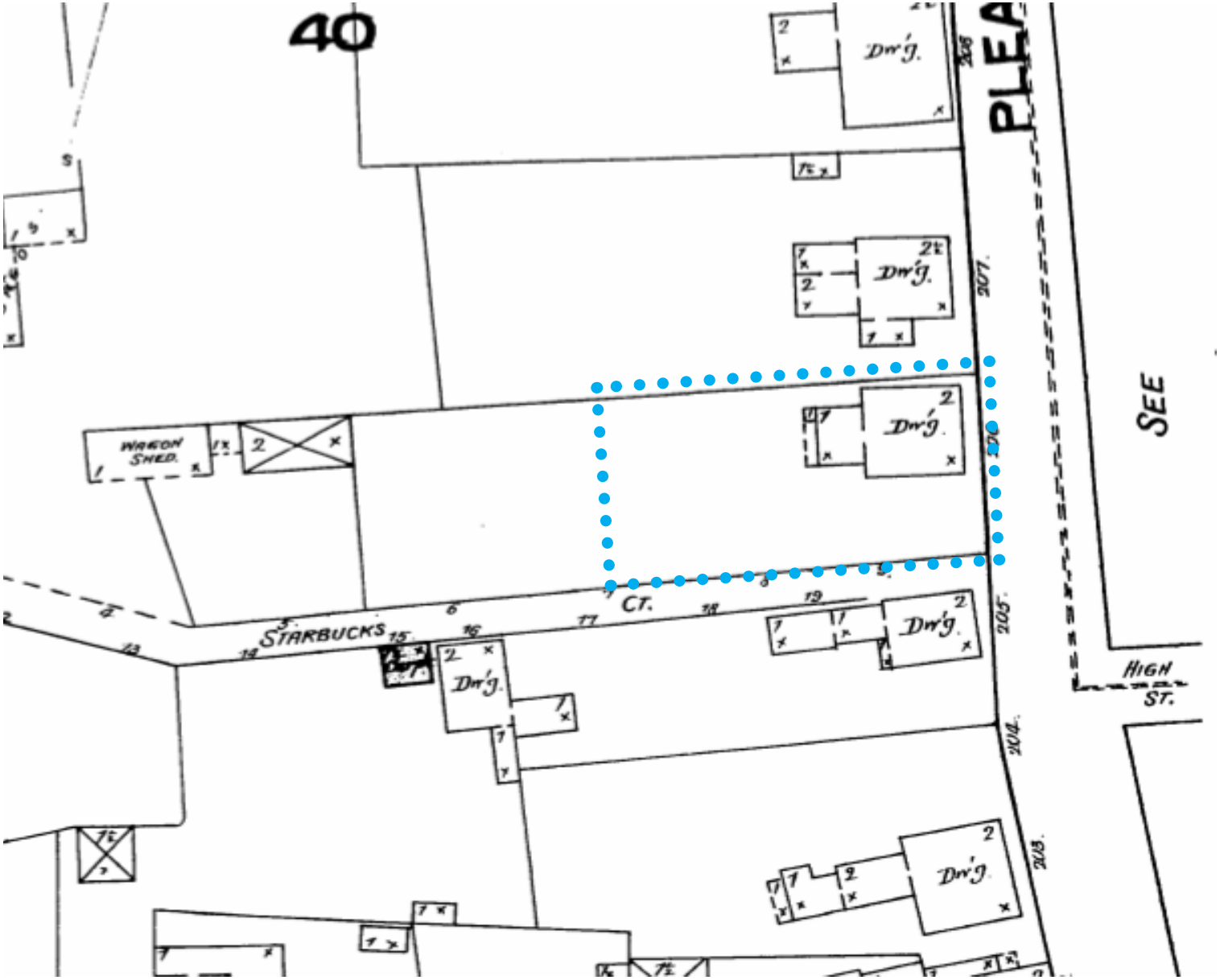
TAX MAP - NTS

ZONING INFORMATION

Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS



NORTH

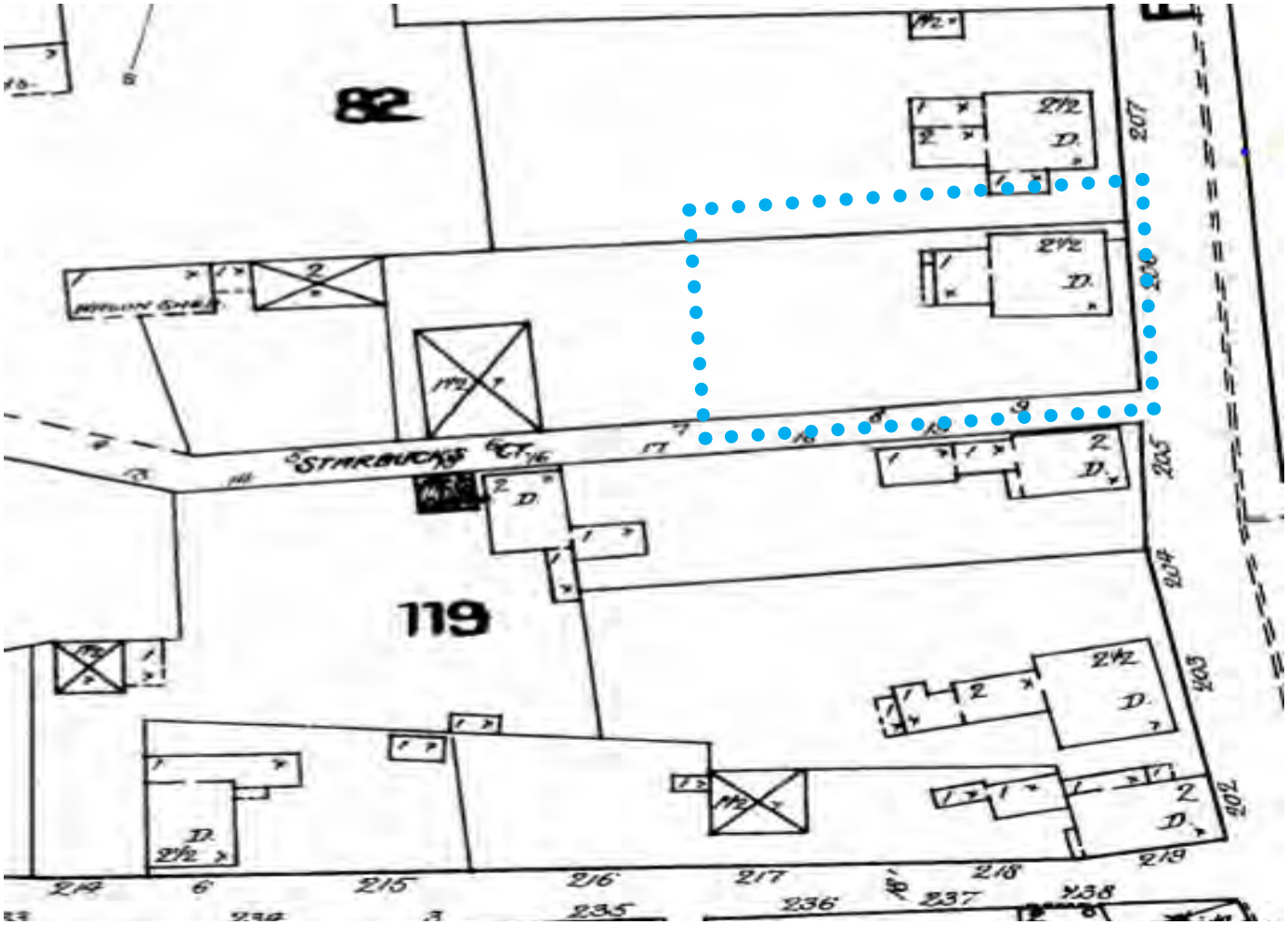
1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

NORTH

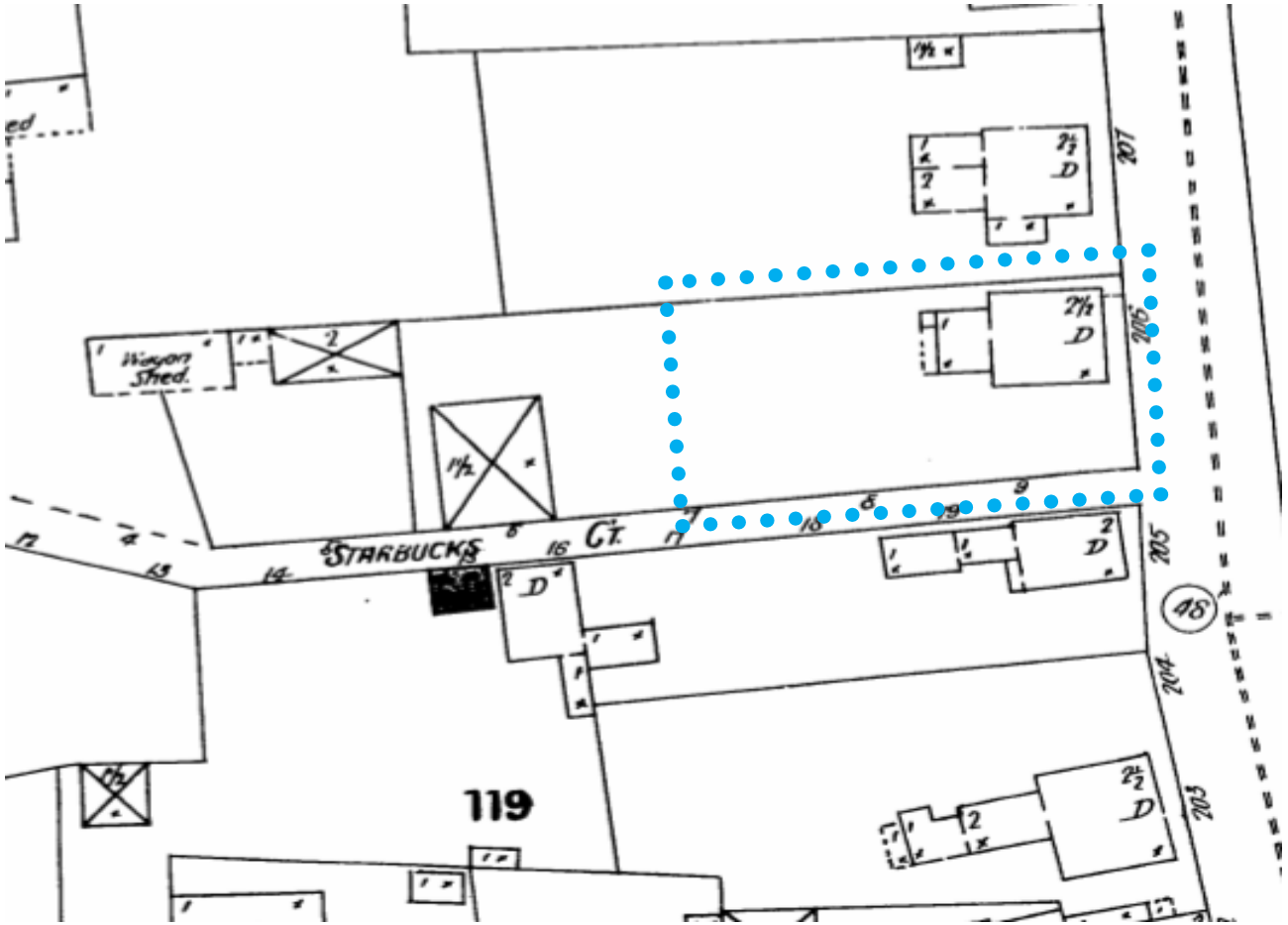


1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

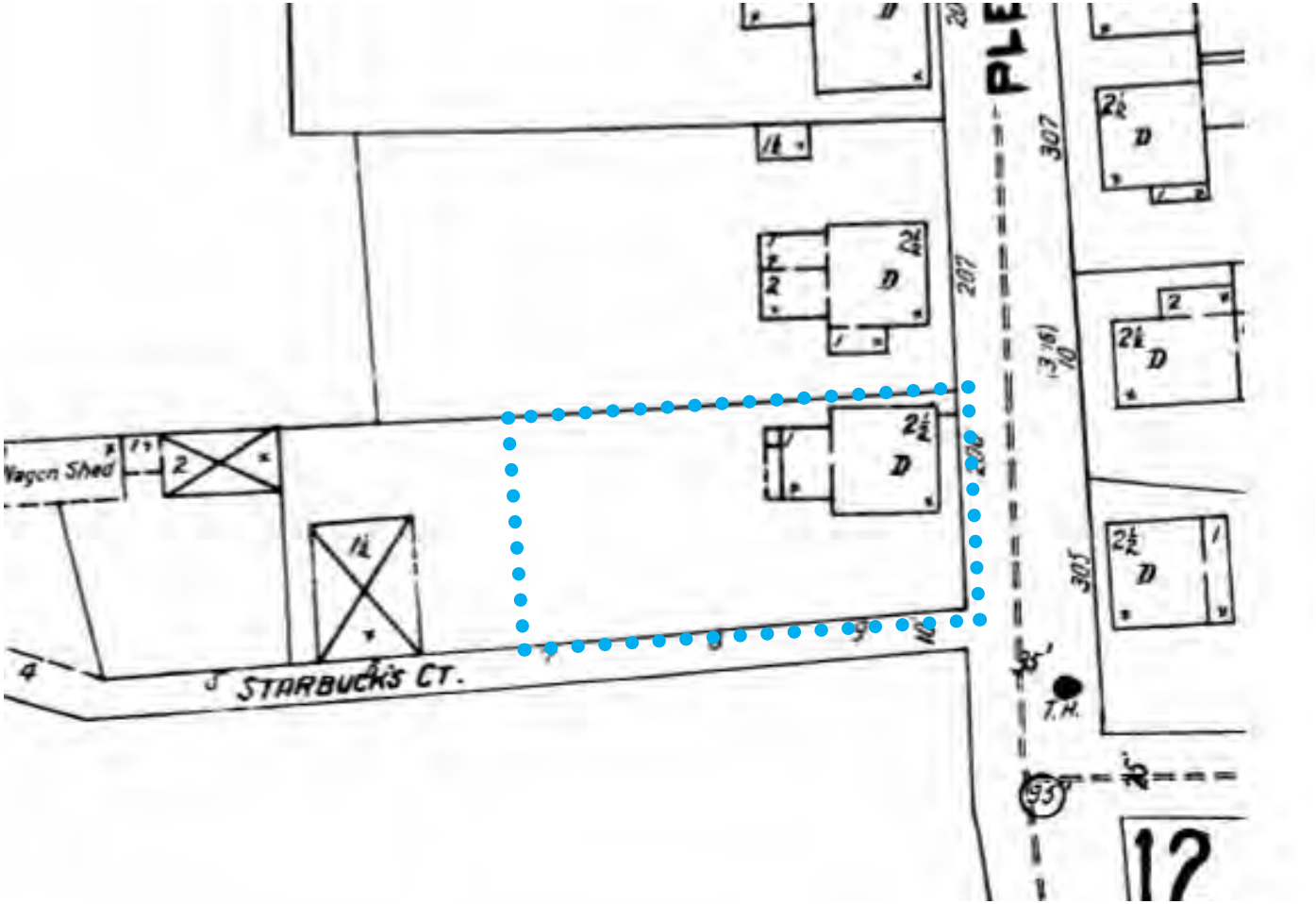


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

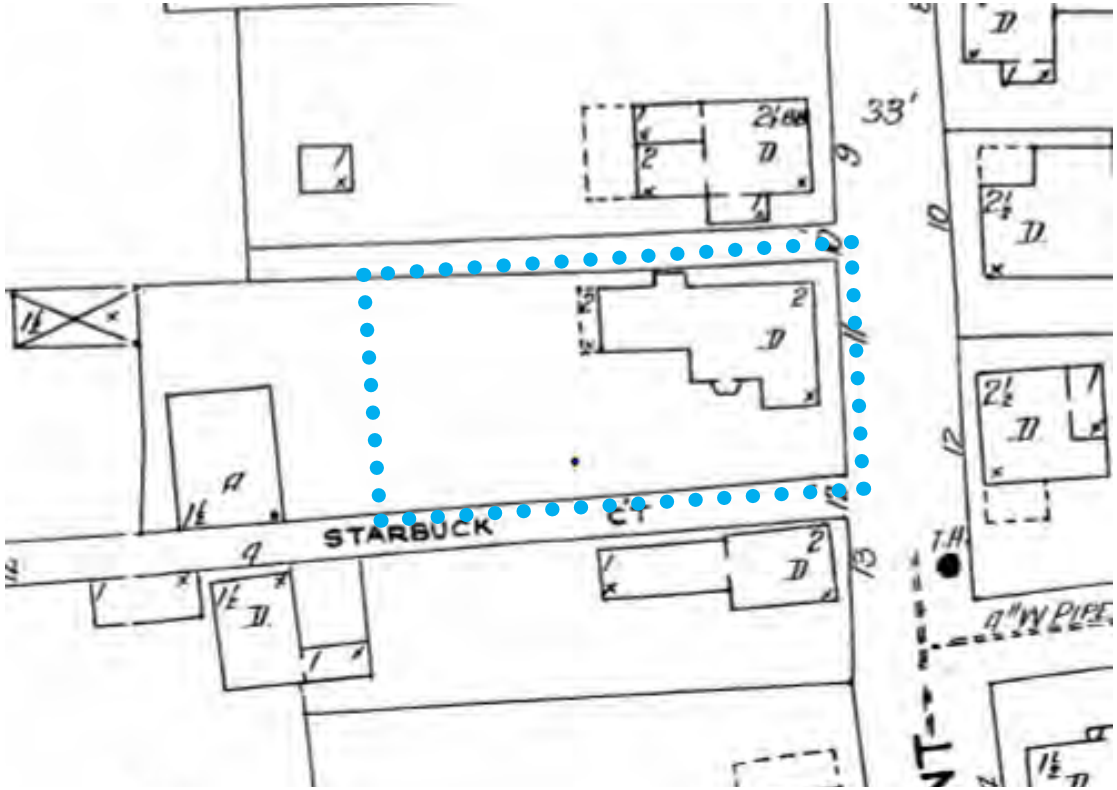


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

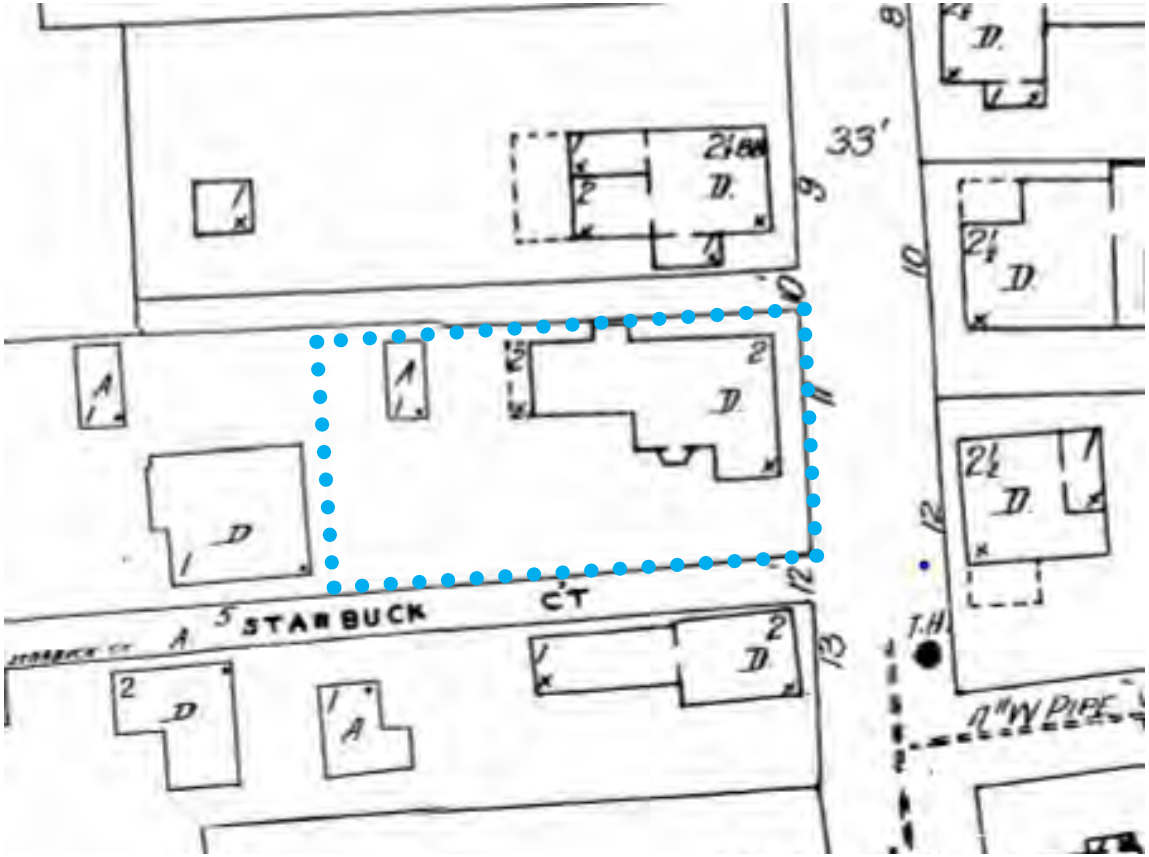


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



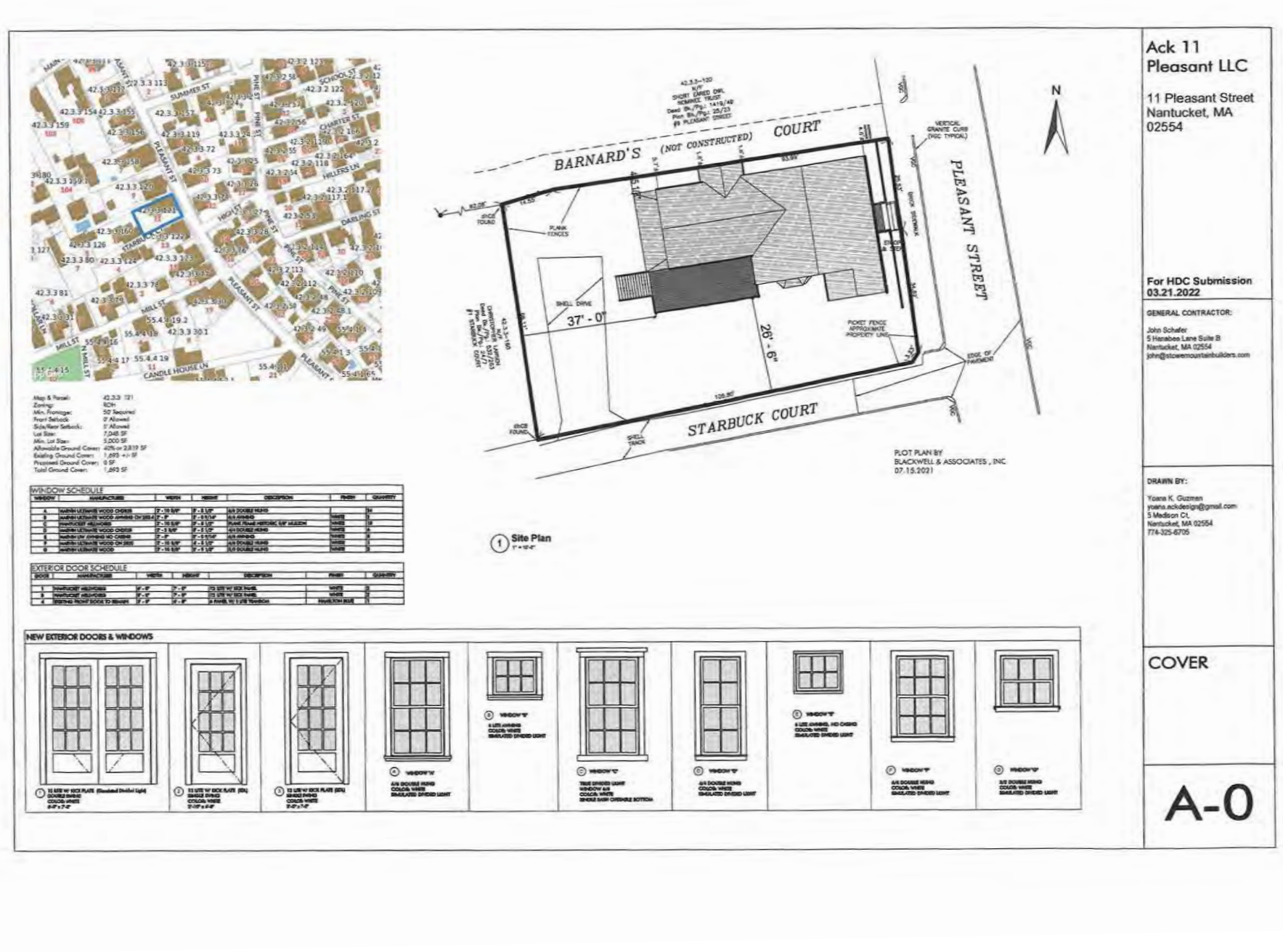
1949 - NO CHANGE

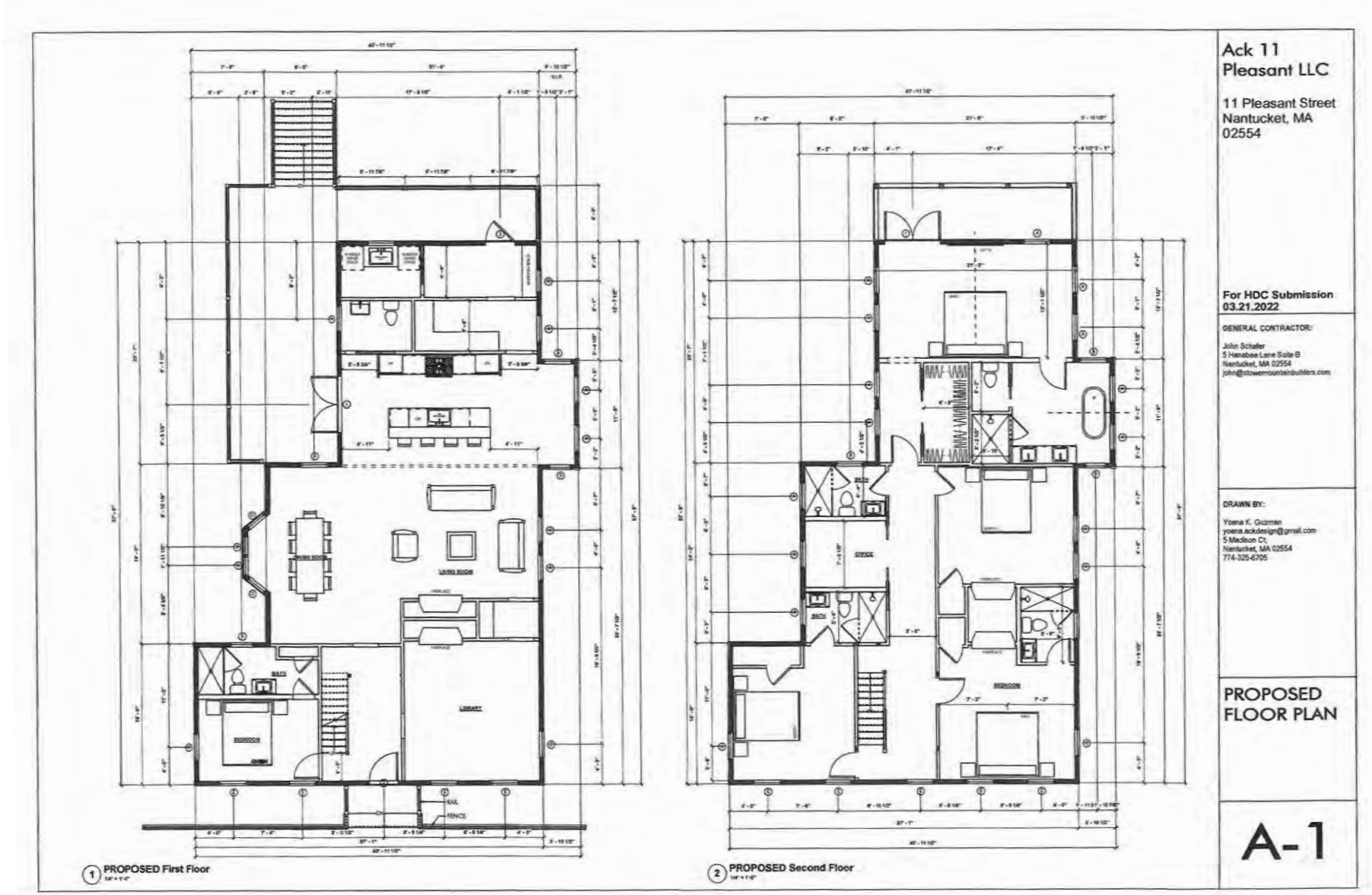
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

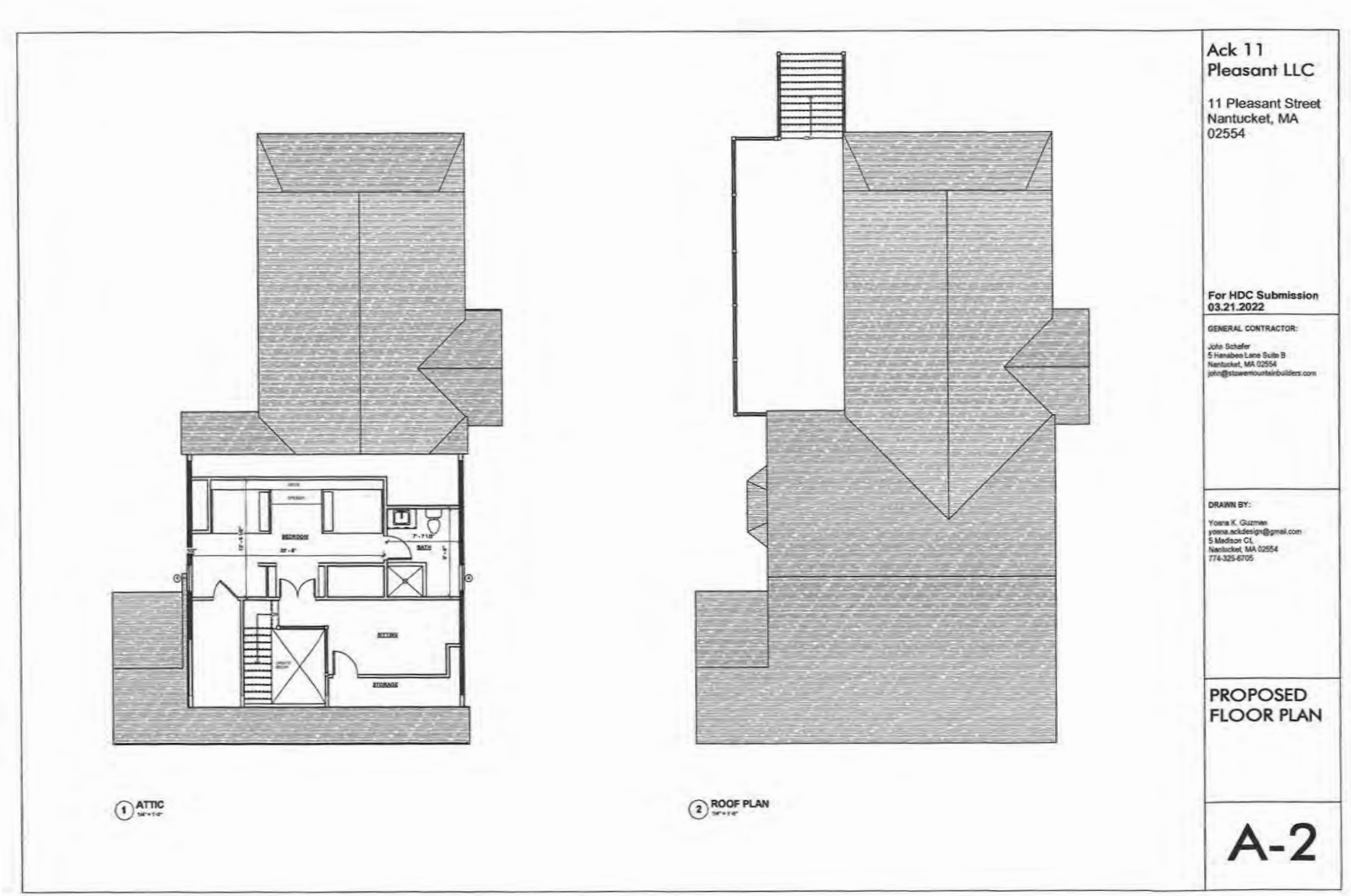
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

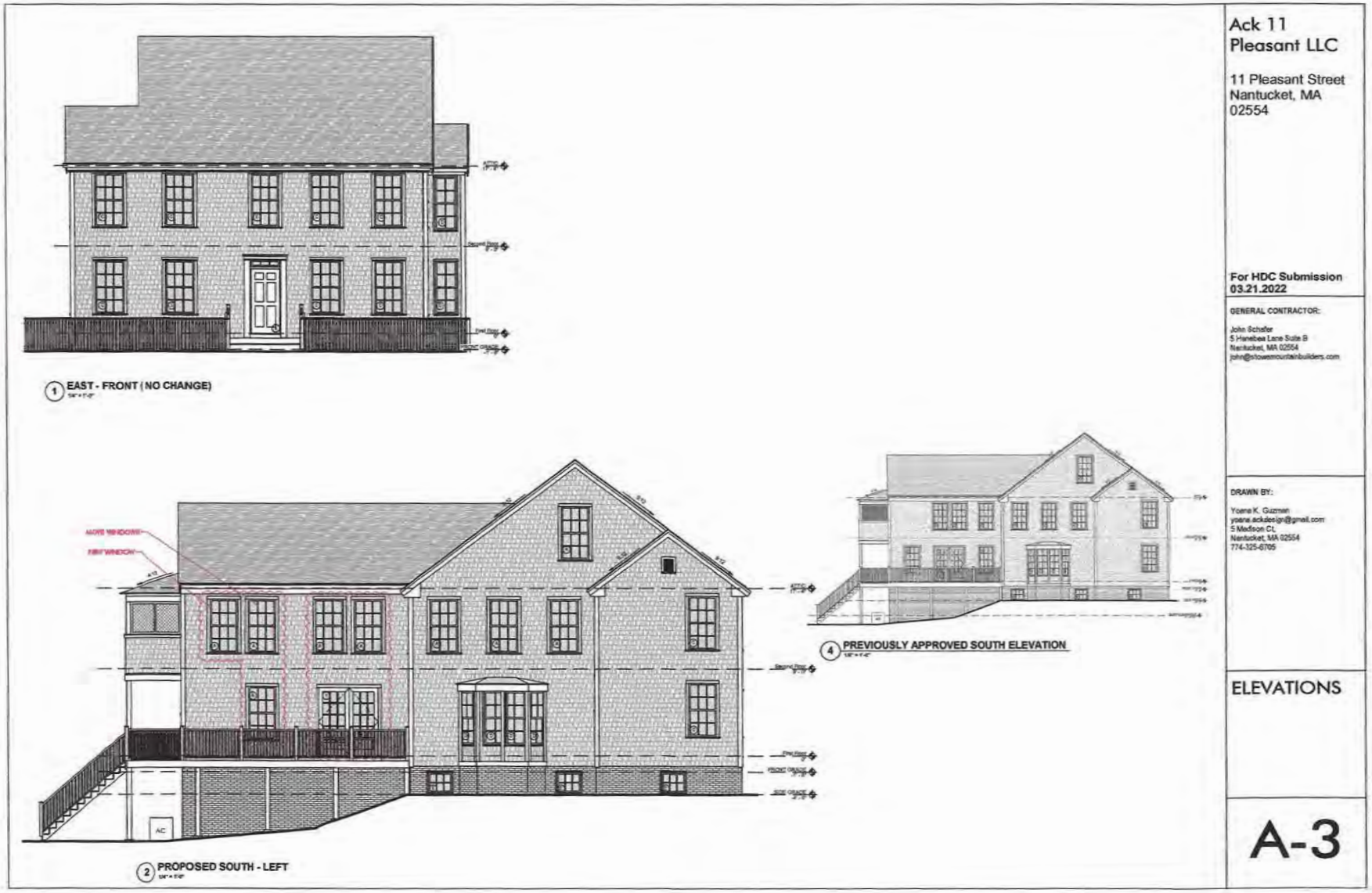
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

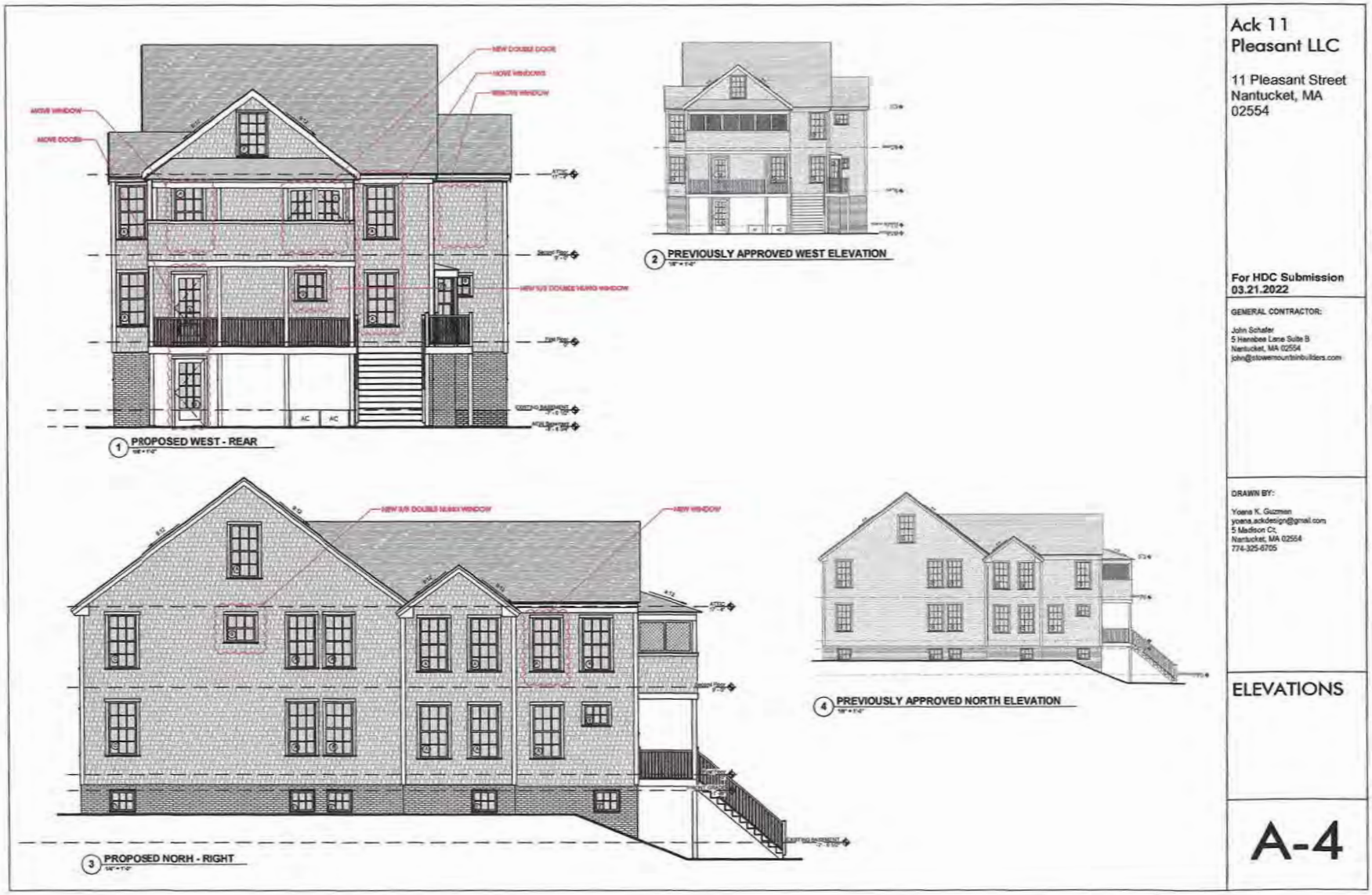
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanebea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-4

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

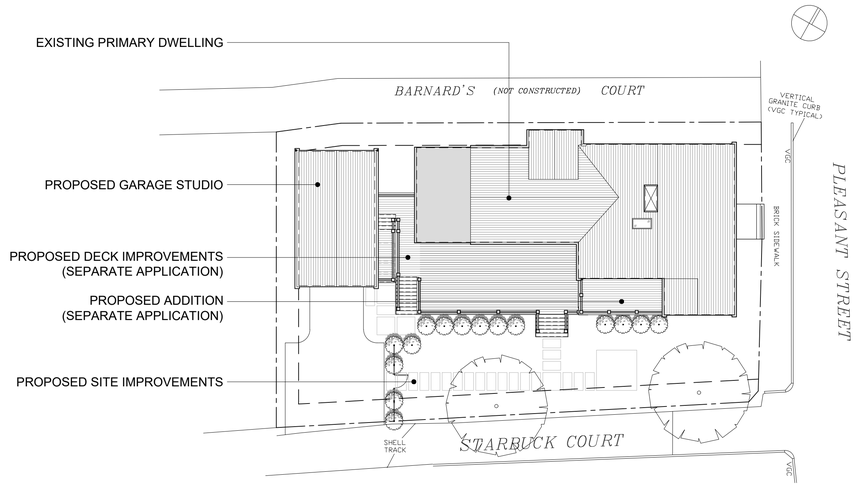


SOUTH FACADE

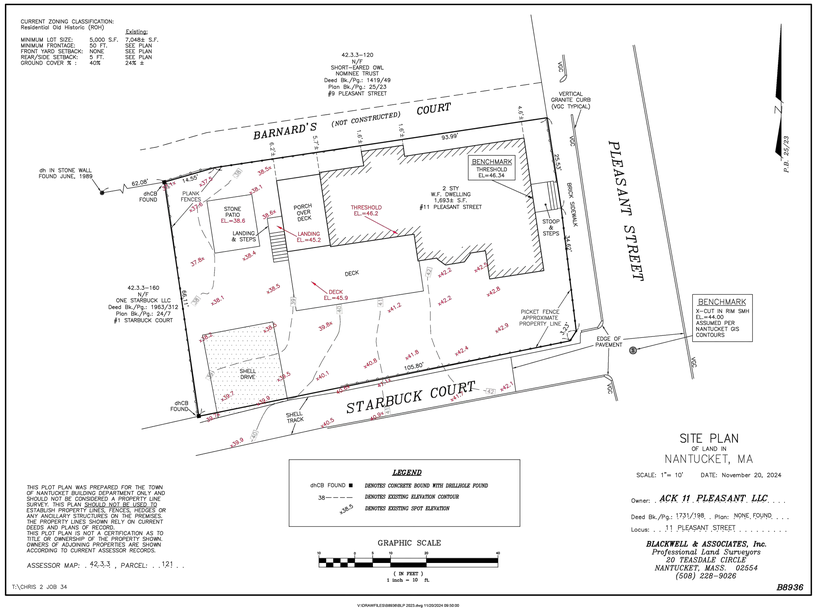


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	510 SF
	PROPOSED TOTAL:	2,191 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA — July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

COVER SHEET

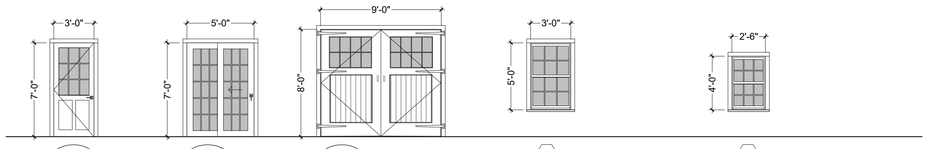
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION — 1/A200
- INTERIOR ELEVATION
- ROOM DESIGNATION — NAME, ##
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE — XX
- WINDOW DESIGNATION — 22
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES — SM
- REVISION — 1
- SWINGING DOOR
- ELECTRICAL PANEL — EP.
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES



TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SLIDING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

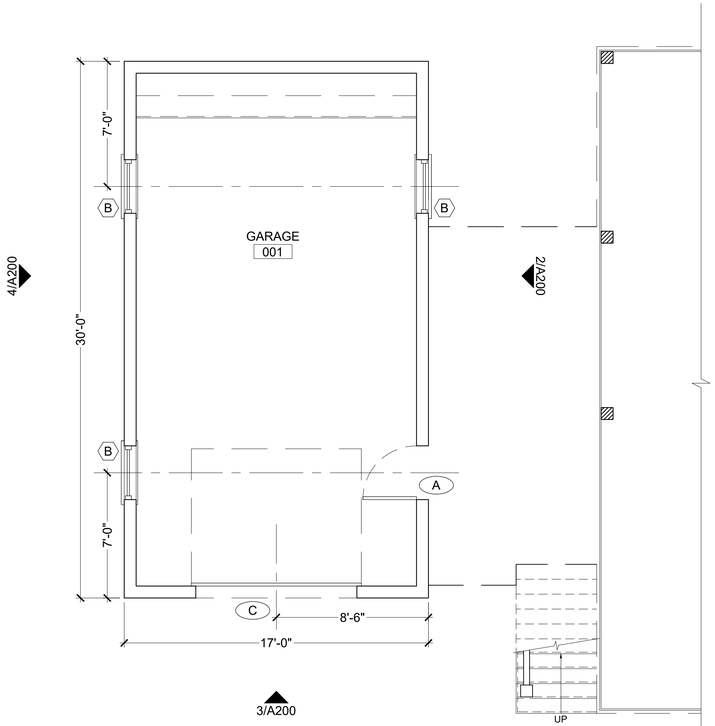
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW TYPES

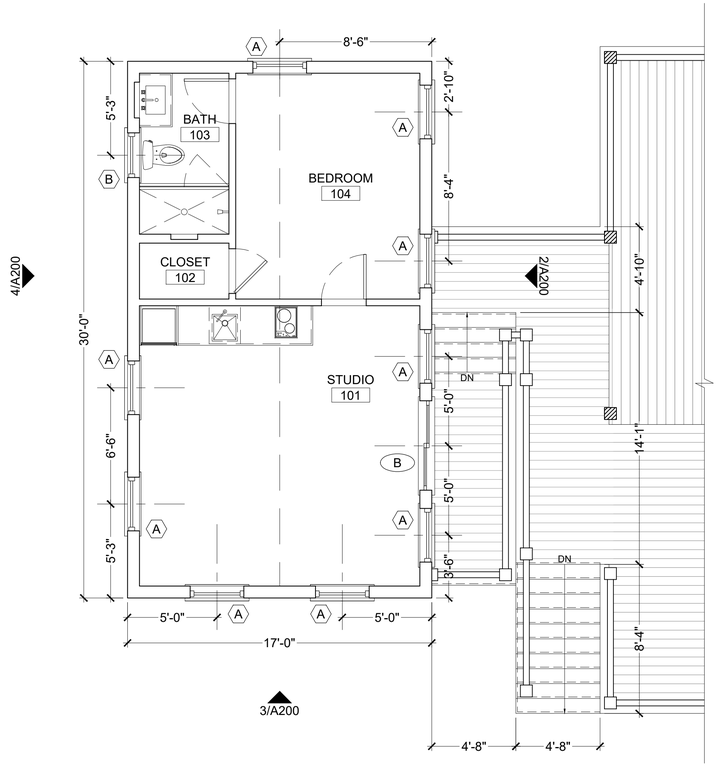
TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

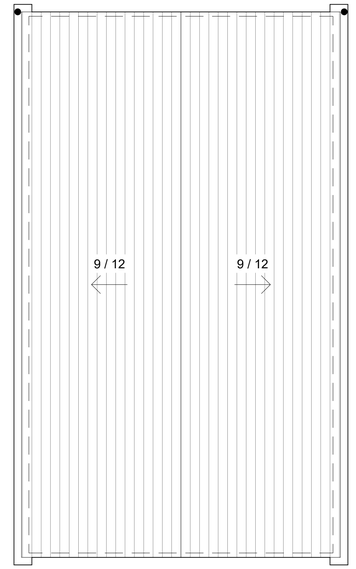
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



01 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

studioPPARK
architecture + design

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

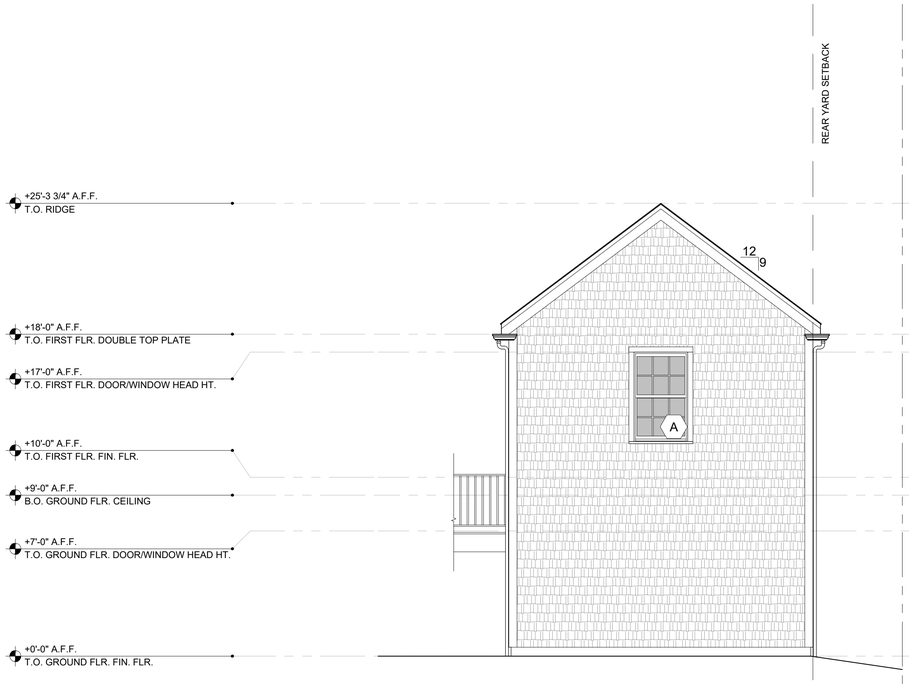
ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

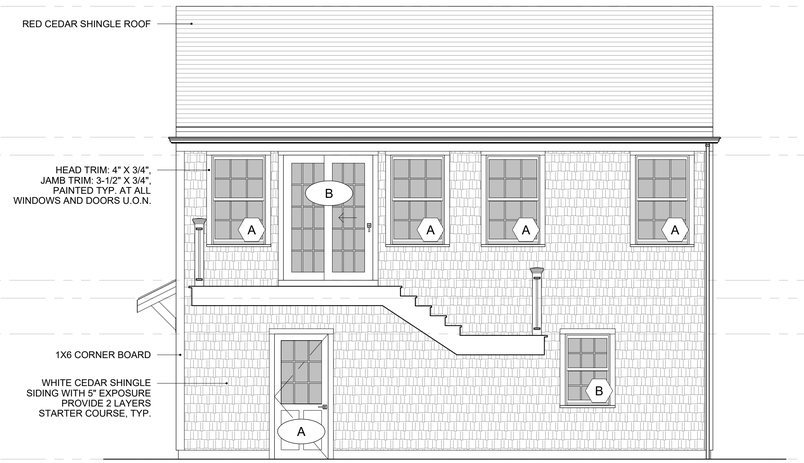
FLOOR PLANS

A100

NO:



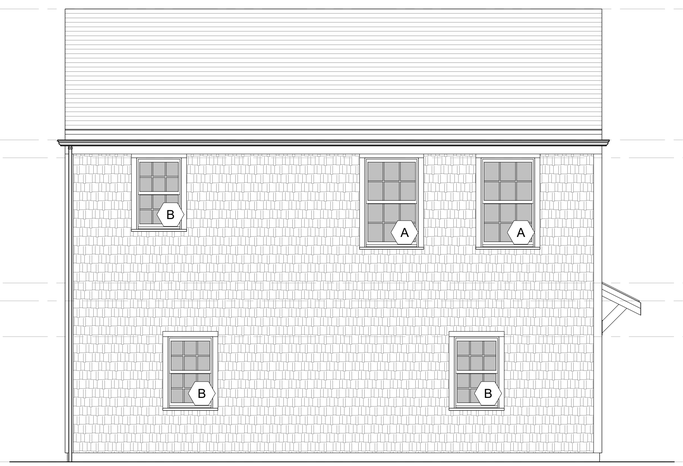
01 PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: **1/4" = 1'-0"**



02 PROPOSED EXTERIOR ELEVATION - EAST
SCALE: **1/4" = 1'-0"**



03 PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: **1/4" = 1'-0"**



04 PROPOSED EXTERIOR ELEVATION - WEST
SCALE: **1/4" = 1'-0"**

studioPPARK
architecture + design

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A200

NO:

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

11P - 11 PLEASANT

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

SEPARATE APPLICATION 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11P_RESIDENCE
January 30, 2025

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Pleasant St
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of Studio PPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,



ACK 11 Pleasant LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

ADDITION - 11P

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 121

Street & Number of Proposed Work: 11 PLEASANT

Owner of record: ACK 11 PLEASANT LLC

Mailing Address: 11 PLEASANT ST.

NANTUCKET MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST. STE 18

IRVINGTON NY 10533

Contact Phone #: 646.481.7081 E-mail: jamesestudiopparkcom

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☒ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19'-2" Sq. Footage 1st floor: 156 sf Decks/Patio: Size: 8'-2"x19'-2" ☐ 1st floor ☒ 2nd floor

Width: 8'-2" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North N/A South 12'-7" East N/A West 12'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed VARIES ☐ Block ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) EXT. ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT / DECK & BALCONY

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake N/A Soffit (Overhang) N/A Corner boards 1x6 Frieze N/A

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square 4x4

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side MARVIN

Garage Door(s): Type NA Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) — Roof —

Trim WHITE Sash WHITE Doors WHITE

Deck MAHOGHANY Foundation BRICK Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/15/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
508-325-7587

Historic Structures Supplemental Application

Owner of Record: ACK 11 PLEASANT LLC

Address: 11 PLEASANT ST. **Map/Parcel:** 42.3.3/ 121

Historic Name of Building:

Original Date of Construction: 1750 **HDC Survey?** ____ **Yes** ____ **No**

How is the structure rated? ____ **Individually Significant** ____ **Contributing** ____ **Non-Contributing**

Describe Proposed Work:
FIRST FLOOR ADDITION (161 SF) LIVING SPACE W/ BALCONY ABOVE

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):
EXISTING BAY WINDOW (RECENTLY REHABILITATED) PROPOSED DEMOLISITED

All Historic Structure Applications must contain: * SEE HISTORIC INFO PDF

X **1. Historic Documentation** (including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Insurance Maps), historic photographs, HDC Survey, if available)

X **2. As-Built Drawings** (include all elevations, floor plans, and any significant detailing)

X **3. Photographs** (include current elevations and significant details)

X **4. Demolition Plan** (detail all existing building fabric to be removed, interior and exterior)

Please contact the Preservation Planner if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.

Please see the revise side.

Research Resources for Historic Structures

- **Nantucket Historical Association (NHA)**
  - *Manuscript Collections, Books, Printed Materials, Audio-Visual Collections, and Photograph Collections. Several inventories of island structures are housed in the Edouard A. Stackpole Reading Room. The HABS (Historic American Buildings Survey), HDC (Historic District Commission), and PIN (Preservation Institute Nantucket) documents are surveys of island properties, noting historical background and structural conditions and changes. The photograph collection of the Nantucket Historical Association comprises over 50,000 images, ranging in date from the 1840s to the present day.*
  - Collections can be accessed online at www.nha.org. or NHA Research Library at 508-228-1655, 7 Fair Street.
- **Historic American Buildings Survey (HABS)**
  - *The Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) collections are among the largest and most heavily used in the Prints and Photographs Division of the Library of Congress. Since 2000, documentation from the Historic American Landscapes Survey (HALS) has been added to the holdings. The collections document achievements in architecture, engineering, and landscape design in the United States and its territories through a comprehensive range of building types, engineering technologies, and landscapes. https://www.loc.gov/pictures/collection/hh/*
- **Atheneum Reference Collection**
  - *The Atheneum has a collection of materials about Nantucket Island, including books, pamphlets, newspapers, logbooks, and letters. Items relevant to historic structures include historic photographs from newspaper collections and vertical files from authors writing books about Nantucket.*
  - https://nantucketatheneum.org/#explore Or 508-228-1110, Lower India Street
- **Nantucket Preservation Trust (NPT)**
  - *The* Nantucket *Preservation Trust is the local non-profit organization for historic preservation on the island. They have some material for research, but also provide information on the restoration and renovation of your historic structure.*
  - https://www.nantucketpreservation.org/ Or 508-882-1387, 11 Centre Street
- **Preservation Institute: Nantucket (PIN)**
  - *Nantucket (PIN). Originally initiated in 1969 and officially conceived in 1972, PIN is the United States oldest, continually operating applied learning program in the field of historic preservation. They work to produce projects on the architecture and history of the island. Past projects have included the HABS documentation of local buildings, on file with the Nantucket Historical Association.*
  - https://dcp.ufl.edu/historic-preservation/pin/ at 508-228-2429, 11 Center Street
- **Nantucket Cultural Resource Map** Nantucket Historic House Interiors Survey
  - *The Nantucket Cultural Resource Map is an University of Florida Preservation Institute Nantucket (PIN) and Nantucket Preservation Trust (NPT), Community Preservation Committee CPC funded project. It identifies and provides digital information on individual buildings, streetscapes, and other components of the historic Nantucket Town documented by PIN. This information is available to the public for educational purposes and can be used for HDC applications.*
- **Massachusetts Historical Commission's Massachusetts Cultural Resource Information System Maps (MACRIS)** *This site allows users to search the Massachusetts Historical Commission (MHC) online MACRIS database by location for information on file with the MHC on cultural resources throughout the Commonwealth of Massachusetts.*
  - The database is searchable by address for historic surveys throughout Massachusetts: https://maps.mhc-macris.net/
- **Historic District Commission files:**
  - There are "1988-1989" historic surveys on many of the buildings in the core district, as well as the core Sconset area, the Quidnet area, the Madaket area, the Surfside area, and Wauwinet area. These files can be researched by asking the staff.
  - New historic surveys are being added to our inventory and MACRIS as a member of the Certified Local Government (CLG) Federal Preservation Program. More information can be found here: https://nantucket-ma.gov/2655/Preservation-Planning

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF

PROPERTY OWNER: ACK 11 Pleasant LLC

MAILING ADDRESS: 3 Meridien Drive Norwalk CT 02653

PROPERTY LOCATION: 11 Pleasant

ASSESSORS MAP/PARCEL: 42/3.3.121

SUBMITTED BY: studio PPARK - James Krapp

SEE ATTACHED PAGES

I certify the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 30, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 11 PLEASANT , NANTUCKET MA 02554

Tax Map Number: 42.3.3 Parcel Number: 121

Owner of Record: ACK 11 Pleasant LLC

Description of Proposal: Addition, Garage/Studio

Anticipated HDC Submission Date: 02.14.2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

SCHNEIDER THOMAS C TRST ETAL
TC SCHNEIDER IRREV TRUST # 2
2 CONCORD ST
CHARLESTON, SC 29401-2566

KNUTSON CAROLYN C M & ANNE B CO-TRS
CAROLYN C M KNUTSON REV TRST 2000
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

SANFORD ALFRED F III TRST
13 PLEASANT ST REALTY TRUST
13 PLEASANT ST
NANTUCKET, MA 02554

ONE STARBUCK LLC
100 3RD AVE S UNIT 3604
MINNEAPOLIS, MN 55401

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4233	73		SCHNEIDER THOMAS C & ALISON P		2 CONCORD ST	CHARLESTON	SC	29401-2566	10 PLEASANT ST
4233	74		SCHNEIDER THOMAS C TRST ETAL	TC SCHNEIDER IRREV TRUST # 2	2 CONCORD ST	CHARLESTON	SC	29401-2566	12 PLEASANT ST
4233	120		KNUTSON CAROLYN C M & ANNE B CO-TRS	CAROLYN C M KNUTSON REV TRST 2000	3460 PRESTON RIDGE RD STE 150	ALPHARETTA	GA	30005	9 PLEASANT ST
4233	122		SANFORD ALFRED F III TRST	13 PLEASANT ST REALTY TRUST	13 PLEASANT ST	NANTUCKET	MA	02554	13 PLEASANT ST
4233	160		ONE STARBUCK LLC		100 3RD AVE S UNIT 3604	MINNEAPOLIS	MN	55401	1 STARBUCK CT
Count:	**5**								

7021 2720 0001 8232 1897

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Minneapolis MN 55401

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: ONE STARBUCK LLC
Street and Apt. No., or PO Box No.: 100 3RD AVE S UNIT 36004
City, State, ZIP+4®: MINNEAPOLIS, MN 55401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1873

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Alpharetta GA 30005

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: KNUDSON CAROLYN C M & ANNE B CO TRS
Street and Apt. No., or PO Box No.: 3960 PRESTON RIDGE RD STE 150
City, State, ZIP+4®: ALPHARETTA, GA 30005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1880

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SANFORD ALFRED F III TRST
Street and Apt. No., or PO Box No.: 13 PLEASANT ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1910

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Charleston SC 29401

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C & ALISON P
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 8232 1866

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Charleston SC 29401

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C TRST ETAL
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11P HDC HISTORIC SUPPLEMENT

11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

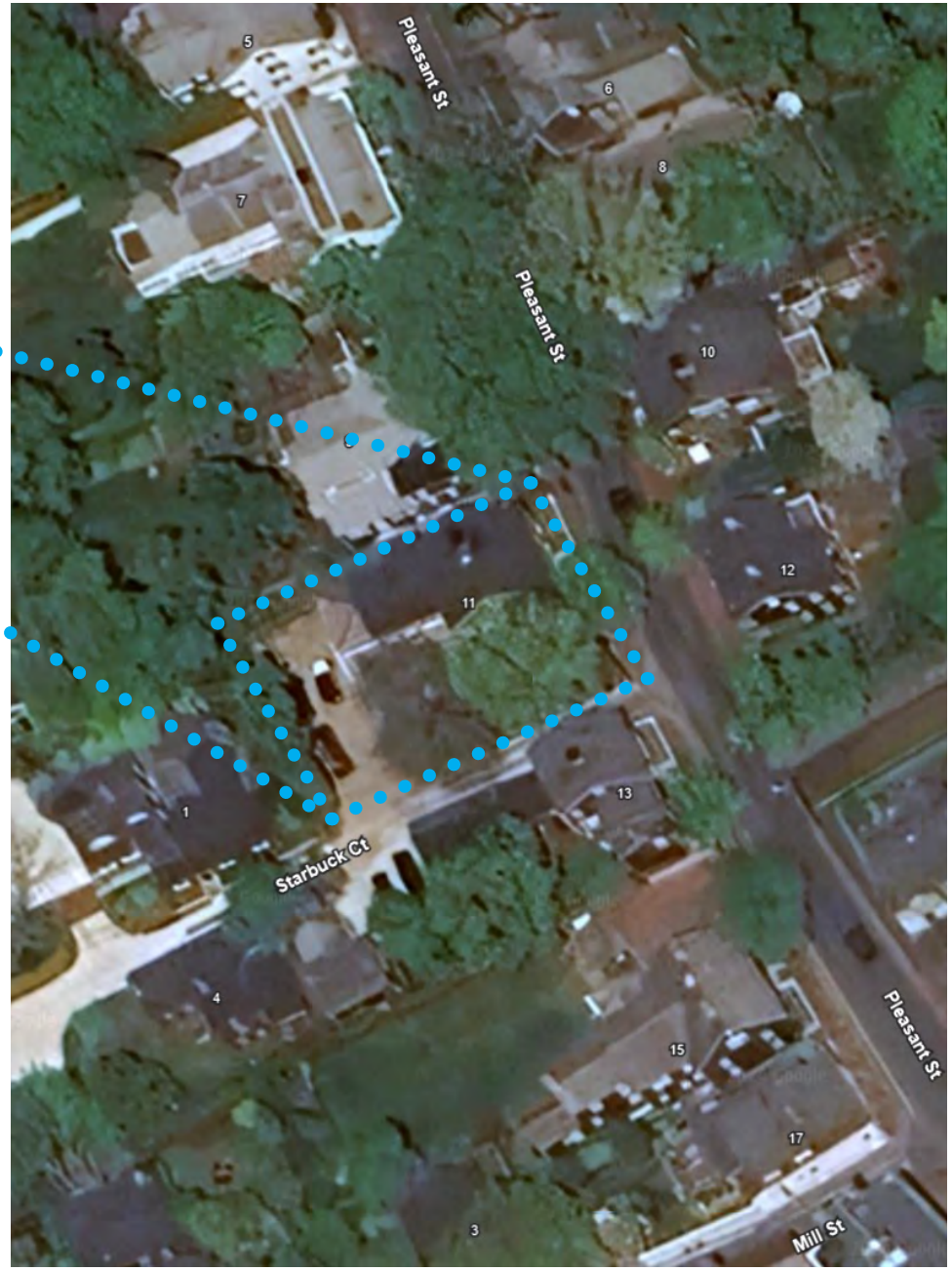
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



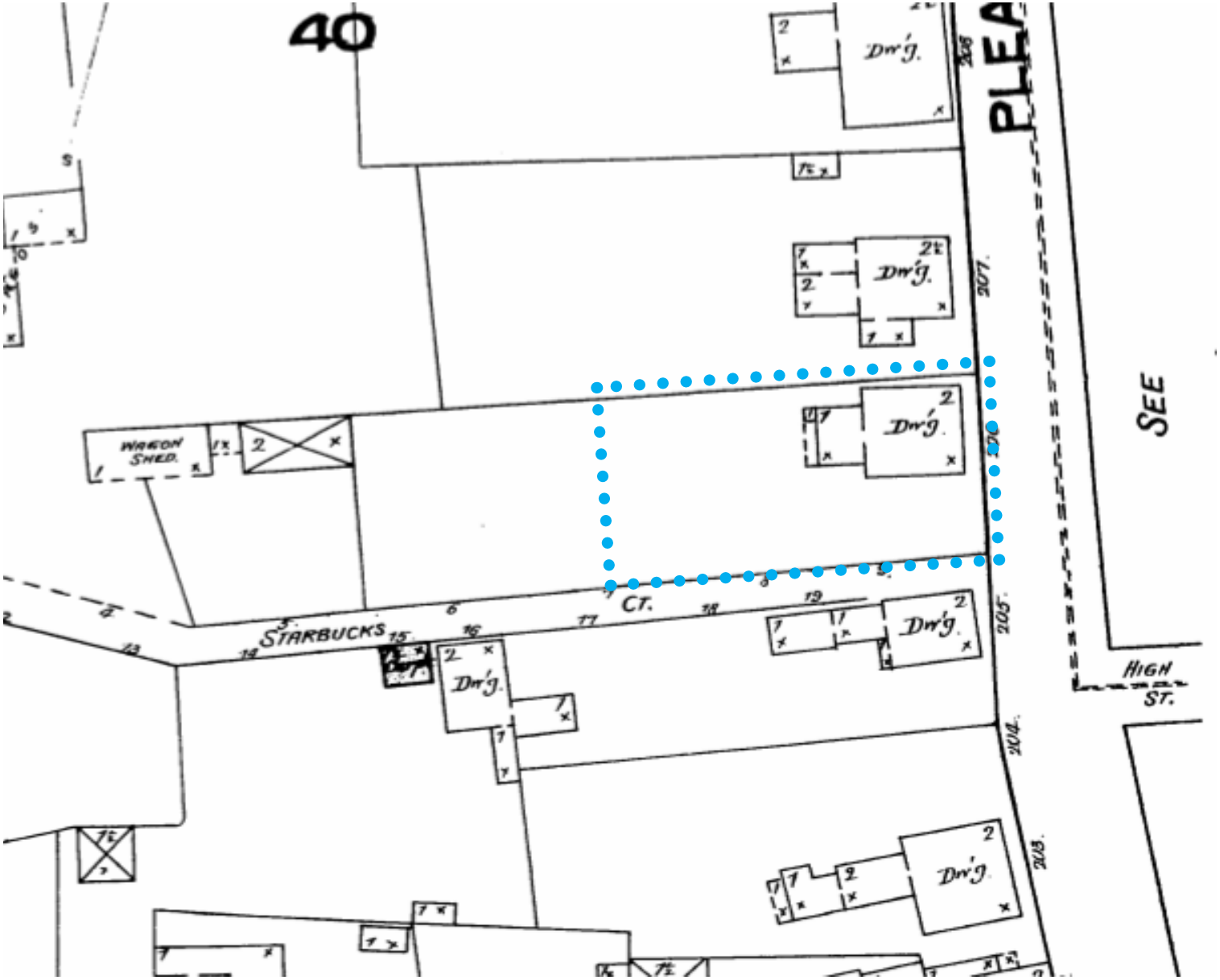
TAX MAP - NTS

ZONING INFORMATION

Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS



NORTH

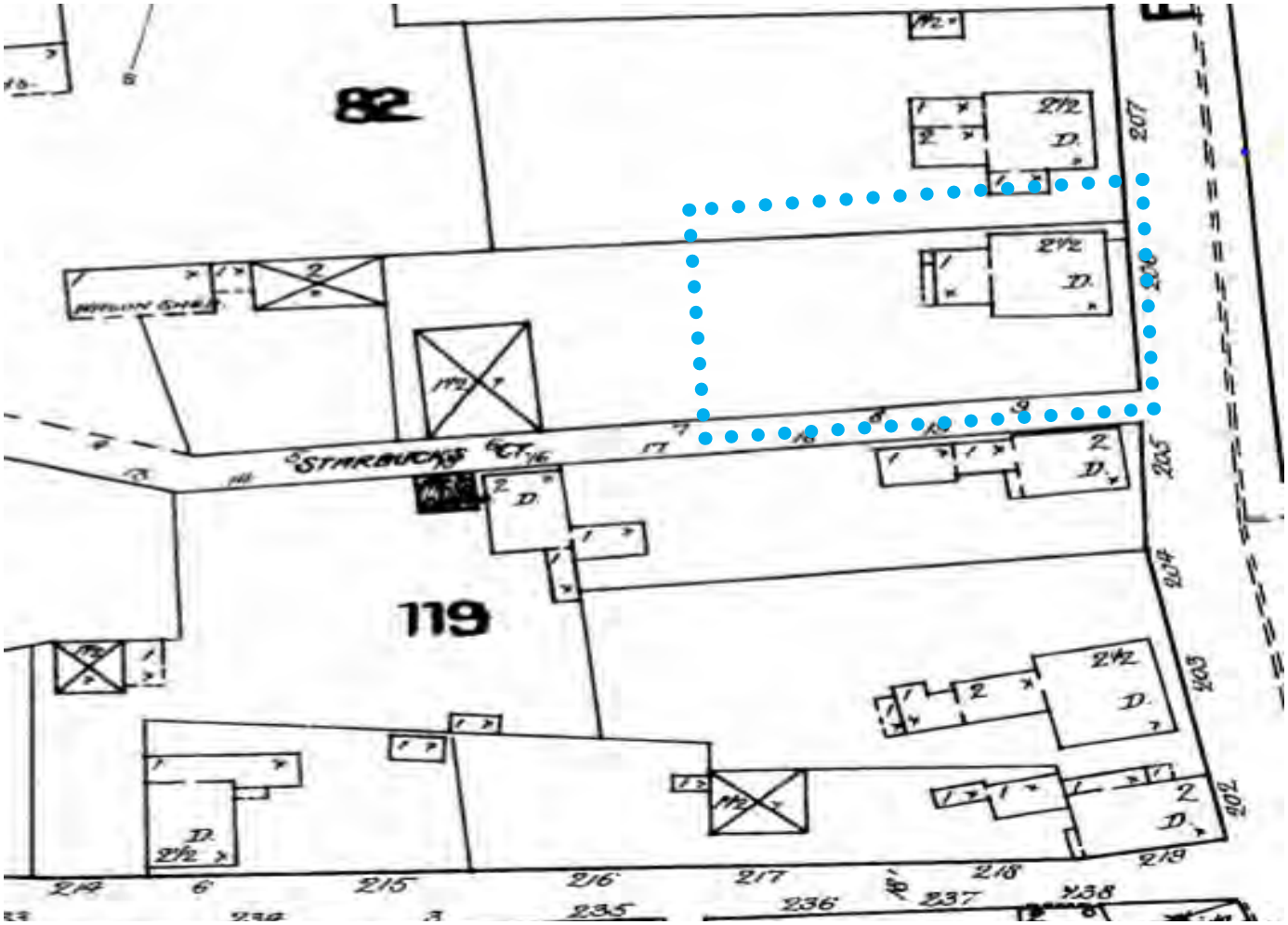
1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

NORTH

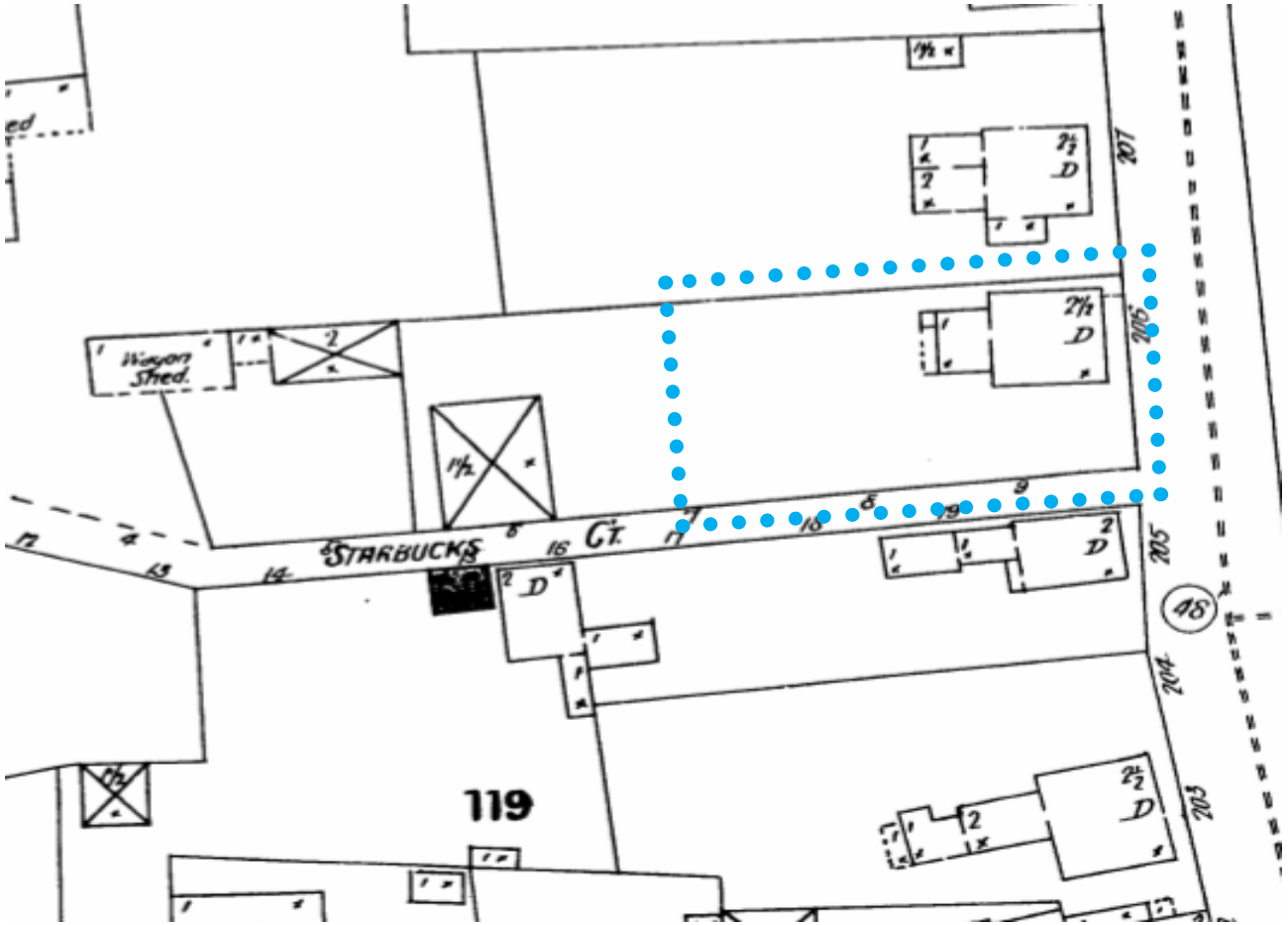


1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

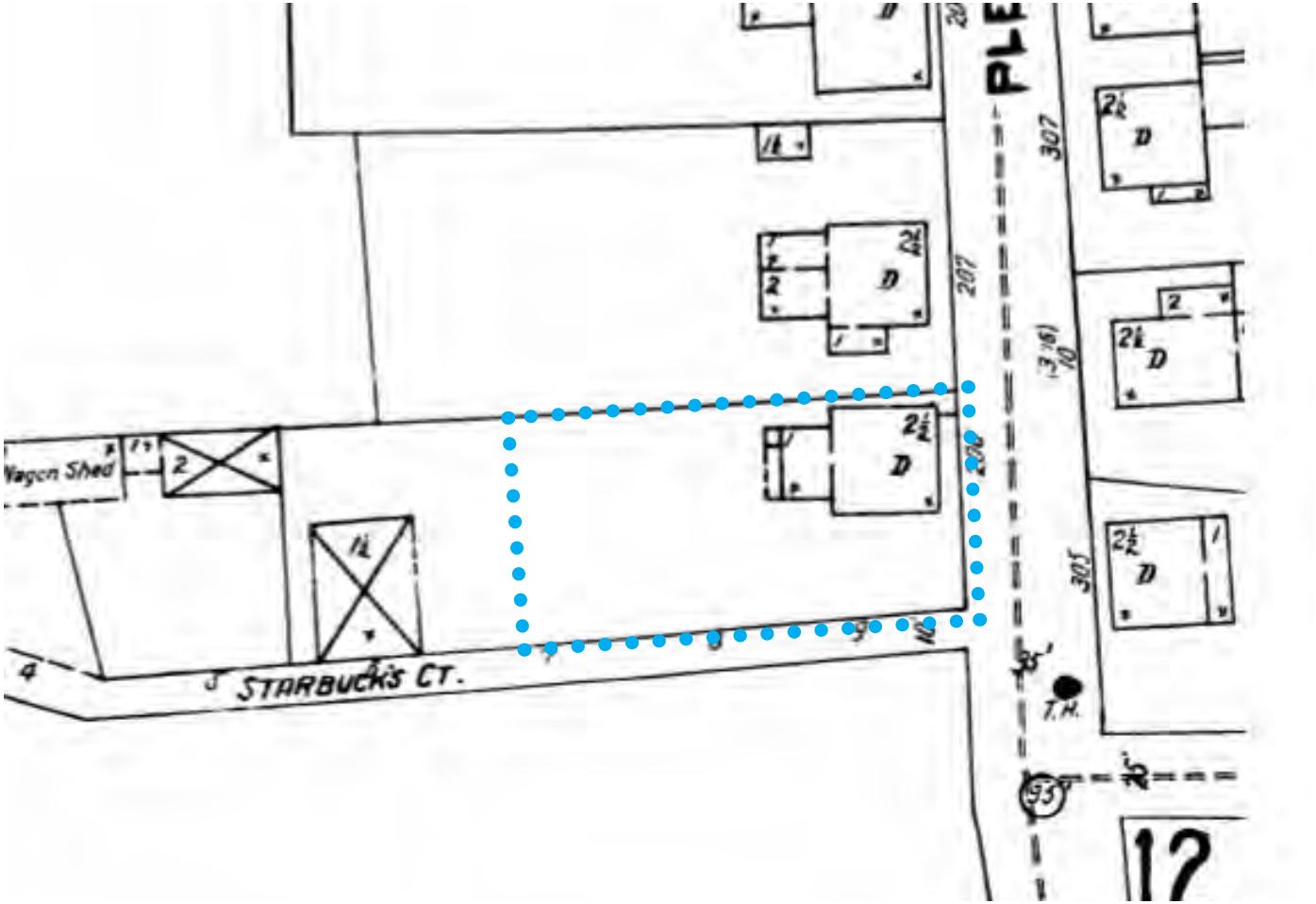


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

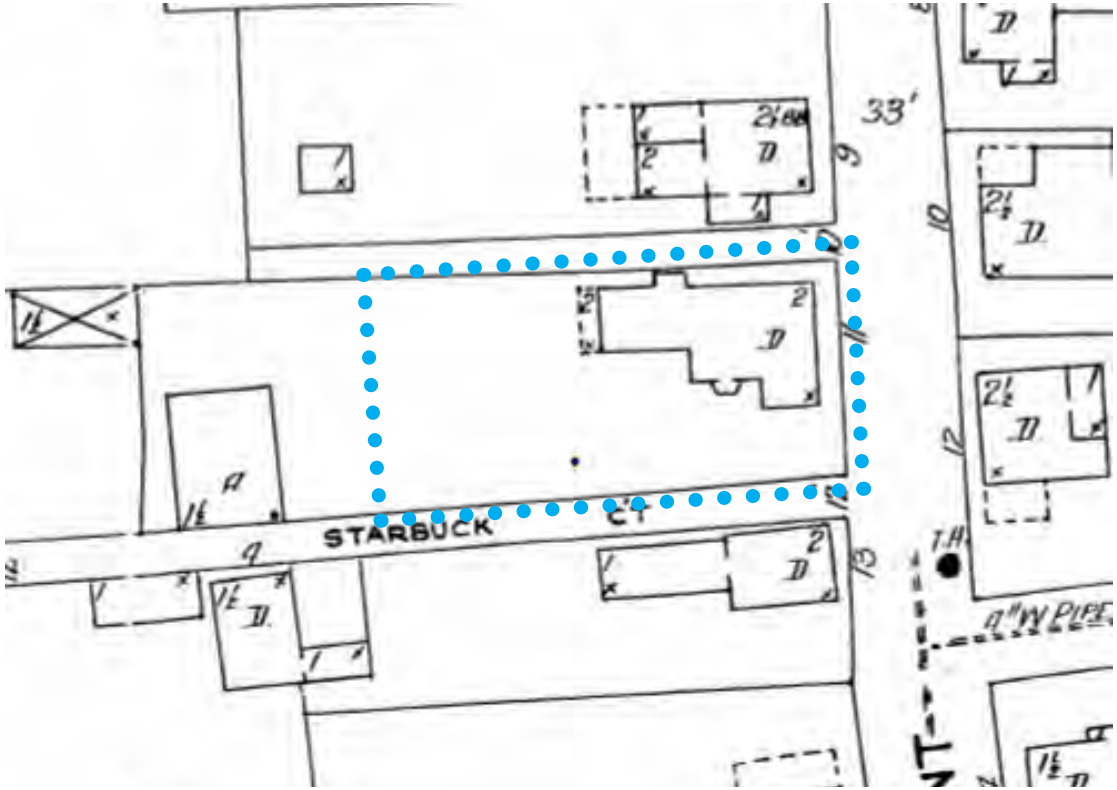


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

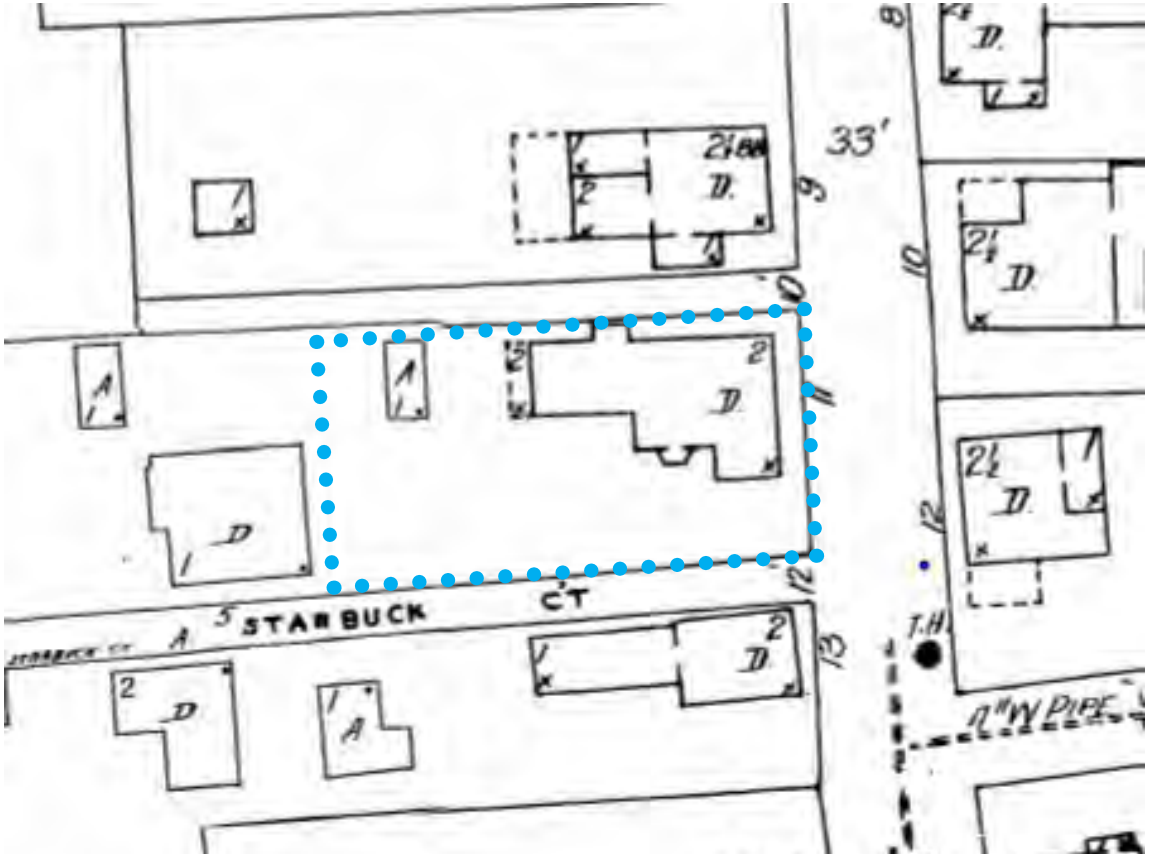


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



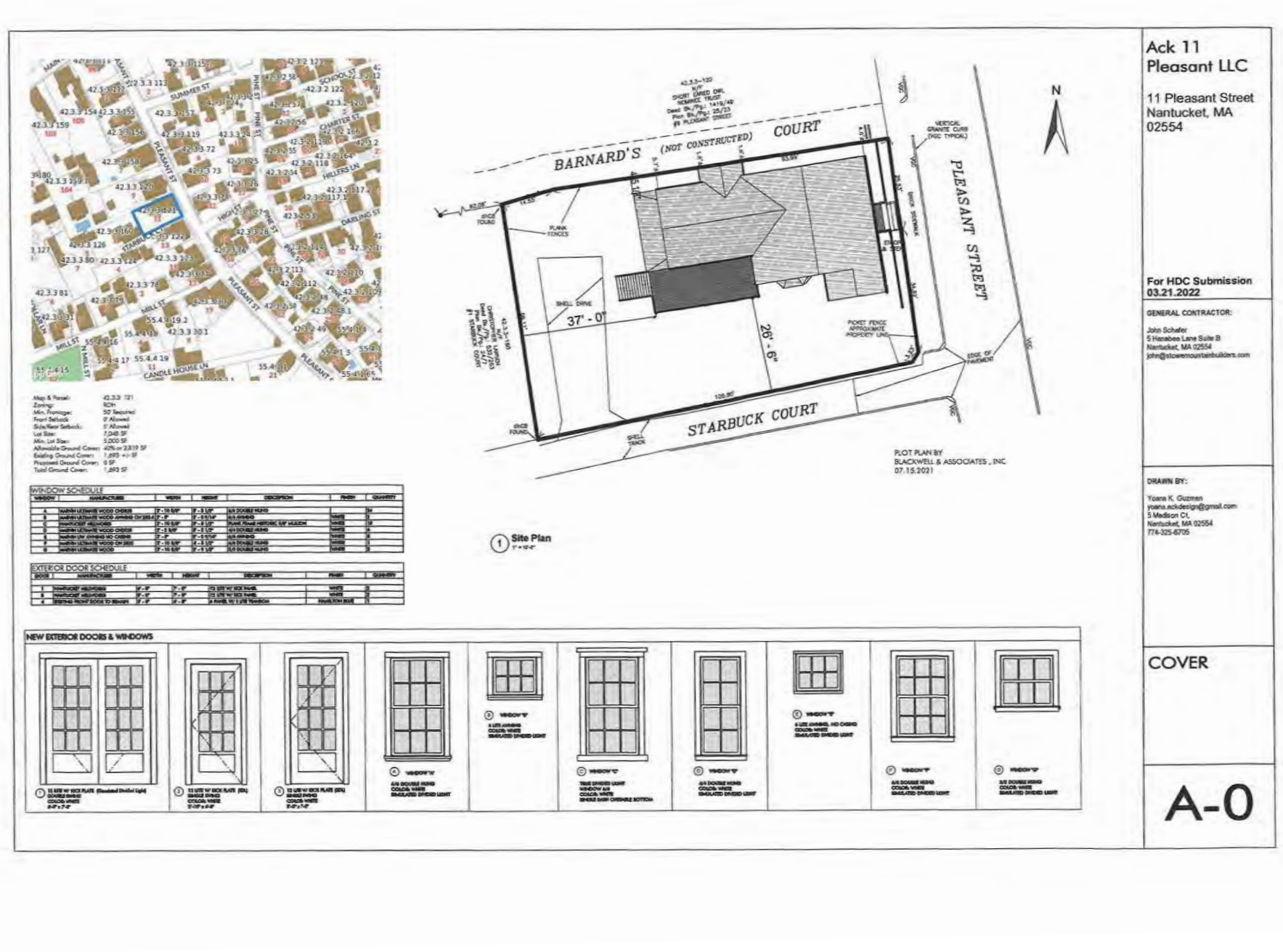
1949 - NO CHANGE

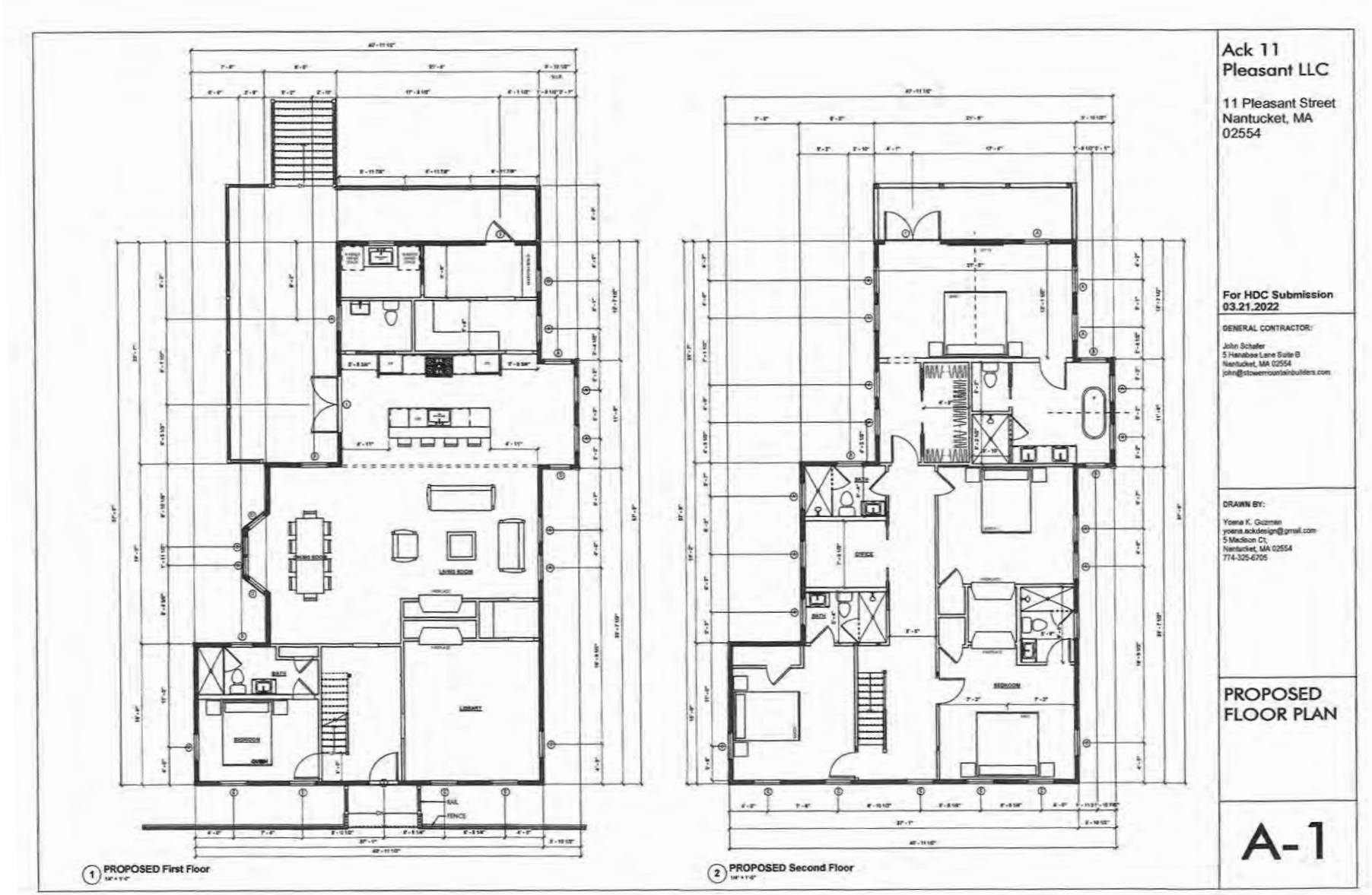
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

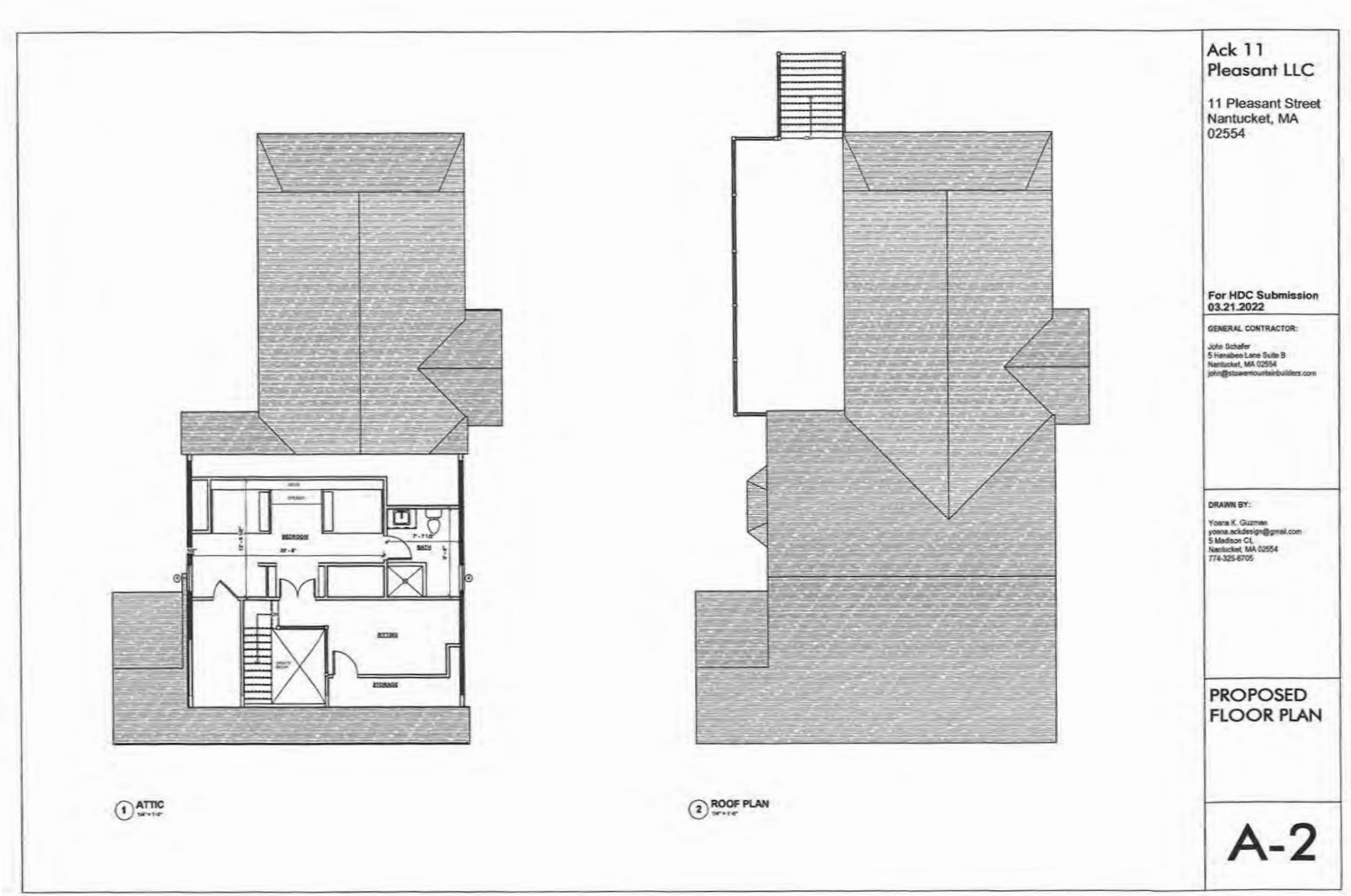
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

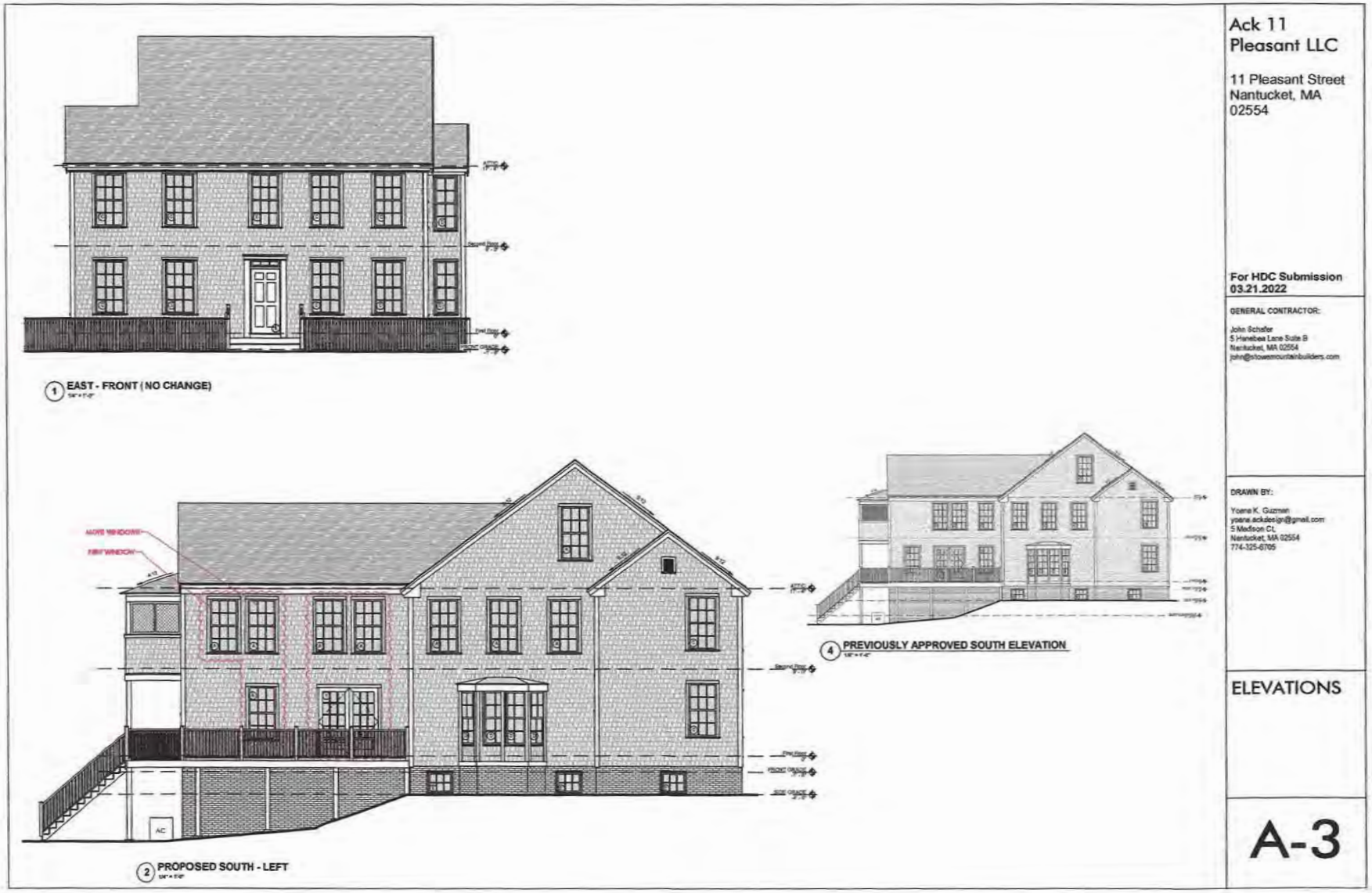
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

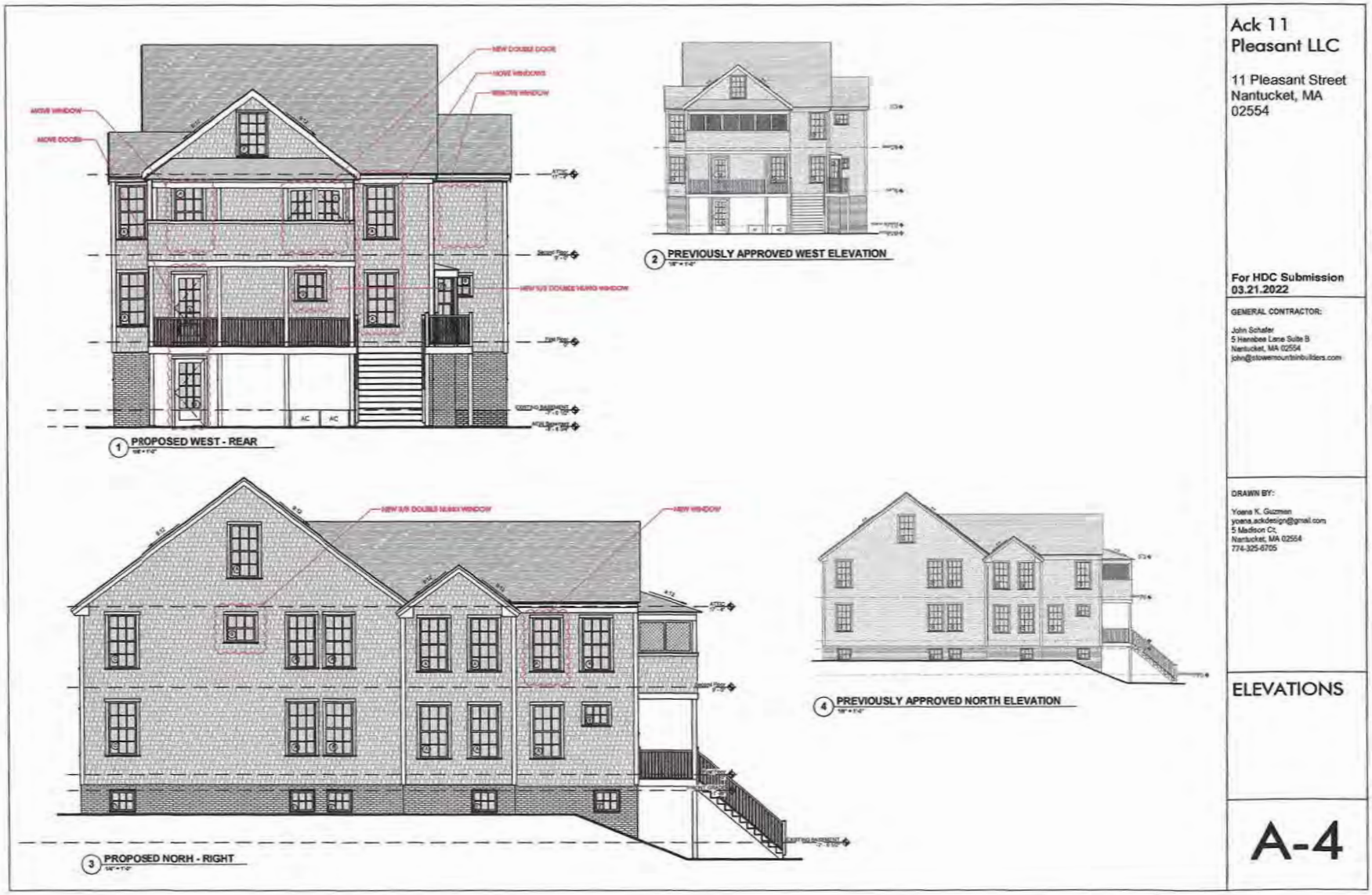
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanebea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-4

11P HDC SITE CONTEXT

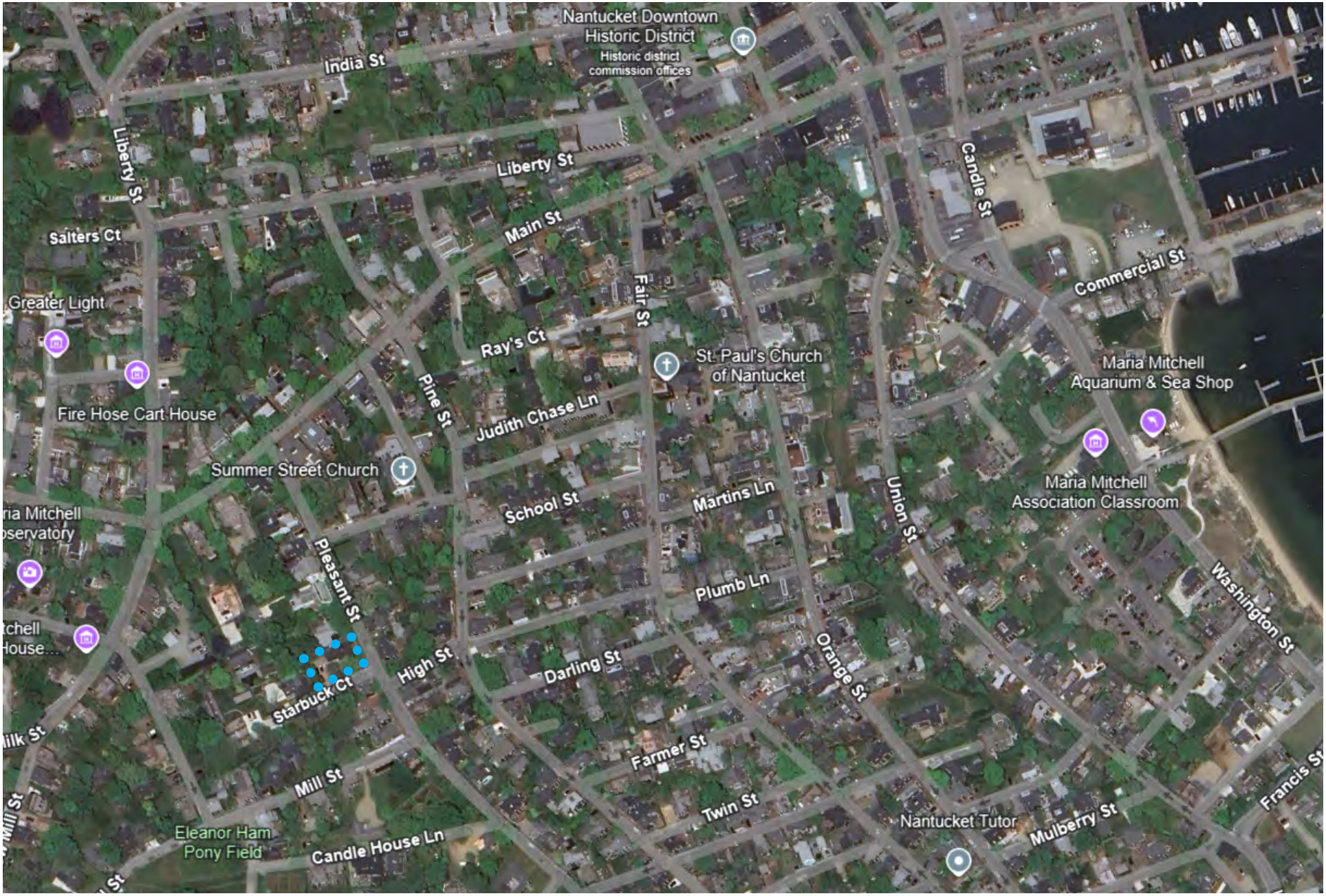
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



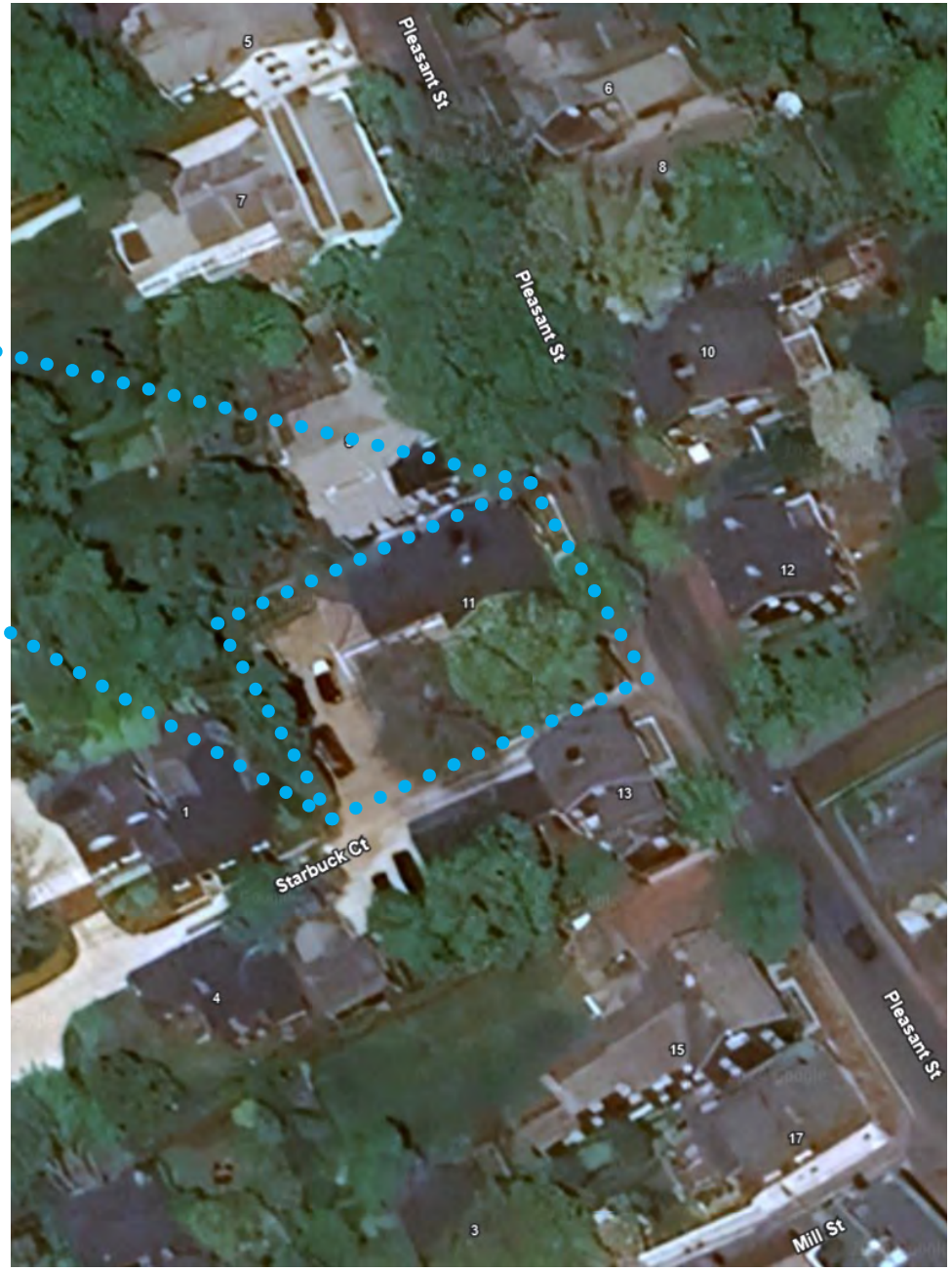
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

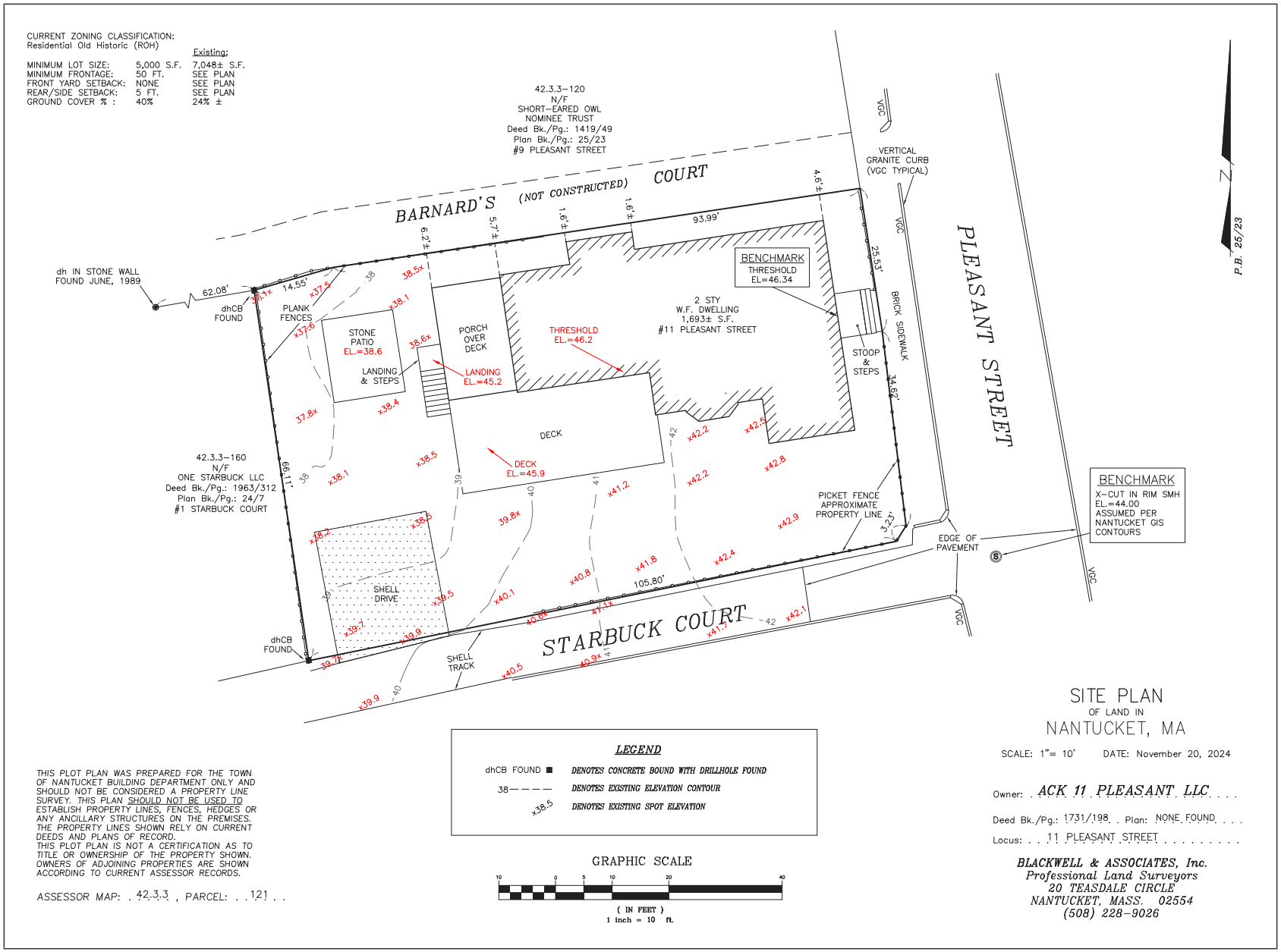
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS

SITE SURVEY

Scale: NTS





EAST FACADE FACING PLEASANT ST



NORTHEAST CORNER FROM PLEASANT ST



SOUTHWEST CORNER FROM STARBUCK CT



WEST VIEW DOWN STARBUCK CT



VIEW NORTH ON STARBUCK



SOUTHWEST PROPERTY CORNER



VIEW NORTH EAST FROM STARBUCK



VIEW NORTH ON STARBUCK



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING EAST



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING WEST



EXISTNG DECK STAIR



WEST YARD LOOKING EAST



EXISTING SOUTH DECK



NORTH SIDE YARD LOOKING WEST



FACADE DETAILS



EXISTING SOUTH DECK



FACADE DETAILS



FACADE DETAILS

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



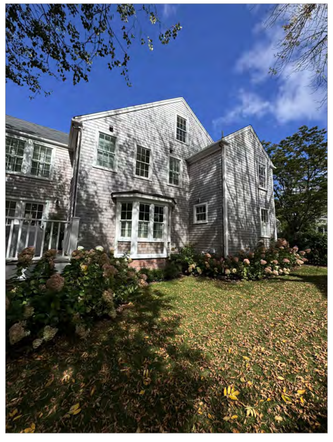
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

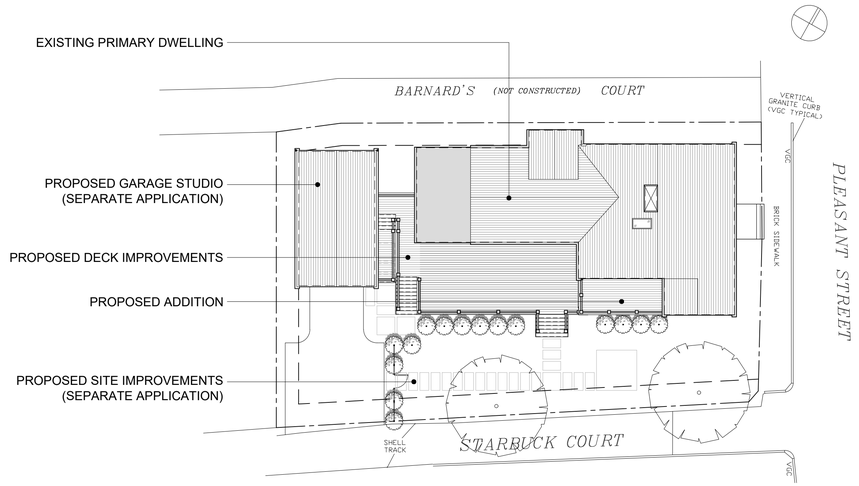


SOUTH FACADE

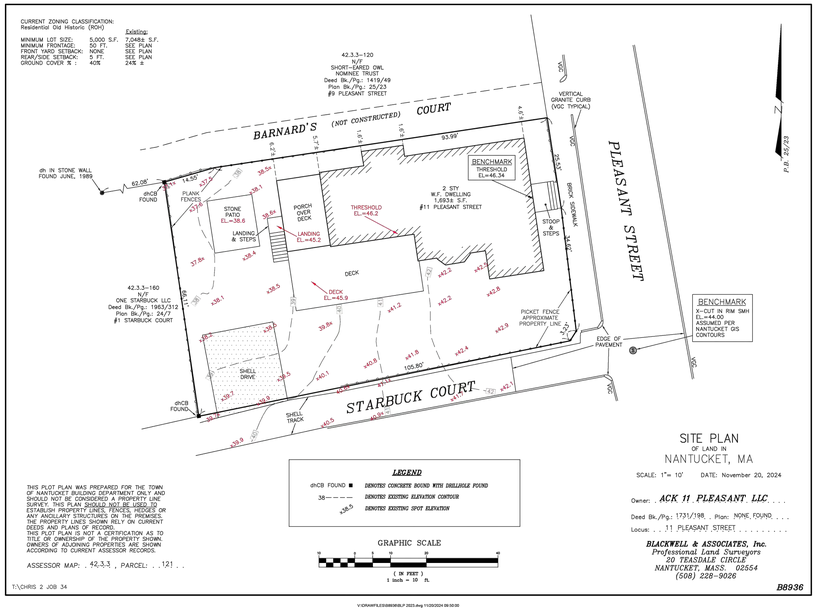


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	138 SF
	PROPOSED TOTAL:	1,819 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA — July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

COVER SHEET

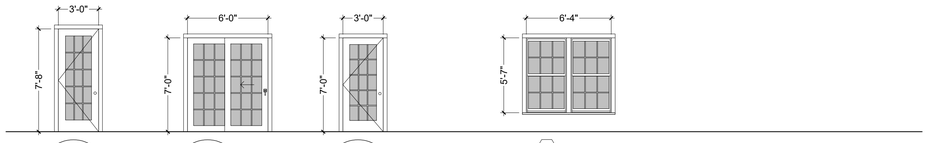
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION (1/A200)
- INTERIOR ELEVATION
- ROOM DESIGNATION (NAME, ##)
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE (XX)
- WINDOW DESIGNATION (22)
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES (SM)
- REVISION (1)
- SWINGING DOOR
- ELECTRICAL PANEL (EP.)
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES



TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SLIDING
MFGR: CUSTOM, MATCH EXG

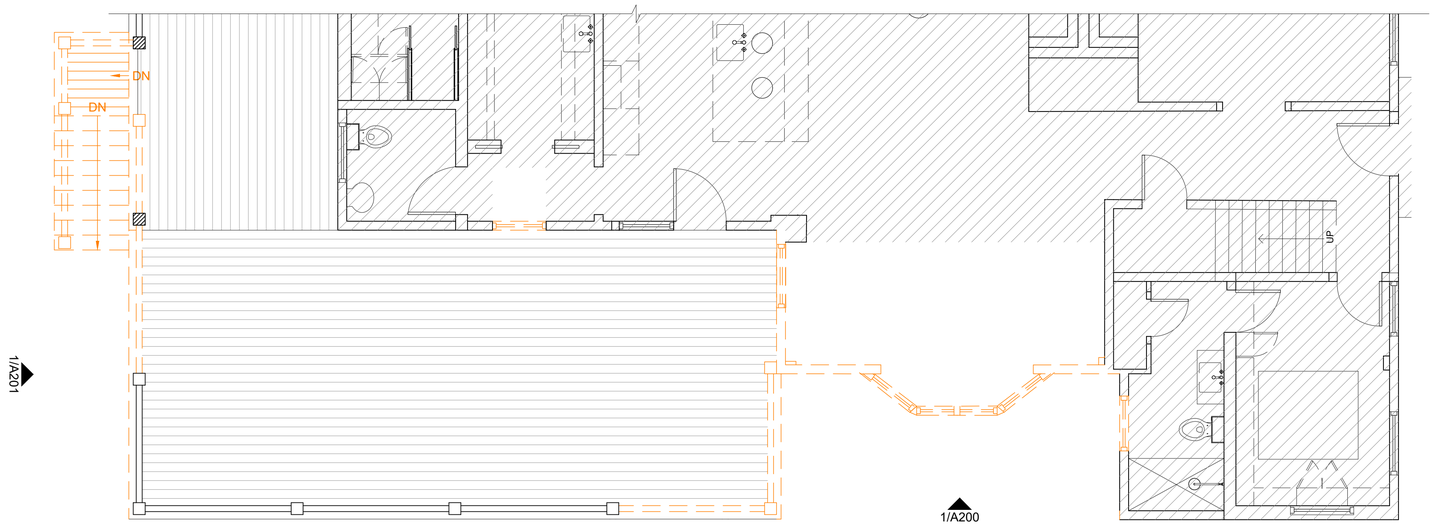
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

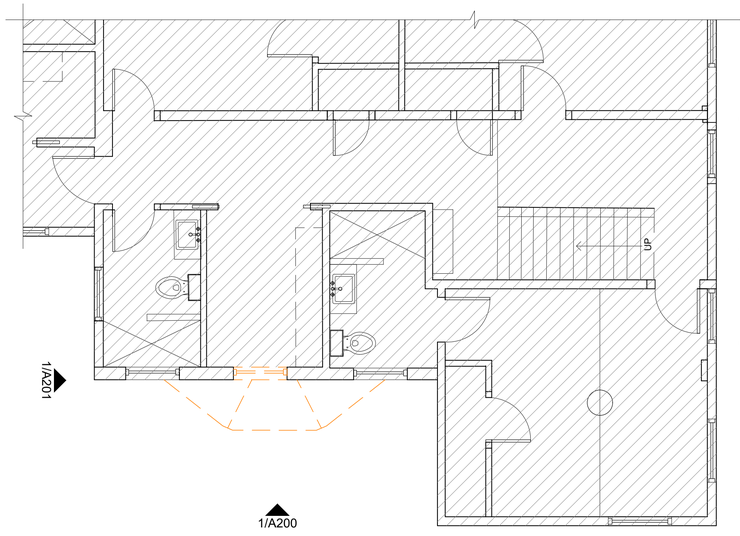
WINDOW TYPES

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

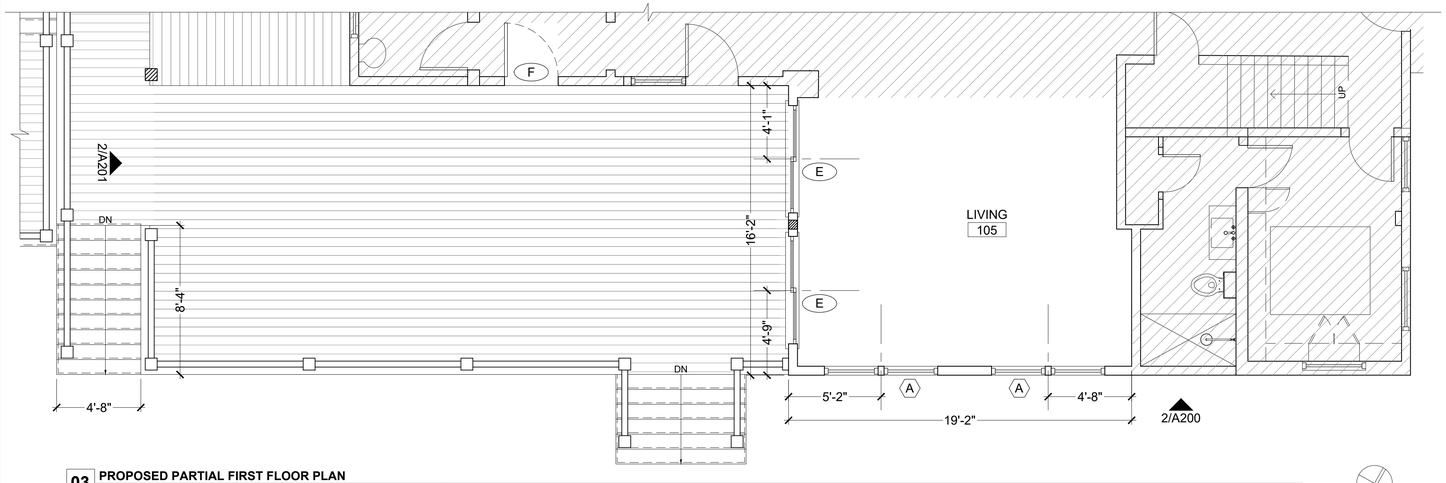
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



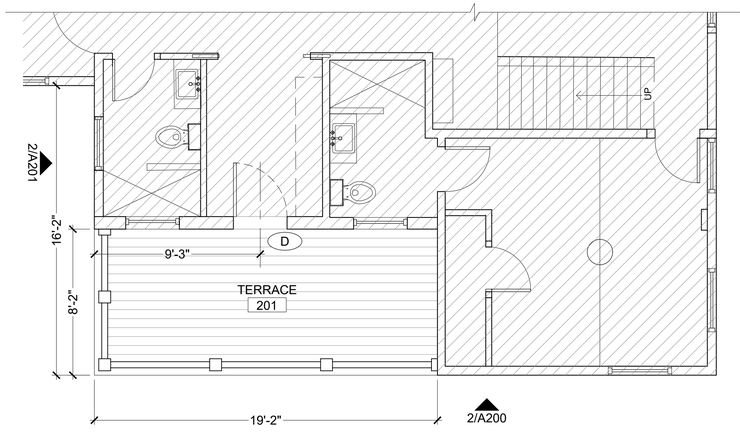
01 DEMO PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 DEMO PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 PROPOSED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



04 PROPOSED PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

studioPPARK
architecture + design

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

FLOOR PLANS

A100

NO:



01 **DEMO EXTERIOR ELEVATION - SOUTH**
SCALE: **1/4" = 1'-0"**



02 **PROPOSED EXTERIOR ELEVATION - SOUTH**
SCALE: **1/4" = 1'-0"**

studioPPARK
architecture + design

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A200

NO:



01 **DEMO EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**



02 **PROPOSED EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**

studioPPARK
architecture + design

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A201

NO:

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

BCL - New Dwelling

Rev to Prev

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

separate application 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

BCL- REV TO PREV
NEW DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 563

Street & Number of Proposed Work: 7 BARNABAS LANE

Owner of record: TIGERLILY NOMINEE TRUST

Mailing Address: 9 BARNABAS LANE
NANTUCKET MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST, STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481-7081 E-mail: jamese@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2022-10-7289
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation * N/A
2. South Elevation * N/A
3. West Elevation * CHIMNEY STYLE ALTERED
4. North Elevation * N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other PAINTED

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural NO CHANGE
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) WHITE Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE / ESSEX GREENT
Deck IPE Foundation ESSEX GREEN Fence N/A Shutters ESSEX

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/15/2025 Signature of owner of record _____ Signed under penalties of perjury

studioPPARK
architecture + design
1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

BCL_RESIDENCE
September 16, 2022

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
7 Barnabas
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Tigerlily Nominee Trust

BCL - 7 Barnabas

HDC Site Context

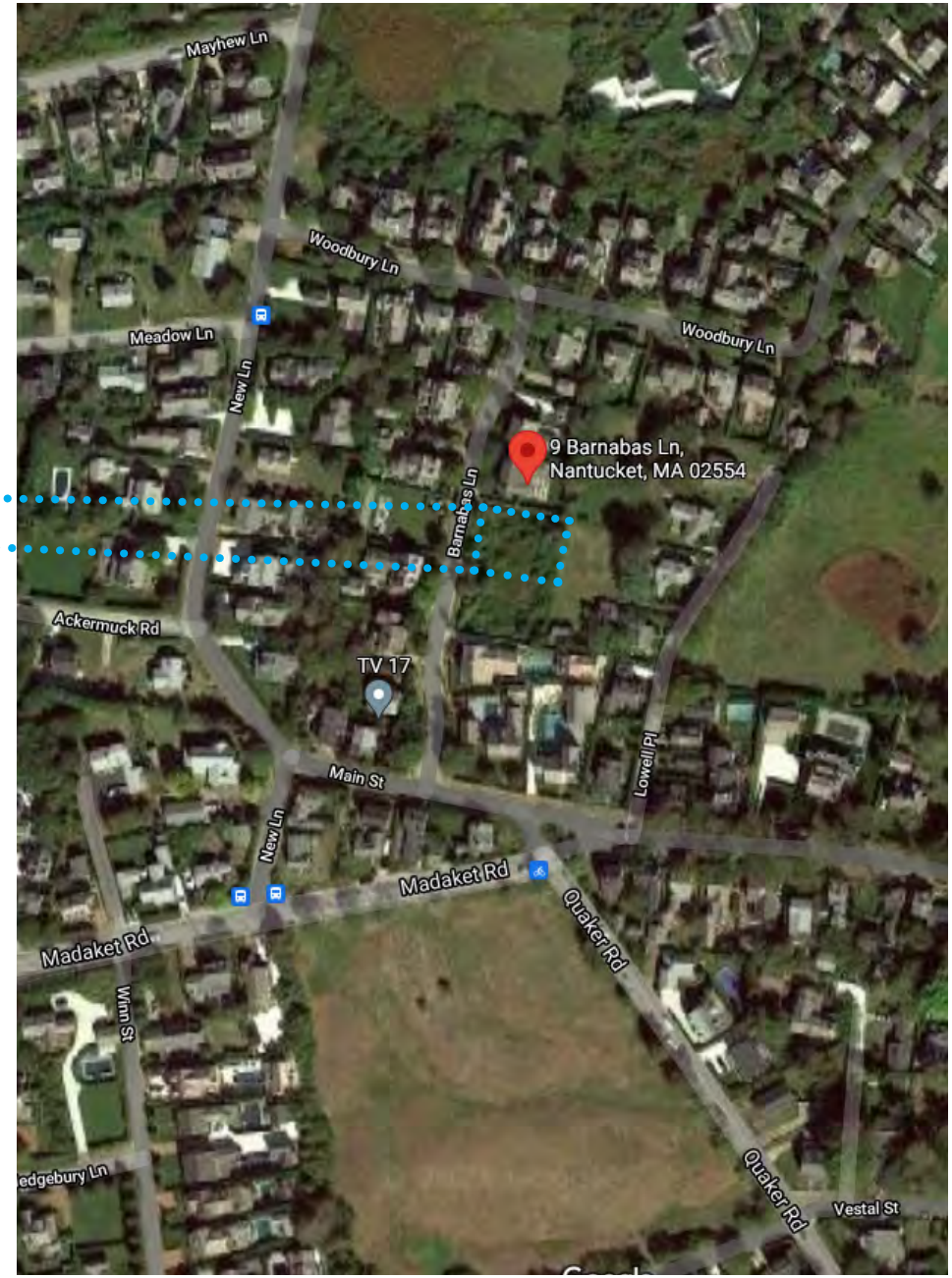
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



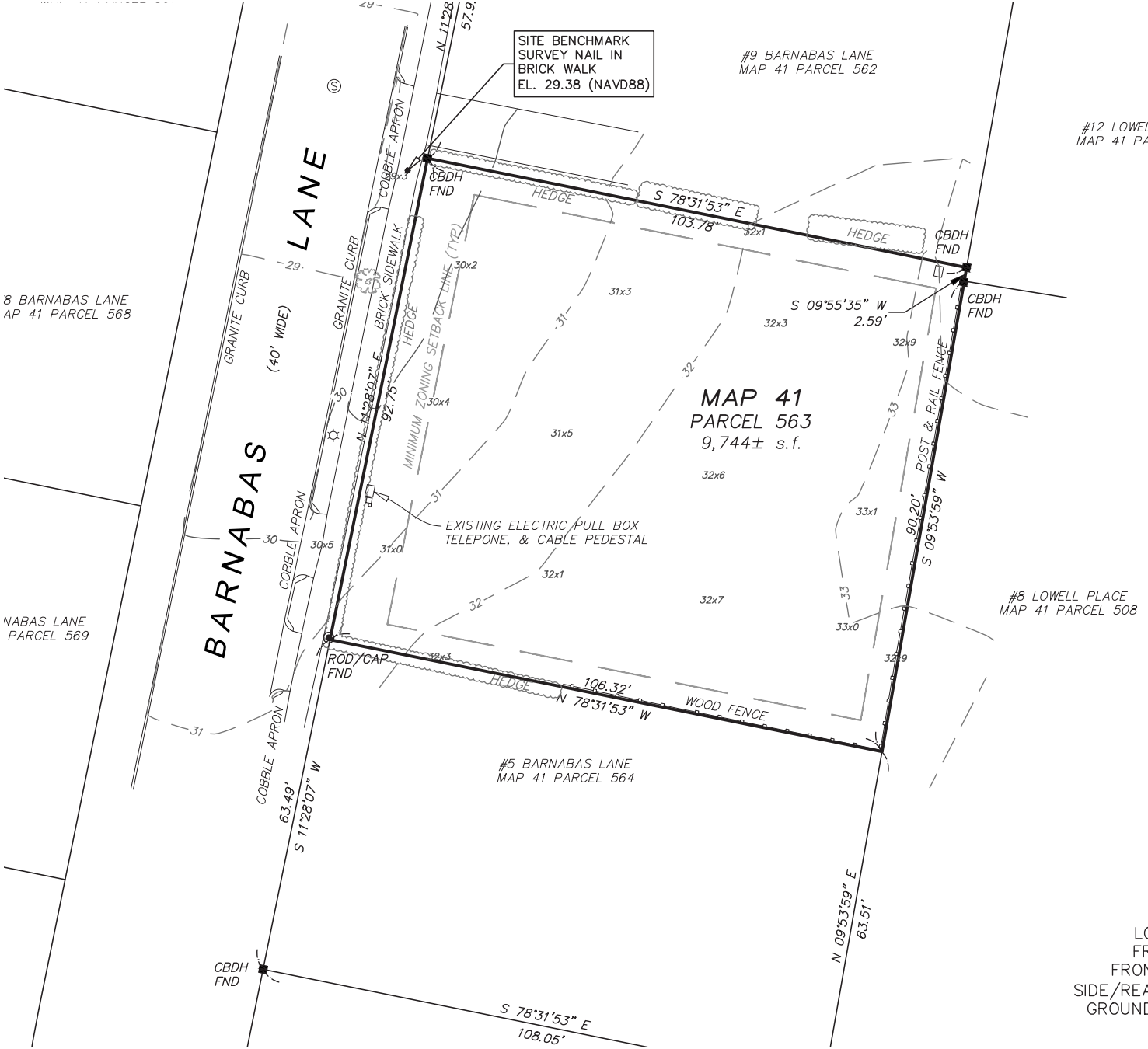
AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

studioPPARK
architecture + design

SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

studioPPARK
architecture + design



AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2022-04-8361

ISSUED: MARCH 15, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

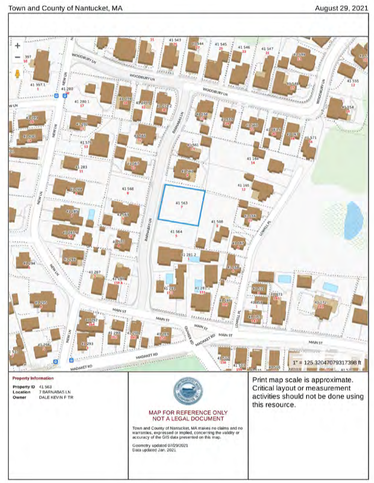


VIEW SOUTH FROM BARNABAS LN



VIEW SOUTH

GIS LOCUS MAP

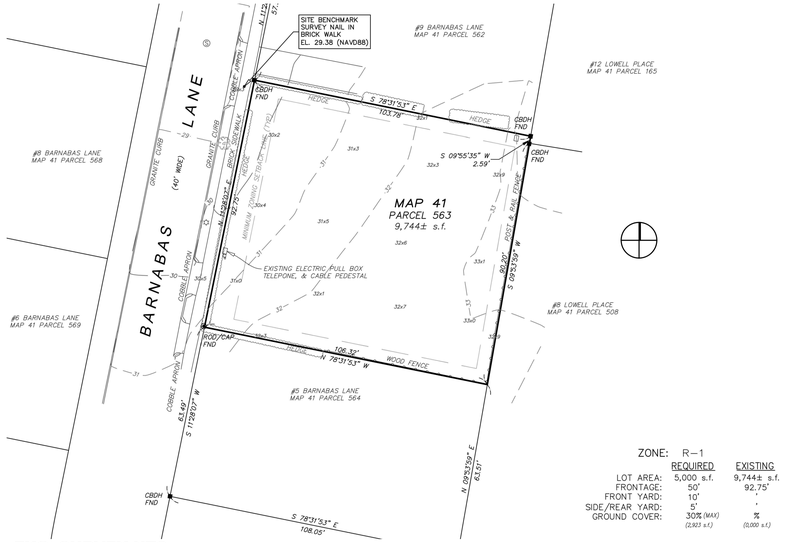


LIST OF DRAWINGS

T100	COVER SHEET
G100	GENERAL NOTES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING/LOT INFORMATION

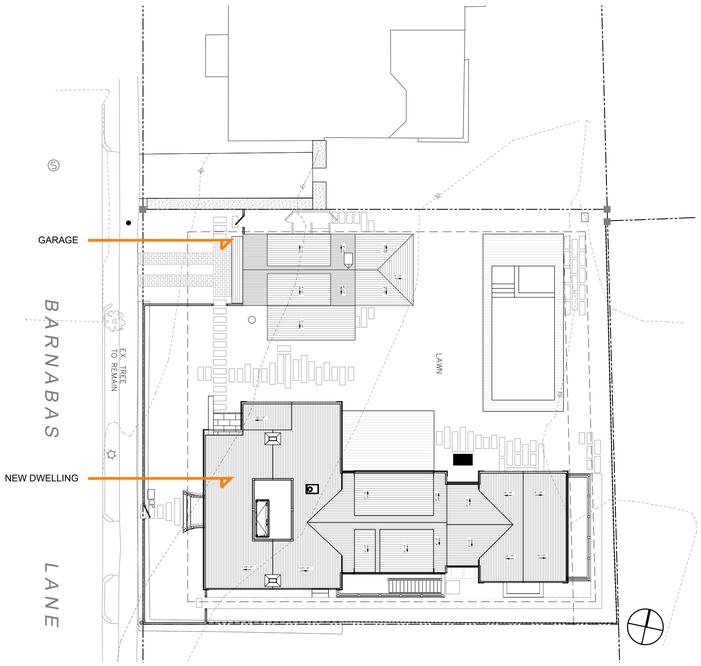
Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



ZONE: R—1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (3,000 s.f.)

EXG. SURVEY NTS



PROPOSED SITE PLAN (LANDSCAPE APPROVED UNDER SEPARATE APPLICATION)

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST
9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

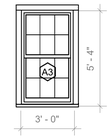
25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

COVER SHEET

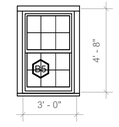
T100

C:\USERS\STUDIOPPARK DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVE\SHEET\BCL - T100 - MAIN HOUSE COVER SHEET.PDF

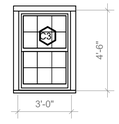
WINDOW LEGEND



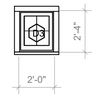
TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3054
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



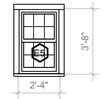
TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3046
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 4 LITE
FINISH: FIBREX WHITE
MODEL: APW3024
ACTION: PICTURE
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH2438
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH2848
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES

NOTES:

ALL WINDOWS TO BE SIMULATED DIVIDED LITE

ALL WINDOWS DIMENSIONED TO CENTER LINE

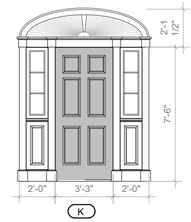
PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

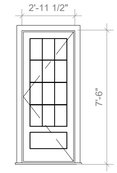
EXTERIOR COLOR: WHITE
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

DOOR LEGEND



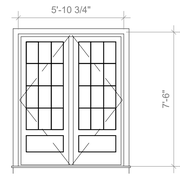
K

TYPE: ENTRY
FINISH: PAINTED ESSEX GREEN
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



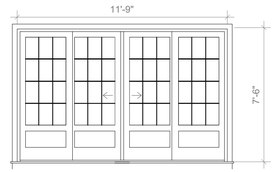
L

TYPE: PATIO FRENCH
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



M

TYPE: PATIO FRENCH
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL

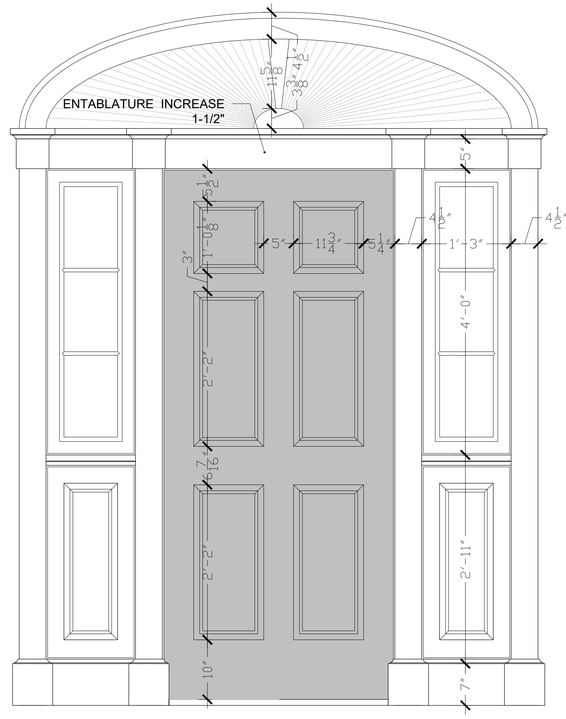


O

TYPE: GLIDING
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SLIDING
MFGR: UPSTATE OR EQUAL

NOTES:

1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...



1 ENLARGED ENTRY DOOR ELEVATION
1" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

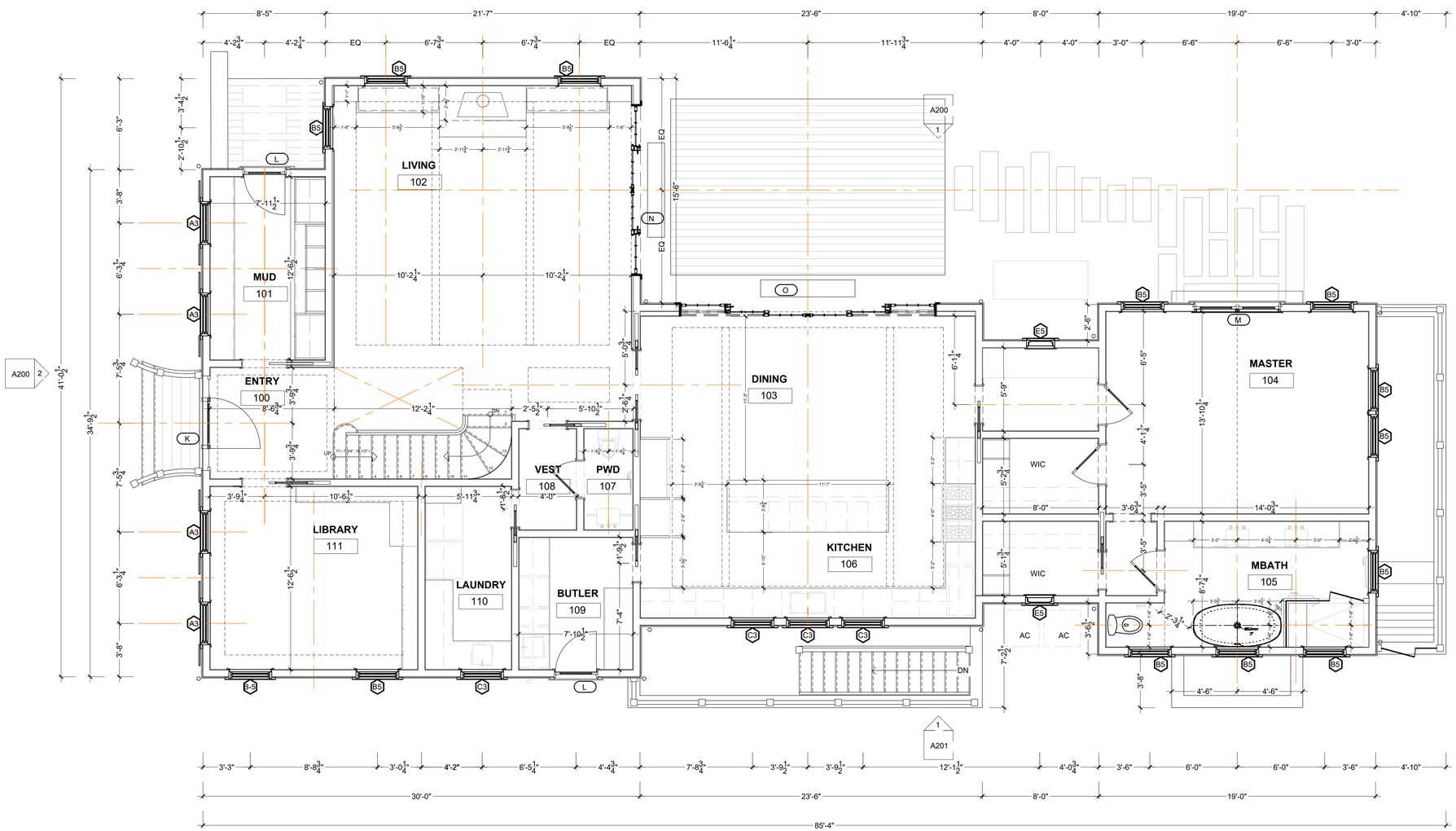
GENERAL NOTES

G100

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - G100 - MAIN HOUSE GENERAL NOTES.PDF

LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION (A 101)
- PLUMBING DESIGNATION (PX)
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- (SC) CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 FIRST FLOOR PLAN
1/4" = 1'-0"

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVE\SHEETS\BCL - A101 HDC

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

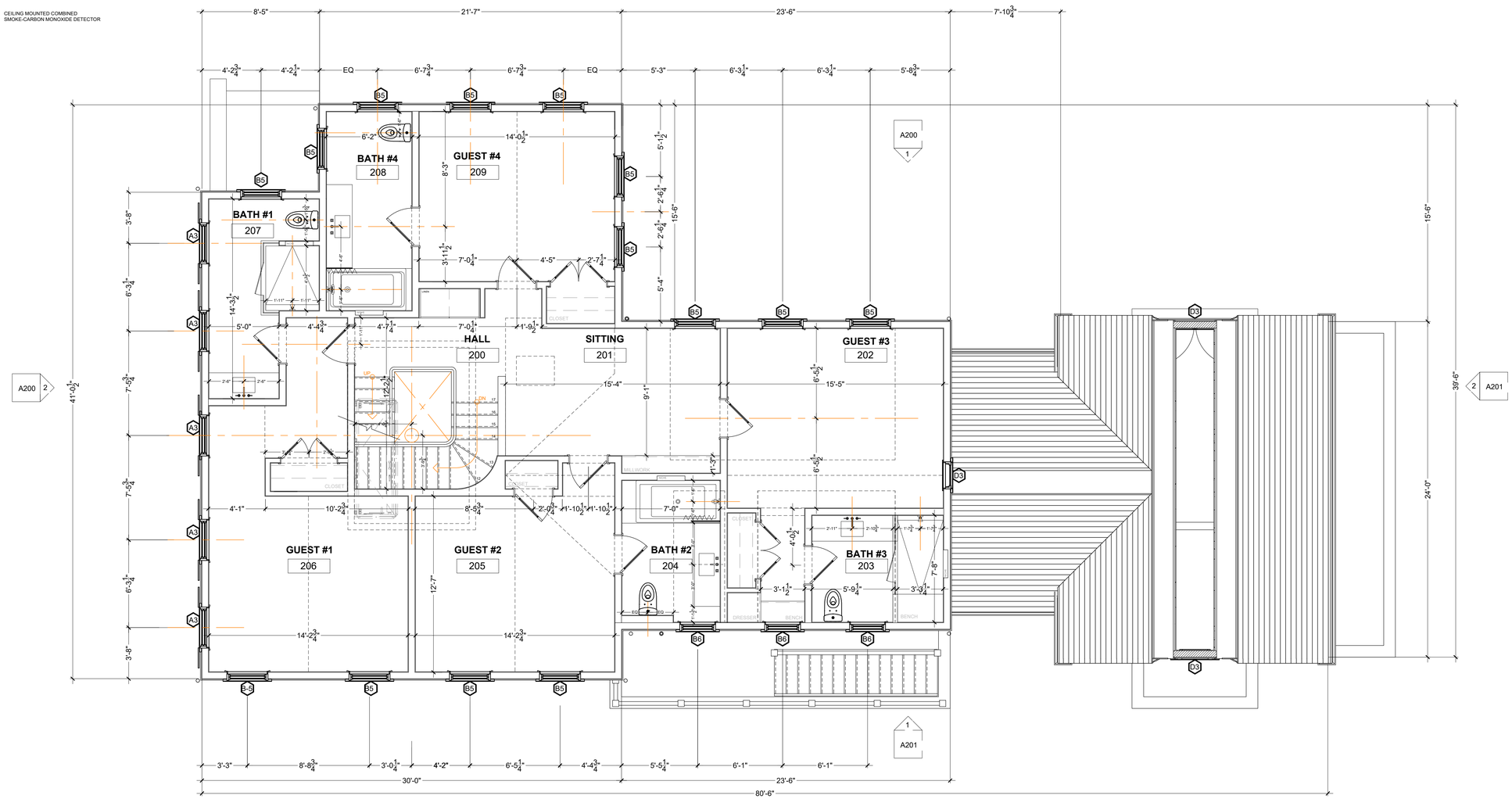
25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

FLOOR PLANS

A101

LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PLUMBING DESIGNATION
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- SC — CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 SECOND FLOOR PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

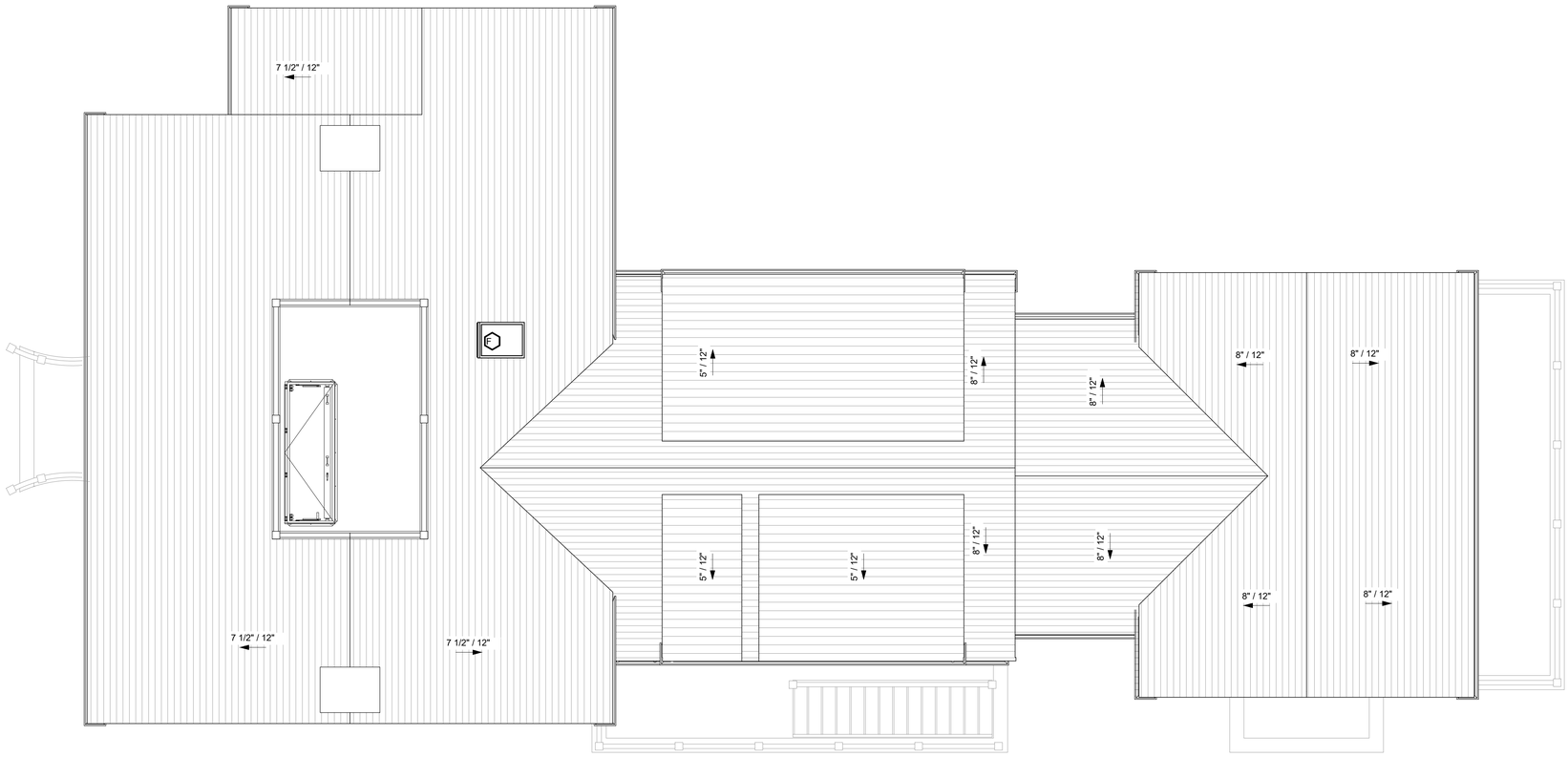
ISSUE

- 25_0315 - HDC REV TO PREV
- 23_0522 - HDC STAFF REVISION
- 23_0427 - HDC REVISION 3
- 23_0209 - HDC REVISION 2
- 22_1222 - HDC REVISION 1
- 22_0929 - HDC APPROVAL

FLOOR PLANS

A102

C:\USERS\STUDIPPARK.KROPROX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A102 HDC



1 ROOF PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

ROOF PLAN

A103

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A103.I-HDC



HDC APPROVED - WEST ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - NORTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

EXTERIOR
ELEVATIONS

A200

C:\USERS\STUDIPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A200 HDC REV TO PREV



HDC APPROVED - EAST ELEVATIONS 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - SOUTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 EAST
1/4" = 1'-0"



1 SOUTH
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

EXTERIOR
ELEVATIONS

A201

2/6/2023 7:24:01 PM
C:\USERS\STUDIPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A200 HDC REV TO PREV

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

BCL - Garage

Rev to Prev

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

separate application 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

BCL - GARAGE REV TO PREV

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 563

Street & Number of Proposed Work: 7 BARNABAS LANE

Owner of record: TIGERLILY NOMINEE TRUST

Mailing Address: 9 BARNABAS LANE
NANTUCKET, MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST. STE 18
IRVINGTON, NY 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-01-7689
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation * N/A
2. South Elevation * NA
3. West Elevation * PENTROOF ADDED, CHIMNEY ALTERED
4. North Elevation * OUTDOOR SHOWER SHIFTED 5' WEST

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other PAINTED

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 5/12 PENTROOF

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening NO CHANGE Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim WHITE Sash WHITE Doors ESSEX GREEN / WHITE
Deck N/A Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/15/2025 Signature of owner of record _____ Signed under penalties of perjury

studioPPARK
architecture + design
1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

BCL_RESIDENCE
September 16, 2022

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
7 Barnabas
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Tigerlily Nominee Trust

BCL - 7 Barnabas

HDC Site Context

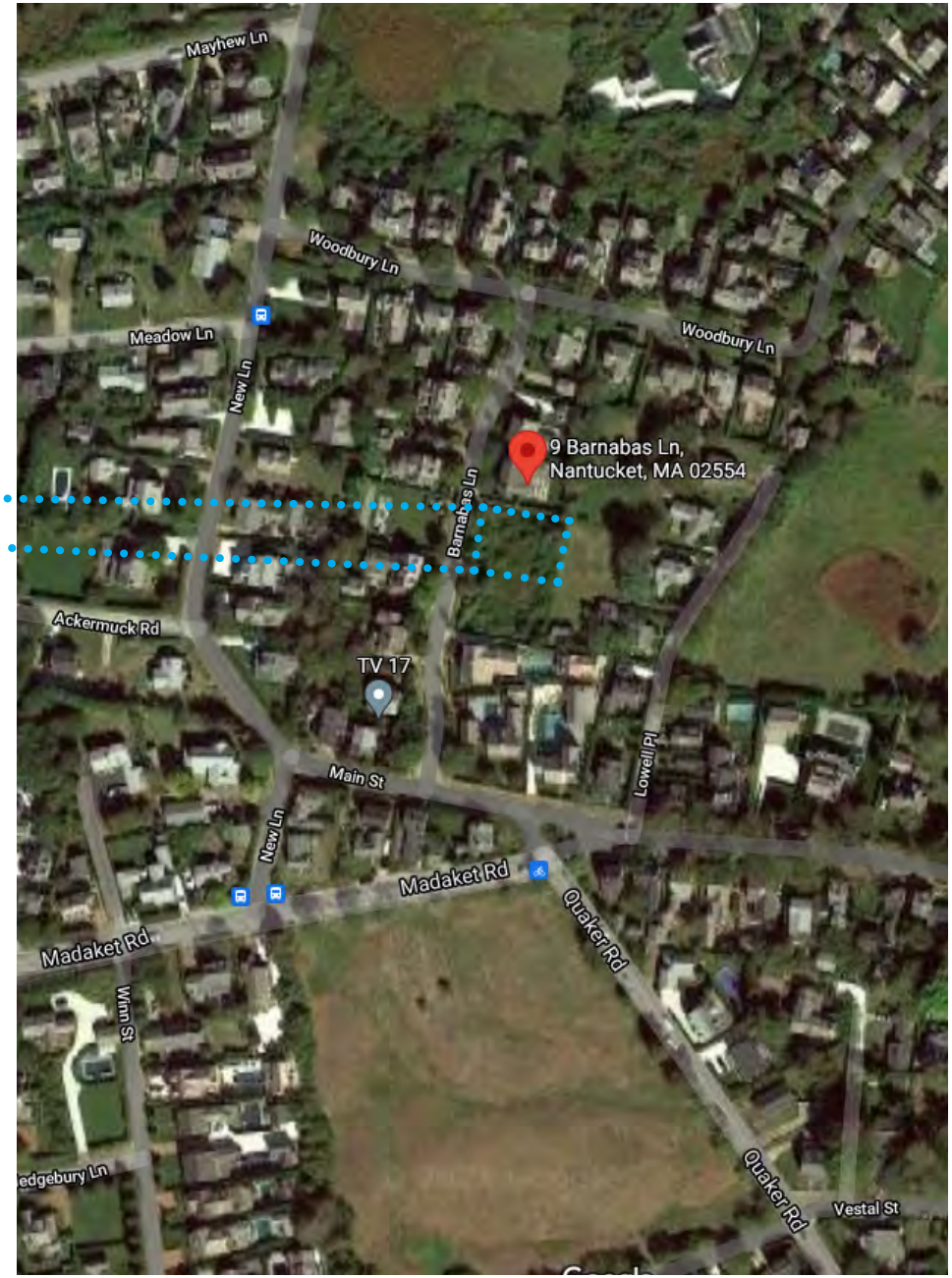
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



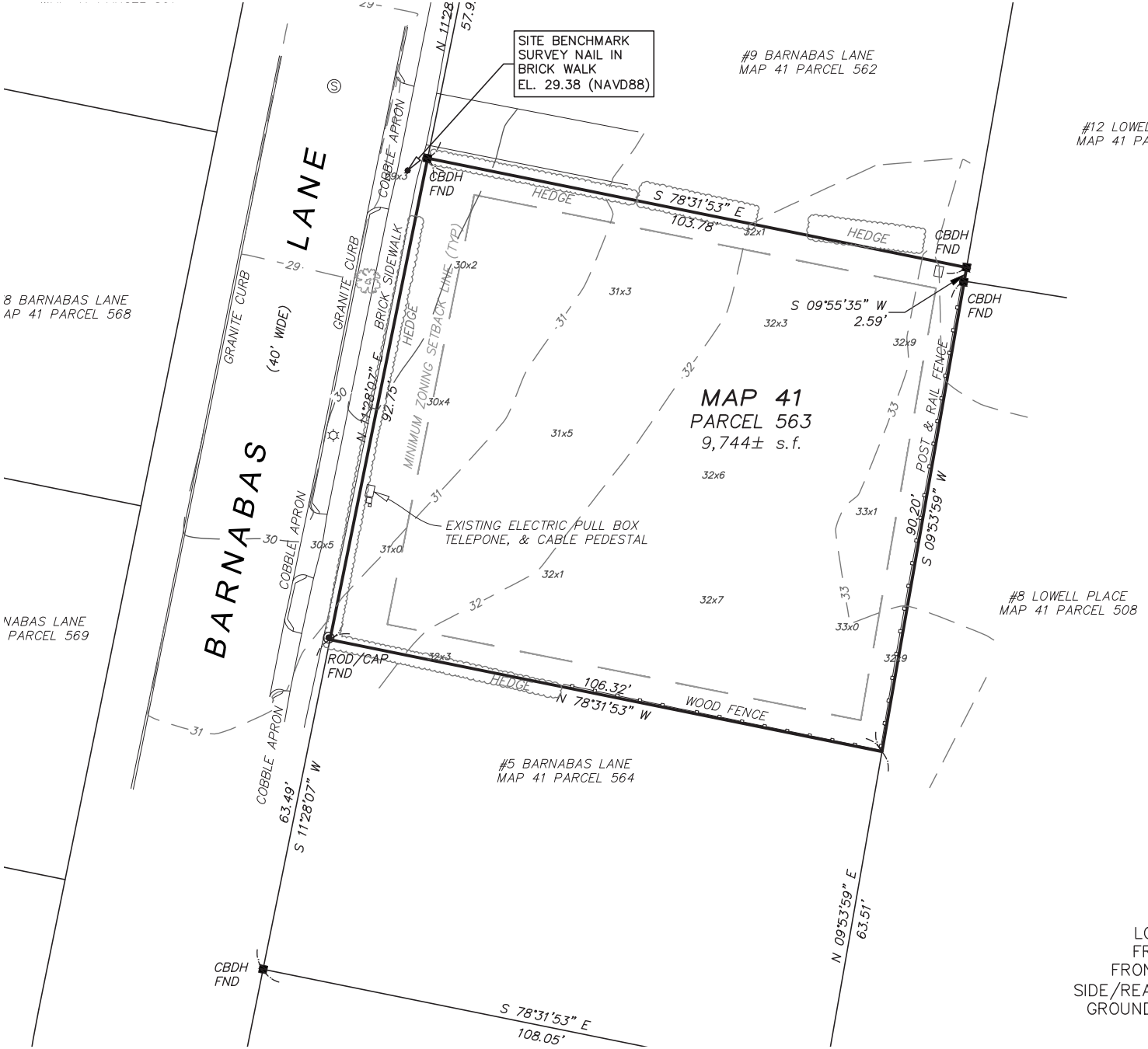
AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

studioPPARK
architecture + design

SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

studioPPARK
architecture + design



AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2023-01-7689

ISSUED: MARCH 15, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

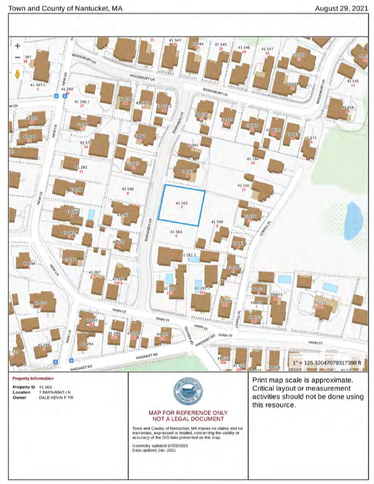


15 WOODBURY



33 WOODBURY

GIS LOCUS MAP

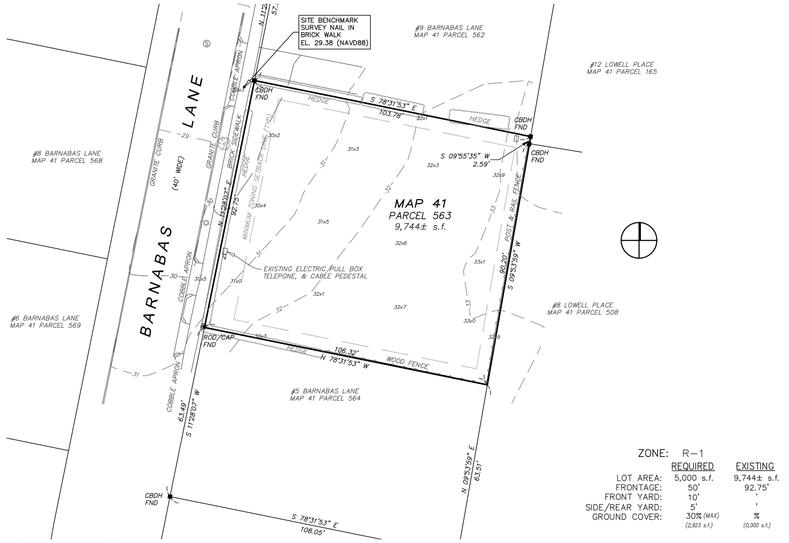


LIST OF DRAWINGS

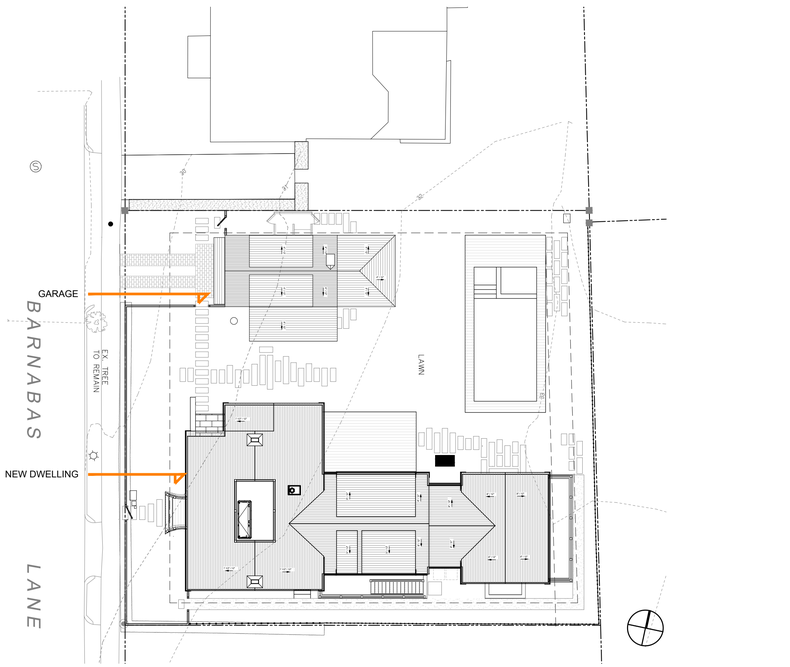
T100	COVER SHEET
A100	PROPOSED FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A200.1	STREET FACADE

ZONING/LOT INFORMATION

Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



EXG. SURVEY NTS



PROPOSED SITE PLAN (POOL, LANDSCAPE UNDER SEPARATE APPLICATION)

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

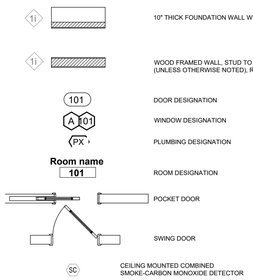
ISSUE

25_0315 - HDC REV TO PREV
24_0121 - HDC STAFF APPROVAL
23_1207 - HDC REVISION 2
23_0209 - HDC REVISION 1
22_1223 - ISSUED FOR HDC APPROVAL

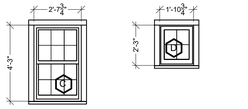
COVER SHEET

T100

LEGEND



WINDOW TYPES



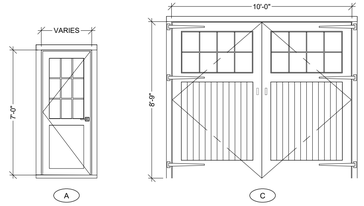
C
TYPE: 6/6 LITE
FINISH: FIBREX
ACTION: D. HUNG
MFGR: ANDERSEN 'A' SERIES

D
TYPE: 4 LITE
FINISH: FIBREX
ACTION: CASEMENT
MFGR: ANDERSEN 'A' SERIES

NOTES:

1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECIFICATIONS
5. TEMPER WINDOWS AS REQUIRED BY CODE
6. EXTERIOR COLOR: WHITE
   INTERIOR COLOR: WHITE

DOOR TYPES

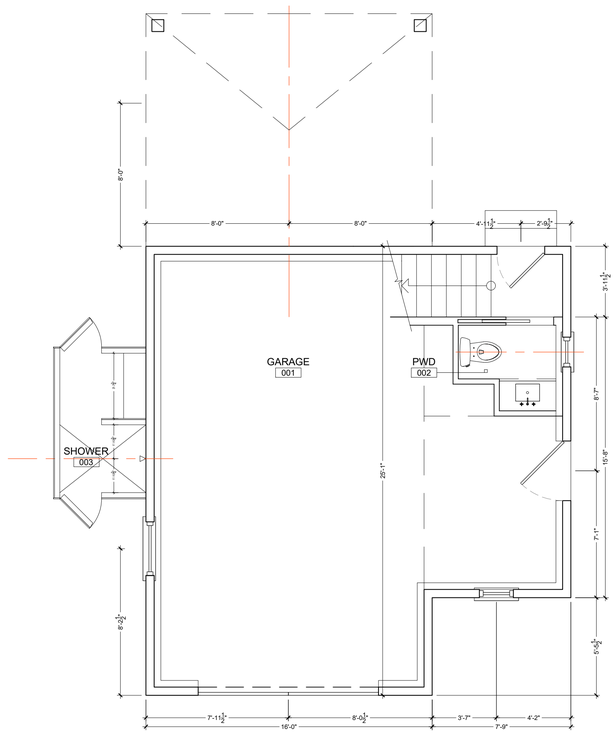


A
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

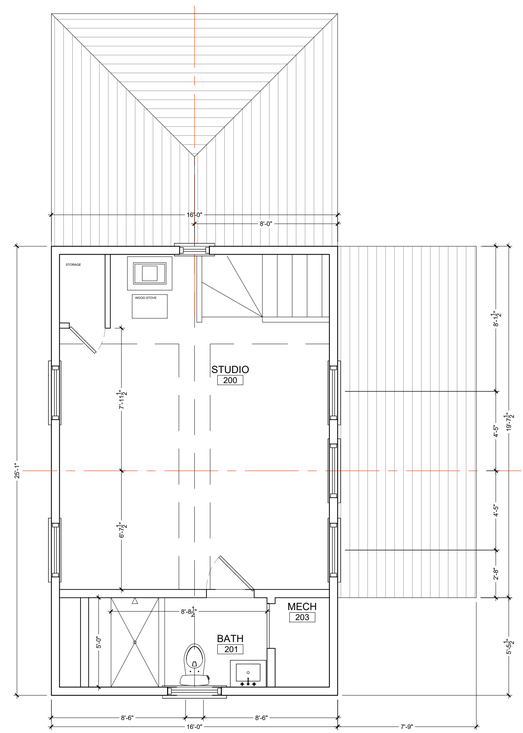
C
TYPE: EXTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

NOTES:

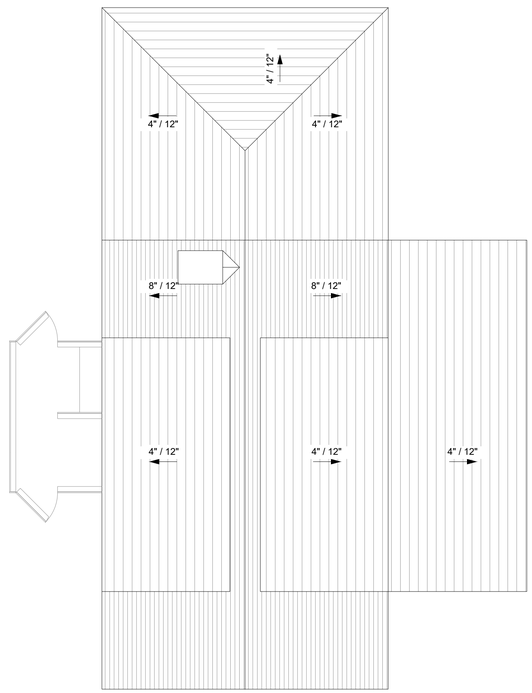
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC..



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

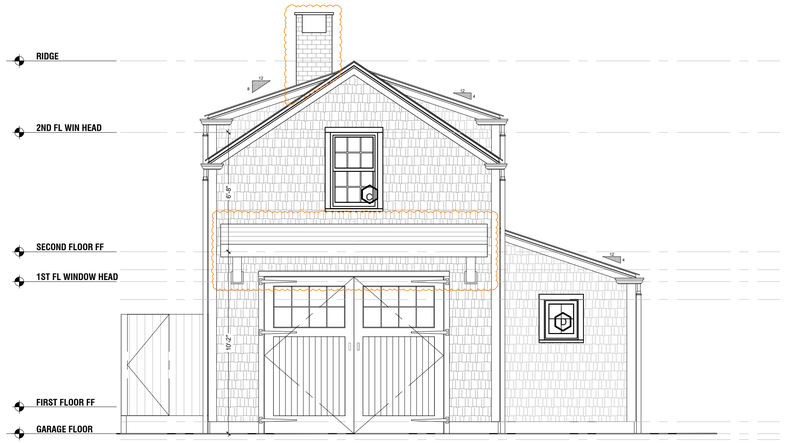
25_0315 - HDC REV TO PREV
24_0121 - HDC STAFF APPROVAL
23_1207 - HDC REVISION 2
23_0209 - HDC REVISION 1
22_1223 - ISSUED FOR HDC APPROVAL

PROPOSED FLOOR PLANS

A100

HDC REVISION TO PREVIOUS - HDC 2023-01-7689
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): ADDED PENTROOF
2. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.
3. NORTH ELEVATION: SHIFT OUTDOOR SHOWER WEST



01 PROPOSED WEST ELEVATION
SCALE: **1/4" = 1'0"**



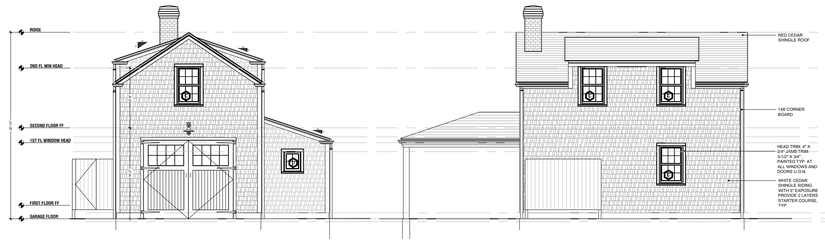
02 PROPOSED NORTH ELEVATION
SCALE: **1/4" = 1'0"**



03 PROPOSED EAST ELEVATION
SCALE: **1/4" = 1'0"**

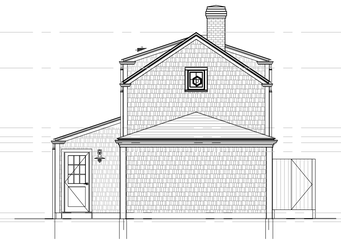


04 PROPOSED SOUTH ELEVATION
SCALE: **1/4" = 1'0"**

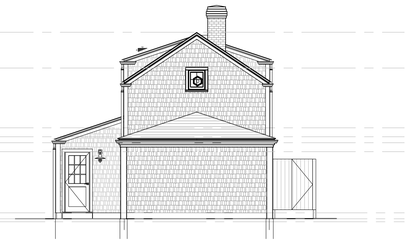


X1 PREVIOUS HDC APPROVED ELEVATION WEST
SCALE: **1/8" = 1'0"**

X2 PREVIOUS HDC APPROVED ELEVATION NORTH
SCALE: **1/8" = 1'0"**



X3 PREVIOUS HDC APPROVED ELEVATION EAST
SCALE: **1/8" = 1'0"**



X4 PREVIOUS HDC APPROVED ELEVATION SOUTH
SCALE: **1/8" = 1'0"**

studioPPARK
architecture + design

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
24_0121 - HDC STAFF APPROVAL
23_1207 - HDC REVISION 2
23_0209 - HDC REVISION 1
22_1223 - ISSUED FOR HDC APPROVAL

PROPOSED EXTERIOR ELEVATIONS

A200



9 BARNABAS (EXISTING)

7 BARNABAS GARAGE (APPROVED)

7 BARNABAS DWELLING (APPROVED)

02 PREVIOUSLY PROPOSED STREET SCAPE VIEW EAST
SCALE: 1/4" = 1'0"



9 BARNABAS (EXISTING)

7 BARNABAS GARAGE (PROPOSED)

7 BARNABAS DWELLING (PROPOSED)

01 PROPOSED STREET SCAPE VIEW EAST
SCALE: 1/4" = 1'0"

studioPPARK
architecture + design

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
24_0121 - HDC STAFF APPROVAL
23_1207 - HDC REVISION 2
23_0209 - HDC REVISION 1
22_1223 - ISSUED FOR HDC APPROVAL

PROPOSED
STREETSCAPE

A200.1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 16 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage/Studio ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 588 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 442 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____
Height of ridge above final finish grade: North 21' 4" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation New Garage/Studio
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 6 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other fixed
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Green Mountain

Doors* (type and material): ☑ TDL ☐ SDL Front 9 light 2 panel Rear _____ Side _____
Garage Door(s): Type overhead Material wood - painted

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Grey - to match main house
Trim Platinum Gray Sash Cottage red Doors Cottage red
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

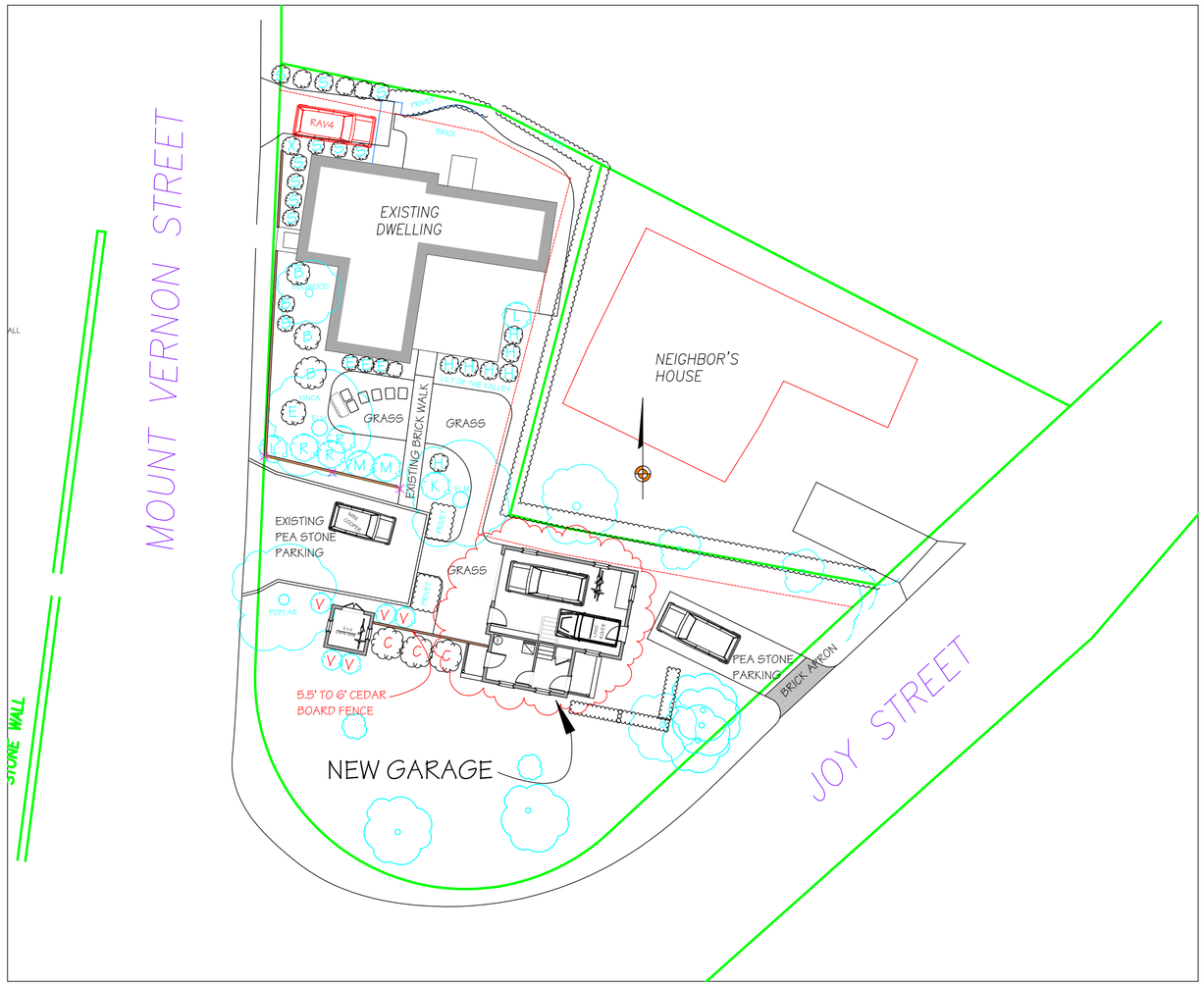
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/2025 Signature of owner of record [signature] - agent Signed under penalties of perjury

THE ROWLAND BARN
18 MOUNT VERNON ST.
NANTUCKET, MA 02554

MAP & PARCEL: 55.4.4 / 32.1
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 10,077 s.f.
GROUND COVER RATIO: 40 %
EXISTING GROUND COVER: +/-1,143 s.f.
PROPOSED NEW GROUND COVER: 588 s.f.
TOTAL GROUND COVER: 1,731 s.f.
ALLOWABLE GROUND COVER: 4,030 s.f.





MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

COVER SHEET
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A



FROM SOUTH-WEST



FROM SOUTH

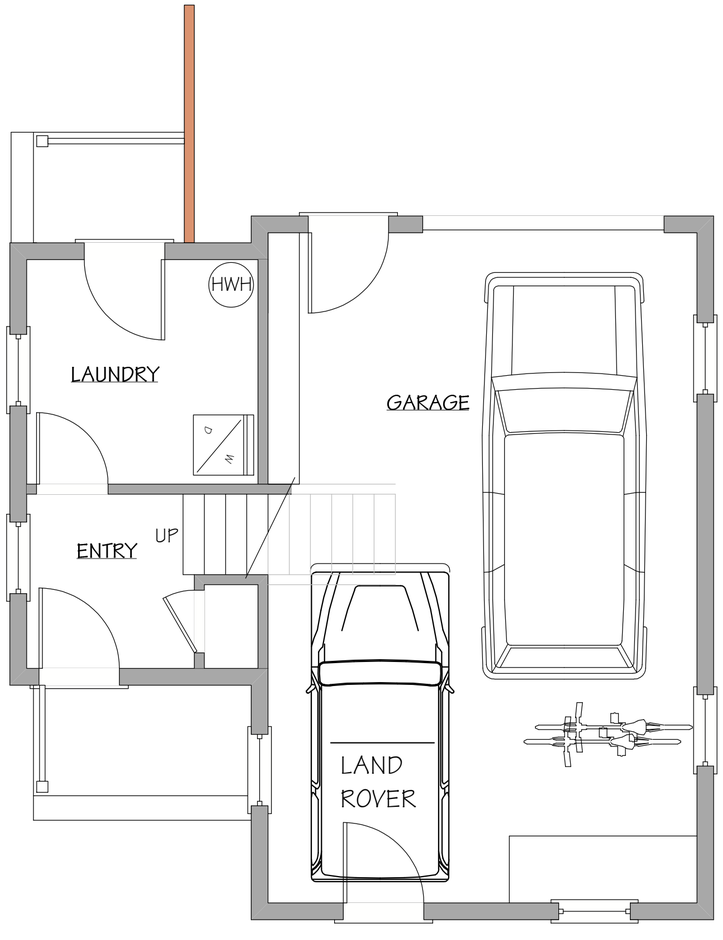


EXISTING HOUSE



FROM WEST

SECOND FLOOR



FIRST FLOOR

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

FLOOR PLANS
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN

18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

1



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Rowland Barn/Apartment - Window Schedule 3/13/2025

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Comments	Quant.
WINDOWS							
A	2-4 x 4-5		Green Mtn	12/12 Dbl hng	Single		4
B	2-8 x 2-6		Green Mtn	12 lite fixed	Single		4
C	2-4 x 2-4		Green Mtn	12 lite fixed	Single		2
D	2-8 x 1-8		Green Mtn	8 lite fixed	Single		2
E	2-8 x 4-9		Green Mtn	12/12 Dbl hng	Single		2
DOORS							
1	3-0 x 6-8		Custom	batten with transo	single		1
2	3-0 x 6-8		Simpson	6 lite	single		3
3	9-0 x 7-0		Overhead	batten overhead	single		1

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings herein are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

ELEVATIONS
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN

18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

2

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 18 Mount Vernon St.

Tax Map Number: 55.4.4 Parcel Number: 32.1

Owner of Record: Milton & Roberta Rowland

Description of Proposal: New Garage/Studio

Anticipated HDC Submission Date: 3/15/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Milton & Roberta Rowland.....

MAILING ADDRESS..15 Deer Run Rd.....

PROPERTY LOCATION..16 Mount Vernon St.....

ASSESSORS MAP/PARCEL..55.4.4/32.1.....

SUBMITTED BY:..Ben Wormond.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 13, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.13 15:37:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

PROSPECT HILL CEMETARY ASSN
PO BOX 3066
NANTUCKET, MA 02584

KAPLIN JAMIE B TR
JAMIE B KAPLIN TRUST
13300 TWILIGHT TRAIL PLACE NE
ALBUQUERQUE, NM 87111

STRAIN ANNE P TRST ETAL
8 PARK AVENUE
RED HOOK, NY 12571

WHELDEN ERNEST E TR
PO BOX 454
NANTUCKET, MA 02554

9589 0710 5270 1006 2242 44

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ernest E Wheldon Trust
Street and Apt. No., or PO Box No.: PO Box 454
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2240 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Red Hook, NY 12571

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ann P Strain Trust Etal
Street and Apt. No., or PO Box No.: 8 Park Avenue
City, State, ZIP+4®: Red Hook, NY 12571

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2242 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Prospect Hill Cemetary Assn.
Street and Apt. No., or PO Box No.: PO Box 3066
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87111

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 16 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS*
(describe)

1. East Elevation
2. South Elevation — New driveway & fence
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5'6" - 6'0"
Type: 1x6 cedar
Length: 24' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea Stone ~~Walkways~~ Apron - brick Walls _____

* Note: Complete door and window schedules are required.

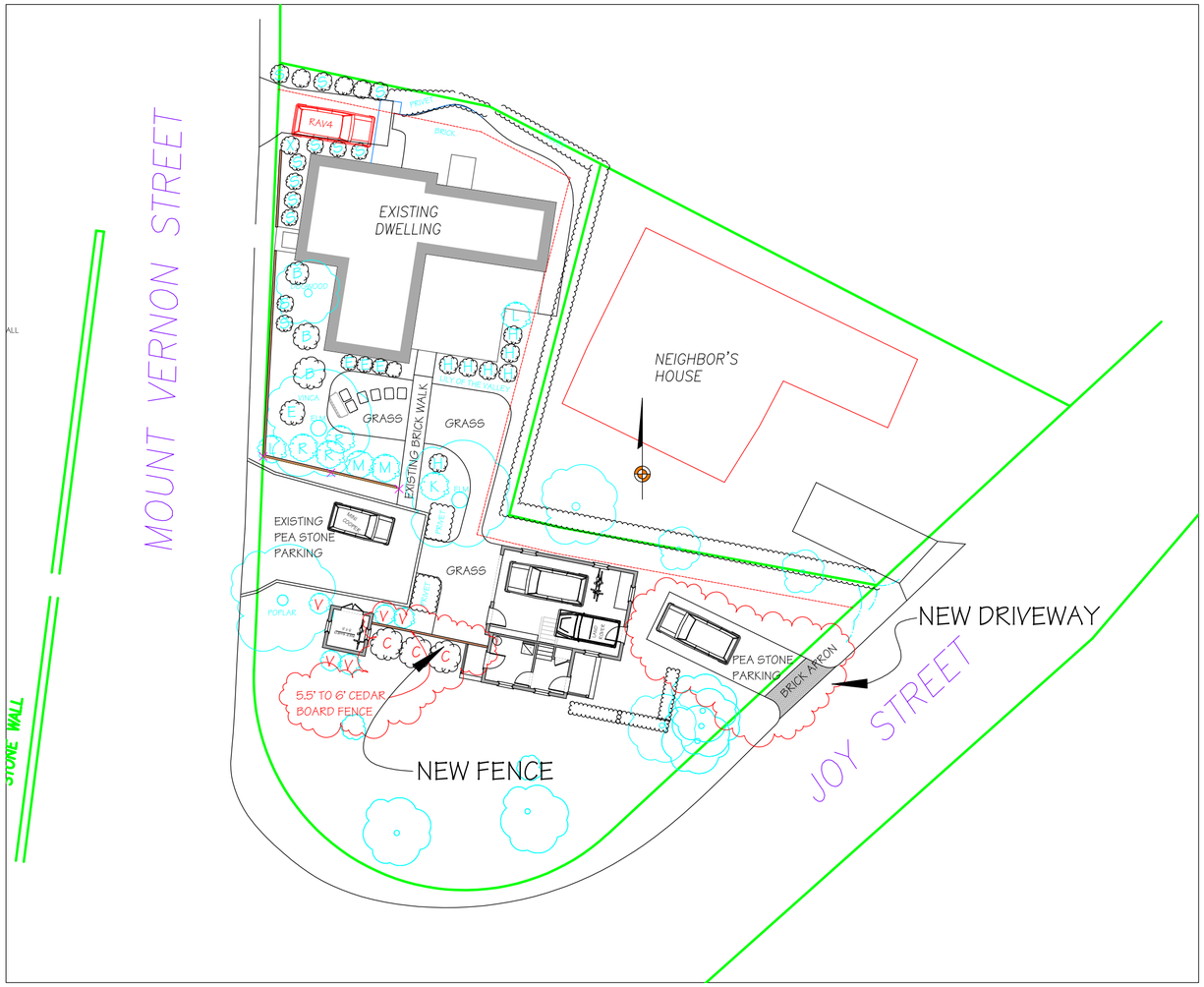
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence N.T.W. Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/2025 Signature of owner of record _____ Signed under penalties of perjury





THE ROWLAND BARN
18 MOUNT VERNON ST.
NANTUCKET, MA 02554



FROM SOUTH-WEST



FROM SOUTH



SOUTH ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

HARDSCAPE PLAN
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 18 Mount Vernon St.

Tax Map Number: 55.4.4 Parcel Number: 32.1

Owner of Record: Milton & Roberta Rowland

Description of Proposal: New Garage/Studio

Anticipated HDC Submission Date: 3/15/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Milton & Roberta Rowland.....

MAILING ADDRESS..15 Deer Run Rd.....

PROPERTY LOCATION..16 Mount Vernon St.....

ASSESSORS MAP/PARCEL..55.4.4/32.1.....

SUBMITTED BY:..Ben Wormond.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 13, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.13 15:37:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

PROSPECT HILL CEMETARY ASSN
PO BOX 3066
NANTUCKET, MA 02584

KAPLIN JAMIE B TR
JAMIE B KAPLIN TRUST
13300 TWILIGHT TRAIL PLACE NE
ALBUQUERQUE, NM 87111

STRAIN ANNE P TRST ETAL
8 PARK AVENUE
RED HOOK, NY 12571

WHELDEN ERNEST E TR
PO BOX 454
NANTUCKET, MA 02554

9589 0710 5270 1006 2242 44

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ernest E Wheldon Trust
Street and Apt. No., or PO Box No.: PO Box 454
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2240 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Red Hook, NY 12571

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ann P Strain Trust Etal
Street and Apt. No., or PO Box No.: 8 Park Avenue
City, State, ZIP+4®: Red Hook, NY 12571

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2242 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Prospect Hill Cemetary Assn.
Street and Apt. No., or PO Box No.: PO Box 3066
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87111

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 390

Street & Number of Proposed Work: 49 Meadowview Drive

Owner of record: Patrick Dyson

Mailing Address: 2700 N Ocean Dr #1601A
Riviera Beach Fl 33404

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nathan Barber

Mailing Address: 11 South Valley Road
Nantucket MA 02554

Contact Phone #: 646-675-3771 E-mail: Natebarber508@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other 8 feet 16 feet wide Post 6" 10', Natural

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Designed to keep deer out

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

49 Meadow View Rd

(Gate)

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

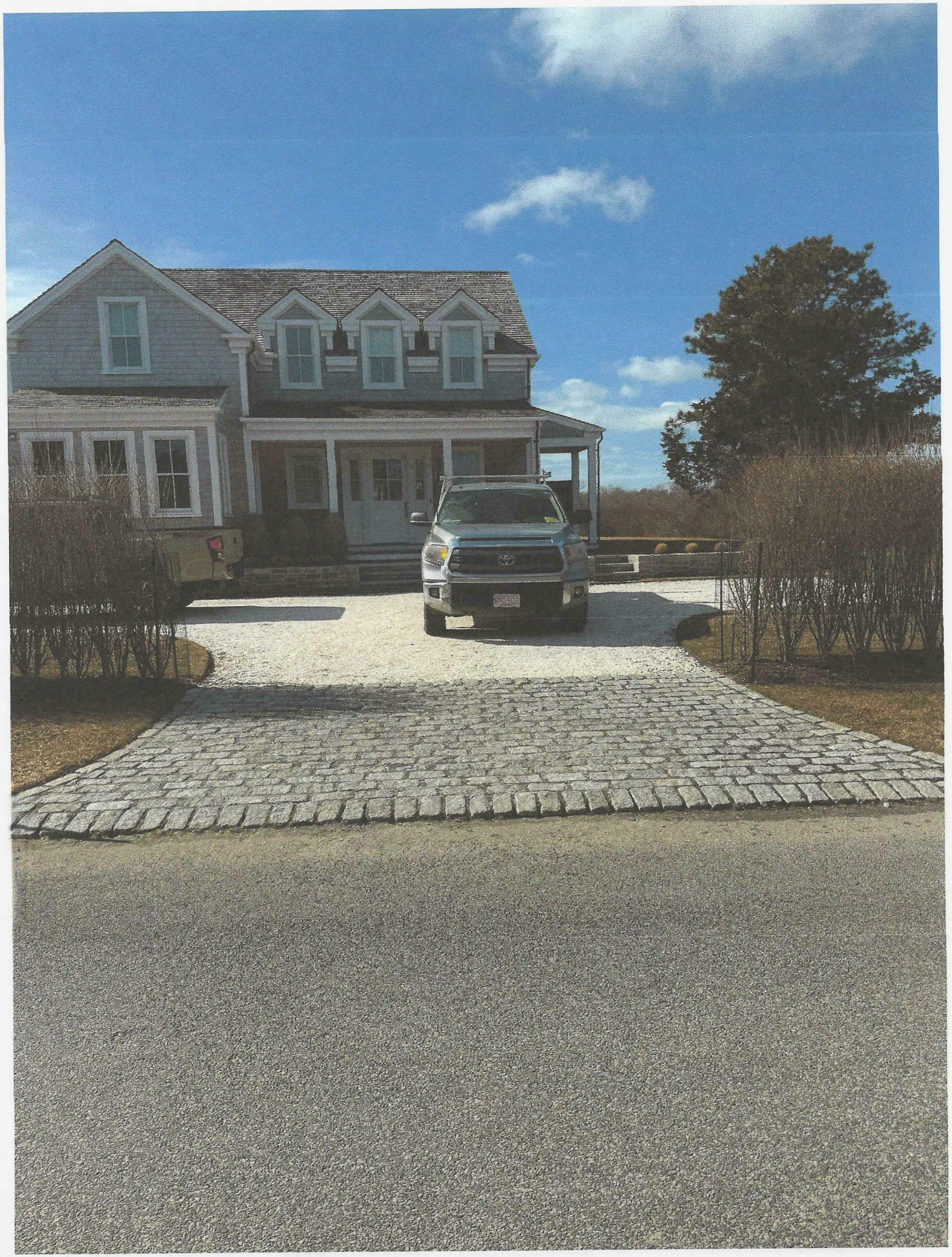
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 2/24/25



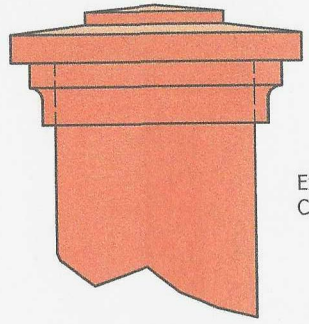



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

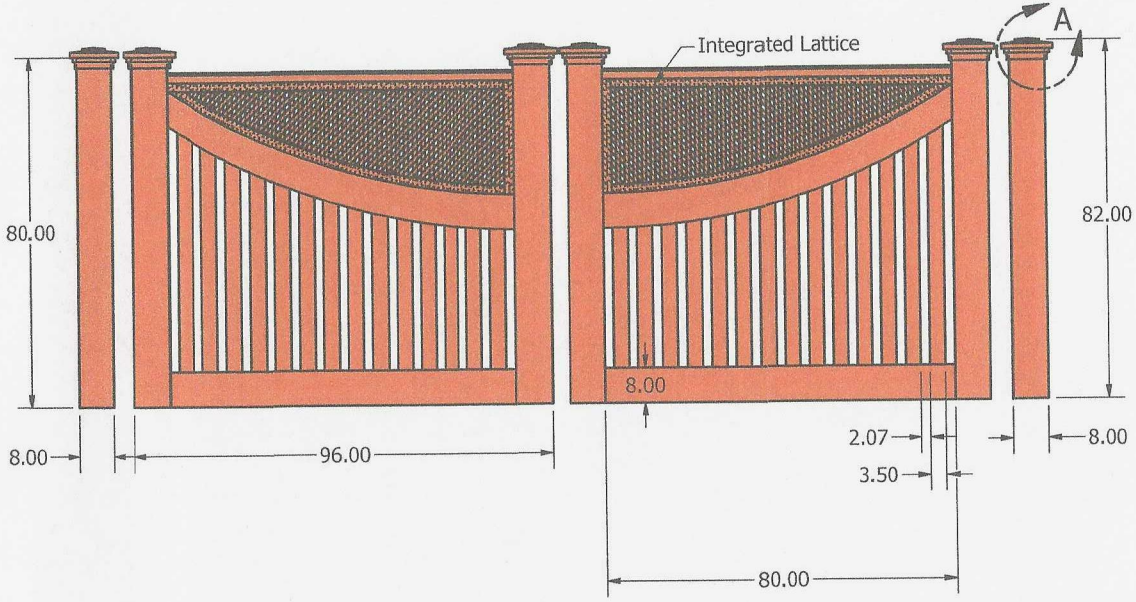

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

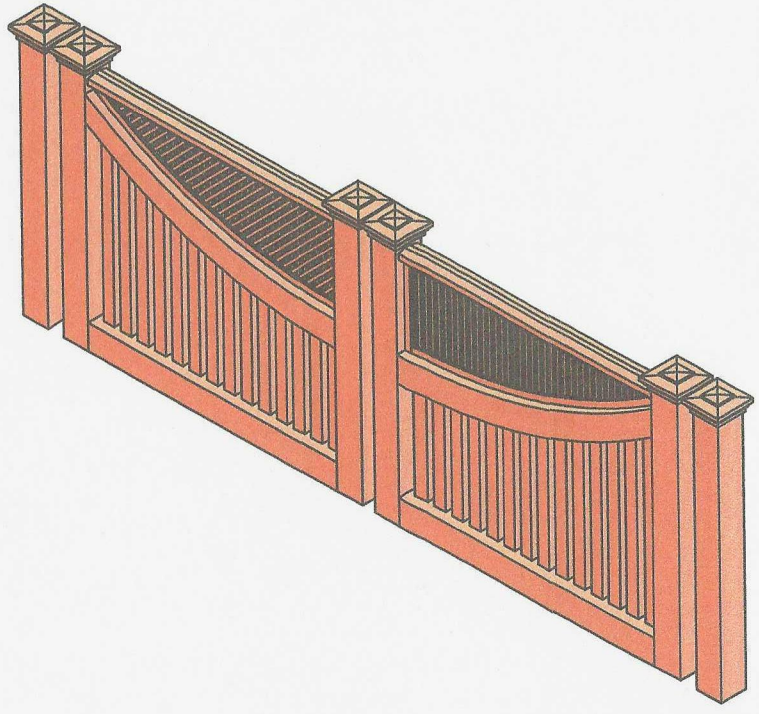

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



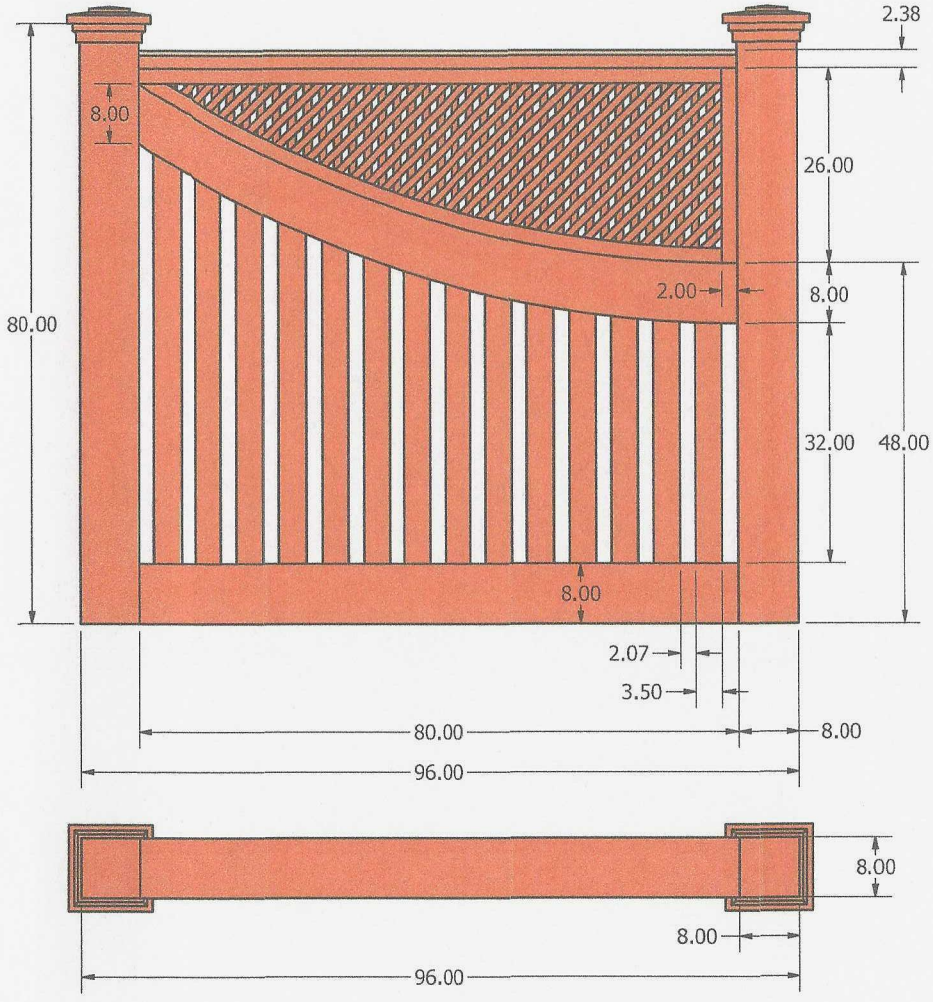


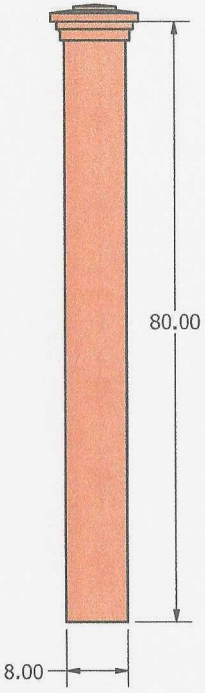


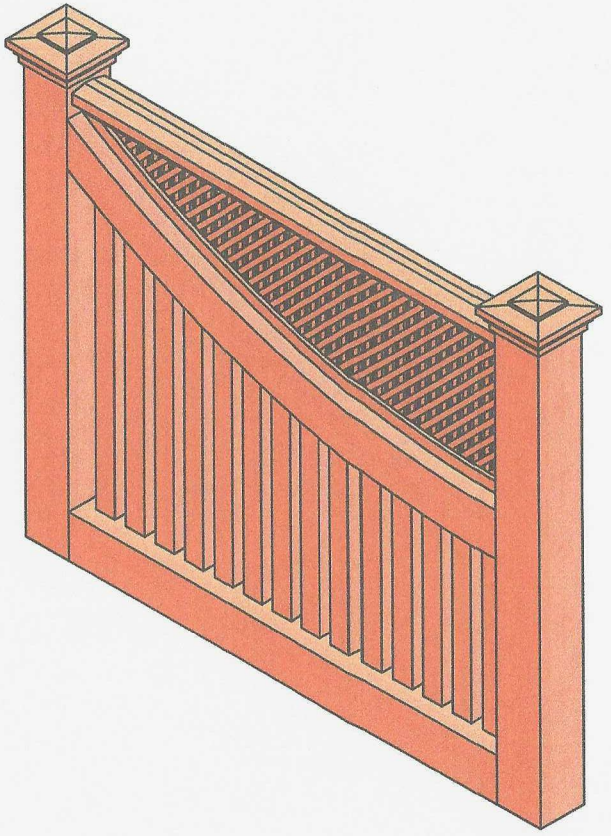
DO NOT SCALE

Unit Number: 1	Filename: Driveway Assembly.iam	2/27/2025	Customer:	NANTUCKET BUILDERS BARBER & SONS EST. 1984
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name: 49 Meadow	

View



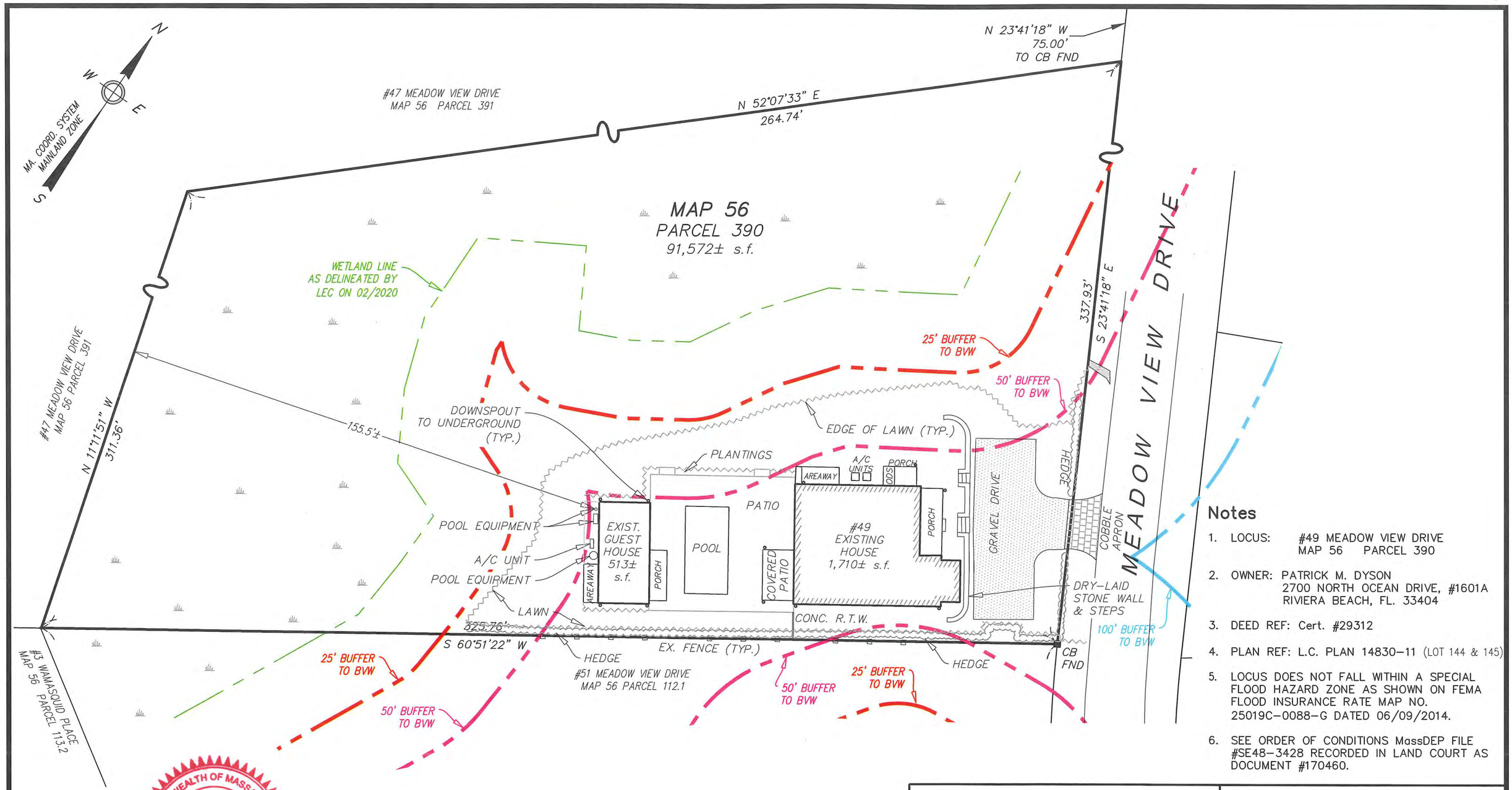




DO NOT SCALE

Unit Number: 1	Filename: Gate Assembly.iam	2/27/2025	Customer:	NANTUCKET BUILDERS BARBER & SONS EST. 1984
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name: 49 Meadow	

View



Notes

1. LOCUS: #49 MEADOW VIEW DRIVE
   MAP 56 PARCEL 390
2. OWNER: PATRICK M. DYSON
   2700 NORTH OCEAN DRIVE, #1601A
   RIVIERA BEACH, FL. 33404
3. DEED REF: Cert. #29312
4. PLAN REF: L.C. PLAN 14830-11 (LOT 144 & 145)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 25019C-0088-G DATED 06/09/2014.
6. SEE ORDER OF CONDITIONS MassDEP FILE #SE48-3428 RECORDED IN LAND COURT AS DOCUMENT #170460.

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57164
REGISTERED PROFESSIONAL LAND SURVEYOR

06/13/24

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
REV: JUNE 13, 2024 FEBRUARY 5, 2024	JMC/DAF/BEI	DFB/DAF

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSERVATION AS-BUILT PLAN
IN NANTUCKET, MA

Prepared for:
PATRICK M. DYSON
#49 MEADOW VIEW DRIVE
MAP 56 PARCEL 390

S:\Autocad Drawings\Nantucket\Meadow View Drive\49 Meadow View Drive\49 Meadow View Drive FAB ConCom.dwg

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Katharine Mitchell Landscape Designs, INC.

AS AGENT FOR Leiss, Mark & Jamie

STREET ADDRESS 5 Coffin Road

MAP/PARCEL 91//9.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/18/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Katharine Mitchell 3/18/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°: 9.2

Street & Number of Proposed Work: 5 Coffin Rd.

Owner of record: Leiss, Mark + Jamie

Mailing Address: 9 Avenue @ Port Imperial PH 11
West New York, NJ. 07093

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 116B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6622 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Cattle Grate - 12' x 16' Concrete

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Perimeter fence to be 5' off property line.

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE PLANS + PHOTOS

3. Perimeter Fence - 8'H. Welded Wire

4. Cattle Grate - 12' x 16' Concrete

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: Welded Wire Cattle Fence
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

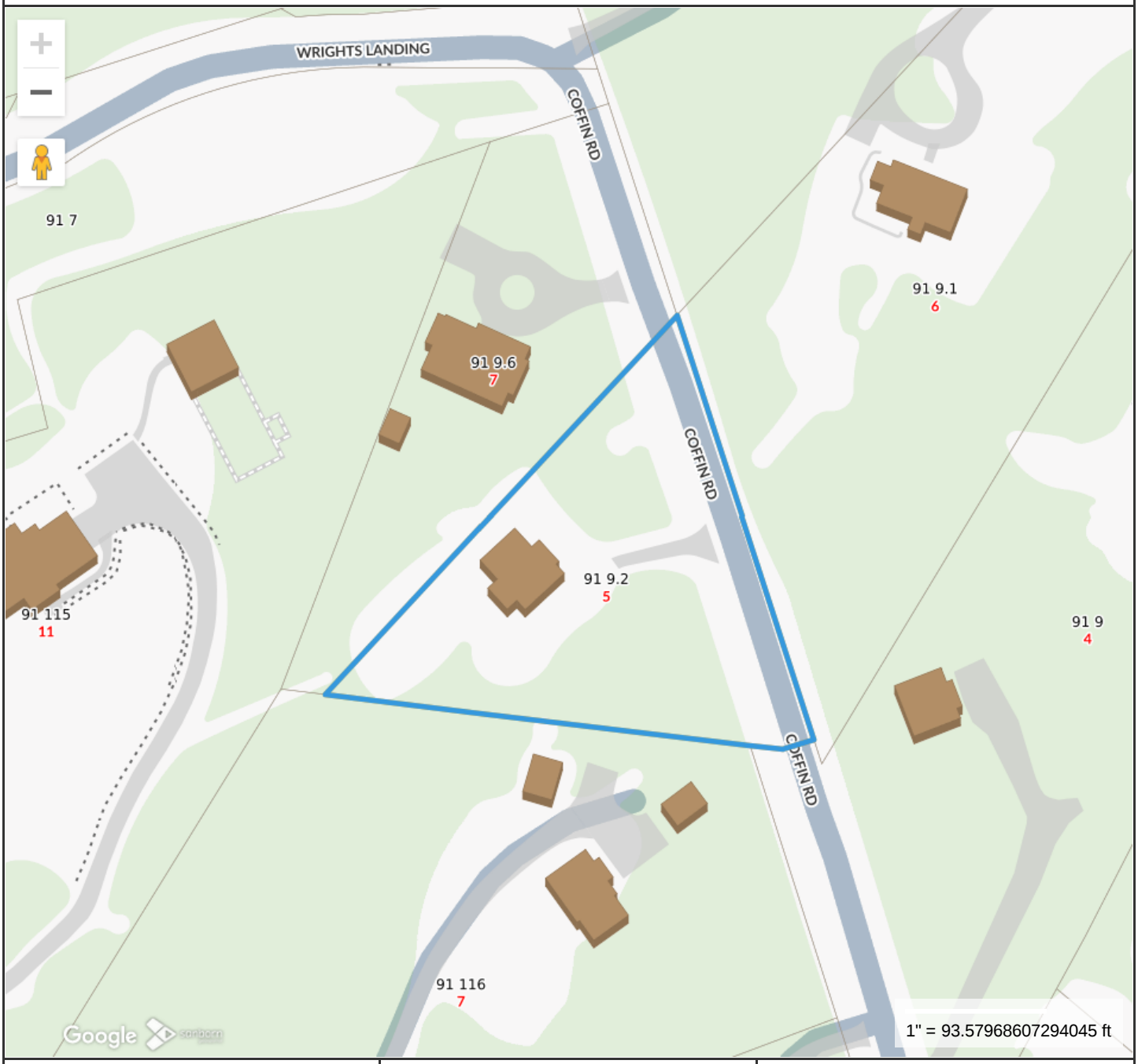
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Welded Wire Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/18/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	190248
Location	5 COFFIN RD
Owner	LEISS MARK & JAMIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

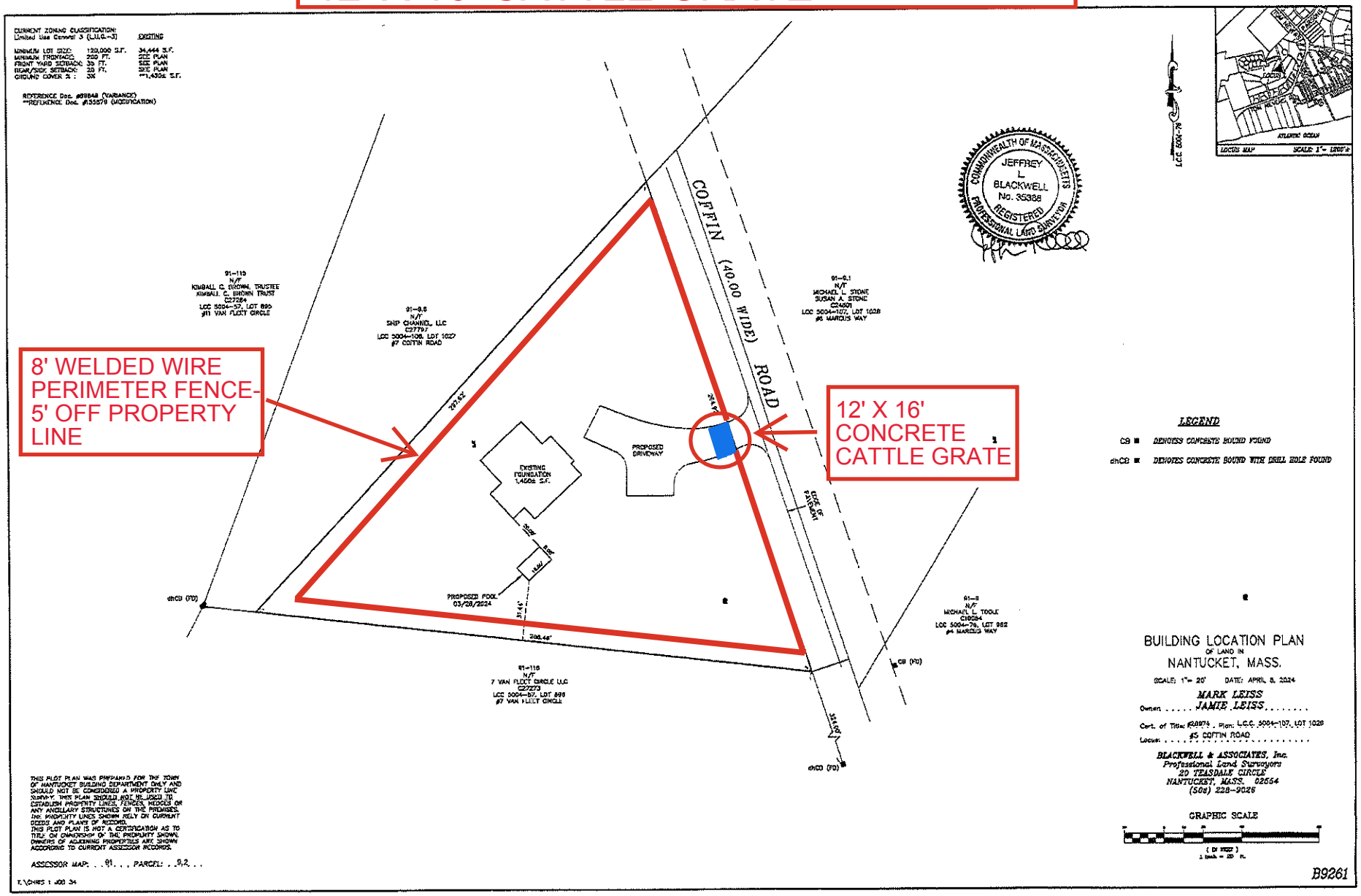
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




Coffin Rd
Coffin Rd
Coffin Rd
Coffin Rd
Coffin Rd
7
5
7

PROPOSED 8' PERIMETER FENCE & 12' X 16' CATTLE GRATE




Tap or pinch to expand



5 COFFIN RD

Location	5 COFFIN RD	**Mblu**	91/ / 9/2 /
Acct#	0091-0092	**Owner**	LEISS MARK & JAMIE
Assessment	$2,817,600	**PID**	190248
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,530,900	$1,286,700	$2,817,600

Owner of Record

Owner	LEISS MARK & JAMIE	**Sale Price**	$1,366,000
Co-Owner		**Certificate**	
Address	9 AVENUE @PORT IMPERIAL PH11 WEST NEW YORK , NJ 07093	**Book & Page**	C28974/0
		Sale Date	09/27/2022
		Instrument	1P

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LEISS MARK & JAMIE	$1,366,000		C28974/0	1P	09/27/2022
STONE MICHAEL L ETAL	$0		C0024801/0	1J	05/24/2013

Building Information

Building 1 : Section 1

Year Built:	2023
Living Area:	3,573
Replacement Cost:	$2,179,275
Building Percent Good:	70
Replacement Cost	

Less Depreciation: $1,525,500

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Avg to Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	5
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/5%20coffin

Building Layout

(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/190248_

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,437	1,437
FUS	Upper Story, Finished	1,374	1,374
FBM	Basement, Finished	1,089	762
CAN	Canopy	30	0
FOP	Porch, Open, Finished	796	0
STP	Stoop	192	0
UBM	Basement, Unfinished	348	0
WDK	Deck, Wood	471	0
		5,737	3,573

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.91
Frontage	
Depth	
Assessed Value	$1,286,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			200.00 S.F.	$5,400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,530,900	$1,286,700	$2,817,600
2024	$0	$1,286,700	$1,286,700
2023	$0	$980,400	$980,400
2022	$0	$857,800	$857,800
2021	$0	$857,800	$857,800

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC 2025-03-12180

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.3.1 PARCEL N°. 448

Street & Number of Proposed Work: 5 California Ave

Owner of record: Kaye Jabren

Mailing Address: 2679 Bottle Overlook NW
Atlanta, GA 30327

Contact Phone #: 770 866 2874 E-mail: KJabren@gmail.com

AGENT INFORMATION (if applicable)

Name: Jacob Mortinson

Mailing Address: 16 W York Ln
Nantucket, MA 02554

Contact Phone #: 508 332 2690 E-mail: Jacob@Nantucket-Builders.com

FOR OFFICE USE ONLY

Date application received: 03/07/25 Fee Paid: $ 50.00 325

Must be acted on by: 05/17/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Balcony Addition / staircase

Size of Structure or Addition: Length: ~~15'~~ Sq. Footage 1st floor: _____

Width: ~~8'~~ Sq. footage 2nd floor: ~~560~~

Sq. footage 3rd floor: _____

Decks/Patio: Size: 555 sq ft ☐ 1st floor ☑ 2nd floor see below

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

~~REVISIONS~~* (describe)

1. East Elevation 8'x ~~8~~ 30' 4"
2. South Elevation 8'x 32'
3. West Elevation 13' 9" x 3'6" staircase
4. North Elevation 8' x 14'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

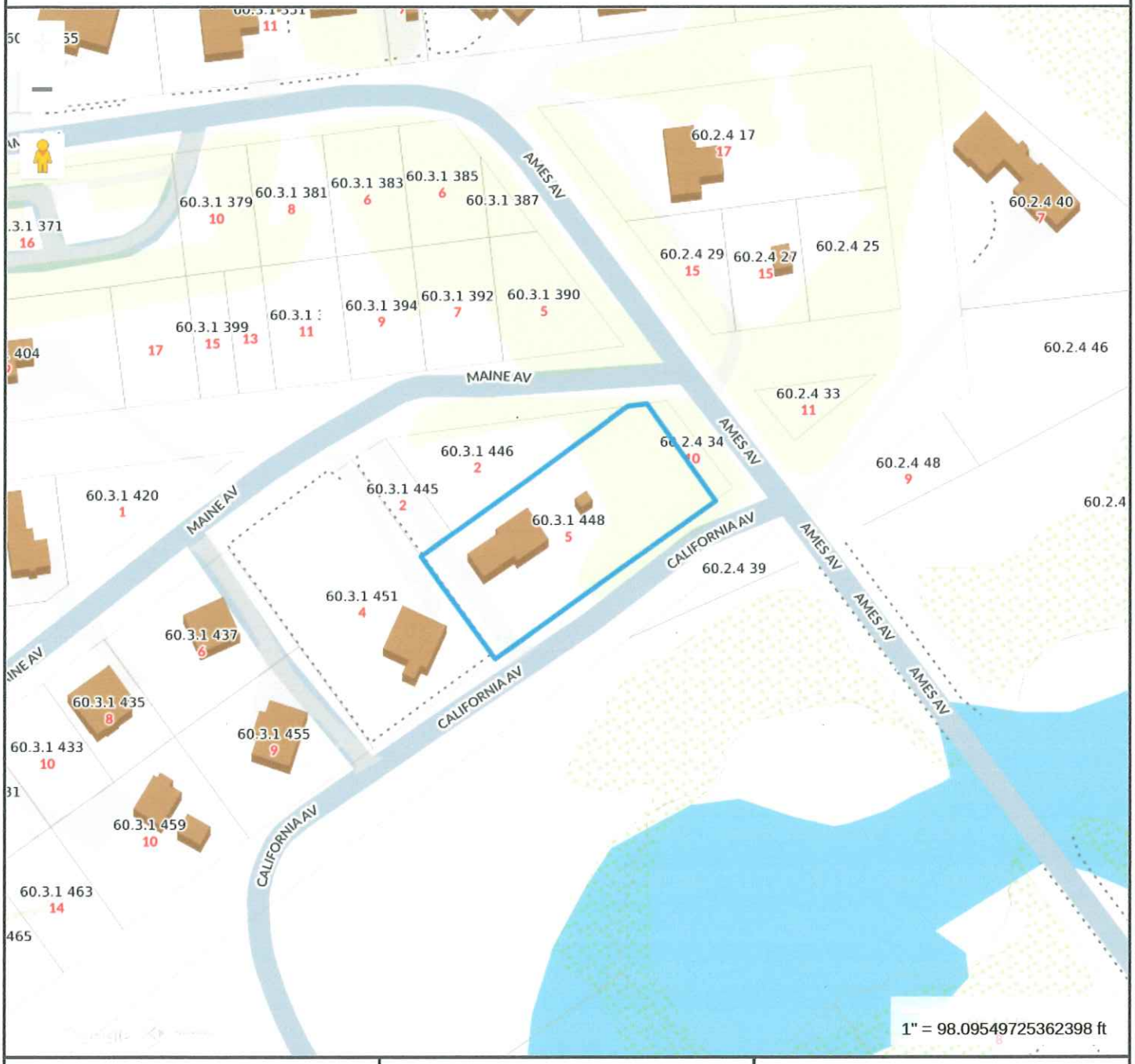
Deck Deckorators Composite (DuSK) Foundation _____ Fence _____ Shutters _____

or 5/4 x 6 PT Pine

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/6/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11498
Location	5 CALIFORNIA AV
Owner	JABREN KAYE O

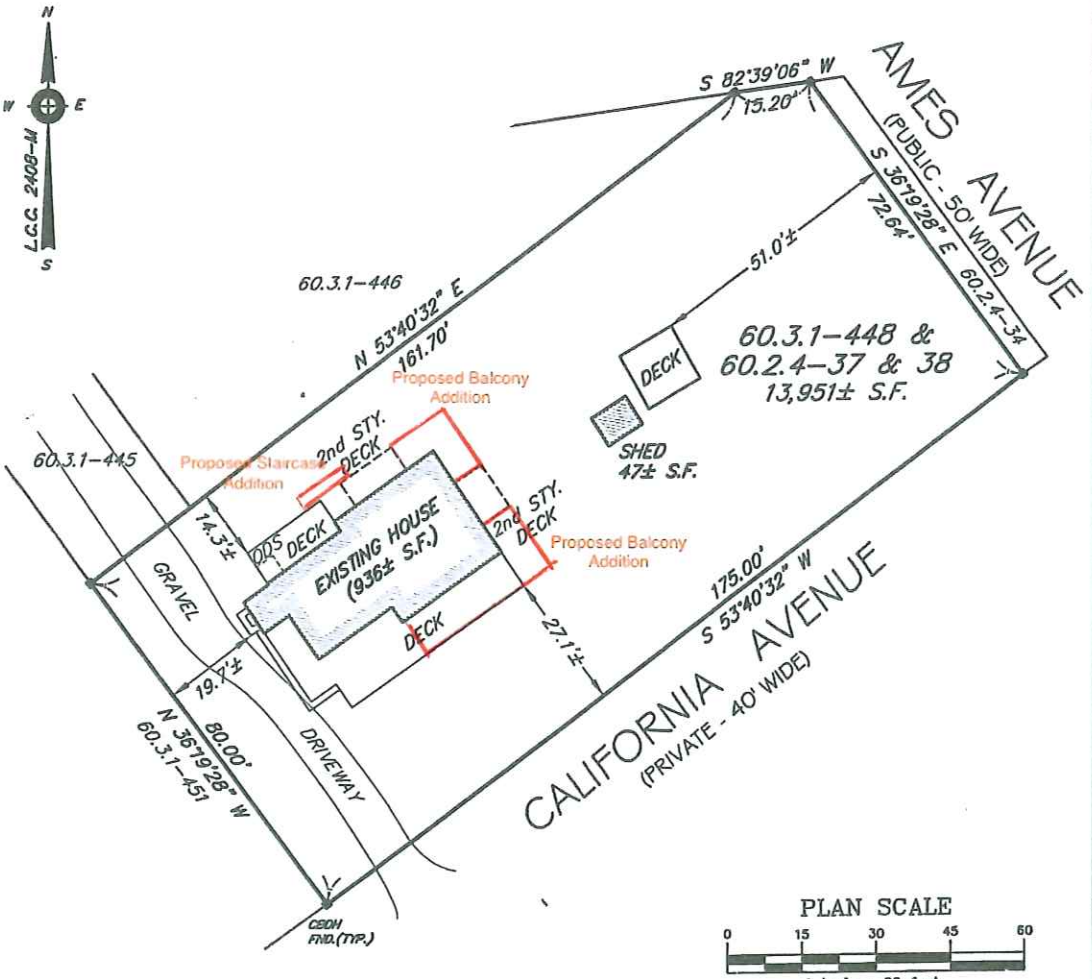
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
MAR 06 2025
By



PLAN SCALE

0 15 30 45 60

1 inch = 30 feet

ZONING CLASSIFICATION (VR)

	REQUIRED	EXISTING
LOT AREA:	20,000s.f.	13,951± s.f.
FRONTAGE:	100'	175.00'
FRONT YARD:	30'	27.1'±
SIDE/REAR YARD:	15'	14.3'±
COVERAGE:	10%	6.7%

"I HEREBY CERTIFY THAT THE BUILDINGS AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

NOTES

1. OWNER: MICHAEL O'HORO AND SUSAN KIERNAN O'HORO
2. DEED REF: CERT #24396
3. PLAN REF: L.C.C. 2408-M, LOTS 24 THROUGH 30 (BLOCK 34)
4. BUILDINGS SHOWN ON THIS PLAN ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE-X OF 500 YEAR FLOOD) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP #250230-0018E, DATED NOV. 6, 1996.
5. LOT SUBJECT TO PROTECTION UNDER ZONING BY-LAW 139-33.

Prepared By:

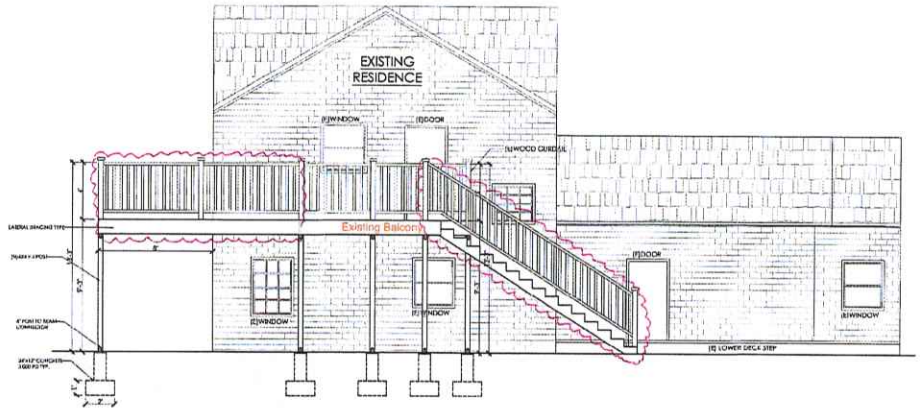
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting

19 Old South Road
Nantucket, MA 02554
Phone: 508-325-0044 Fax: 508-833-2282

AS-BUILT PLAN
IN NANTUCKET, MA
Prepared For:
MICHAEL O'HORO & SUSAN KIERNAN O'HORO
#5 CALIFORNIA AVENUE
MAP 60.3.1 PARCEL 448 &
MAP 60.2.4 PARCELS 37 & 38

Date: FEBRUARY 26, 2013		Job No.: 519-01
Drawn By: BEI	Checked By: AMG	Scale: 1" = 30'
Drawing Name: 5 California Ave-AB 2-19-2013.dwg		

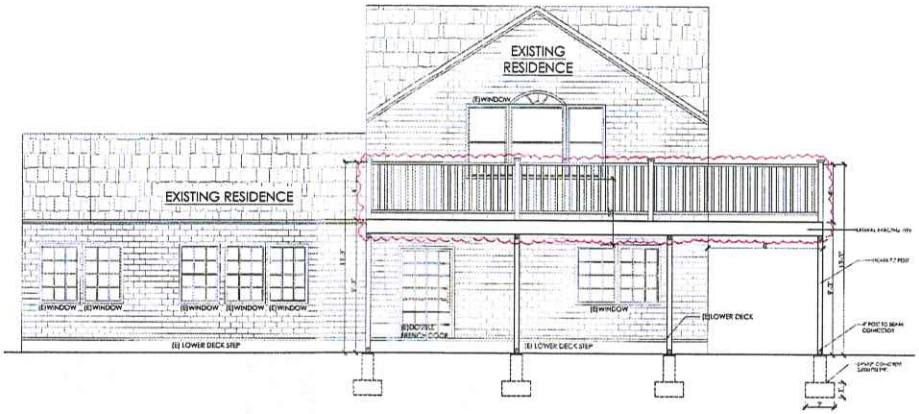
S:\Autocad Drawings\Nantucket\California Avenue\5 California Avenue\5 California Ave-AB 2-19-2013.dwg



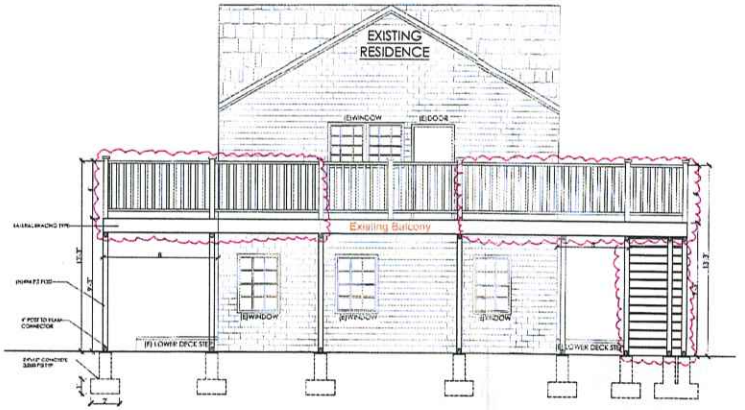
PROPOSED (WOODEN BALCONIES)
1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
2 WEST ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
3 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

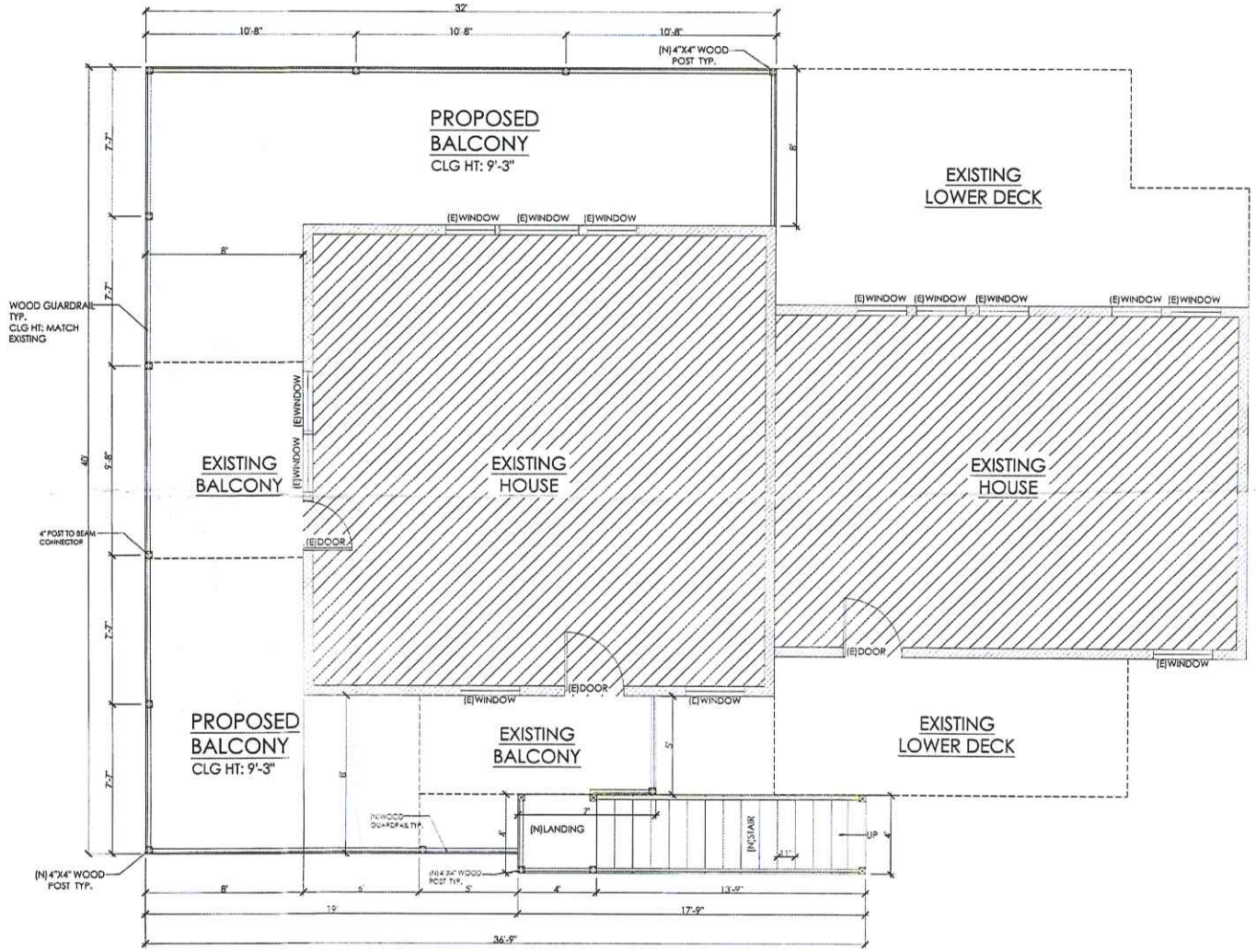


PROPOSED (WOODEN BALCONIES)
4 EAST ELEVATION
SCALE : 1/4" = 1'-0"

DESIGN BY
YOUSUF SHAIKH
Email: yousufsaikh747@gmail.com

PROJECT FOR
5 CALIFORNIA AVE,
NANTUCKET, MA 02554
NEW CONSTRUCTION DECK

A3.0



PROPOSED (WOODEN BALCONIES)
FLOOR PLAN
SCALE :3/8" = 1'-0"

FLOOR PLAN NOTES

1. ALL CONSTRUCTION TO MEET COUNTY CODES
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & OPENINGS OF WINDOWS AND DOORS PRIOR TO COMMENCEMENT OF WORK
3. ALL DIMENSIONS ARE TO THE EDGE OF STUDS, OR EDGE OF COCHRETE BLOCK U.N.O
4. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.
5. MIN. CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET
6. TOILET & VANITY SHOULD HAVE A MIN 21" CLEARANCE FROM PARALLEL WALL, 15" FROM ADJACENT WALL O.C
7. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE THAT SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' A.F.F
8. EACH EXTERIOR DOOR SHOULD HAVE A LANDING,WIDTH NO LESS THAN THE DOOR SERVICE, 36" MIN IN DIRECTION OF TRAVEL WITH A SLOPE OF NO LESS THAN 2" PER FOOT
9. CONTRACTOR/MASON TO CONFIRM ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION
10. PROVIDE ALL BLOCKING FOR TUBS, SHOWERS, AND BATH, LAUNDRY, KITCHEN, CABINETS AS NEEDED BY BUILDER
11. WIND DESIGN PRESSURES PER ASCE7-16 USE AN ENTIRELY NEW SYSTEM WHICH CAN NOT BE COMPARED TO OLDER CODES. ALL PRODUCTS SHOULD HAVE DOCUMENTATION UPDATED TO ASCE7-16 METHODS
12. FOR ALL STRUCTURES IN FLOOD ZONES: COMPLY WITH THE LAND DEVELOPMENT CODE ART. IV COASTAL CONSTRUCTION CODE ART. IV FLOOD HAZARD REDUCTION AND SEA TURTLES AND ANY DEVELOPMENT SPECIFIC IN WATER MANAGEMENT REQUIREMENTS
13. 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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ana Maria Ribeiro

AS AGENT FOR West Ashored LLC

STREET ADDRESS 62 Wanoma Way

MAP/PARCEL 92 16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ana M. Ri — 3/20/25

Signature — Date

ackribeiro@outlook.com

From: Brett West <brett@westfamilymail.com>
Sent: Friday, March 21, 2025 4:19 PM
To: ackribeiro@outlook.com
Subject: Re: HDC Representation

You are fully authorized to act on my behalf.

Thank you,
-Brett West

On Mar 21, 2025, at 9:19 AM, ackribeiro@outlook.com wrote:

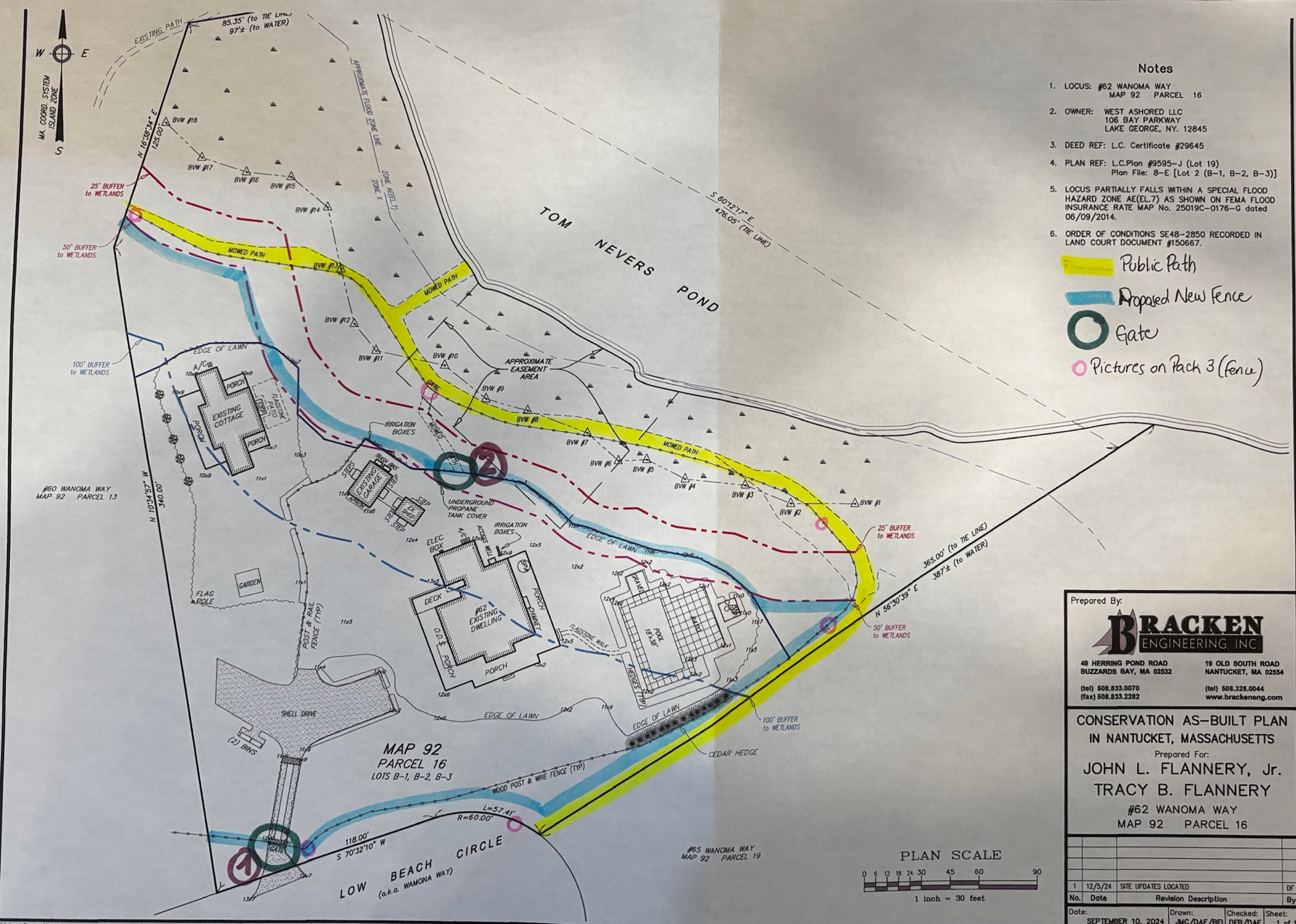
Good Morning, Brett,

Hope all is well!
In order to move forward with your HDC application, I need a written authorization letting me represent your property at 62 Wanoma Way.
Could you please respond to this email and let me know if you authorize me to represent your property with at the HDC Meeting?

Thank you!

Best,
Ana Maria Ribeiro

C: 508 332 9312



Notes

1. LOCUS: #62 WANOMA WAY
   MAP 92 PARCEL 16
2. OWNER: WEST ASHORED LLC
   106 BAY PARKWAY
   LAKE GEORGE, NY. 12845
3. DEED REF: L.C. Certificate #29645
4. PLAN REF: L.C.Plan #9595-J (Lot 19)
   Plan File: 8-E [Lot 2 (B-1, B-2, B-3)]
5. LOCUS PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G dated 06/09/2014.
6. ORDER OF CONDITIONS SE48-2850 RECORDED IN LAND COURT DOCUMENT #150667.

Public Path

Proposed New Fence

Gate

Pictures on Pack 3 (fence)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSERVATION AS-BUILT PLAN IN NANTUCKET, MASSACHUSETTS

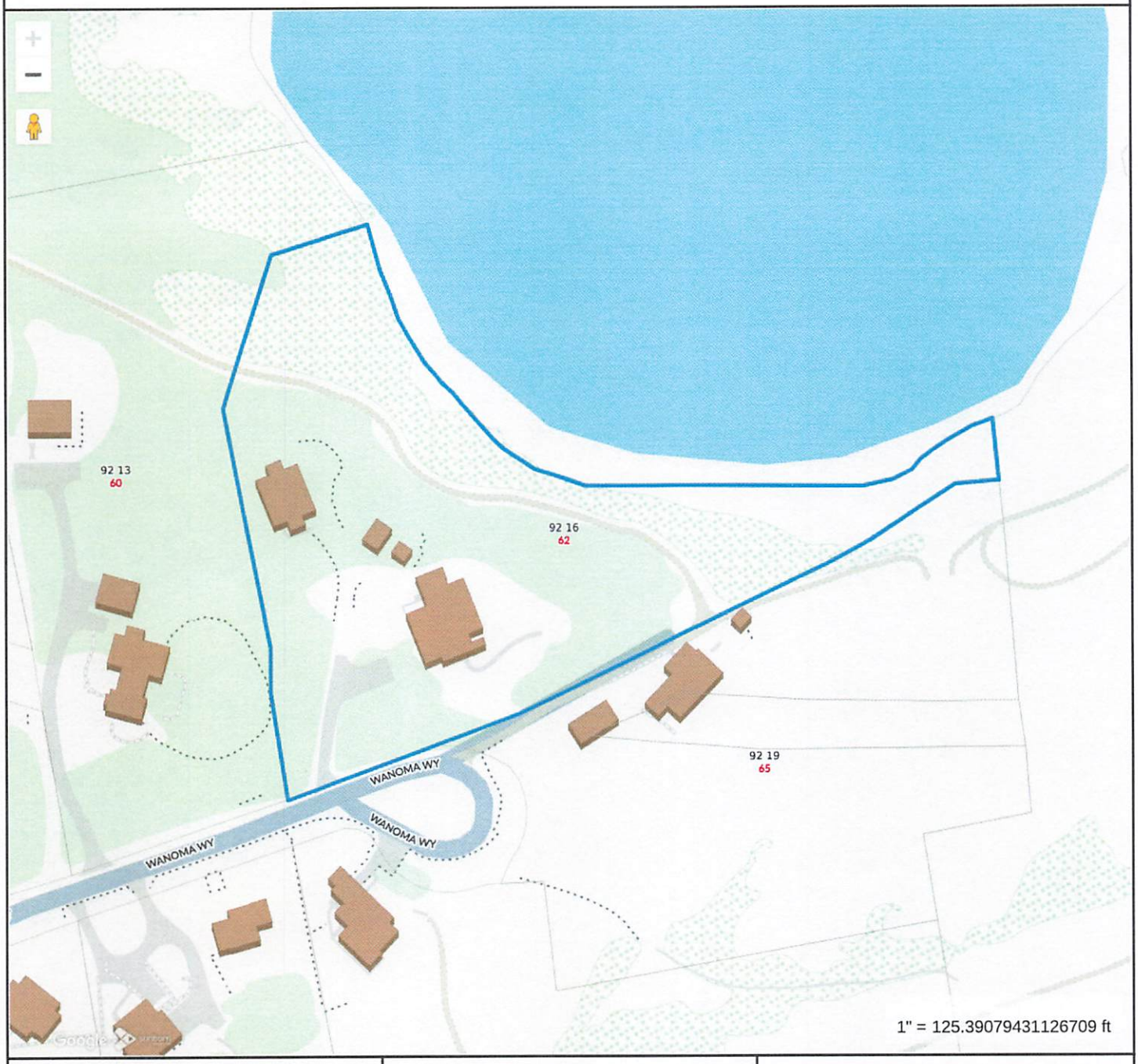
Prepared For:

JOHN L. FLANNERY, Jr.
TRACY B. FLANNERY
#62 WANOMA WAY
MAP 92 PARCEL 16

No.	Date	Revision Description	By
1	12/5/24	SITE UPDATES LOCATED	DF

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 10, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

\Autocad Drawings\Nantucket\Wanoma Way\62 Wanoma Way\62 Wanoma Way - FAB 2024 (REV 1).dwg



Property Information

Property ID	8769
Location	62 WANOMA WY
Owner	WEST ASHORED LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

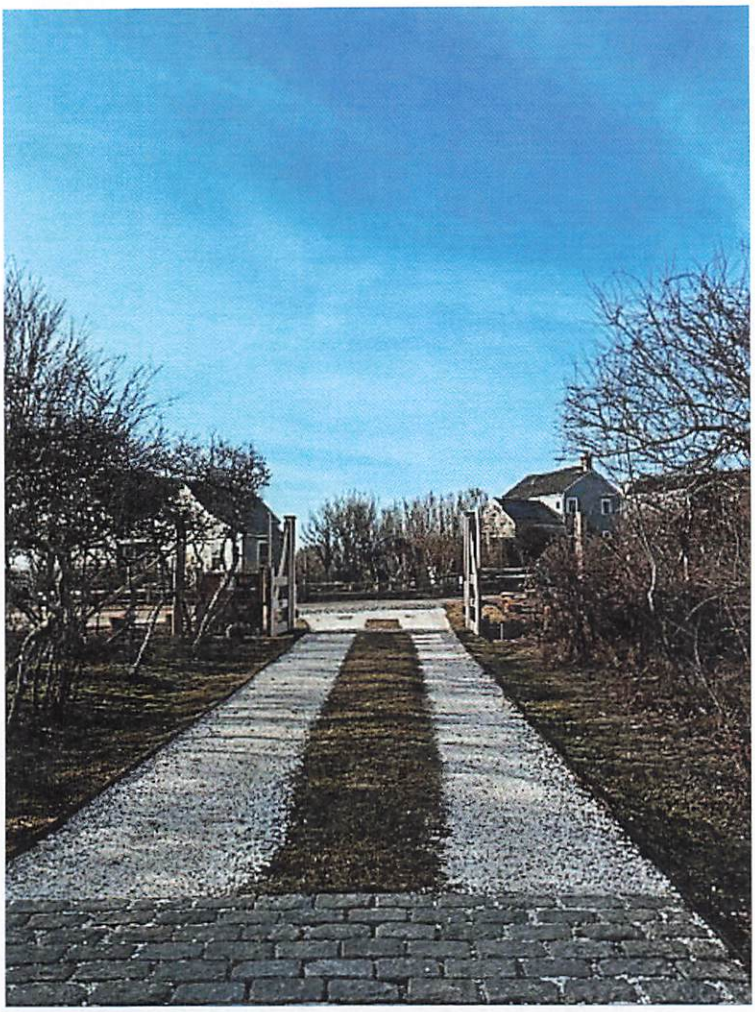
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FRONT GATE – 62 WANOMA WAY

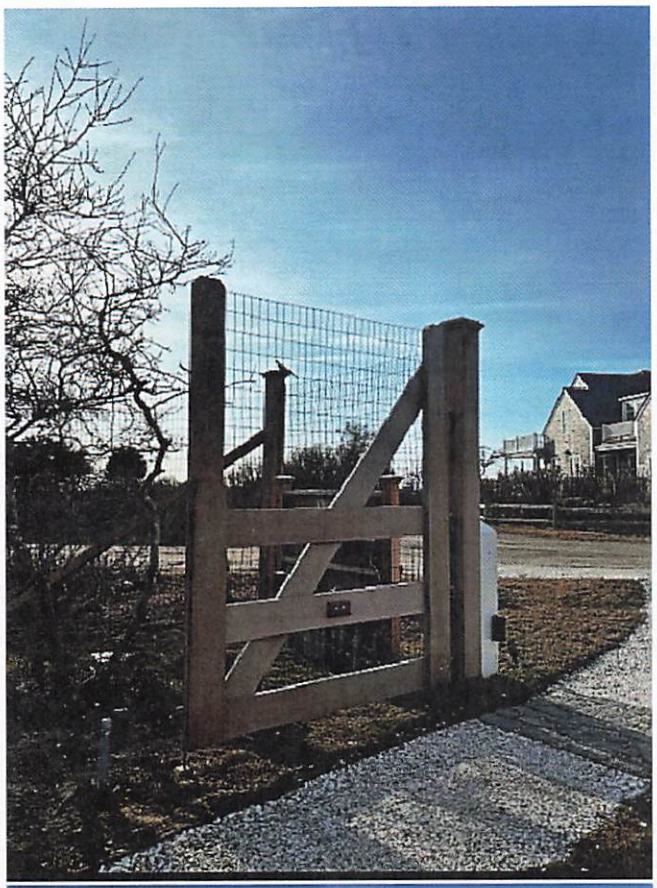
Picture set 1*



View from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side if looking from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side of front gate – view from Wanoma Way



Left side of front gate – view from Wanoma Way

FRONT GATE – 62 WANOMA WAY



View from Wanoma Way – Right side – Looking at 62 Wanoma Way in the back

FENCE – 62 WANOMA WAY

Picture Pack 3



Back of the house near neighbor at 60 Wanoma Way



Fence front of the house – Wanoma Way view

FENCE – 62 WANOMA WAY



Fence front of the house – Wanoma Way view



Public path (between 62 and 65 Wanoma Way) – plan is to extend the fence nearer the public path

FENCE – 62 WANOMA WAY



Fence looking through public path



Fence looking through public path

FENCE – 62 WANOMA WAY



Back gate facing public path

Neighbors View and Fence – 62 Wanoma Way



Pack Pictures
4

65 Wanoma Way

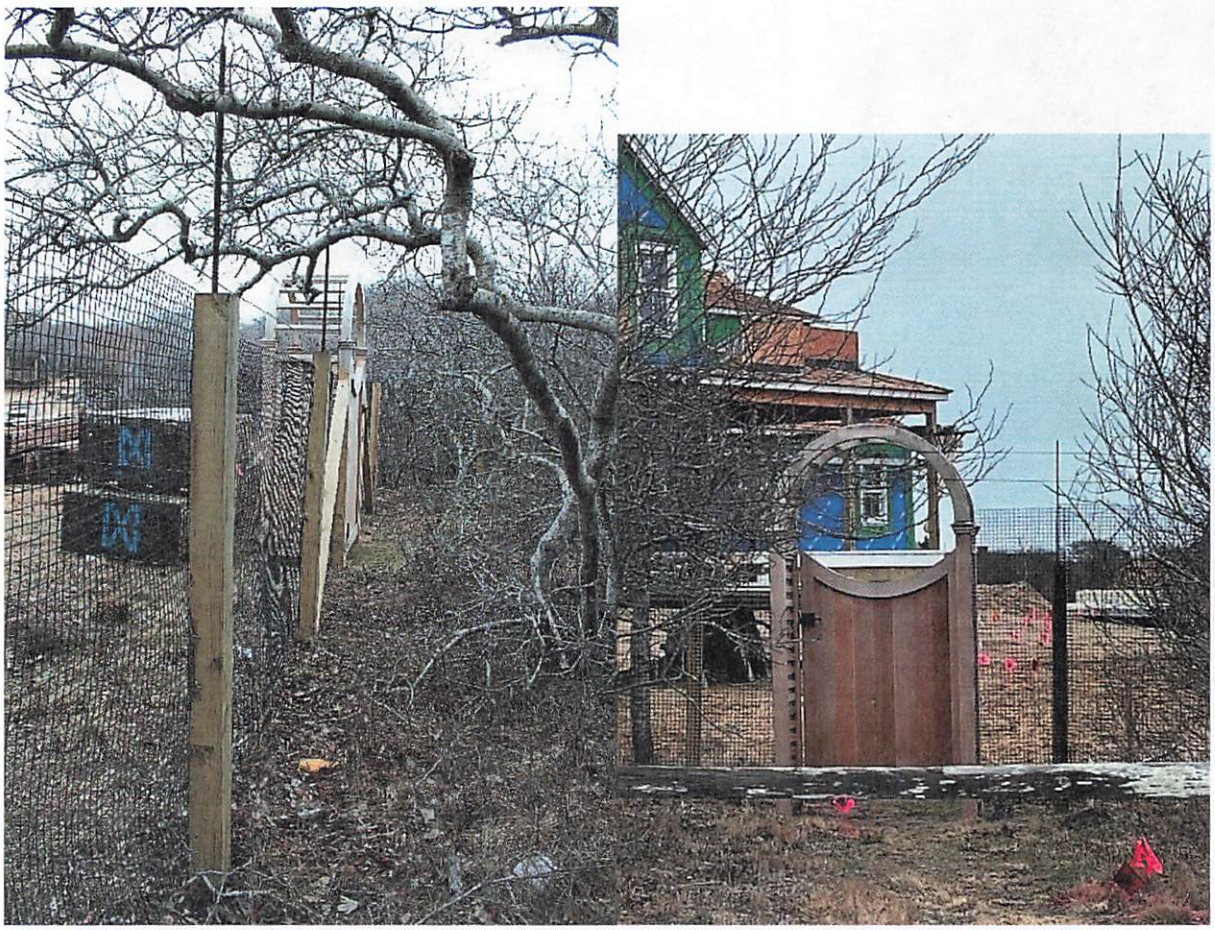


65 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way

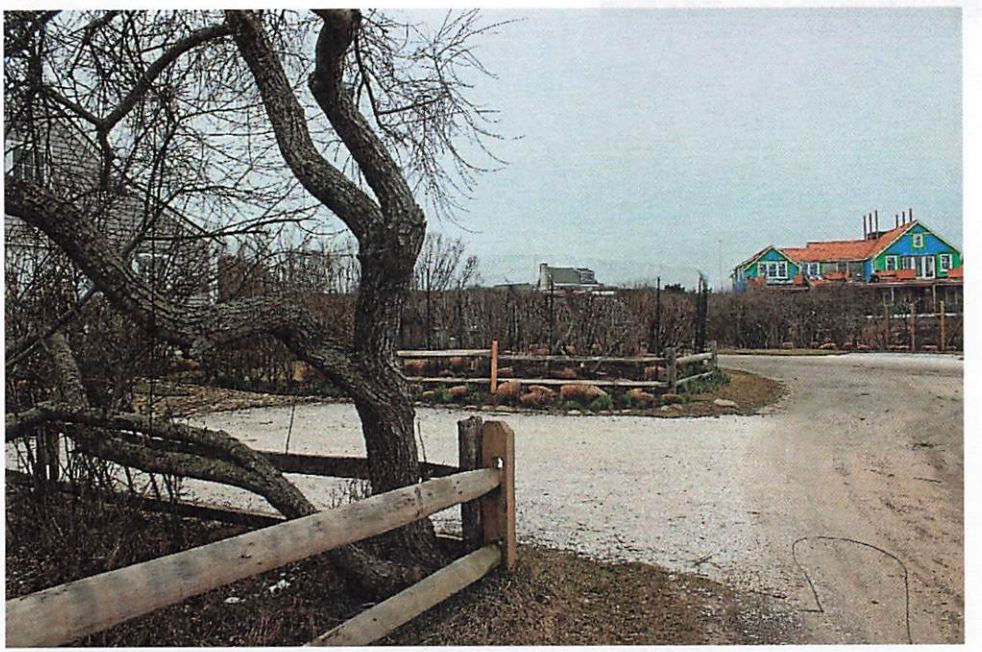


60 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way



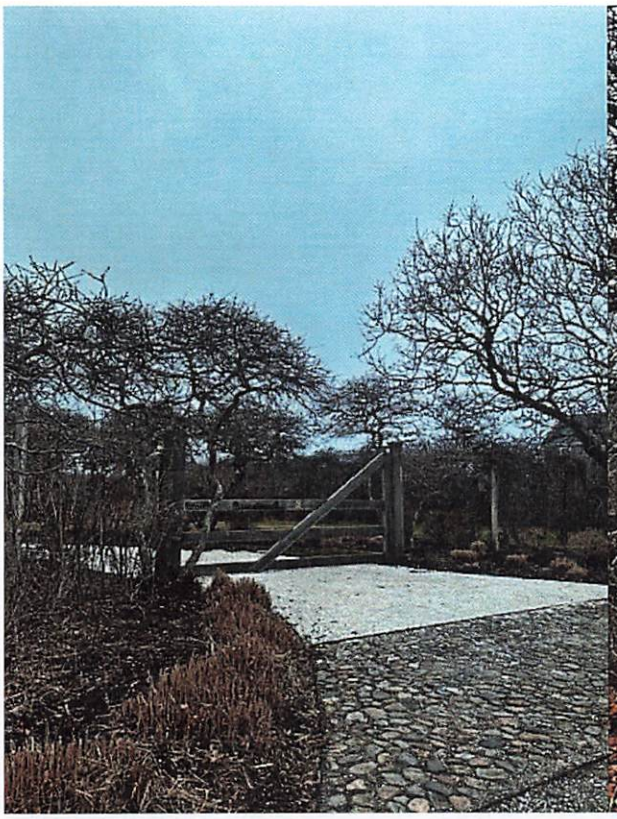
63 Wanoma Way

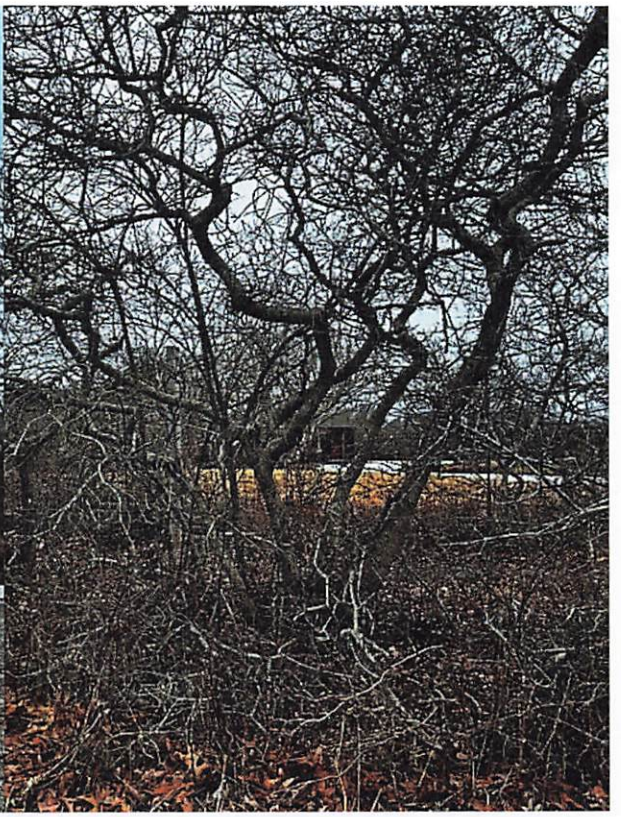
Neighbors View and Fence – 62 Wanoma Way



63 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way







4 Nichols Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 03/24/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

5WR - CABANA

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - CABANA

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX 128, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other CABANA

Size of Structure or Addition: Length: 8'-6" Sq. Footage 1st floor: 41 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-2" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 8'-6" South 8'-6" East 8'-6" West 8'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT - NO SLOPE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other NATURAL CEDAR SHIPLAP

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 10X10

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other WOOD WITH SHUTTER
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front NATURAL CEDAR SHIPLAP Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash _____ Doors NATURAL TO WEATHER
Deck 1X4 IPE DECKING Foundation _____ Fence _____ Shutters NATURAL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

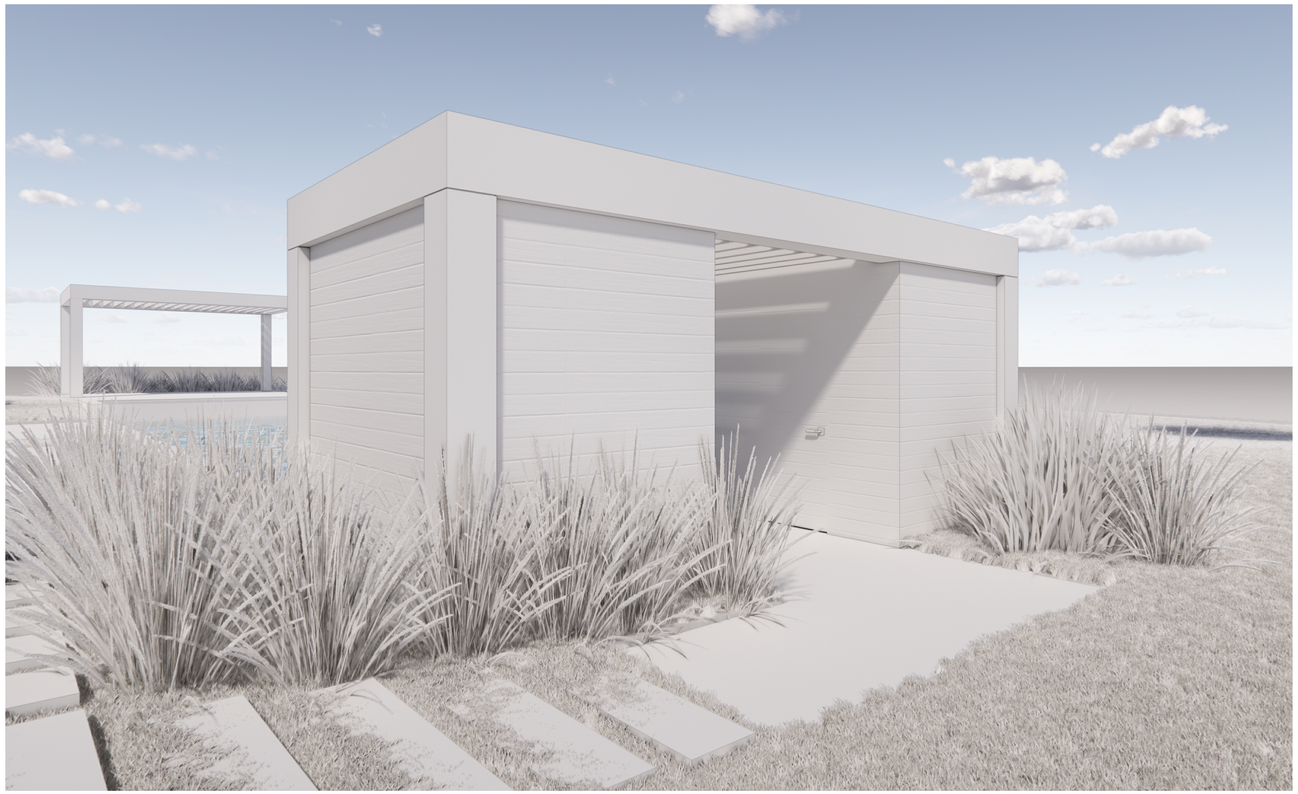
Date 3/24/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

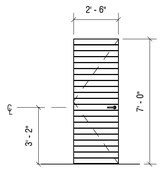
5WR CABANA

HDC - NEW BUSINESS SUBMISSION

CABANA
03/24/2025

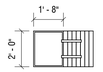


DOOR TYPES



01
TYPE: SWING
SASH: NATURAL
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A
TYPE: SOLID W/ SHUTTER
SASH: N/A
TRIM: NATURAL
MODEL: SHUTTER
MFGR: CUSTOM

ZONING INFORMATION

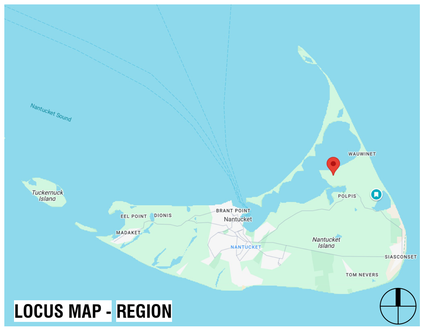
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	41 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,281 SF

EXTERIOR COLORS

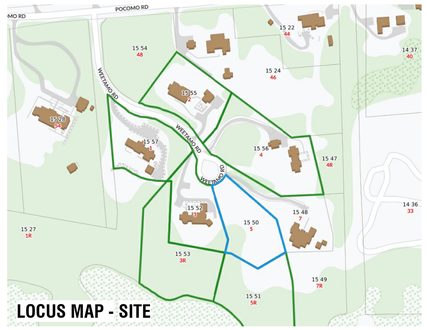
NATURAL TO WEATHER CEDAR

DRAWING INDEX

SHEET NAME	Sheet Number	03/24/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	**T-000**	•
01-GENERAL		
EXISTING CONDITIONS	**G-003**	•
02-ZONING / LANDMARK		
SITE SURVEY	**X-000**	•
SITE PLAN	**Z-100**	•
03-ARCHITECTURAL		
CABANA FLOOR PLANS & ELEVATIONS	**A-101**	•







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF*	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF*	3,281 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A *MODIFIED BY DOC. 58622	30'-0" (*MODIFIED TO 25'-0")	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		20'-0"	N/A	IN COMPLIANCE
REAR SETBACK		20'-0" (*MODIFIED TO 10'-0")	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF*	3,281 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

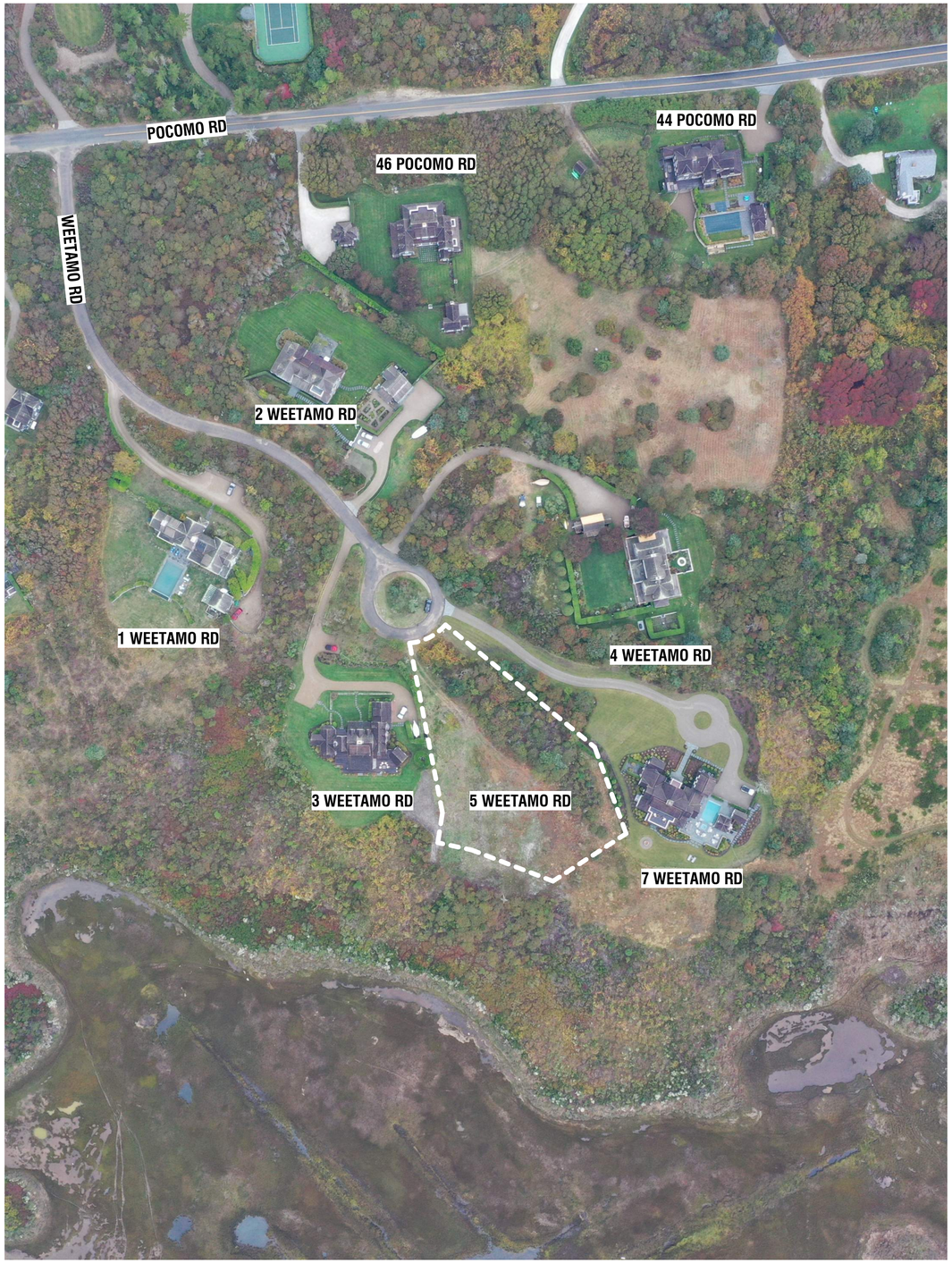
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

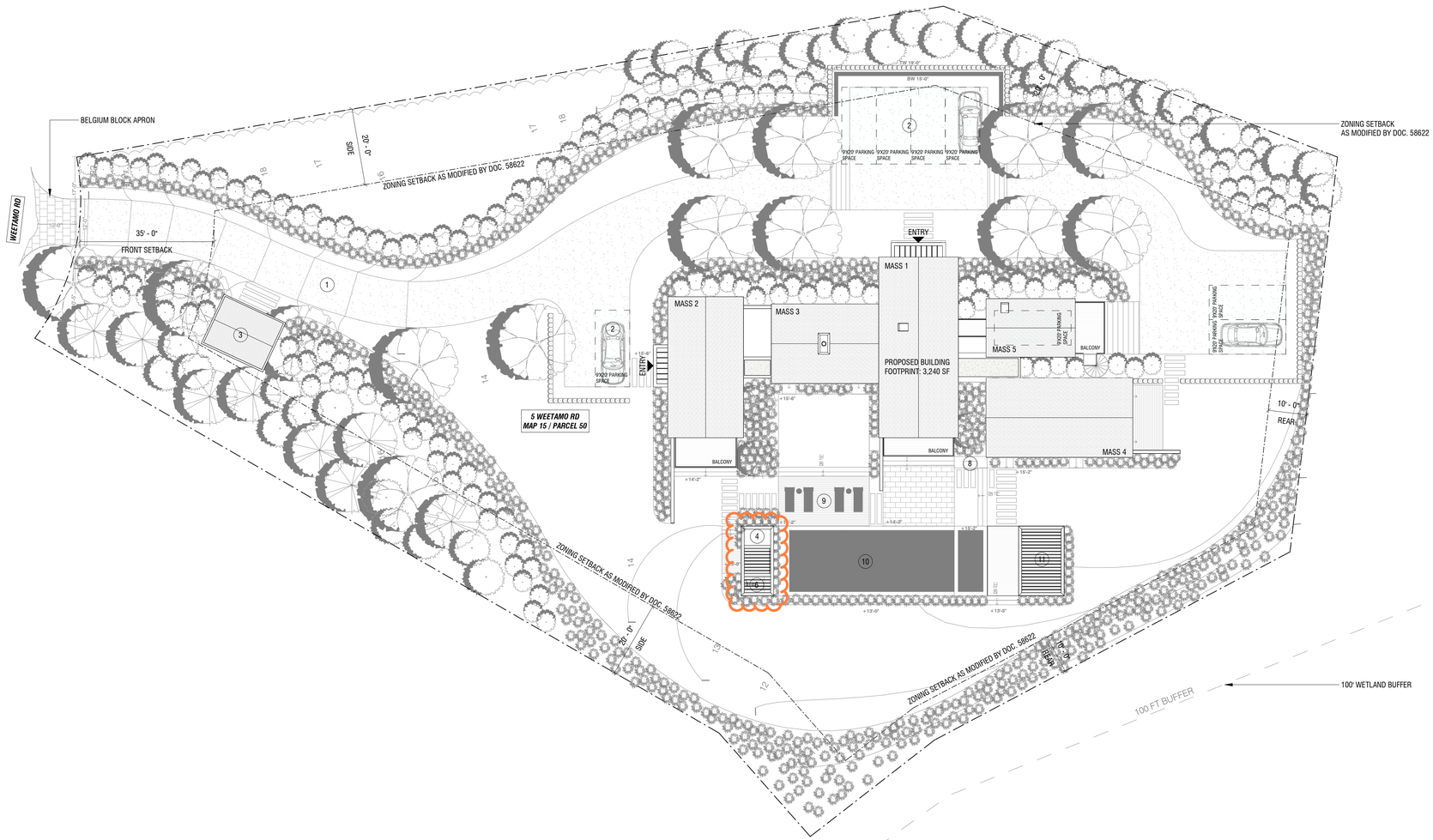
CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (FILED UNDER SEPERATE APPLICATION)
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED PERGOLA & IPE DINING DECK (FILED UNDER SEPERATE APPLICATION)

1 SITE PLAN

1/16" = 1'-0"

5WR

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/24/2025	HDC NEW BUSINESS SUBMISSION

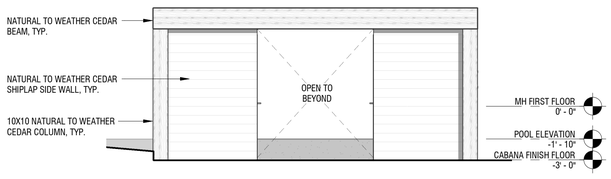
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

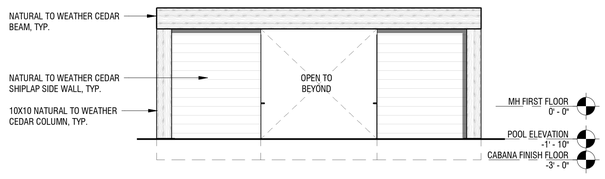
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 CABANA - WEST ELEVATION

1/4" = 1'-0"



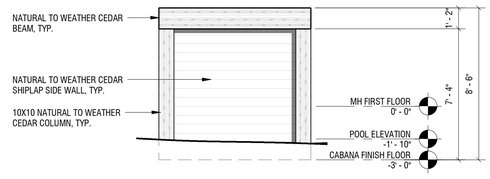
2 CABANA - EAST ELEVATION

1/4" = 1'-0"



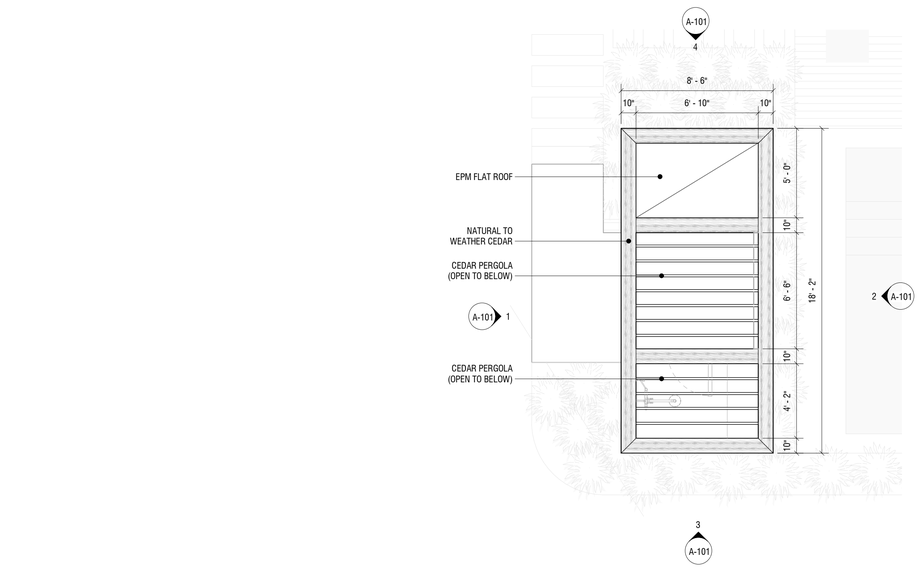
3 CABANA - SOUTH ELEVATION

1/4" = 1'-0"



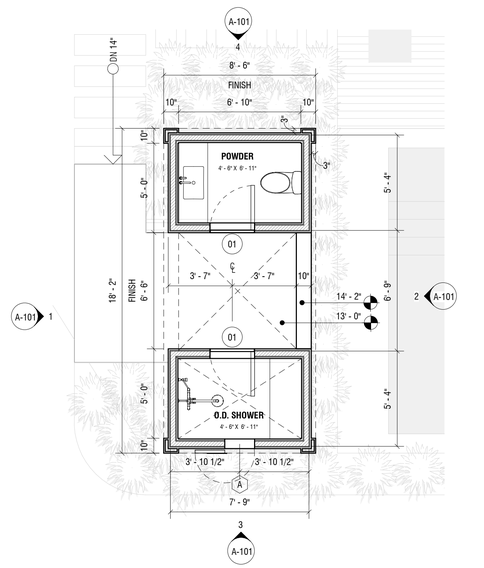
4 CABANA - NORTH ELEVATION

1/4" = 1'-0"



5 CABANA ROOF PLAN

1/4" = 1'-0"



6 CABANA FLOOR PLAN

1/4" = 1'-0"

5WR

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

CABANA FLOOR PLANS & ELEVATIONS

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 146

Street & Number of Proposed Work: 33 Union St

Owner of record: Mark Deck

Mailing Address: 30 Silver Hill Rd
Lincoln, Mass. 01773

Contact Phone #: (781) 718-6815 E-mail: mark.john.deck@gmail.com

AGENT INFORMATION (if applicable)

Name: Jack Smart

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@packsmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Install (14) all black solar pv modules to rooftop

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 24th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____ _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ _____
Signature Date

Docusign Envelope ID: 40192221-DC57-4F10-94FD-86D59E777DA2

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 33 Union St

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: EC5A7EC9A8274D0...

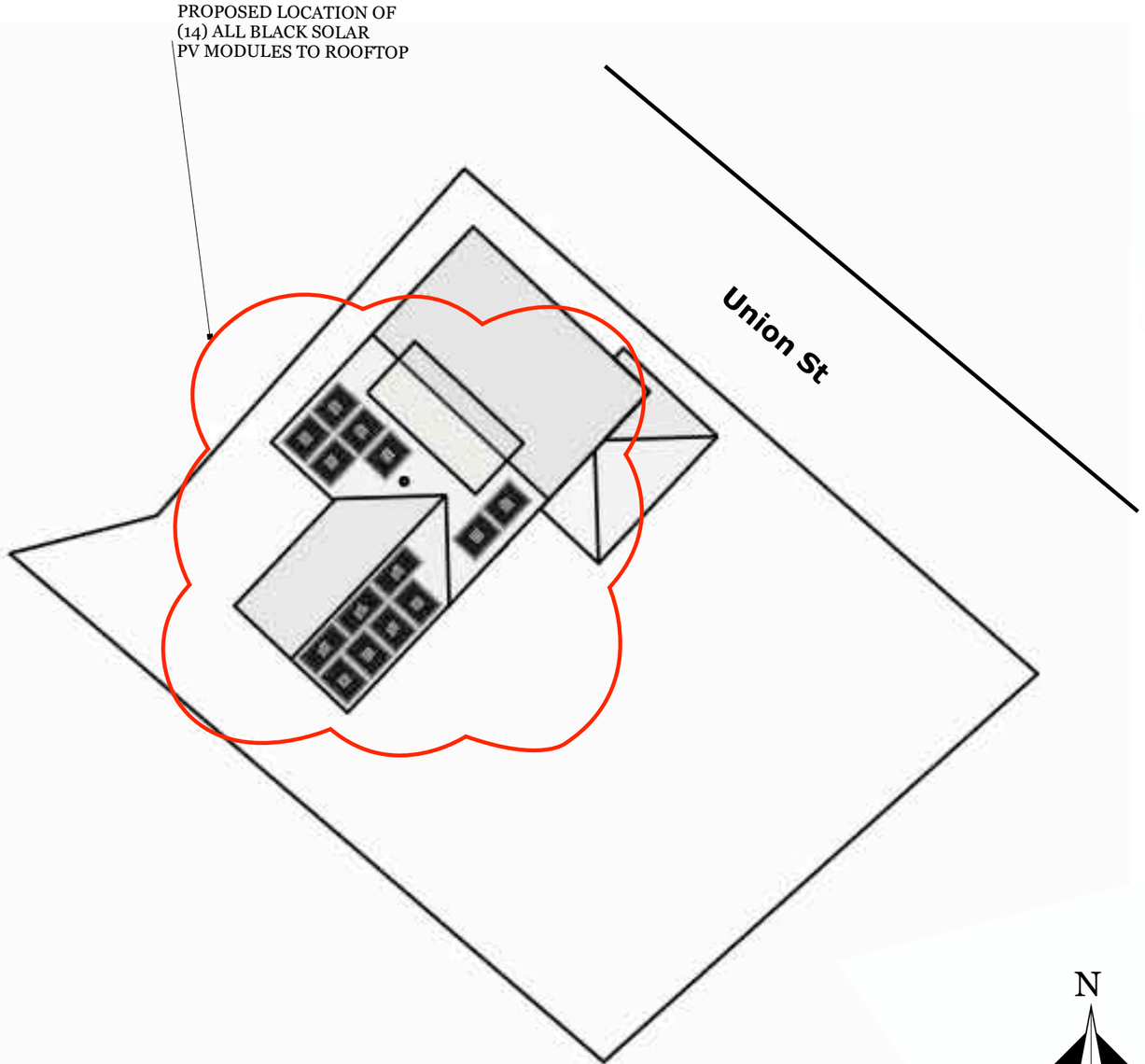
Name Mark Deck

Date 2/26/2025



Locus Map
Scale: Not to scale

Zoning Class: ROH
Front Setback: 0ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 15”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

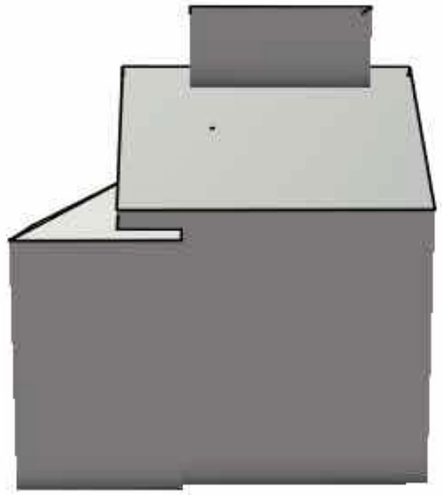
Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

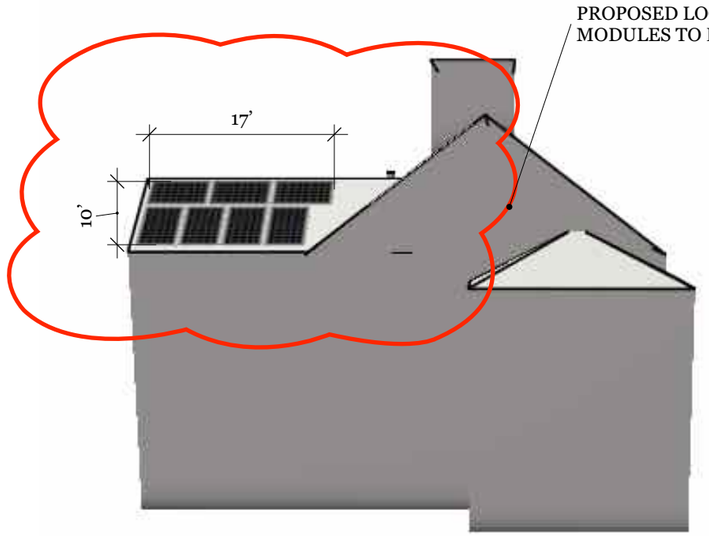
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGES
TO NORTH ELEVATION

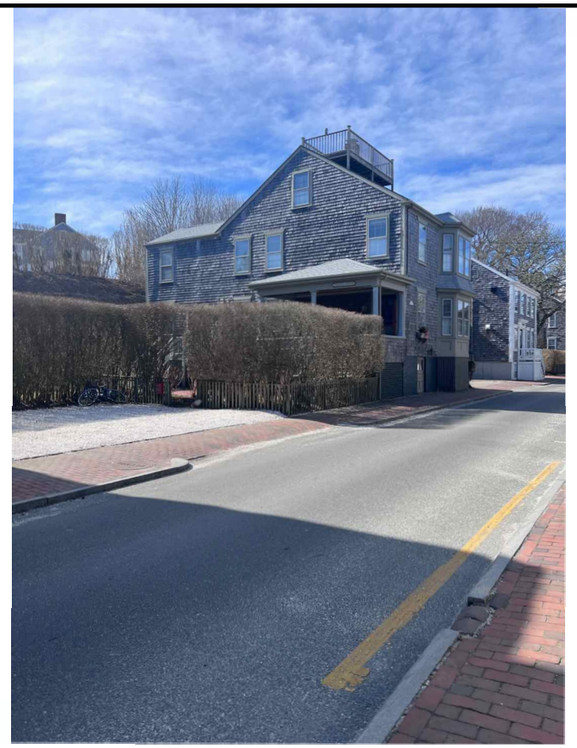


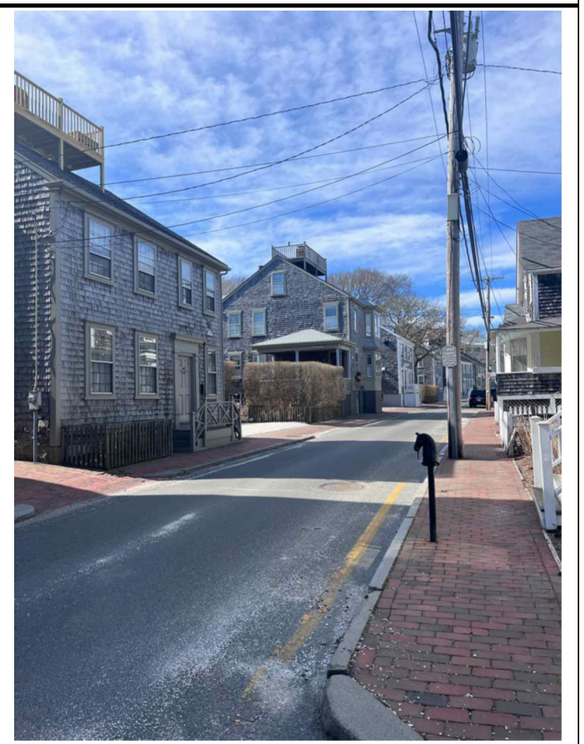
NORTH ELEVATION



EAST ELEVATION







ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

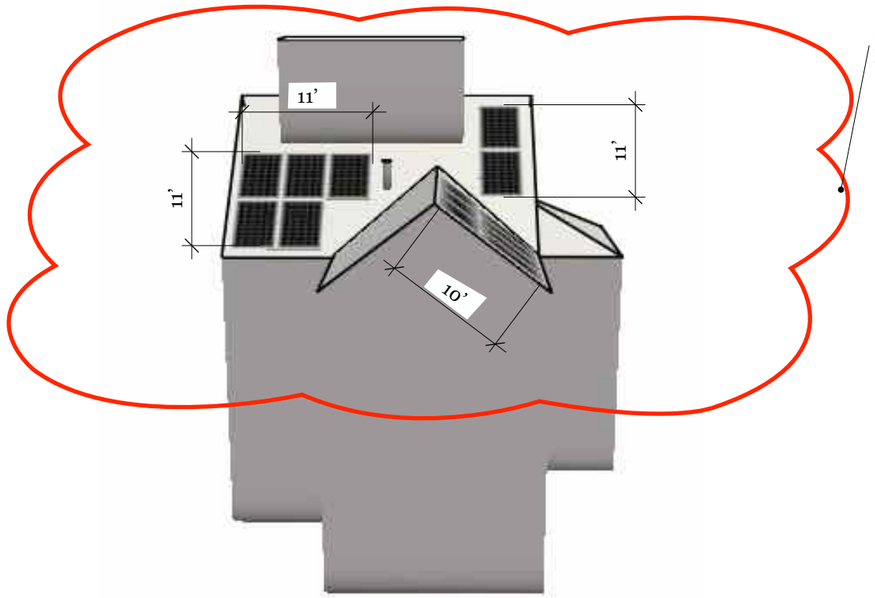
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

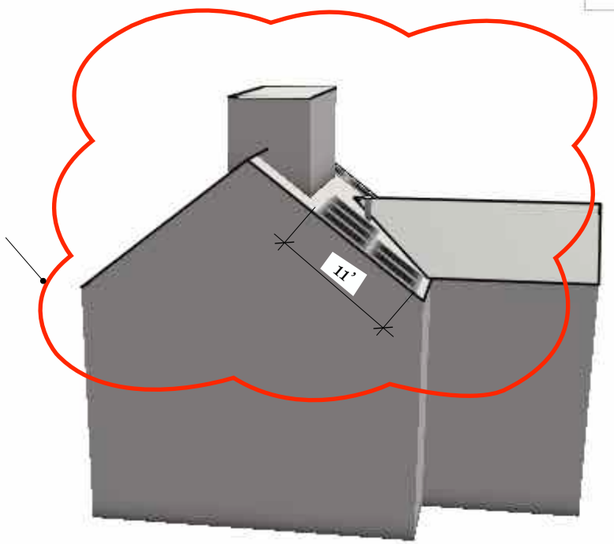
PV 02



PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO ROOFTOP



WEST ELEVATION

Panels will not be visible from southern perspective





ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

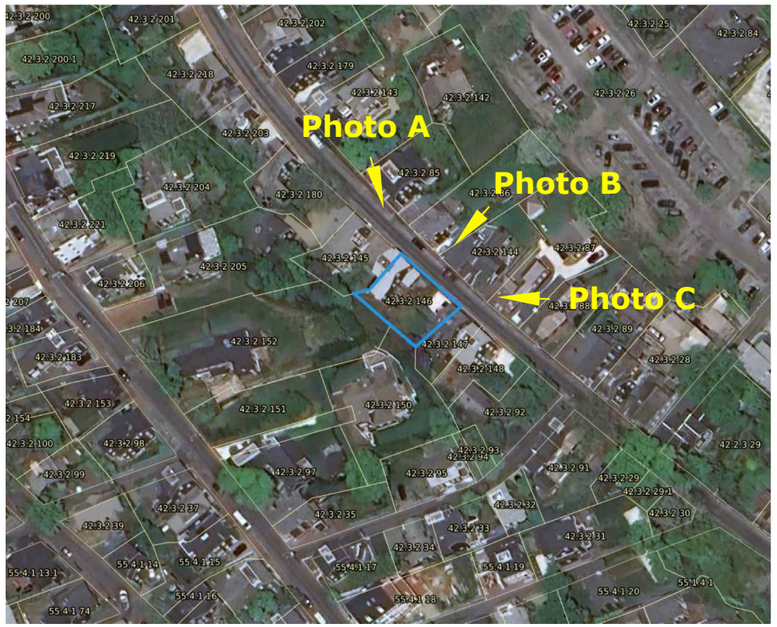
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



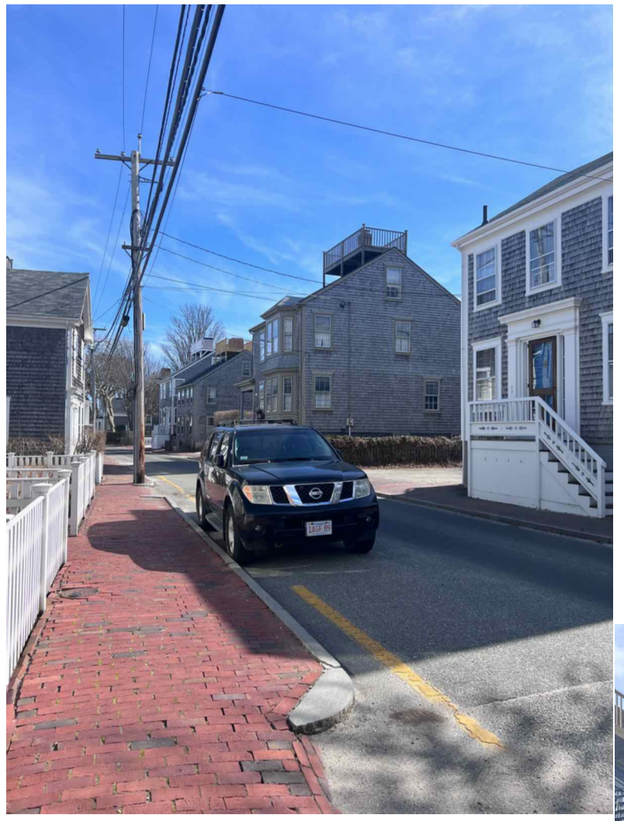


Photo A

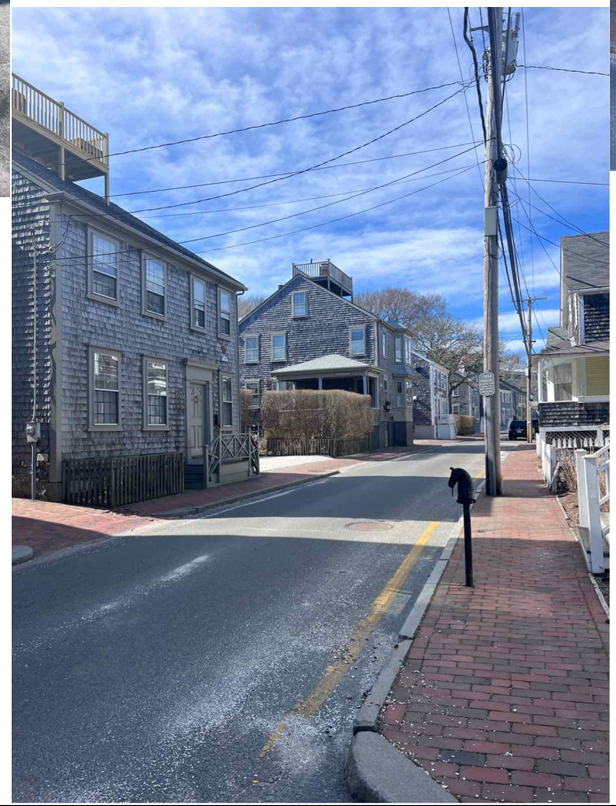


Photo C



Photo B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5%.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty*.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology*, Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (2800 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

* See data sheet on rear for further information.

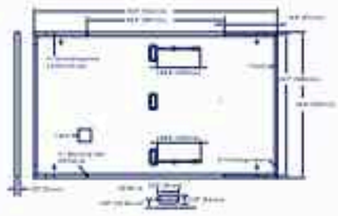
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09–2.98 in × 1.26–2.36 in × 0.59–0.71 in (53–75 mm × 32–60 mm × 15–18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥49.2 in (1250 mm), (–) ≥49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

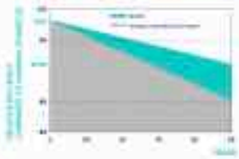


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5W / –0W)								
Power at MPP*	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current*	I_{SC}	[A]	13.49	13.53	13.66	13.79	13.82	13.94
Open Circuit Voltage*	V_{OC}	[V]	39.47	39.75	39.93	39.93	39.91	39.88
Current at MPP	I_{MPP}	[A]	13.02	13.07	13.08	13.08	13.10	13.20
Voltage at MPP	V_{MPP}	[V]	32.04	32.54	32.74	32.94	33.14	33.33
Efficiency*	η	[%]	≥21.2	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT*								
Power at MPP	P_{MPP}	[W]	312.7	317.5	321.2	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.90	11.00	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	36.50	36.77	37.04	37.31	37.58	37.84
Current at MPP	I_{MPP}	[A]	10.19	10.15	10.21	10.27	10.33	10.38
Voltage at MPP	V_{MPP}	[V]	30.67	31.29	31.46	31.68	31.84	32.03

*Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3; *800 W/m², NMOT, spectrum AM 1.5

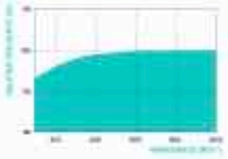
Qcells PERFORMANCE WARRANTY



At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.08% of nominal power up to 10 years. At least 85.56% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3°C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push / Pull*		[lbs/ft²]	50 (2400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Test Load, Push / Pull*		[lbs/ft²]	188 (9000 Pa) / 75 (3600 Pa)		

* See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland, IEC 61215 (2016), IEC 61730 (2016), This data sheet complies with DIN EN 50380.

UL and California Energy Commission (CEC) listings pending.

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

ACK SMART
(508) 257-1786
www.ACKsmart.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 379

Street & Number of Proposed Work: 16 Cherry St

Owner of record: Mike Zarcone

Mailing Address: 15 Starbuck Dr, Apt. 201
Green Island, NY 12183

Contact Phone #: (917) 648-0590 E-mail: mmzarcone@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Install (19) all black solar pv modules to rooftop

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 24th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____ _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ _____
Signature Date

Docusign Envelope ID: 9FFA6C87-9DE1-46CF-90E9-304EFB032F04

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 16 Cherry St (55 / 379)

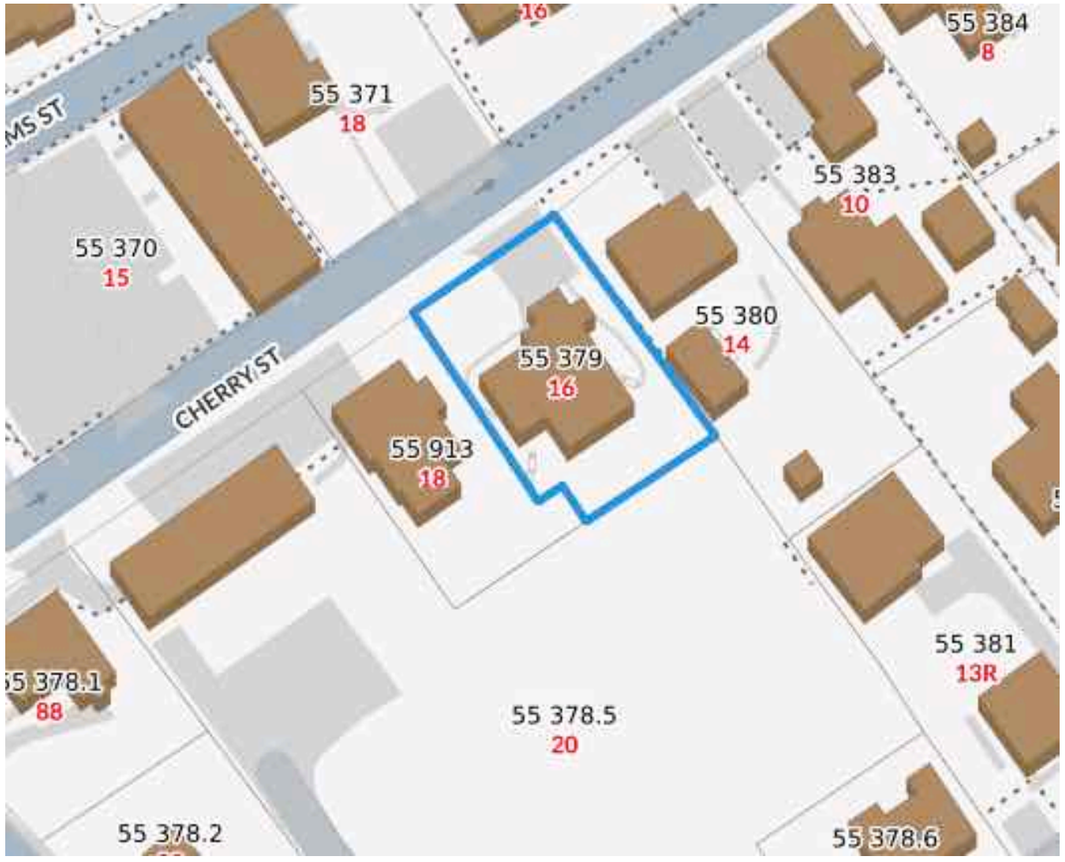
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: ED7D7645FC3548F...

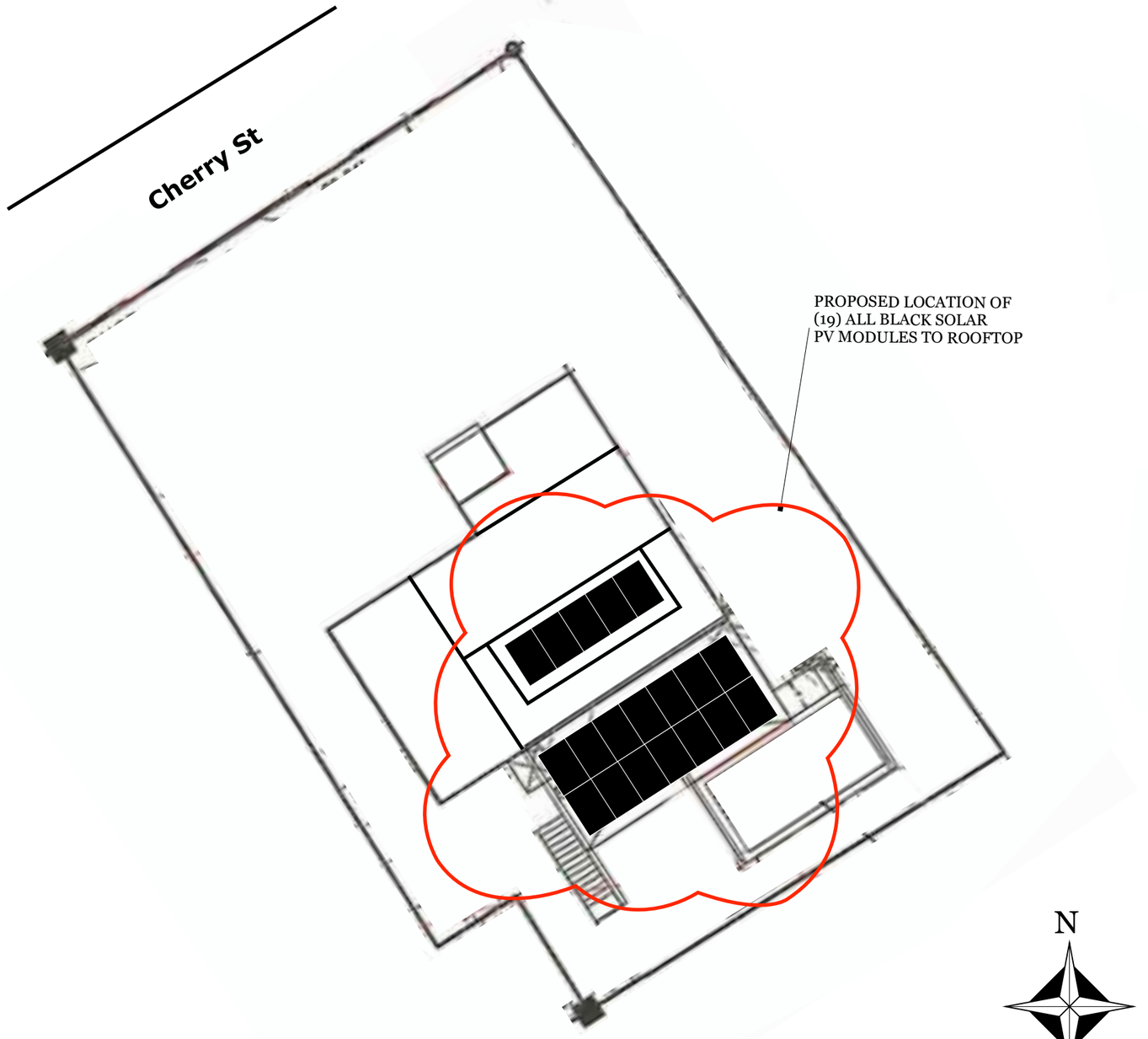
Name Mike Zarcone

Date 2/14/2025



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 15”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

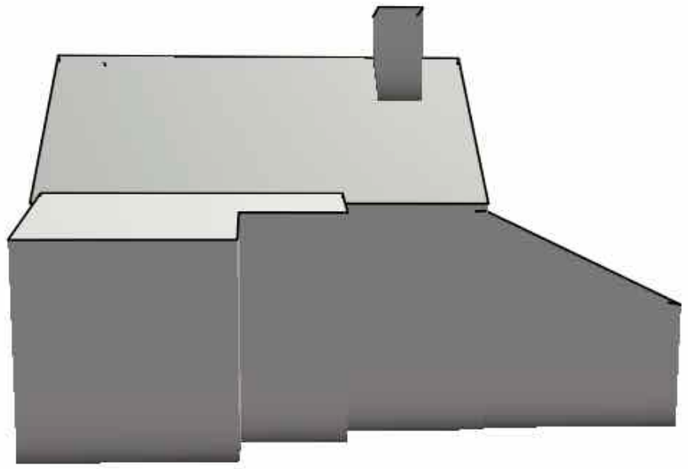
Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

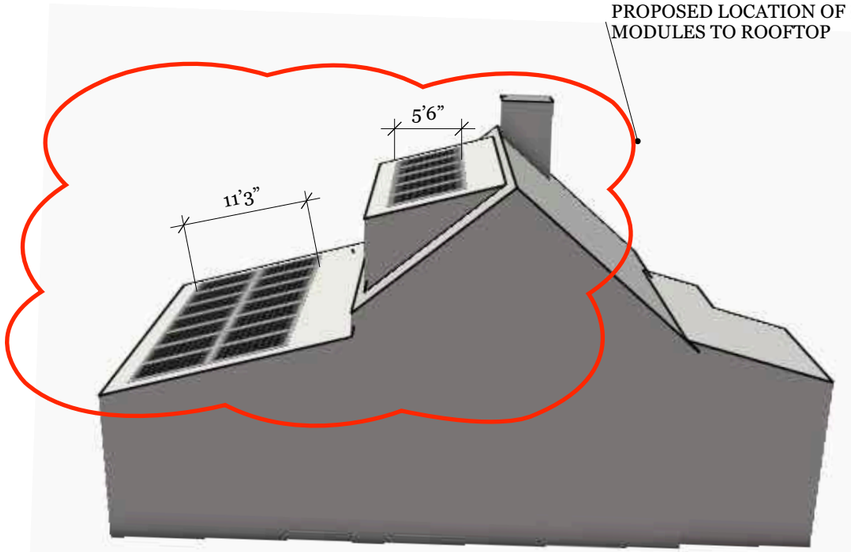
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

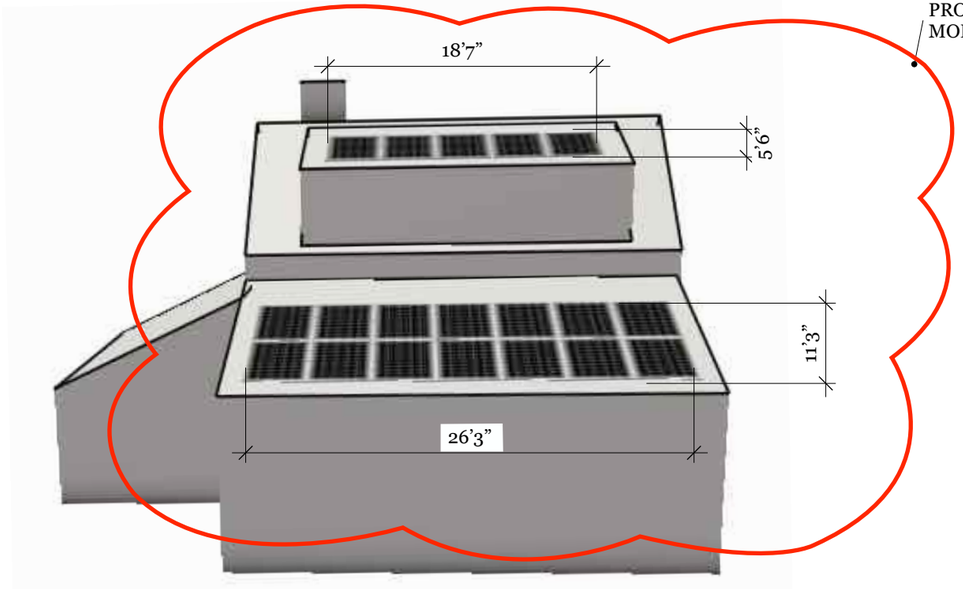
NO CHANGES
TO NORTH ELEVATION



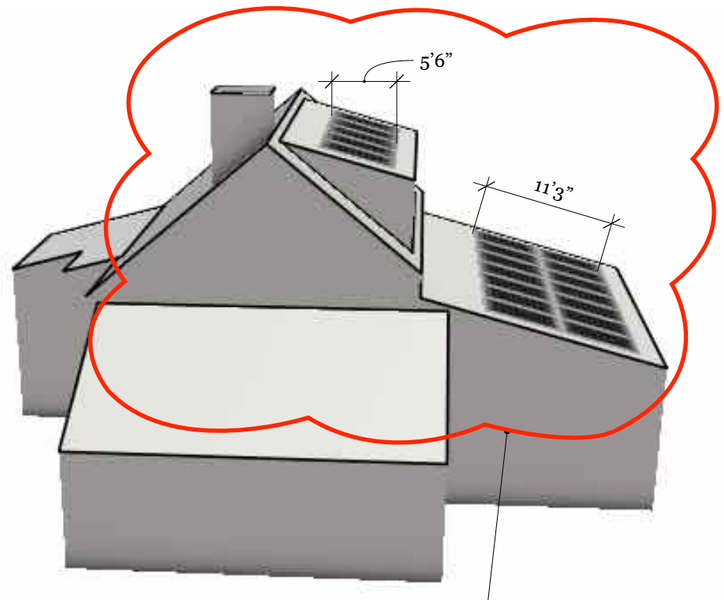
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

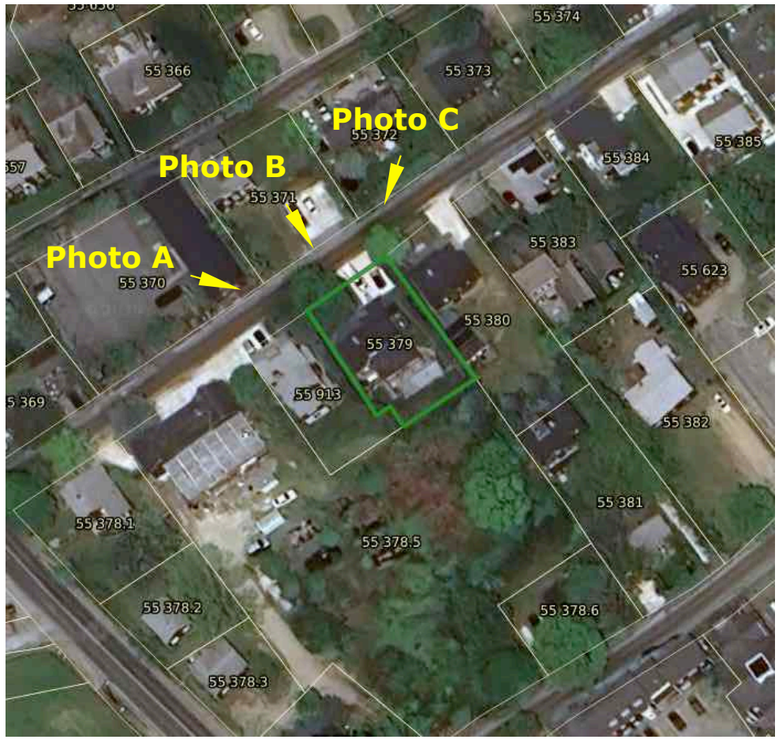
ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



Panels will not be visible from a public way.



Photo A



Photo C



Photo B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5%.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty*.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology*, Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (2800 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

* See data sheet on rear for further information.

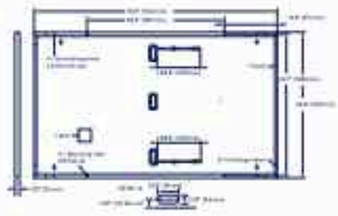
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09–2.98 in × 1.26–2.36 in × 0.59–0.71 in (53–75 mm × 32–60 mm × 15–18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥49.2 in (1250 mm), (–) ≥49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

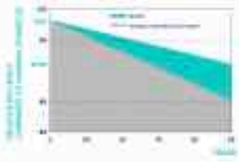


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5W / –0W)								
Power at MPP¹	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current¹	I_{SC}	[A]	13.49	13.53	13.66	13.79	13.82	13.95
Open Circuit Voltage¹	V_{OC}	[V]	39.47	39.75	39.93	39.93	39.91	39.88
Current at MPP	I_{MPP}	[A]	13.02	13.07	13.08	13.08	13.10	13.20
Voltage at MPP	V_{MPP}	[V]	32.04	32.54	32.74	32.94	33.14	33.33
Efficiency¹	η	[%]	≥21.2	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT¹								
Power at MPP	P_{MPP}	[W]	312.7	317.5	321.2	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.90	11.00	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	36.50	36.77	37.04	37.31	37.58	37.84
Current at MPP	I_{MPP}	[A]	10.19	10.15	10.21	10.21	10.33	10.38
Voltage at MPP	V_{MPP}	[V]	30.67	31.29	31.46	31.83	31.84	32.03

¹Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3; ²800 W/m², NMOT, spectrum AM 1.5

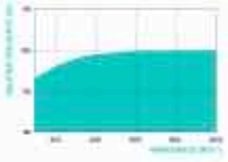
Qcells PERFORMANCE WARRANTY



At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.08% of nominal power up to 10 years. At least 85.56% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3°C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push / Pull²		[lbs/ft²]	50 (2400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Test Load, Push / Pull³		[lbs/ft²]	188 (9000 Pa) / 75 (3600 Pa)		

² See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland, IEC 61215 (2016), IEC 61730 (2016), This data sheet complies with DIN EN 50380.

UL and Canadian Energy Commission (CEC) listings pending.

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV 04

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Raise building height 18", Basement walkout with new deck

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 7'-6" x 33' ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 25'-10" South 25'-0" East 25'-0" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Raise building 18",modify deck, new basement walkout
2. South Elevation Raise building 18", modify deck
3. West Elevation Raise building 18"
4. North Elevation Raise Building 18", modify deck

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side French Patio Door

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim white Sash White to match existing Doors White to match existing
Deck mahogany to match existing NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into cor uidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03/24/2025 Signature of owner of record _____ Signed under penalties of perjury

Powers

Site Plan

36 Bassett Rd, Nantucket, MA



Locus Plan



1



2



5



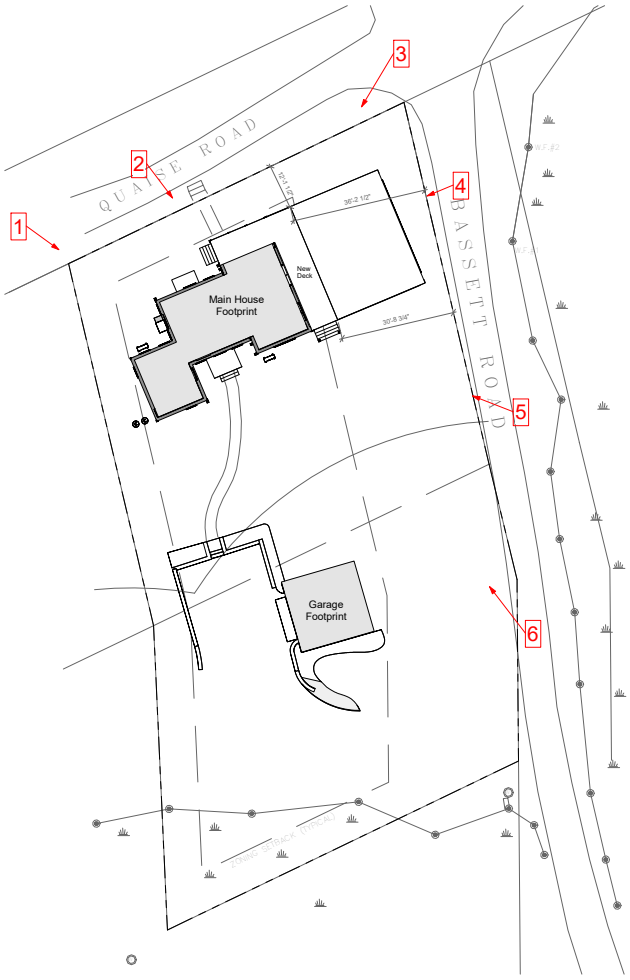
3



6



4



CHIP WEBSTER ARCHITECTURE

11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Preliminary Design

Powers
36 Bassett Rd, Nantucket, MA
Site Plan
C Site Plan

#	Date	Note
2	2025.03.24	HDC Submission

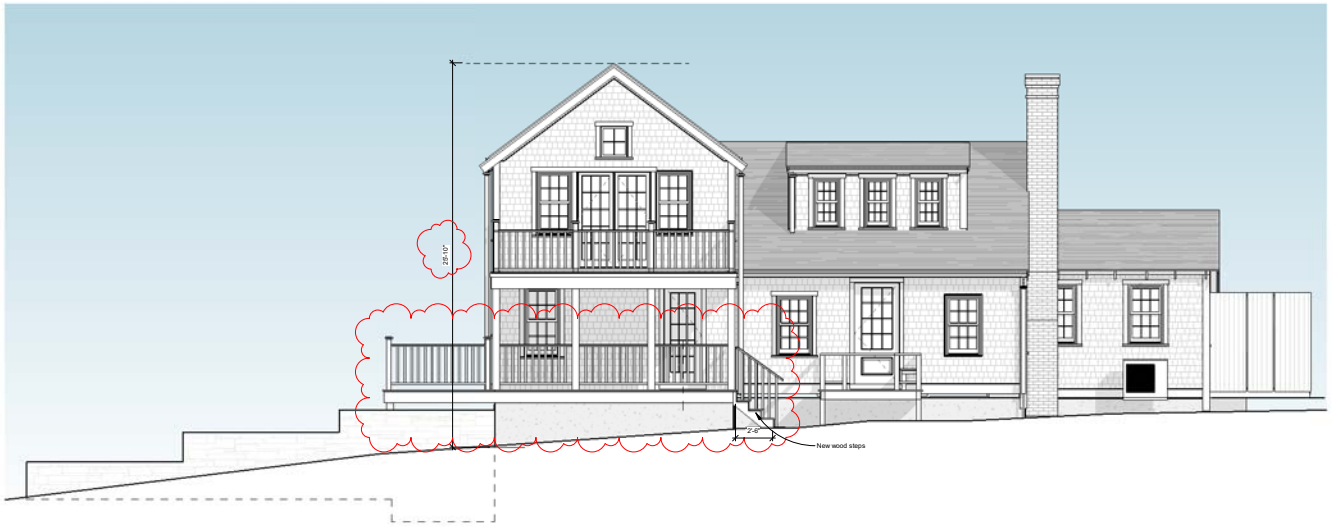
C

3/17/2025 4:36:38 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing North Elevation



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC1 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

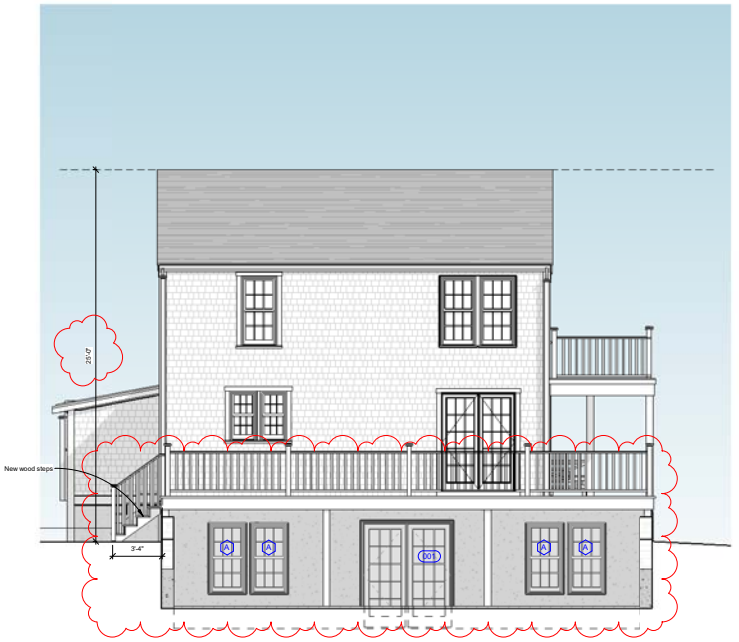
HDC1

3/24/2025 9:43:41 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing East Elevation



Proposed East Elevation

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

3/24/2025 9:43:42 AM

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC2



Existing South Elevation



Proposed South Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

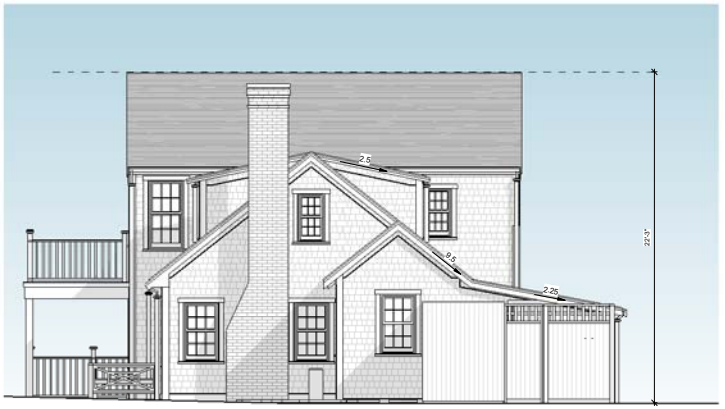
Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC3

3/24/2025 9:43:44 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing West Elevation



Proposed West Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC4

3/24/2025 9:43:45 AM

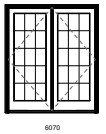
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	

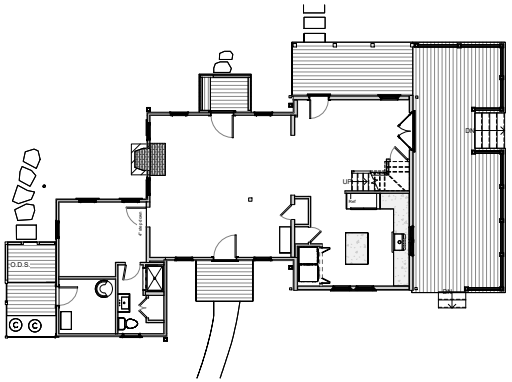


HDC Window
1/4" = 1'-0"

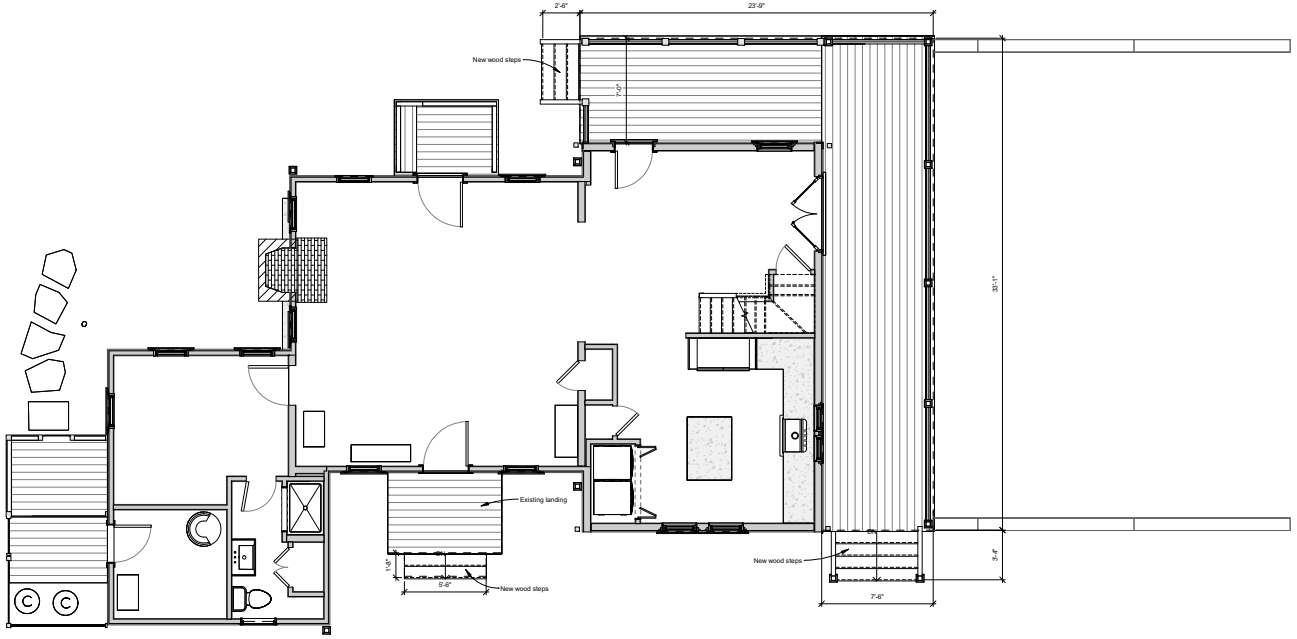
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



HDC Door
1/4" = 1'-0"



2 Existing First Floor
1/8" = 1'-0"



1 HDC First Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

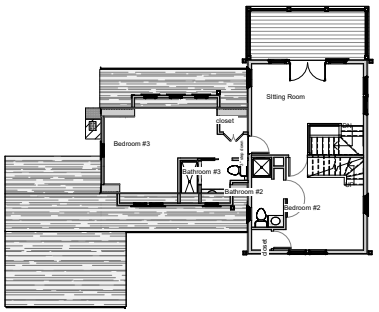
Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

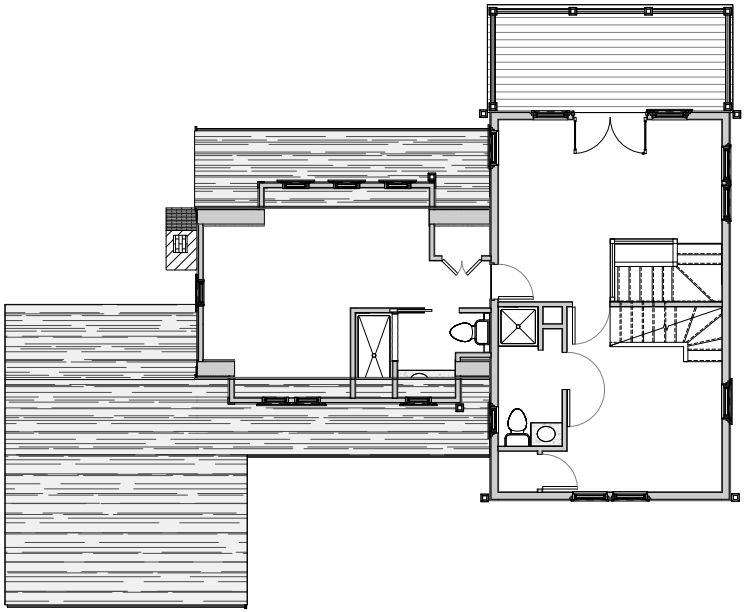
HDC5

3/24/2025 9:43:46 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC6

3/24/2025 9:43:47 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0681 6383 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Quaisey Corner LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6384 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Nantucket Conservation Found
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 9 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Circle

Owner of record: NEVER BLUE LLC

Mailing Address: 50 LEGARE ST CHARLESTON SC 29401

Contact Phone #: 6467531965 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Road Nantucket MA 02554

Contact Phone #: 5082283600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26 Sq. Footage 1st floor: 546 Decks/Patio: Size: 250 ☑ 1st floor ☐ 2nd floor

Width: 21 Sq. footage 2nd floor: 546 Size: 150 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South 0 East 0 West _____

Height of ridge above final finish grade: North 24'8" South 24'8" East 24'8" West 24'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation NEW CONSTRUCTION
2. South Elevation NEW CONSTRUCTION
3. West Elevation NEW CONSTRUCTION
4. North Elevation NEW CONSTRUCTION

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 1/0 Rake 1 1/0 Soffit (Overhang) 0 Corner boards NA Frieze NA

Window Casing 1/4 Door Frame 1/4 Columns/Posts: Round _____ Square 8/8

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim PLATINUM Gray Sash NA Doors BLACK

Deck WOOD Ntr Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3.24.25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR 24 2025

03/24/2025

Sent To: McSweeney John P and Anne M
Street and Apt. No., or PO Box No.: 95 Revere Road
City, State, ZIP+4®: Manhasset NY 11020

9589 0710 5270 0681 6384 14

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Stuart, FL 34997 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

03/24/2025

Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 SE MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

7022 0410 0003 0987 8274

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

03/24/2025

Sent To: Nantucket Housing Authority
Street and Apt. No., or PO Box No.: 3 Manka Dr
City, State, ZIP+4®: Nantucket MA 02554

9589 0710 5270 0681 6384 45

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

03/24/2025

Sent To: 109 TOM NEVERS LLC / PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
City, State, ZIP+4®: NANTUCKET MA 02584

7022 0410 0003 0987 8267

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Cheyenne, WY 82001 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR 24 2025

03/24/2025

Sent To: Bach 41 LLC
Street and Apt. No., or PO Box No.: 2120 Carey Avenue
City, State, ZIP+4®: Cheyenne WY 82001

9589 0710 5270 0681 6384 38

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Avon, CT 06001 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR 24

03/24/2025

Sent To: Kruse Douglas J and Amy M
Street and Apt. No., or PO Box No.: 9 Stockbridge LN
City, State, ZIP+4®: Avon CT 06001

9589 0710 5270 0681 6384 21

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02196 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR 24 2025

03/24/2025

Sent To: CARROLL John R + Bronwen L trstees (JJD) Family of the Carroll
Street and Apt. No., or PO Box No.: POBOX 962049
City, State, ZIP+4®: BOSTON MA 02196

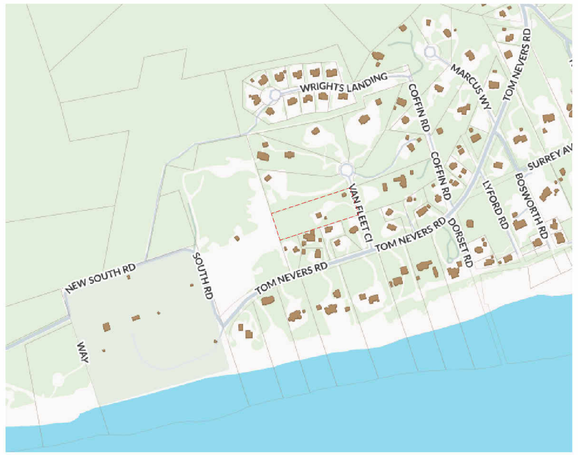
9589 0710 5270 0681 6384 52

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

REED Forever LLC

Garage

4 Van Fleet Cl, Nantucket, MA



Ground Coverage Summary

Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF
Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF





1. Turn on Van Fleet



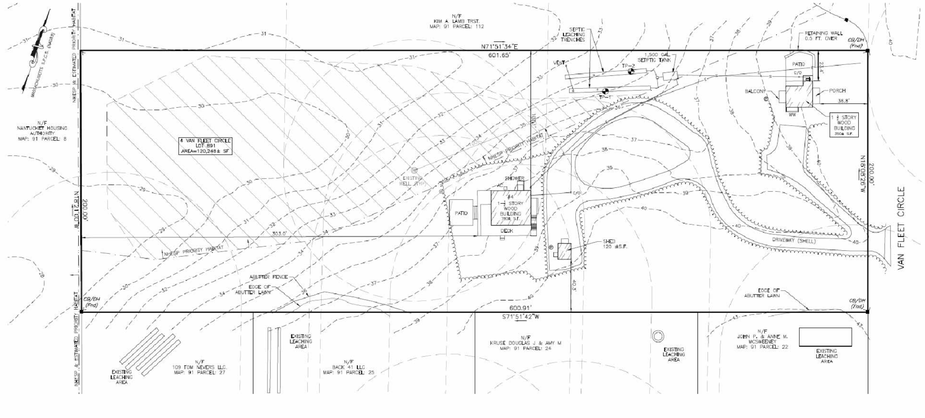
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission
23	2022.12.20	Shell Package

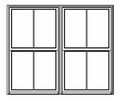
HDC1

3/23/2025 12:57:41 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



A



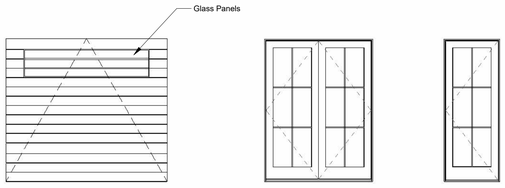
A2

Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	<varies>	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



Custom Garage Door

6080

3080

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Custom Garage Door	Custom				Exterior	
02	Custom Garage Door	Custom				Exterior	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	8'-0"		Exterior	
04	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	
05	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh wtih interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

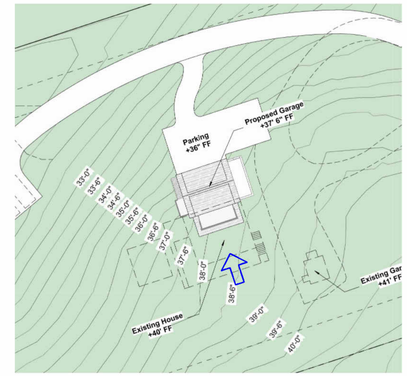
HDC2

3/23/2025 12:57:43 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Key Plan



Key Plan

Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



2 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

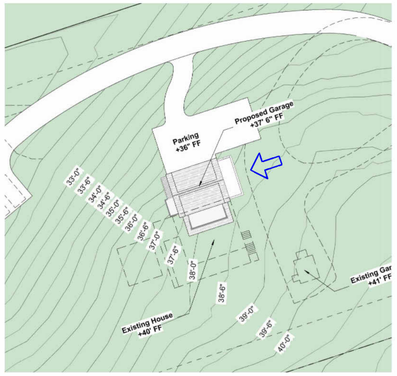
REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

3/23/2025 12:57:44 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

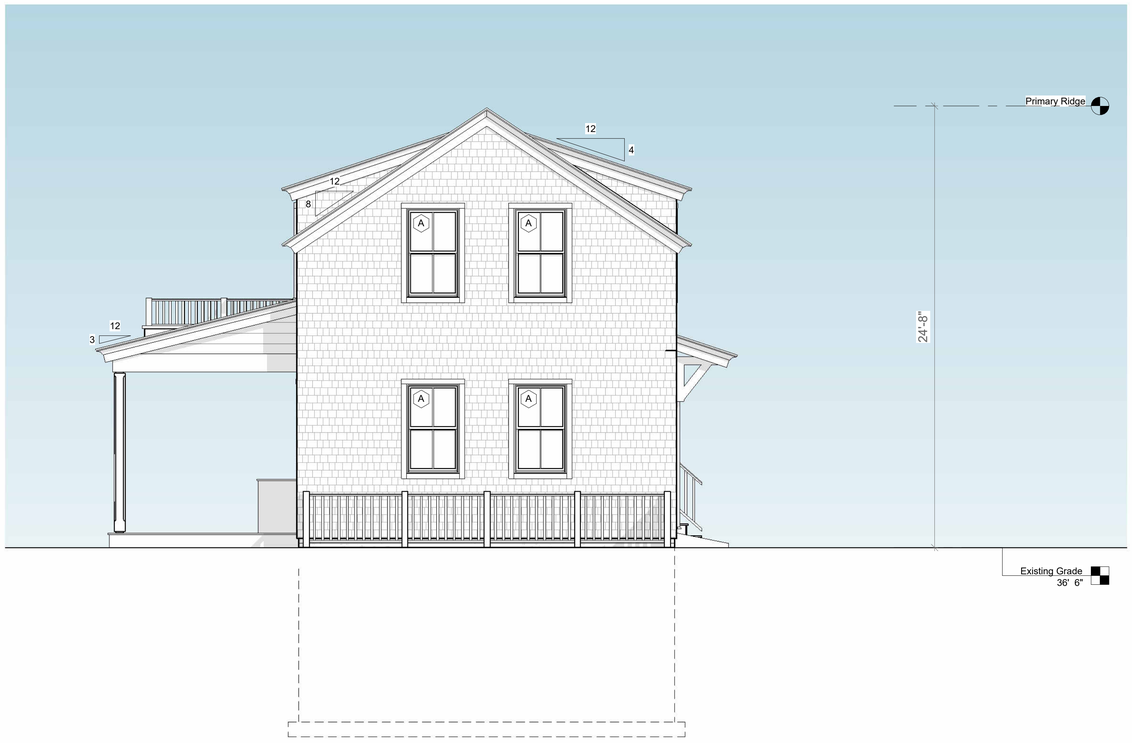


Key Plan



Key Plan

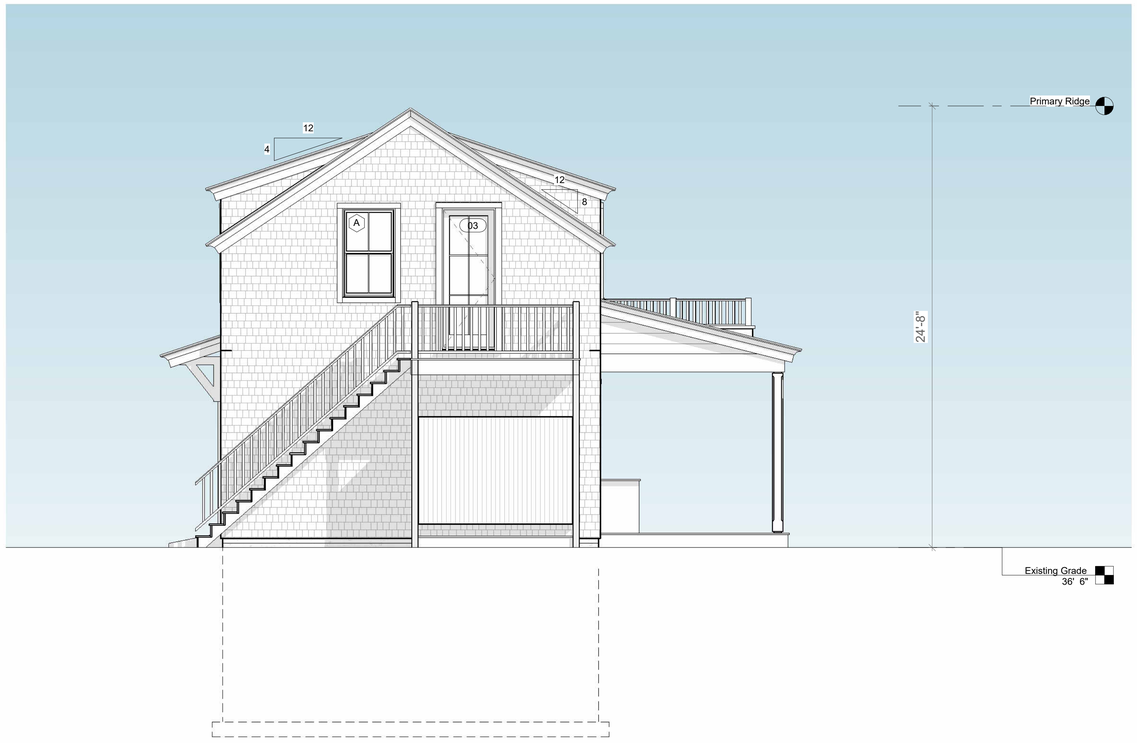
Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0"
SCALE
2 0 2 4 6 8 10
FEET

Current Submission



2 West - HDC
1/4" = 1'-0"

1/4" = 1'-0"
SCALE
2 0 2 4 6 8 10
FEET

CHIP WEBSTER
ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

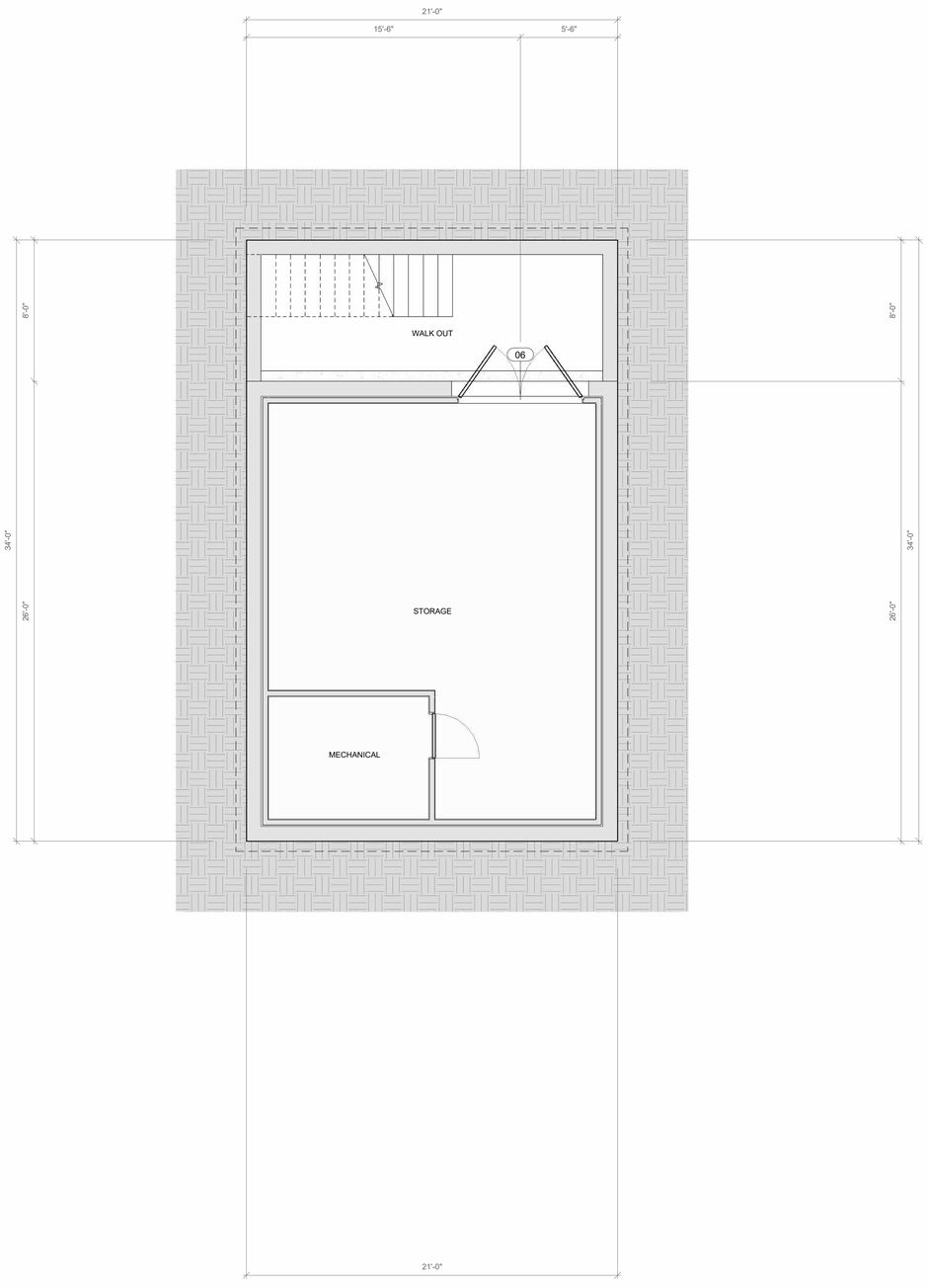
REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

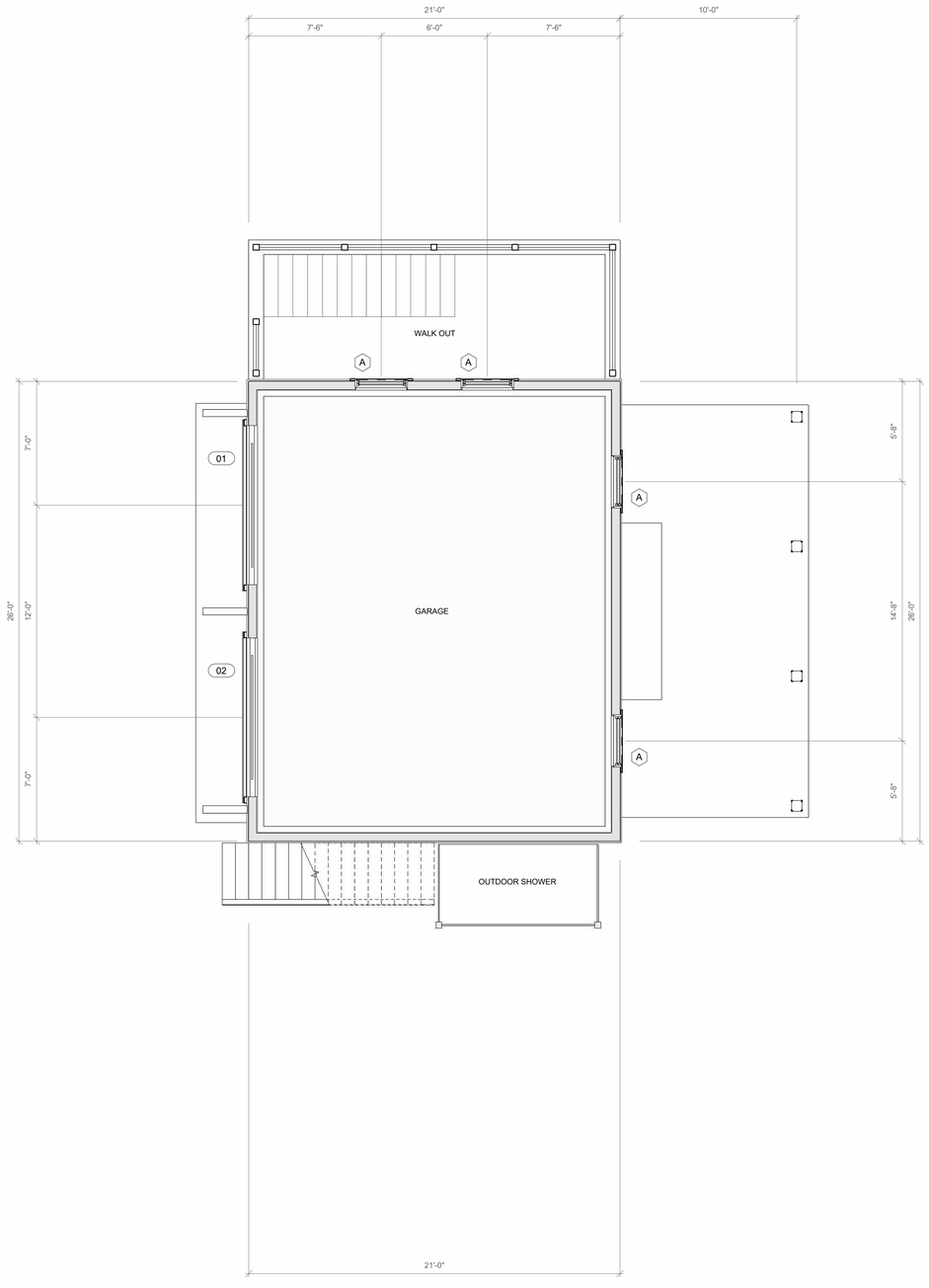
HDC4

3/23/2025 12:57:45 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 HDC - Basement Plan
1/4" = 1'-0"



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

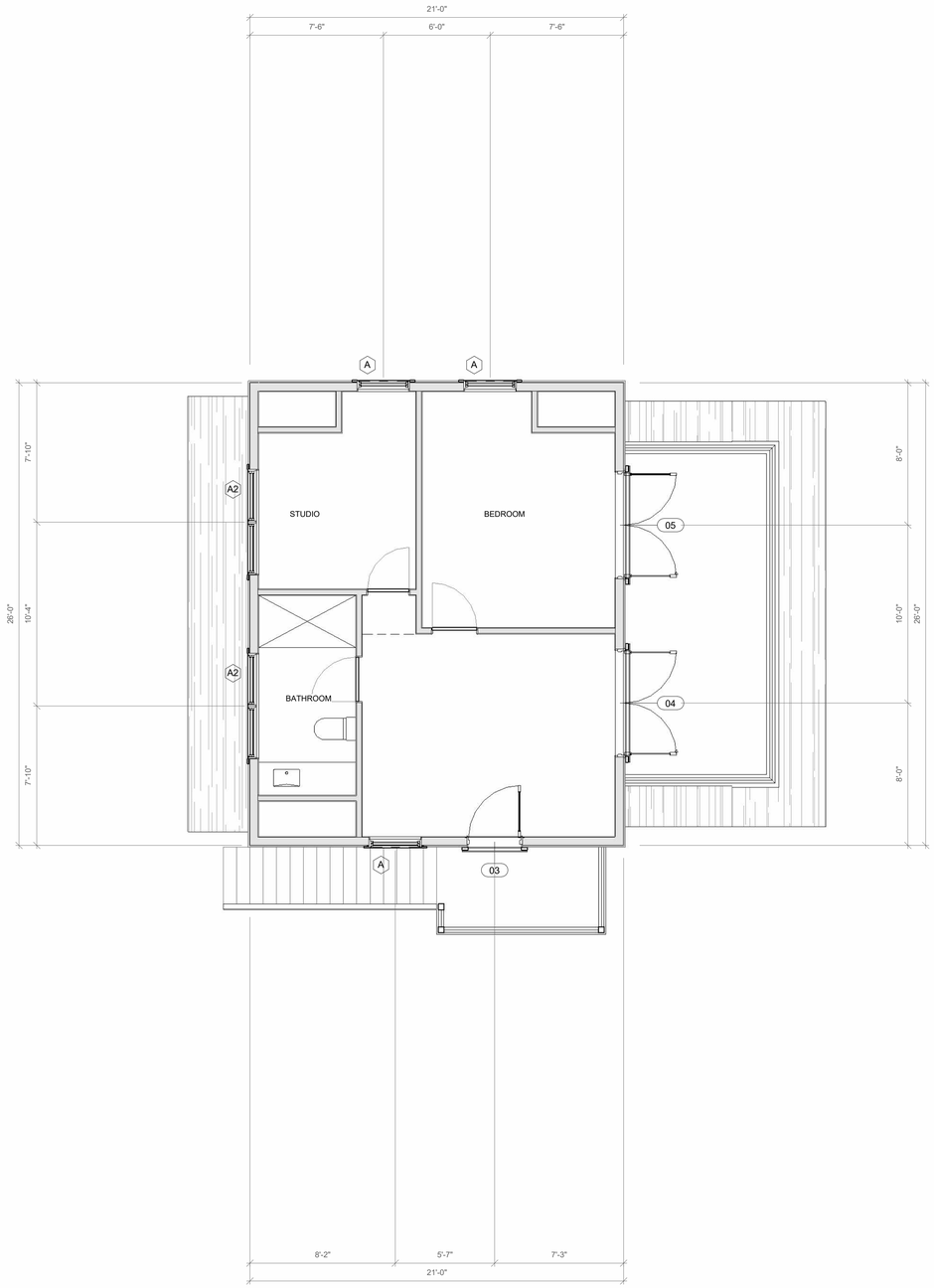
REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

3/23/2025 12:57:46 PM

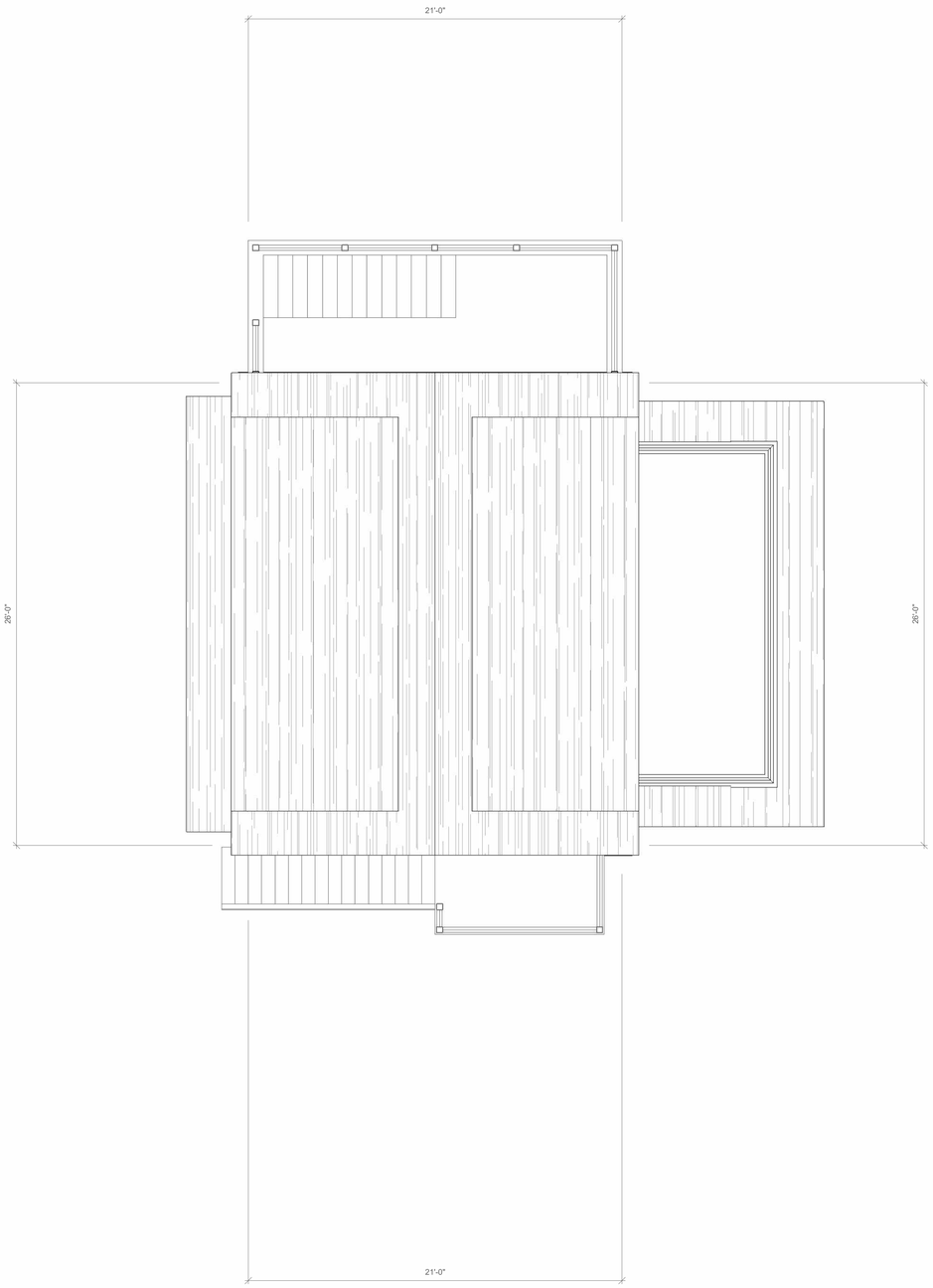
HDC5

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC6

3/23/2025 12:57:48 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
n/a	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
n/a	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
n/a	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to indicate read and understand)
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNV Surf LLC

Mailing Address: PO Box 187
New Vernon, NJ, 07976

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Move off / Demo Existing SHED

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 12'-2" South 12'-2" East 12'-2" West 12'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

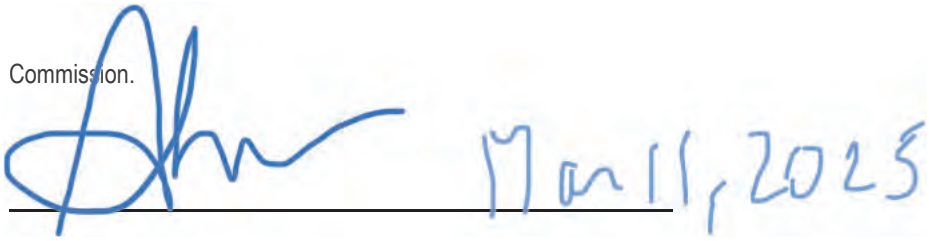
Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

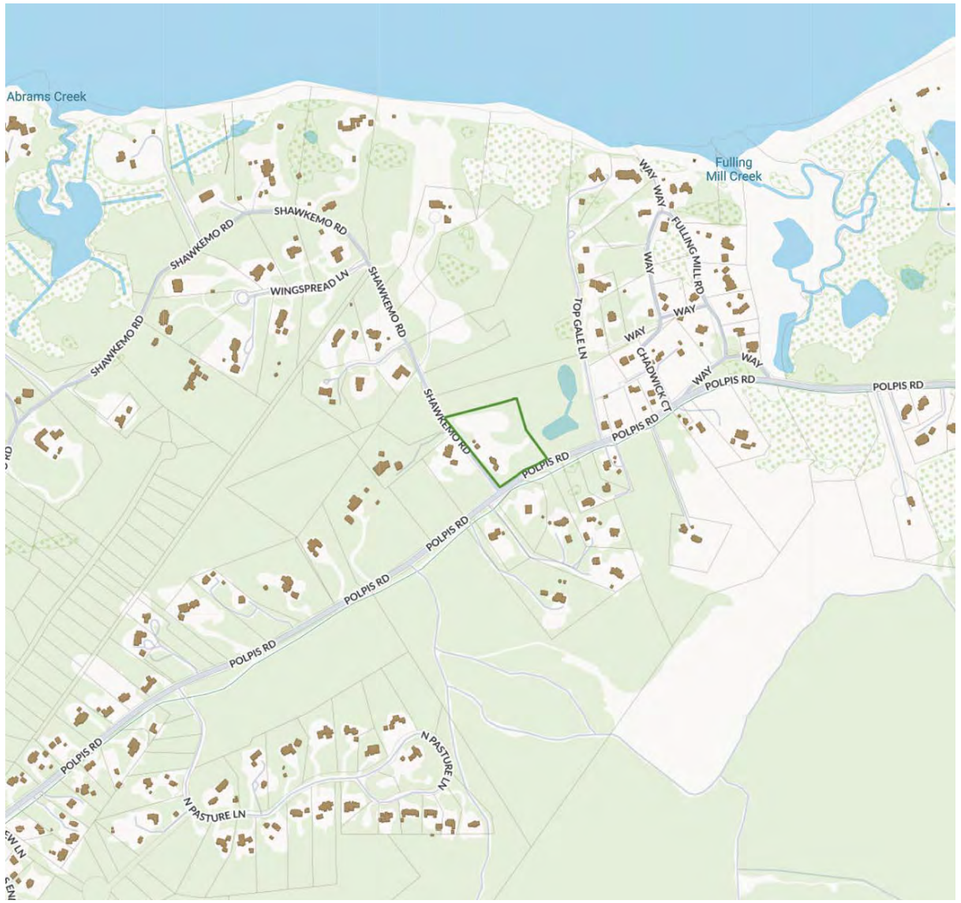
8 Williams Lane.Nantucket.MA.02554
508.325.4995





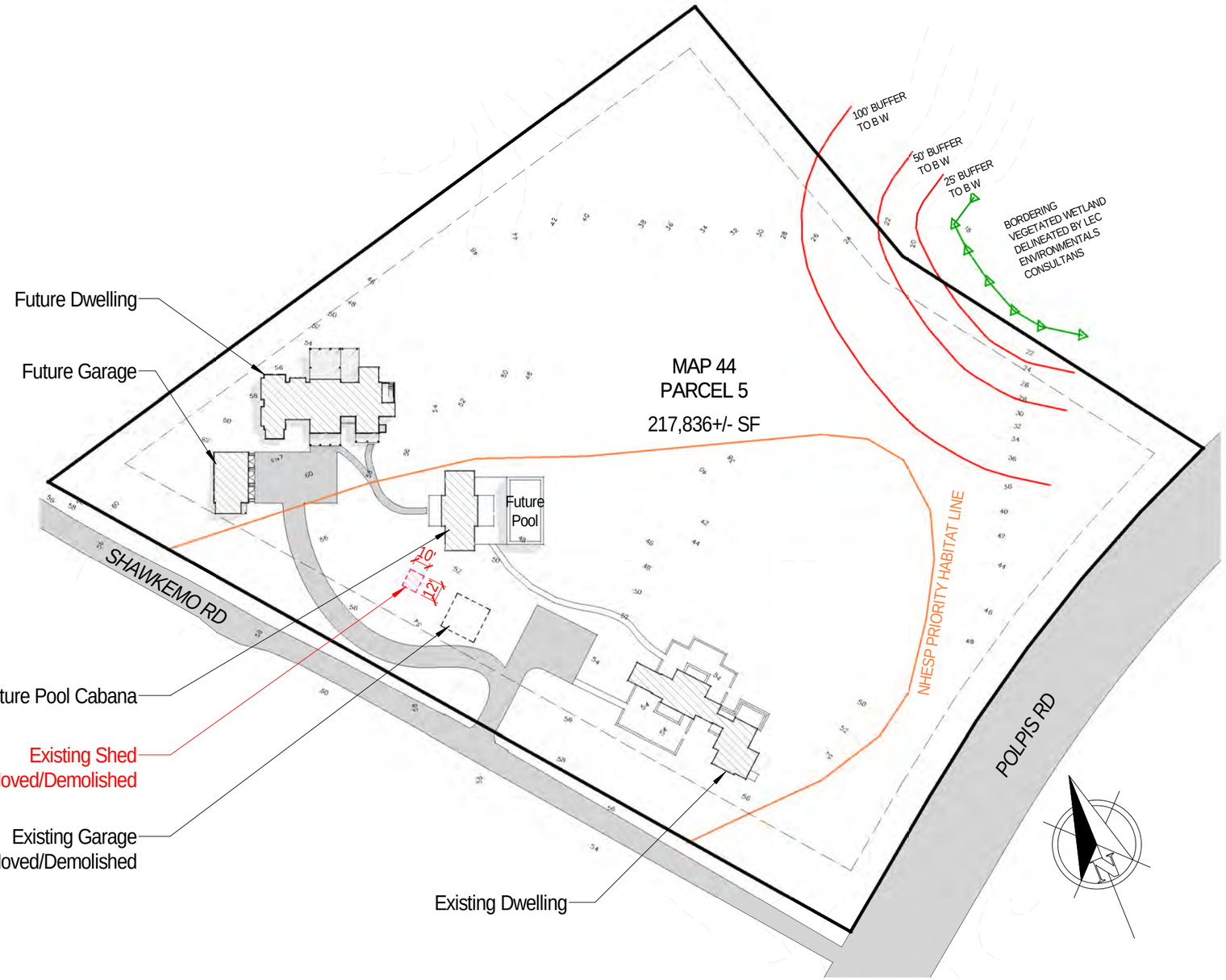






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

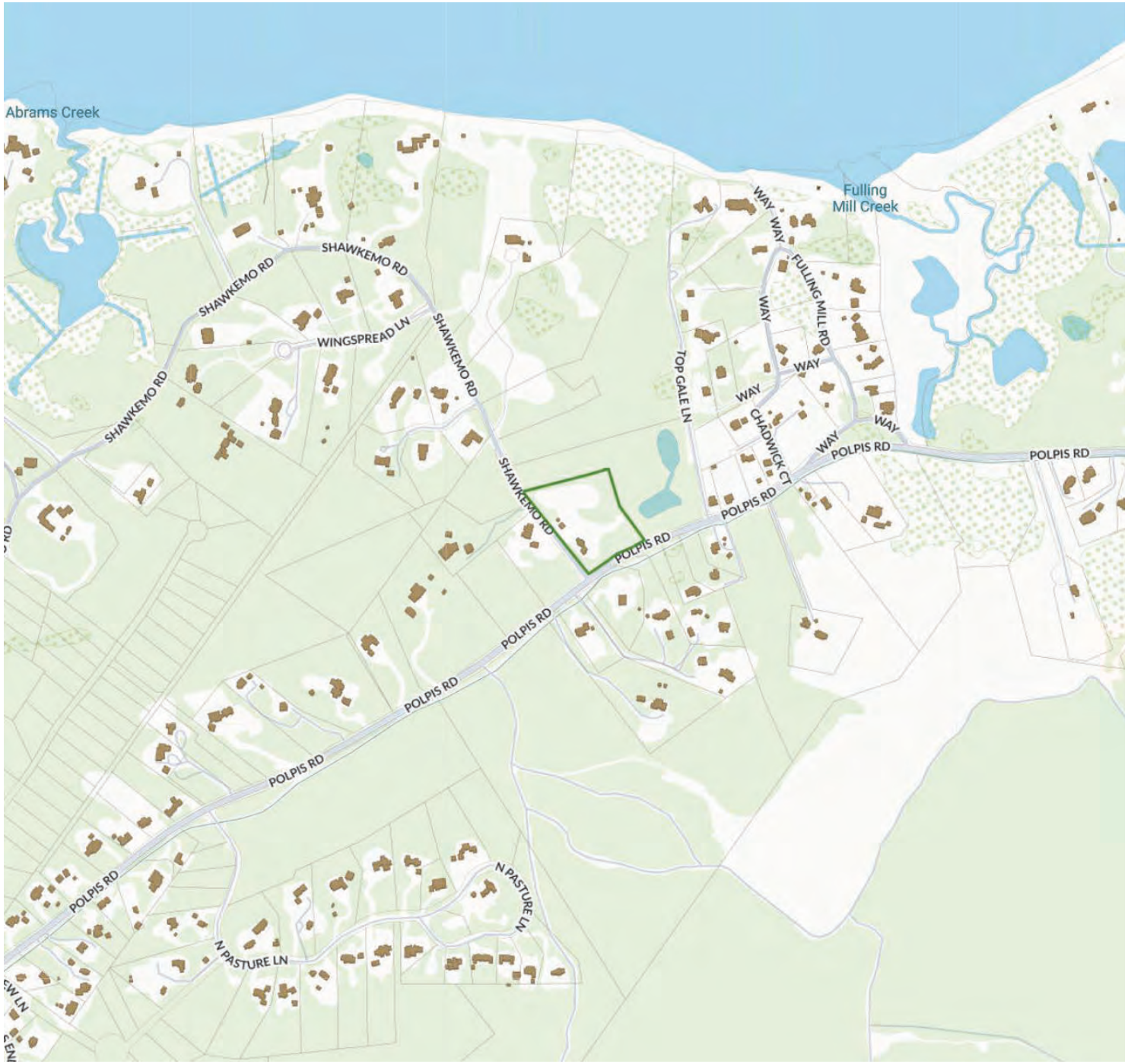
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

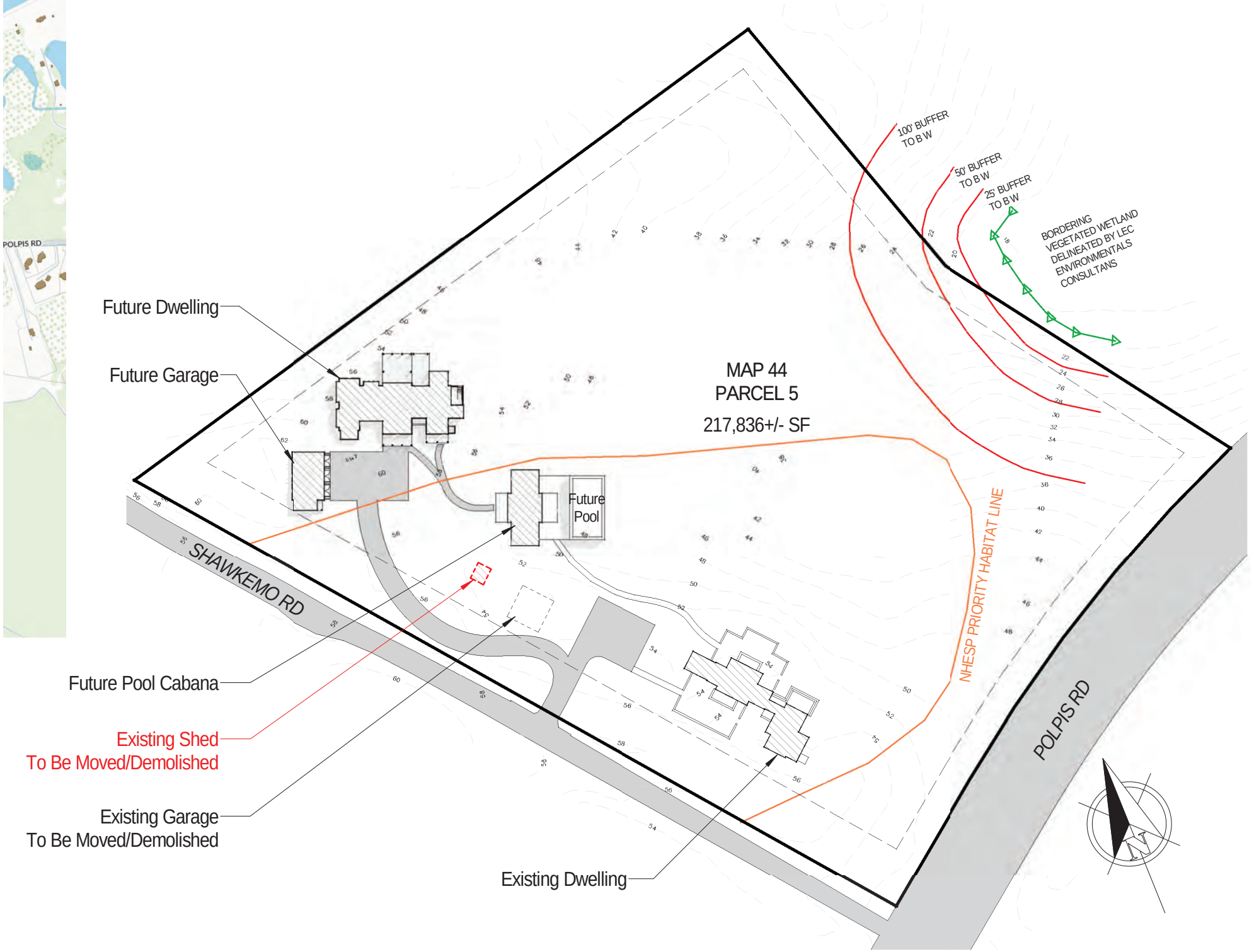
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

n/a 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1 copy):** of existing elevations

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

n/a 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

n/a 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

n/a 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNY Surf LLC

Mailing Address: Po Box 187

New Vernon, NJ, 07976

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane

Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Move OFF / Demo Existing Garage

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 576 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 17'-3" South 17'-3" East 17'-3" West 17'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

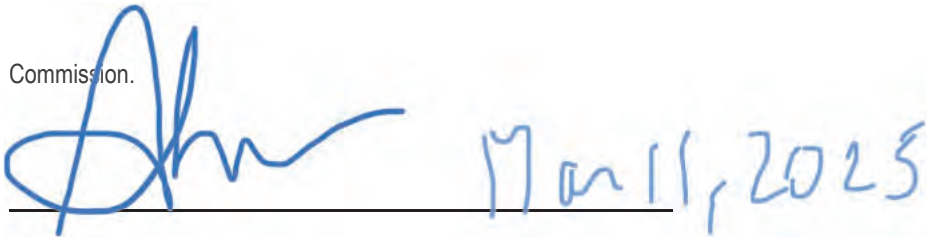
Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

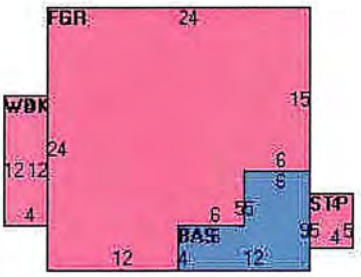
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\34\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2528_145:

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FHS	Half Story, Finished	384	192
BAS	First Floor	78	78
FGR	Garage, Finished	498	0
STP	Stoop	20	0
WDK	Deck, Wood	48	0
		1,028	270

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

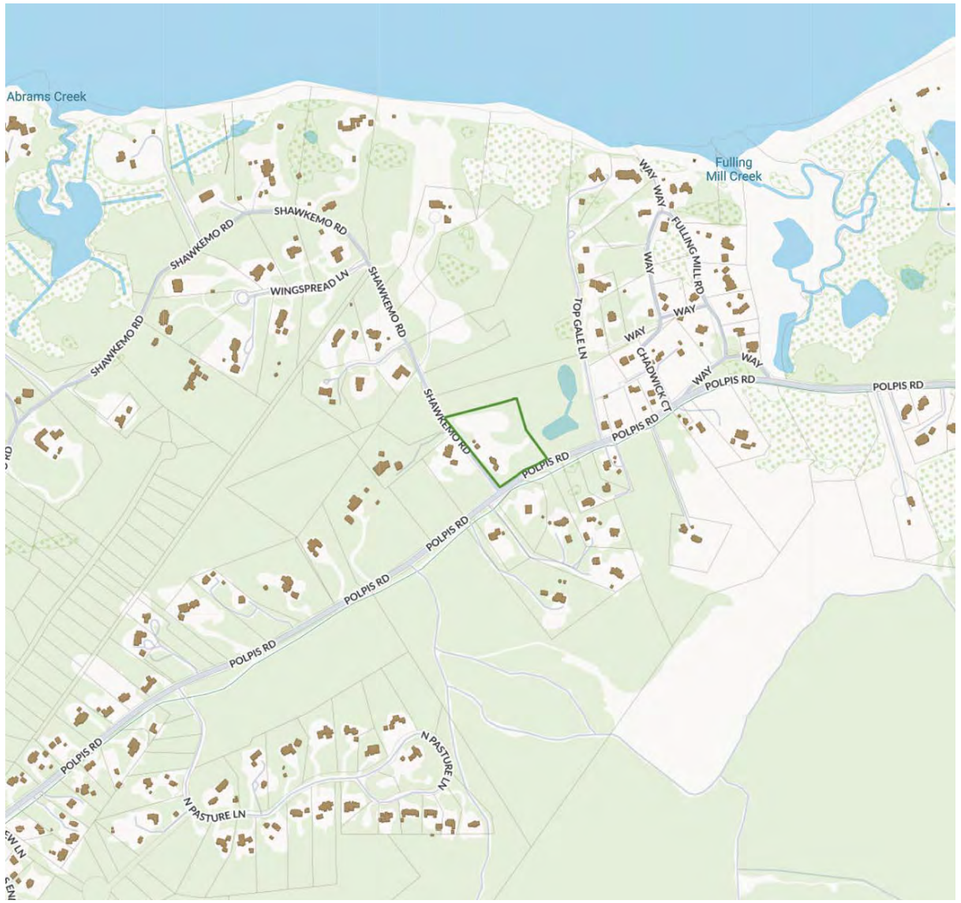
Land





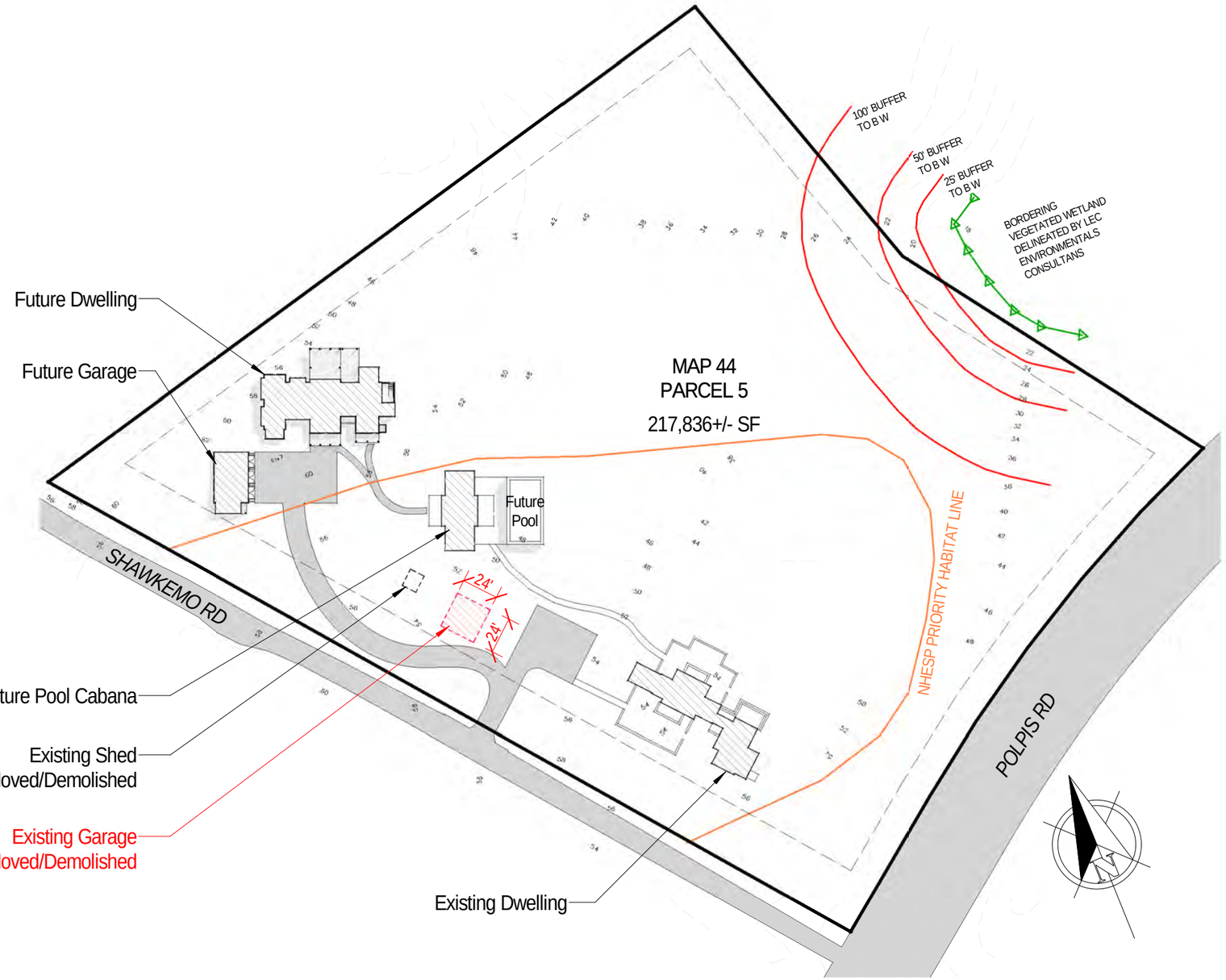






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

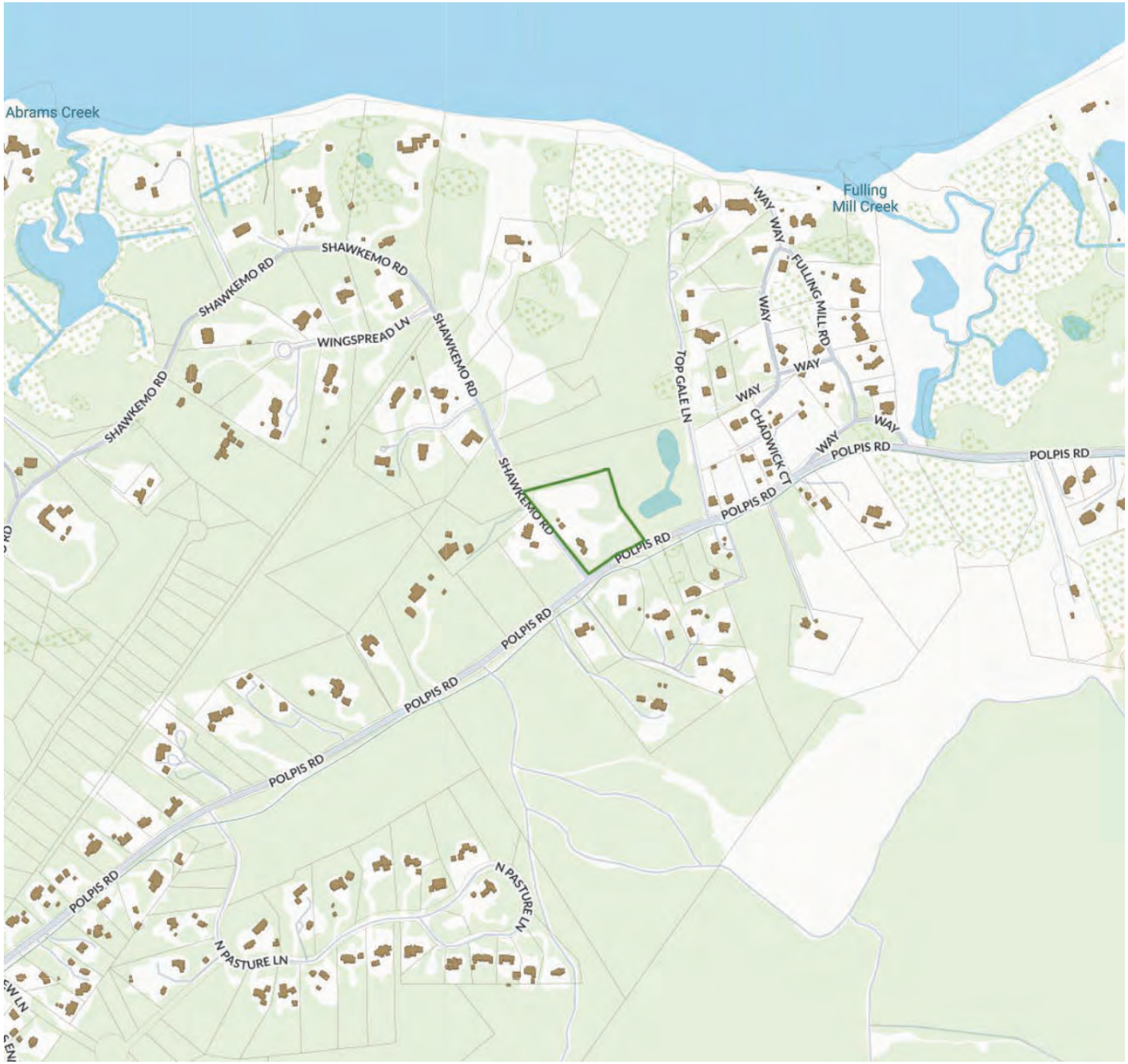
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

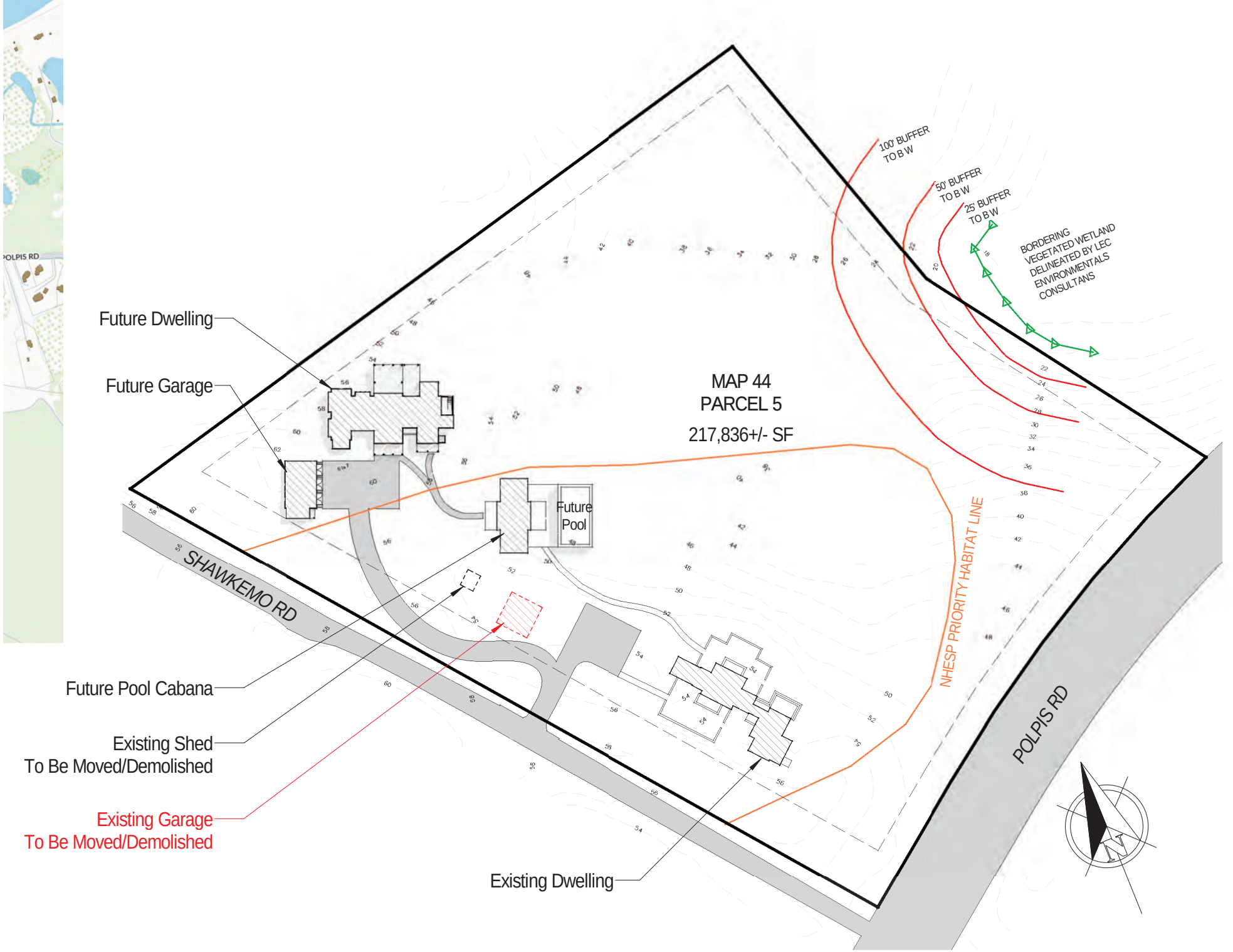
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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



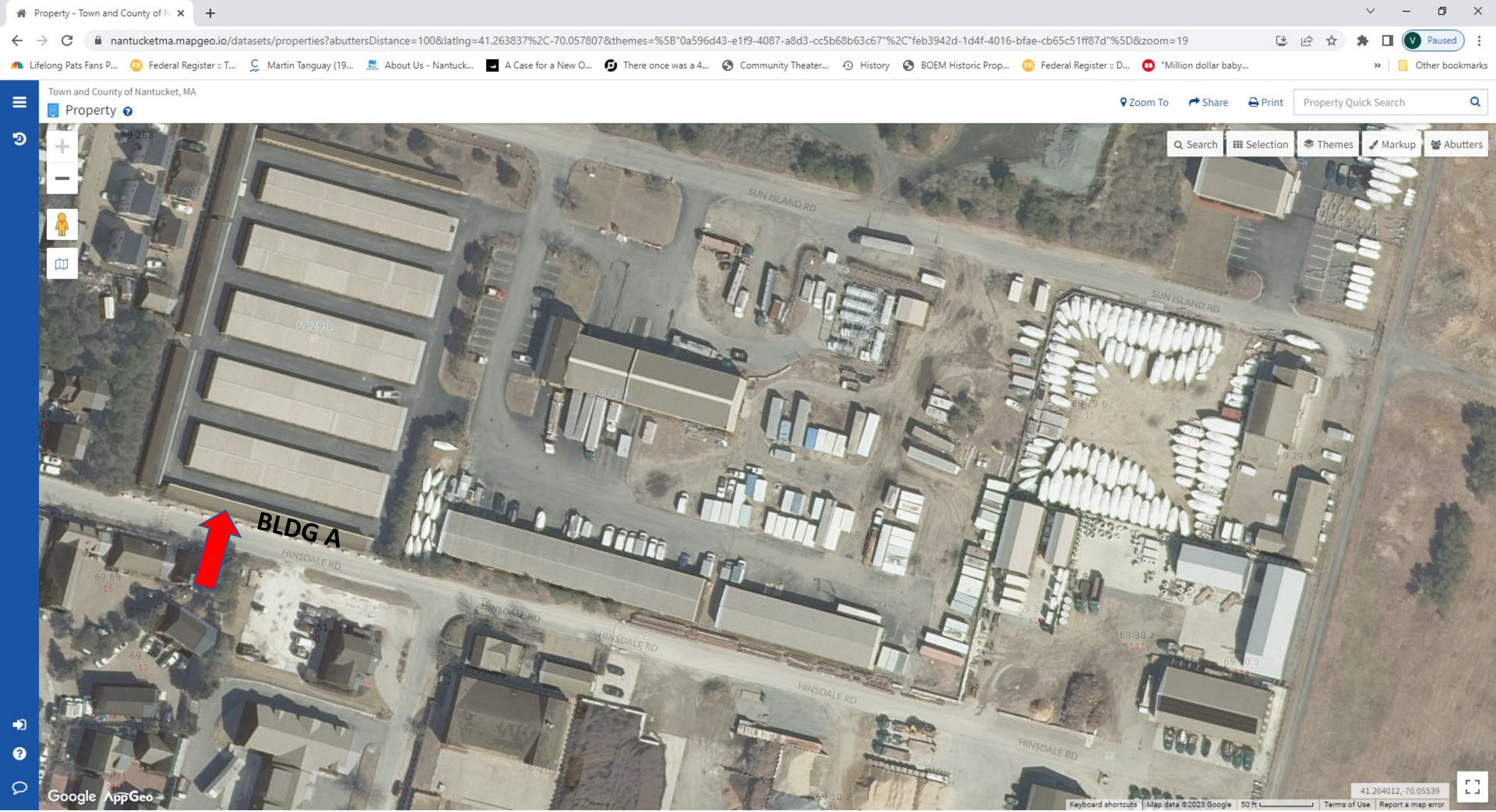
METAL SIDING ON SHINGLED FACADES

TO MATCH Existing Grey

Larger buildings on Site

BUILDING A

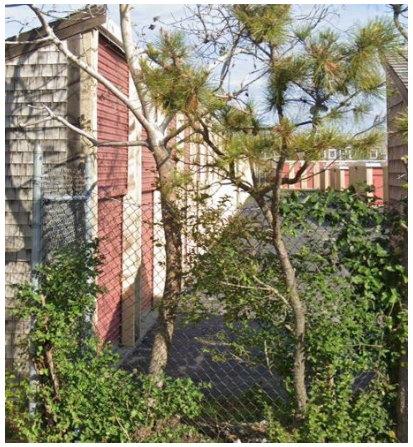
3-23-25


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.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Stone retaining walls, Bluestone patio hardscaping, 8'-6" x 8'-6" spa

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 31'-10 x 27'-4" ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Bluestone patio
2. South Elevation Stone retaining walls
3. West Elevation No change
4. North Elevation Stone retaining walls

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Dry laid bluestone patio Walls Natural gray ashlar bond

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into con[illegible]uidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03/24/2025 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0681 6383 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Quaisey Corner LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Chestnut Hill, MA 02467

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6384 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Nantucket Conservation Found
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Powers

Site Plan

36 Bassett Rd, Nantucket, MA



Locus Plan



1



2



5



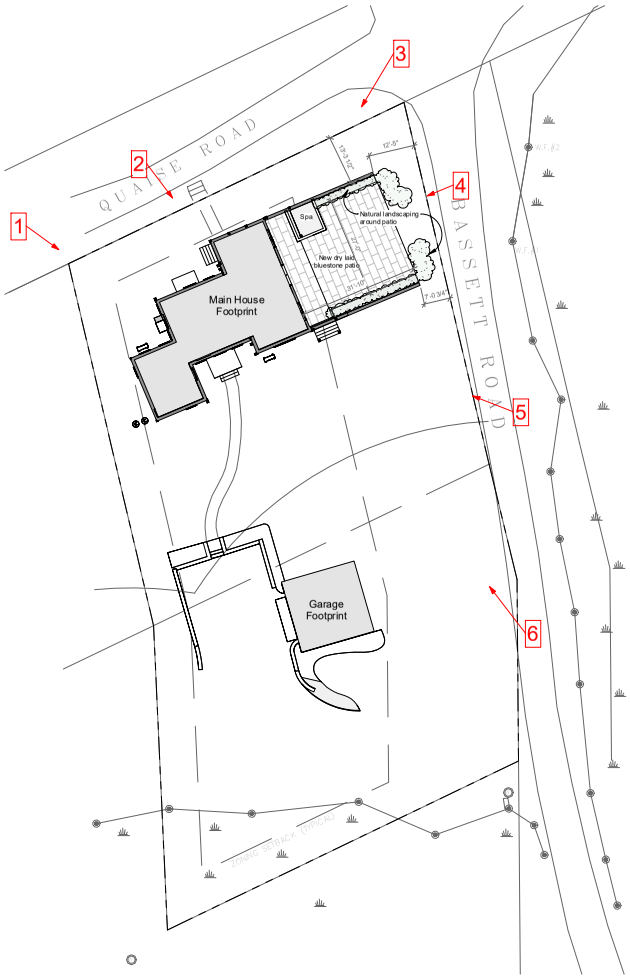
3



6



4



CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Preliminary Design

Powers
36 Bassett Rd, Nantucket, MA
Site Plan
C Site Plan

#	Date	Note
2	2025.03.24	HDC Submission

C

3/20/2025 11:58:38 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing North Elevation



Stone Retaining Wall



Bluestone Patio



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC1 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC1

4/4/2025 1:36:05 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing East Elevation



Stone Retaining Wall



Bluestone Patio



Proposed East Elevation

Design

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC2

4/4/2025 1:36:06 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing South Elevation



Proposed South Elevation



Stone Retaining Wall



Bluestone Patio

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

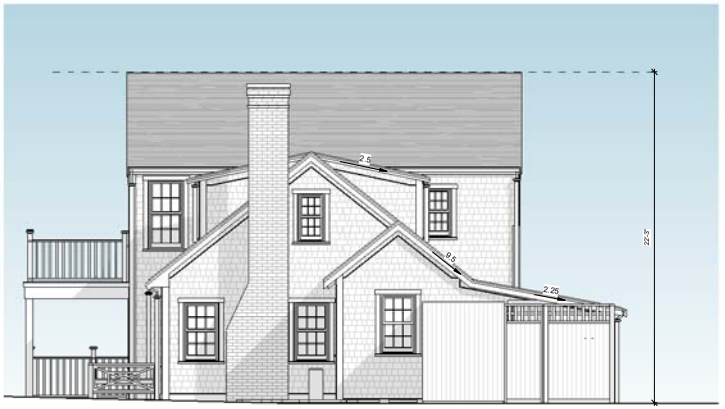
Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC3

4/4/2025 1:36:07 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



Existing West Elevation



No Change

Proposed West Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

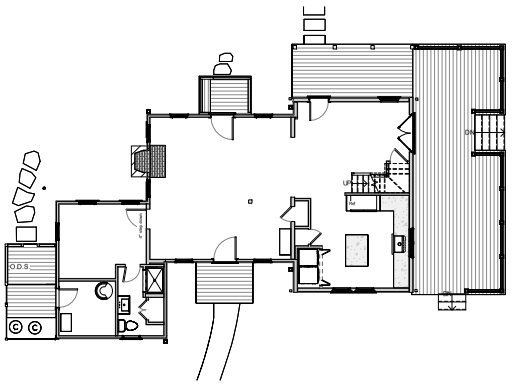
Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note

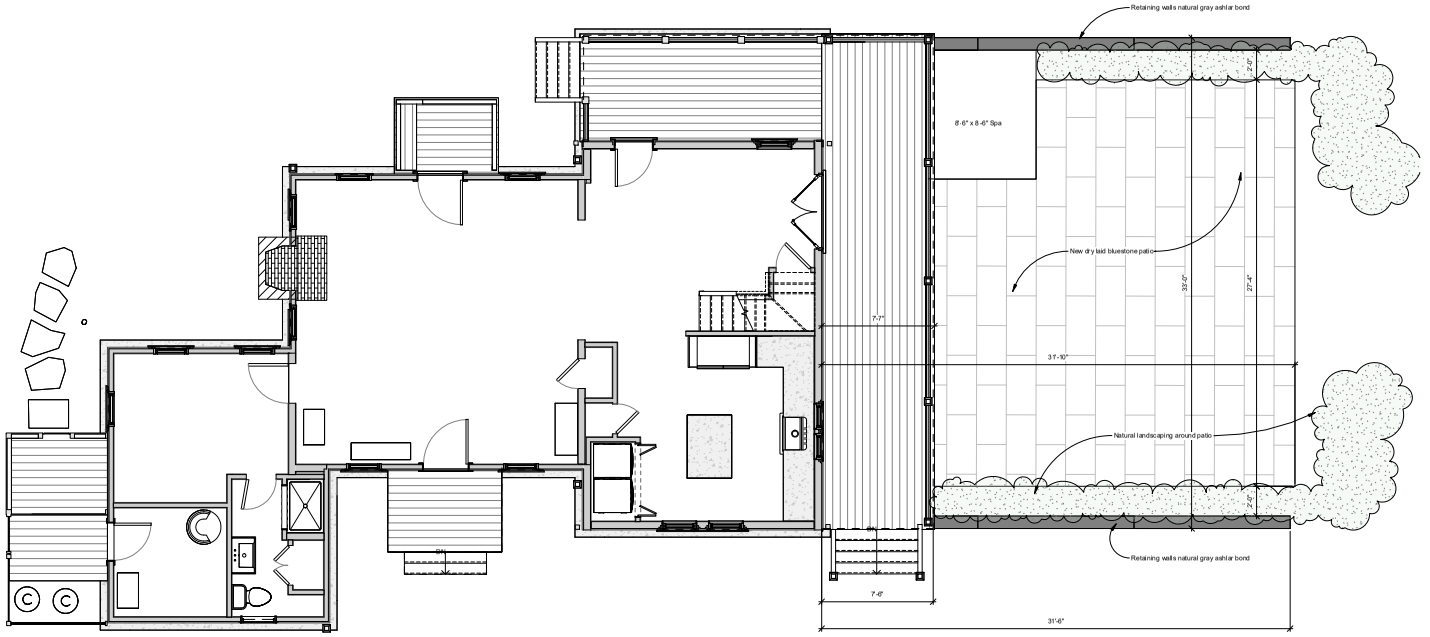
HDC4

4/4/2025 1:36:09 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



② Existing First Floor
1/8" = 1'-0"



① HDC First Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

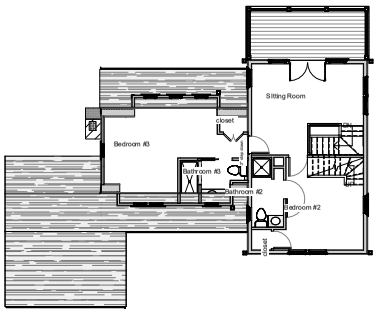
Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

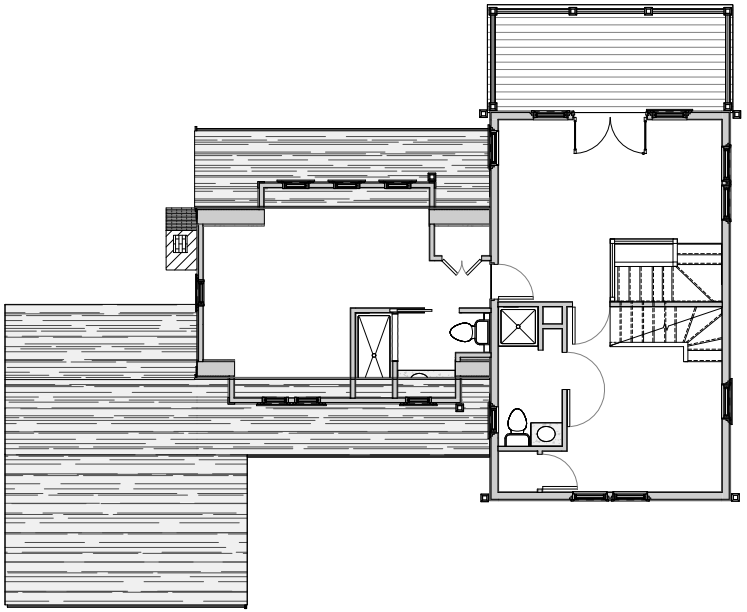
HDC5

3/20/2025 1:18:21 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC6

3/20/2025 1:18:22 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CURLEE
ROOF K/ALK
RENO.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $50-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR 121 HANNIBAL RD LLC / CURLEE

STREET ADDRESS 121 HANNIBAL RD

MAP/PARCEL 12/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/21/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3.21.25 Date



Property Information

Property ID	60
Location	121 WAUWINET RD
Owner	121 WAUWINET ROAD LLC

1998 Aerial

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

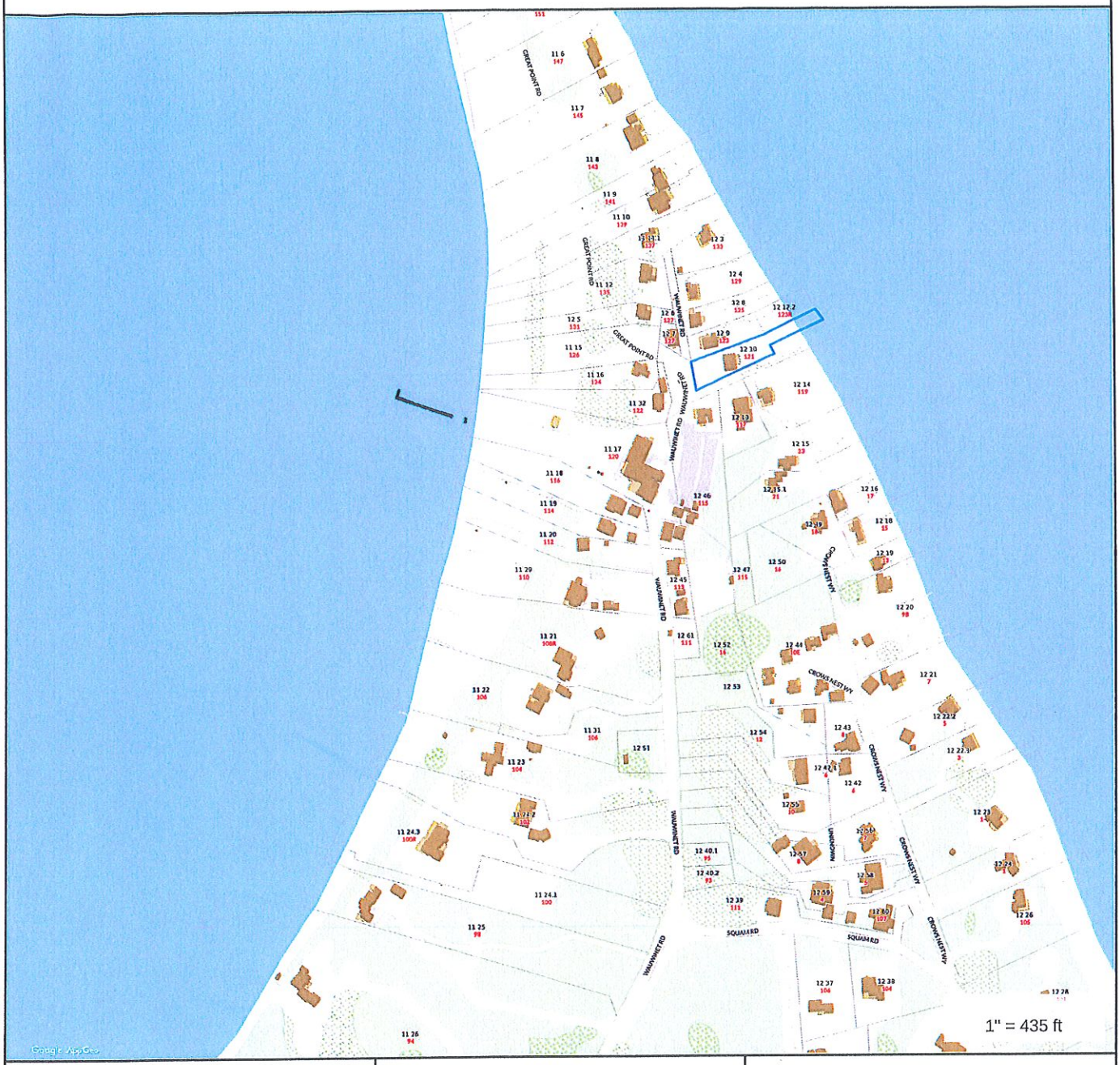
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

September 12, 2019



Property Information

Property ID	12 10
Location	121 WAUWINET RD
Owner	CURLEE JOANNE G TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

*Elev fl pl survey

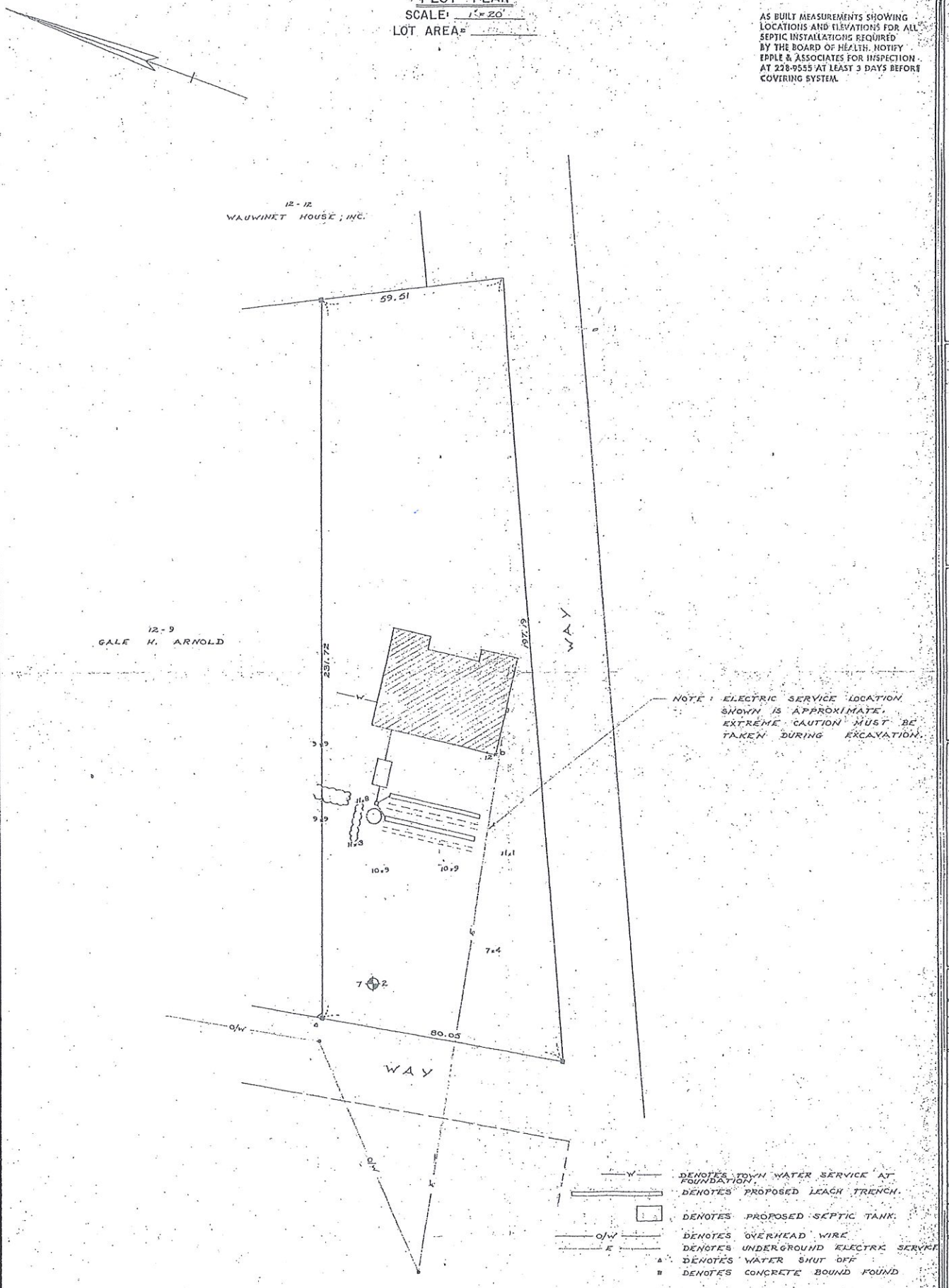
NO PLANS

PLOT PLAN

SCALE: 1" = 20'

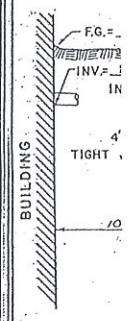
LOT AREA = _____

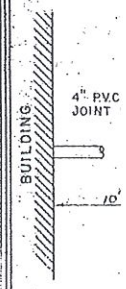
AS BUILT MEASUREMENTS SHOWING LOCATIONS AND ELEVATIONS FOR ALL SEPTIC INSTALLATIONS REQUIRED BY THE BOARD OF HEALTH. NOTIFY EPPLE & ASSOCIATES FOR INSPECTION AT 228-9555 AT LEAST 3 DAYS BEFORE COVERING SYSTEM.



ASSESSOR'S # 12 - 48 & 10 L.C. 10990 R LOTS 40 & 42 NB 7-104

MAKEPEACE





Top of f
Basement
Invert of

Invert at
Invert at

SOIL TES

HART - BLAC

DEEP TEST	
DATE OF TEST	
DEPTH	
0 - 1.0	SA
1.0 - 2.5	MI
2.5 - 4.5	M

GROUND W
DEPTH OF

DEEP TEST

DATE OF TEST

DEPTH

GROUND W
DEPTH OF

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: W2-4
MAP/PARCEL#: 12-10, 48

Recorded by: JS Date: 09/26/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 121 WAUWINET

2. Building Name: N/A

3. Ownership: Private

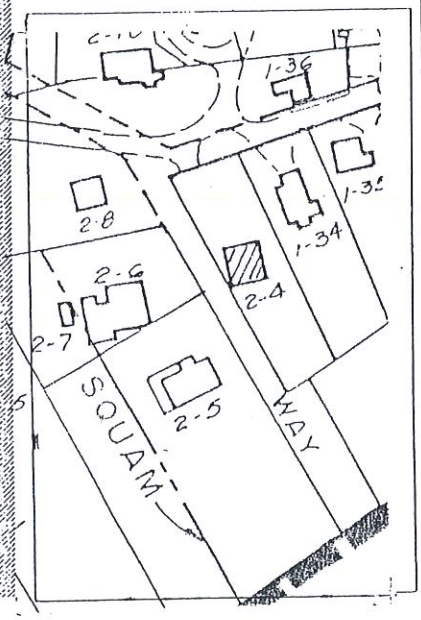
4. Present Owner: CURLEE, SHELBY & JOANNE

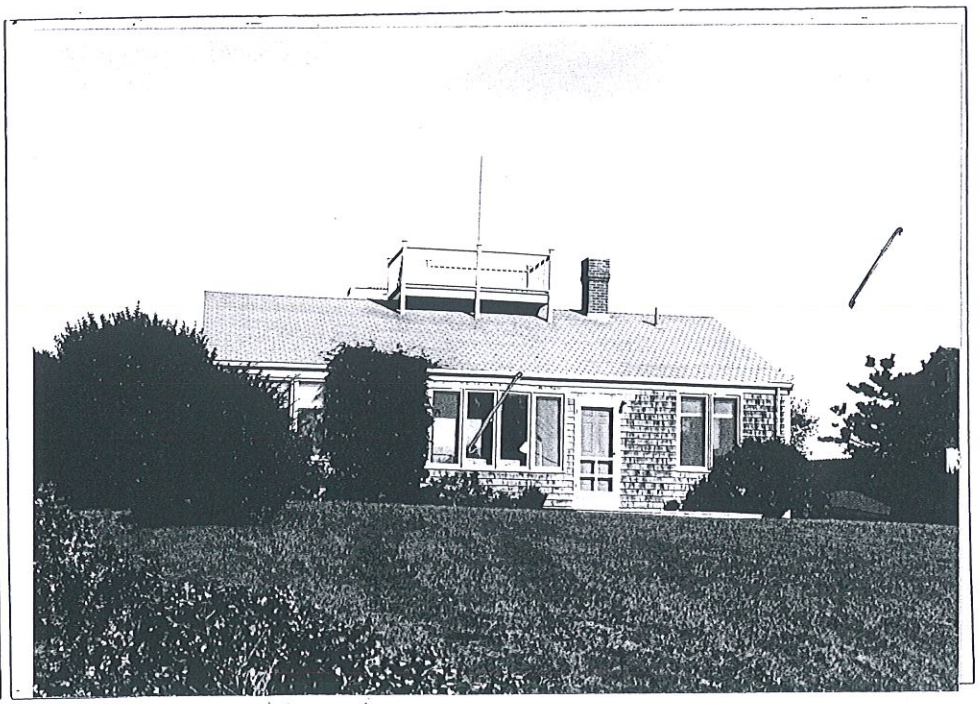
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Survey/Film Roll #: W2-4

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 75 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: N/A
33. Number of Bays: 4
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: Casement

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: W2-4

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa 1960
Source: Jane Lamb
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 10

Street & Number of Proposed Work: 121 KNOWINGET RD

Owner of record: 121 KNOWINGET RD LLC / CURLEE

Mailing Address: 2991 GARDENS BLVD.
NAPLES, FL 34105

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-226-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other REPAIR / REPLACE ROOF W/AIR ACCESS STATR

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: N/A Decks/Patio: Size: 9X16 ☐ 1st floor ☐ 2nd floor ROOF

Width: 9' Sq. footage 2nd floor: / Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: /

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North EXIST. South — East — West —

Additional Remarks

Historic Name: —

Original Date: 1960

Original Builder: —

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed EX. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) / ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia EX. Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front N/A / EXIST. Rear EXIST. Side —

Garage Door(s): Type N/A Material —

Hardscape materials: Driveways EX. Walkways EX. Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall W. CEDAR NTW Clapboard (if applicable) — Roof EX. / WEATHERED WOOD

Trim N. GRAY Sash N. GRAY Doors N. GRAY

Deck MAHOG. NTW Foundation CONCRETE Fence — NTW Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

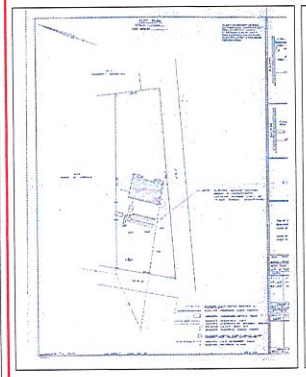
Date 3/04/25 Signature of owner of record _____ Signed under penalties of perjury

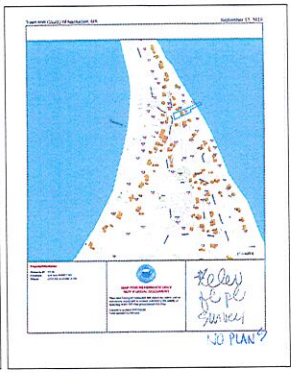
DRAWING INDEX

1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION

2 ELEVATIONS:
NORTH, SOUTH, EAST & WEST

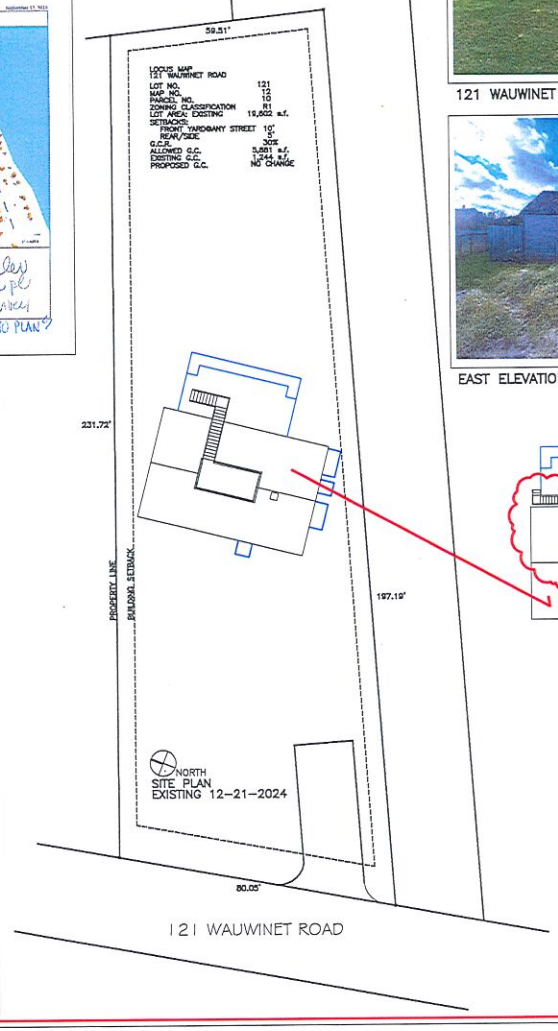
3 ELEVATIONS: EXISTING & PROPOSED
NORTH, SOUTH, EAST & WEST

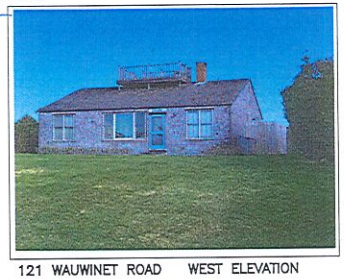




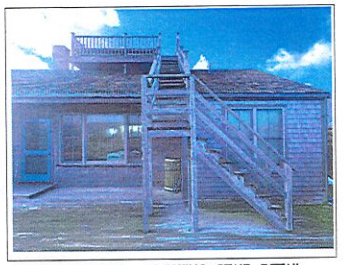


ATLANTIC OCEAN

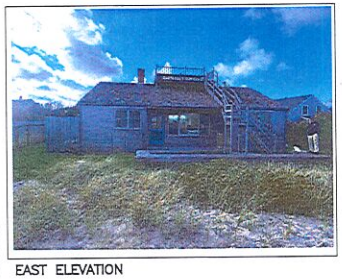




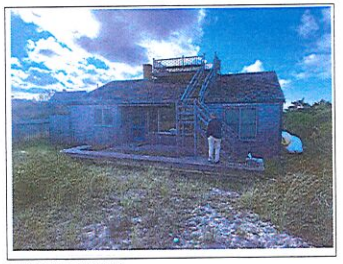
121 WAUWINET ROAD WEST ELEVATION



EAST ELEVATION EXISTING STAIR DETAIL

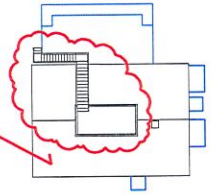


EAST ELEVATION



EAST ELEVATION

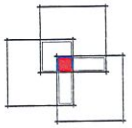
RE-BUILD STAIR ACCESS





ROOF VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

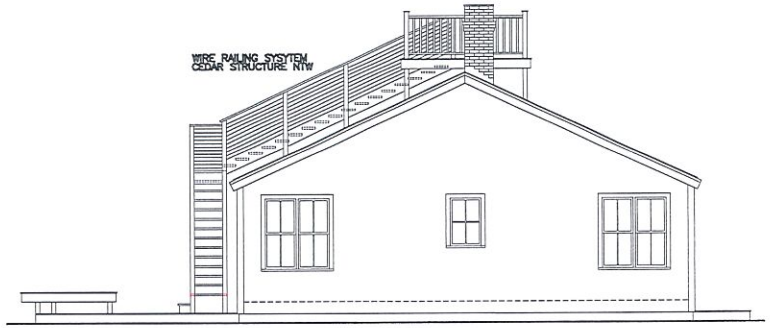
DATE
03-21-2025

SCALE
1/16"=1'0"

1



WEST ELEVATION
PROPOSED 03-21-2025



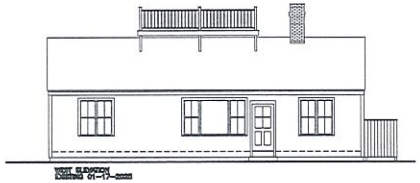
NORTH ELEVATION
PROPOSED 03-21-2025



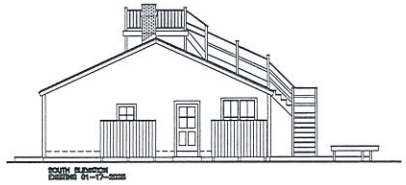
EAST ELEVATION
PROPOSED 03-21-2025

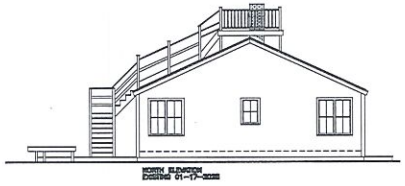


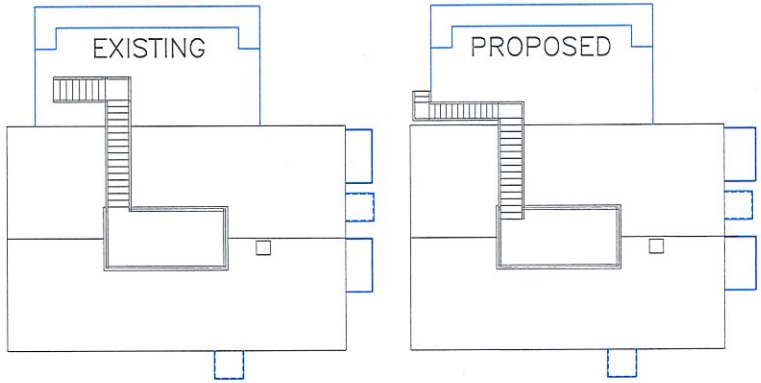
SOUTH ELEVATION
PROPOSED 03-21-2025











SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST

DATE
03-21-2025

SCALE
1/4 "=1'0"

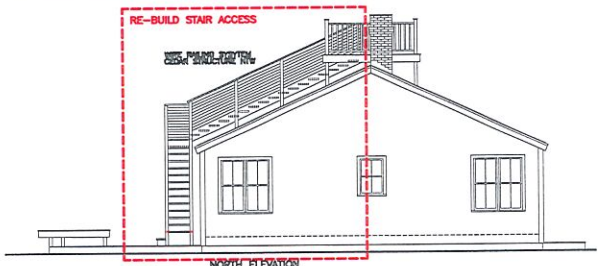
2



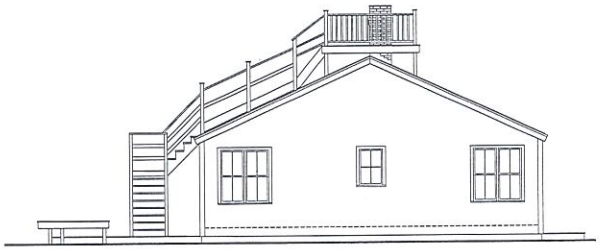
WEST ELEVATION
PROPOSED 03-21-2025



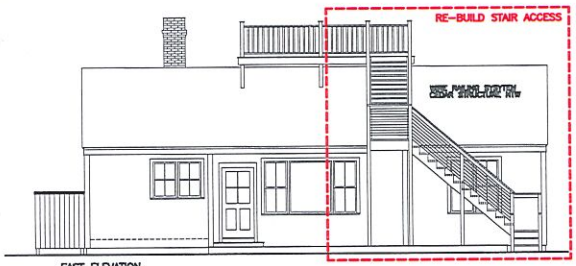
WEST ELEVATION
EXISTING 01-17-2025



NORTH ELEVATION
PROPOSED 03-21-2025



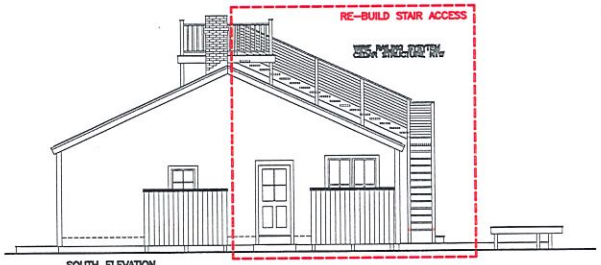
NORTH ELEVATION
EXISTING 01-17-2025



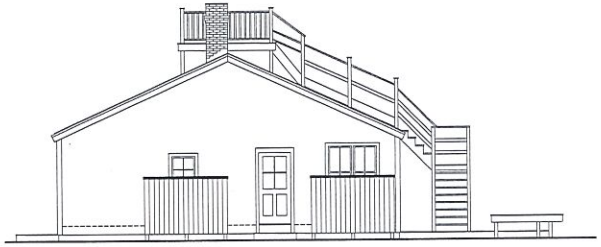
EAST ELEVATION
PROPOSED 03-21-2025



EAST ELEVATION
EXISTING 01-17-2025

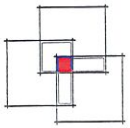


SOUTH ELEVATION
PROPOSED 03-21-2025



SOUTH ELEVATION
EXISTING 01-17-2025

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA

ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

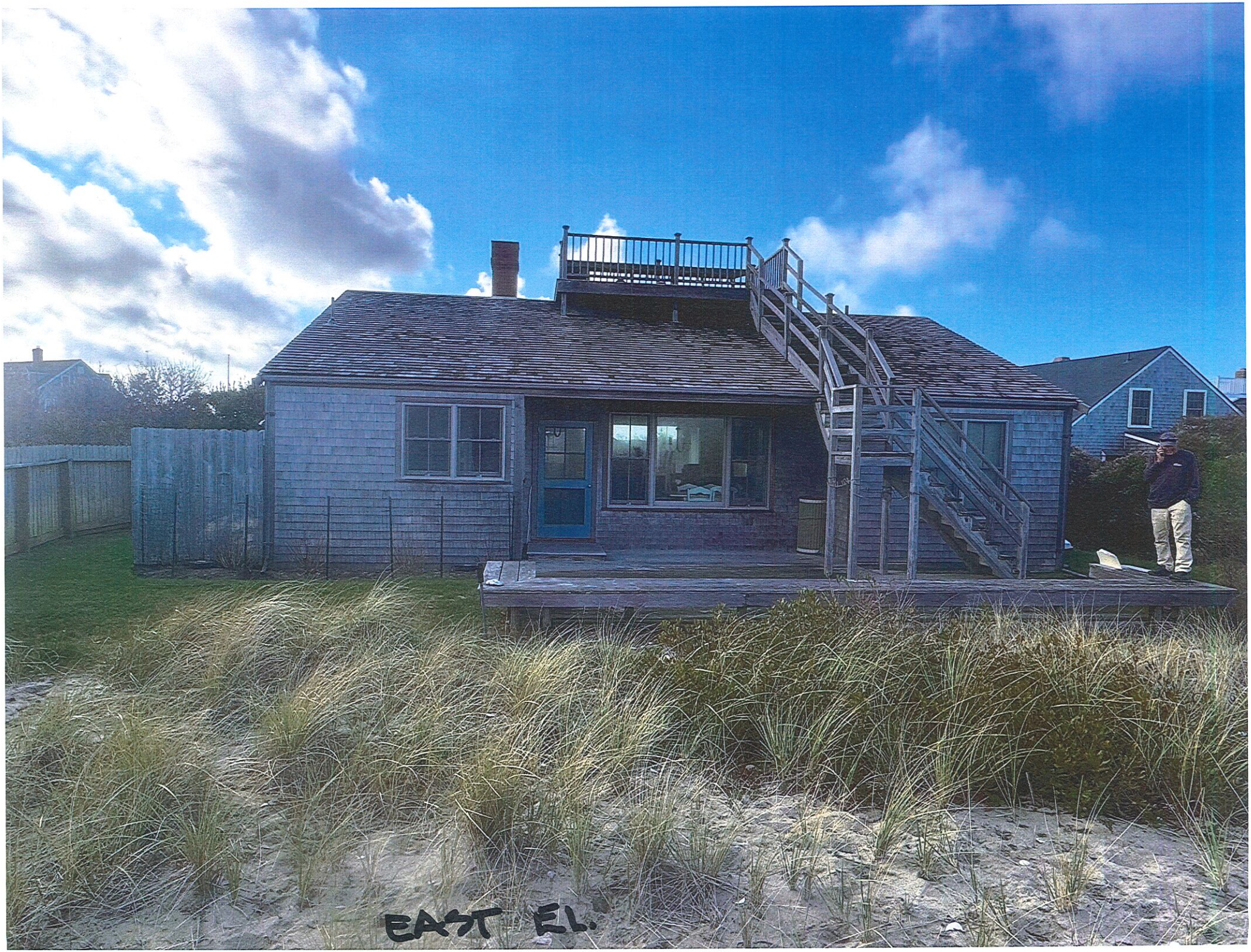
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
01-17-2025

SCALE
1/16"=1'0"

3


MISTRAL
121 WAUWINET RD WEST EL.


EAST EL.


EAST


EAST VIEW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 14.1

Street & Number of Proposed Work: 5 Coshata Corse Way

Owner of record: Pennant Realty LLC

Mailing Address: 2555 Telegraph Road
Bloomfield Hills, MI 48302

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottinelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other 8'-8" x 8'

Size of Structure or Addition: Length: 42'-0" Sq. Footage 1st floor: 1742
Width: 50'-8" Sq. footage 2nd floor: 1344
Sq. footage 3rd floor: _____

Decks/Patio: Size: 9'-2" x 38'-3" ☑ 1st floor ☐ 2nd floor
Size: 6'-7" x 24' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North +1.5' South -1.75' East +1.5' West -1.5'

Height of ridge above final finish grade: North 32'-2" South 27'-9" East 29'-8" West 29'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" to 9'-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☑ Other STONE

Roof Pitch: Main Mass 9 /12 Secondary Mass 5 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) COPPER

Leaders (material and size): 3" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) 8" ± Corner boards 5/4" x 6" Frieze 1x12
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 13" TAPER

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☑ SDL Front 4 LITE OVER 2 PANEL Rear FRENCH/WIDE Side 4 LITE OVER 2 PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

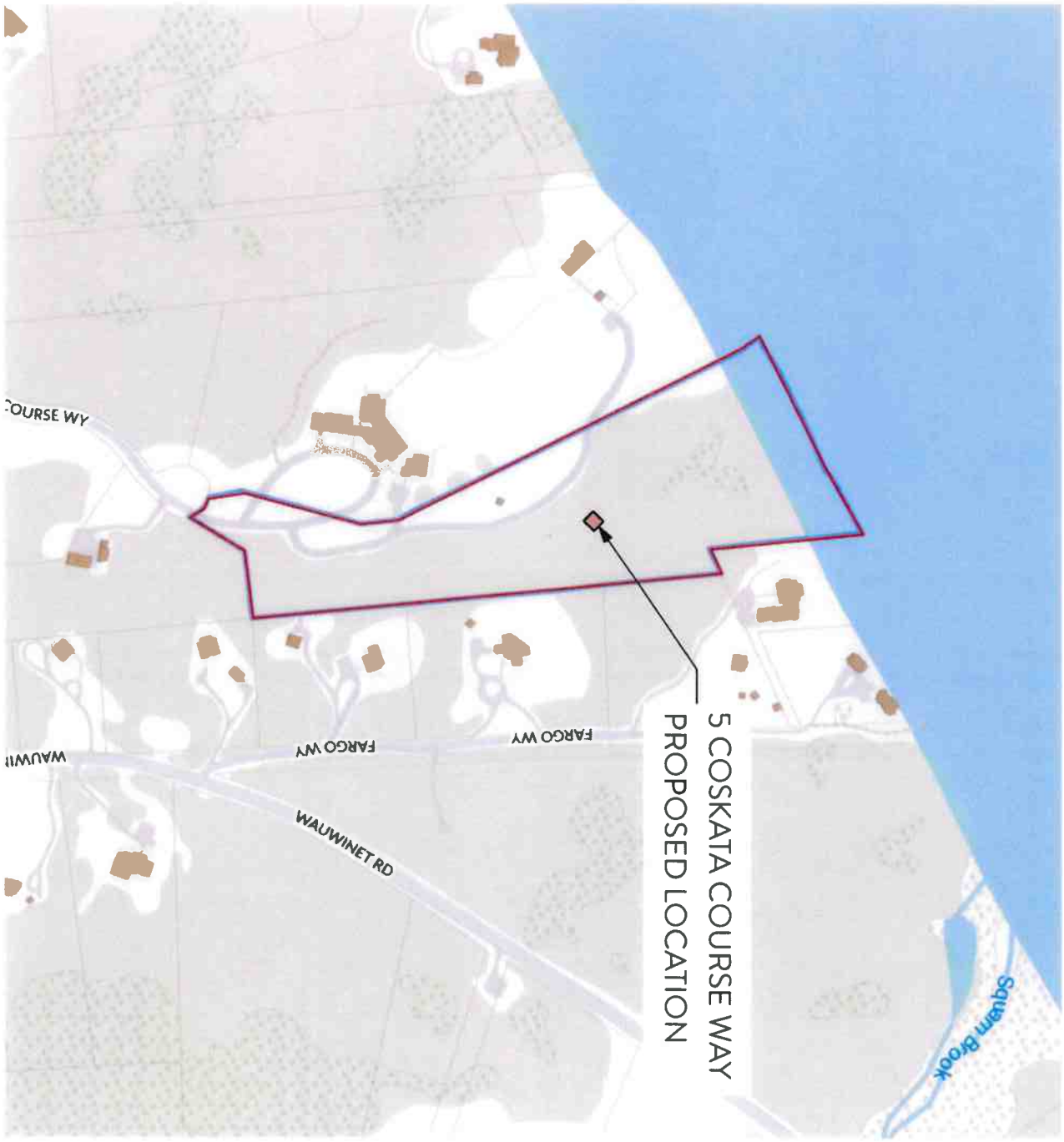
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/26/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

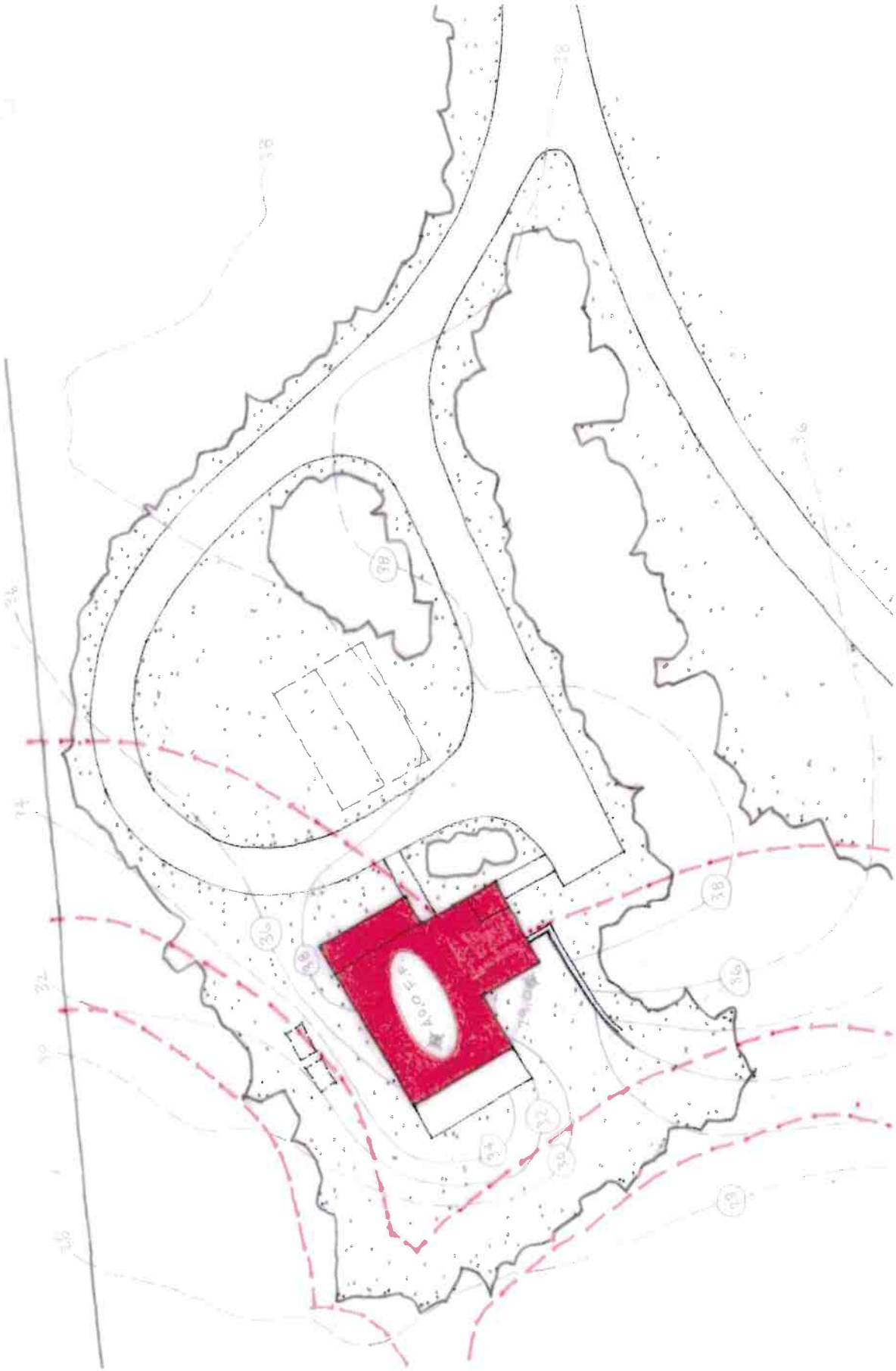
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Residence at
5 Coskata Course Way
Nantucket, MA 02554

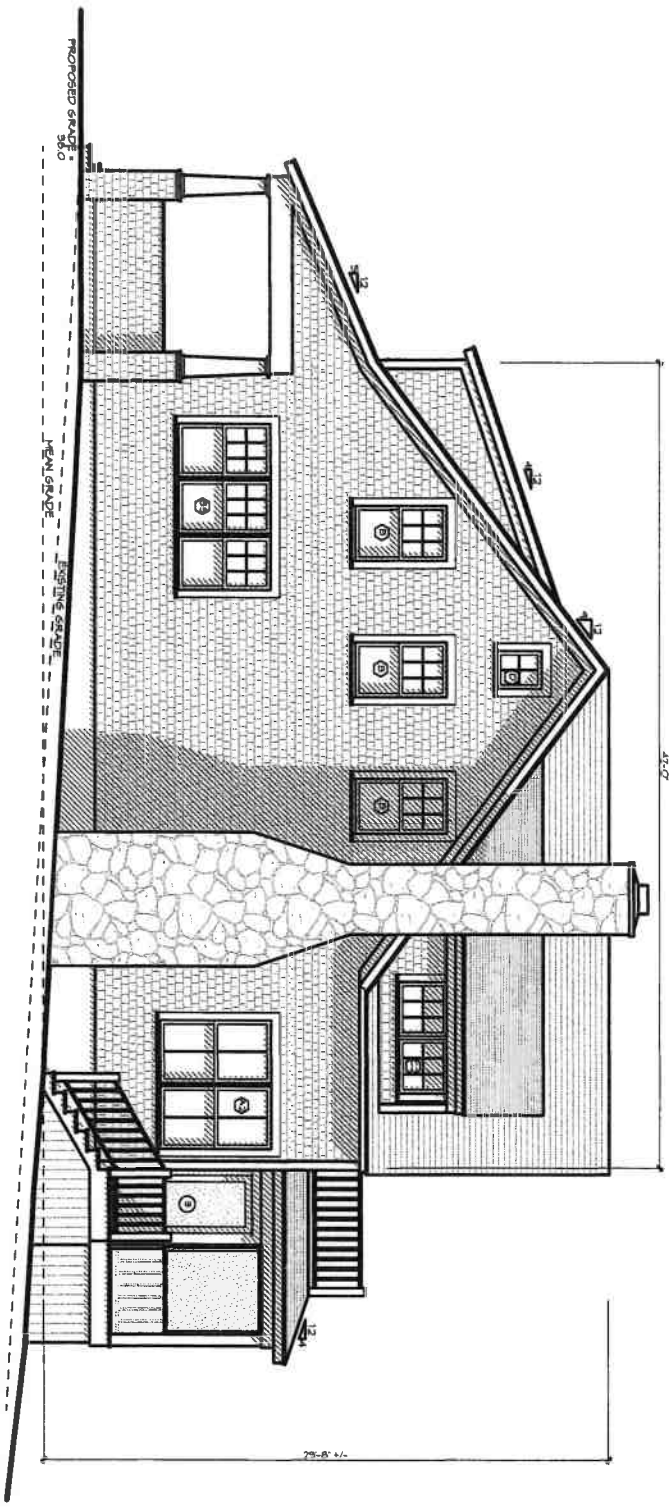
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

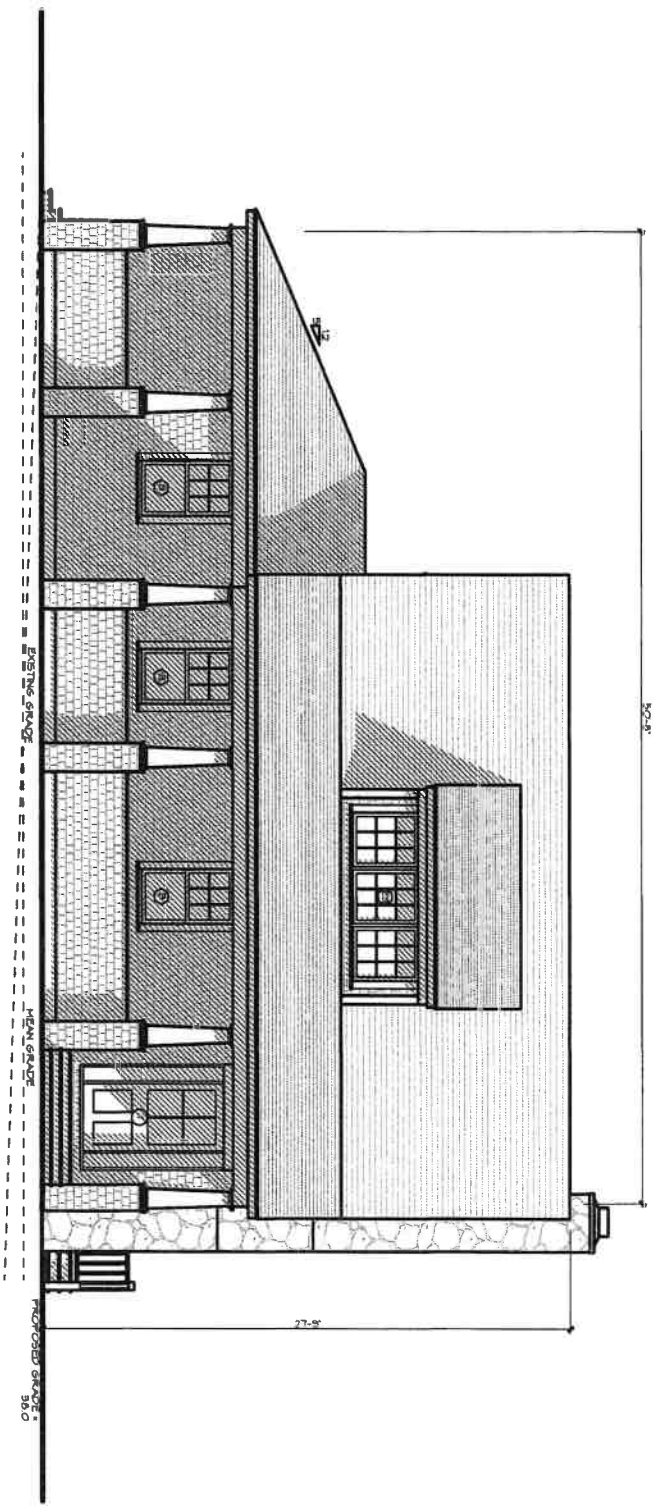
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents it permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM





A-2.1

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

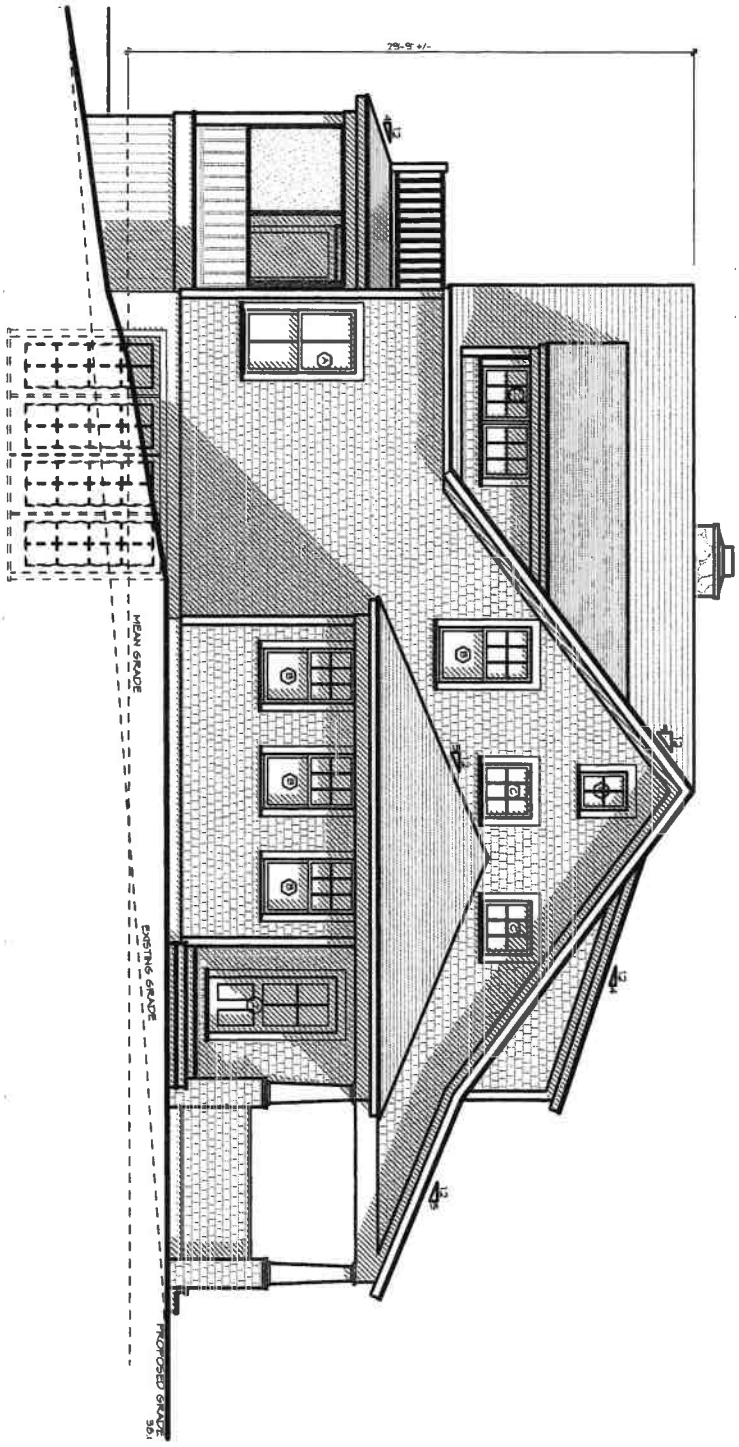
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

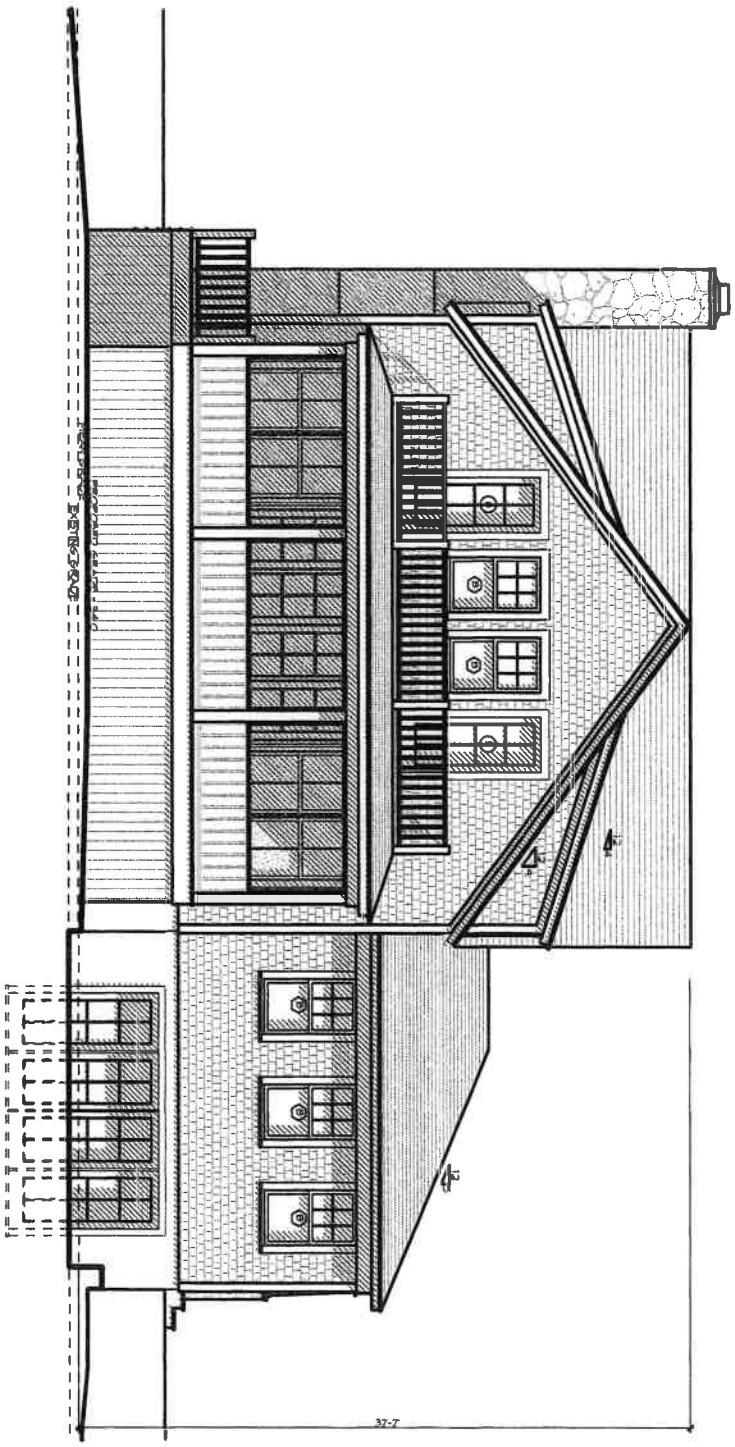
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South & East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM





A-2.2

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

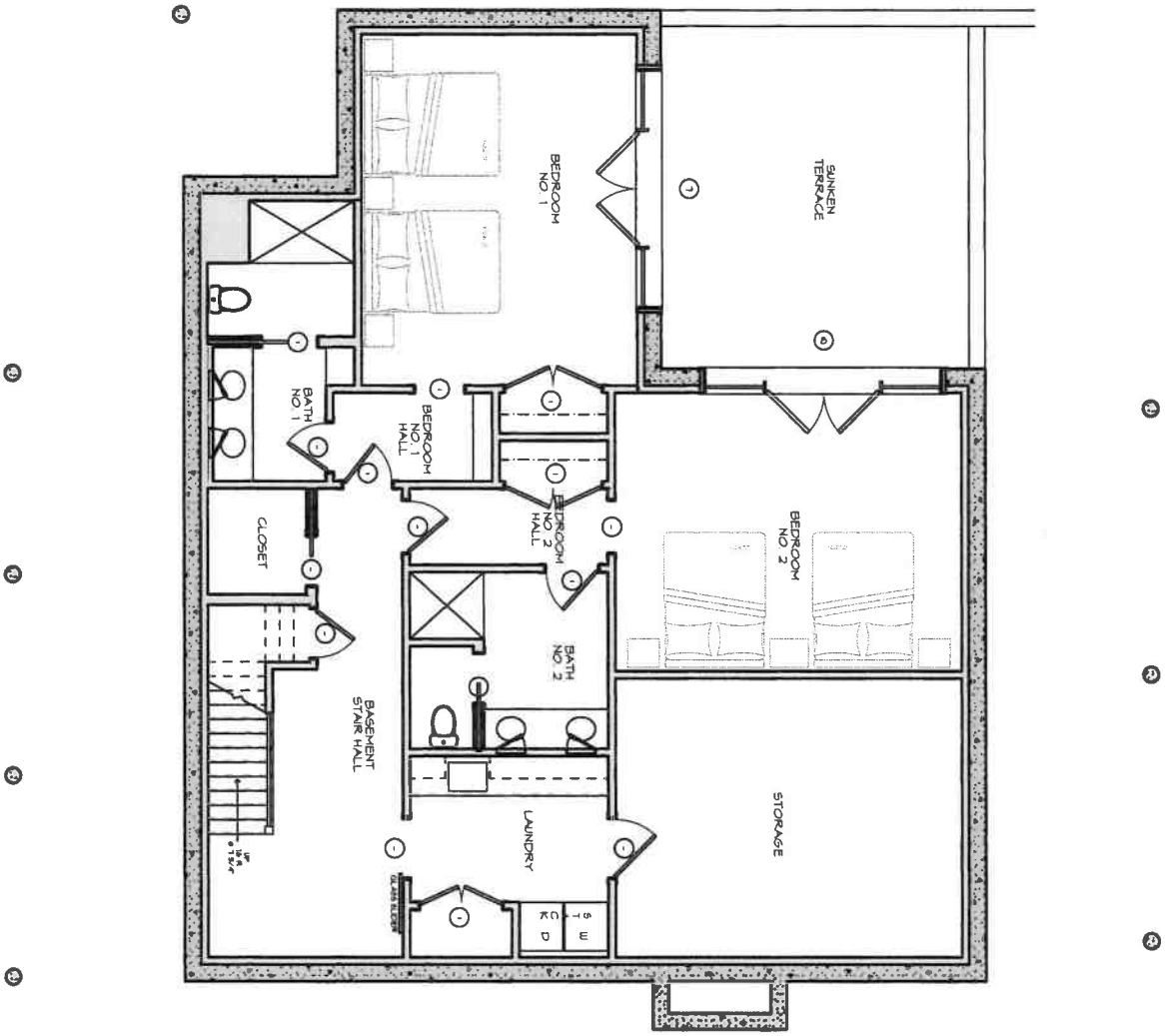
North & West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID# A-1.0

Residence at
5 Coskata Course Way
Nantucket, MA 02554

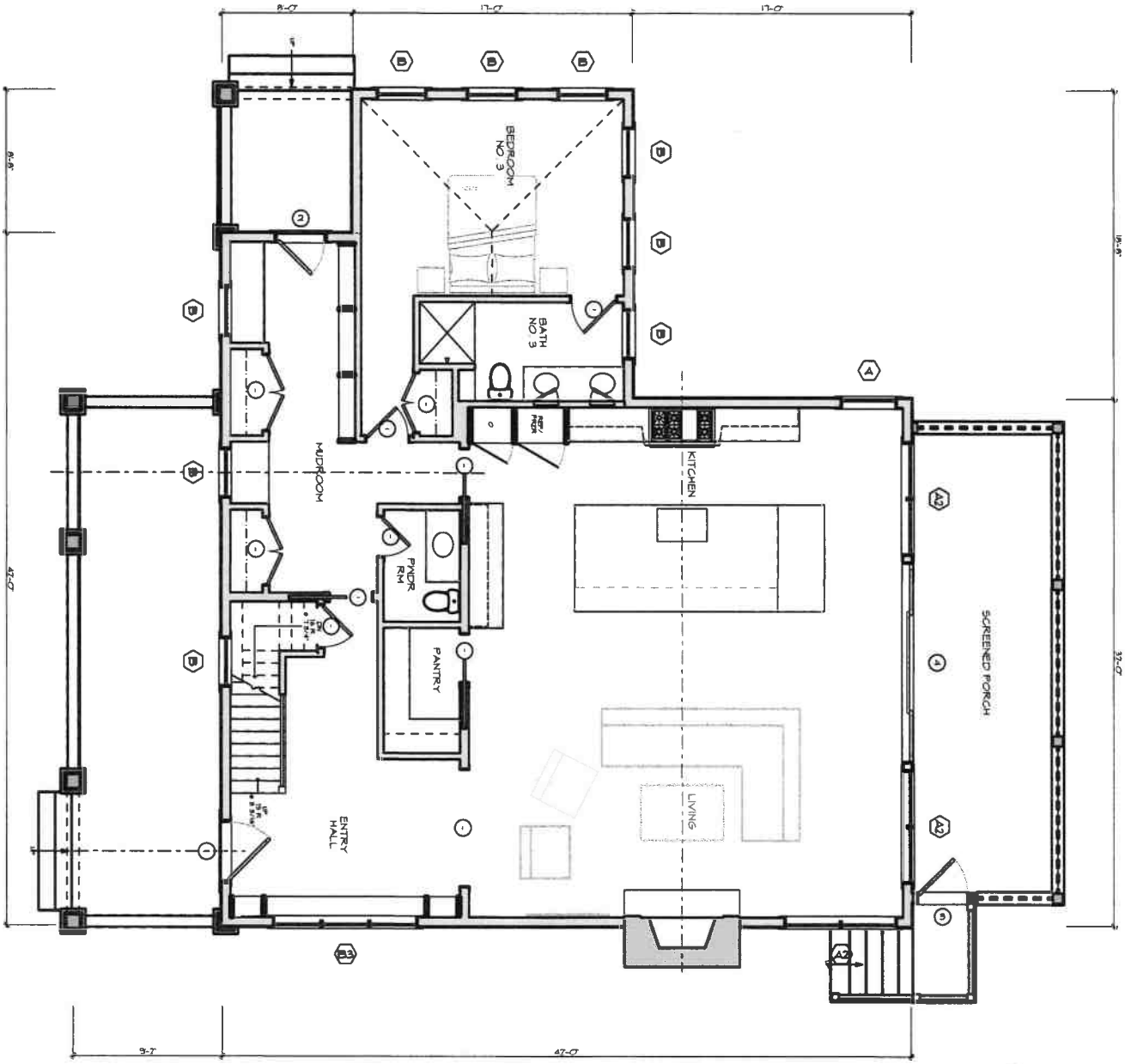
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Basement Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM





ID # A-1.1

Residence at
5 Coskata Course Way
Nantucket, MA 02554

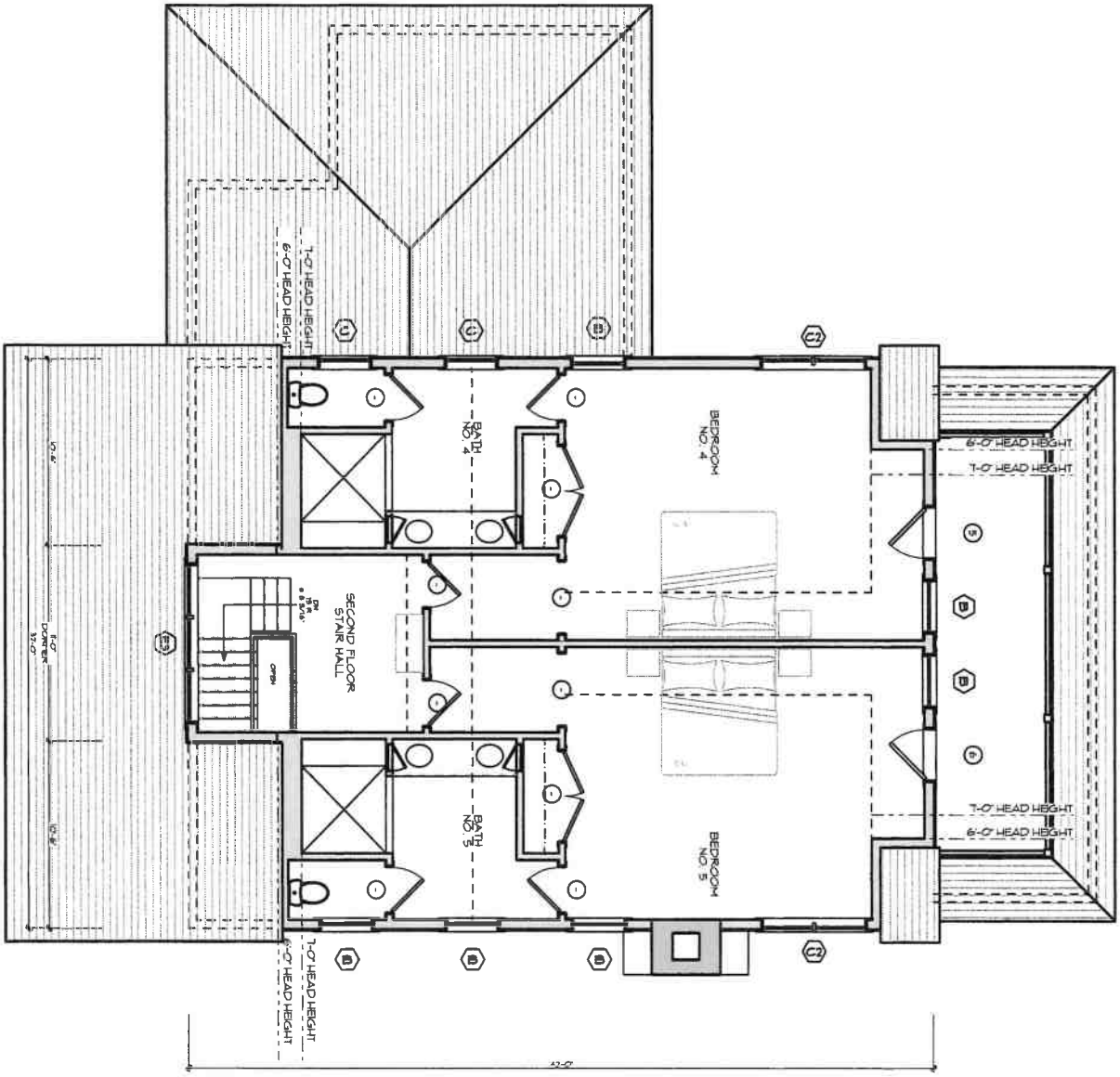
MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2

ID #

Residence at
5 Coskata Course Way
Nantucket, MA 02554

MAP NO: 14 14.1 ZONING INFO: LUG3
PARCEL NO: 5 PROJECT NO: REVISED: 3/26/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

Guest House at
5 Coskata Course Way
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2025-03-26
Rev:

Notes:

1. All new windows to be Marvin per the schedule below, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All new doors to be Marvin per the schedule below, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
4. Storms/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Model	Frame Size	Rough Opening	Lights	Comments
A	1	Double Hung	Marvin	UWDH3632	3'-5 3/8" X 6'-1"	3'-6 3/8" x 6'-1 1/2"	2 over 2	
A2	3	Double Hung	Marvin	UWDH3632	(2) 3'-6 3/8" X 6'-1"	7'-0 3/4" x 6'-1 1/2"	2 over 2	
B	14	Double Hung	Marvin	UWDH3026	2'-11 3/8" X 5'-1"	3'-0 3/8" x 5'-1 1/2"	6 over 1	
B3	1	Double Hung	Marvin	UWDH3026	(3) 2'-11 3/8" X 5'-1"	9'-1 1/8" x 5'-1 1/2"	6 over 1	
C	2	Casement	Marvin	Custom	3'-0" x 2'-9"	6'-1" x 2'-9 1/2"	6	Match "B" window glass size
C2	2	Casement	Marvin	Custom	(2) 3'-0" x 2'-9"	3'-1" x 2'-9 1/2"	6	Match "B" window glass size
D	2	Fixed Casement	Marvin	UWCA2660	2'-2" X 2'-7 1/8"	2'-3" x 2'-7 5/8"	4	Match "B" window glass size
E3	1	Fixed Casement	Marvin	UWCA3644 E	(3) 3'-0" X 3'-8 1/16"	3'-1" x 3'-8 9/16"	9	Match "B" window glass size

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1		Entry	Custom		3'-6" X 7'-6"	TBD	4 over 2 panels	
2		Single French	Custom		2'-10" X 7'-0"	TBD	4 over 2 panels	
3		Single French	Custom		3'-0" X 7'-6"	TBD	1 over panel	
4		Double French Sliding w/ Sidelights	Custom		12'-0" X 8'-0"	TBD	8	
5		Single French	Custom		2'-8" X 7'-6"	TBD	8	
6		Single French	Custom		2'-8" X 7'-6"	TBD	8	
7		Double French w/ Sidelights	Custom		(2) 3'-0" X 8'-0"	TBD	8	
8		Double French w/ Sidelights	Custom		(2) 3'-0" X 8'-0"	TBD	8	

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

March 18, 2025

To the Commissioners,

I, , Penant Realty LLC, owner of record of property located at 5 Coskata Course Way, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Roger S. Penske
Owner of Penant Realty LLC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Penant Realty LLC

STREET ADDRESS 5 Coskata Course Way

MAP/PARCEL 14/14.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4.7.25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

[signature] 3.26.25

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Coskata Course Way

Tax Map Number: 14 Parcel Number: 14.1

Owner of Record: Penant Realty Trust

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 4/7/25

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Pennant Realty LLC

MAILING ADDRESS: 2555 Telegraph Road Bloomfield Hills, MI 48302

PROPERTY LOCATION: 5 Coskata Coast Way

ASSESSORS MAP/PARCEL: 14/14.1

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.21 11:17:26 -05'00'

January 21, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
14	14		PENANT REALTY LLC		2555 TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302-0954	4 COSKATA COURSE WY
14	14	2	PENANT REALTY LLC		2555 TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302-0954	2 COSKATA COURSE WY
14	14	6	PENANT REALTY LLC		2555 TELEGRAPH RD	BLOOMFIELD HILLS	MI	48302-0954	3 COSKATA COURSE WY
14	15		LAMBERT JESSICA L TR	WAUWINET REALTY TRUST	2 INTERNATIONAL PLACE	BOSTON	MA	02110	10 FARGO WY
14	61		LAMBERT JESSICA L TR	FARGO WAY REALTY TRUST	30 DALTON ST APT 2203	BOSTON	MA	02115	8 FARGO WY
14	61	1	VARNER K MORGAN III & CHILTON		3647 CLOUDLAND DRIVE NW	ATLANTA	GA	30327	6 FARGO WY
14	62		JACOBI JAN DEGREEFF TRST	JACOBI JAN DEGREEFF REV TRUST	86 ABERDEEN PLACE	ST LOUIS	MO	63105	4 FARGO WY

Count: 7

9589 0710 5270 2432 8095 93



CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Jacobi Jan Degreeff TRST Jacobi Jan Degreeff Rev Trust
Street and Apt. No., or PO Box No.: 86 Aberdeen Place
City, State, ZIP+4: St. Louis MO 63105

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 93



CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Jessica L. Lambert TR Fargo Way Realty Trust
Street and Apt. No., or PO Box No.: 30 Dalton Street, Apt 2203
City, State, ZIP+4: Boston, MA 02115

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 86



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Varner K Morgan III + Chilton
Street and Apt. No., or PO Box No.: 3641 Cloudland Drive NW
City, State, ZIP+4: Atlanta GA 30327

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 86



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Jessica L. Lambert TR Wawinet Realty Trust
Street and Apt. No., or PO Box No.: 2 International Place
City, State, ZIP+4: Boston MA 02110

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 71



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills, MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 62



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills, MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions

9589 0710 5270 2432 8095 55



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Postmark Here

MAR 26 2025

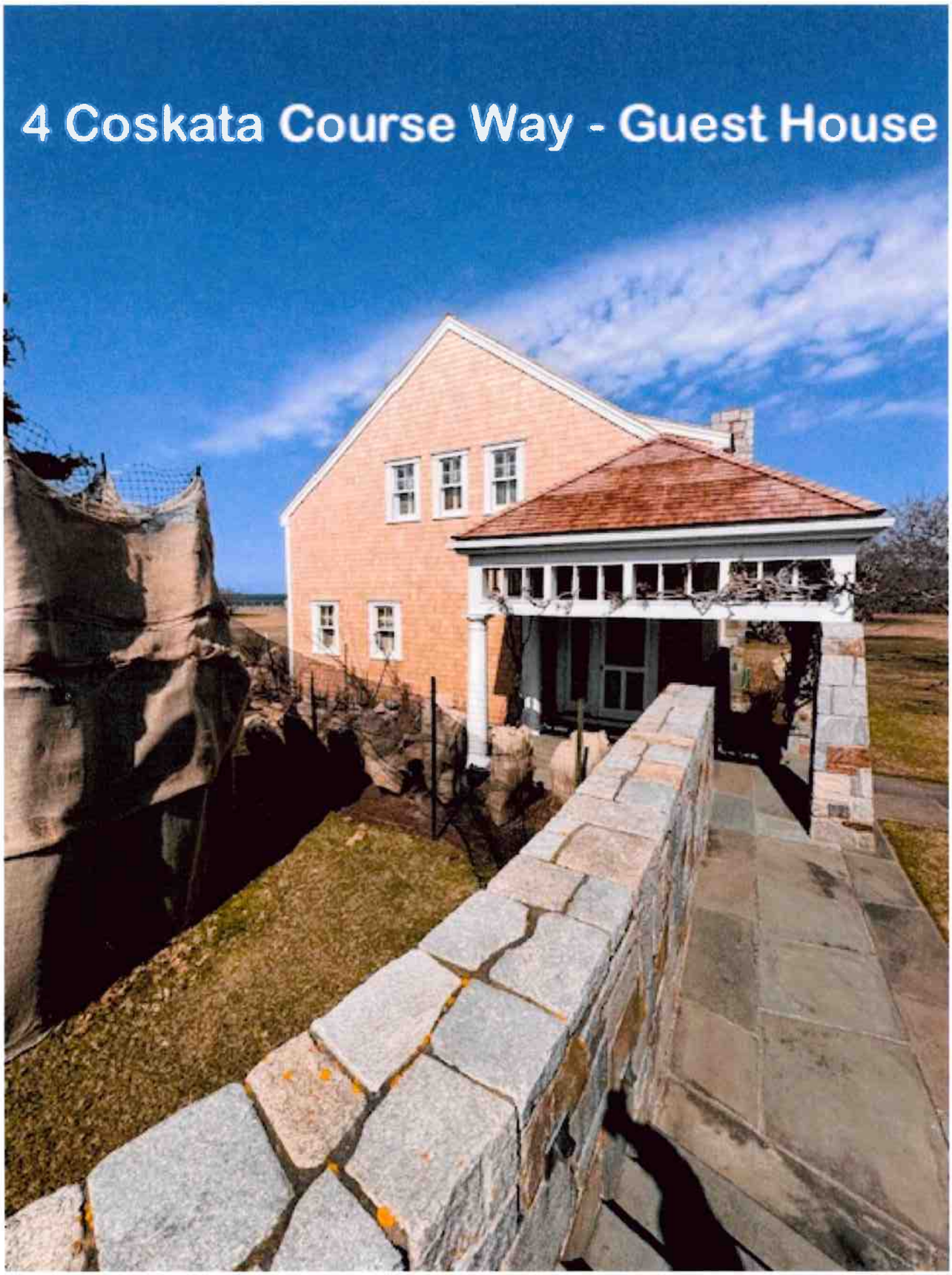
Sent To: Penant Realty LLC
Street and Apt. No., or PO Box No.: 2555 Telegraph Road
City, State, ZIP+4: Bloomfield Hills MI 48302-0954

PS Form 3800, January 2023 — See Reverse for Instructions


4 Coskata Course Way - Main House


4 Coskata Course Way - Main House

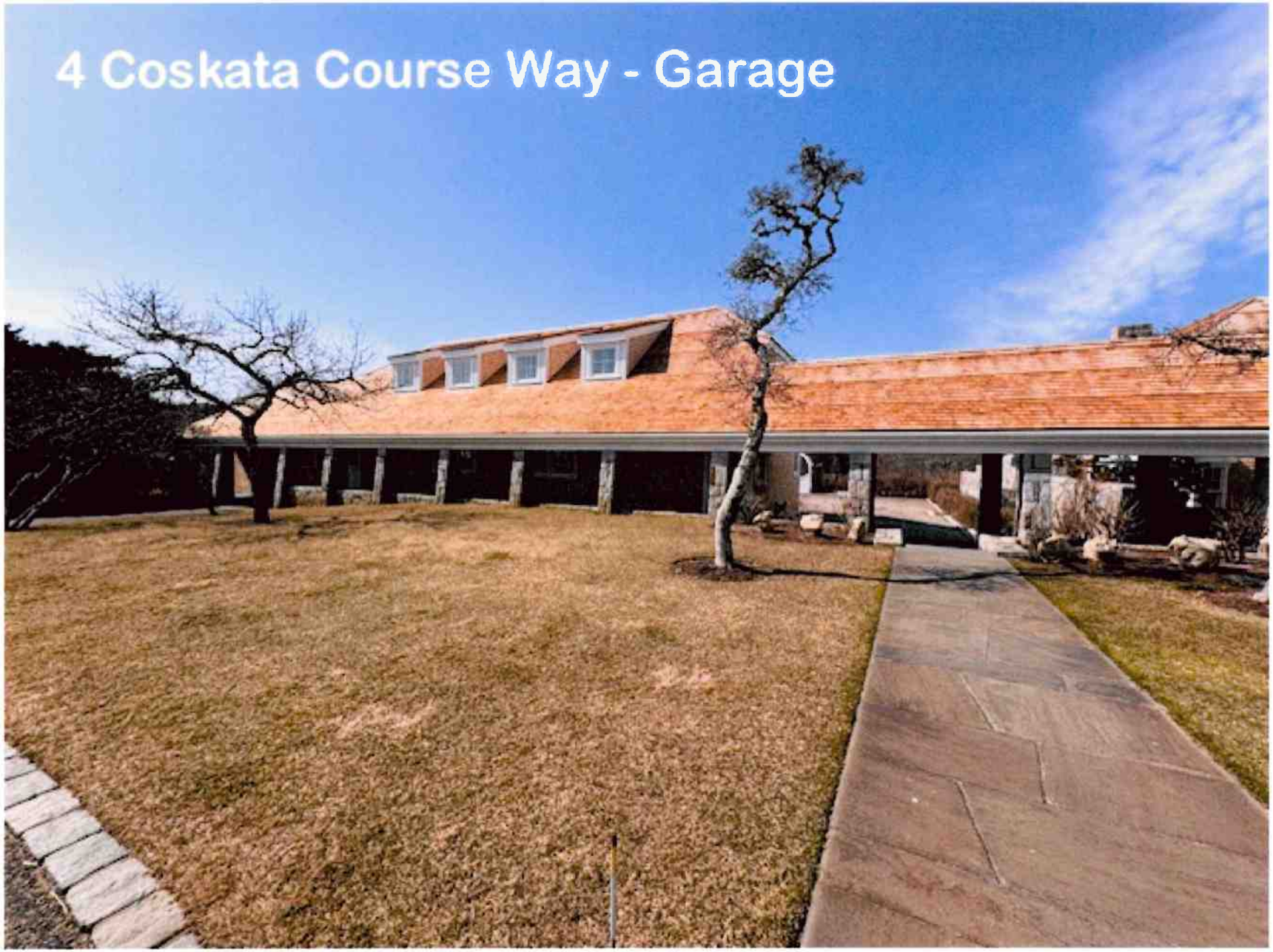
4 Coskata Course Way - Guest House




4 Coskata Course Way - Guest House


4 Coskata Way - Guest House


4 Coskata Course Way - Garage


4 Coskata Course Way - Garage


4 Coskata Course Way - Pool House


4 Coskata Course Way - Pool House


4 Coskata Course Way - Pool House

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nanmc11et-ma.a:ov

COM!\lISSION ERS

Ray Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COl\fl\HSSIONERS

Jesse Dutra

Can'i l homewill

Siephen Welch

(.'1lhy l·l}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
llllcld-m\
cfh'llll l.i'll.' l.ll'll'l

Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Nantucket Boys and Girls Club Inc

STREET Address 73 Sparks Ave

MAP/PARCEL 55 / 193/3 UNDERSTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

March 10, 2025

WILL Not BE REVIEWED BY HIST0RIC DISTRICICT COMMISSION,DUE INCREASED DEMAND; WITHIN THE 10DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HOC enabling legislation: ... The Commission shall meet within ten (10) day of the receipt of an application for certificate of appropriateness or permit for removal...

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC 3/27/2025
Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 193/3

Street & Number of Proposed Work: 73 Sparks AVE

Owner of record: Nantucket Boys + Girls c/o inc

Mailing Address: 61 Sparks Ave Nantucket

Contact Phone #: 5082280158 E-mail: Jamie@nantucketboysandgirlsclub.org

AGENT INFORMATION (if applicable)

Name: Sun Wind LLC / Tim Holmes

Mailing Address: PO Box 700

Brewster, MA 02631

Contact Phone #: 508 2466350 E-mail: Tholmes@Sunwindllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Rooftop Solar system (Rear Roof)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

~~Skylights (flat only)~~ Solar Panels: Manufacturer Q Cells 435 Rough Opening 3'-5" x 6'-8" Size _____ Location _____

Manufacturer All Black Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other Install Solar panels on Rear Dormer, Not visible from street.

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3-27-2025 Signature of owner of record Timothy Holmes Signed under penalties of perjury

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Nantucket Boys and Girls Club Inc
73 Sparks Ave
Nantucket, MA 02554

Assessors Map Number: 55
Lot Number: 193 / 3

Property ID: 3332

Year Built: 2024

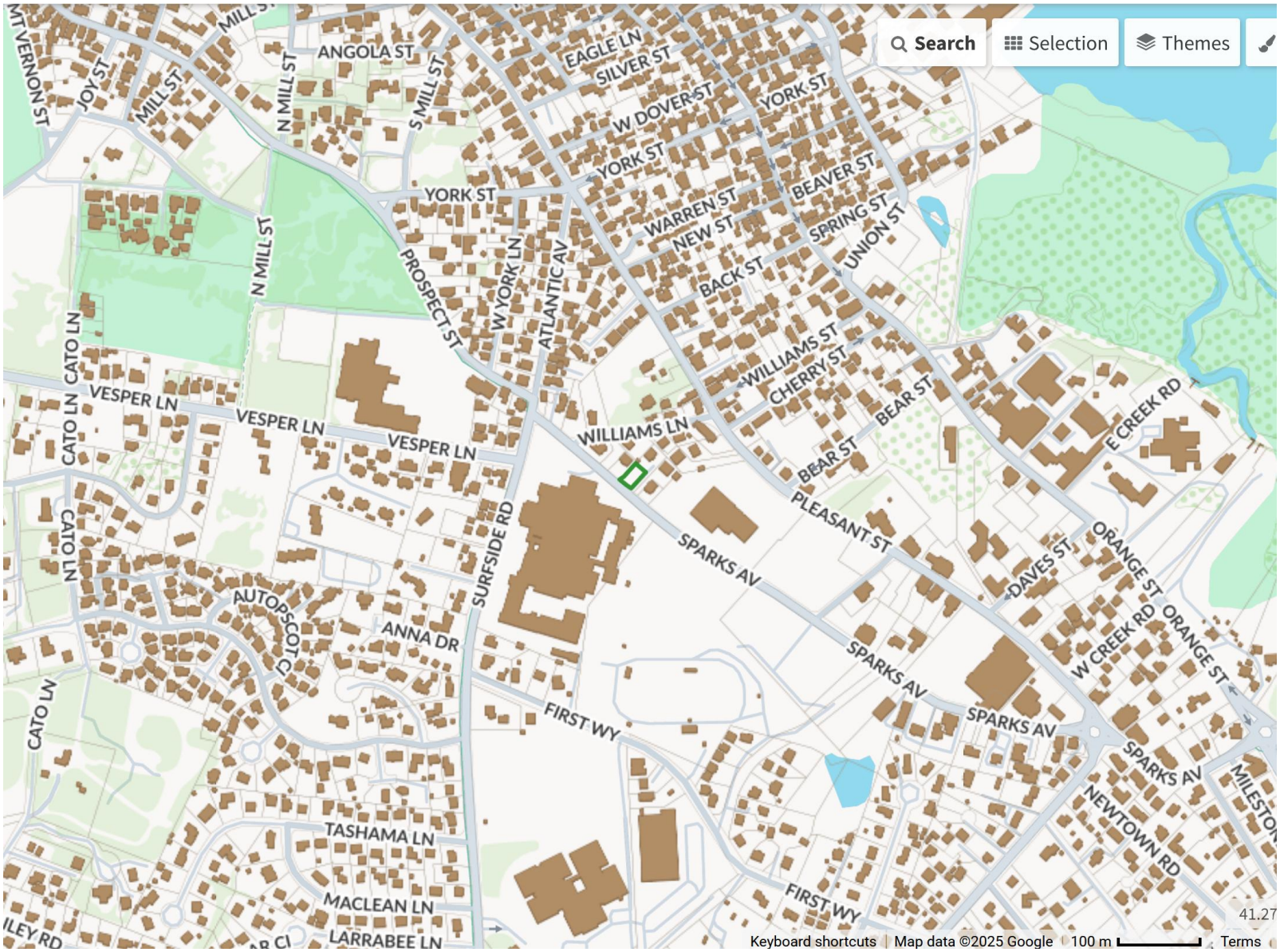
Use: 9460

Description: Educational Vacant

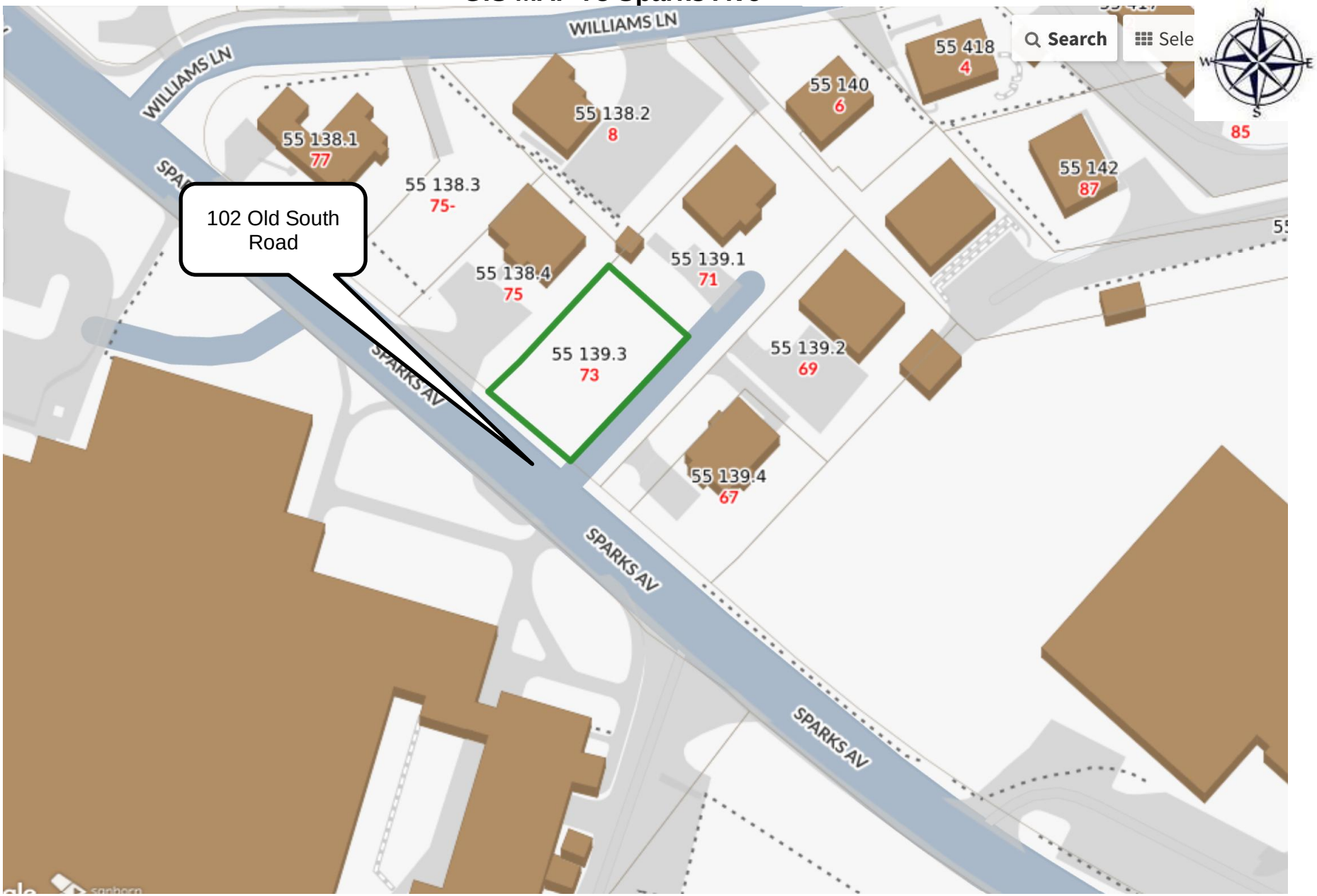
Zone: R5

Property Size: .11Acres

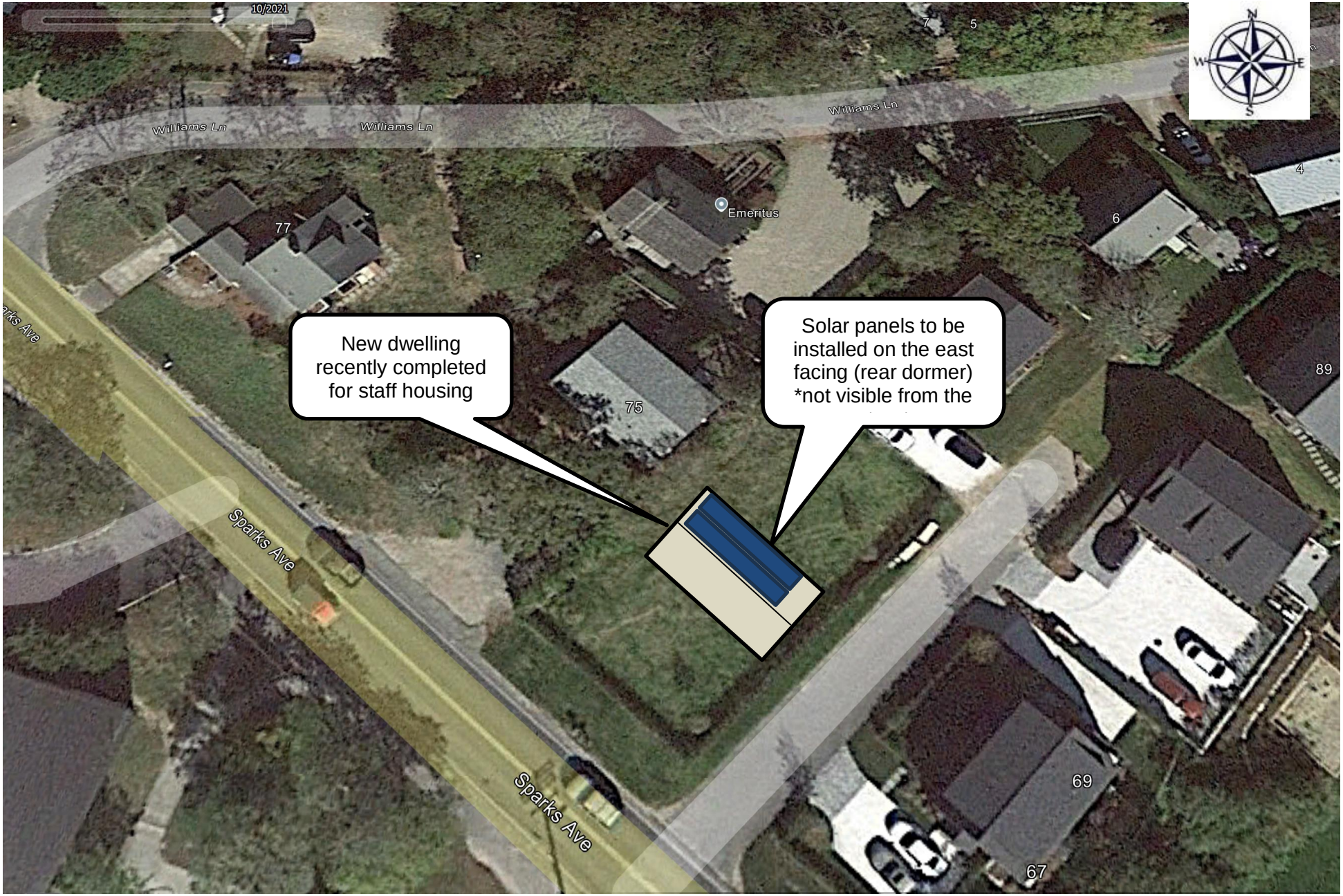
Locus Map: 73 Sparks Ave



GIS MAP 73 Sparks Ave



Satellite image of the property @ 73 Sparks Ave



View from the street looking East



73 Sparks Ave looking Northeast



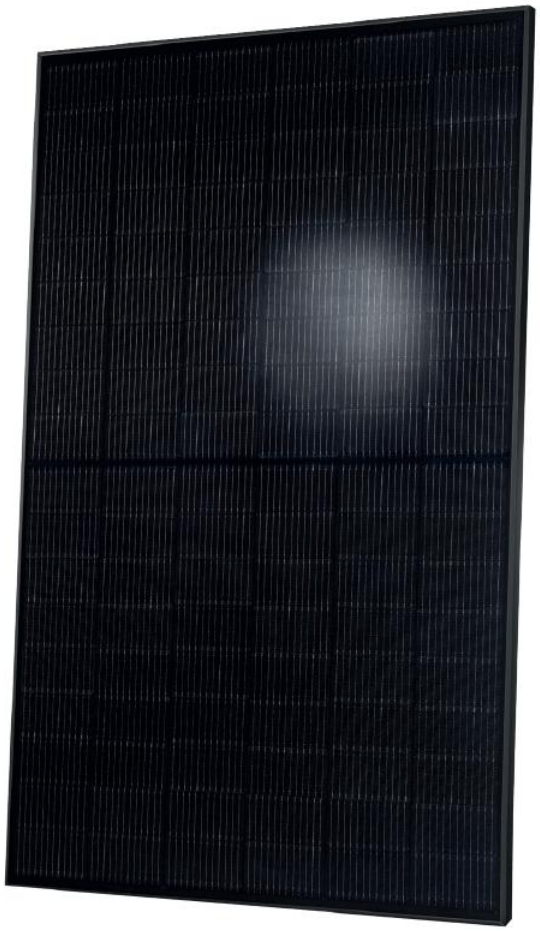
73 Sparks Ave looking southeast



Q.TRON BLK M-G2+ SERIES

405 - 425 Wp | 108 Cells
22.2 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO solar cell technology with zero gap cell layout boosts module efficiency up to 22.2 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] APT test conditions according to IEC/TS 62804-1:2015, method A (–1500 V, 96 h)
[2] See data sheet on rear for further information.

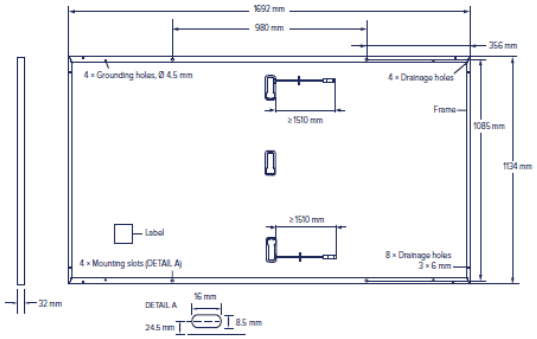
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1692 mm × 1134 mm × 32 mm (including frame)
Weight	21.5 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥1510 mm, (−) ≥1510 mm
Connector	Stäubli MC4; IP68

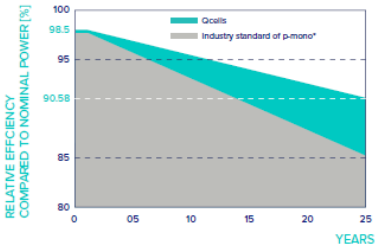


Electrical Characteristics

POWER CLASS				405	410	415	420	425
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	405	410	415	420	425
	Short Circuit Current[1]	I_{SC}	[A]	13.35	13.39	13.42	13.46	13.49
	Open Circuit Voltage[1]	V_{OC}	[V]	38.56	38.58	38.61	38.64	38.67
	Current at MPP	I_{MPP}	[A]	12.62	12.68	12.75	12.82	12.88
	Voltage at MPP	V_{MPP}	[V]	32.10	32.32	32.55	32.77	32.98
	Efficiency[1]	η	[%]	≥21.1	≥21.4	≥21.6	≥21.9	≥22.2
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	306.3	310.0	313.8	317.6	321.4
	Short Circuit Current	I_{SC}	[A]	10.76	10.79	10.82	10.84	10.87
	Open Circuit Voltage	V_{OC}	[V]	36.58	36.61	36.63	36.66	36.69
	Current at MPP	I_{MPP}	[A]	9.91	9.97	10.03	10.09	10.15
	Voltage at MPP	V_{MPP}	[V]	30.90	31.09	31.29	31.48	31.66

[1]Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25±2 °C, AM 1.5 according to IEC 60904-3 • [2]800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

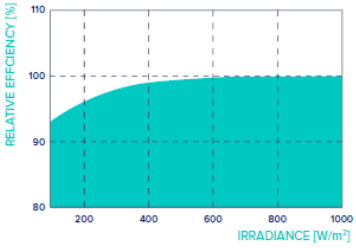


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°C]	43±3

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R	[A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull		[Pa]	3600 / 2400	Permitted Module Temperature on Continuous Duty	−40 °C - +85 °C
Max. Test Load, Push / Pull		[Pa]	5400 / 3600		

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

TÜVRheinland CERTIFIED www.tuv.com ID 1111220277

UK CA CE

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Hanwha Q CELLS GmbH Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany I TEL +49 (0)3494 66 99-23444 I FAX +49 (0)3494 66 99-23000 I EMAIL sales@q-cells.com I WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-425_2022-06_Rev01_EN

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 125

Street & Number of Proposed Work: 35 VESPER LANE

Owner of record: ALFRED SANFORD, LLC

Mailing Address: 300 PIER 4 BLVD

BOSTON, MA 02210

Contact Phone #: 617-216-3870 E-mail: TS@ALFREDSANFORD.COM

AGENT INFORMATION (if applicable)

Name: RICHARD J. CROSBY

Mailing Address: 32 DEEP WOOD DRIVE

FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RICH@RIDGEVALLEYDEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition MAIN HOUSE ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3-27-2025 Signature of owner of record _____ Signed under penalties of perjury

35 VESPER LANE (WARM HOUSE)

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Richard J. Crespeck

AS AGENT FOR Alfred Sanford

STREET ADDRESS 35 Vesper Lane

MAP/PARCEL 55/125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 27, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/27/2025
Date



Property Information

Property ID	3306
Location	35 VESPER LN
Owner	MEDEIROS WILLIAM A TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

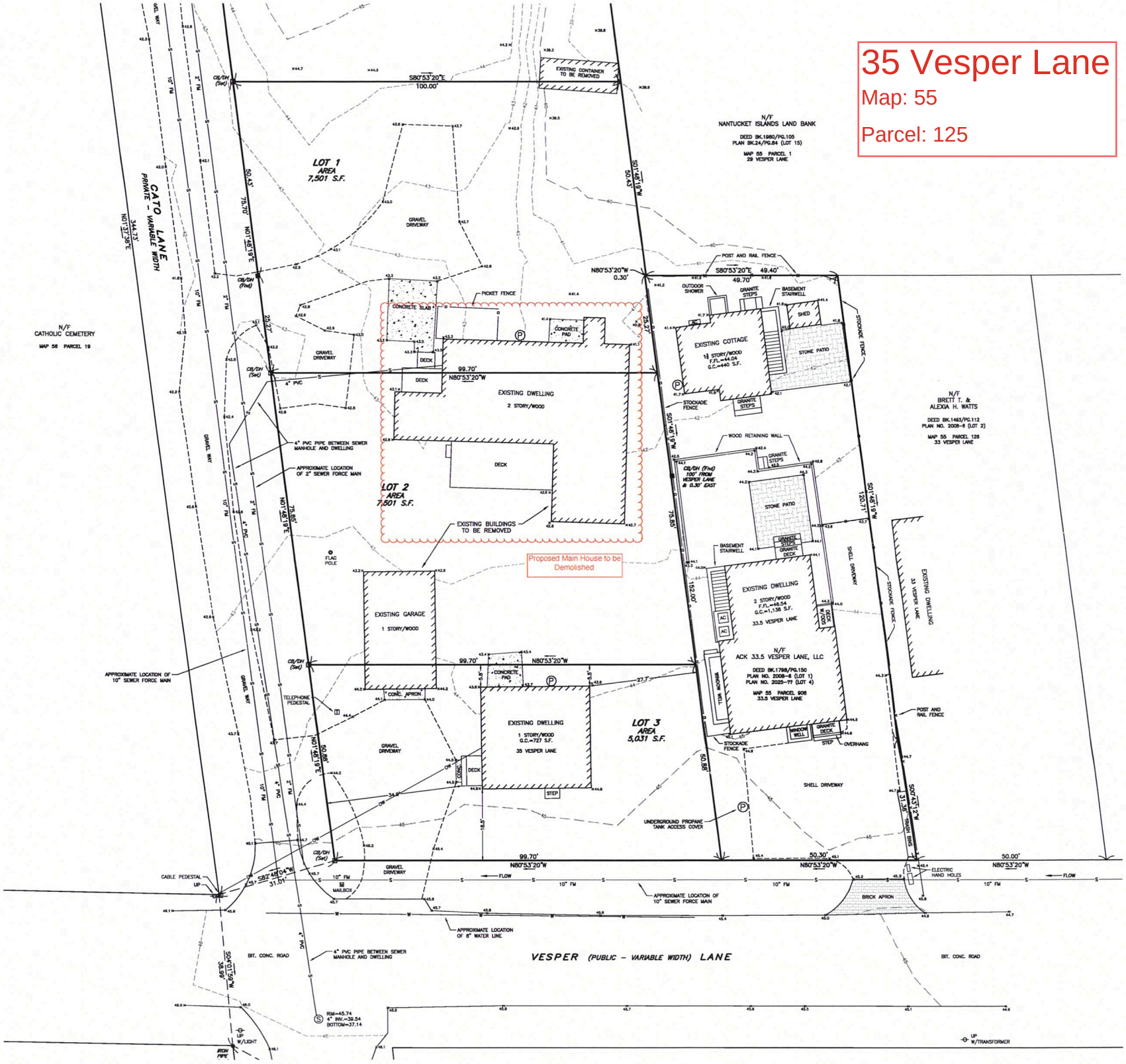
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

35 Vesper Lane

Map: 55

Parcel: 125



35 Vesper Lane (Main House // Existing Photos) // Map: 55 // Parcel: 125









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 125

Street & Number of Proposed Work: 35 VESPER LANE

Owner of record: ALFRED SANFORD, LLC

Mailing Address: 300 PIER 4 BLVD
BOSTON, MA 02210

Contact Phone #: 617-216-3870 E-mail: TS@ALFREDSANFORD.COM

AGENT INFORMATION (if applicable)

Name: RICHARD J. CRAPPACK

Mailing Address: 32 DEEPWOOD DRIVE
FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RC@RIDGEVALE DEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition GARAGE ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3-27-2025 Signature of owner of record _____ Signed under penalties of perjury

35 VESPER LANE (GARAGE)

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Richard J. Crossock

AS AGENT FOR Alfred Sanford

STREET ADDRESS 35 Vesper Lane

MAP/PARCEL 55/125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 27, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/27/2025
Date



Property Information

Property ID	3306
Location	35 VESPER LN
Owner	MEDEIROS WILLIAM A TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

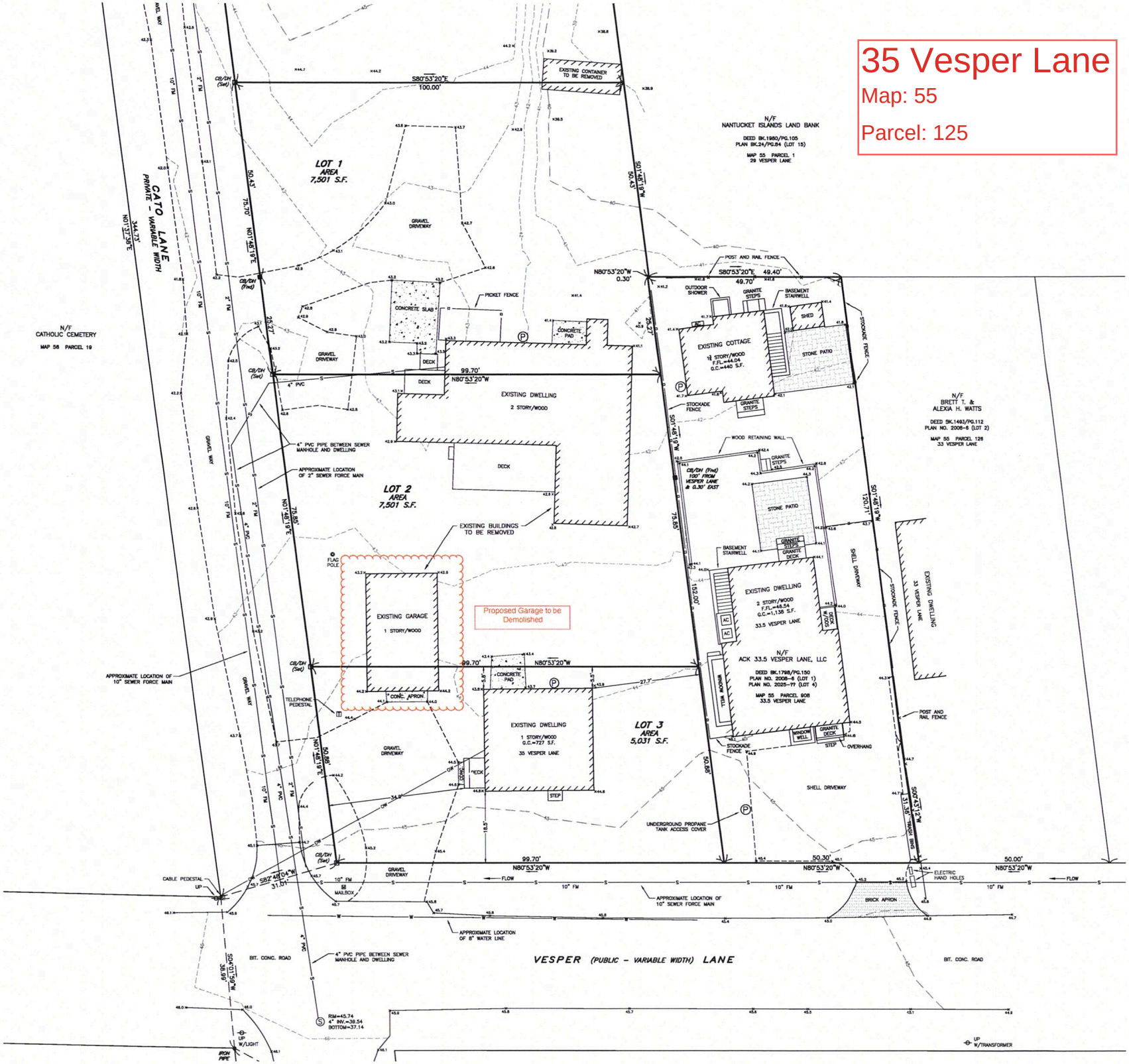
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

35 Vesper Lane

Map: 55

Parcel: 125



35 Vesper Lane (Garage // Existing Photos) // Map: 55 // Parcel: 125









Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

on file 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

on file 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 4R Jefferson Avenue

Owner of record: Mark Gotthwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, Va. 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket MA 02554

Contact Phone #: 508 325 5890 E-mail: Joseph@TophamDesignAck.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10045

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: Circa 1923

Original Builder: Unknown

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A NAN 216

REVISIONS* (describe)

1. East Elevation – NORTHEAST (FRONT) CHANGE OUTSWING GARAGE DOORS FROM 3 LIGHT TO 6 LIGHT, AND MAKE TALLER BY 12"
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type OUTSWING Material MAHOGANY

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE. Sash _____ Doors GREEN (MATCH EXISTING)

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

Garage

CERTIFICATE NO: _____ DATE ISSUED: 3/26/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 2024-03-10045 Slagg

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 4R Jefferson Avenue

Owner of record: Mark Gottwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, VA 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: 508-325-5890 E-mail: joseph@TophamDesignAck.com

FOR OFFICE USE ONLY CPA#496

Date application received: 3/11/24 Fee Paid: $ 80-

Must be acted on by: 5/10/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Raynold Pavao

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED AS SUBMITTED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

HISTORIC DETERMINATION
AE 8 = 3'-11½" RESILIENT GUIDELINES

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☒ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other proposed relocated reoriented garage w/ second story addition

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: ~~600~~ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 400 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

ELEVATION CERTIFICATE ✓

Difference between existing grade and proposed finish grade: North E. 21'7¾" South W. 21'2½" East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: N/A

Original Date: +/- 1923

Original Builder: unknown

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

NAN 21B ✓

REVISIONS (describe)

1. East Elevation – ADD second floor, second means of egress
2. South/West Elevation – second means of egress, add second floor
3. West Elevation – add second floor, add new windows
4. North/East Elevation – add second floor

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" to 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) 2" GUTTER

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1" Corner boards 5/4x6 Frieze _____

Window Casing 5/1x4 Door Frame 5/1x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front WOOD/GLASS Rear WOOD/GLASS Side WOOD/GLASS

Garage Door(s): Type OUTSWING Material WOOD

Hardscape materials: Driveways (EXISTING) SHELL Walkways FLAGSTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to weather Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors FRONT: EGG & DART (EXISTING)

Deck TO WEATHER Foundation GREY Fence _____ Shutters RECTANGLE TILE (EXISTING)

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/26/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: Garage HDC7021-03-10044 DATE ISSUED: 3/19/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. HISTORIC ~~PAINT~~ Determination

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 4R Jefferson Avenue

Owner of record: Mark Gottwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, VA 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: 508-325-5870 E-mail: joseph@TophamDesignNck.com

FOR OFFICE USE ONLY CHK # 4916

Date application received: 3/1/24 Fee Paid: $ 50

Must be acted on by: 5/10/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED

DESCRIPTION OF WORK TO BE PERFORMED

Garage

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other HISTORIC DETERMINATION (GARAGE)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: UNKNOWN

Original Date: ≈ 1923 GARAGE

Original Builder: UNKNOWN HDC NAN. 216

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/29/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

August 15, 2024

Address: 4R Jefferson Avenue, Nantucket, MA 02554
Map/Parcel: 29/ 48.1
Property Owner: Gottwald Family Trust

Dear Nantucket Building Commissioner,

At its March 19, 2024, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1923 garage) located at 4R Jefferson Avenue (formerly Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- As-built conditions vs. proposed changes;
- Current photographs of the structure;
- 1938 Aerial photo of the locus; Courtesy of the Town of Nantucket;
- 1940 Aerial photos of the locus, Courtesy of Nantucket Historical Association (AP1940-108 & -109);
- 1971 Aerial photo of the locus, Courtesy of Nantucket Historical Association (AP1971-1);
- 1923 & 1949 Sanborn Insurance Maps;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.216.)
-

Based on this evidence, the HDC finds that 4R Jefferson Ave (formerly known as 70 Jefferson Ave) (c.1923 garage) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, while this garage will be renovated into a cottage, following the HDC's Resilient Nantucket Design Guidelines, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2024-03-10045; HDC2024-03-10044

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.216
Historic Name:	
Common Name:	
Address:	70 Jefferson Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-048; BP7-36;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, December 14, 2023 at 9:52 AM

NAN.216

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

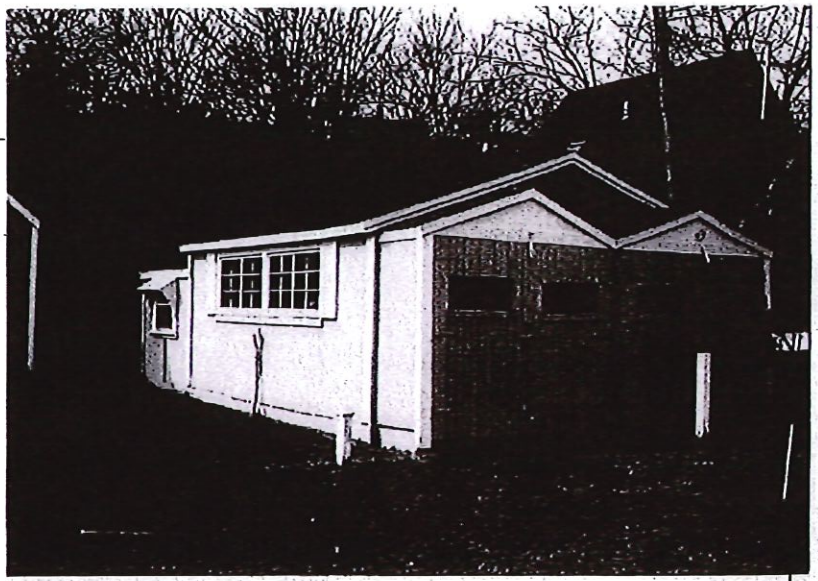
SURVEY/
FILM ROLL #: BP7-36
MAP/PARCEL#: 29-048

Recorded by: BW Date: 03/16/89 Organization: AGS

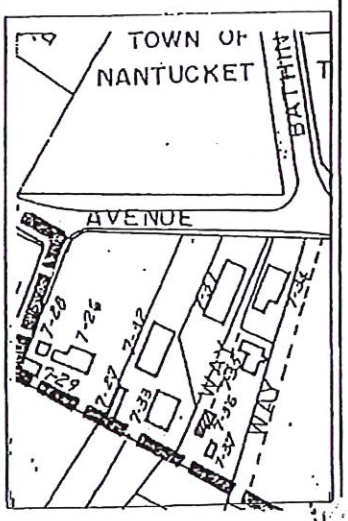
IDENTIFICATION

1. Street Name & No.: 70 JEFFERSON AVE
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: HAMBLIN, ROBERT S.
5. Ownership History:
   Unknown

6. Use: Original: Garage Present: Garage
   Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes
   Interior: N/A



8. MAP -- 3X2"



Revised 5/89

NAN.216

Survey/Film Roll #: BP7-36

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 0
12. Setback from Street (ft.):400 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP7-35,BP7-37
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Plywood
20. Exterior Wall Material, Side Elevations: Plywood
21. Exterior Wall Material, Rear Elevation: Plywood
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: N/A
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Fair
40. Integrity: N/A
41. Alterations:
N/A

NAN.216

Survey/Film Roll #: BP7-36

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: ND
  Source: Unknown
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

INDEX

1) General Information on 4R Jefferson Avenue. Sometimes referred to as 70 North Beach Street or as part of 4 Jefferson Avenue prior to recent subdivision.
   a. Property photos
   b. Locus Map
   c. Most recent Site Plan showing new subdivision to 4R
   d. Assessors Property Cards, (3; one current for 4R, one for 4R obtained from the Assessors Office when GIS was down, one for 4 Jefferson Avenue with info on the Cottage prior to subdivision to 4R).

2) Sanborn Maps for 1923, 1949
   a. 1923, pages 19 and 21, both show a structure in approximately the same locus.
   b. 1949, pages 19 and 21, both show a structure in approximately the same locus.

3) MACRIS/Nantucket Island Architectural Survey for the property once known as 70 Jefferson Avenue, now known as part of 4R Jefferson Avenue. The Cottage is deemed to be Contributing, perhaps because it is listed as being built in 1923.

4) Nantucket Historical Association's Aerial photographs which show structures on the property (1940, 1971, 1993).

5) A history of Site Plans showing the property currently owned by the Gottwalds, (1993, 1994, 1995).

6) Photographs obtained from the Nantucket Historical Association.

7) Inquirer & Mirror Property Transfer showing purchase by the Gottwalds.

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

8) An Order of Conditions issued October 17, 2023 permitting the renovation, relocation, and elevation of the two structures on 4R Jefferson Avenue, and the restoration associated grading, landscaping and utilities within Land Subject to Coastal Storm Flowage and the buffer zones to Coastal Bank and Bordering Vegetated Wetland. Waivers are required for this project.

9) Massachusetts Registry of Deeds, history of ownership.

10) Worcester Polytechnic Institute (WPI), Project Report: Managing Flooding in Nantucket, December 2020.

11) WPI Data Sheet on island area flooding during the "Perfect Storm" of October 30, 1991

12) The Nantucket Island Architectural and Cultural Resources Surveys for the abutters.

TOPHAM DESIGN

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 2/4 Jefferson Ave. M 29 /P 138

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Mark Gottwald
326 Lynton Lane
Richmond ,VA 23221

18 Hummock Pond Road, Nantucket, MA. ~ Tel: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

TOPHAM DESIGN llc.
architecture

4R JEFFERSON AVENUE
Garage

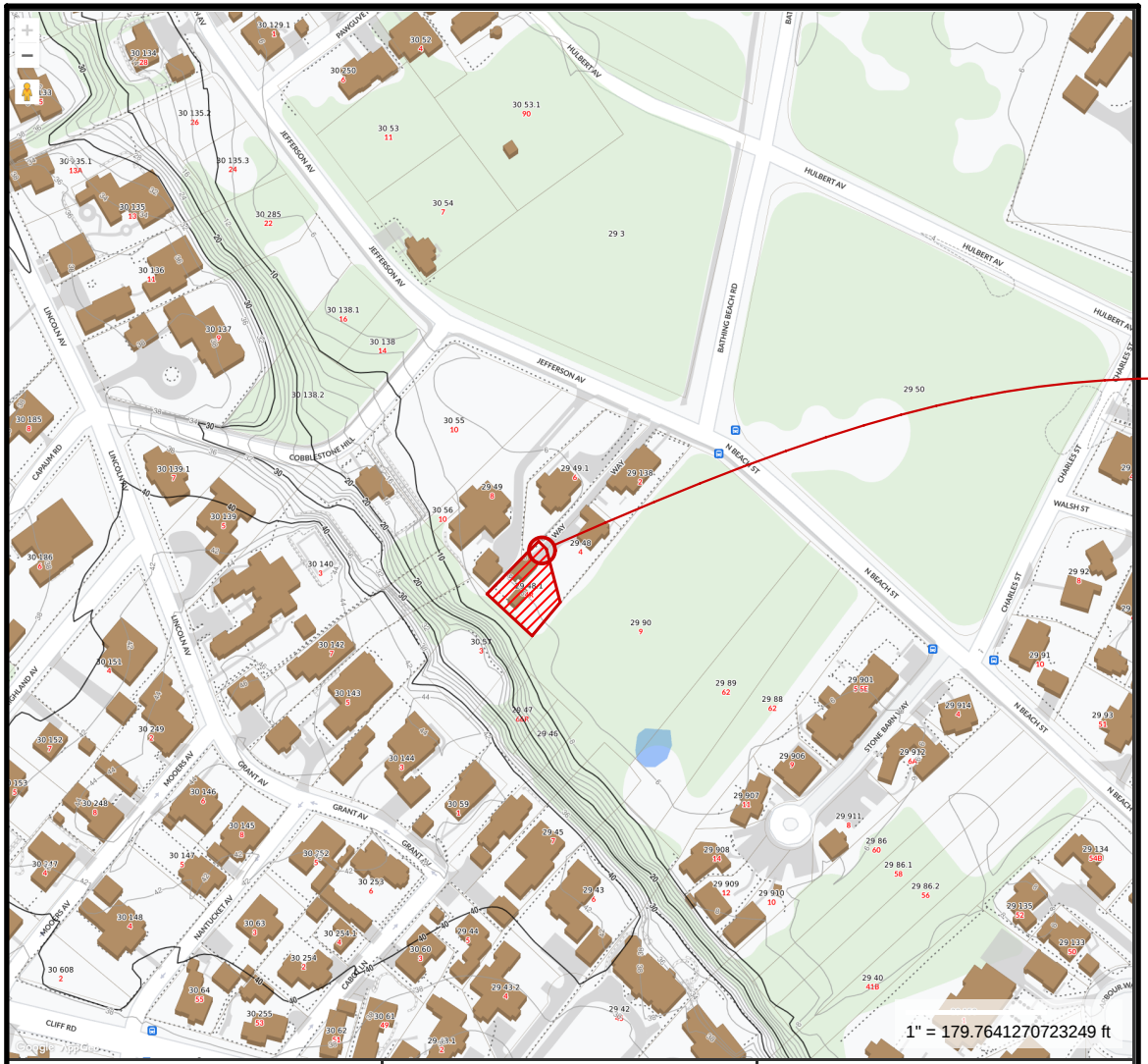




TOPHAM DESIGN llc.
architecture



GOTTWALD RESIDENCE
ADDITIONS & ALTERATIONS
EVITA CAUNE PROGRESS SET
4R JEFFERSON AV, NANTUCKET, MA, 02554



L

4R JEFFERSON AV LOCUS MAP

SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023
HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

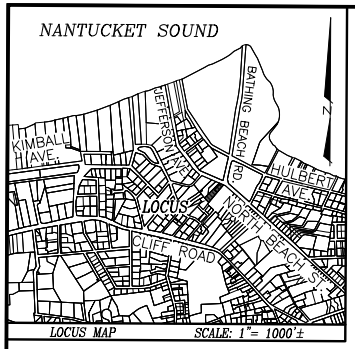
EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING :R-1	ALLOWABLE % C.30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC © 2025. NO PUBLICATION OR USE OF THESE DRAWINGS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC-0.1



OWNER INFORMATION

THOMAS E. GOTTWALD, TRUSTEE
THE MARK H. GOTTWALD FAMILY TRUST
Deed Bk./Pg.: 1308/322
Deed Bk./Pg.: 1308/325
Plan No.: 2022-60, LOT C
ASSESSOR'S MAP 29-48.1
#4R JEFFERSON AVENUE

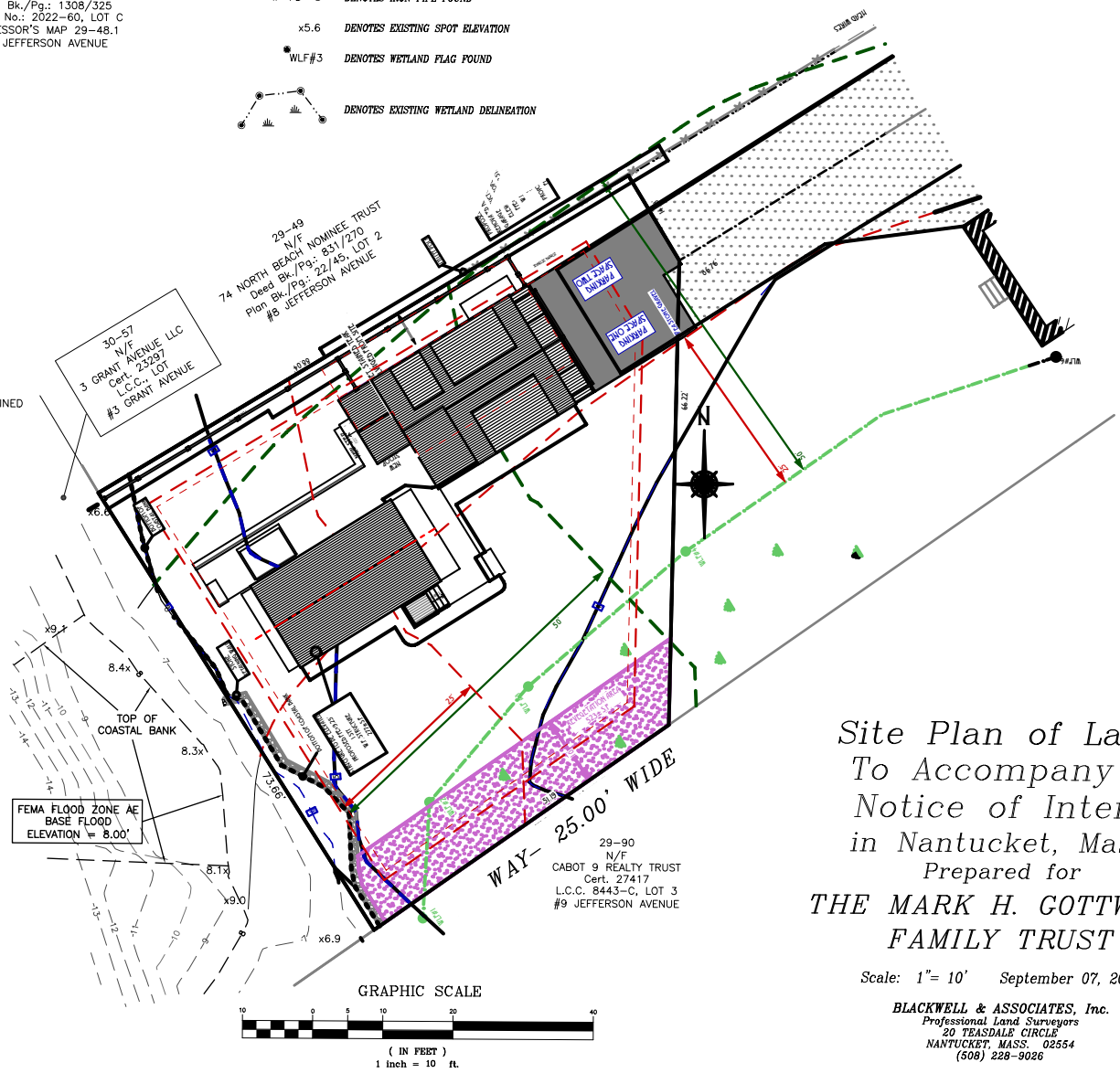
LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
x5.6	DENOTES EXISTING SPOT ELEVATION
WLF#3	DENOTES WETLAND FLAG FOUND
	DENOTES EXISTING WETLAND DELINEATION

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	5,221± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30%	15% ±

NOTE: ZONING BYLAW 139-16(C)3
FOR R-1 ZONING DISTRICT- 10' SETBACK TO BE MAINTAINED FROM ALL WAYS, WHETHER CONSRTUCTED OR NOT.



Site Plan of Land
To Accompany a Notice of Intent
in Nantucket, Mass.
Prepared for
THE MARK H. GOTTWALD FAMILY TRUST

Scale: 1"= 10' September 07, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8286

T:\LUCAS JOB 5

BLACKWELL & ASSOCIATES, INC. PROPOSED SITE PLAN

S

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BLACKWELL & ASSOCIATES, INC. · PROPOSED HDC SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023
HDC CERTIFICATE NO.:

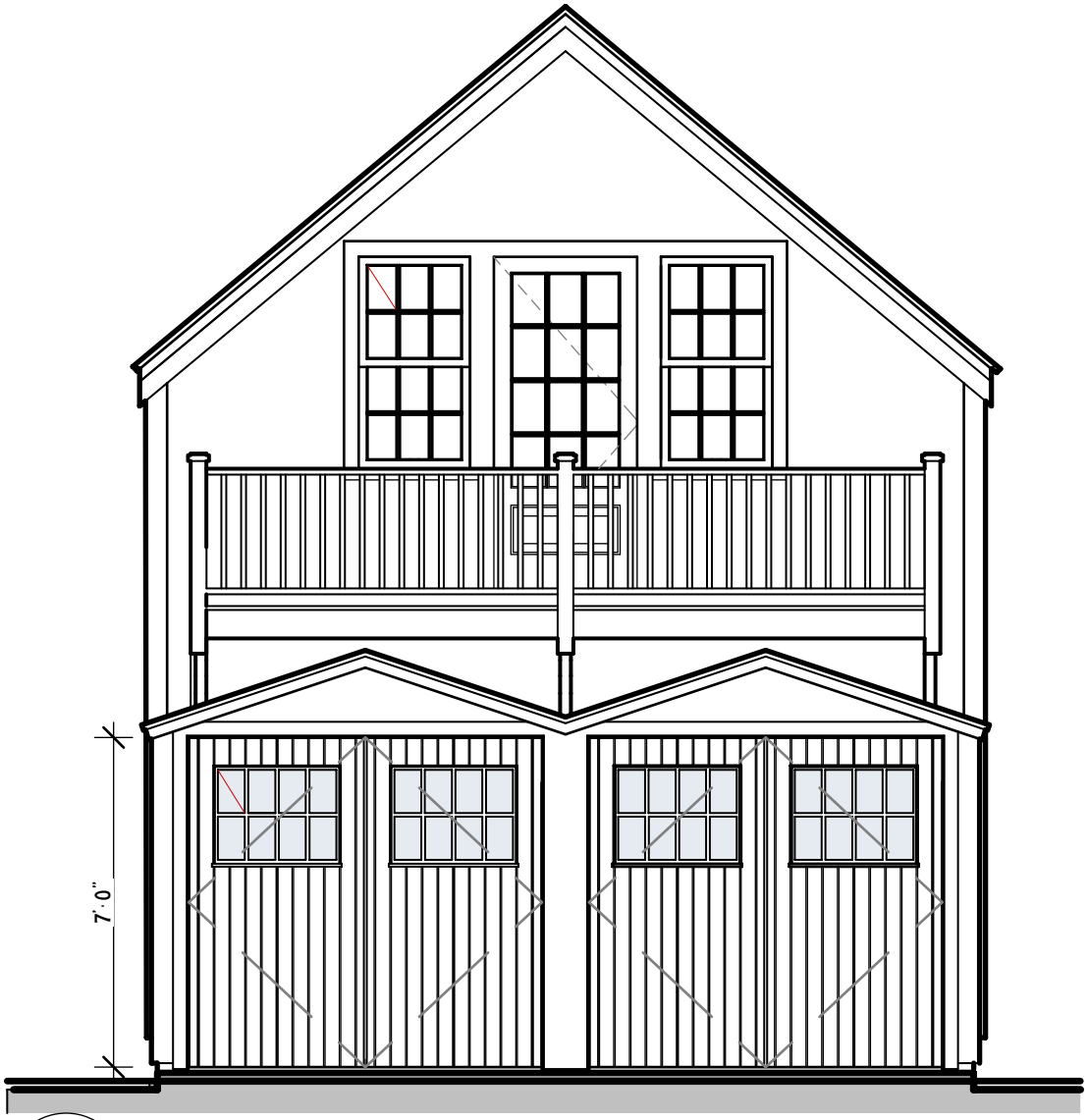
GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01
MAP NO.29 MAP NO.: 48.1
ZONING -R-1 ALLOWABLE % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC ©2025. NO PUBLICATION OR USE OF THESE DRAWINGS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC · 0.2



1

OUTSWING GARAGE DOORS OPTION ONE · SIX LIGHT, 7'-0 TALL DOORS

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325-5890 EMAIL: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

OUTSWING GARAGE DOORS OPTION ONE · SIX LIGHT, 7'-0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R Jefferson Av
Nantucket, MA 02554

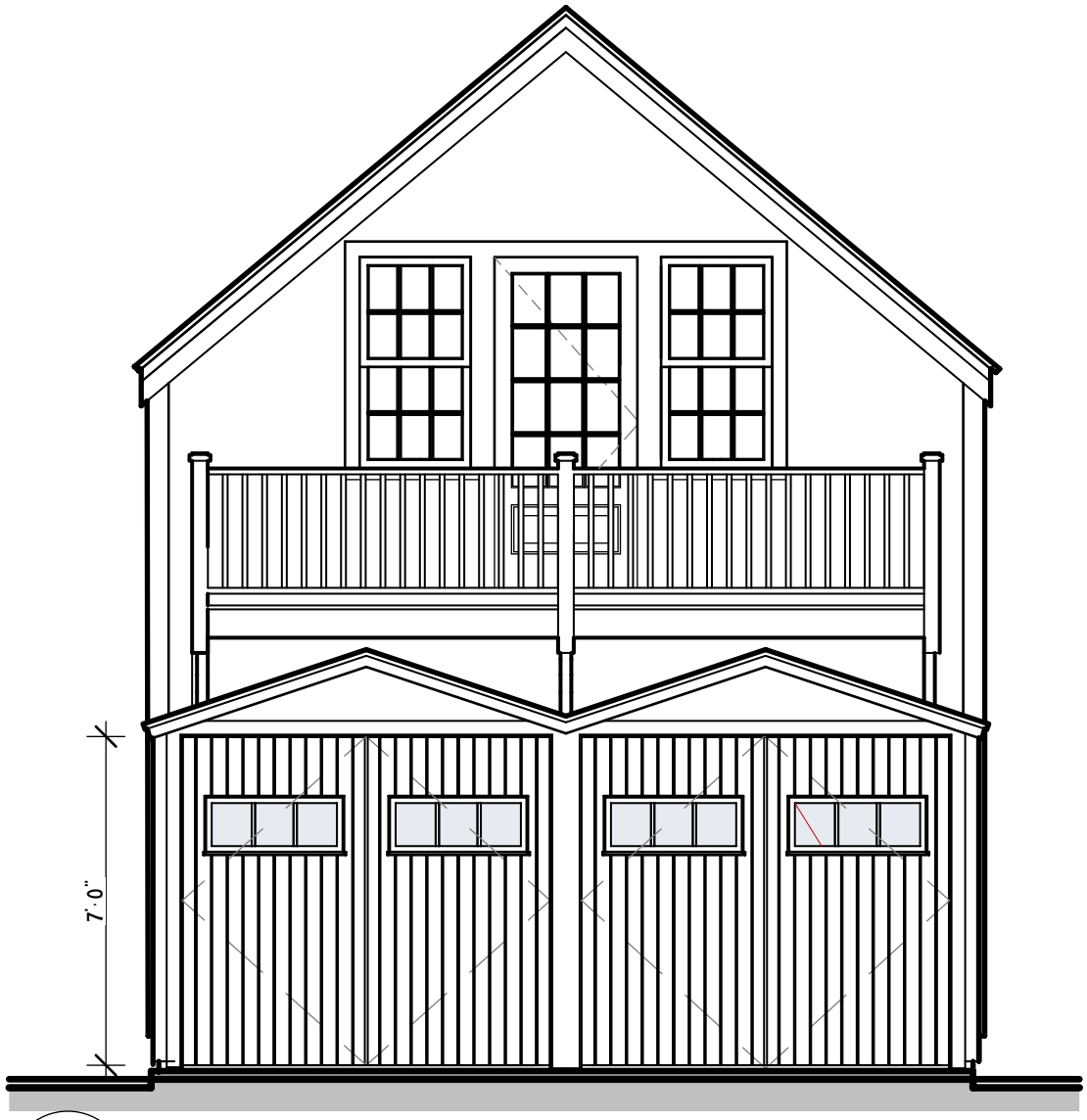
EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

Map No:29	Map No.: 48.1
Zoning :R-1	Allowable % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC-.5.1



1

OUTSWING GARAGE DOORS OPTION TWO · THREE LIGHT, 7'·0 TALL DOORS

SCALE: 1/4" = 1'·0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

OUTSWING GARAGE DOORS OPTION TWO · THREE LIGHT, 7'·0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

48 JEFFERSON AV
NANTUCKET, MA 02554

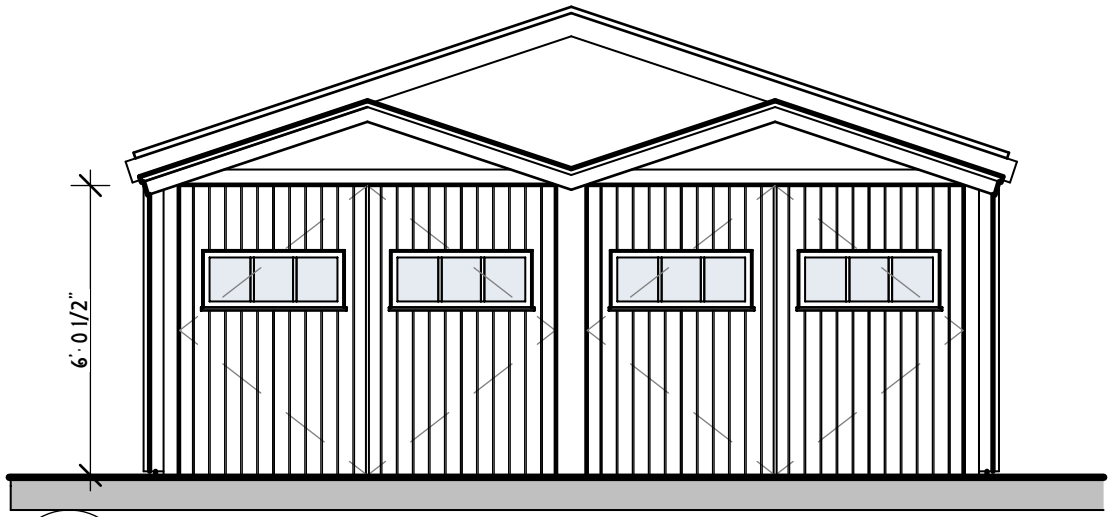
EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024·01

MAP NO.:29	MAP NO.: 48.1
ZONING :R·1	ALLOWABLE % C.30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2023.

HDC · .5.2



EX

EXISTING OUTSWING GARAGE DOORS THREE LIGHT, 6' 0 TALL DOORS

SCALE: 1/4" = 1' 0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING OUTSWING GARAGE DOORS THREE LIGHT, 6' 0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

48 JEFFERSON AV
NANTUCKET, MA 02554

EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

MAP NO:29	MAP NO.: 48.1
ZONING :R-1	ALLOWABLE % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2023.

HDC - .5.3



EX

4R JEFFERSON GARAGE DOORS_10.04.24

SCALE: 1" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING OUTSWING GARAGE DOORS THREE LIGHT, 6'-0 TALL DOORS

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

EVITA CAUNE PROGRESS SET
3/25/25

PROJECT NO2024-01

MAP NO:29	MAP NO.: 48.1
ZONING: R-1	ALLOWABLE % C 30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC 2025.

HDC - .5.4

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Katharine Mitchell Landscape Designs, INC.

AS AGENT FOR Millham, Brian & Laura

STREET ADDRESS 6 Boulevarde

MAP/PARCEL 80//75.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/26/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Katharine Mitchell 3/26/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 75.1

Street & Number of Proposed Work: 6 Boulevarde

Owner of record: Millham, Brian + Laura

Mailing Address: 216 ORINDA WAY #345
Orinda, CA. 94563

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 116B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: Driveway Gate: (65' Back from Apron)
• See Proposed Options
• 14.5' +/- Total Width

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size) _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ ~~Fence~~ Natural to Gate weather Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/26/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7542
Location	6 BOULEVARDE
Owner	MILLHAM BRIAN & LAURA

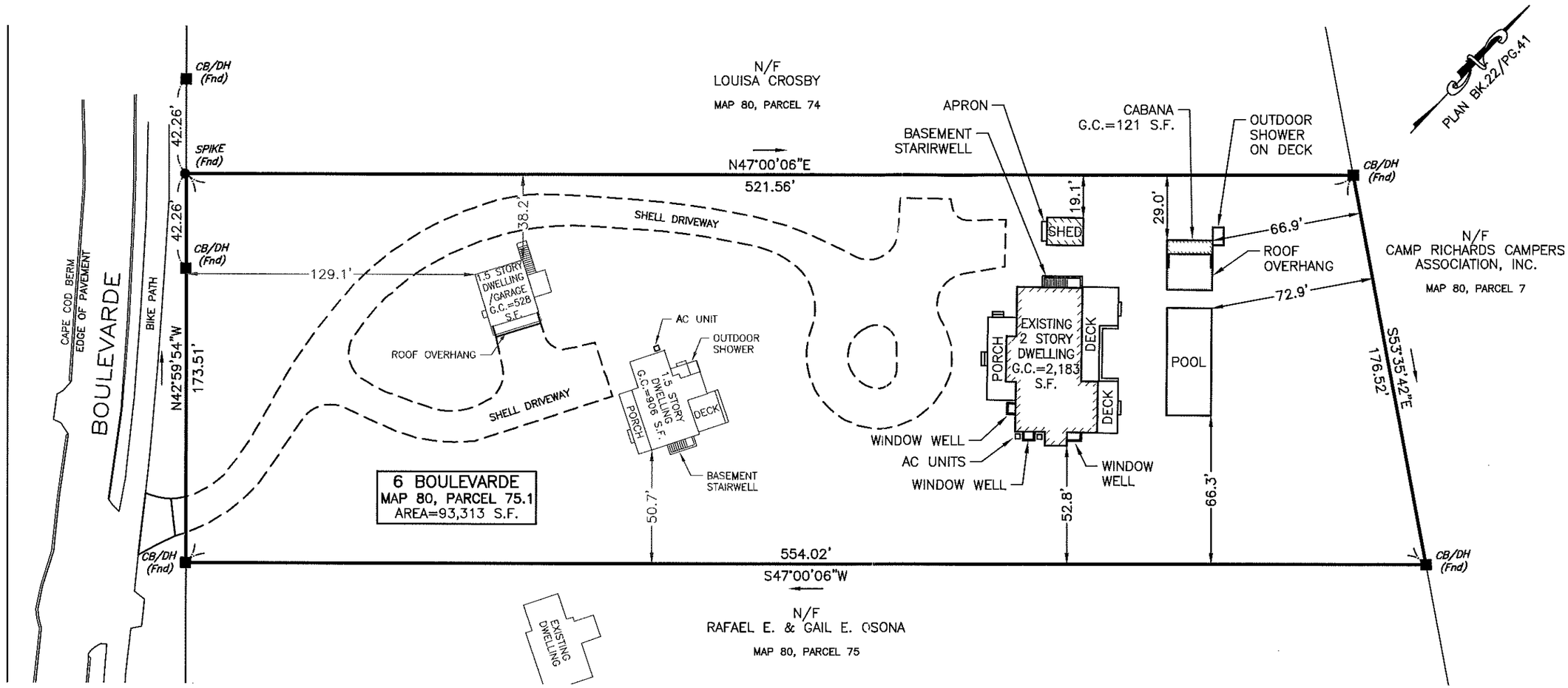
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Boulevarde
Boulevarde
Boulevar



ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 2 (LUG-2)

	REQUIRED	EXISTING
LOT AREA	80,000 S.F.	93,312 S.F.
LOT FRONTAGE	150 FT.	173.51 FT.
FRONT YARD SETBACK	35 FT.	129.1 FT.
REAR YARD SETBACK	15 FT.	66.9 FT.
SIDE YARD SETBACK	15 FT.	29.0 FT.
MAX. GROUND COVER RATIO	4%	4.0%

OVERLAY DISTRICT APPLICABILITY

WELLHEAD PROTECTION

MA DEP ZONE II

COMMONWEALTH OF MASSACHUSETTS
ROBERT L. MASON
NO. 49249
REGISTERED PROFESSIONAL LAND SURVEYOR

50 0 25 50
SCALE: 1 INCH = 50 FEET

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JANUARY 23, 2023.
2. THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 15TH EDITION, EFFECTIVE AUGUST 1, 2021, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

DATE: FEBRUARY 28, 2023 | REV. DATE:

PROJ.#: 20249 | SCALE: 1" = 50' | DRAWN BY: SKD/RLM | CHECK BY: RLM/DCM

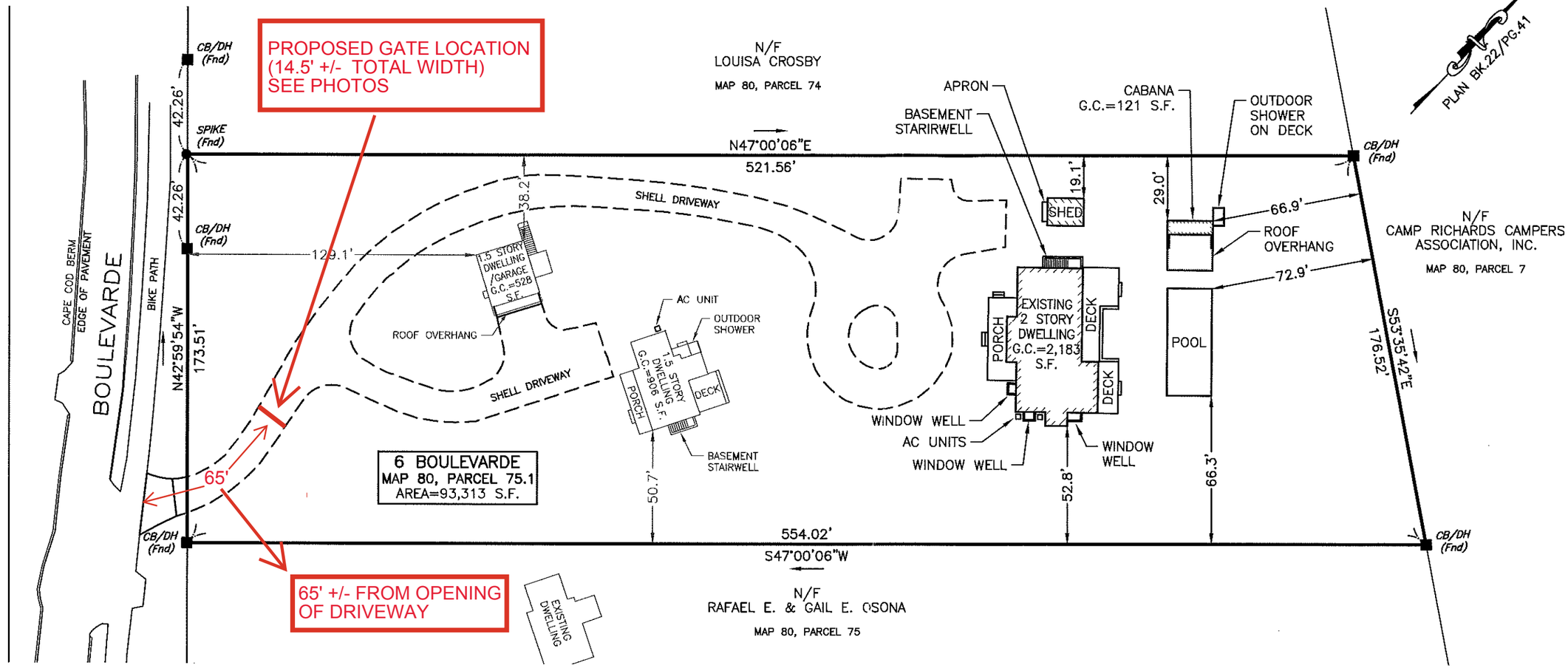
ISSUED FOR: APPROVAL

PREPARED FOR: BRIAN & LAURA MILLHAM

BUILDING AS-BUILT PLAN

6 BOULEVARDE
NANTUCKET , MASSACHUSETTS
ASSESSOR'S MAP 80, PARCEL 75.1

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM



ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 2 (LUG-2)

	REQUIRED	EXISTING
LOT AREA	80,000 S.F.	93,312 S.F.
LOT FRONTAGE	150 FT.	173.51 FT.
FRONT YARD SETBACK	35 FT.	129.1 FT.
REAR YARD SETBACK	15 FT.	66.9 FT.
SIDE YARD SETBACK	15 FT.	29.0 FT.
MAX. GROUND COVER RATIO	4%	4.0%

OVERLAY DISTRICT APPLICABILITY

WELLHEAD PROTECTION

MA DEP ZONE II

COMMONWEALTH OF MASSACHUSETTS
ROBERT L. MASON
NO. 49249
REGISTERED PROFESSIONAL LAND SURVEYOR

50 0 25 50
SCALE: 1 INCH = 50 FEET

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JANUARY 23, 2023.
2. THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 15TH EDITION, EFFECTIVE AUGUST 1, 2021, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

DATE: FEBRUARY 28, 2023 | REV. DATE:
PROJ.#: 20249 | SCALE: 1" = 50' | DRAWN BY: SKD/RLM | CHECK BY: RLM/DCM
ISSUED FOR: APPROVAL
PREPARED FOR: BRIAN & LAURA MILLHAM

BUILDING AS-BUILT PLAN
6 BOULEVARDE
NANTUCKET , MASSACHUSETTS
ASSESSOR'S MAP 80, PARCEL 75.1

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM


6 BOULEVARDE
PUBLIC WAY
6


OPTION #1
(CLIENT PREFERRED)



6 BOULEVARDE

Location	6 BOULEVARDE	**Mblu**	80/ / 75/1 /
Acct#	00007542	**Owner**	MILLHAM BRIAN & LAURA
Assessment	$8,034,600	**PID**	7542
Building Count	3		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$6,718,700	$1,315,900	$8,034,600

Owner of Record

Owner	MILLHAM BRIAN & LAURA	**Sale Price**	$2,000,000
Co-Owner		**Certificate**	
Address	21C ORINDA WAY # 345 ORINDA , CA 94563	**Book & Page**	1835/127
		Sale Date	07/02/2021
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MILLHAM BRIAN & LAURA	$2,000,000		1835/127	1U	07/02/2021
6 BLVD LLC	$1,975,000		1813/131	1O	03/31/2021
PAPADOPOULOS ALEXANDROS S ETAL	$1,500,000		0979/082	00	09/22/2005
STONE DENNIS	$0		0438/262	1H	02/11/1994
ARENT WENDY W	$210,000		0382/298	01	03/10/1992

Building Information

Building 1 : Section 1

Building Photo

Year Built: 1985
Living Area: 1,380
Replacement Cost: $1,048,568
Building Percent Good: 92
Replacement Cost Less Depreciation: $964,700

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

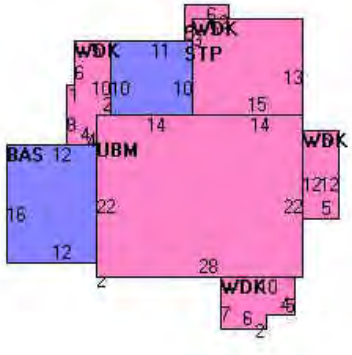
Building 2 : Section 1

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7542_87

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	918	918
TQS	Three Quarter Story	616	462
FOP	Porch, Open, Finished	335	0
UBM	Basement, Unfinished	616	0
WDK	Deck, Wood	76	0
		2,561	1,380

Year Built: 1992
Living Area: 444
Replacement Cost: $273,210
Building Percent Good: 92
Replacement Cost Less Depreciation: $251,400

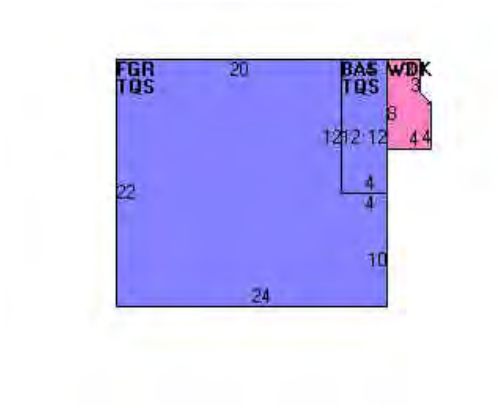
Building Attributes : Bldg 2 of 3	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	No Kitchen
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7542_87

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	528	396
BAS	First Floor	48	48
CAN	Canopy	96	0
FGR	Garage, Finished	480	0
WDK	Deck, Wood	80	0
		1,232	444

Building 3 : Section 1

Year Built: 2021
Living Area: 5,587
Replacement Cost: $5,335,009
Building Percent Good: 100
Replacement Cost Less Depreciation: $5,335,000

Building Attributes : Bldg 3 of 3	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	6
Total Half Baths:	4
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\6%20boule

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7542_11

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,430	2,430
FBM	Basement, Finished	2,430	1,701
FUS	Upper Story, Finished	1,456	1,456
ARB	Arbor	198	0
FOP	Porch, Open, Finished	1,052	0
WDK	Deck, Wood	1,046	0
		8,612	5,587

Basement	
Usrfld 706	

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$12,200	3

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.14
Frontage	0
Depth	0
Assessed Value	$1,315,900

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			800.00 S.F.	$88,800	3
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	3
PAT2	PATIO-GOOD			1470.00 S.F.	$33,100	3
BTH2	W/PLUMBING			120.00 S.F.	$17,500	3
SHD1	SHED FRAME			192.00 S.F.	$5,200	3

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$6,718,700	$1,315,900	$8,034,600
2024	$6,255,500	$1,315,900	$7,571,400
2023	$2,501,900	$1,254,300	$3,756,200
2022	$498,100	$884,000	$1,382,100
2021	$489,700	$939,200	$1,428,900

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 69

Street & Number of Proposed Work: 125 Somerset Rd.

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 730 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 29' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Unknown

Original Date: Unknown

Original Builder: Barn associated to Starbuck Farm

REVISIONS* (describe)
1. East Elevation - Relocated existing barn on site
2. South Elevation - new foundation
3. West Elevation - fenestration revisions
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 14" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 4 panel 2 light
Garage Door(s): Type Overhead Material wood - N.T.W.

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim Natural
Deck _____
Clapboard (if applicable) _____
Sash Gray - TME
Foundation Grey
Roof Grey
Doors Green - TME
~~Fence~~ _____
Shutters _____
Garage door: N.T.W.

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/2/25 Signature of owner of record _____ Signed under penalties of perjury

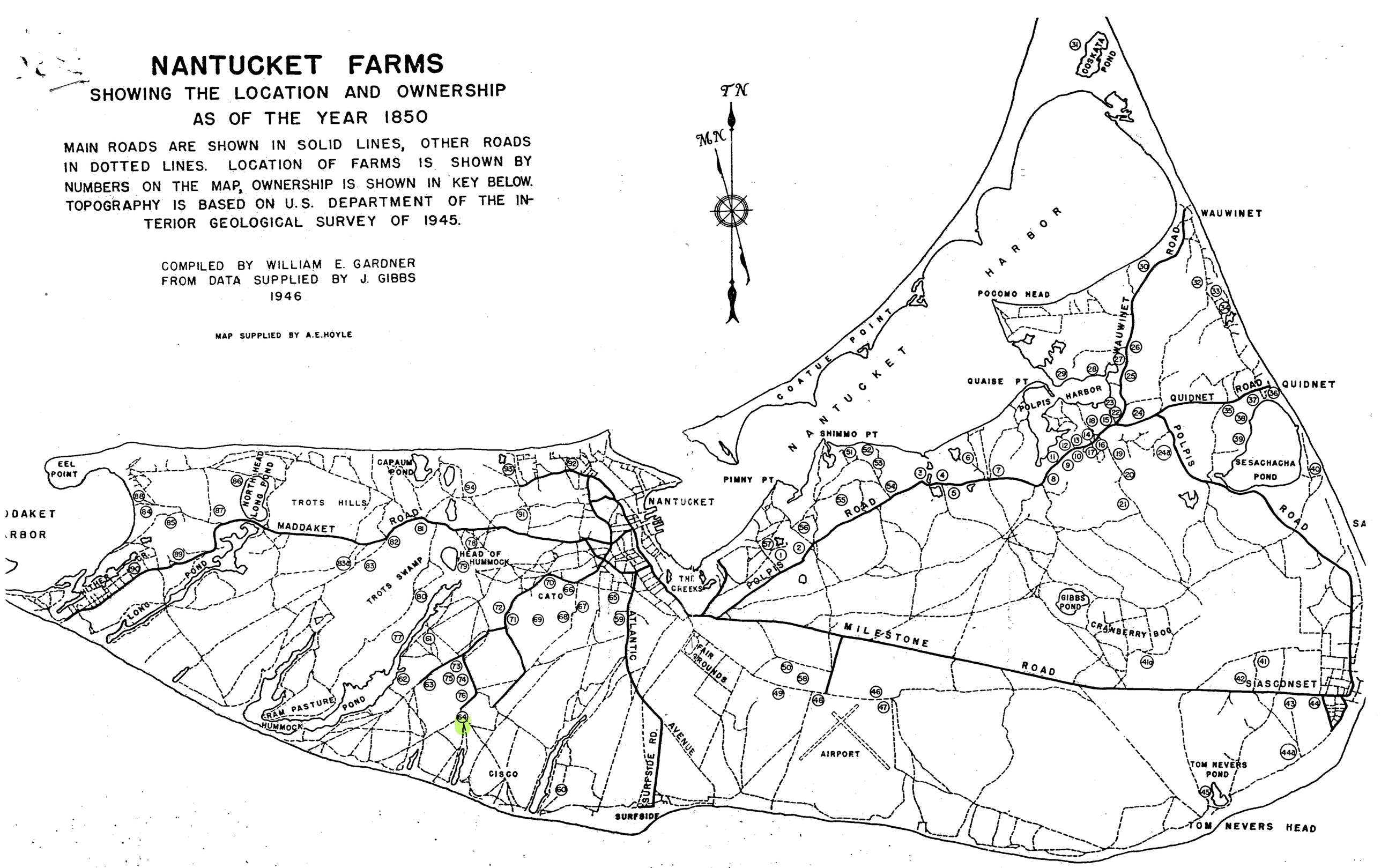
NANTUCKET FARMS

SHOWING THE LOCATION AND OWNERSHIP AS OF THE YEAR 1850

MAIN ROADS ARE SHOWN IN SOLID LINES, OTHER ROADS IN DOTTED LINES. LOCATION OF FARMS IS SHOWN BY NUMBERS ON THE MAP, OWNERSHIP IS SHOWN IN KEY BELOW. TOPOGRAPHY IS BASED ON U.S. DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY OF 1945.

COMPILED BY WILLIAM E. GARDNER
FROM DATA SUPPLIED BY J. GIBBS
1946

MAP SUPPLIED BY A.E.HOYLE



1. Polpis Road—Seth Clisby, R. E. Burgess, Lawrence Mooney.
2. Polpis Road—William Shaw.
3. Polpis Road—Obed Swain, David Worth, Charles Burgess.
4. Polpis Road—Charles Burgess.
5. Polpis Road—Joseph Folger, Harrison Gardner, George Norcross, Harry Gordon.
6. Polpis Road—Kezia ("Miriam") Coffin, William B. Starbuck.
7. Polpis Road—"Town Farm," John Harps.
8. Polpis—"Norwood Farm," F. C. Sanford.
9. Polpis—David Joy.
10. Polpis—Reuben Joy.
11. Polpis—Charles C. Chadwick.
12. Polpis—Benjamin Swain, Benjamin Eldridge, Benj. Worth.
13. Polpis—Obed Macy, "Spotswood," F. C. Sanford.
14. Polpis—Capt. Samuel Harris.
15. Polpis—Benjamin Robinson, Frank Chadwick.
16. Polpis—John Swain, Harvey Smith, Charles Swain.
17. Polpis—Heiry Swain, Josiah B. Gould.
18. Polpis—Benjamin Ray, Charles Rule, John Enos.
19. Polpis—Charles Swain (J. E. C. Farnham lived here, see "My Boyhood Days on Nantucket.")
20. Polpis—Gardner Coffin, Robert Mooney.
21. Polpis—"Beachwood Farm," F. C. Sanford.
22. Polpis—"Milton Farm," Edward Morris, Jonathan Parker, Edward Ray, Charles Swain.
23. Polpis—William Phinney, William Perkins, Jacob Gibbs.
24. Polpis—William Rawson, Henry Swain, Charles Swain.

24.a Polpis—George B. Starbuck.

25. Polpis—"Eatfire Springs," Albert Easton, Sylvanus Morey, Henry Fay.
26. Squam—Oliver Backus, John Harps, Henry Fay.
27. Squam—David Phinney.
28. Pocomo—"Boden Farm," Joseph Steingardt, Edward Boden.
29. Pocomo—"Steingardt Farm," Manuel Enos, Joseph Steingardt.
30. Wauwinet—Elijah Luce, LeGrand Canon Tibbetts.
31. Coskata—Capt. Edward Coffin, Philip Folger.
32. Squam—Sylvanus Morey, LeGrand Çanon Tibbetts.
33. Squam—"Chadwick Farm," William Henry Chadwick.
34. Squam—Thomas Ray.
35. Quidnet—George Norcross, Capt. John Killen.
36. Quidnet—George Chadwick.
37. Quidnet—Edward Norcross, Oscar Norcross, Allan Norcross.
38. Sesachacha—James Norcross.
39. Sesachacha—Charles Chadwick.
40. Sesachacha—James Maguire, James Norcross, "Beach Club."
41. 'Sconset—Philip Folger, Levi Coffin.

41.a 'Sconset—"Tashama Island," Albert Easton.

42. 'Sconset—Matthew Crosby, Levi Coffin, "Bloomingdale Golf Club."
43. 'Sconset—Sidney B. Folger.
44. 'Sconset—Samuel Pitman.

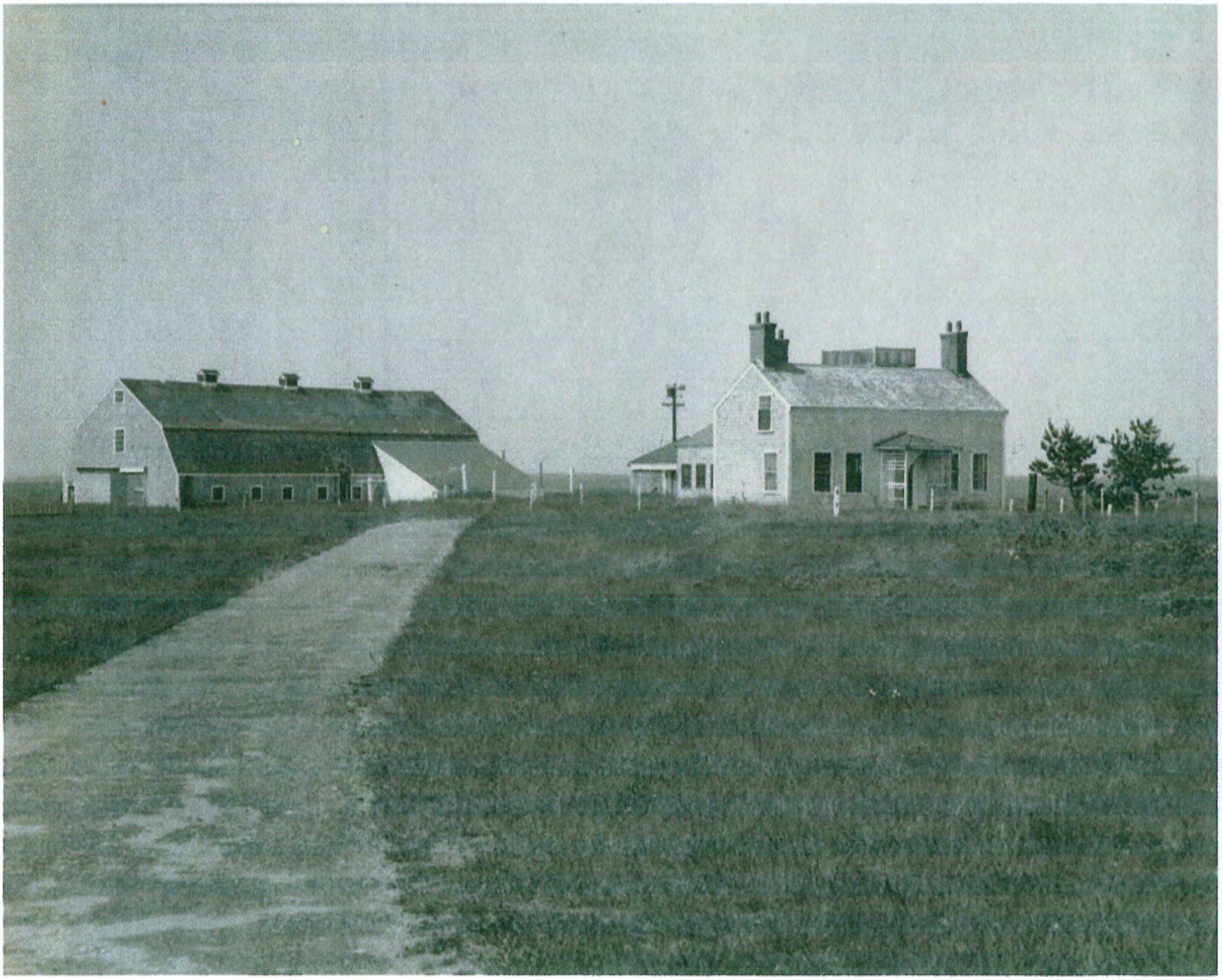
44.a 'Sconset—Low Beach, Henry C. Coffin.

45. Tom Nevers—Thomas Ray.
46. Nobadeer—"Nobadeer Farm," William Worth.
47. Nobadeer—Frank Sylvia.
48. Nobadeer—Joseph Vincent, Isaac Hills, Frank Holm.
49. Nobadeer—"Myrick Farm," "Morse Farm," Abner Fish, Frederick Fish.
50. Nobadeer—Matthew Macy.
51. Shimmo—Captain Andrew Arthur.
52. Shimmon—Aaron Swain.
53. Shimmo—Stephen Gibbs.
54. Shimmo—Coffin Macy.
55. Shimmo—Paul Clisby.
56. Shimmo—Brown Gardner.
57. Monomoy—Zimri Cathcart, S. S. Lewis, Jr.
58. Nobadeer—"Hinsdale Farm," Fred Fish, Leslie Holm.
59. Surfside—"Spring Garden," Edward Hammond, William MacIntosh, "Tashama Farm."
60. Surfside—"Miacomet Farm," John Appleton.
61. Cisco—John O'Connell, Dr. Charles Congdon.
62. Cisco—John Wilson, Thomas Gibbs, Albert Chase, John Bartlett, Joseph Grouard.
63. Cisco—George H. Gardner.
64. Cisco—Joseph Starbuck, William Starbuck.

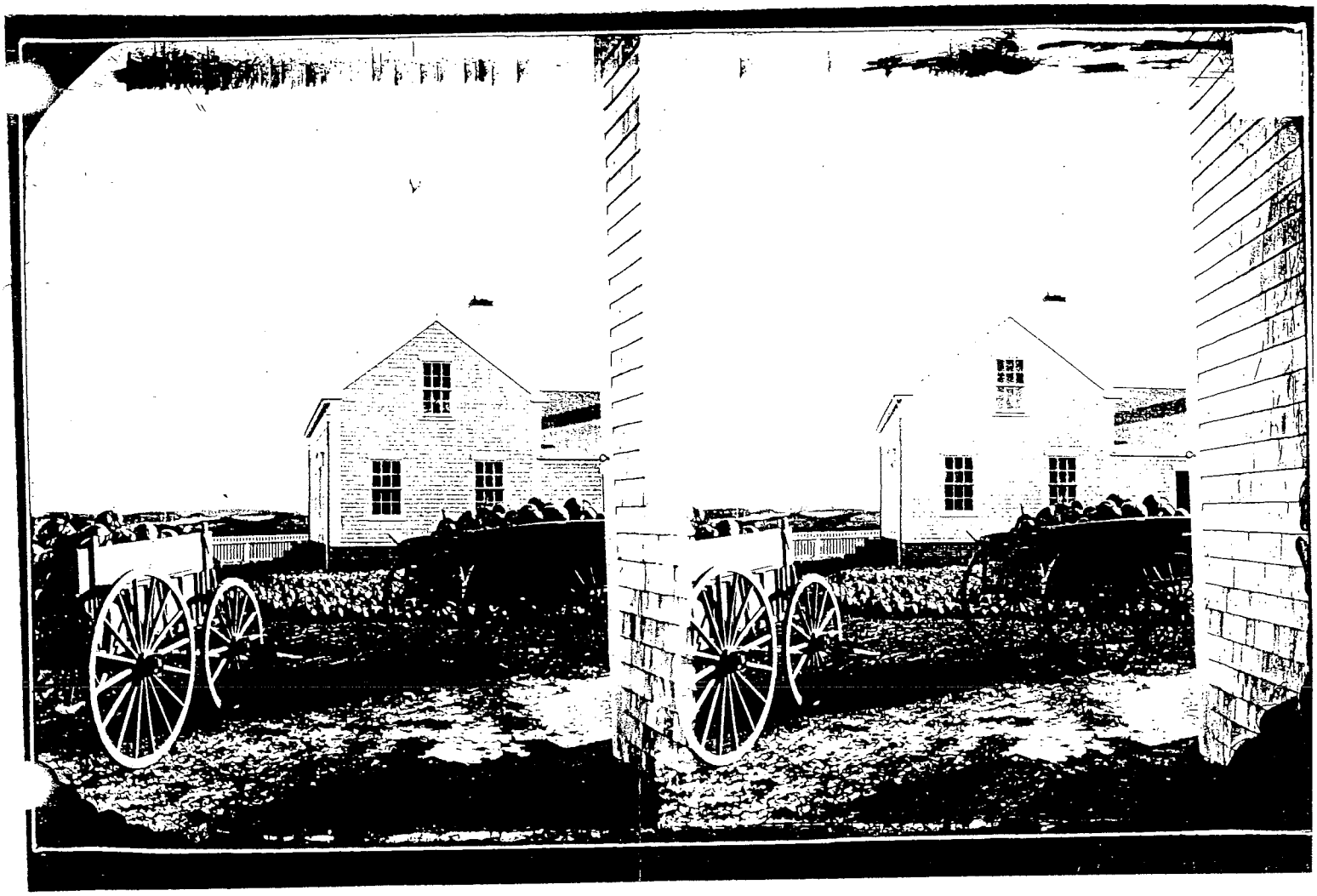
65. Cato—Narcissa Coffin, Joseph Sylvia de Rosa.
66. Cato—"Appleton Farm," John S. Appleton, Noah Appleton, Nathaniel Lowell.
67. Cato—"Mitchell Farm," John Roberts.
68. Cato—Obed Starbuck, Charles Starbuck, Walter Dawson, John Ring.
69. Cato—"Cherry Grove," Eliot Cathcart, Thomas Macy, Clinton Hussey, Nathaniel Lowell, E. McLaughlin.
70. Cato—D. B. Allen, Arnold Morse, Daniel Brayton, Clinton Hussey, Nathaniel Lowell.
71. Hummock Pond Road—Edward Macy, Reuben Chadwick, Andrew Sandsbury, Charles G. Austin.
72. Hummock Pond Road—"Burnt Swamp"—Albert Folger.
73. Hummock Pond Road—"Mount Vernon Farm," ..... Cartwright, Laban Paddock, Fred Paddock, Charles G. Gardner, Wallace Gardner.
74. Hummock Pond Road—Capt. Shubael Allen (part of 73), Capt. Henry Coleman, John J. Gardner, Charles W. Gardner, Wallace Gardner.
75. Hummock Pond—George Starbuck (part of 73), Judge Edward Gardner.
76. Hummock Pond—"Bartlett Farm," Henry Coffin, Albert Bartlett, John Bartlett.
77. Hummock Pond—"Rams Pasture," Lot Palmer, Henry Coleman, May Brayton, William Wallace.
78. Hummock Pond—Elihu Coleman, William Hosier.
79. Hummock Pond—William Randall.
80. Hummock Pond—David G. Hussey.
81. Madaket—"Cambridge," site of farm of "Great Mary" Starbuck, "Cornish Farm,"-Bailey Cornish, William T. Swain.
82. Madaket—Andrew Backus.
83. Madaket—"Trott's Swamp," William Bartlett, "Gibson Farm."

83.a Madaket—James Collins, George Barrett.

84. Madaket—Nathan Chase, "Bennett Farm," Warren Ramsdell, "Madaket Gun Club."
85. Madaket—Warren Ramsdell, William Ray, Benjamin Pease.
86. Madaket—William Ramsdell.
87. Madaket—Washington I. Fisher.
88. Madaket—Joseph Fisher, Isaac Hills.
89. Madaket—Colin Small, Daniel Folger, Ernest G. Eliot.
90. Madaket—Valentine Small.
91. North Shore—"Franklin Valley Farm," William H. H. Smith, Mary E. Crosby.
92. North Shore—"Hamblin Farm," Thomas Hamblin.
93. North Shore—"Hinckley Farm," Eben Hinckley.
94. North Shore—George Robinson.



P8439
1955



PINE GROVE FARM SOMERSET ROAD

SLIDE/NEG. # 440

NHD

Nantucket House Documentation

BLUE BALLIETT · BROAD STREET · NANTUCKET, MASSACHUSETTS 02554 · (617) 228-9488

The following documentation of the Joseph Starbuck Farm was prepared for Ralph and Sylvia Marble. Materials were drawn from Registry and Probate Court town records and from Nantucket Historical Association archives. The first three deeds are land transfers which do not identify the house as it now stands, for they represent shares in a parcel of common land. These deeds had no actual correllation in property boundaries. Copies of all original deeds are arranged sequentially from past to present. 12/17/1981.

Book 29, p. 204: 3/17/1827
Daniel Allen, yeoman, to Joseph Starbuck, merchant, for $59.08. 63 acres and 92 rods in share 21 of Smooth Hummocks.

42, 313: 10/5/1841
Charles G. Coffin, merchant, to Joseph Starbuck for $10.00. 90 Sheeps Commons in share 21 of Smooth Hummocks.

42, 474: 10/13/1842
Philip H. Folger, merchant, to Joseph Starbuck for $10.00. 90 Sheeps Commons in share 21 of Smooth Hummocks.

Will: written 5/29/1860, executed 1861
Estate of Joseph Starbuck, real and personal, to be divided seven ways between his children as they saw fit.

59, 85: 5/1/1861
George Starbuck, Matthew Starbuck, Josiah and Sarah Gorham (Josiah in the right of Sarah), William and Eunice Hadwen (William in the right of Eunice), Nathaniel and Eliza Barney (Nathaniel in the right of Eliza), William C. and Mary Swain (William in the right of Mary), co-heirs with the grantee of Joseph Starbuck, to William Starbuck for $1250.00. "...sundry tracts of land situated at and near the Smooth Hummocks in

said Nantucket together with the dwelling house and the other buildings standing thereon and making and constituting the Joseph Starbuck Farm..."

62, 317: 1/11/1862
Heirs of Joseph Starbuck to William Starbuck; price deleted. All of Joseph Starbuck's shares in the Common and Undivided Lands of Nantucket, including share no. 7 and share no. 17 of Smooth Hummocks.

70, 396: 3/11/1886
Deed of Trust: Alfred Starbuck to Daniel Folger and Charles B. Swain for $1.00. Management of his interest in the late William Starbuck's estate, including one third part of "...the farm which my father purchased of his father's estate in said Nantucket..."

70, 511: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Walter Starbuck, son of the late William Starbuck, for $2.00. "...one third part of the Farm at Mioxes ...known as the Joseph Starbuck Farm..."

70, 512: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Alfred Starbuck, son of the late William Starbuck, for $2.00. One third part of the farm.

70, 514: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Martha A. Fenton, daughter of the late William Starbuck, for $2.00. One third part of the farm.

71, 137: 11/17/1886
Walter Starbuck to David Folger and Charles B. Swain, trustees under the provisions of the deed of trust stated in 70, 396, for $266.67. One third part of all land in Smooth Hummocks inherited through the will of William Starbuck, including the farm.

71, 139: 11/17/1886
Charles B. Swain and David Folger, guardians of Martha A. Fenton, non compos, to Charles B. Swain and David Folger for $266.66. One third part of land and farm.

93, 278: 6/11/1890
David Folger and Charles B. Swain, trustees under the provisions of the deed of trust stated in 70, 396, to Alfred Starbuck, for $1.00. Farm and land, "...meaning hereby to convey all the estate that was conveyed to us, as trustees, as aforesaid by deeds of Walter Starbuck and Martha A. Fenton..."

Will: 5/15/1922
Alfred Starbuck to wife Elizabeth M. Starbuck. "Dwellings, barns, and buildings" assessed at $2,250.00.

Will: 10/3/1933
Elizabeth M. Starbuck to Matthew L. Jaeckle. Buildings assessed at $1,200.00.

115, 591: 8/23/1955
Matthew L. Jaeckle and Vera M. Jaeckle to Raymond Foulkrod and Cornelia S. Foulkrod.

119, 299: 11/23/1959
Raymond Foulkrod and Cornelia S. Foulkrod to Ralph P. Marble Jr. and Sylvia F. Marble.

Land Court cert. #5520: 3/21/1968
Ralph P. Marble Jr. and Sylvia F. Marble.

N.B.:
Joseph Starbuck was not a man who wasted much time worrying about what others thought of his actions; he was shrewd, speculative, consistently quick to assess and act upon an opportunity. In three separate purchases made between 1827 and 1842, he bought into the Sheeps Commons of share 21 in Smooth Hummocks. Although these purchases

totalled about one third of share 21, they were an abstract percentage within a common ownership, and did not constitute a delineated piece of property. It seems that by the 1830s, however, Joseph had erected at least a part of the farm now standing in that area. Although he built illegally on the land, he was not a man with whom many could raise an objection.

The 'under the table' nature of the building of the farm may account for the paucity of information or records of any kind concerning Joseph's ownership. His account and letter books in the Whaling Museum do not mention the Smooth Hummocks land. It has been suggested that the older section of the farm building may at one time have been a shelter used during sheeping, and that Joseph built onto that original structure. This may well be accurate, but unfortunately none of the owners Joseph bought shares from left records that indicated any such existing structures, although there were undoubtedly a number of common shelters scattered across the Sheeps Commons. The early history of the farm remains frustratingly obscure.

Will Gardner's Three Bricks and Three Brothers (1958) presents an overview of Joseph's family and career, although it does not mention the farm. (Will Gardner must have encountered the same lack of information and decided to delete the farm altogether.) Joseph, born in 1774, was the son of Thomas Starbuck, and one of nine children. He married Sally Gardner, and had ten children, three of whom died in childhood. When Joseph died in 1861, having outlived his wife, he left his massive estate to his seven children: Sarah Gorham, Eunice Hadwen, Eliza Barney, Mary Swain, and George, Matthew, and William Starbuck. William Starbuck purchased the farm from the others heirs in 1861. On William's death in 1873, ownership of the farm was divided three ways between his children Alfred, Martha Fenton, and Walter. By 1890 Alfred Starbuck had bought out the other heirs. Edouard Stackpole says that he remembers visiting the farm as a boy and meeting Alfred Starbuck, who had a sizeable beard and a matching temper. Alfred Starbuck had, or so the story goes, started out with a shoe business in town, but a drinking problem had caused him to lose the business. Mr. Stackpole says that Alfred Starbuck always felt degraded by being a 'Starbuck

from Main Street' who ended up working the farm. When Alfred died in 1921, he left the farm to his wife Elizabeth. It wasn't until her death in 1933 that ownership of the farm passed out of the Starbuck name.

Included is an Inquirer and Mirror article summarizing the complex history of the 'Common and Undivided Lands', written by Edouard Stackpole in 1940. Also included is a 1951 article from the Grace Brown Gardner Scrapbooks in the Peter Foulger Museum. It describes Somerset Farm's advanced irrigation techniques.

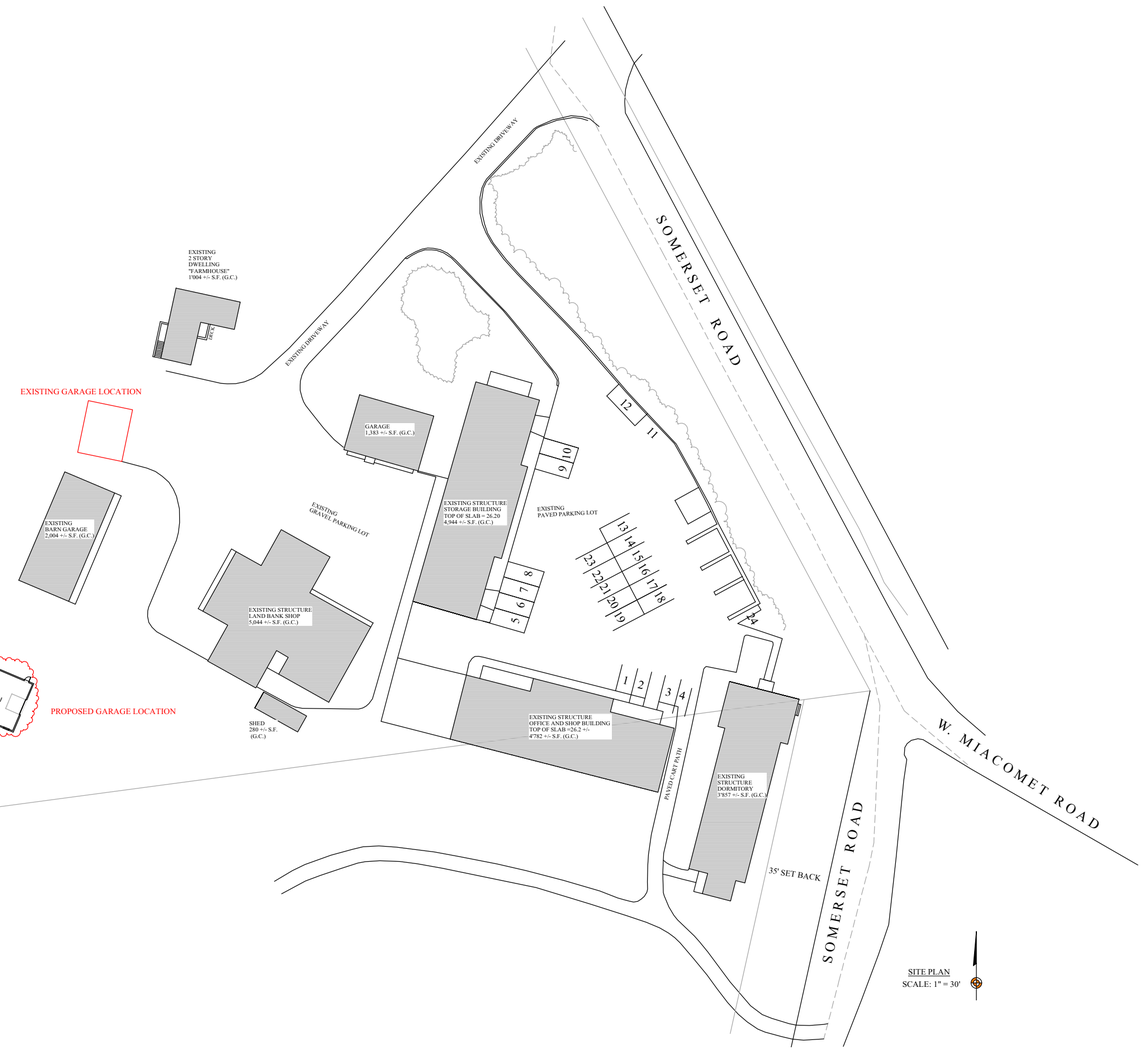
The Joseph Starbuck farm has the distinction of being the Starbuck family 'skeleton in the closet'; Joseph left no information on this illegally constructed building, and it has been overshadowed, in historical writings, by the flashier Starbuck dwelling houses in town. It is a simple house which seems to have an older section and an addition, and the interior woodwork is beautifully detailed. When Joseph set out to do something, he did it well.







NANTUCKET LAND BANK
125 SOMERSET ROAD
NANTUCKET, MA 02554



BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

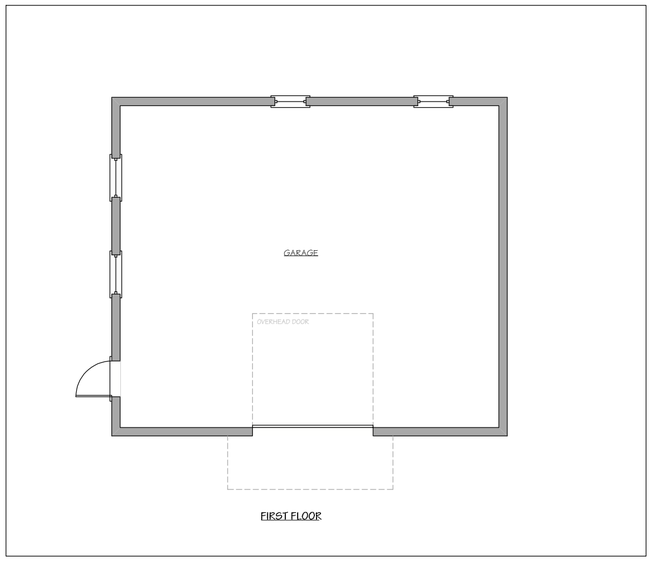
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 66 / 69

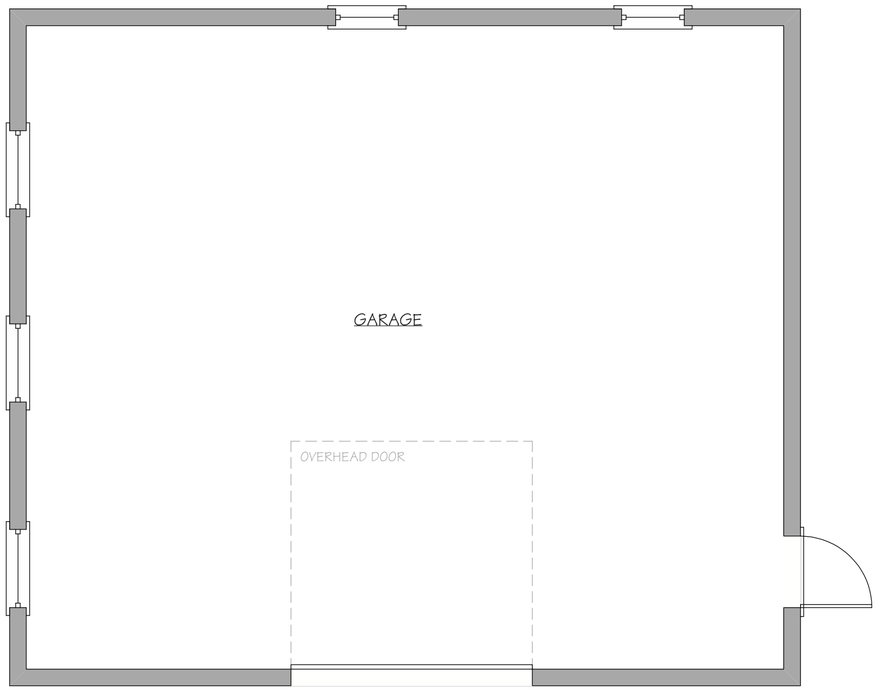
NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

A



FIRST FLOOR

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

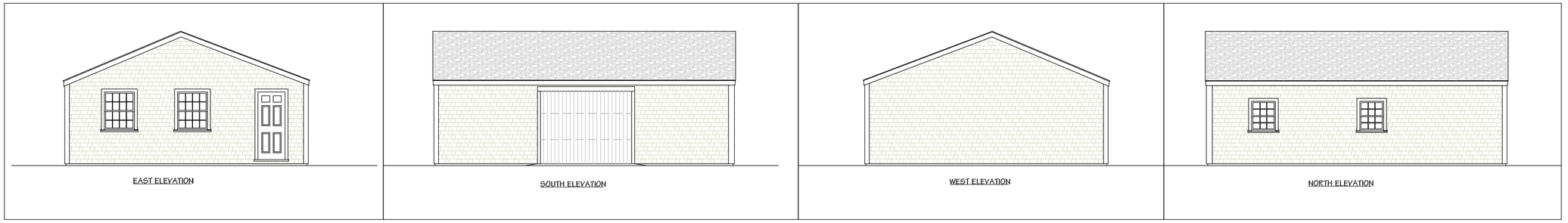
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

FLOOR PLAN
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

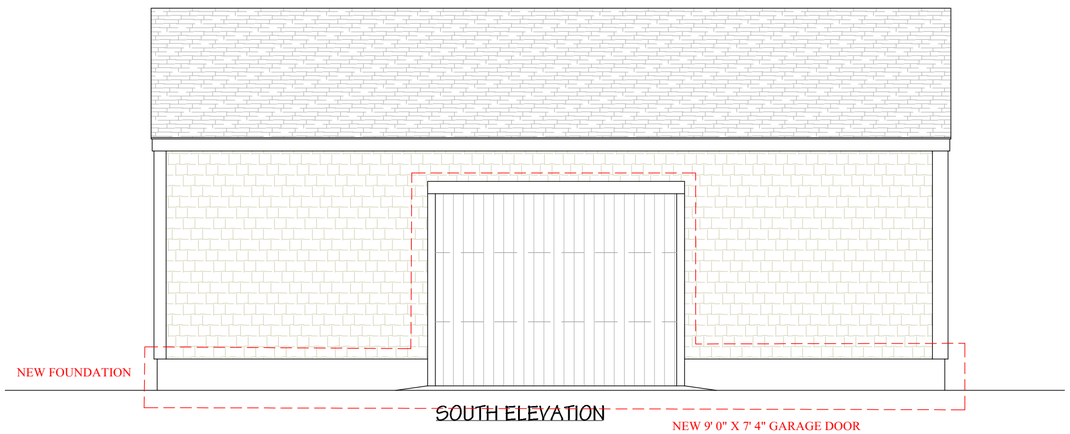
NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

1

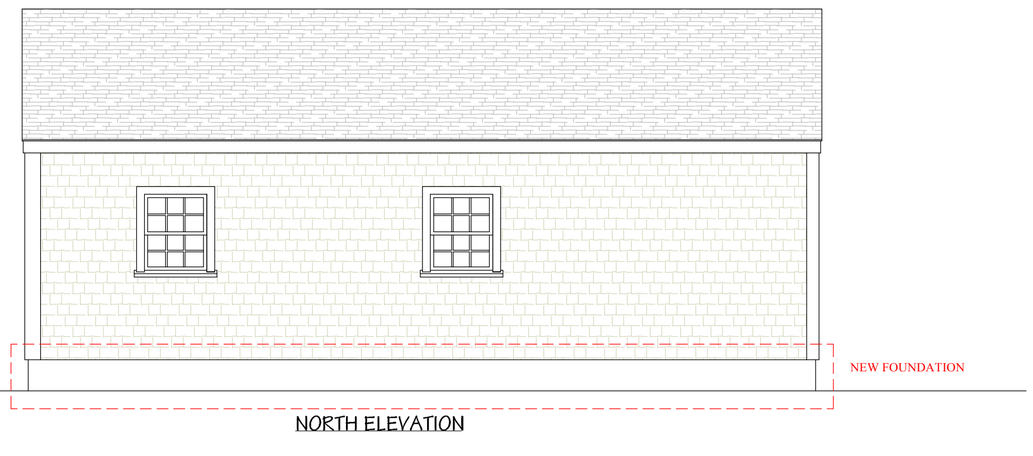


AS-BUILT









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$100.00 ✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Nantucket Land Bank

STREET ADDRESS 125 Somerset Rd

MAP/PARCEL 66/69

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/2/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 4/2/25
Date

JC Pleasant

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

NA 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

NA 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 41 PARCEL N°. 97

Street & Number of Proposed Work: 52 Pleasant Street

Owner of record: David + Patricia Dick

Mailing Address: 52 Pleasant Street
Nantucket, MA 02554

Contact Phone #: 781-258-6285 E-mail: dfdockpsd@comcast.net

AGENT INFORMATION (if applicable)

Name: Greg Mazares

Mailing Address: 10 Reservoir Rd
Smithfield, RI 02917

Contact Phone #: 401-648-8888 E-mail: permits@renewalsne.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Window Replacement

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weathe ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pa ☐ SDL's (Simulated Divided Lights) Manufacturer Renewal by Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 31 2025 Signature of owner of record David J. Dick Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Greg Mazares

AS AGENT FOR David & Patricia Dick

STREET ADDRESS 52 Pleasant St.

MAP/PARCEL 55 41 / 97

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/2/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 4/1/25 Date

Heather Newell

From: Pat and David <dfdackpsd@comcast.net>
Sent: Monday, March 17, 2025 4:23 PM
To: Heather Newell
Subject: Re: 52 Pleasant - HDC Approval

Sent from my iPad. I, David F. Dick, the owner of property at 52 Pleasant St. Nantucket,MA authorize Renwal by Andersen to apply for a building permit to change out a set of casement windows in my kitchen exterior south wall. This authorization is also given to Southern New England Windows as well as Renewal by Andersen.

52 PLEASANT ST



Google Directions Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	52 PLEASANT ST
ID	55.4.1 97

Ownership

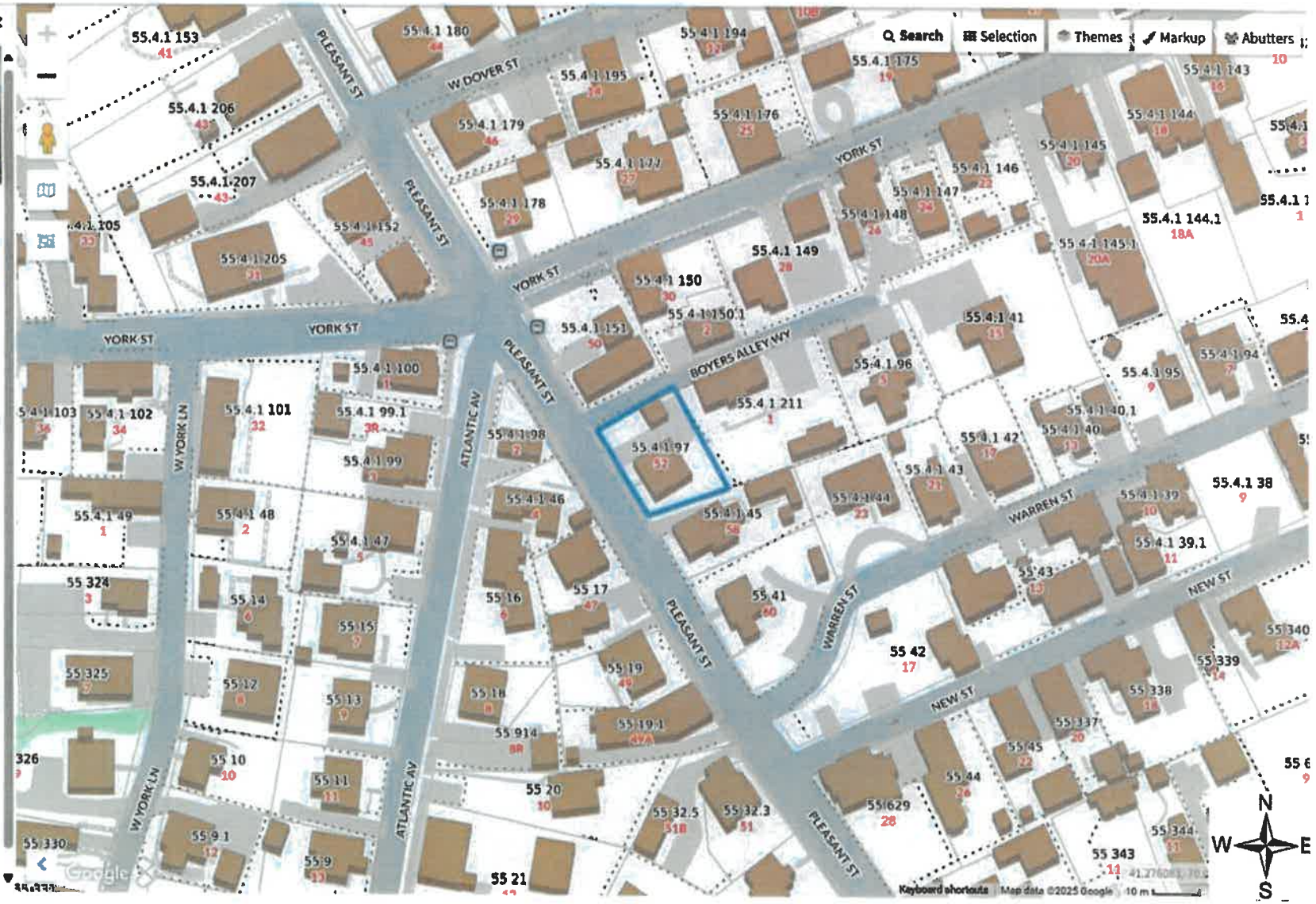
Name	DICK DAVID F & PATRICIA S TR
Co-Owner Name	DICK DAVID F & PATRICIA S REV TRUST
Address	14 WOODCOCK RD, N DARTMOUTH, MA 02747

Valuation

Total	$1,237,600
Land	$766,400
Last Sale	$0 on 2018-07-25
Book/Page	1656/180

Land

Area	0.11 AC



Window Survey

Date: 3/7/25
Sheet 1 of 1
Project: 52 Pleasant

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	WD/Vinyl Clad	Case-4	IV	IV	IV		X		Composite	Case-3	Hardware stripped Owner wants more light in kitchen - 3 panel allows more light







Side Street View

Front Street View



52 Pleasant



Side Street View

Rear View

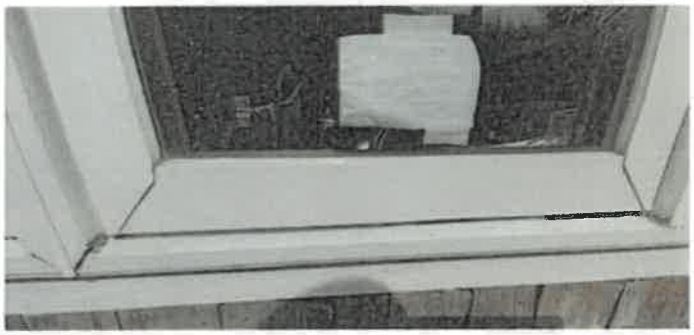


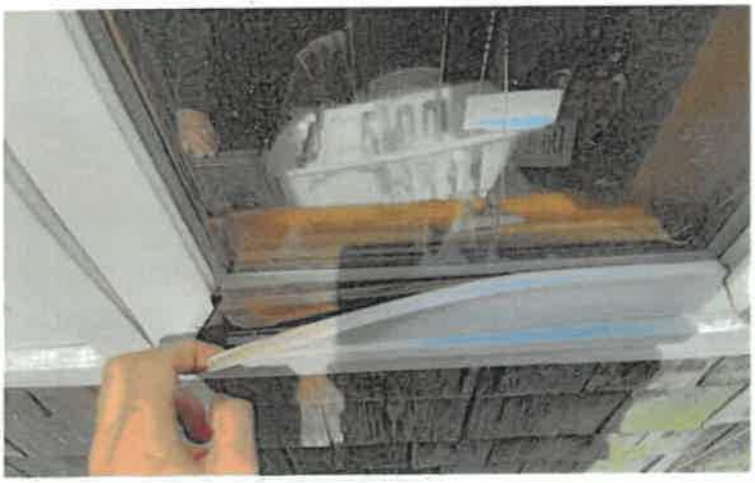
52 Pleasant

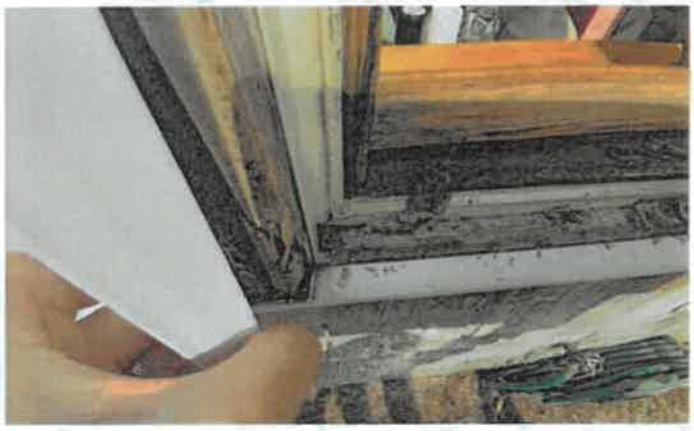


















52 Pleasant



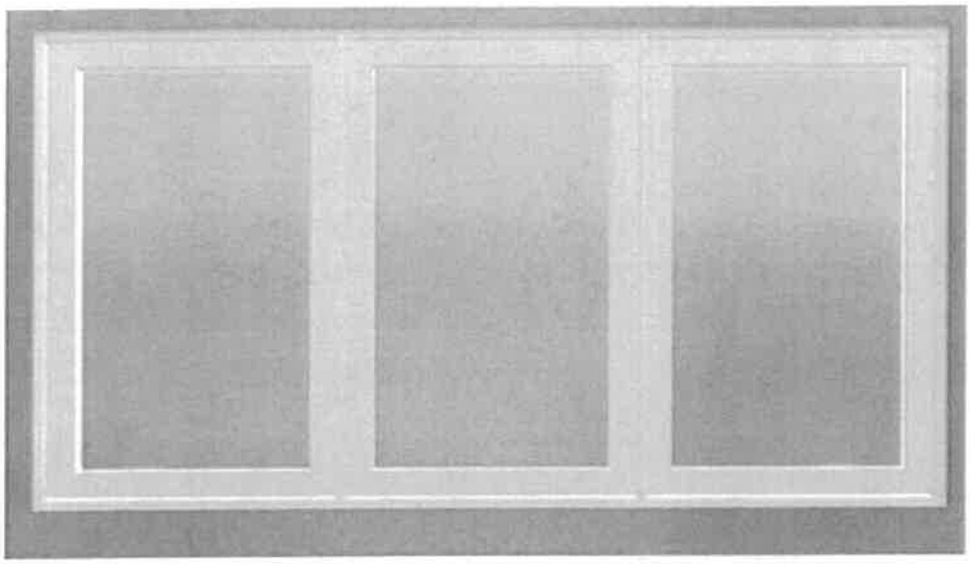







52 Pleasant

PROPOSED WINDOWS:



52 Pleasant

Home Improvement Agreement and Payment Terms

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David Dick
52 Pleasant St
Nantucket, MA 02554
Year Built: 1930
H: (781)258-6285

David Dick	03/06/25
BUYER(S) NAME	**CONTRACT DATE**

52 Pleasant St, Nantucket, MA 02554	(781)258-6285	
BUYER(S) STREET ADDRESS	**PRIMARY NUMBER**	**SECONDARY NUMBER**

dfdackpsd@comcast.net	
PRIMARY EMAIL	**SECONDARY EMAIL**

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Southern New England Windows, LLC d/b/a Renewal By Andersen of Southern New England("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL CONTRACT PRICE:	$9,557
DOWN PAYMENT:	$3,185
BALANCE DUE:	$6,372
AMOUNT FINANCED:	$0
METHOD OF PAYMENT:	Cash Check

NOTES: Permitted in Nantucket

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Estimated Start:
Before 6/1/2025

Estimated Completion:
Before 6/1/2025

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 03/10/2025 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Jake Roberts	David P. Dick	
SIGNATURE OF SALES PERSON:	**SIGNATURE OF CUSTOMER 1:**	**SIGNATURE OF CUSTOMER 2:**
Jake Roberts	David Dick	
PRINT NAME OF SALES PERSON	**PRINT NAME**	**PRINT NAME**

Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David Dick
52 Pleasant St
Nantucket, MA 02554
Year Built: 1930
H: (781)258-6285

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Misc: Misc, Job Note, * Island Resident - THANK YOU!, Quantity 1, START TIMES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. Renewal will secure a building permit as needed for your project. As a reminder, it is the customer's responsibility to do any painting, staining or touch up work after installation. We appreciate your business and look forward to exceeding your expectations.	
104	Kitchen sink		**Window:** Acclaim™ Casement Triple 1:1:1 Left Vent / Stat / Right Vent Base Frame Exterior White Interior Pine **Glass:** All Sash: High Performance, No Pattern **Hardware:** Stone Wide Opening Hinge **Screen:** Fiberglass Full Screen **Grille Style:** No Grille **Misc:** Full Window Tear Out (Add trim cost) EXT Composite Casing BRIGHT WHITE ONLY, customer to paint if needed. INT Pre-Primed Pine Casing Includes stool & apron, if applicable. Customer will need to paint or stain. Island Window Surcharge per Unit	

WINDOWS: 1	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 1	PROJECT TOTAL	$9,557

Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link D2552

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]

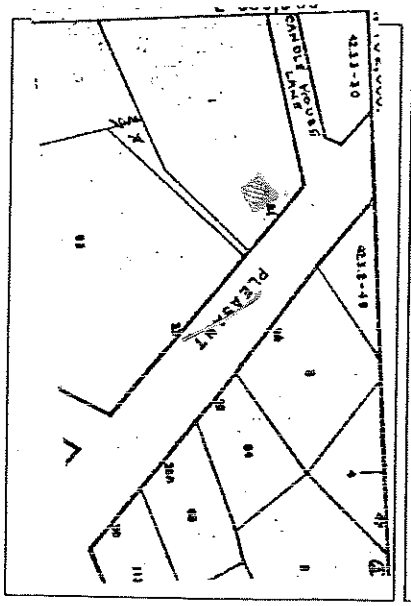
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1923 and before 1949 — Sanborn maps

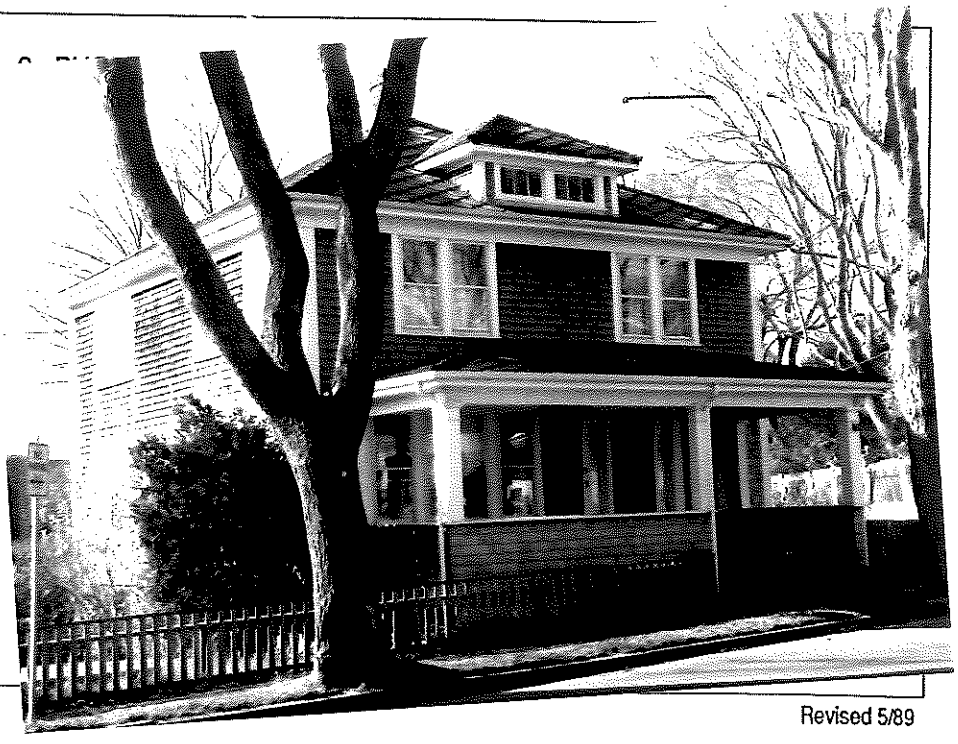
6. USE: Original: dwelling Present: [illegible]
○ a. seasonal ○ b. year-round

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.

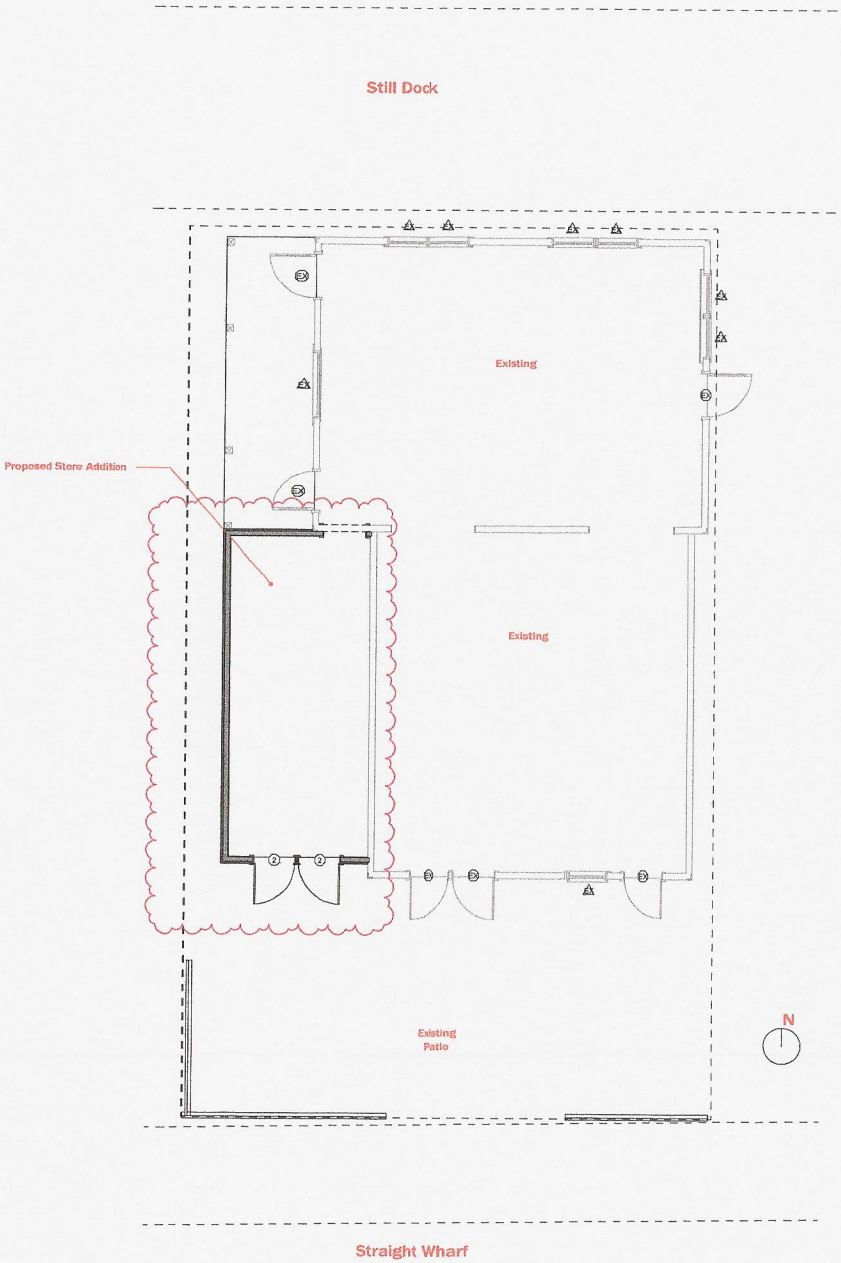
COLORS

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.

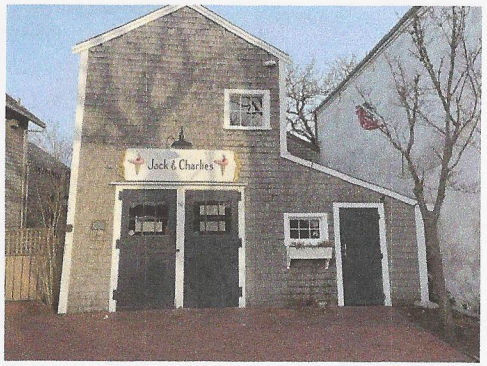
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

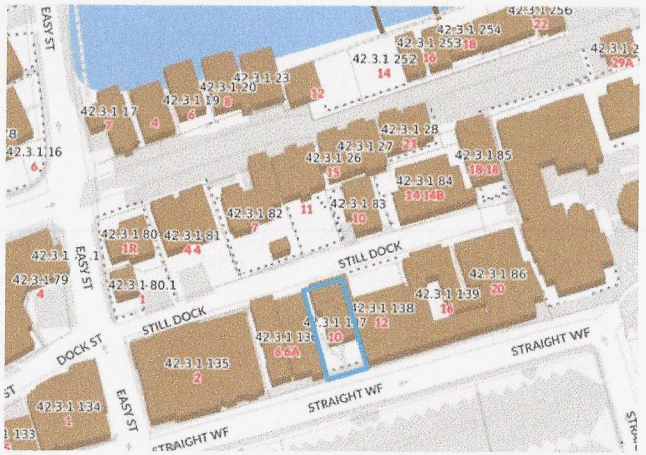


Site Plan - Proposed
1/4" = 1'-0"

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

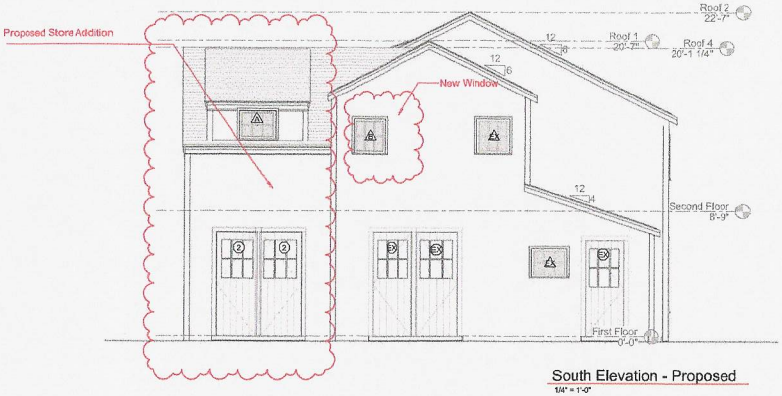
DA	02/18/25
PROJECT	2410052
T NO	
REVISION	DATE
1	Date 1

HDC Submission

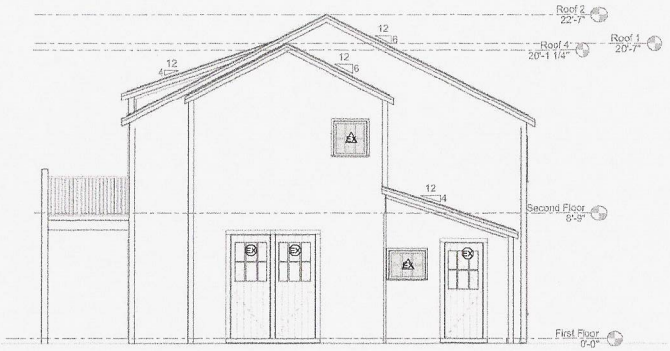
Survey and Locas Map

A.100

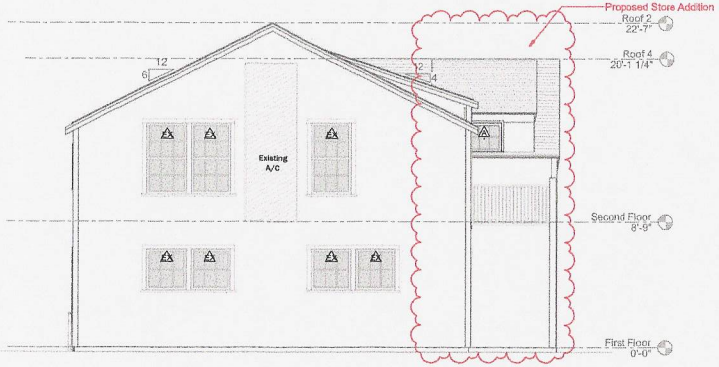
DRAWN BY: PFQ



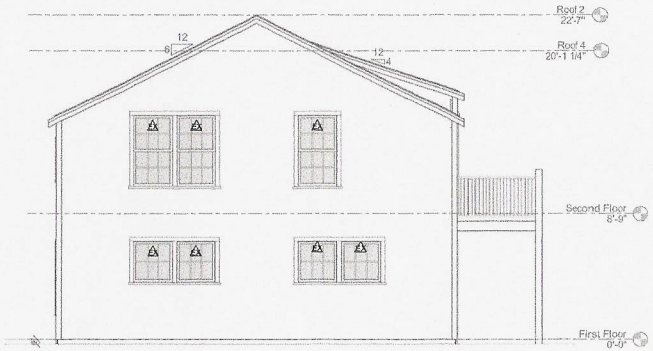
South Elevation - Proposed
1/4" = 1'-0"



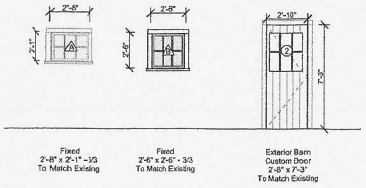
South Elevation - Existing
1/4" = 1'-0"



North Elevation - Proposed
1/4" = 1'-0"

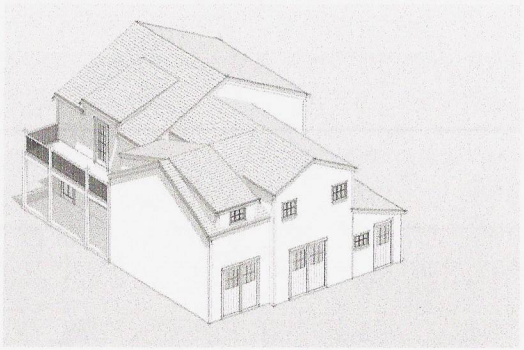


North Elevation - Existing
1/4" = 1'-0"

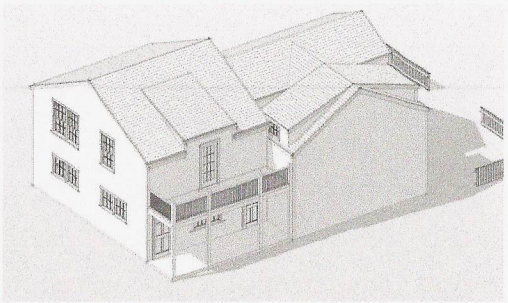


Window Legend
1/4" = 1'-0"

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

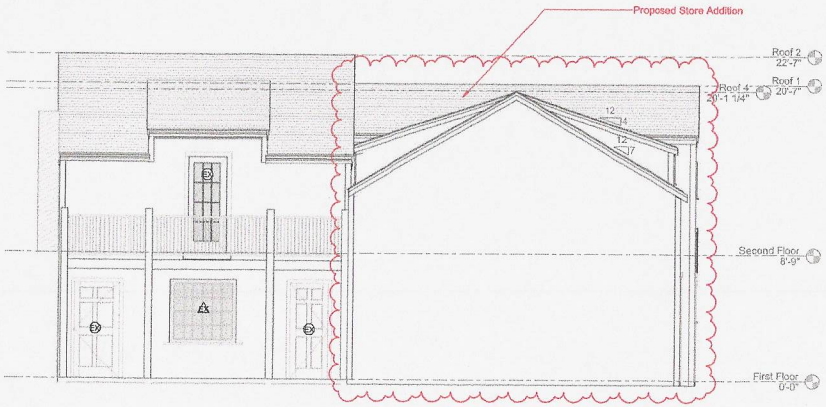
Building Elevations

A.150

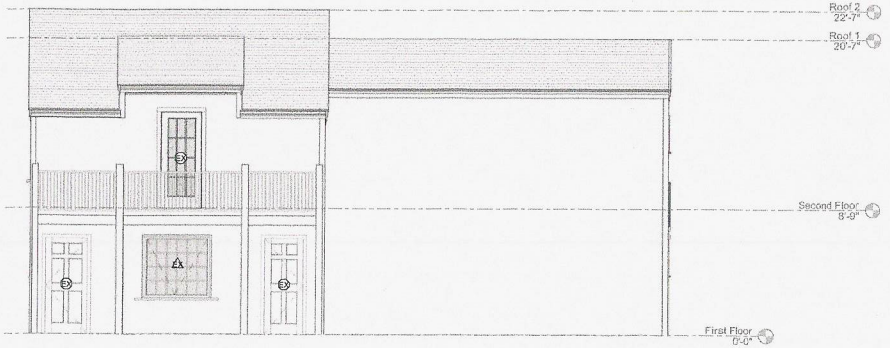
DRAWN BY: PFQ



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

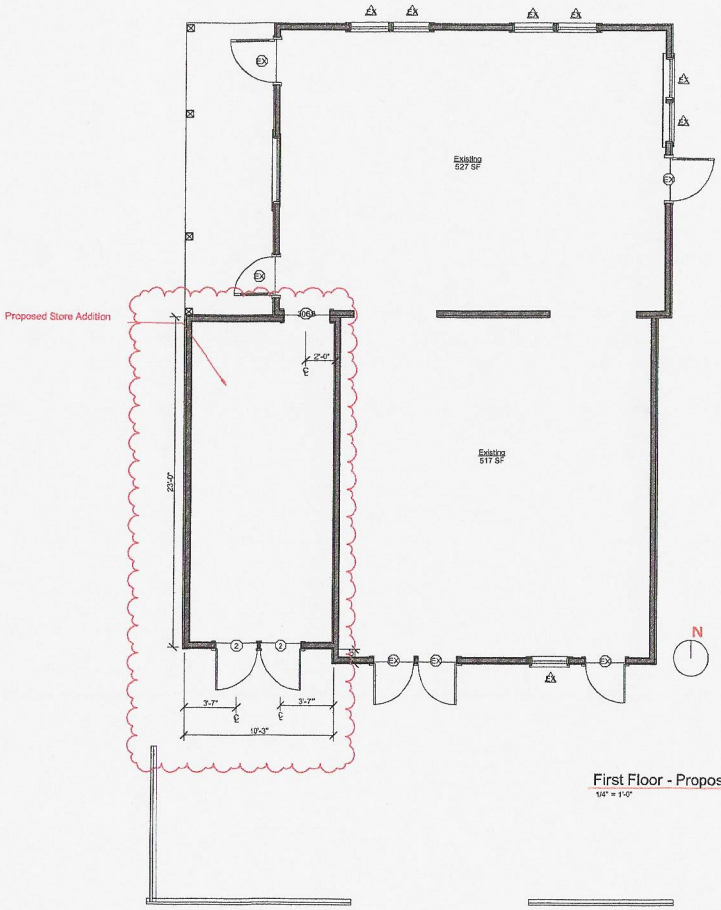
NOTES:

HDC Submission

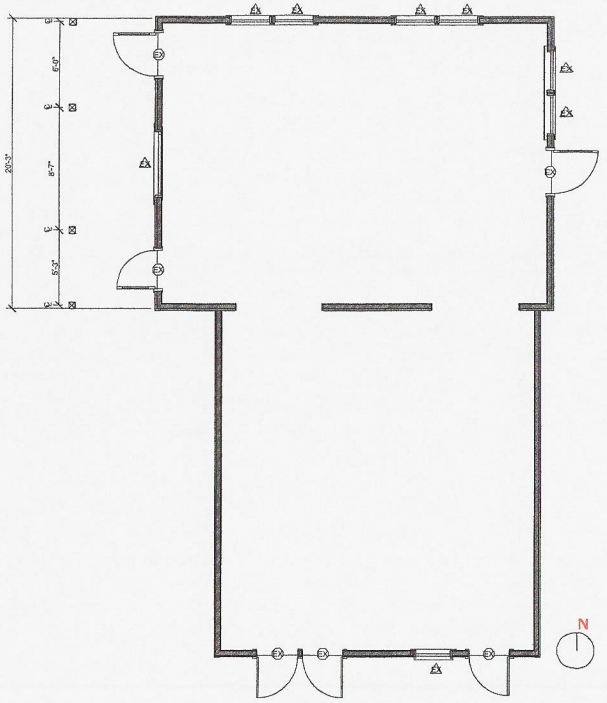
Building Elevations

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

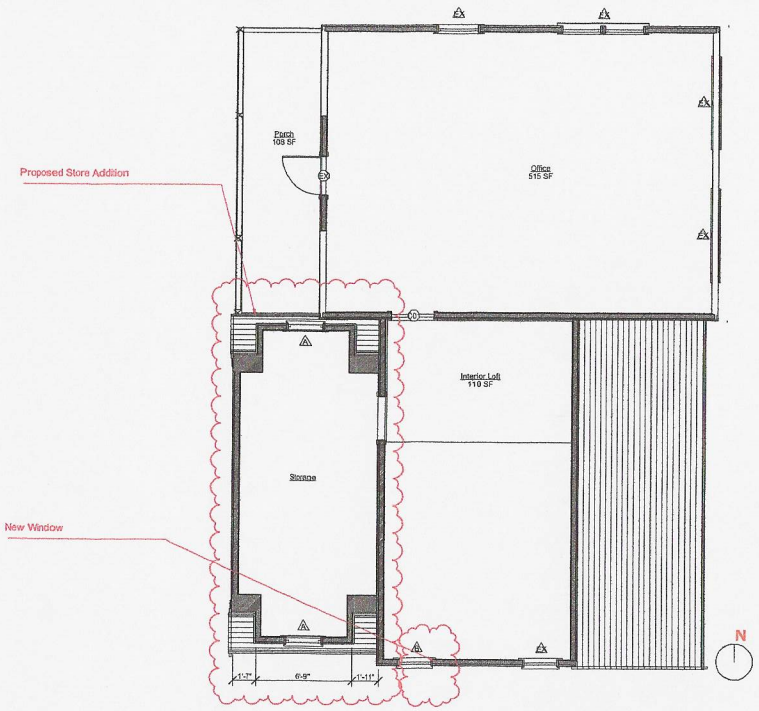
NOTES:

HDC Submission

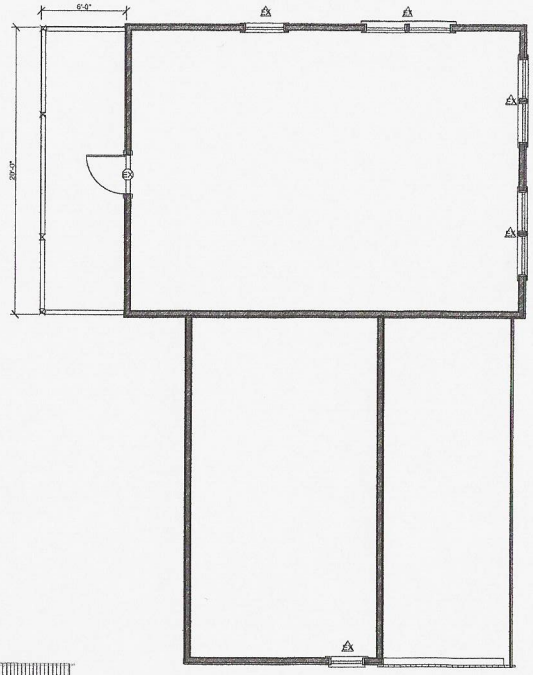
Floor Plans

A.250

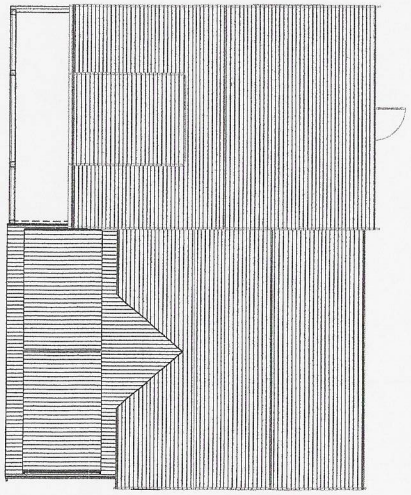
DRAWN BY: PO



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.

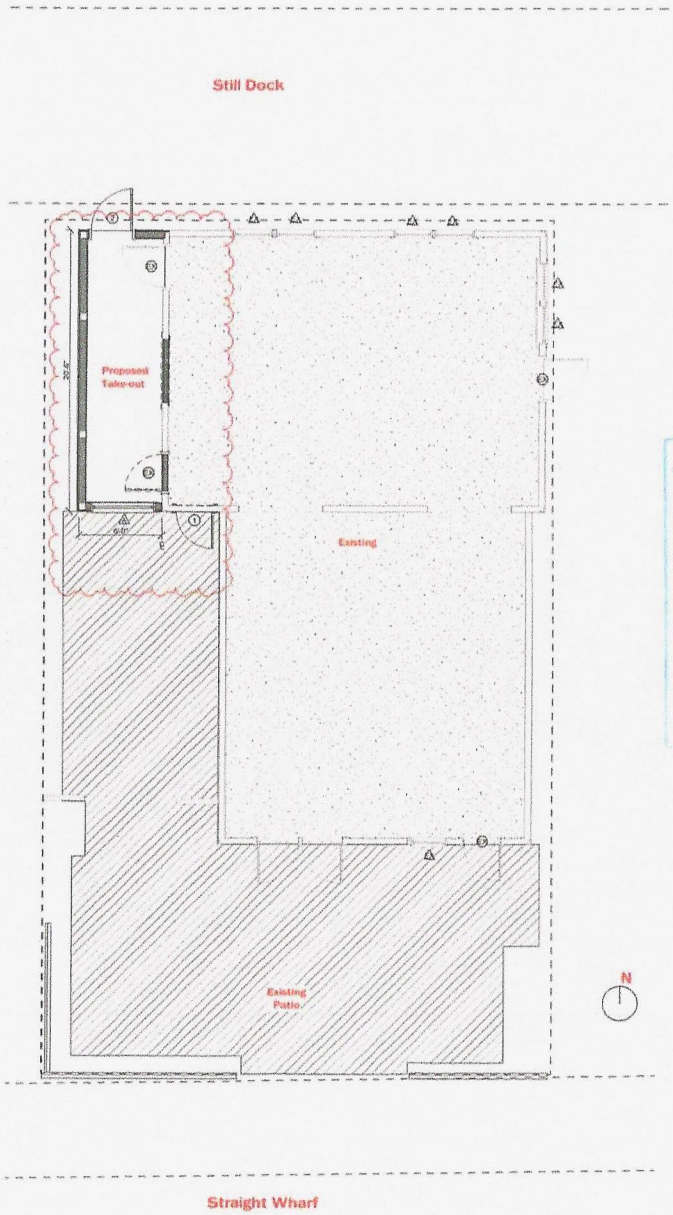
COLORS

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



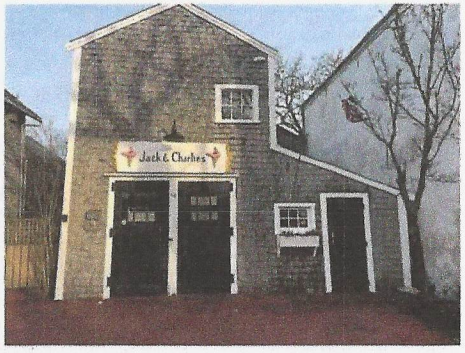
Site Plan - Proposed
1/4" = 1'-0"

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

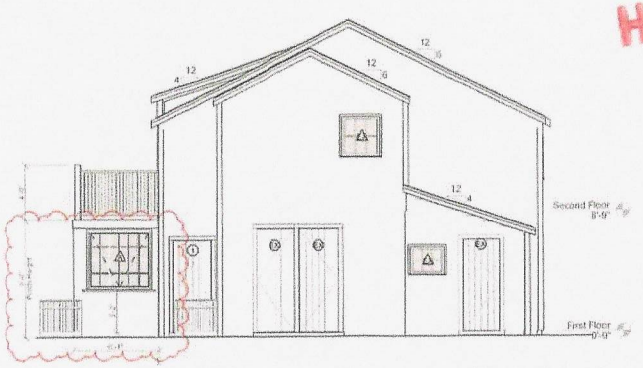
Survey and Locas Map

A.1.1

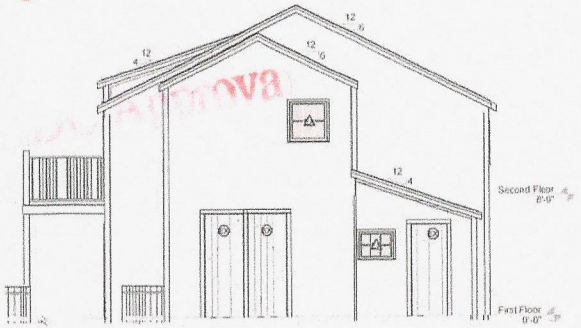
DRAWN Kim
CHECKED Chrisbacker

APPROVED

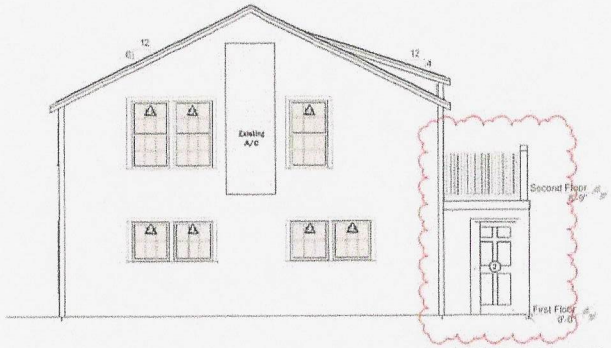
HDC 2024-02-10021



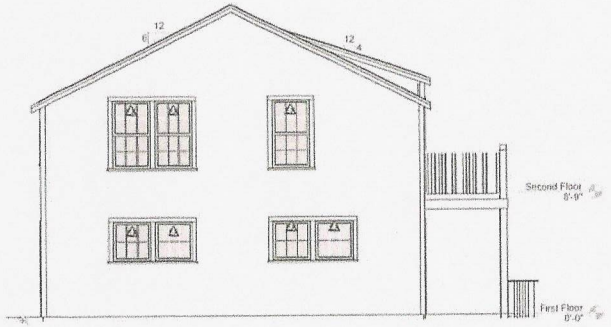
South Elevation - Proposed
1/4" = 1'-0"



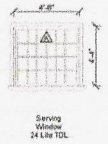
South Elevation - Existing
1/4" = 1'-0"



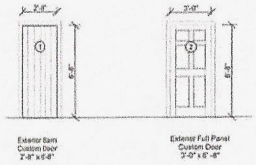
North Elevation - Proposed
1/4" = 1'-0"



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

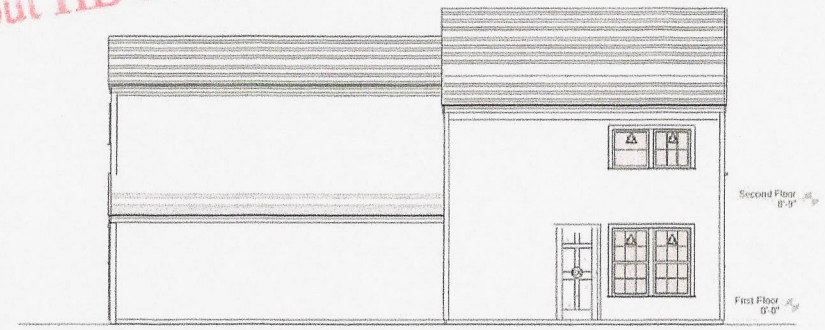
A.1.2

Drawn: Kim
Checked:

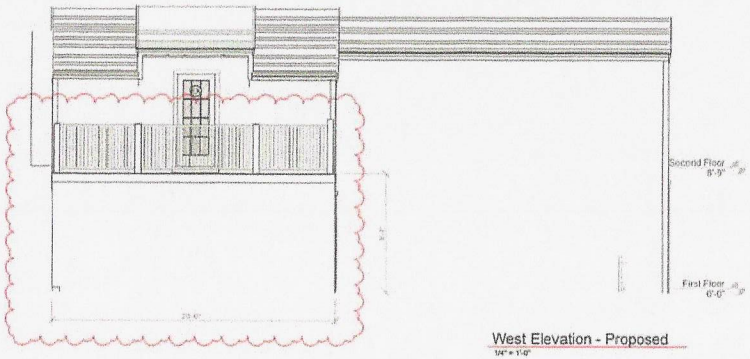
HDC 2024 -02-10021

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

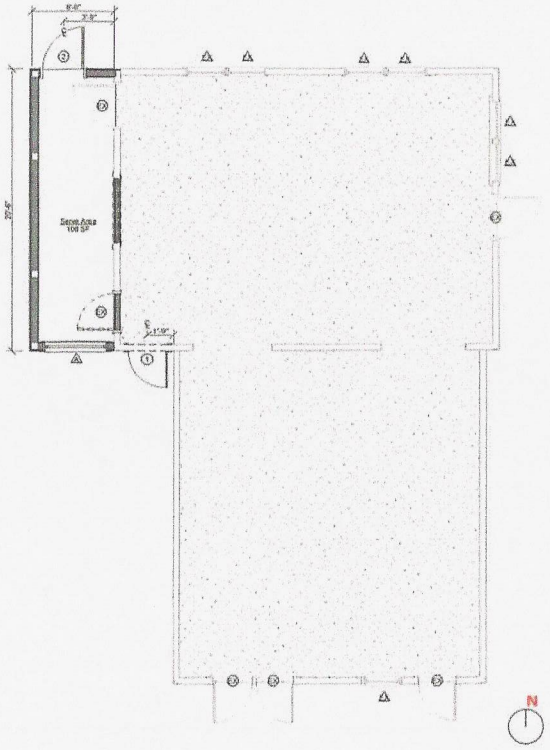
NOTES

HDC Submission

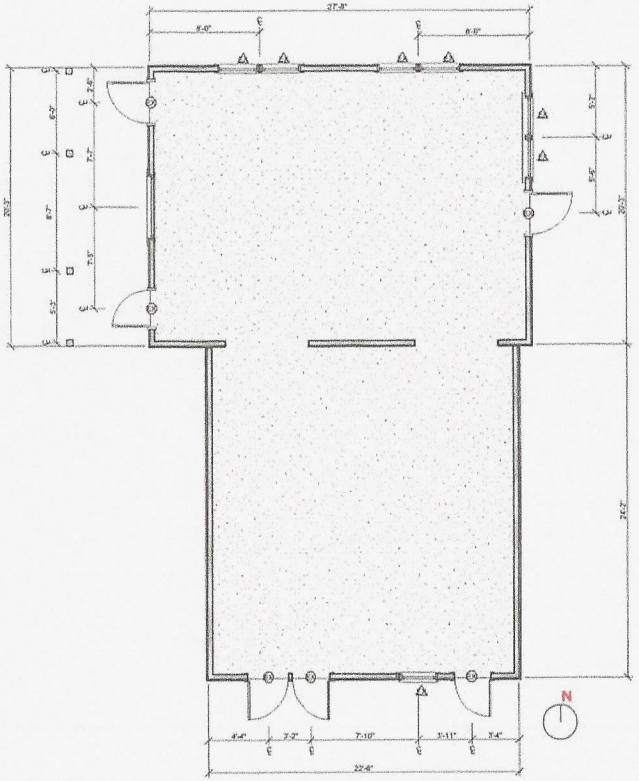
Building Elevations

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

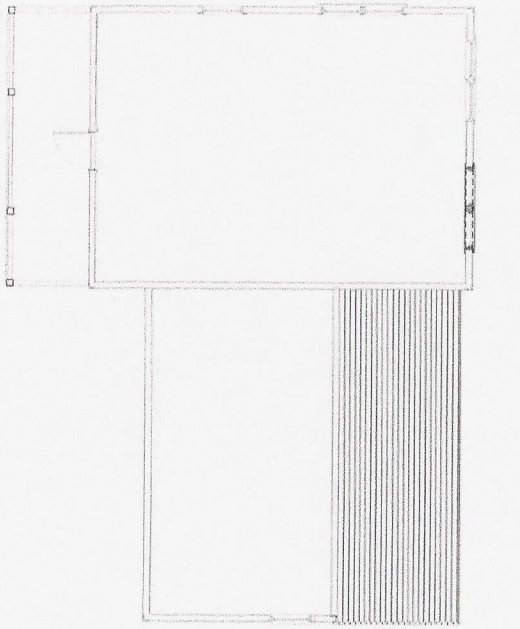
NOTES

HDC Submission

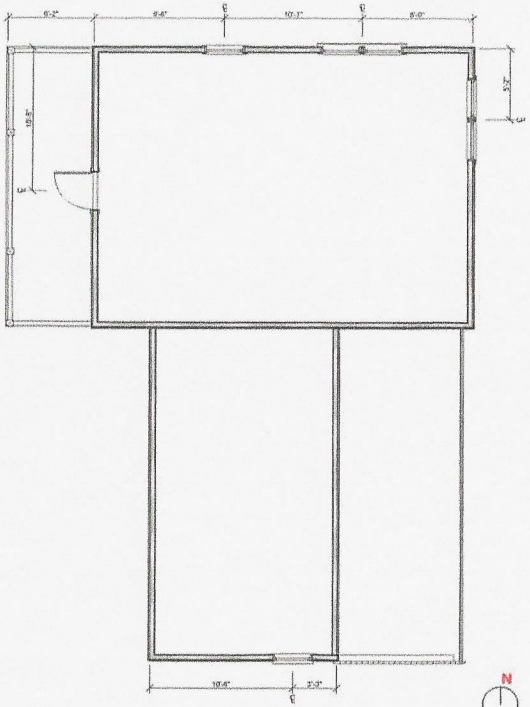
Floor Plans - First Floor

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

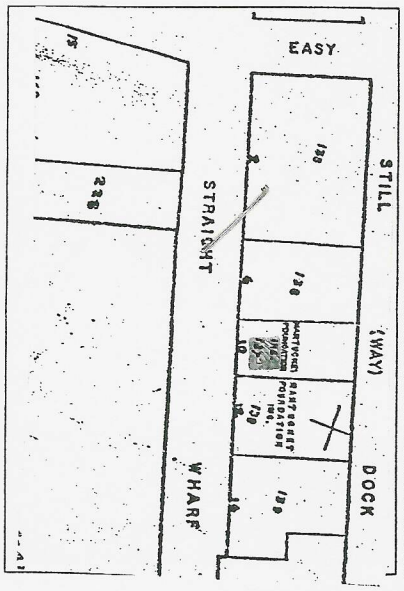
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1966

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:

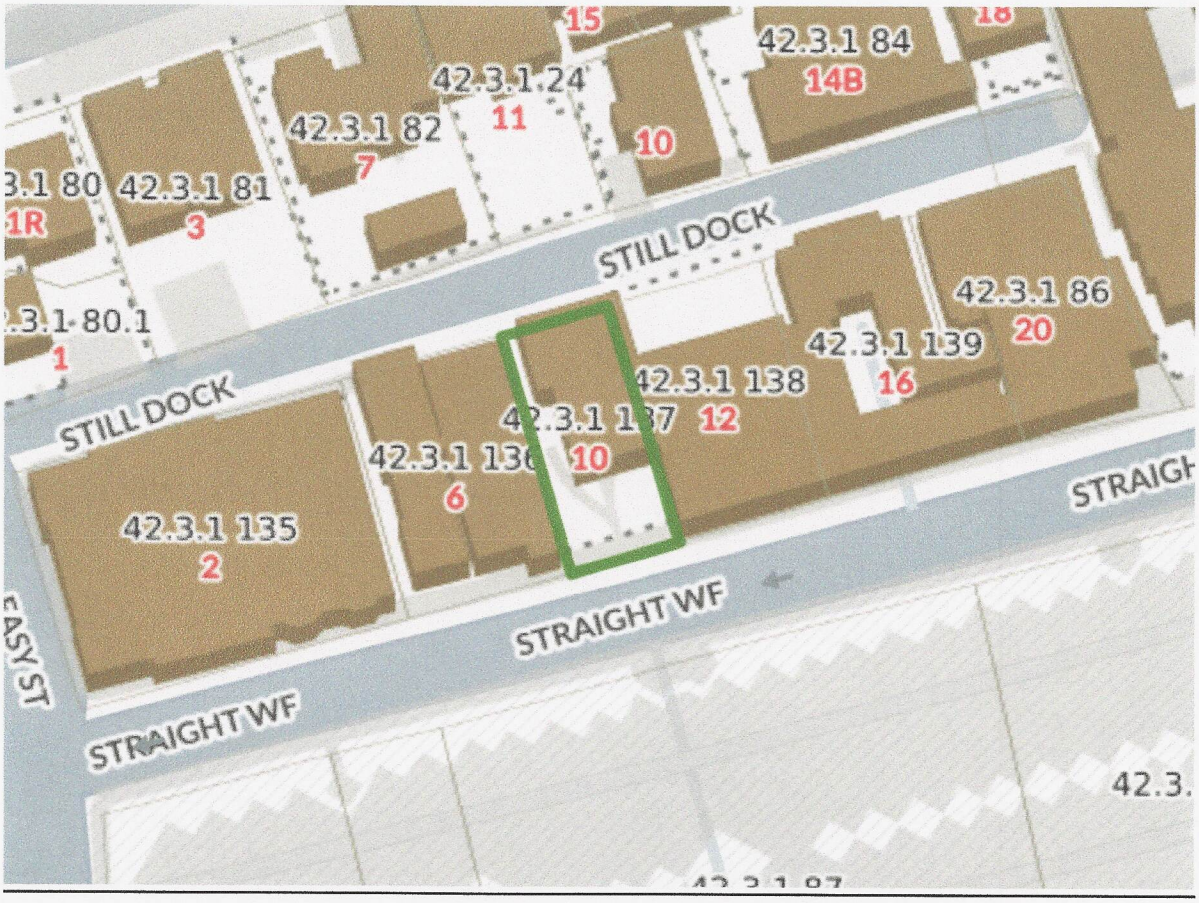
See form(s): _____

- ○ 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: _____

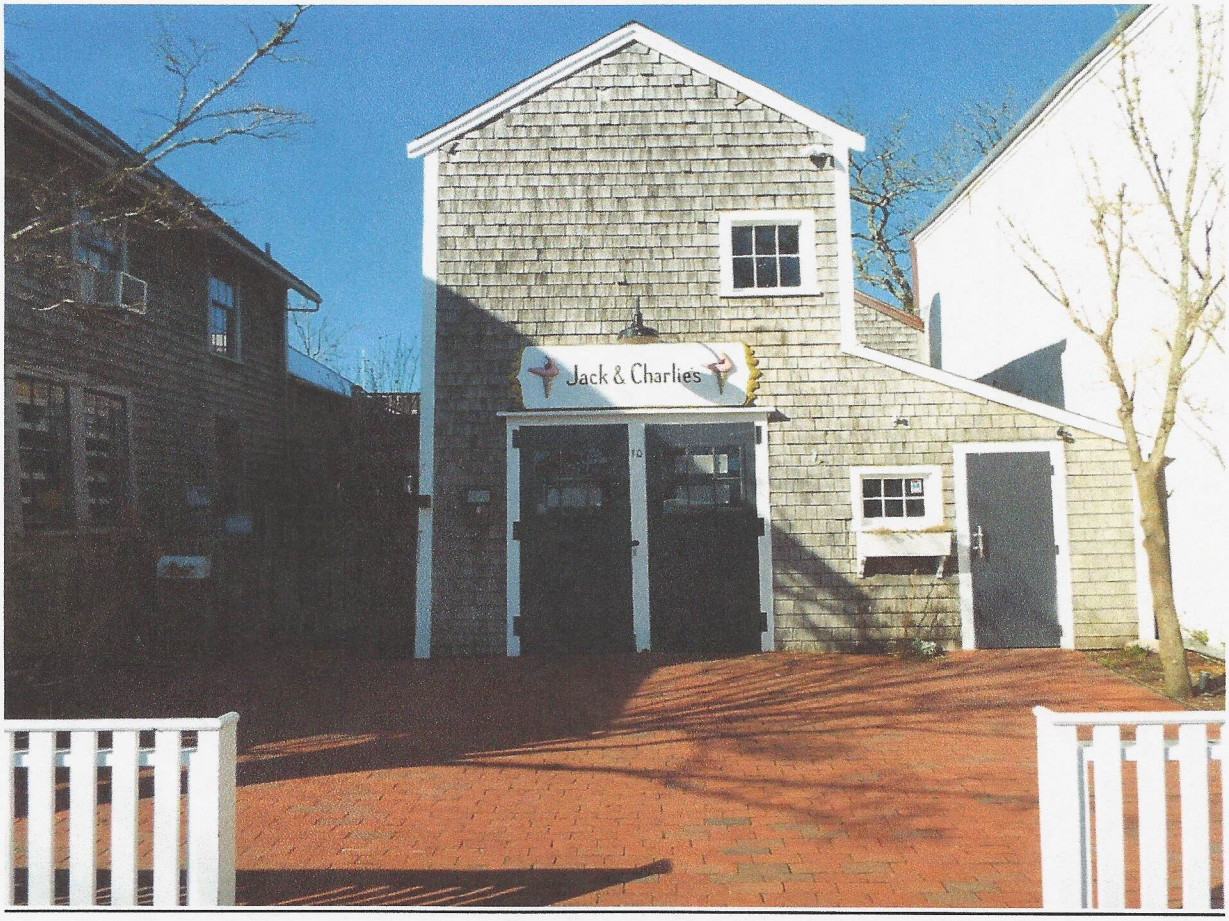
45. OTHER NOTABLE FEATURES: _____

(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



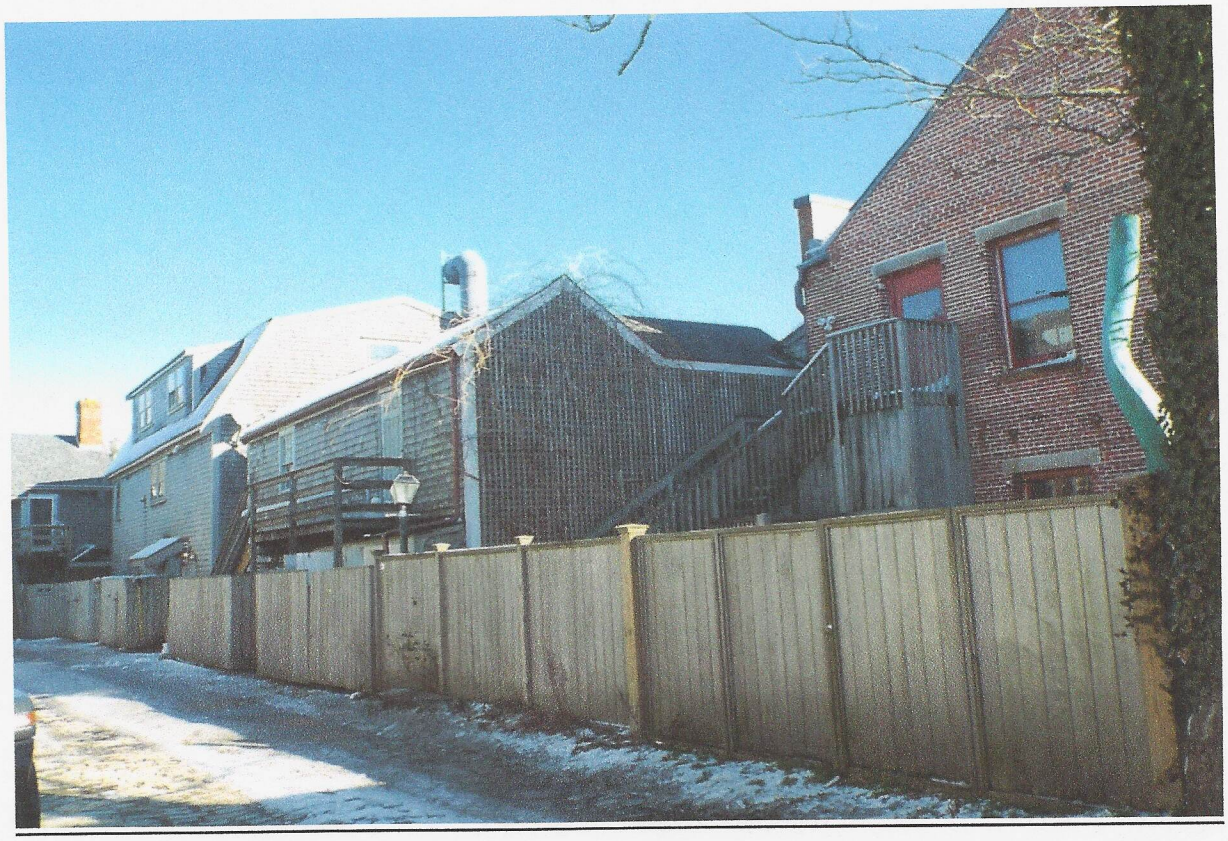




FROM STILL DOCK

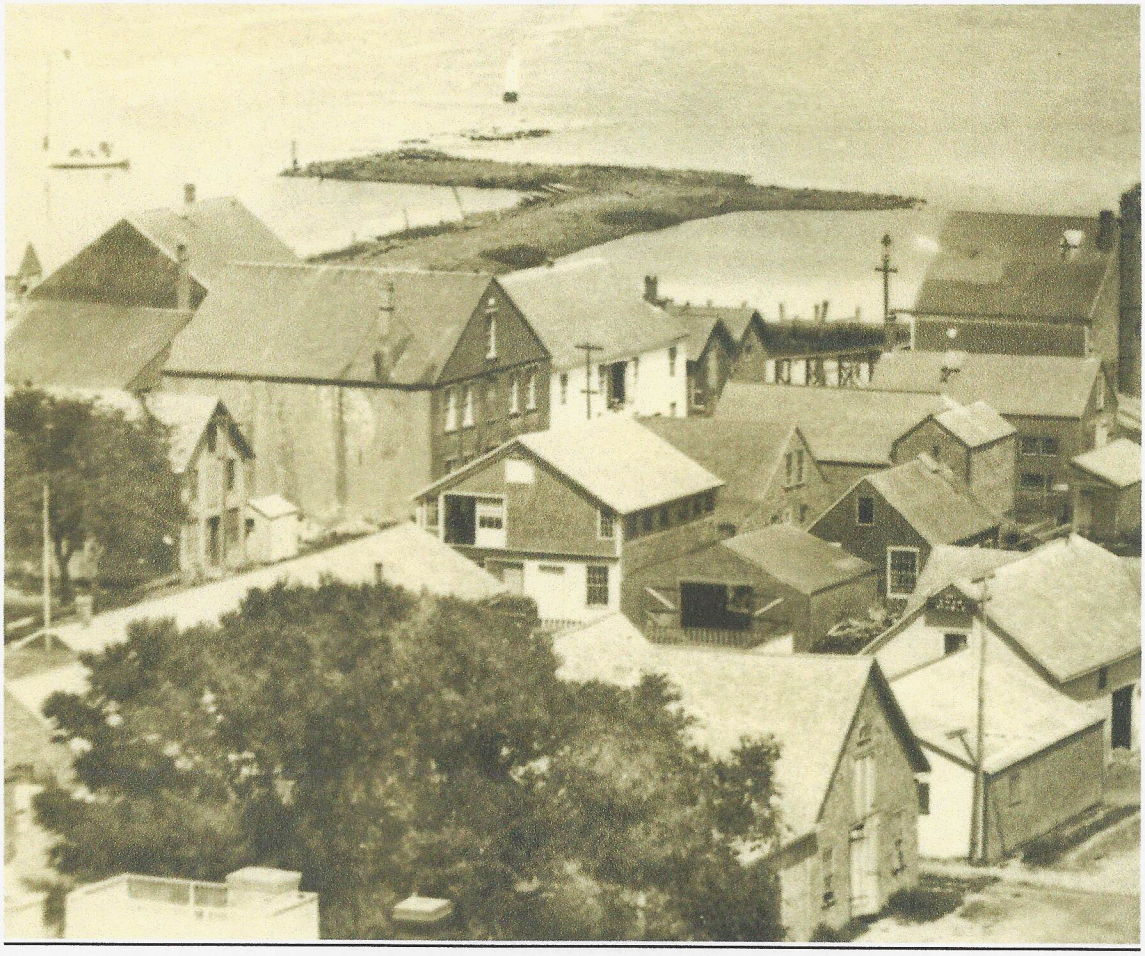


STILL DOCK



1890s NHA – NOT PRESENT





1944 NHA



1950s NHA



1966 NHA





1970s NHA



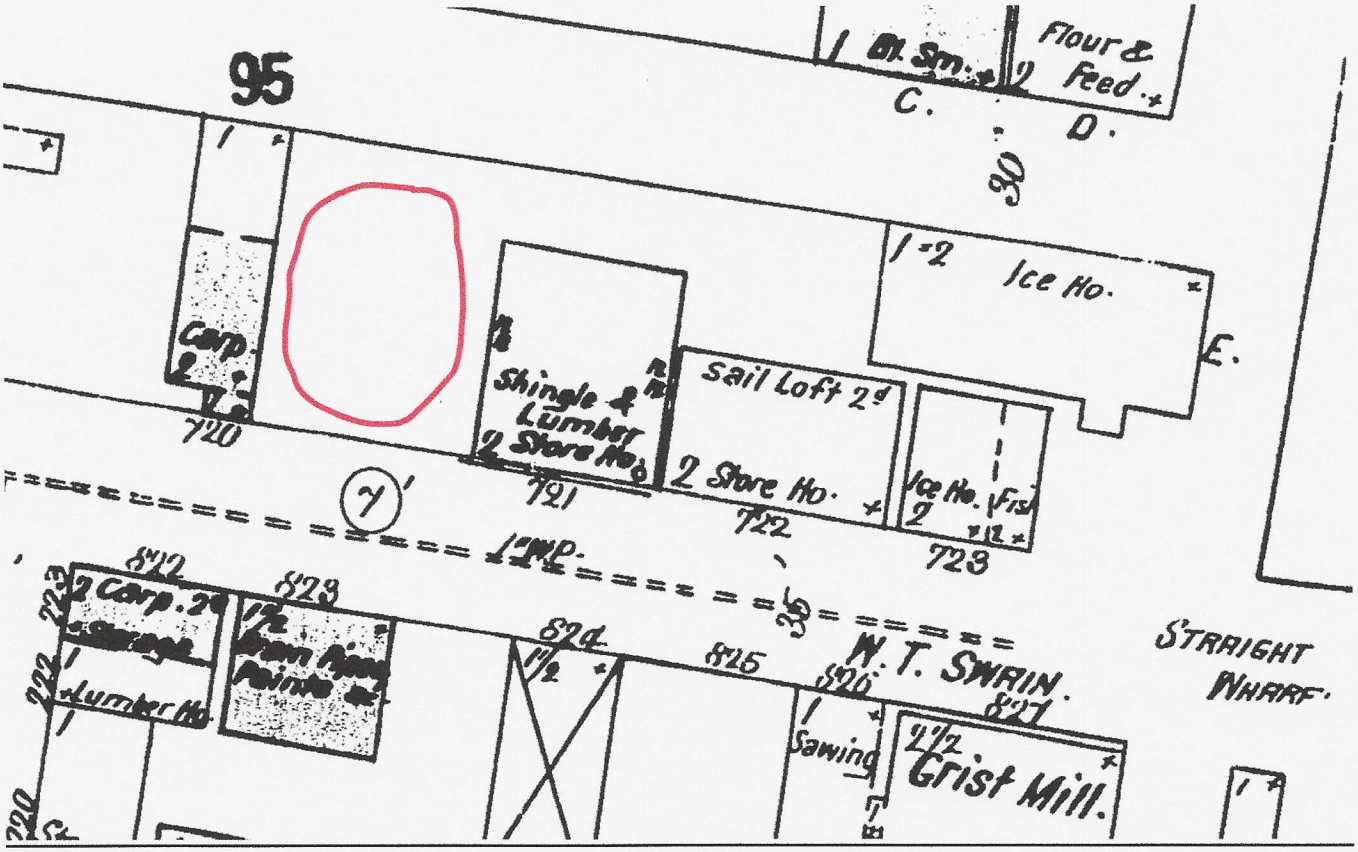
1986 NHA



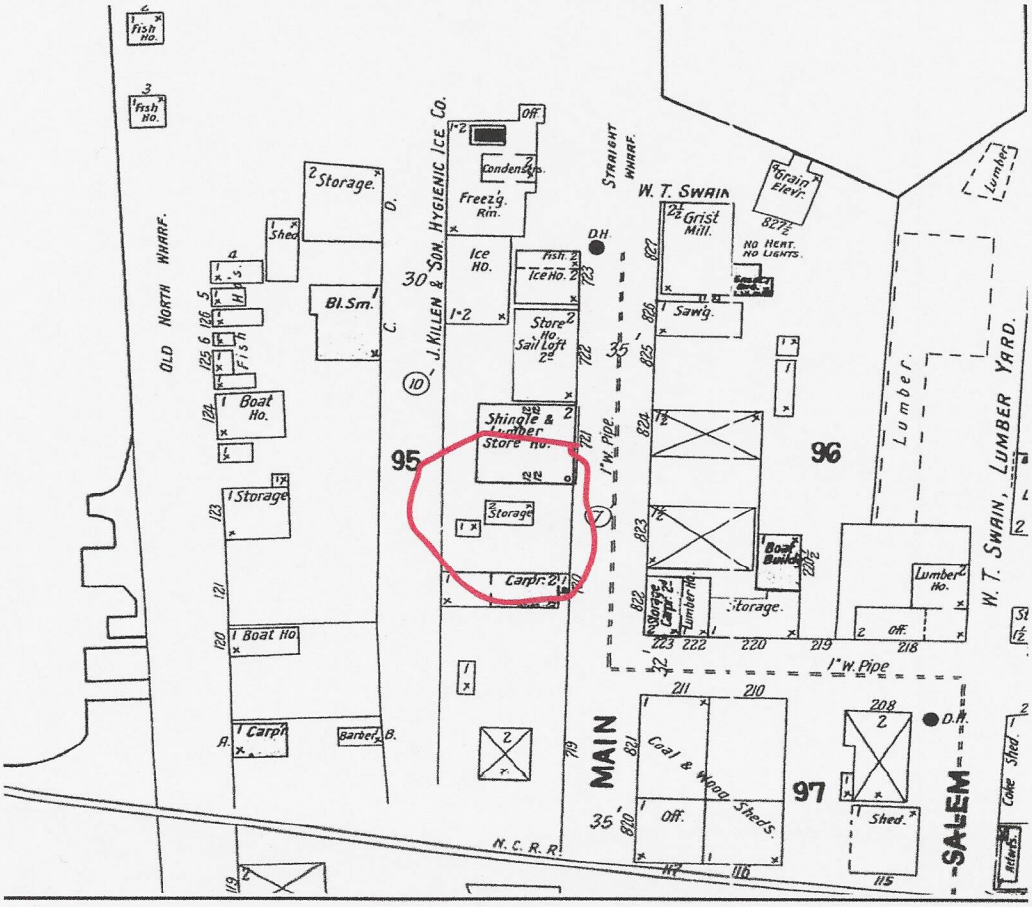
1985 NHA -REAR NORTH ELEVATION



1898 SANBORN MAP – NOT PRESENT



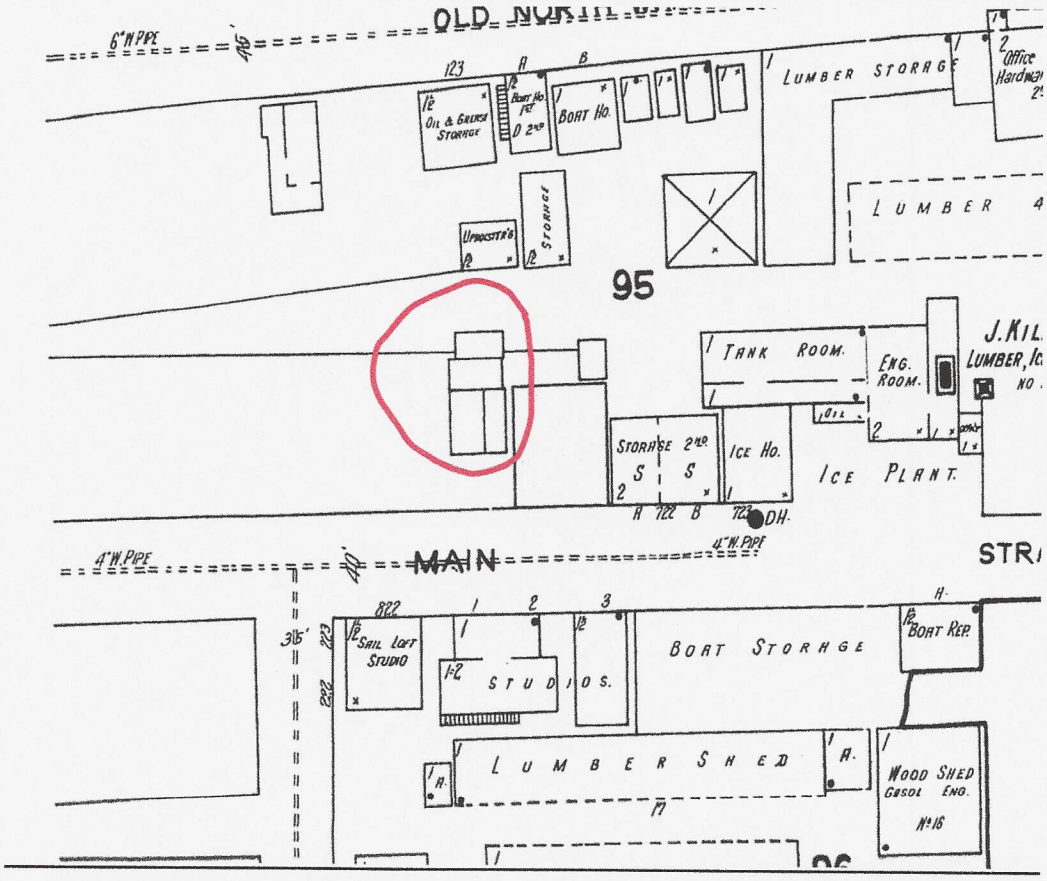
1904 SANBORN MAP – SMALLER "STORAGE" BUILDING PRESENT – NO LEAN-TO



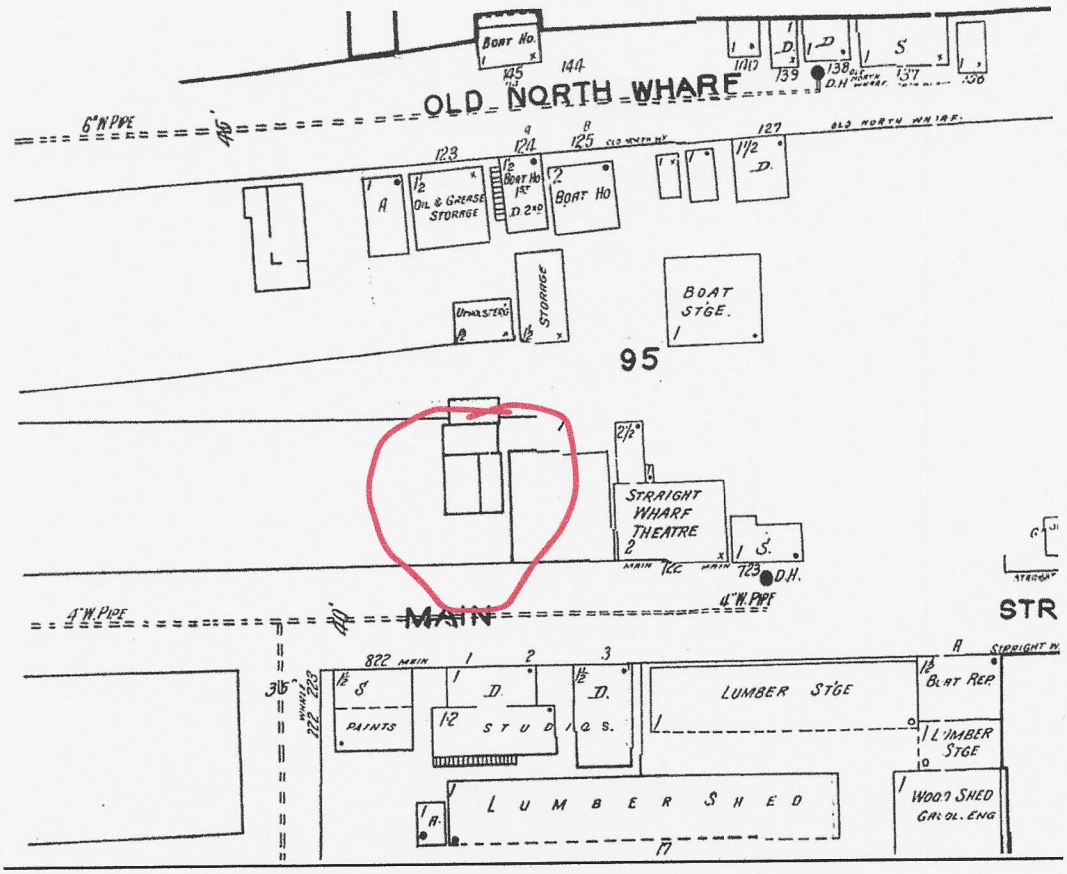
1909 SANBORN MAP – NO CHANGE



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.

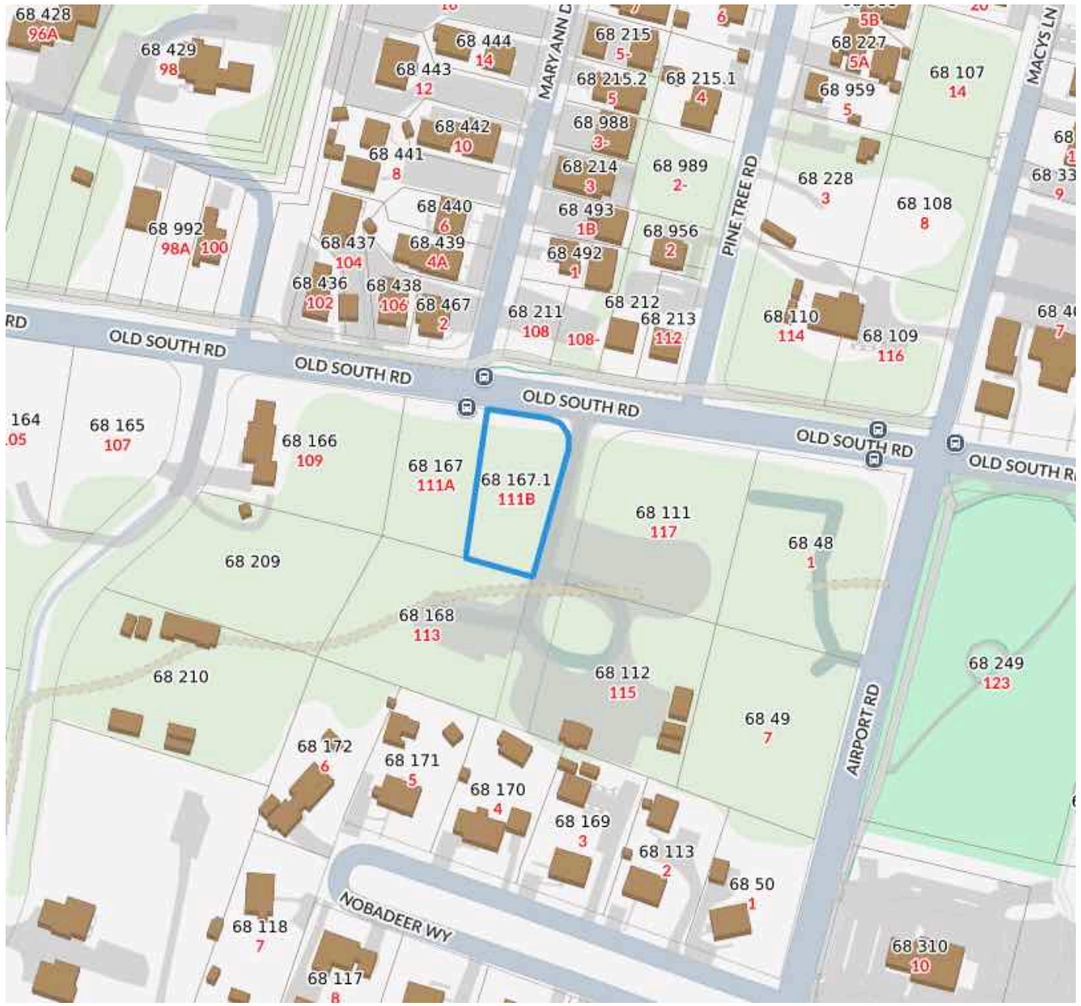
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the 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...

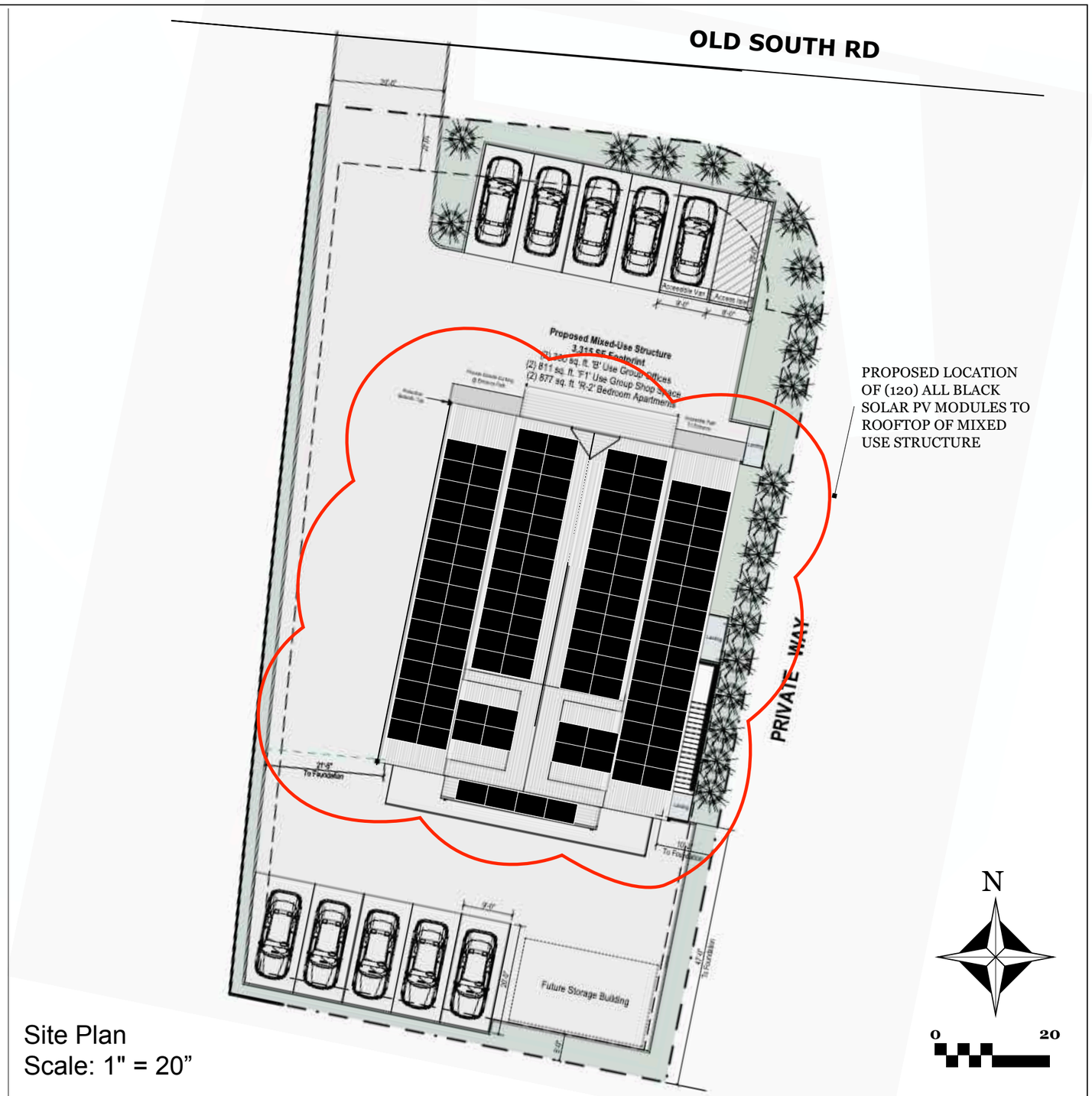
Name Rob Fontaine

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

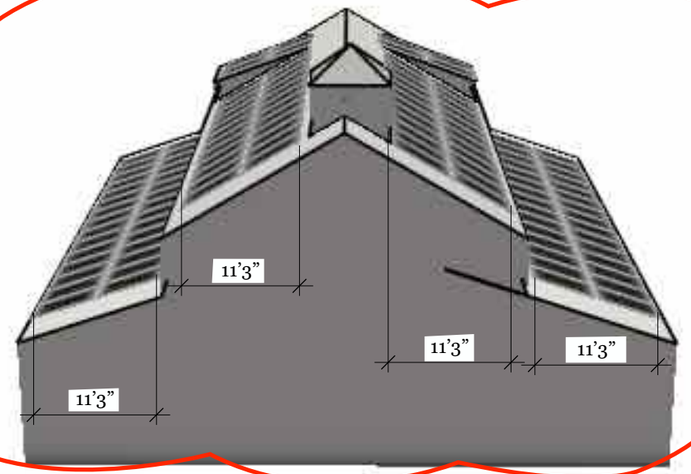
ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

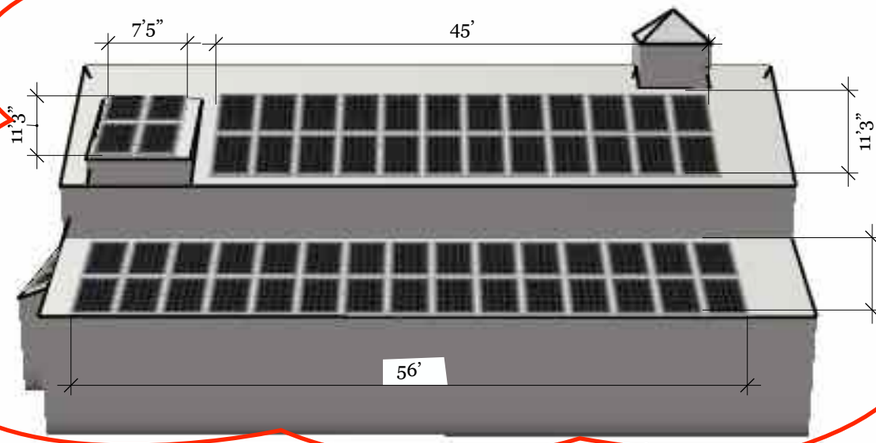
	MM/DD/YY	REMARKS
1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



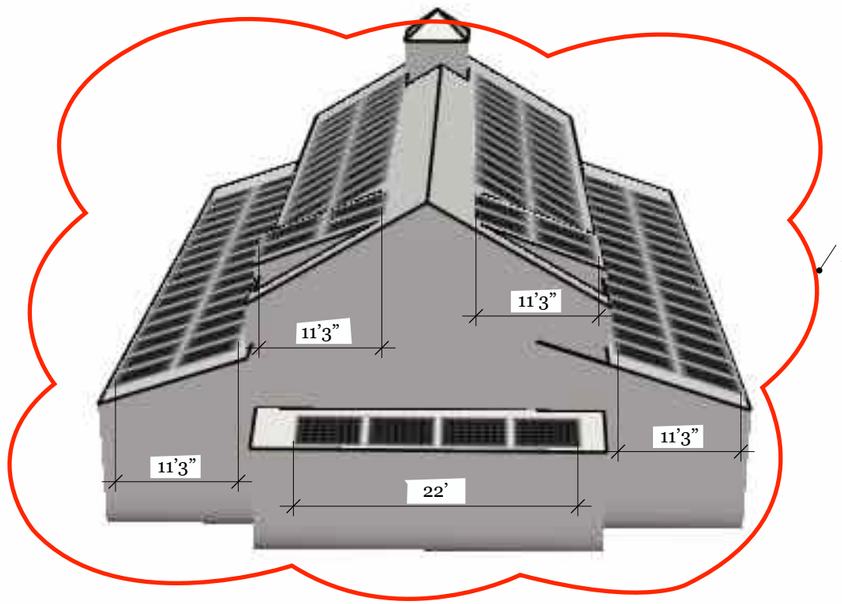
NORTH ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOTOP OF MIXED USE STRUCTURE



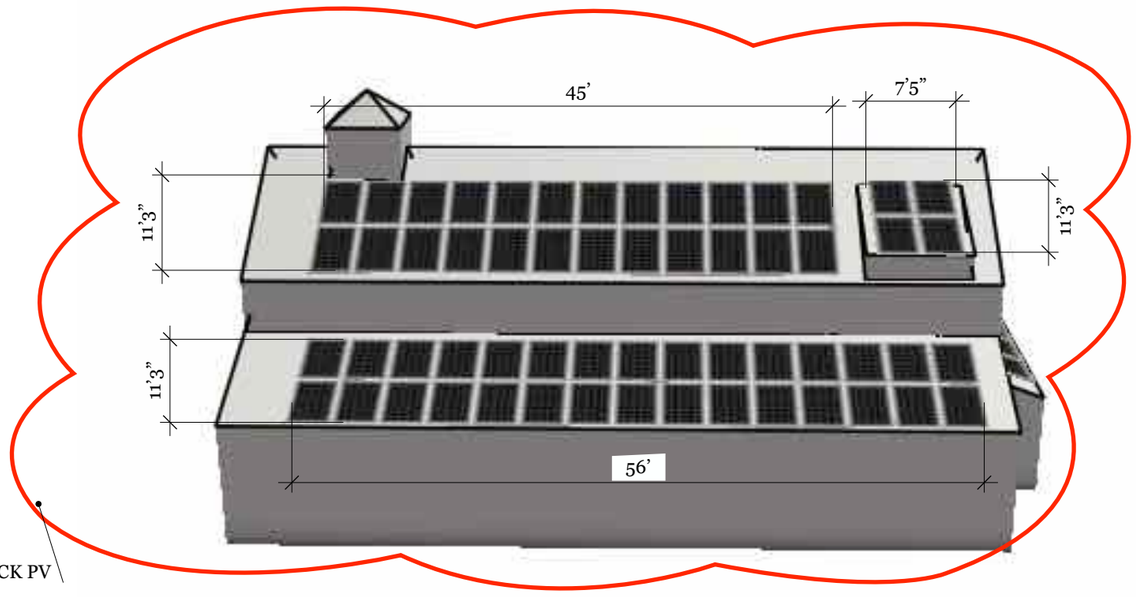
EAST ELEVATION

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
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency



High performance Qcells N-type solar cells

QUANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[1], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (4000 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1730 mm × 1045 mm × 30 mm (including frame) (1712 mm × 1109 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflective technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.13 – 2.56 in × 1.26 – 2.36 in × 0.59 – 0.71 in (54 – 65 mm × 32 – 60 mm × 15 – 18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 49.21 in (1250 mm), (–) ≥ 49.21 in (1250 mm)
Connector	Stäubli MC4; IP68

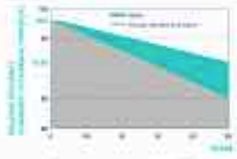


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[2] (POWER TOLERANCE +5 W / -0 W)								
Power at MPP	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current[3]	I_{SC}	[A]	13.49	13.59	13.69	13.74	13.82	13.91
Open Circuit Voltage[3]	V_{OC}	[V]	39.67	39.75	39.83	39.93	39.95	39.99
Current at MPP	I_{MPP}	[A]	12.83	12.91	12.98	13.05	13.12	13.20
Voltage at MPP	V_{MPP}	[V]	32.34	32.54	32.74	32.94	33.14	33.33
Efficiency[3]	η	[%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Power at MPP	P_{MPP}	[W]	312.7	317.0	321.3	325.5	329.8	333.9
Short Circuit Current	I_{SC}	[A]	10.87	10.94	11.00	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	36.90	36.97	37.04	37.11	37.18	37.24
Current at MPP	I_{MPP}	[A]	10.03	10.09	10.15	10.21	10.27	10.33
Voltage at MPP	V_{MPP}	[V]	31.17	31.39	31.60	31.81	32.01	32.22

Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ±2 °C, AM 1.5 according to IEC 60904-3 • 800 W/m², NMOT, spectrum AM 1.5

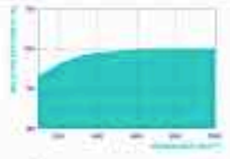
Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.25 % degradation per year. At least 86.6 % of nominal power up to 16 years. At least 85.08 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.26
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.35	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC/UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[4]		[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull[4]		[lbs/ft²]	169 (8000 Pa) / 75 (3600 Pa)		

[4] See Installation Manual

Qualifications and Certificates

Quality Controlled PV
TÜV Rheinland;
IEC 61215 (ed. 2);
IEC 61730 (ed. 2);
This data sheet is valid for modules with 0.06 BB 2 BB

UL and California Energy Commission (CEC) listings pending

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 6C

Street & Number of Proposed Work: 14 Dukes Road.

Owner of record: John and Joanne Archer

Mailing Address: 608 Spruce St

Philadelphia Pa 19106

Contact Phone #: 484 645 6235 E-mail: jarchermd@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: N/A

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ? ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

RECEIVED APR 07 2025 By

RECEIVED APR 07 2025 By

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Wood Gate, Wire Fence Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-7-2025 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	_____ with the application. If not included the application is deemed incomplete.
Y	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan- 3 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
Y	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
Y	_____ a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
Y	Signed Affidavit: see reverse side. ✓

HARDSCAPE-DRIVEWAY-FENCE-GATE-ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4/7/2025



Property Information

Property ID	1795
Location	14 DUKES RD
Owner	ARCHER JOHN H & JOANNE B TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

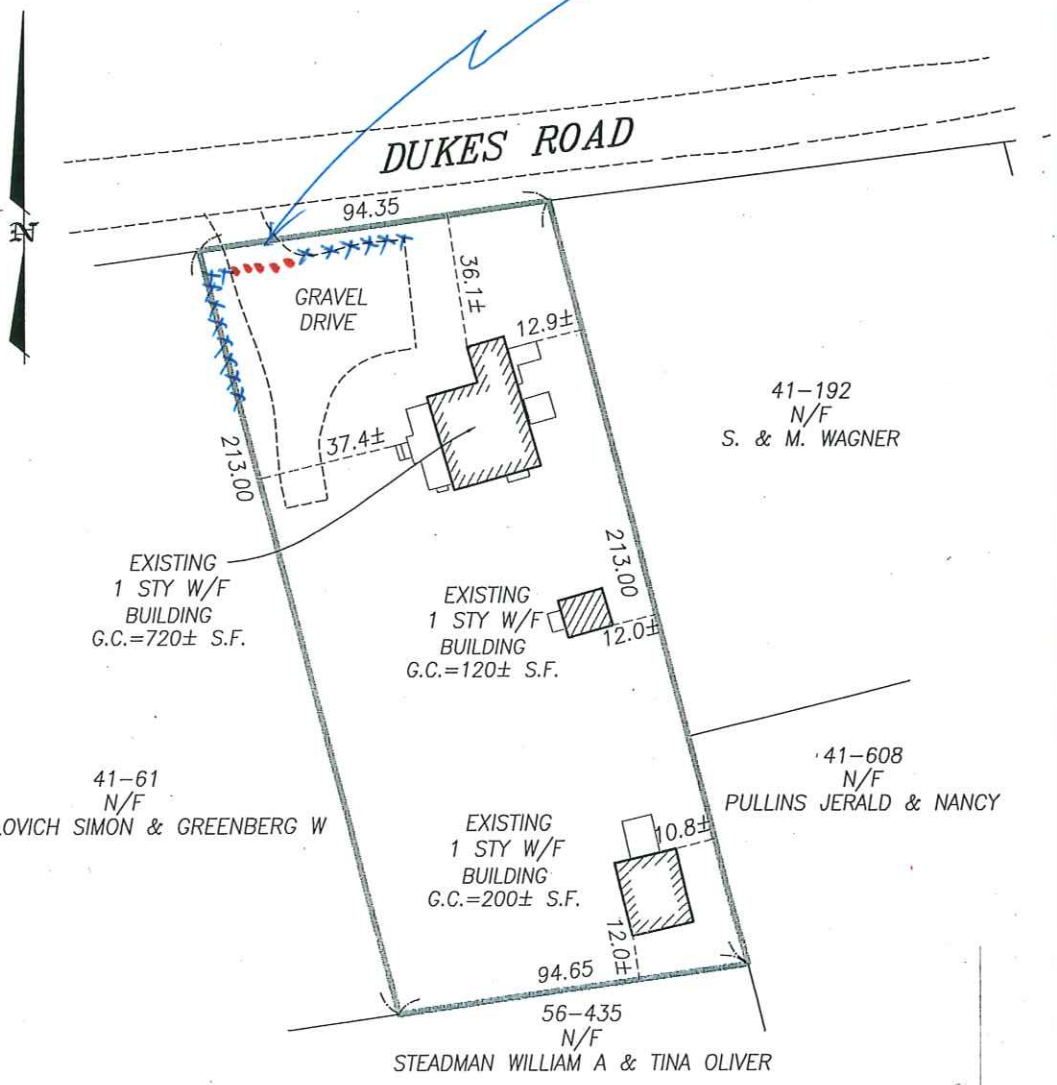
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
By

RENT ZONING CLASSIFICATION:
idential 20 (R–20)

		EXISTING:
IMUM LOT SIZE:	20,000 S.F.	20,017± S.F.
IMUM FRONTAGE:	75 FT.	SEE PLAN
NT YARD SETBACK:	30 FT.	SEE PLAN
R/SIDE SETBACK:	10 FT.	SEE PLAN
UND COVER % :	12.5%	SEE PLAN

Red Dots Denote Gate



RECEIVED
APR 07 2025
By

CERTIFY, AS OF : . . 9/25/2022 . . , THAT
HE BUILDING(S) IS/ARE LOCATED ON THE
ROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

S PLOT PLAN WAS PREPARED FOR THE TOWN
NANTUCKET BUILDING DEPARTMENT ONLY AND
OULD NOT BE CONSIDERED A PROPERTY LINE
RVEY. THIS PLAN SHOULD NOT BE USED TO
TABLISH PROPERTY LINES, FENCES, HEDGES OR
Y ANCILLARY STRUCTURES ON THE PREMISES.
E PROPERTY LINES SHOWN RELY ON CURRENT
EDS AND PLANS OF RECORD.
S PLOT PLAN IS NOT A CERTIFICATION AS TO
LE OR OWNERSHIP OF THE PROPERTY SHOWN.
NERS OF ADJOINING PROPERTIES ARE SHOWN
CORDING TO CURRENT ASSESSOR RECORDS.

SESSOR MAP: . . 41. . , PARCEL: . 60. . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 40' DATE: SEPTEMBER 25, 2022

Owner: . . . JOHN H. & JOANNE B. ARCHER . . . .

Deed: . CERT. 24893 . Plan: . L.C. 36748–B; LOT 10.

Locus: . . . . . 14 DUKES ROAD . . . . . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–684

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John ARCHER

AS AGENT FOR _____

STREET ADDRESS 14 Dukes Road

MAP/PARCEL MAP 41 Parcel 6C

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

J Archer AP 4-7-2025

Signature Date

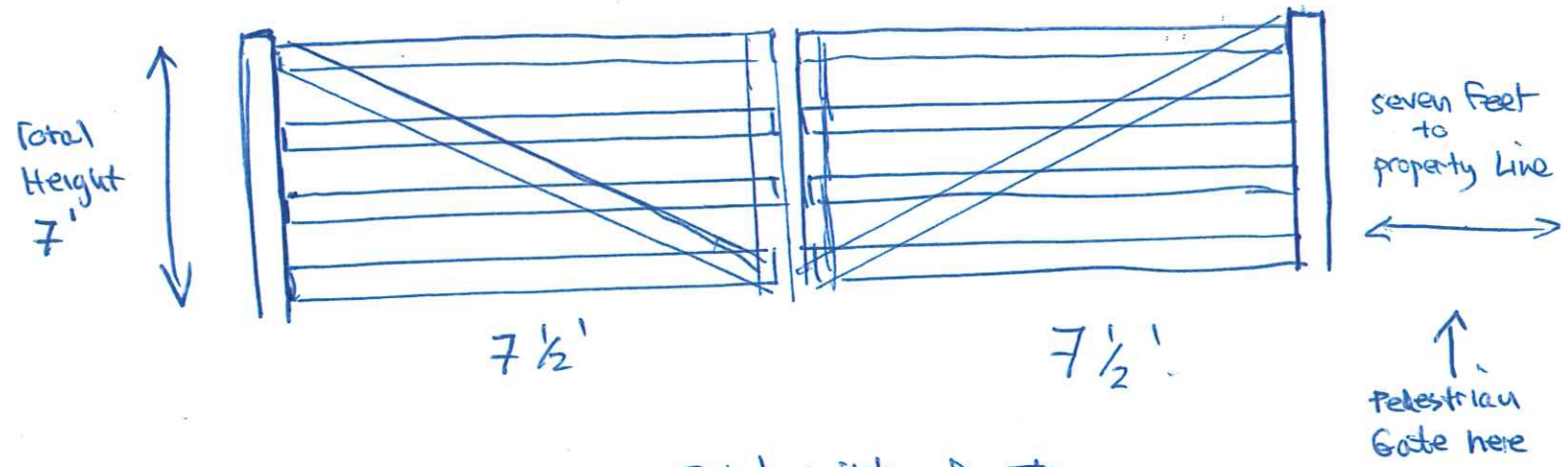
Driveway Gate Proposal For 14 Dukes Road

MAP 41, Parcel 60

1. Gate to be situated 15 (fifteen) feet in from front property Line. Seven feet from Side Property Line. Pedestrian gate to west of Auto gate
2. Two Part Gate, hinged to open inward from each side
3. Construction materials: pressure treated wood, accompanying metal hardware.
   - Total Gate Width: 16 (sixteen) Feet
   - Gate Height: 7 Feet
4. Accompanying Picture of gate of construction similar to this gate
5. Gate Anchored to 6" x 6" Pressure treated Posts
6. Gate to be connected to existing and planned wire mesh fence with wire mesh.
7. Above mentioned wire mesh fence Seven feet high or less; and supported with existing and planned metal fence.

Driveway Gate Proposal for 14 Dukes Rd.

MAP 41 Parcel 6C



Total width of gate 15'


4





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 54

Street & Number of Proposed Work: 25 Hussey St,

Owner of record: Robert L. Boy Trust

Mailing Address: 1 Monarch Place, Ste. 1300
Springfield, MA 01144

Contact Phone #: 508.680.4806 E-mail: joe@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
Nantucket MA 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Partial Erosion Pollution Control (pending Another Application on File)

Size of Structure or Addition: Length: 61'-6" Sq. Footage 1st floor: 1210 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 720 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0" South 0" East -30" West 0"

Height of ridge above final finish grade: North 19'9" South 23'3" East 23'3" West 23'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10'-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 8 Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) copper

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8 Rake 5/4x8 Soffit (Overhang) 4" Corner boards N/A. Frieze _____
Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed Shell Walkways _____ Walls Stone - Match Existing

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural to weather
Trim White - Match House Sash White - Match House Doors Black
Deck Natural Foundation _____ Fence White Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joe Paul of BPC Architecture

AS AGENT FOR Robert L Roy Trust

STREET ADDRESS 25 Hussey Street

MAP/PARCEL 42.3.4 / 54

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/7/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature 4/7/2025 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... ROY ROBERT L TRUST

MAILING ADDRESS..... 1 MONARCH PL STE 1300, SPRINGFIELD, MA 01144

PROPERTY LOCATION..... 25 HUSSEY ST

ASSESSORS MAP/PARCEL..... 42.3.4/54

SUBMITTED BY:..... BPC irina@bpc-architecture.com

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 14, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4234	11		ACADEMY HILL ASSC LP	C/O HALLKEEN MANAGEMENT INC	1400 PROVIDENCE HIGHWAY STE 1000	NORWOOD	MA	02062	4 WESTMINSTER ST
4234	48		A&A CHADWICK LLC		37 CENTER ST	NANTUCKET	MA	O2554	7 LILY ST
4234	55		LIDDELL MARY FRANCES		243 LOWELL ST	ANDOVER	MA	01810	23 HUSSEY ST
4234	89		5 LILY STREET LLC	C/O TIMOTHY MORAN ETAL	13160 SABAL CHASE	PALM BEACH GARDENS	FL	33418	5 LILY ST
4234	90		HENDRICKSON SARA M		1248 ZIMMER DRIVE NE	ATLANTA	GA	30306	1A LILY ST
4234	92	1	ADANG ANTHONY & SERAFINI ANNA		PO BOX 4580	SARATOGA SPRINGS	NY	12866	31A HUSSEY ST
4234	93		BAKER DOROTHY B		30 HUSSEY ST	NANTUCKET	MA	02554	30 HUSSEY ST
4234	126		LUCY PEARL LLC		16135 OLD YORK RD	MONKTON	MD	21111	41 INDIA ST
Count:	**8**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 25 Hussey St

Tax Map Number: 42.3.4 Parcel Number: 54

Owner of Record: Roy Robert L Trust

Description of Proposal: Guest Cottage

Anticipated HDC Submission Date: 4/07/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

7003 2260 0001 1628 9580

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Palm Beach Gardens, FL 33418

OFFICIAL USE

Postage	$0.00
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73

$5.58

0056 02

Postmark Here

APR - 7 2025

04/07/2025

Sent To: 5 Lily Street LLC
Street, Apt. No.; or PO Box No.: 13160 Sabal Chase
City, State, ZIP+4: Palm Beach Gardens, FL 33418

PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0001 1628 9603

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Nantucket, MA 02554

OFFICIAL USE

Postage	$0.00
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73

$5.58

0056 03

Postmark Here

APR - 7 2025

04/07/2025

Sent To: A&A Chadwick LLC
Street, Apt. No.; or PO Box No.: 37 Center St
City, State, ZIP+4: Nantucket, MA 02554

PS Form 3800, June 2002 See Reverse for Instructions

7021 2720 0002 1838 3486

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Monkton, MD 21111

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

APR - 7 2025

04/07/2025

Sent To: Lucy Pearl LLC
Street and Apt. No., or PO Box No.: 16135 Old York Rd
City, State, ZIP+4®: Monkton, MD 21111

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1838 3493

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02

Postmark Here

APR - 7 2025

04/07/2025

Sent To: Dorothy B Baker
Street and Apt. No., or PO Box No.: 30 Hussey St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7003 2260 0001 1628 9573

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Andover, MA 01810

OFFICIAL USE

Postage	$0.00
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73

$5.58

0056 02

Postmark Here

APR - 7 2025

04/07/2025

Sent To: Mary Frances Liddell
Street, Apt. No.; or PO Box No.: 243 Lowell St
City, State, ZIP+4: Andover, MA 01810

PS Form 3800, June 2002 See Reverse for Instructions

7021 2720 0002 1838 3509

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Saratoga Springs, NY 12866

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

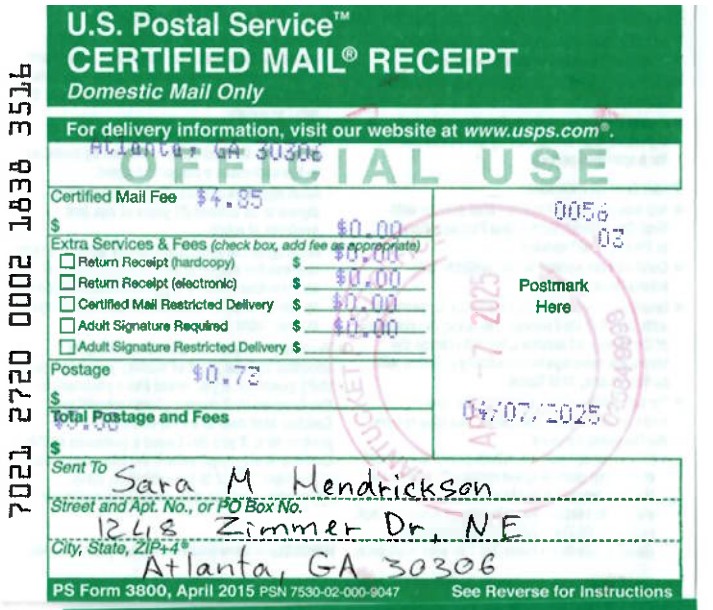
Postmark Here

APR - 7 2025

04/07/2025

Sent To: Anna Serafini + Anthony Adang
Street and Apt. No., or PO Box No.: P.O. Box 4580
City, State, ZIP+4®: Saratoga Springs, NY 12866

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Atlanta, GA 30306

OFFICIAL USE

7021 2720 0002 1838 3516

Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.08

0056
03

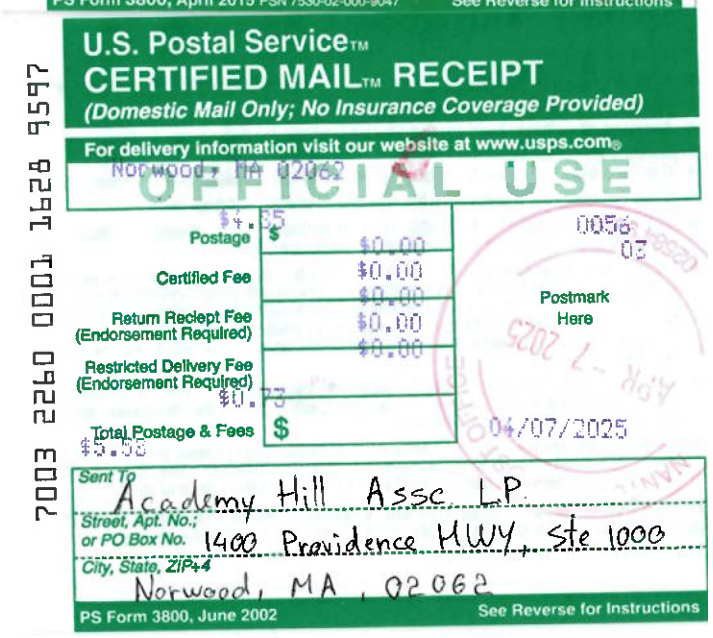
Postmark Here

APR - 7 2025

04/07/2025

Sent To: Sara M Hendrickson
Street and Apt. No., or PO Box No.: 1248 Zimmer Dr, NE
City, State, ZIP+4®: Atlanta, GA 30306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

Norwood, MA 02062

OFFICIAL USE

7003 2260 0001 1628 9597

Postage	$4.85
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73 $5.58

0056
03

Postmark Here

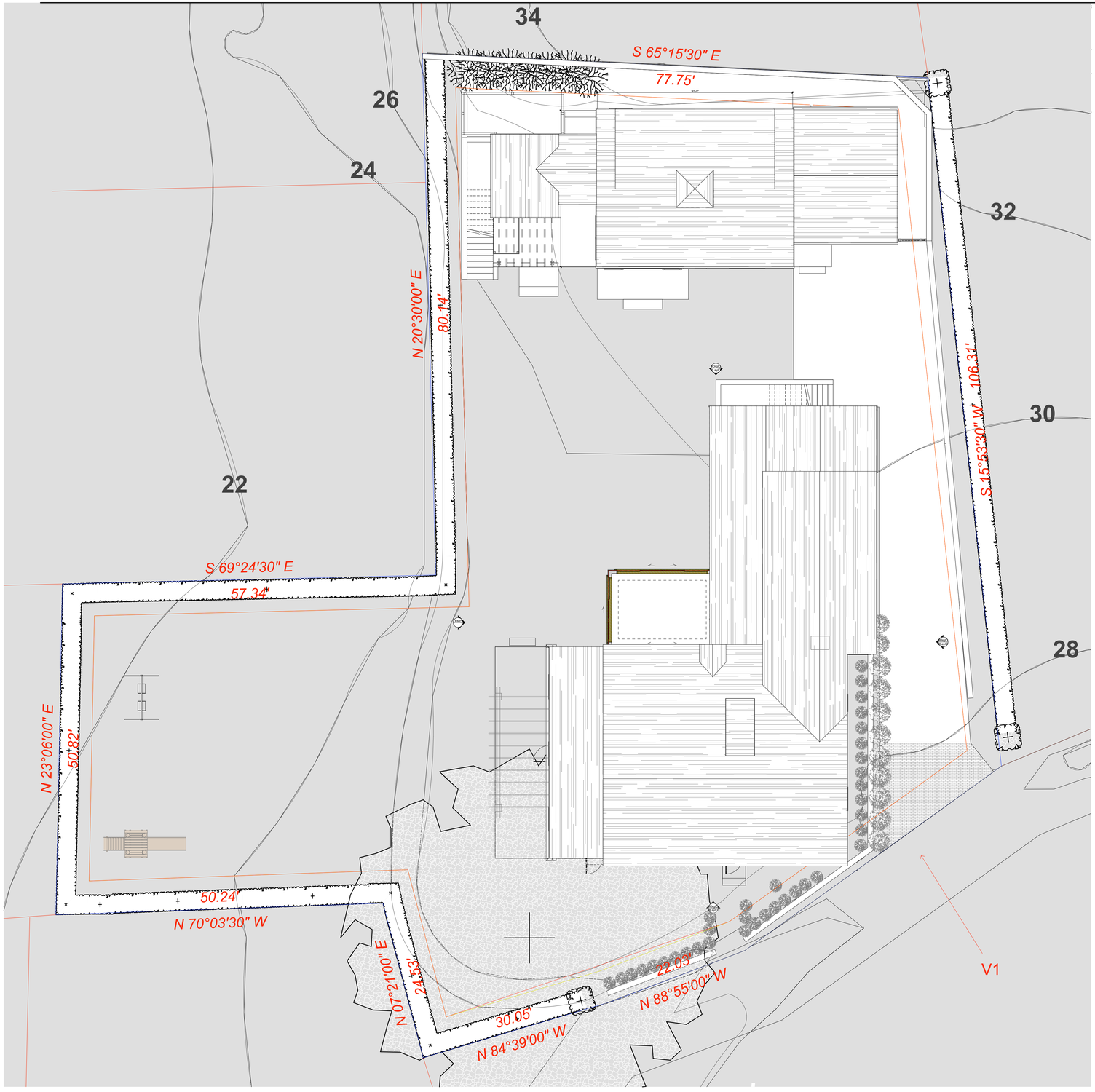
APR - 7 2025

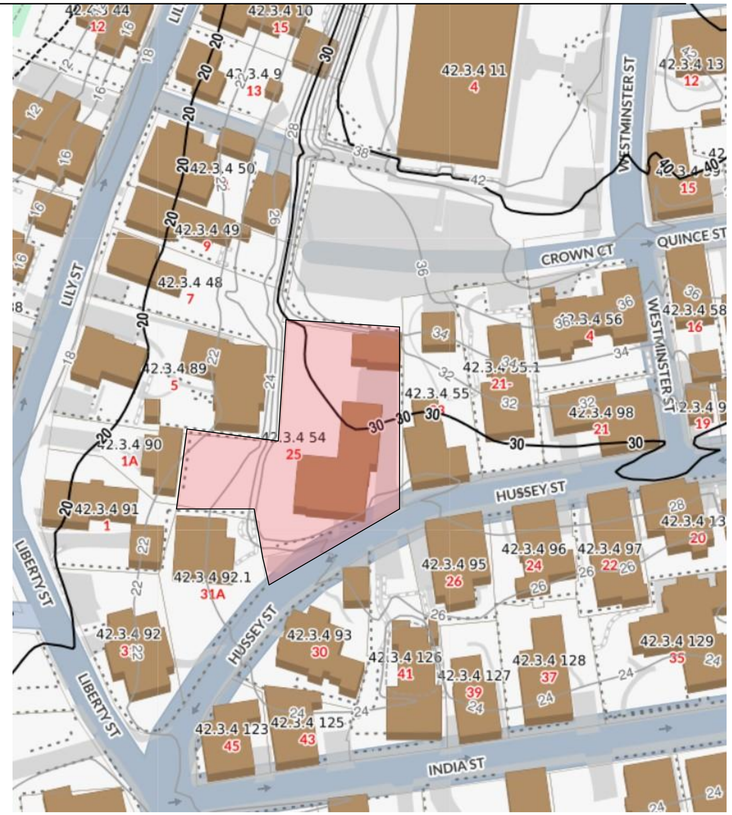
04/07/2025

Sent To: Academy Hill Assc LP
Street, Apt. No.; or PO Box No.: 1400 Providence HWY, Ste 1000
City, State, ZIP+4: Norwood, MA, 02062

PS Form 3800, June 2002 See Reverse for Instructions

25 HUSSEY ST







bpc

4.07.2025

REVISIONS PLOTTED: 4/7/2025

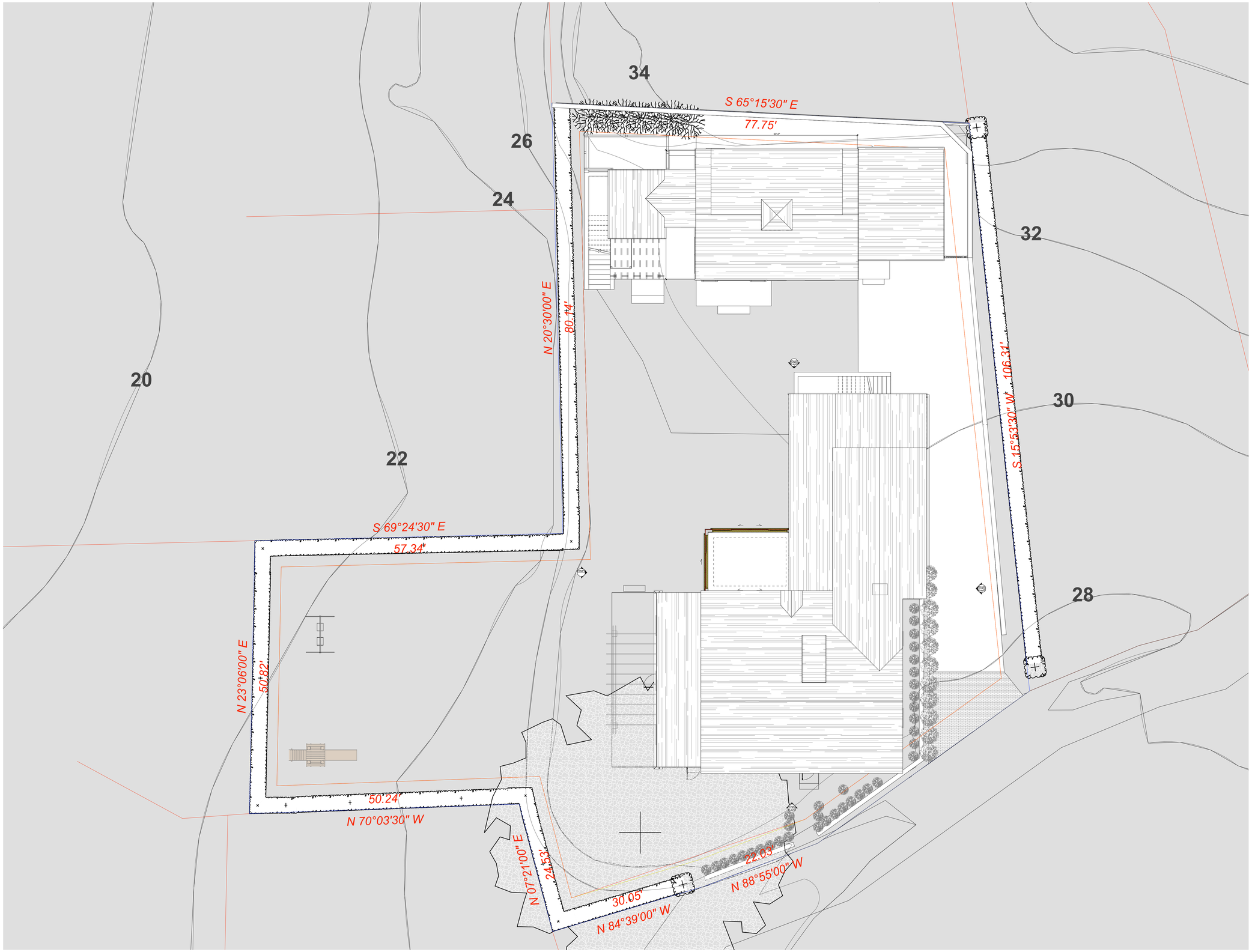
00.00.00 REVISION NOTE

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

GUEST HOUSE
COVER SHEET

G0.0A



1. PROPOSED SITE 1
SCALE: 1/8" = 1'-0"

bpc

4.07.2025

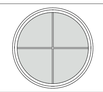
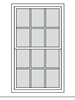
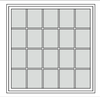
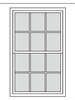
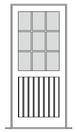
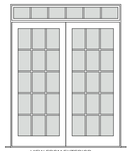
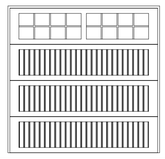
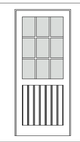
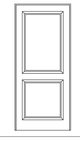
REVISIONS PLOTTED: 4/7/2025

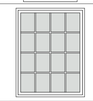
25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

SITE PLAN

G1.0

ID	View from Opening Side	Quantity	TYPE	UNIT SIZE	Leaf Dimensions	TYPE	Note/Remarks
0A		1		4'-6"×4'-6"	---		PIVOT
A		4	A	2'-11 1/4"×4'-11 1/2"	---	UDHG2	
B		2	B	4'-11 1/4"×4'-11 1/2"	---	P PICTURE	
C		4	C	2'-11 1/4"×4'-7 1/2"	---	UDHG2	
D		1	D	3'-1 1/4"×4'-11 1/2"	---	UDHG2	
D1		2	Swing	3'-1 1/2"×6'-11 1/2"	3'-0"×6'-10"		SWING IN
D3	 VIEW FROM EXTERIOR	1	Swing	6'-2"×8'-0"	6 1/2"×6'-11 1/4"		SWINGS IN
D4		1	Overhead	8'3/4"×8'-0"	8'-3 1/8"×8'6 3/64"	---	OVERHEAD DOOR
D 01		1	Swing	3'-1 1/2"×7'3/4"	3'-0"×7'-0"	---	SWINGS IN
D 2		1	Swing	3'-1 1/2"×6'-9 1/2"	3'-0"×6'-8"		SWING IN
D 02		1	Swing	3'-1 1/2"×7'3/4"	3'-0"×7'-0"	---	SWINGS IN

ID	View from Opening Side	Quantity	TYPE	UNIT SIZE	Leaf Dimensions	TYPE	Note/Remarks
E		3	E	1'-10"×1'-10"	---	AWNING	
F		2	F	6'-2"×2'-3 1/8"	---	AWNING	
G		1	G	3'-0"×2'-3 1/8"	---	AWNING	
H		1	H	3'-10"×4'-11 1/2"	---	P PICTURE	
J		4	J	4'-6"×1'-8"	---		FIXED

bpc

4.07.2025

REVISIONS PLOTTED: 4/7/2025

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

DOOR & WINDOW SCHEDULE

G2.0



ROOF
21'-10 1/4"

2ND FLOOR (SUBFLOOR)
10'-3/4"

1ST FLOOR (SUBFLOOR)
0"

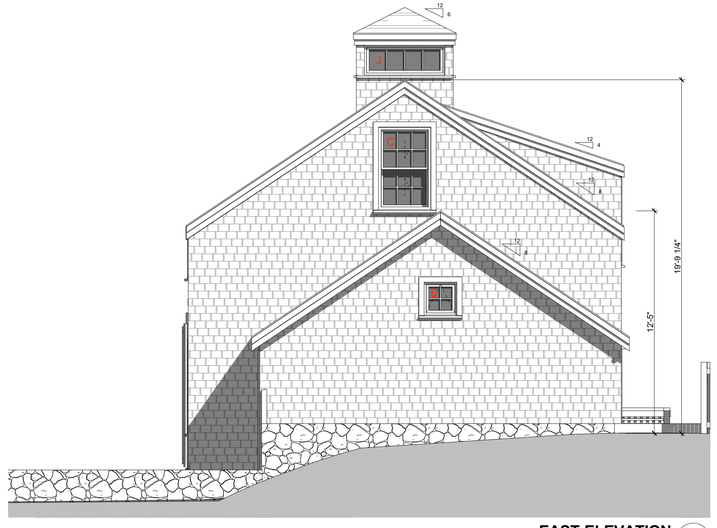
WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



EAST ELEVATION 1
SCALE: 1/4" = 1'-0"

bpc

4.07.2025

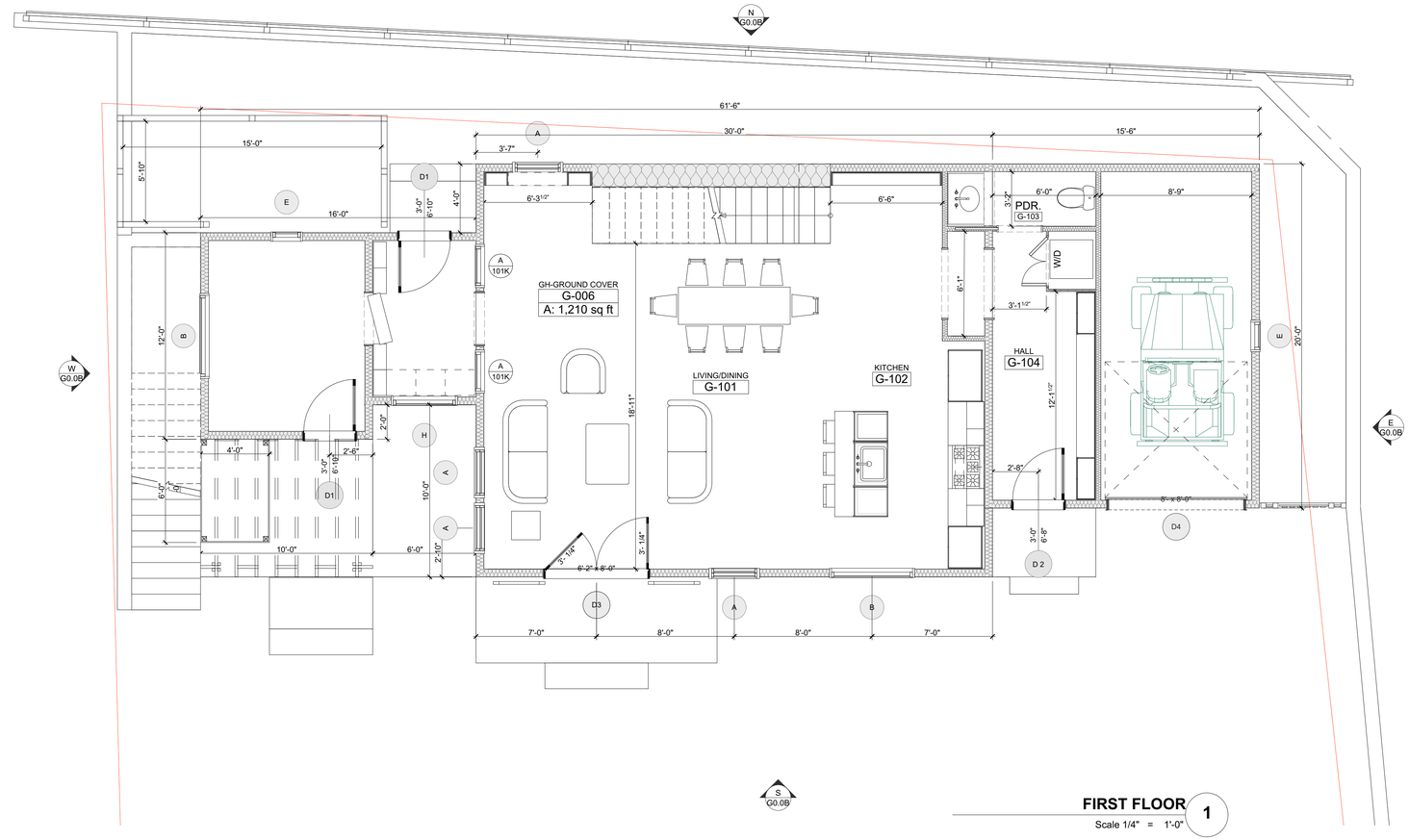
REVISIONS PLOTTED: 4/7/2025

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

ELEVATIONS

G3.0



bpc

4.07.2025

REVISIONS

PLOTTED: 4/7/2025

25 HUSSEY ST

25 HUSSEY ST
NANTUCKET, MA 02554

FLOOR PLANS

N

G4.04

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 BPC ARCHITECTURE

AS AGENT FOR ROBERT I ROY TRUST

STREET ADDRESS 25 HUSSEY ST

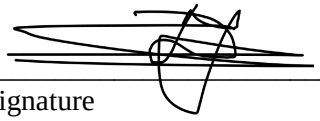
MAP/PARCEL 42.3.4/54

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON JAN 16 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

1/16/2025
Date

CERTIFICATE NO: _____ Demo DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 Roy Trust

Mailing Address: 1 Monarch Place, Ste 1300
Springfield, MA 01144

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 570 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: cca 1940

Original Builder: N/A

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/15/25 Signature of owner of record _____ Signed under penalties of perjury

25 HUSSEY ST

Location	25 HUSSEY ST	**Mblu**	4234/ / 54/ /
Acct#	00010166	**Owner**	ROY ROBERT L TR
Assessment	$7,134,000	**PID**	10166
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,858,300	$2,275,700	$7,134,000

Owner of Record

Owner	ROY ROBERT L TR	**Sale Price**	$4,925,000
Co-Owner		**Certificate**	
Address	1 MONARCH PL STE 1300 SPRINGFIELD , MA 01144	**Book & Page**	C0027482/0
		Sale Date	09/30/2019
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROY ROBERT L TR	$4,925,000		C0027482/0	00	09/30/2019
TAYLOR KEVIN Z & SUSAN TRST	$0		C0024227/0	99	04/20/2012
TAYLOR KEVIN Z & SUSAN	$1,850,000		C0024226/0	1O	04/20/2012
DAMOURS JOANNE D ETAL	$1,551,000		C0022139/0	1J	02/15/2006
WAREHAM ROBERT C ETAL TRS	$0		C0019/0035	99	07/28/1999

Building Information

Building 1 : Section 1

Year Built:	1733
Living Area:	3,936
Replacement Cost:	$4,865,607
Building Percent Good:	98
Replacement Cost Less Depreciation:	$4,768,300

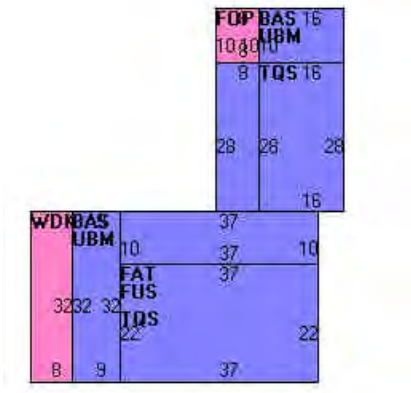
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Luxurious
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\97\21.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10166_116

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,304	2,304
FUS	Upper Story, Finished	814	814
TQS	Three Quarter Story	818	614
FAT	Attic, Finished	814	204
FOP	Porch, Open, Finished	80	0
UBM	Basement, Unfinished	2,304	0
WDK	Deck, Wood	256	0
		7,390	3,936

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	5.00 UNITS	$59,800	1

FPO	EXTRA FPL OPEN	1.00 UNITS	$1,200	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)	0.32
Frontage	0
Depth	0
Assessed Value	$2,275,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			560.00 S.F.	$20,200	1
PAT1	PATIO-AVG			756.00 S.F.	$8,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$4,858,300	$2,275,700	$7,134,000
2023	$3,626,200	$1,499,100	$5,125,300
2022	$3,039,500	$1,255,900	$4,295,400
2021	$3,365,400	$1,156,800	$4,522,200
2020	$2,903,400	$1,156,800	$4,060,200

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

I HEREBY CERTIFY THIS PLOT PLAN WAS PREPARED FOR:

ROBERT L. ROY, TRUSTEE OF 19 UNION STREET NOMINEE TRUST

IN CONNECTION WITH A CONVEYANCE AND IS NOT INTENDED TO REPRESENT A PROPERTY LINE SURVEY. I CERTIFY THAT THE STRUCTURES AS SHOWN ON THIS PLAN ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP No. 25019C-0086-G, dated 06/09/2014.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

9/24/19

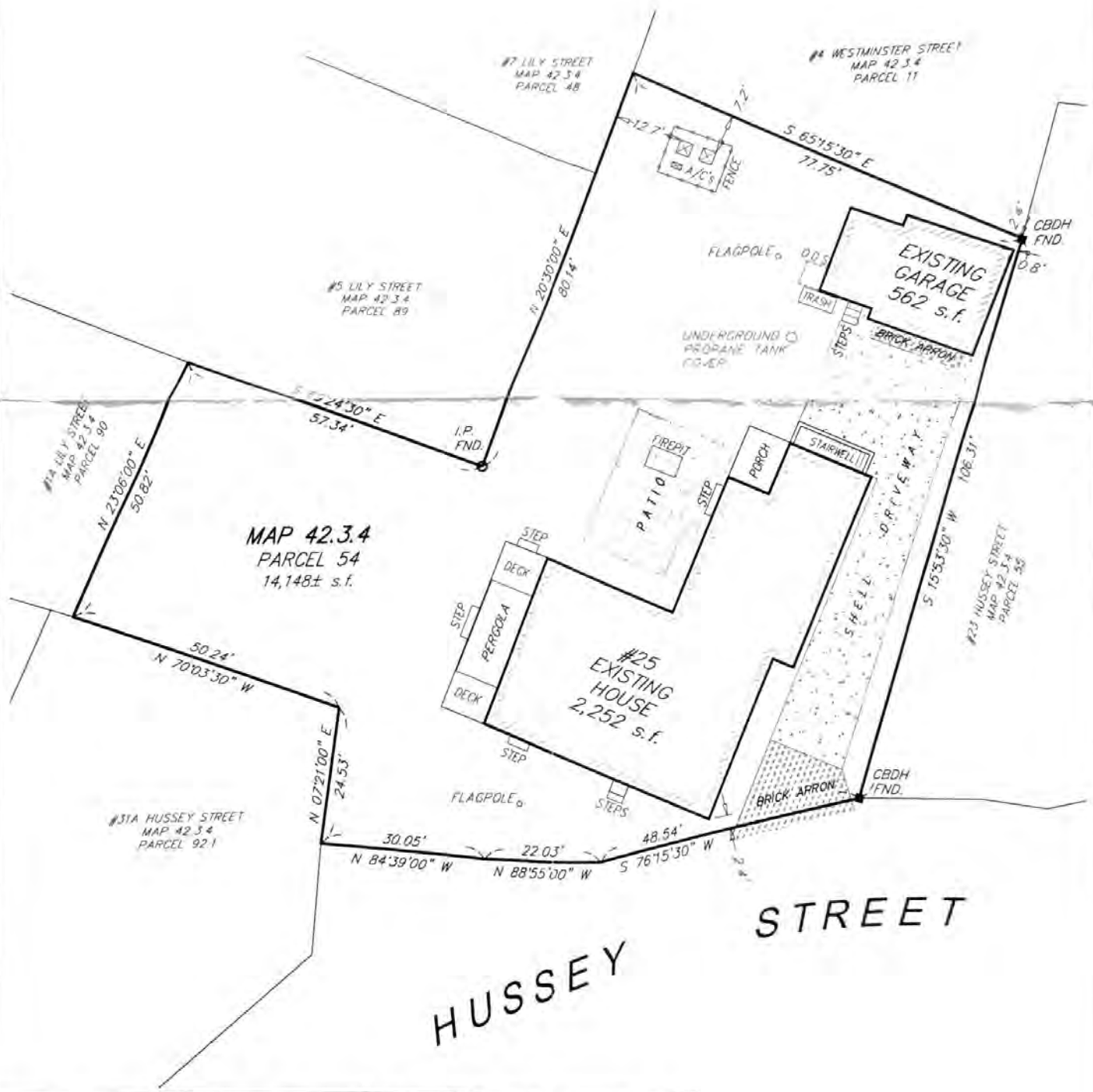
PROFESSIONAL LAND SURVEYOR

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	14,148± s.f.
FRONTAGE:	50'	100.62'
FRONT YARD:	0'	2.4'
SIDE YARD:	5'	0.8'
REAR YARD:	5'	2.4'
COVERAGE:	40% (MAX)	20%

NOTES:

1. OWNER: KEVIN Z. & SUSAN TAYLOR, TRUSTEES OF THE 25ACK101 TRUST
2. DEED REF: CERT #24227 (DOC #136834)
3. PLAN REF: LCC #17817-A
4. LOT SUBJECT TO PROTECTION UNDER ZONING BYLAW 139-33.



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

BUILDING LOCATION PLAN
IN NANTUCKET, MA

Prepared for
ROBERT L. ROY, TRUSTEE OF 19 UNION STREET NOMINEE TRUST
#25 HUSSEY STREET
MAP 42.3.4 PARCEL 54

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

Date	Drawn	Checked
SEPTEMBER 24, 2019	RMM/ERC/DLH	DFB/AMG

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: [illegible]
MAP/PARCEL#: 42?4 - 054

Recorded By: AEG Date: [illegible] Organization: [illegible]

IDENTIFICATION:

1. STREET NAME & NO.: [illegible] 2. BUILDING NAME: [illegible]

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Wareham Roberts + Louise Cochs

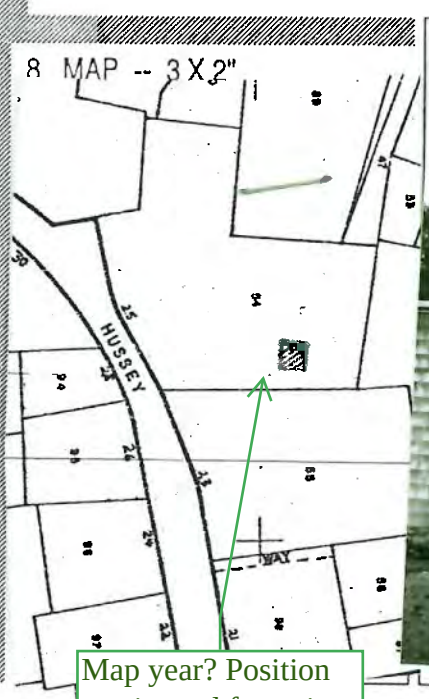
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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"





Map year? Position on site and footprint don't match.

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
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(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: 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
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: ~25' from house

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: house, patio

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

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: Demo of the existing garage. (Future Garage/ cottage to be submitted at a later date)

Anticipated HDC Submission Date: 1/27/2025

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.

7021 2720 0002 1838 3455

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
JAN 15 2025

Sent To: Academy Hill Association LP
Street and Apt. No., or PO Box No.: 1400 Providence HGWY, Ste 1000
City, State, ZIP+4®: Norwood, MA 02062

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1838 3424

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
JAN 15 2025

Sent To: 5 Lily St LLC
Street and Apt. No., or PO Box No.: 13160 Sabal Chase
City, State, ZIP+4®: Palm Beach Gardens, FL 33418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

7021 2720 0002 1838 3448

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
JAN 15 2025

Sent To: A & A Chadwick LLC
Street and Apt. No., or PO Box No.: 37 Center St
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1838 3417

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
JAN 15 2025

Sent To: Sara M Mendrickson
Street and Apt. No., or PO Box No.: 1248 Zimmer Drive NE
City, State, ZIP+4®: Atlanta, GA 30306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1838 3400

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
JAN 15 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

7021 2720 0002 1838 3431

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
JAN 15 2025

Sent To: Mary Fracis Liddell
Street and Apt. No., or PO Box No.: 243 Lowell St
City, State, ZIP+4®: Andover, MA 01810

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1838 3370

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

$

Total Postage and Fees

$

Postmark Here

JAN 15 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 3394

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

$

Total Postage and Fees

$

Postmark Here

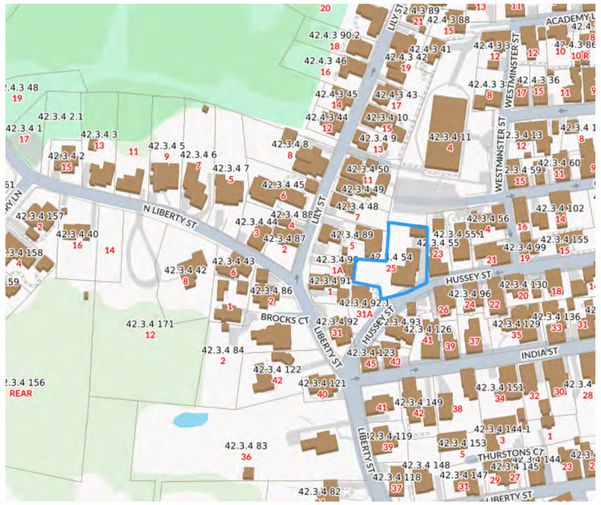
JAN 15 2025

Sent To: Dorothy B Baker

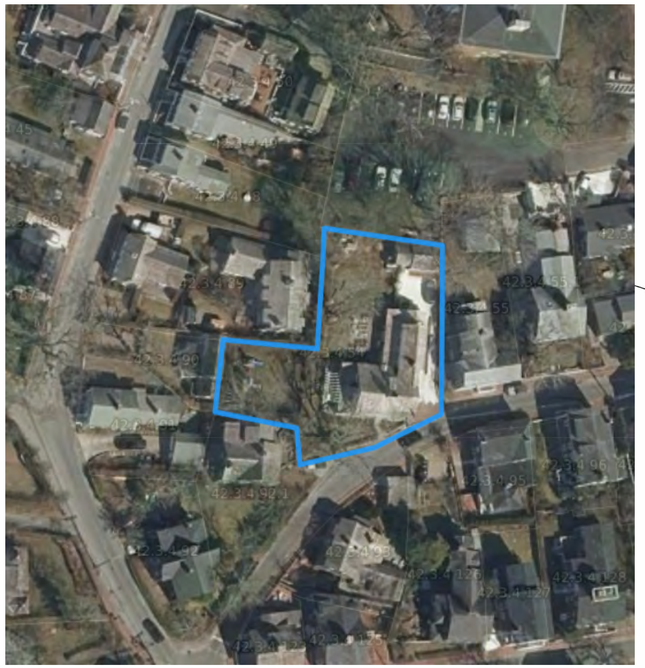
Street and Apt. No., or PO Box No.: 30 Mussey St

City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



LOCUS MAP



AERIAL VIEW



bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

COVER
SCALE:NTS

C1.0
2025.01.15

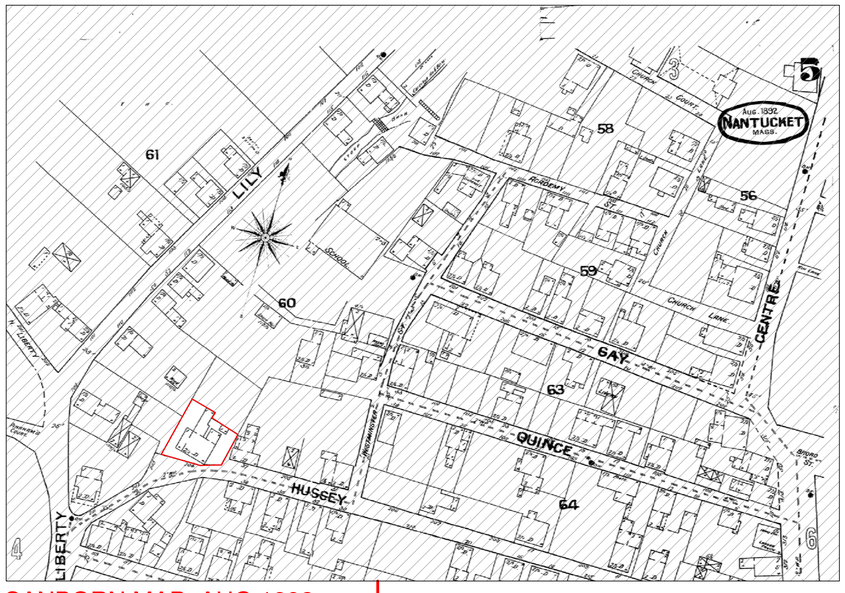
GARAGE TIMELINE



SANBORN MAP_OCT 1887



SANBORN MAP_JUL 1898



SANBORN MAP_AUG 1892

1880 — 1887 — 1890 — 1892 — 1898 — 1900s

bpc ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC
DEMO

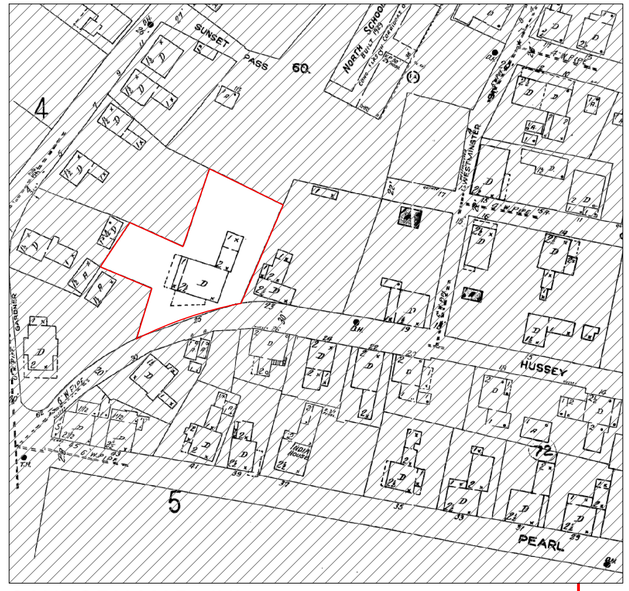
HISTORIC MAPS
SCALE:NTS

A0.0
2025.01.15

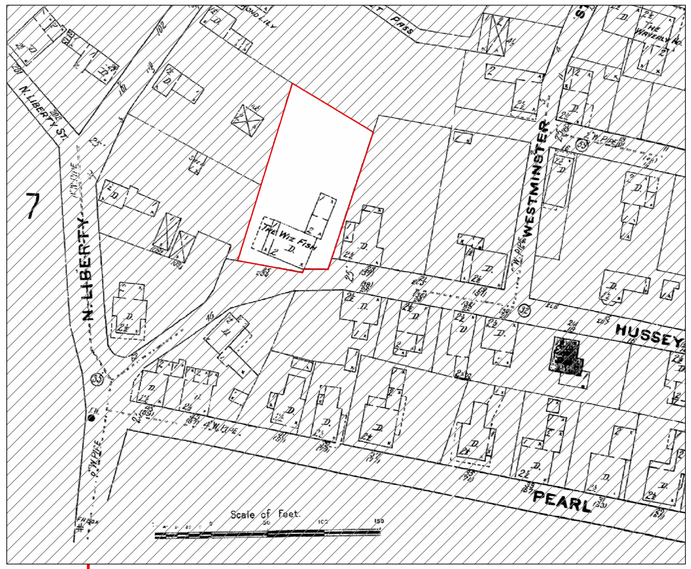
GARAGE TIMELINE



SANBORN MAP_OCT 1904



SANBORN MAP_JUL 1923



SANBORN MAP_AUG 1909

1900 | 1904 | 1909 | 1910 | 1920 | 1923

bpc ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

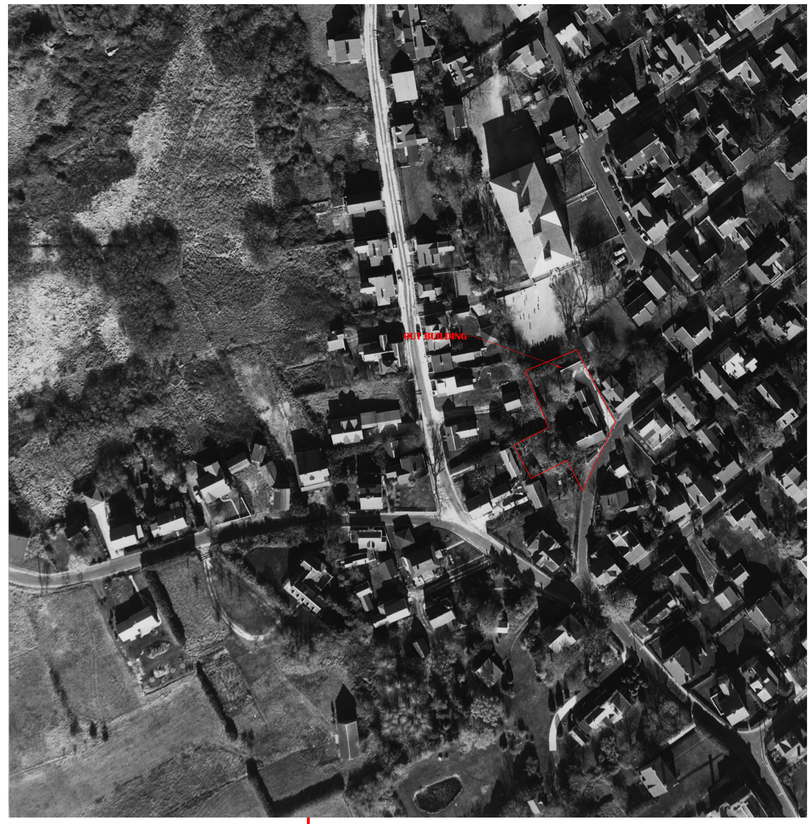
HISTORIC MAPS
SCALE:NTS

A0.1
2025.01.15

GARAGE TIMELINE



NHA_AERIAL _1940S



NHA_AERIAL _1957

1940

1950

1960

bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

AERIALS
SCALE:NTS

A0.2
2025.01.15

S



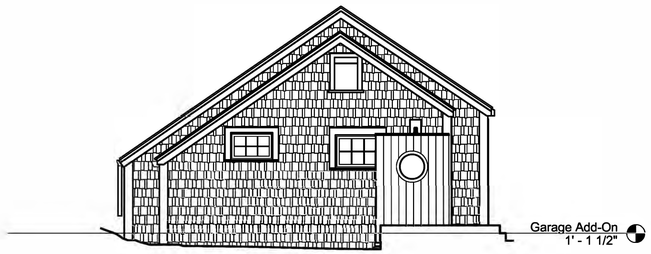


S EXISTING SOUTH ELEVATION
1/4"=1'-0"

W



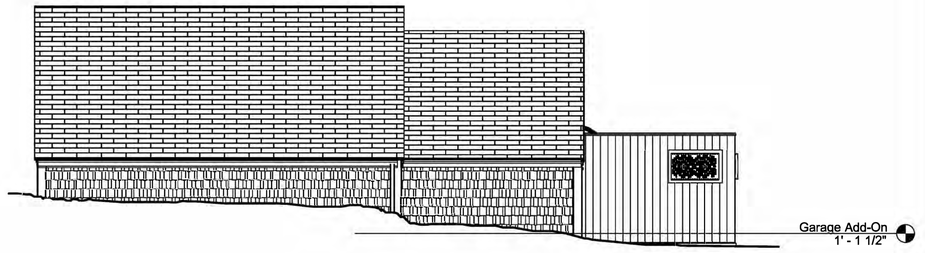




W EXISTING WEST ELEVATION
1/4"=1'-0"

N

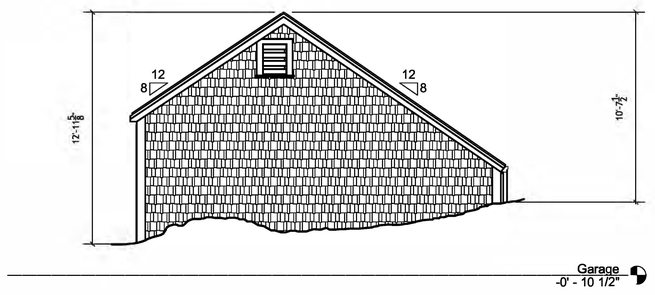




N EXISTING NORTH ELEVATION
1/4"=1'-0"

E





E EXISTING EAST ELEVATION
1/4"=1'-0"

bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

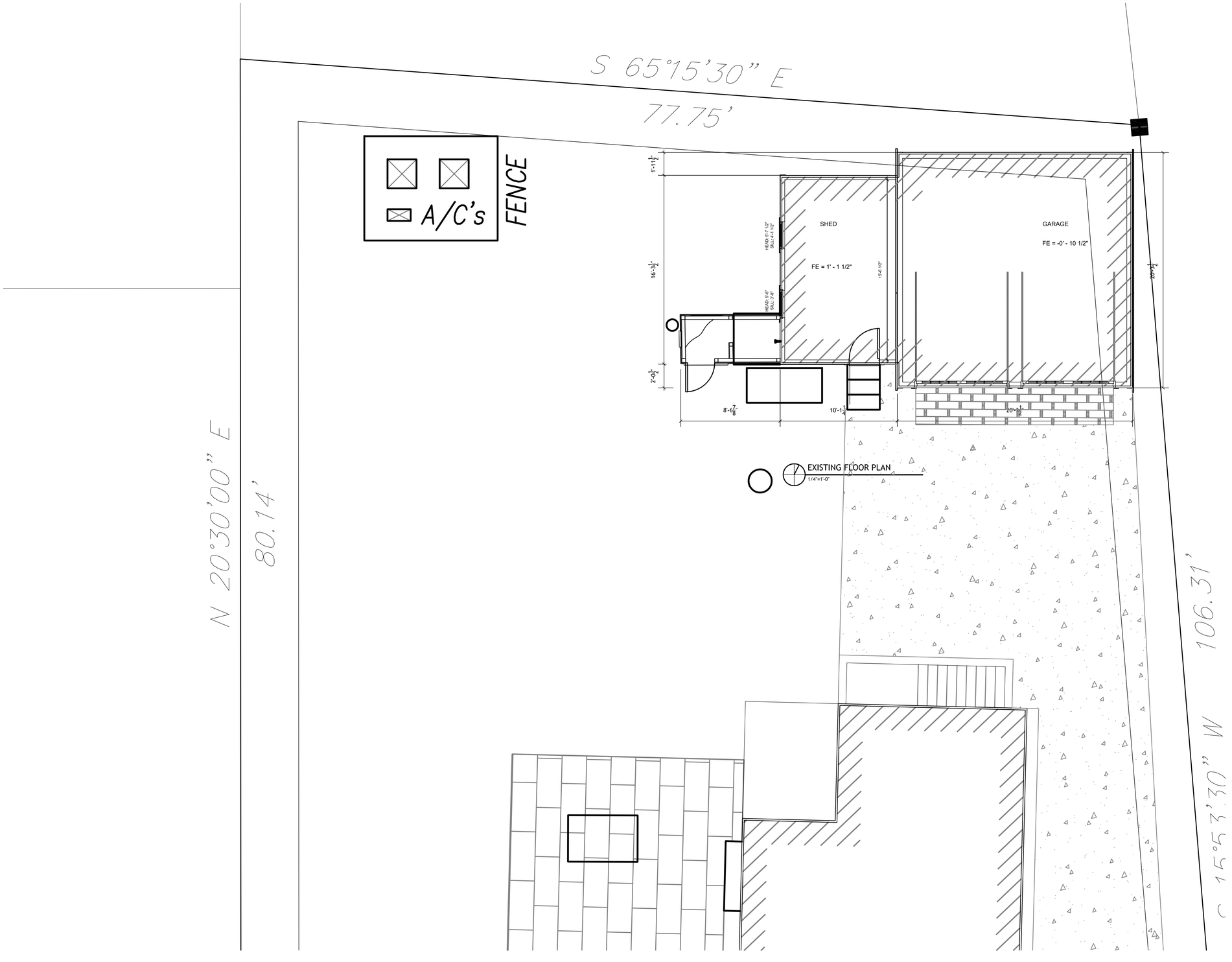
ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC DEMO

ELEVATIONS
SCALE:1/4" = 1'-0"

A1.1
2025.01.15



bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

25 HUSSEY ST,
Nantucket, MA 02554
MAP / PARCEL
42.3.4 / 54

Surveyor: Nantucket Surveyors LLC
Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

HDC
DEMO

FLOOR PLAN
SCALE:1/4" = 1'-0"

B1.1
2025.01.15

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to indicate read and understand)
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 N. Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-12-9580
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Relocated pergola, porch, & chimney from South to North & Revised footprint Location

Size of Structure or Addition: Length: 83'-5" Sq. Footage 1st floor: 2,506 SF
Width: 59'-9" Sq. footage 2nd floor: 1,737 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'-2" x 80'+/- ☑ 1st floor ☐ 2nd floor
Size: 10' x 15' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6"+/- South " East " West "

Height of ridge above final finish grade: North 28'-1" +/- South 28'-1" +/- East 18'-10" +/- West 28'-1" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation Relocated pergola, porch, & chimney from South to North
3. West Elevation
4. North Elevation Relocated pergola, porch, & chimney from South to North

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White & Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR 1 North Swift Rock Road Trust

STREET ADDRESS 1 N Swift Rock Road

MAP/PARCEL 40 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04.07.25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 04.02.25

Signature Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 1 N Swift Rock Rd, Nantucket Ma on the following statement:

I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

11/8/23

Property Owner Signature Date

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HPC 2023-12-9580

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane, Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: 12/4/23 Fee Paid: $ 888

Must be acted on by: 1/9/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

2ND FLOOR DECKS CUT BACK TO 10'-0"; WITHOUT PREJUDICE TO COME BACK DURING FUTURE FAL WITH FULL PLANNING VISIBILITY

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 82'-5" Sq. Footage 1st floor: ~~2,647~~ 2478 SF Decks/Patio: Size: 22' x 59' ☑ 1st floor ☐ 2nd floor

Width: 65'-11" Sq. footage 2nd floor: 1,785 SF Size: 9' x 15' ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North ~~28'-1"~~ 29'-1" +/- South ~~40'-2"~~ 34'-8" +/- East 19'-5" +/- West ~~28'-1"~~ 29'-1" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) common ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass 12/12 Dormer 6/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 12" Corner boards _____ Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White & Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters _____

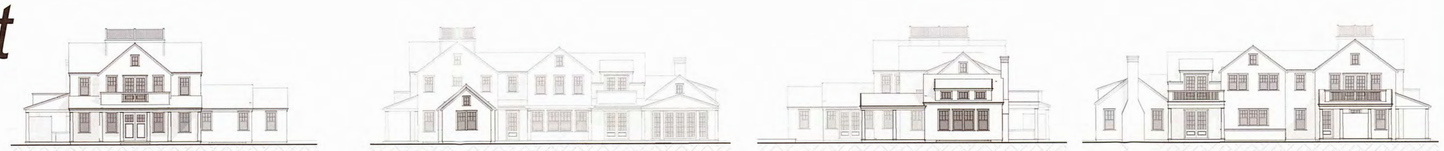
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applic tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissior any revisions to this application will initiate a new sixty-day review period.

Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury

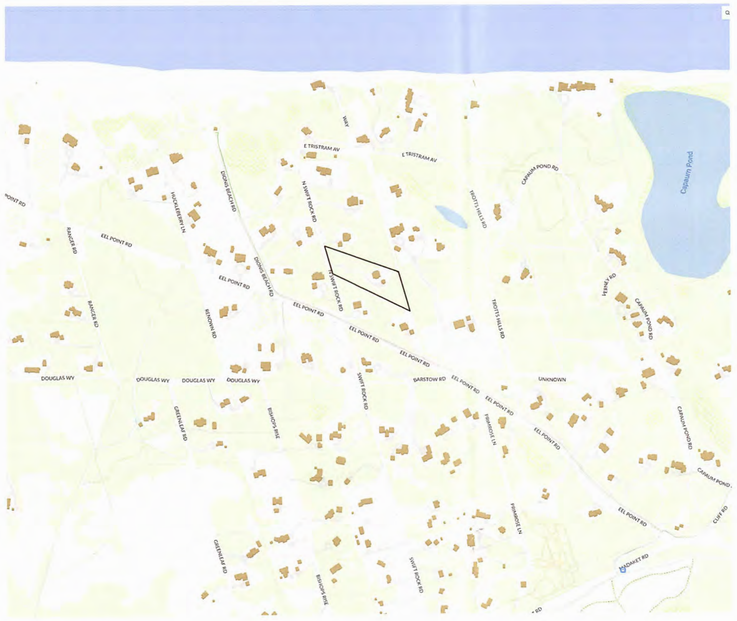
1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

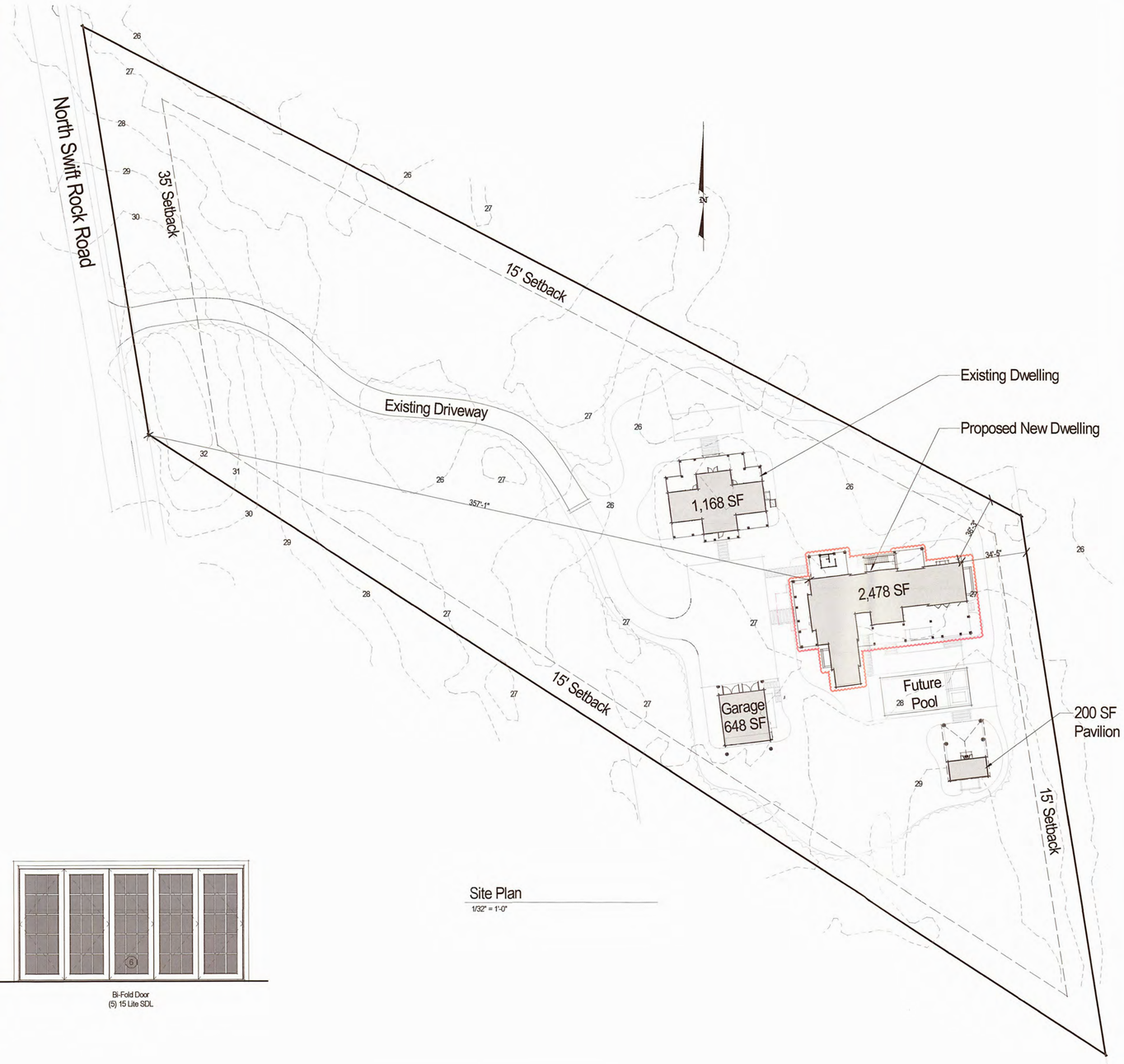


03.13.24

HDC ATS Submission

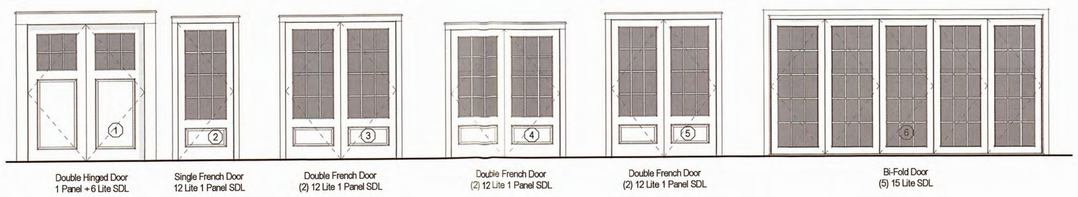


Locus Map
Not to Scale



Site Plan
1/32" = 1'-0"





Exterior Window & Door Legend
Not to Scale

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2330

03.13.24

HDC ATS Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Living Room
D.1.5 Interior Elevations - Dining
D.1.6 Interior Elevations - Foyer
D.1.7 Interior Elevations - Primary Bedroom 109
D.1.8 Interior Elevations - Primary Bath 110
D.1.9 Interior Elevations - Den/Office
D.1.10 Interior Elevation - Pantry 111
D.1.11 Interior Elevations - Mudroom 104
D.1.12 Interior Elevations - Laundry 107
D.2.3 Interior Elevations - Primary Bath 117
D.2.4 Interior Elevations - Sitting Area 102
D.2.5 Interior Elevations - Bedroom 103
D.2.6 Interior Elevations - Bedroom 101

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2330

03.13.24

HDC ATS Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Living Room
D.1.5 Interior Elevations - Dining
D.1.6 Interior Elevations - Foyer
D.1.7 Interior Elevations - Primary Bedroom 109
D.1.8 Interior Elevations - Primary Bath 110
D.1.9 Interior Elevations - Den/Office
D.1.10 Interior Elevation - Pantry 111
D.1.11 Interior Elevations - Mudroom 104
D.1.12 Interior Elevations - Laundry 107
D.2.3 Interior Elevations - Primary Bath 117
D.2.4 Interior Elevations - Sitting Area 102
D.2.5 Interior Elevations - Bedroom 103
D.2.6 Interior Elevations - Bedroom 101

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
MAR 14 2024
By

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2330

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 N Swift Rock Rd

Tax Map Number: 40 Parcel Number: 2

Owner of Record: 1 North Swift Rock Road Trust

Description of Proposal: Revision to HDC approved New Dwelling.

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
40	2	1	DANGEL BETSY L TR	C/O INVESTMENT PROPT LTD	825 BEACON ST	NEWTON	MA	02459	3 N SWIFT ROCK RD
40	3		27 EEL POINT ROAD LLC		13 MONITOR HILL RD	NEWTOWN	CT	06470	27 EEL POINT RD
40	3	1	KEENE SONYA E TRUSTEE	C/O JOHN MOY	760 WINDLASS WY	SANIBEL	FL	33957	25 EEL POINT RD
40	4		THRESHER HUMMOCK LLC		2340 COLLINS AVE 5TH FL	MIAMI BEACH	FL	33139	21 EEL POINT RD
40	81		RUSSO PAUL M & ALLISON G		12 ST LUKES PLACE	NEW YORK	NY	10014	29 EEL POINT RD
Count:	**5**								

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 1 North Swift Rock Road Trust

MAILING ADDRESS..... PO Box 786, Nantucket MA 02554

PROPERTY LOCATION..... 1 N Swift Rock Road

ASSESSORS MAP/PARCEL..... 40 / 2

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 2, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.02 14:55:11 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 0324 7577 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

27 EEL POINT ROAD LLC
13 MONITOR HILL RD
NEWTOWN, CT 06470

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

DANGEL BETSY L TR
C/O INVESTMENT PROPT LTD
825 BEACON ST
NEWTON, MA 02459

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

THRESHER HUMMOCK LLC
2340 COLLINS AVE 5TH FL
MIAMI BEACH, FL 33139

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 18

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

KEENE SONYA E TRUSTEE
C/O JOHN MOY
760 WINDLASS WY
SANIBEL, FL 33957

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

RUSSO PAUL M & ALLISON G
12 ST LUKES PLACE
NEW YORK, NY 10014

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

(1) Existing Dwelling: 1,168 SF (HDC Approved)

(2) Garage: 484 SF (HDC Approved)

(3) New Dwelling: 2,506 SF (Previously HDC Approved)

Total SF: 4,158 SF

Allowable GC: 4,567 SF

26'-9"



Existing Dwelling Perspective

24'-2"



Garage Perspective

28'-1"

New Dwelling Perspective

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

1 N Swift Rock Rd Trust

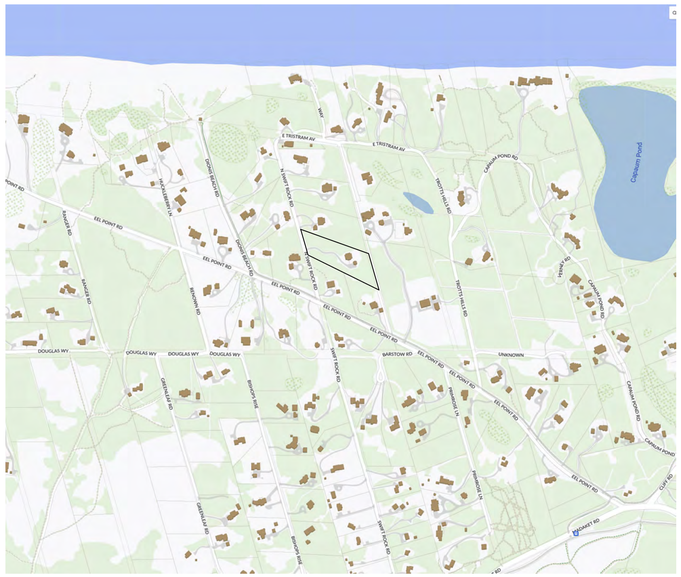
1 N Swift Rock Road
Nantucket, MA 02554

04.07.25

HDC Submission



West | South | East | North

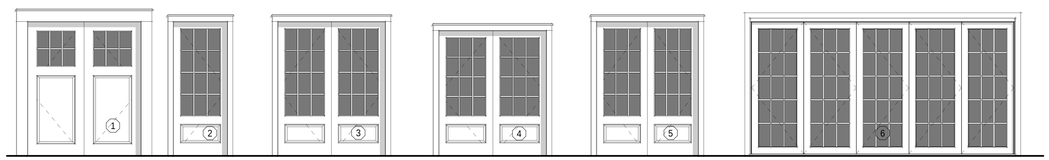


Locus Map

Not to Scale



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 6 Lite SDL | Fixed 3 Lite SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL | Double Hung 6/1 SDL



Double Hinged Door 1 Panel + 6 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Bi-Fold Door (5) 15 Lite SDL

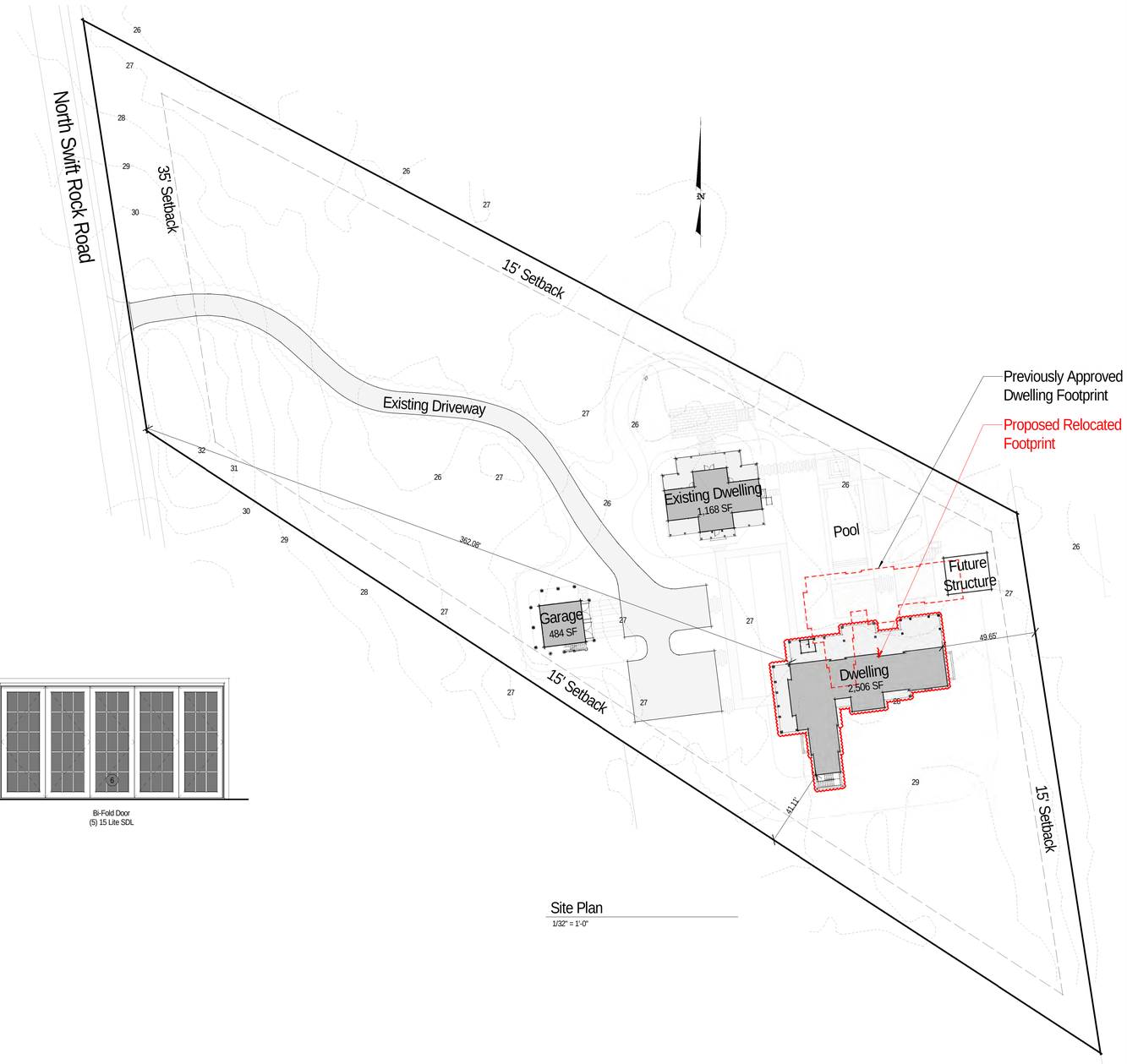
WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	18	2'-10"	5'-6"	<varies>			≥ 30
B	17	2'-8"	5'-0"	" "			≥ 30
C	12	2'-6"	4'-4"	<varies>			≥ 30
D	8	3'-2"	5'-6"	<varies>			≥ 30
E	3	2'-8"	2'-7"	" "			≥ 30
F	3	2'-8"	2'-0"	" "			≥ 30
G	6	2'-0"	2'-8"	" "			≥ 30
H	2	1'-10"	2'-4"	" "			≥ 30
I	2	2'-6"	4'-0"	" "			≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	6'-4"	7'-6"	Andersen			≥ 30
2	4	3'-0"	7'-6"	<varies>			≥ 30
4	4	6'-0"	7'-0"	" "			≥ 30
5	1	5'-8"	7'-6"	" "			≥ 30
6	1	15'-0"	7'-9 9/32"				≥ 30
7	2	9'-0"	7'-6"	" "			≥ 30

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.



Site Plan

1/32" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2330

04.02.25

For Review Only



1 Basement Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Basement Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

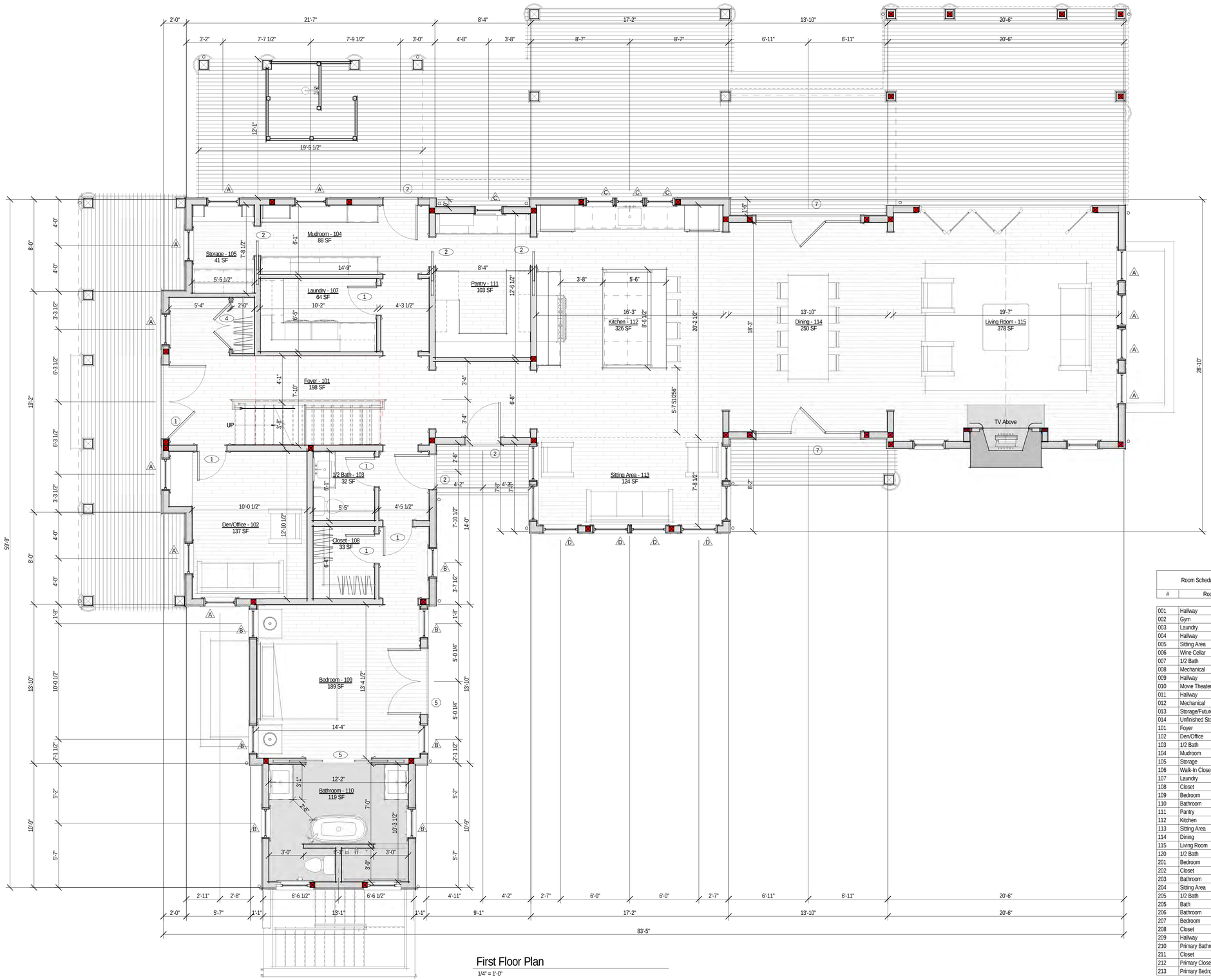
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

2330

04.02.25

For Review Only



First Floor Plan

1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2	
Current Zoning:	LUG 2	
Minimum Frontage:	150'	
Front Setback:	35'	
Side/Rear Setback:	15'	
Lot Size:	114,177 SF	
Min. Lot Size:	80,000 SF	
Allowable G.C.:	4% or 4,567 SF	
Existing G.C.:	------	MH: 2,766 SF
Proposed G.C.:	2,506 SF	Garage: 624 SF
Total Proposed G.C.:	4,158 SF	Existing: 1,168 SF
		Shed: 200 SF
		Total: 4,558 SF

Sheet Index - Architectural & Structural

SHEET INDEX	
G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

First Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

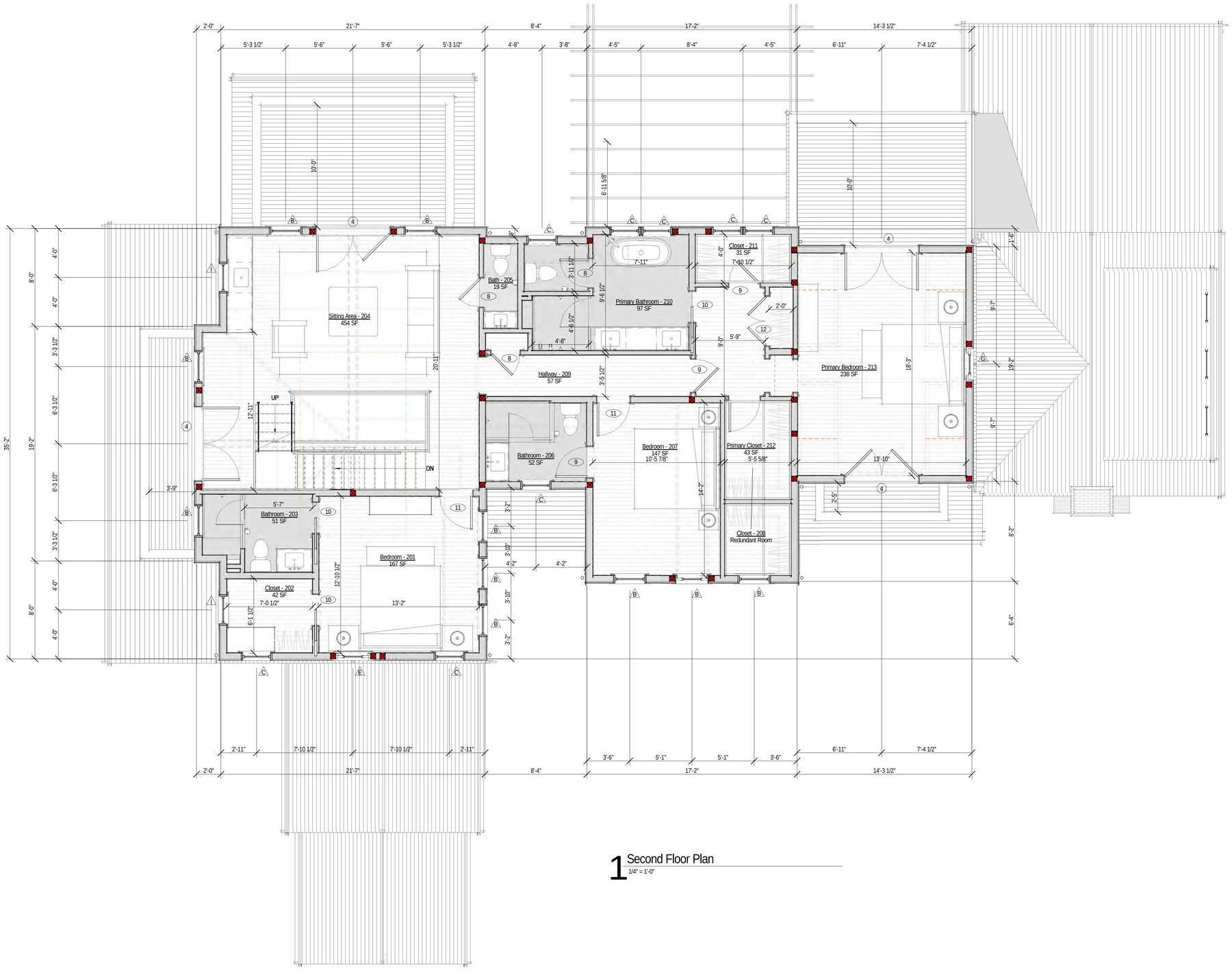
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2330

04.02.25

For Review Only



1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Second Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2330

04.02.25

For Review Only



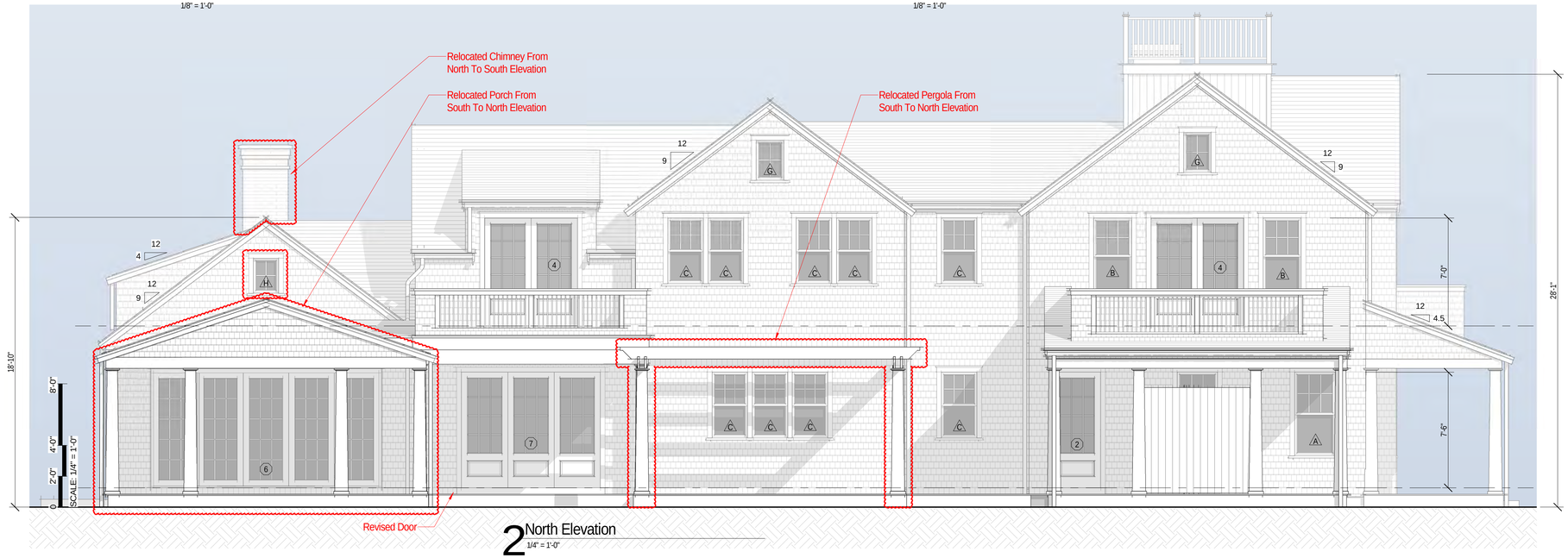
1 West Elevation
1/4" = 1'-0"



Previously Approved West Elevation
1/8" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



2 North Elevation
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT, LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

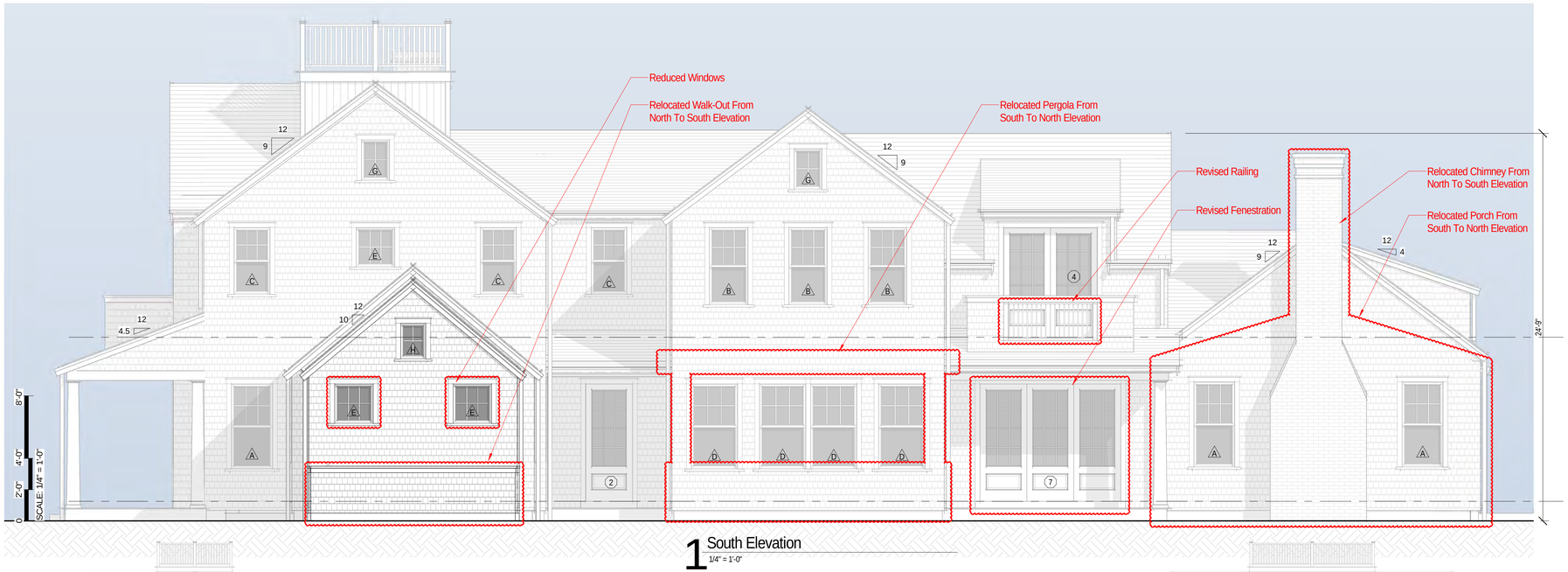
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2330

04.02.25

For Review Only



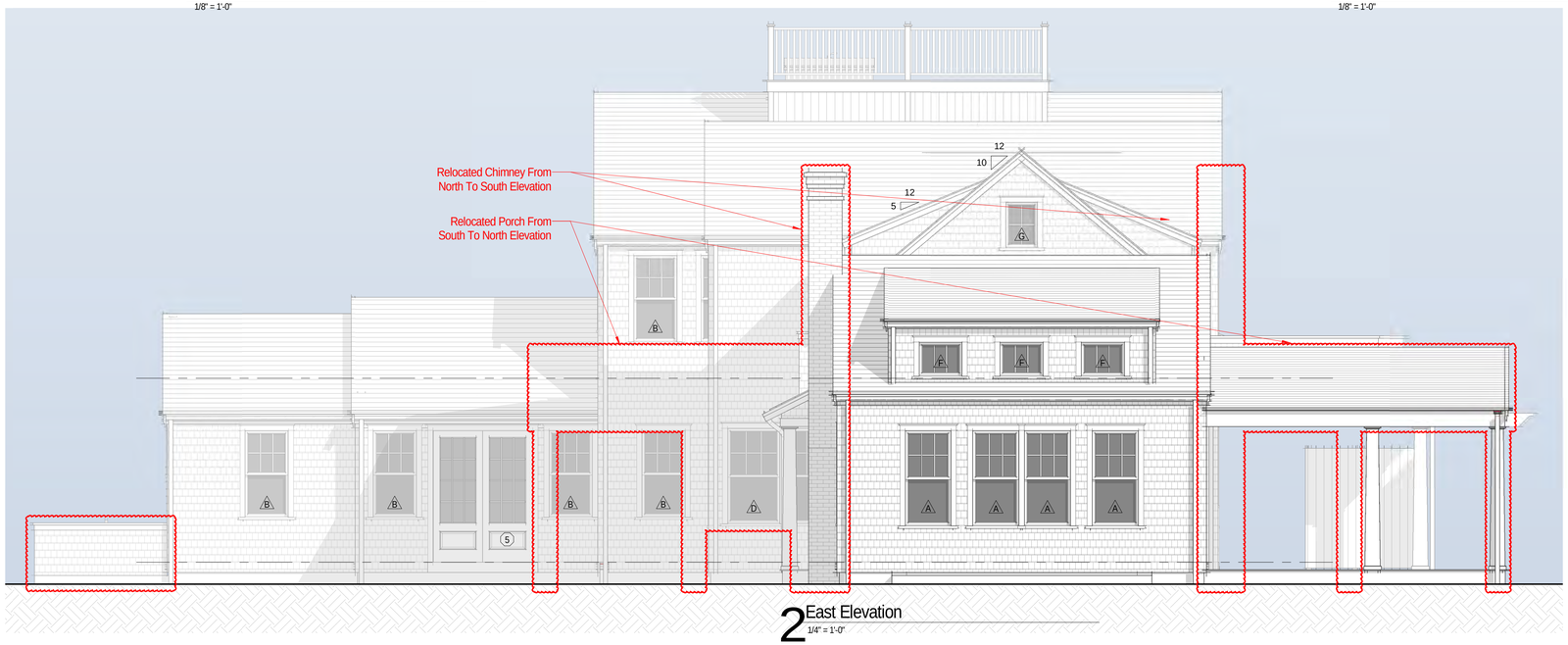
1 South Elevation
1/4" = 1'-0"



Previously Approved South Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



2 East Elevation
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2330

04.02.25

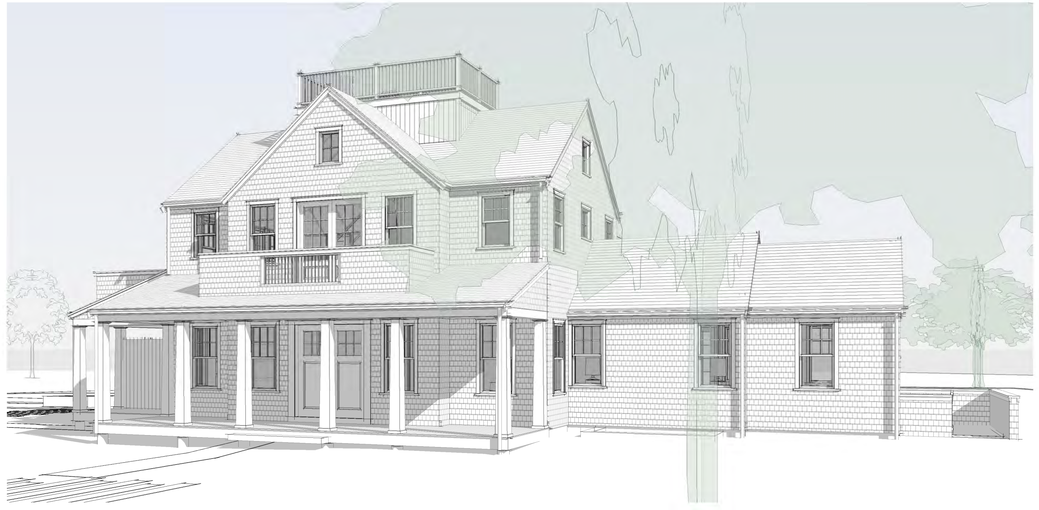
For Review Only



Facade Perspective (A)



Facade Perspective (B)



Facade Perspective (C)

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Exterior Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.3

2330

04.02.25

HDC Submission



Eel Point Road Towards N Swift Rock



N Swift Rock @ Driveway Entrance



N Swift Rock Towards Existing Dwelling



N Swift Rock Towards Existing Dwelling

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,506 SF
Total Proposed G.C.:	4,158 SF

Sheet Index - Architectural & Structural

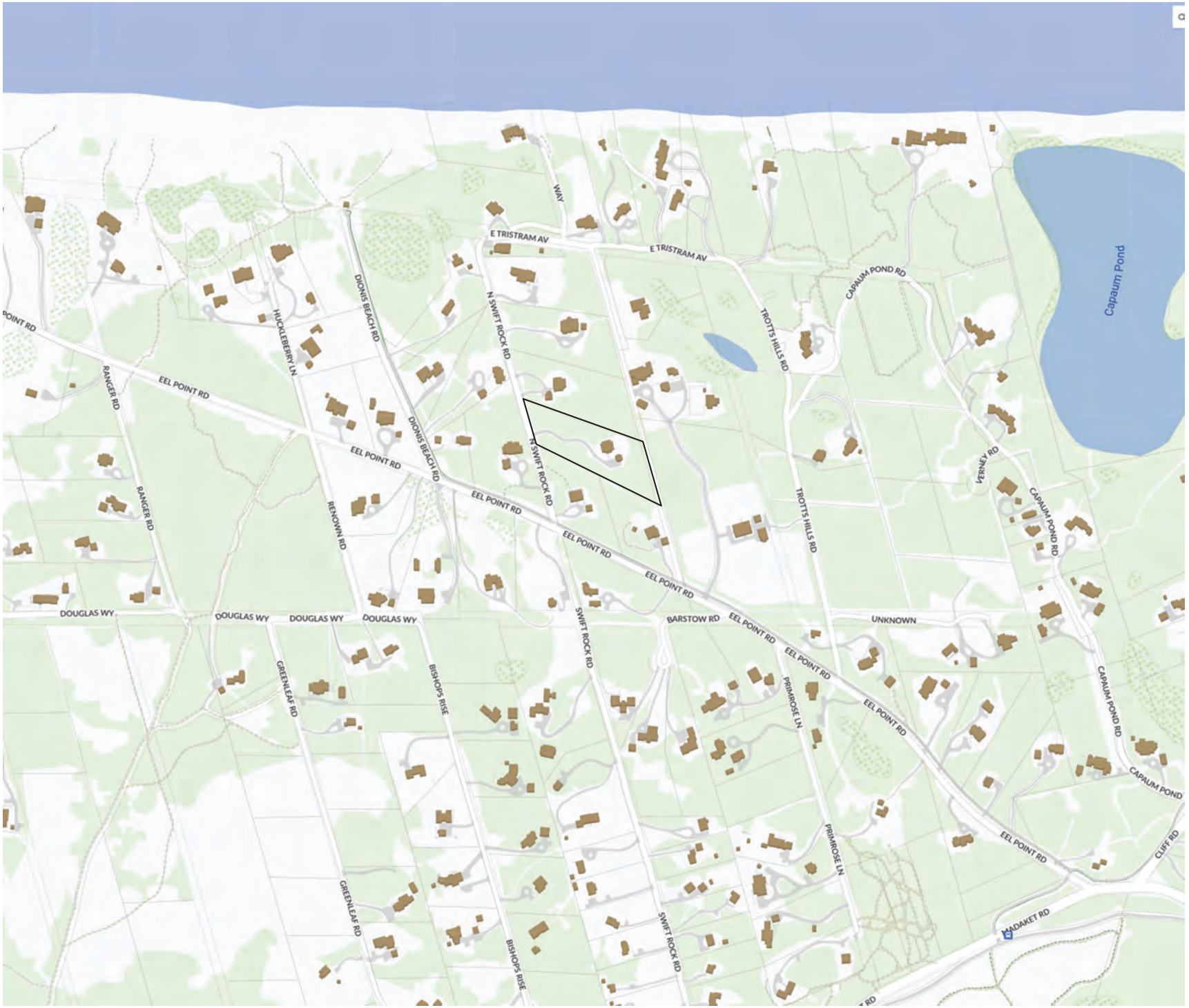
SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
D.1.5	Interior Elevations - Storage 105
D.1.6	Interior Elevations - Laundry 107
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevation - Pantry 111
D.1.10	Interior Elevations - Kitchen 112
D.1.11	Interior Elevations - Dining 114
D.1.12	Interior Elevations - Living Room 115
D.2.1	Interior Elevations - Bedroom 201
D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
D.2.4	Interior Elevations - Bath 205
D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
D.2.7	Interior Elevations - Primary Bath 210
D.2.8	Interior Elevations - Primary Bedroom 213
D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Site Photos

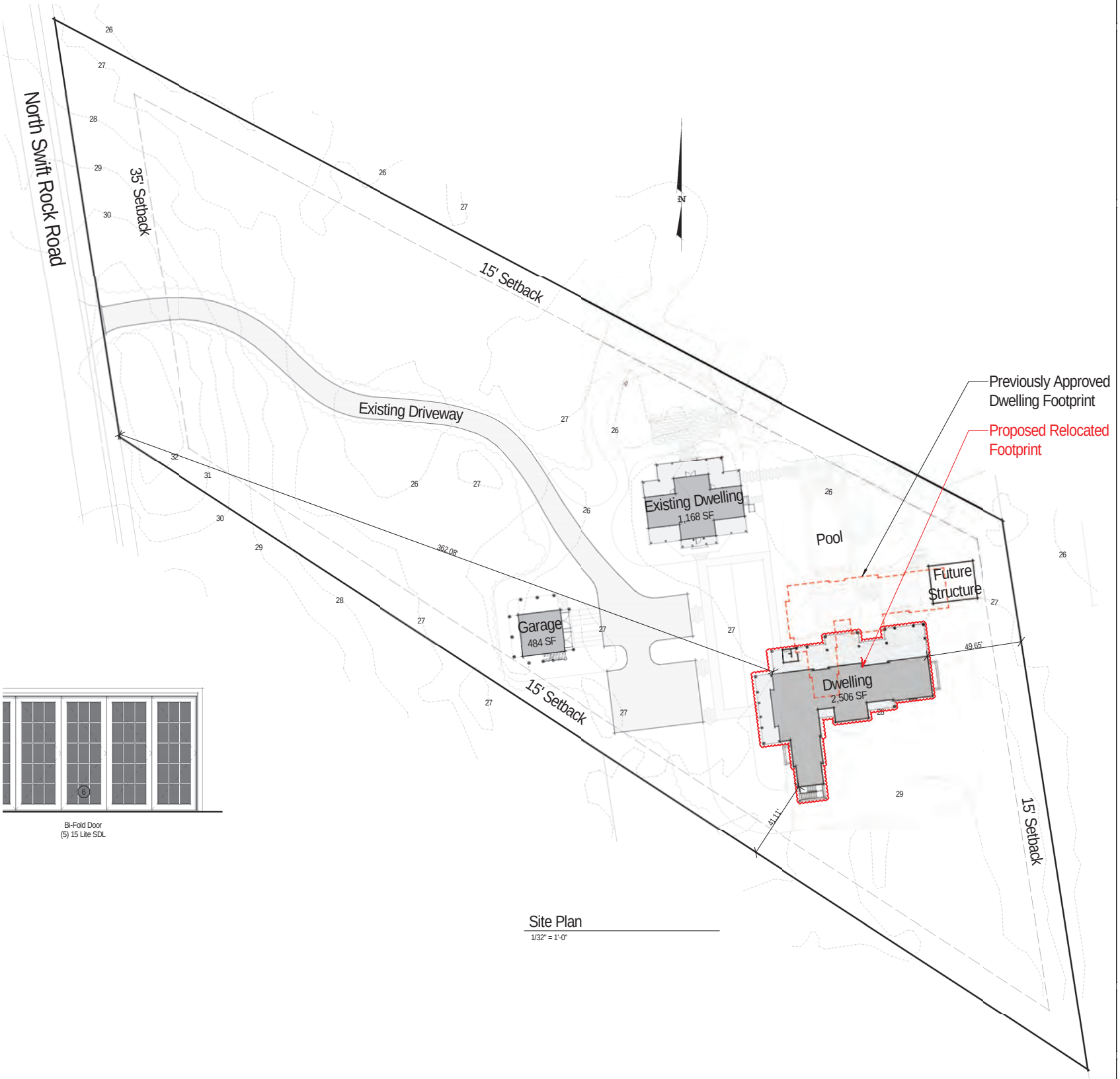
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.



Locus Map

Not to Scale



Bi-Fold Door
(5) 15 Lite SDL

Site Plan
1/32" = 1'-0"



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

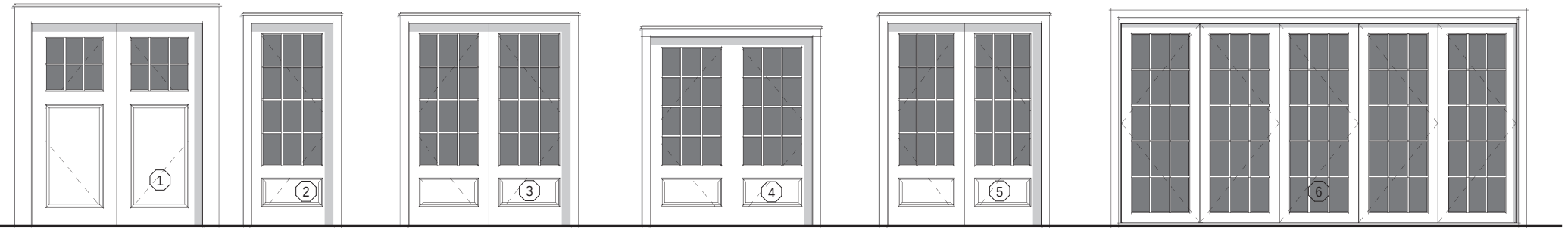
Fixed
6 Lite SDL

Fixed
3 Lite SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/1 SDL



Double Hinged Door
1 Panel + 6 Lite SDL

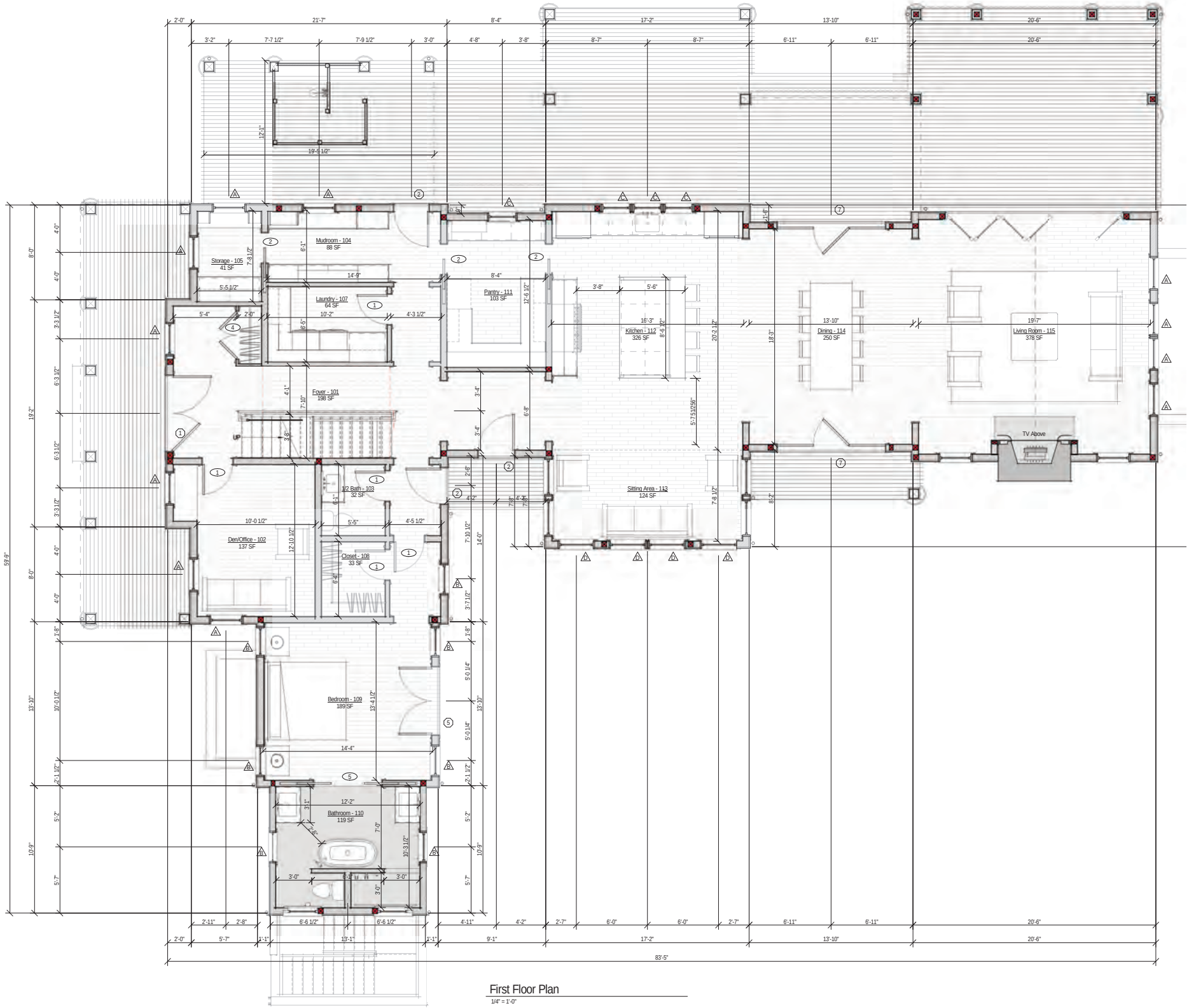
Single French Door
12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

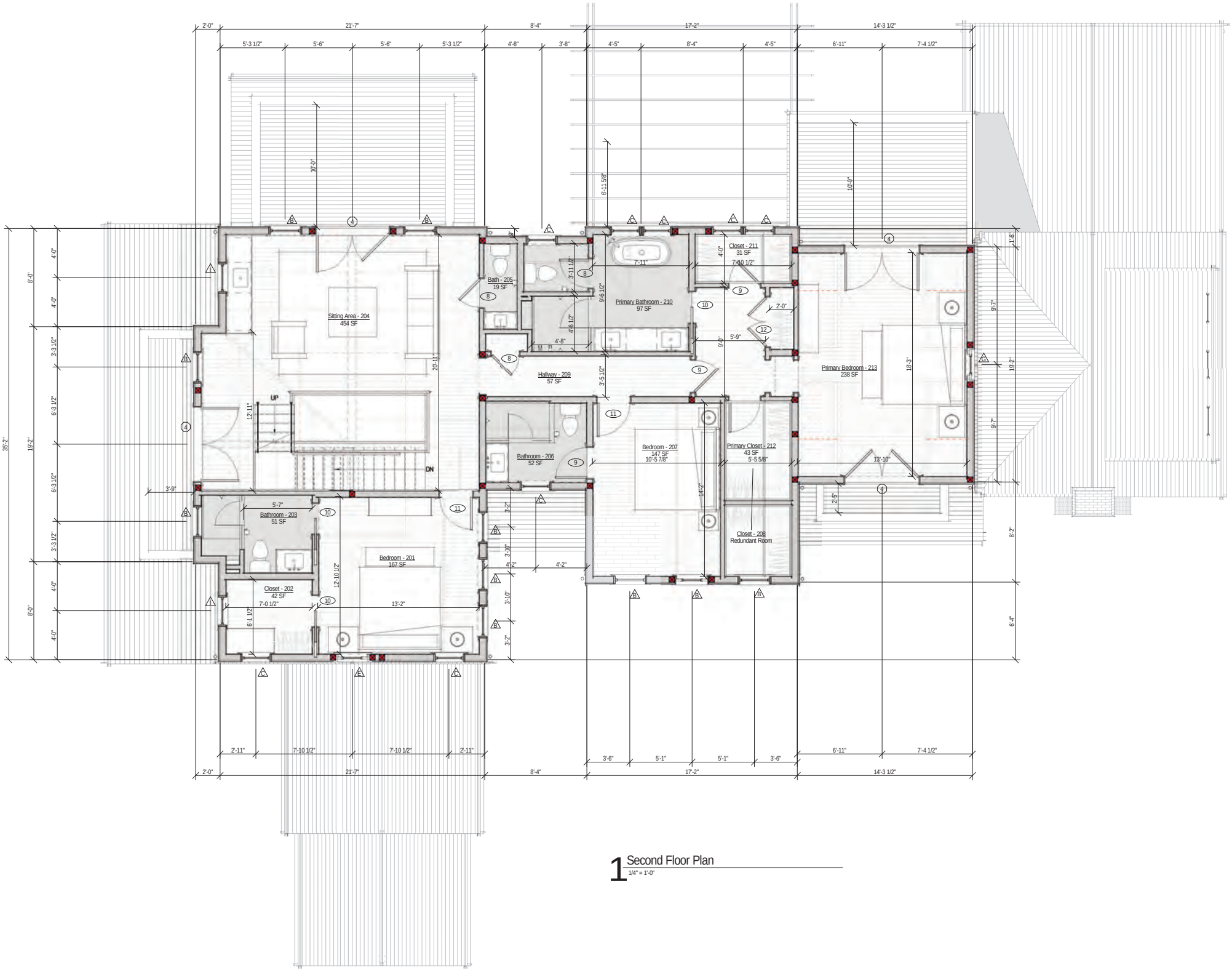
Double French Door
(2) 12 Lite 1 Panel SDL

Bi-Fold Door
(5) 15 Lite SDL



First Floor Plan

1/4" = 1'-0"



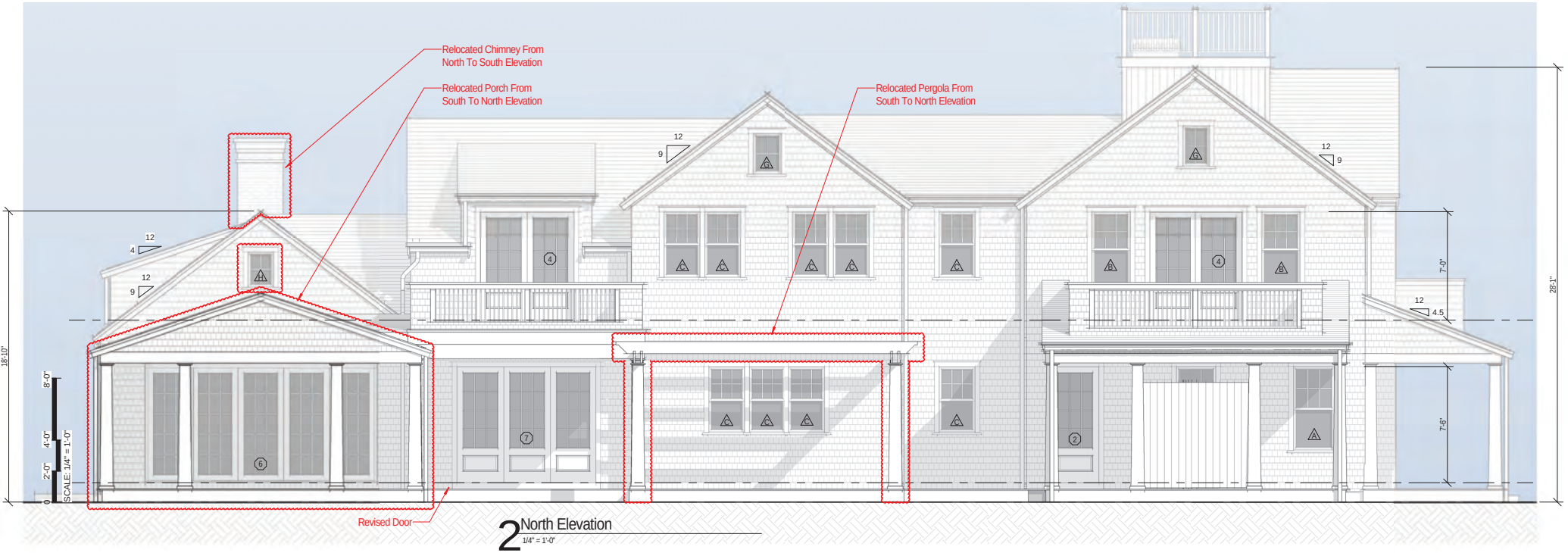
1 Second Floor Plan

1/4" = 1'-0"



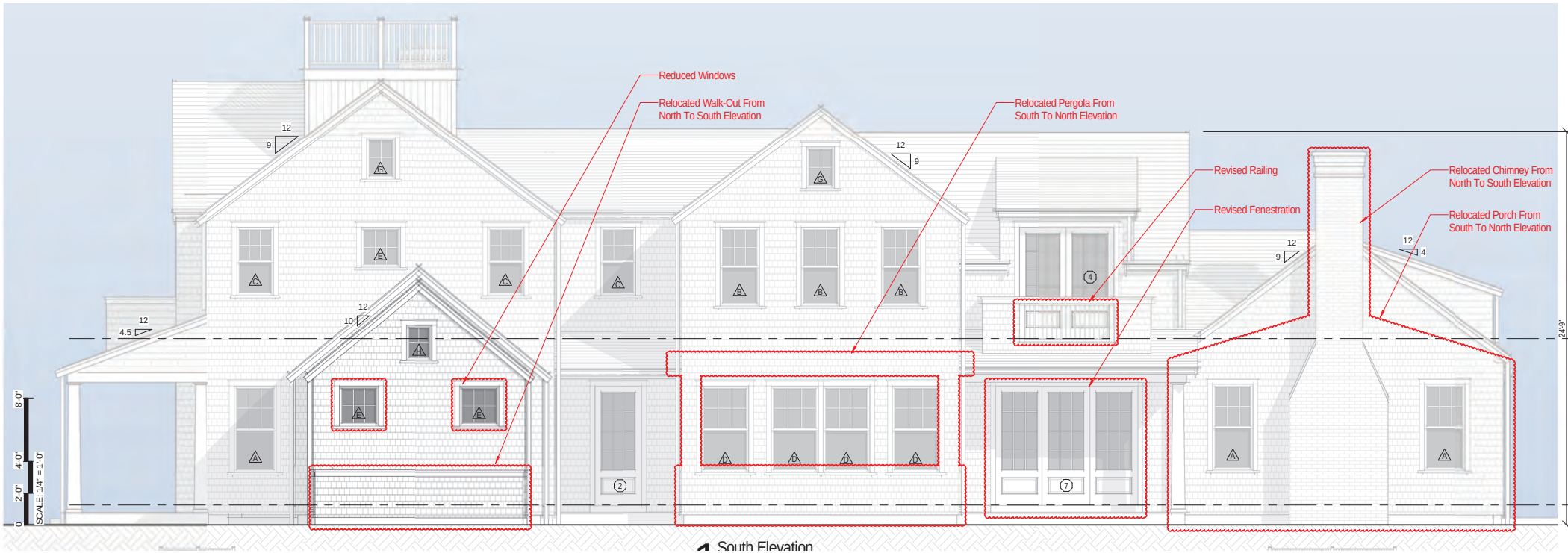
1 West Elevation

1/4" = 1'-0"

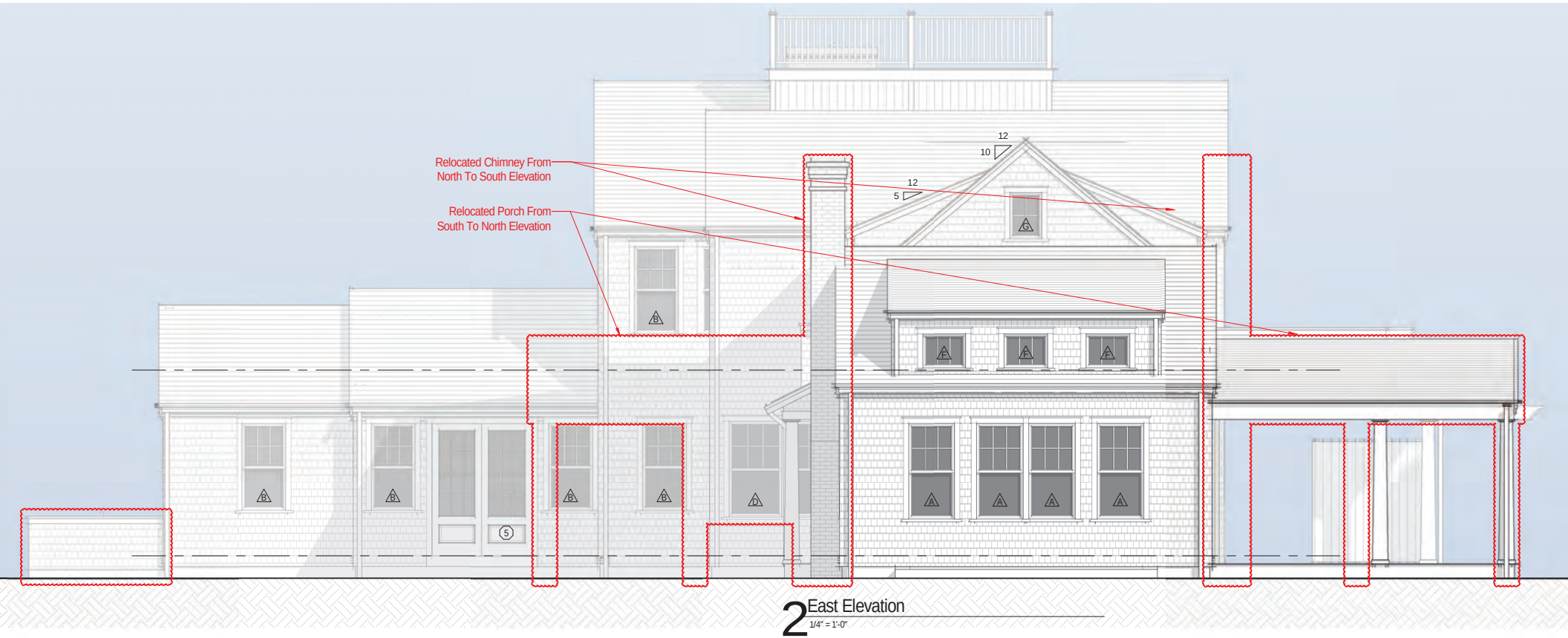


2 North Elevation

1/4" = 1'-0"



1 South Elevation



2 East Elevation
1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

37 Cliff Road • M: 42.4.4 P: 42 • Submitted on April 7, 2025

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DJK 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 42

Street & Number of Proposed Work: 37 Cliff Rd.

Owner of record: 37 Cliff Road Nominee Trust

Mailing Address: 9 W Walton St tpt 2002
Chicago, IL 60610

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Demolition of existing garage w/ associated alterations to main

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Garage 1990 / Dwelling c. 1911

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation demo garage / add pent roof + pergola
2. South Elevation " "
3. West Elevation add pent roof + entry door
4. North Elevation demo garage / add pent roofs + pergola

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other pent roofs as noted on elevations

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 1 panel 9 lite Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS *ALL TO MATCH EXISTING*

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - grey
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



April 7, 2025

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 37 Cliff Road Nominee Trust

STREET ADDRESS 37 Cliff Road

MAP/PARCEL 42.4.4 / 42

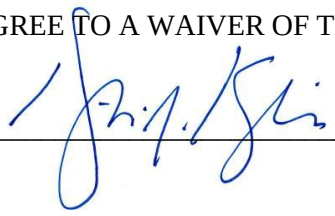
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

April 7, 2025
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 37 Cliff Rd

Tax Map Number: 42.4.4 Parcel Number: 42

Owner of Record: 37 Cliff Road Nominee Trust

Description of Proposal: Demo of Existing Garage and Breezeway Connector

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 37 CLIFF ROAD NOMINEE TRUST

MAILING ADDRESS..... 9 W Walton Street apt 2002 Chicago IL 60610

PROPERTY LOCATION..... 37 CLIFF RD

ASSESSORS MAP/PARCEL..... 42.4.4 / 42

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 4, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.04 13:20:38 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	3		CHEESE AND CRACKERS LLC	C/O JOEL TREISMAN	4 EAST MEADOW RD	WESTPORT	CT	06880	39 CLIFF RD
Count:	**4**								

9589 0710 5270 0681 6434 70

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

CHEESE AND CRACKERS LLC
C/O JOEL TREISMAN
4 EAST MEADOW RD
WESTPORT, CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 87

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC4-35
MAP/PARCEL#: 4244-042

Recorded by: ANR Date: 06/08/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 37 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

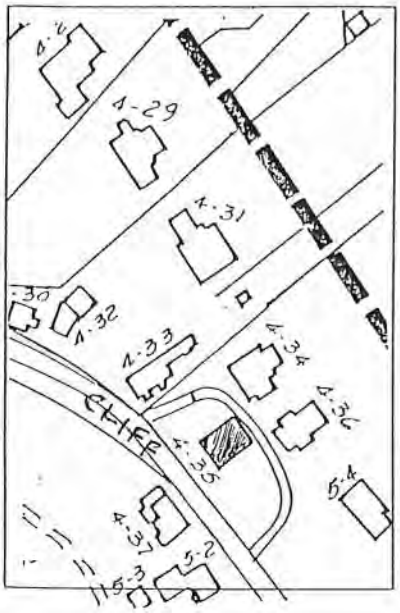
4. Present Owner: BROADUS, THOMAS HARRIS, JR

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 80
12. Setback from Street (ft.):15 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 4
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 12/12

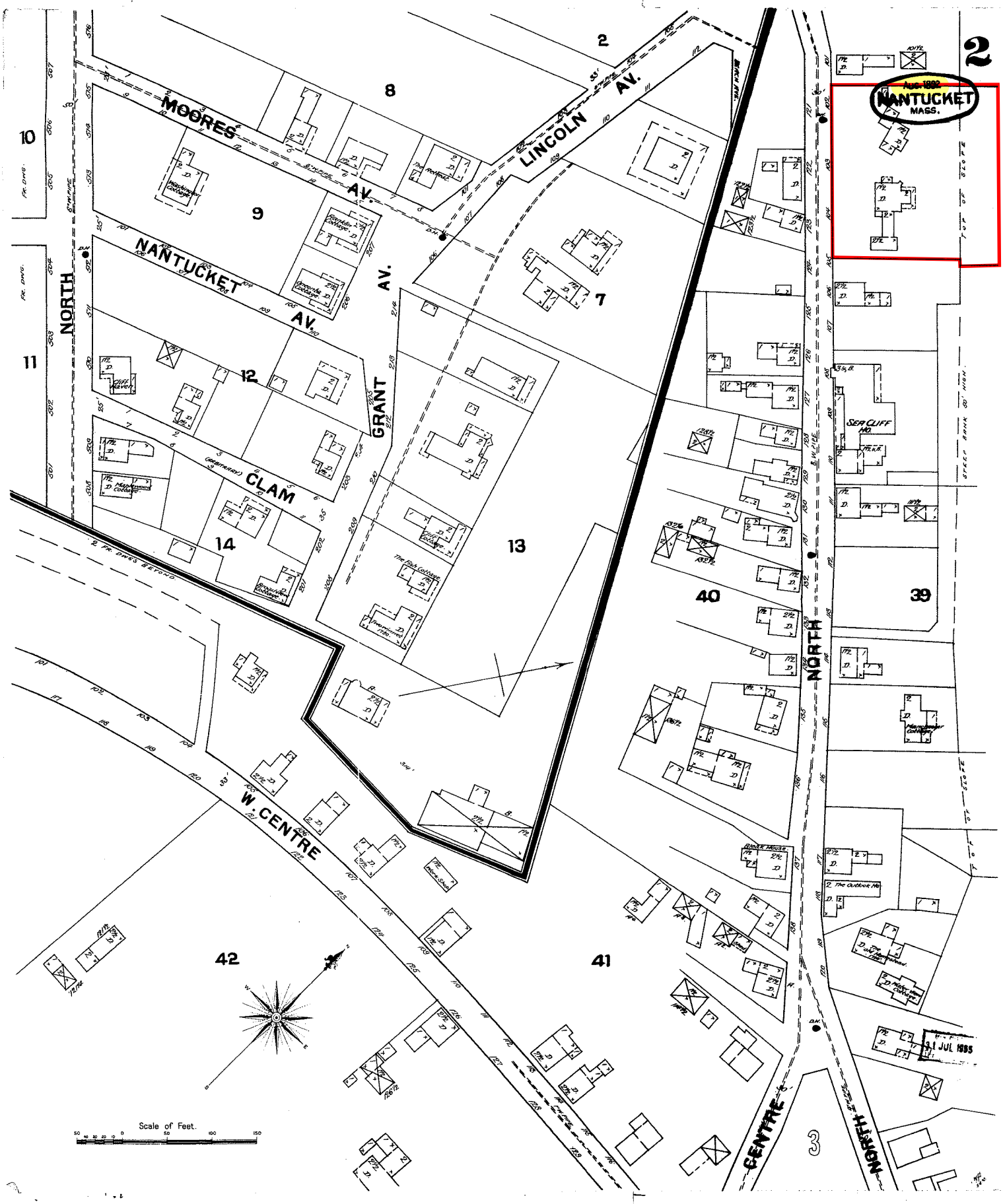
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

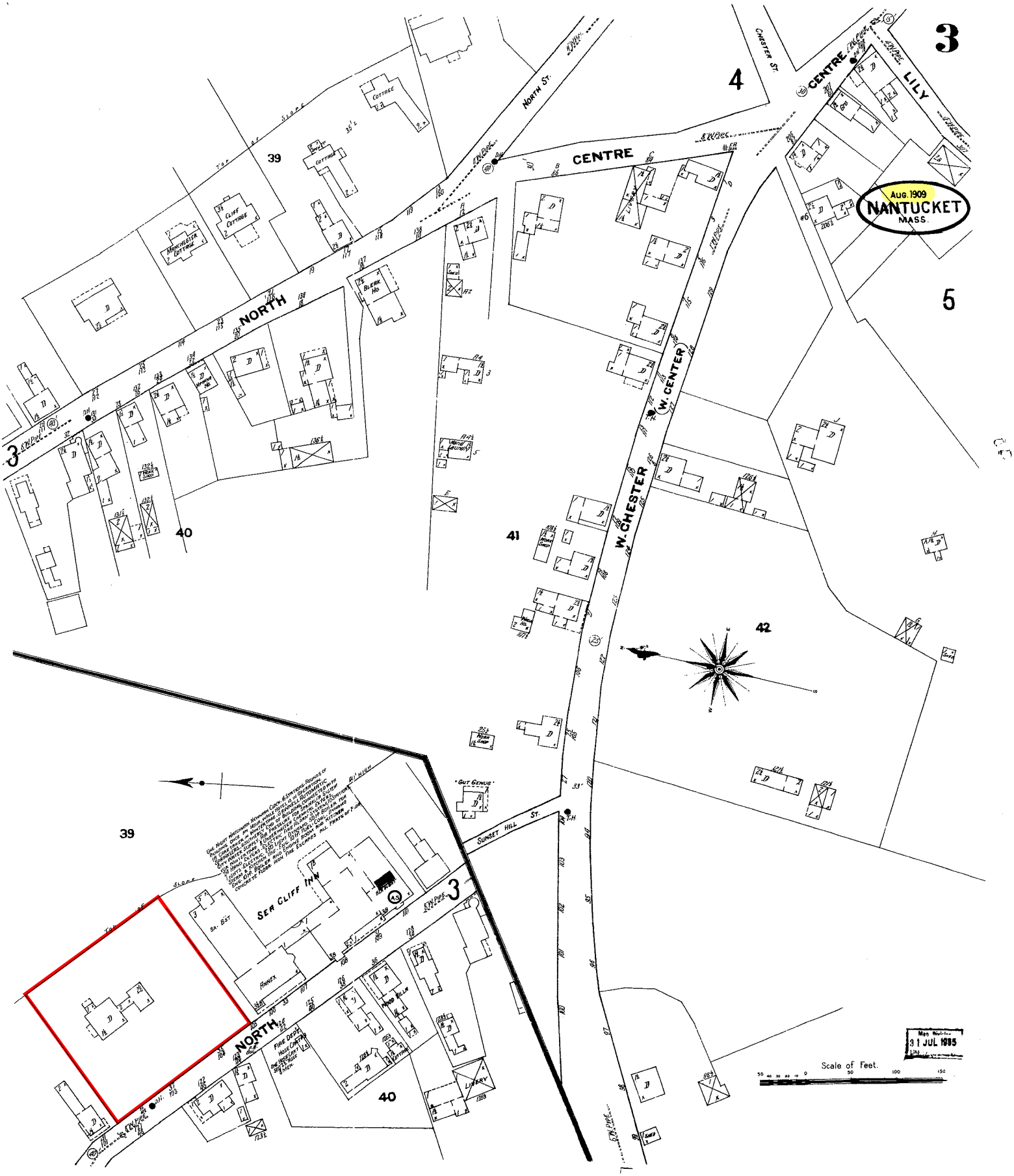
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1911
Source: Wannacomet Water Company,Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company

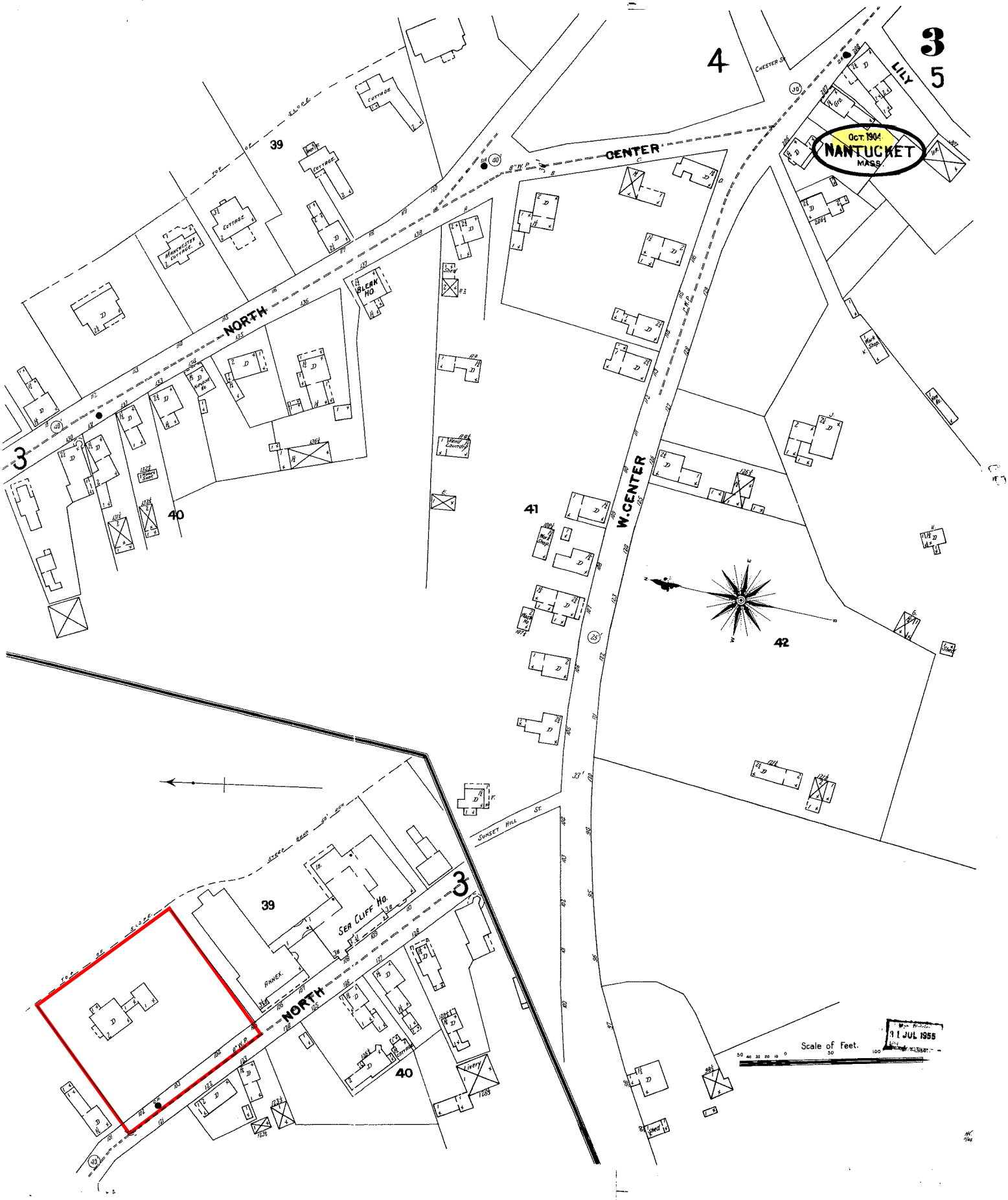
37 Cliff Road



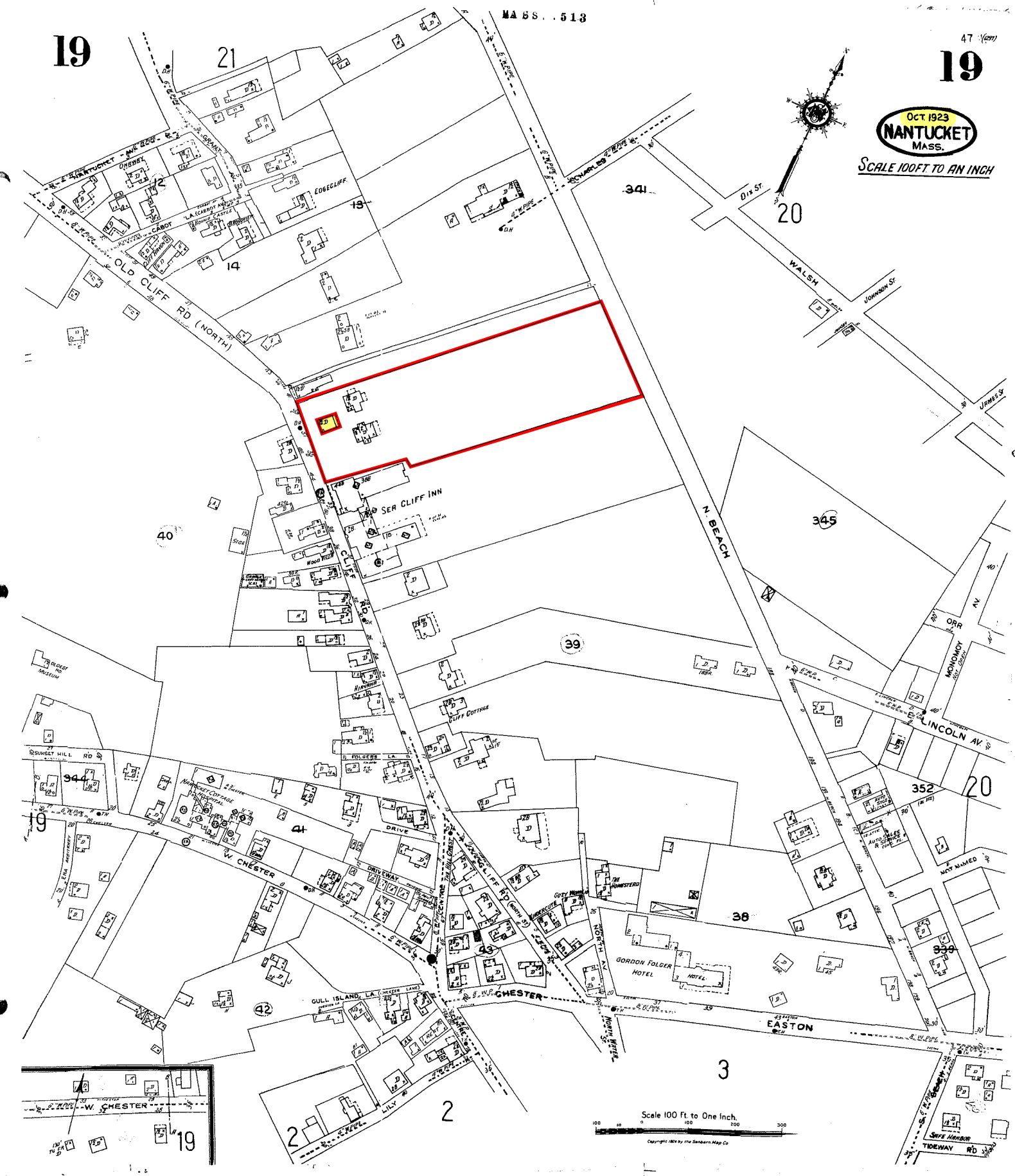
37 Cliff Road



37 Cliff Road



37 Cliff Road





37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



37 Cliff Road Alterations

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission

Existing Conditions

Date: 04.07.25

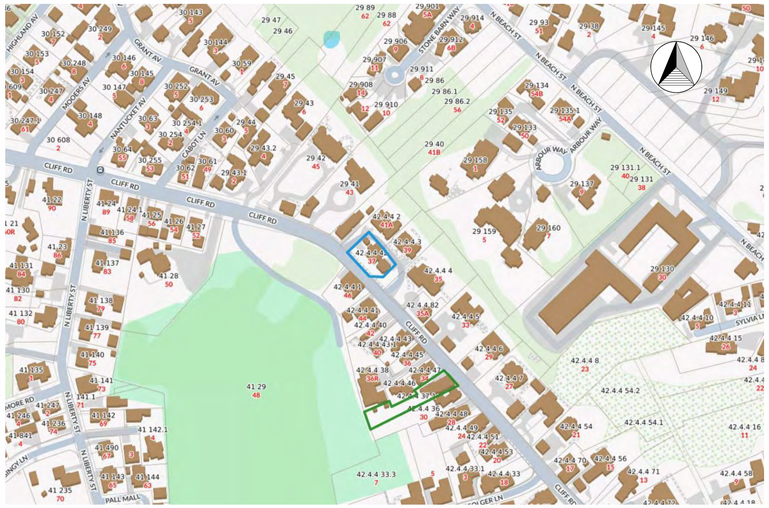
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

37 Cliff Road Alterations

Nantucket, MA 02554

HDC Submission 04.07.25



Locus Map

Single Two Panel Door
9 Lite SDL

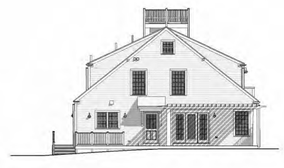
Exterior Door Legend
1/4" = 1'-0"



West Elevation



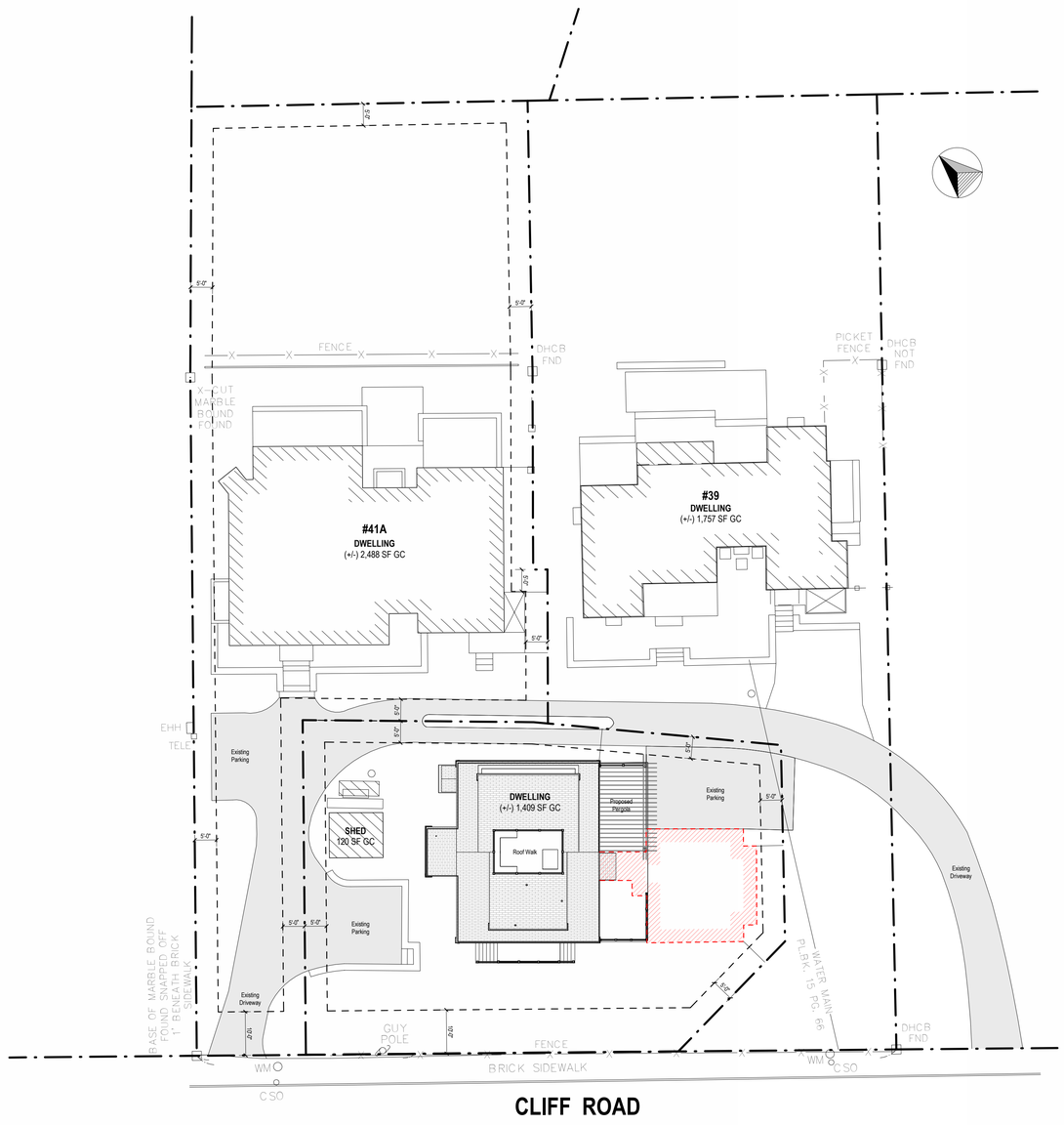
North Elevation



East Elevation



South Elevation



Site Plan
1/16" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Cover Sheet

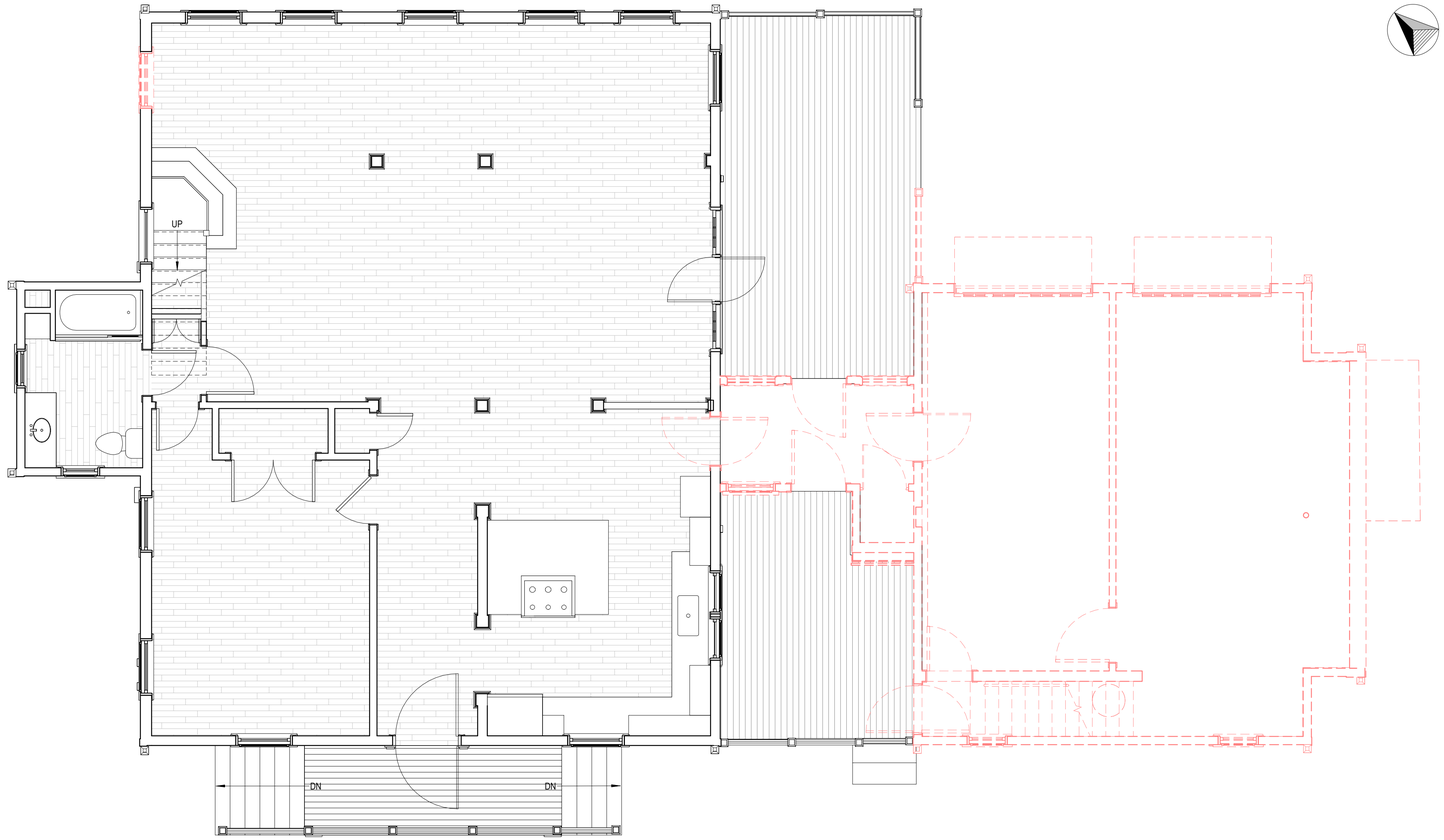
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2511

HDC Submission 04.07.25



First Floor Plan - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Demolition Plan

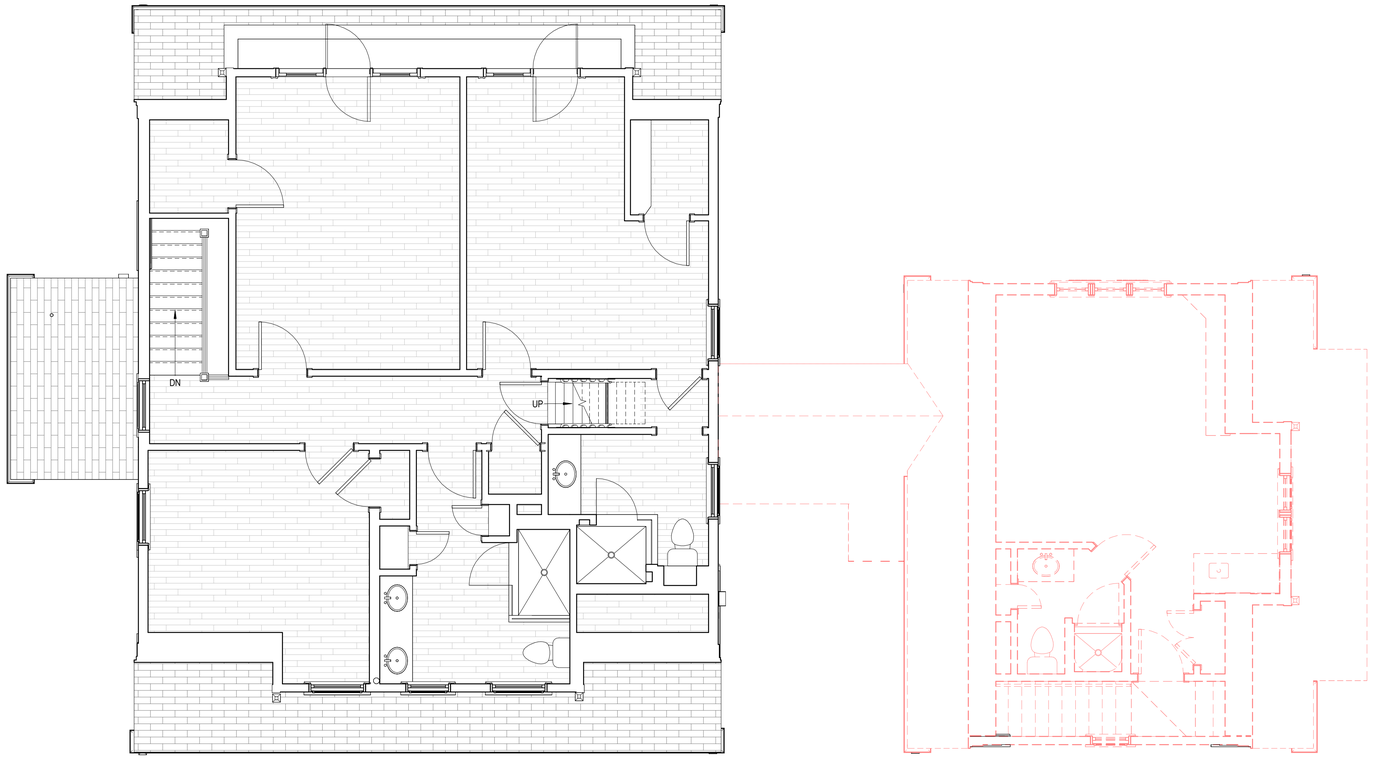
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

D.1.1

2511

HDC Submission 04.07.25



Second Floor Plan - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX
A.0.1 Cover Sheet
D.1.1 Demolition Plan
D.1.2 Demolition Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Perspective View
A.3.2 Perspective View
HP1 Existing Conditions
HP2 Historic Photographs

Revisions

Demolition Plan

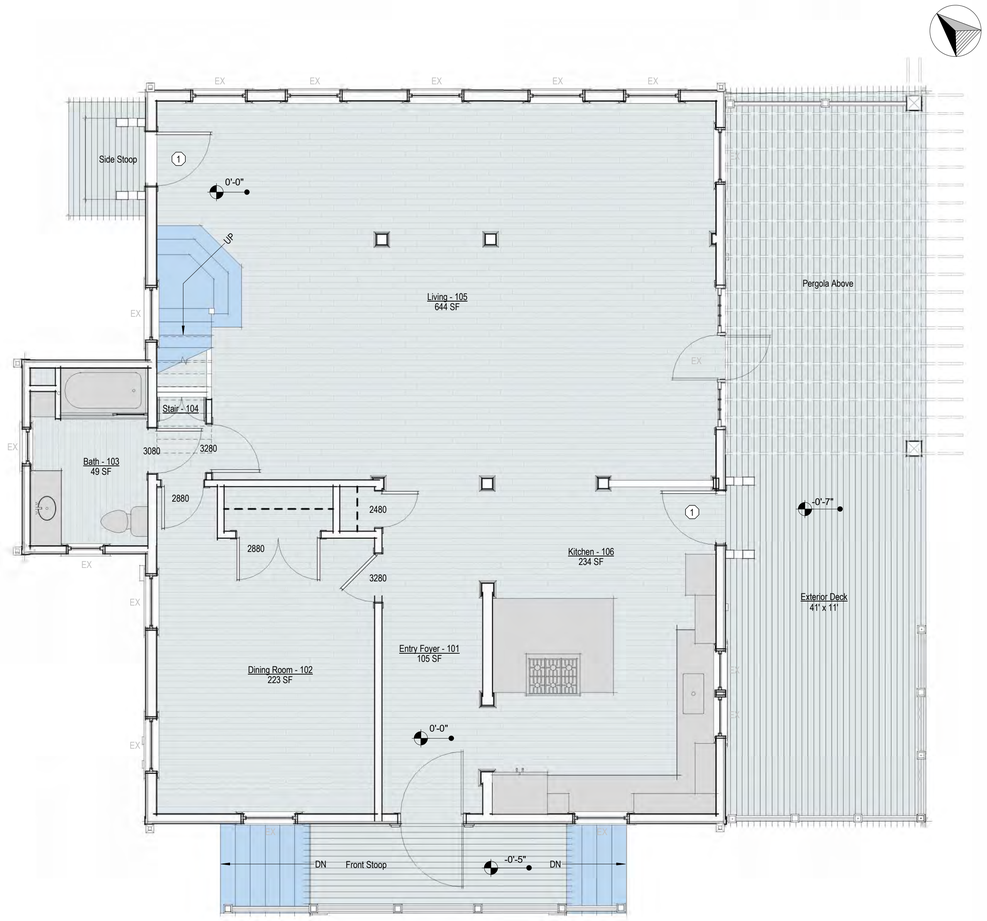
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

D.1.2

2511

HDC Submission 04.07.25



First Floor Plan - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Floor Plan

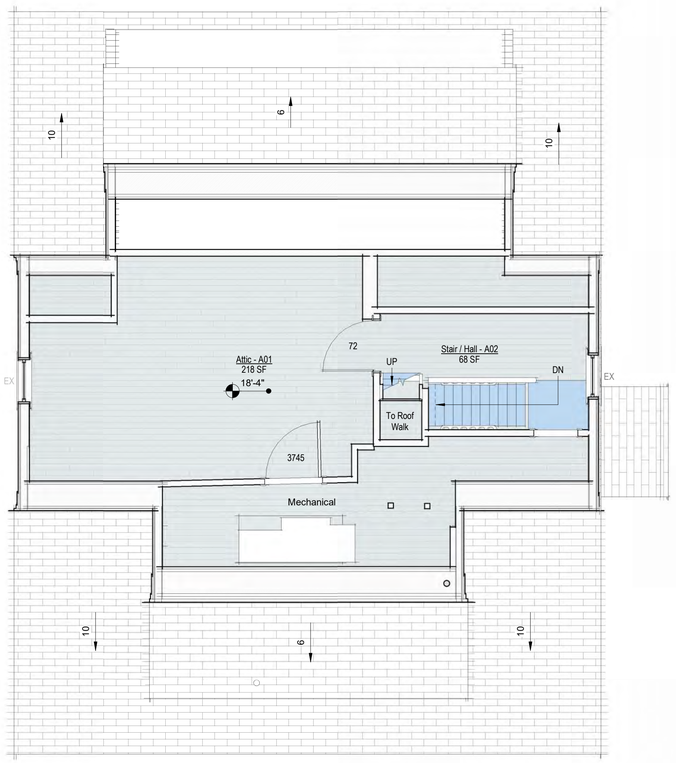
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

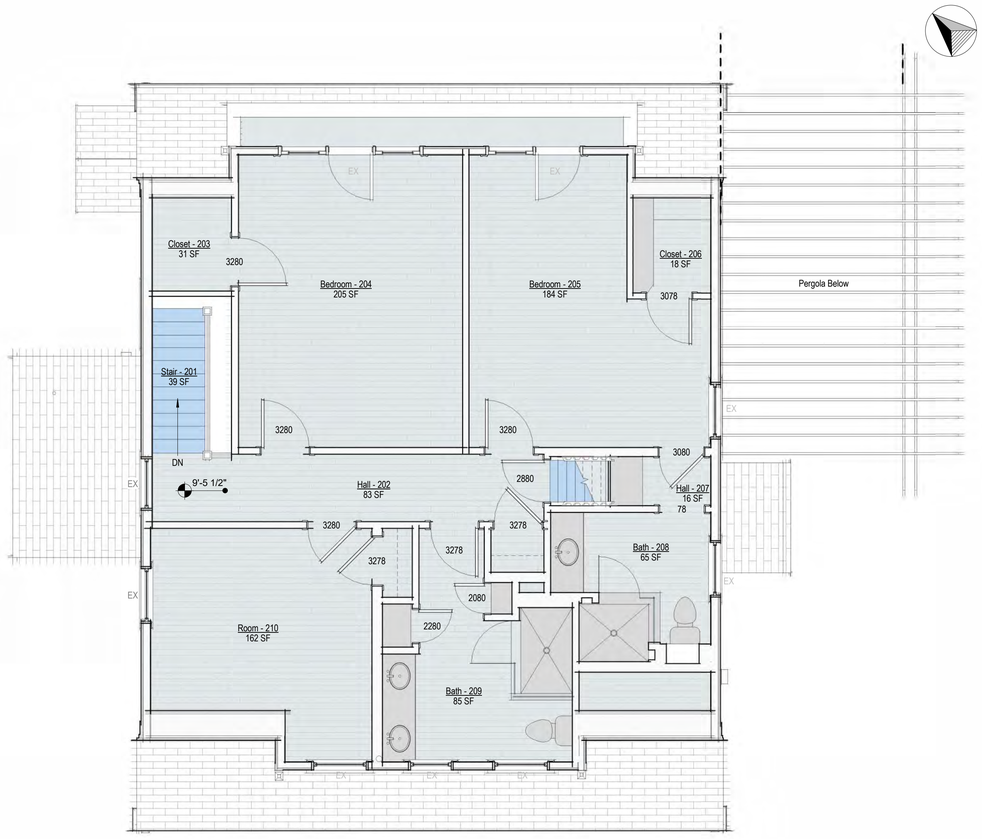
2511

HDC Submission 04.07.25



Attic Floor - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Floor Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2511

HDC Submission 04.07.25



East Exterior Elevation - Demolition

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2511

HDC Submission 04.07.25



West Elevation - Demolition

1/4" = 1'-0"



North Elevation - Demolition

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

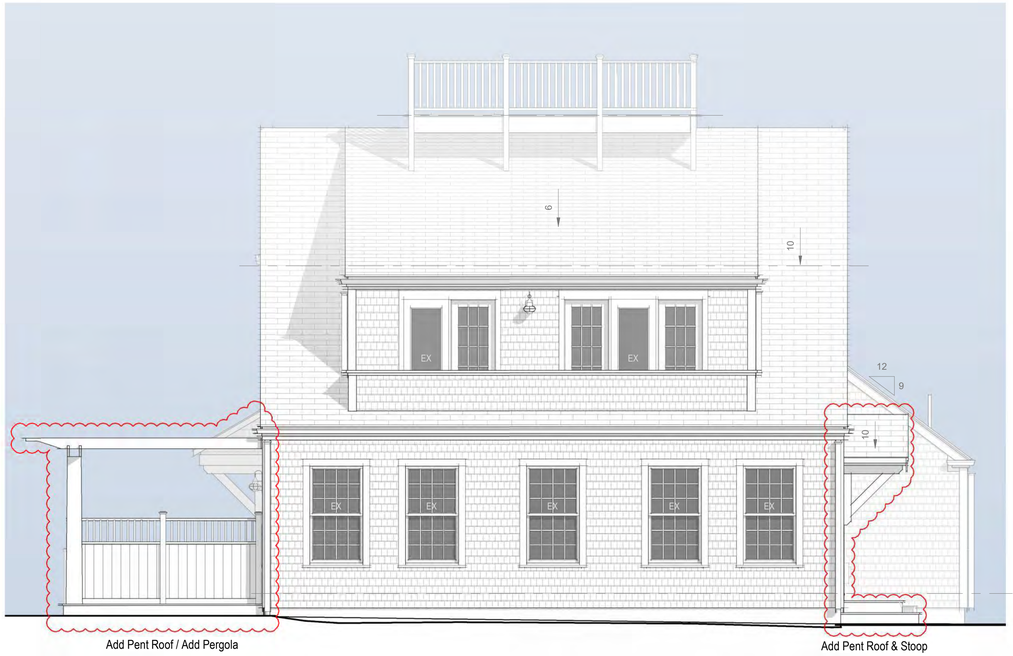
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

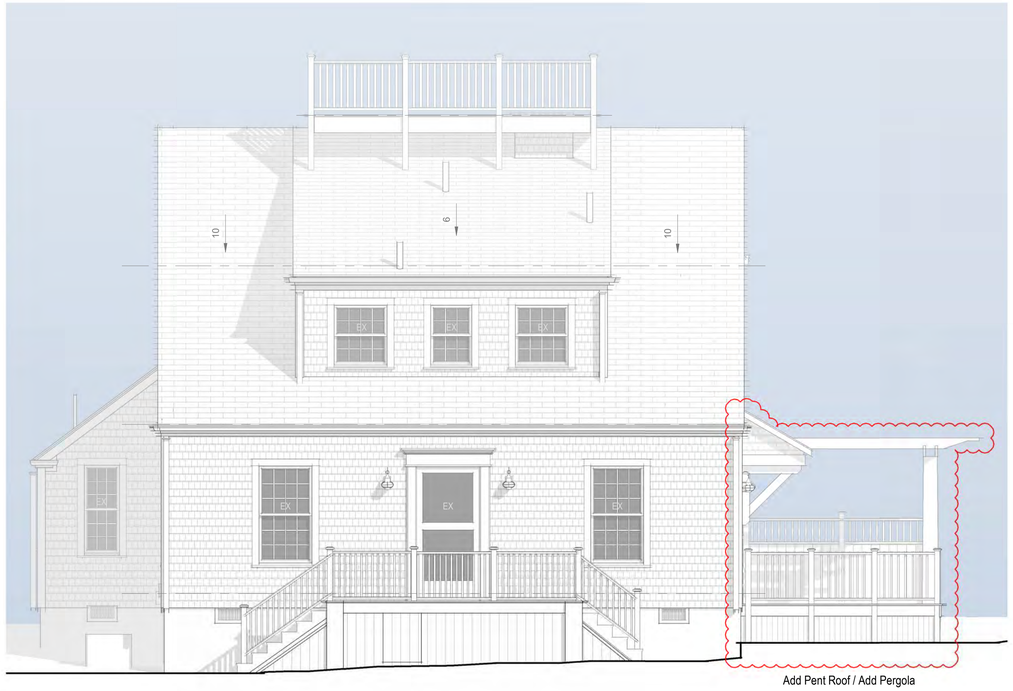
2511

HDC Submission 04.07.25



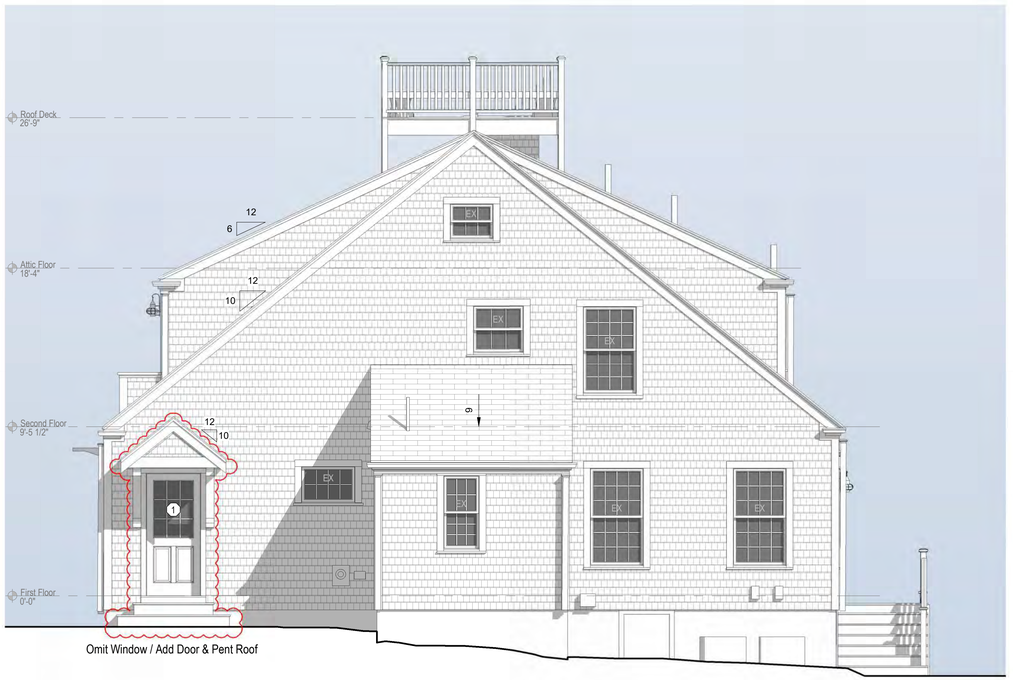
North Elevation - Proposed

1/4" = 1'-0"



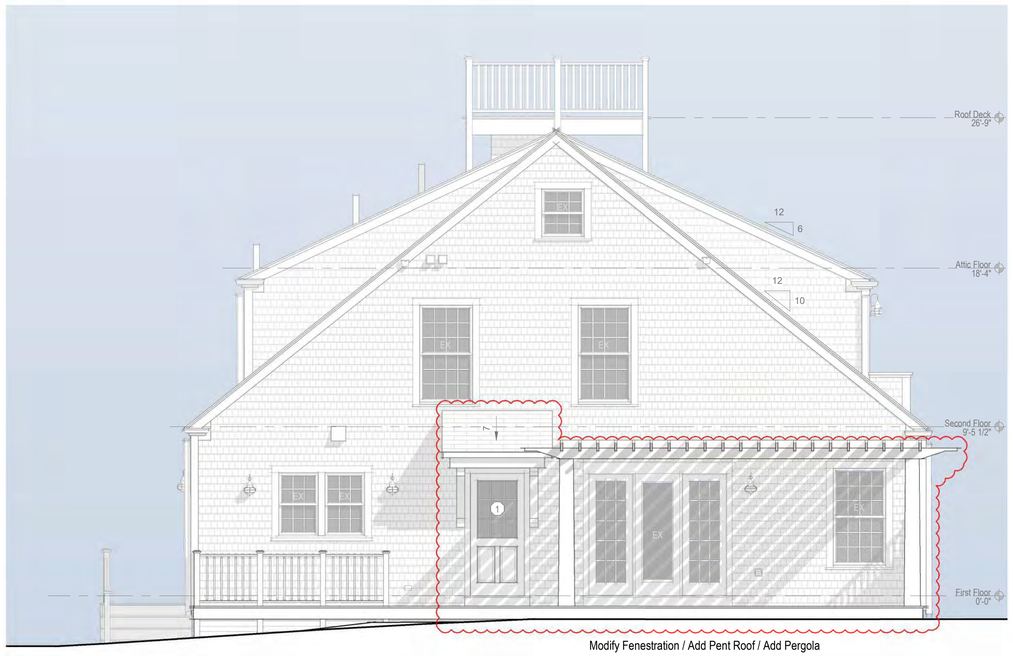
South Exterior - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Proposed

1/4" = 1'-0"

2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.3

2511

HDC Submission 04.07.25



2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Perspective View

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.1

2511

HDC Submission 04.07.25



2511

37 Cliff Road Alterations

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 6,048 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,814 SF
Existing G.C.:	2,095 SF
Proposed G.C.:	(-) 686 SF
Total Proposed G.C.:	1,409 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
D.1.2	Demolition Plan
A.1.1	Floor Plan
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.3.1	Perspective View
A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Perspective View

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.2

2511

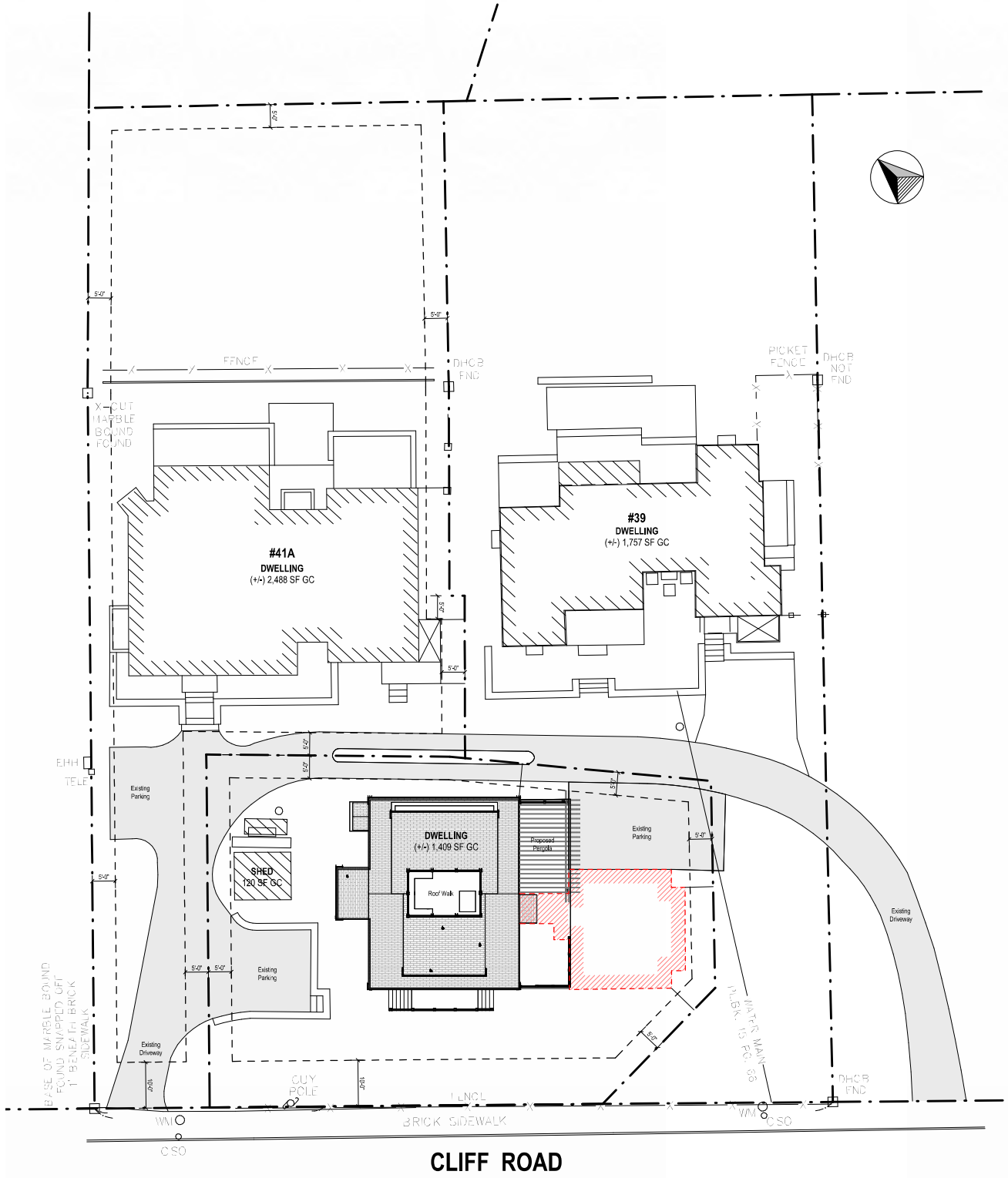
37 Cliff Road Alterations

Nantucket, MA 02554

04.07.25



Locus Map



Site Plan

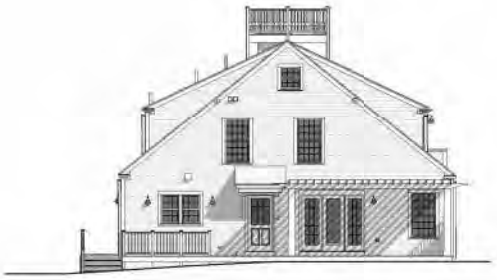
1/16" = 1'-0"



West Elevation



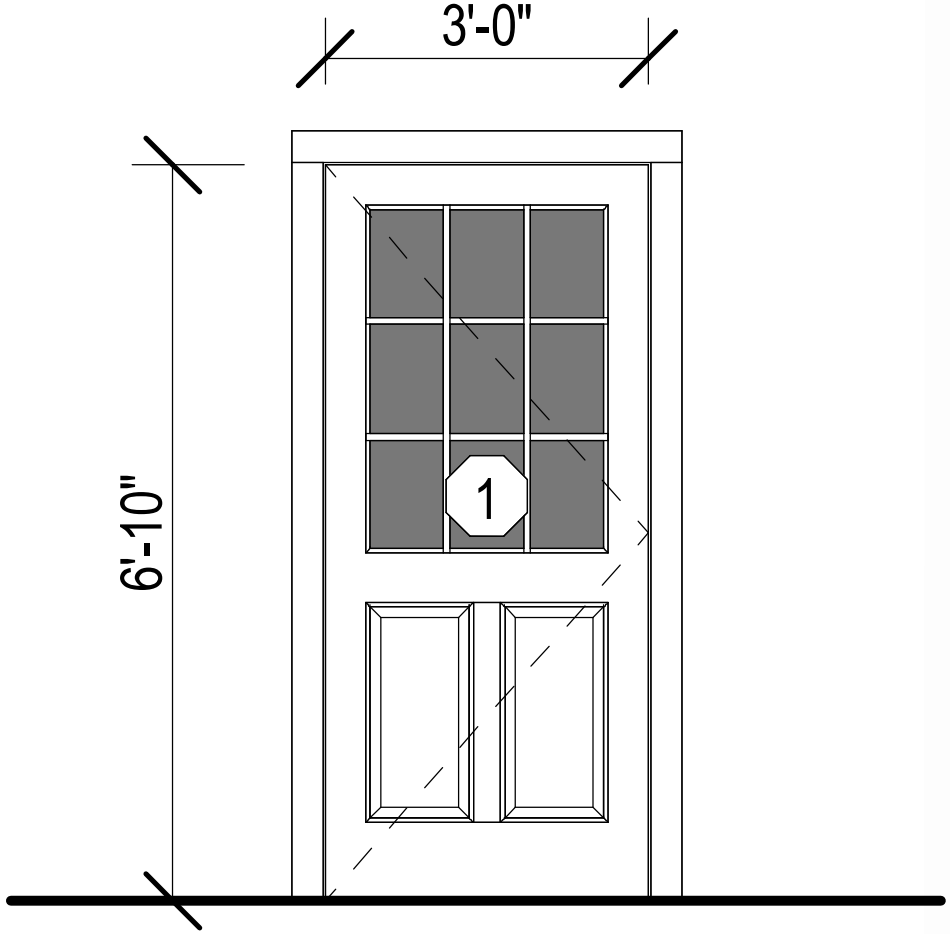
North Elevation



East Elevation



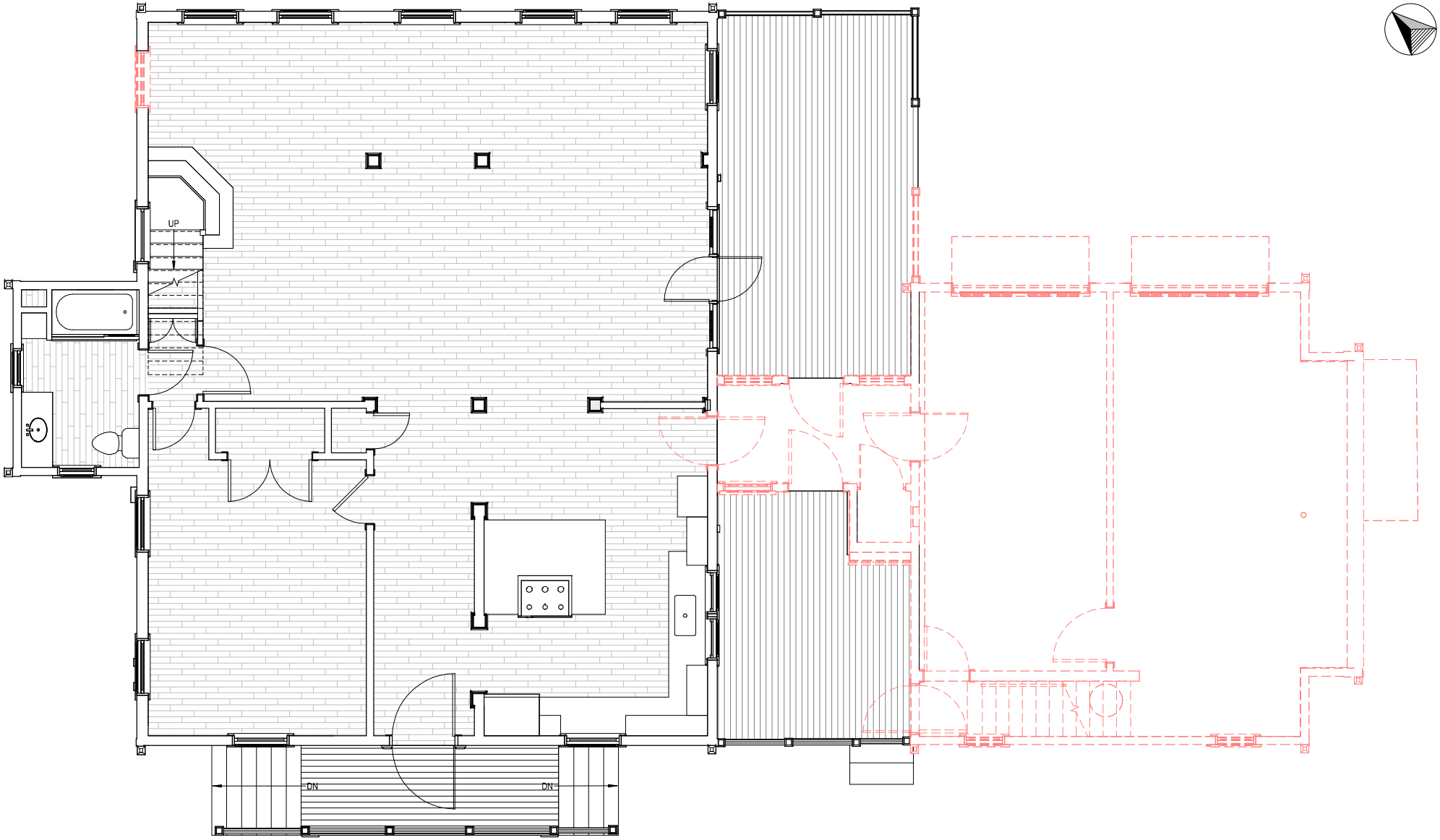
South Elevation



Single Two Panel Door
9 Lite SDL

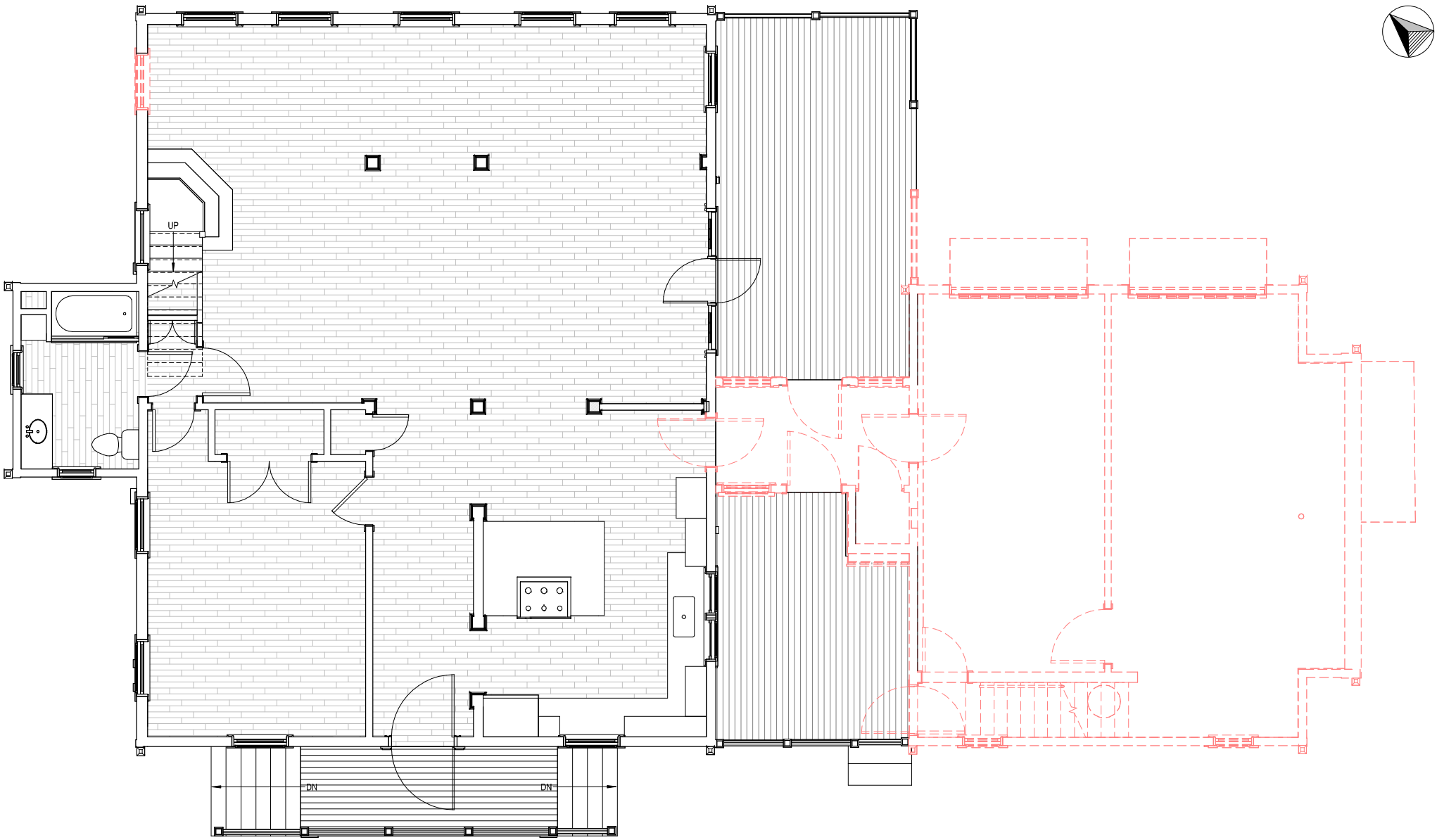
Exterior Door Legend

1/4" = 1'-0"



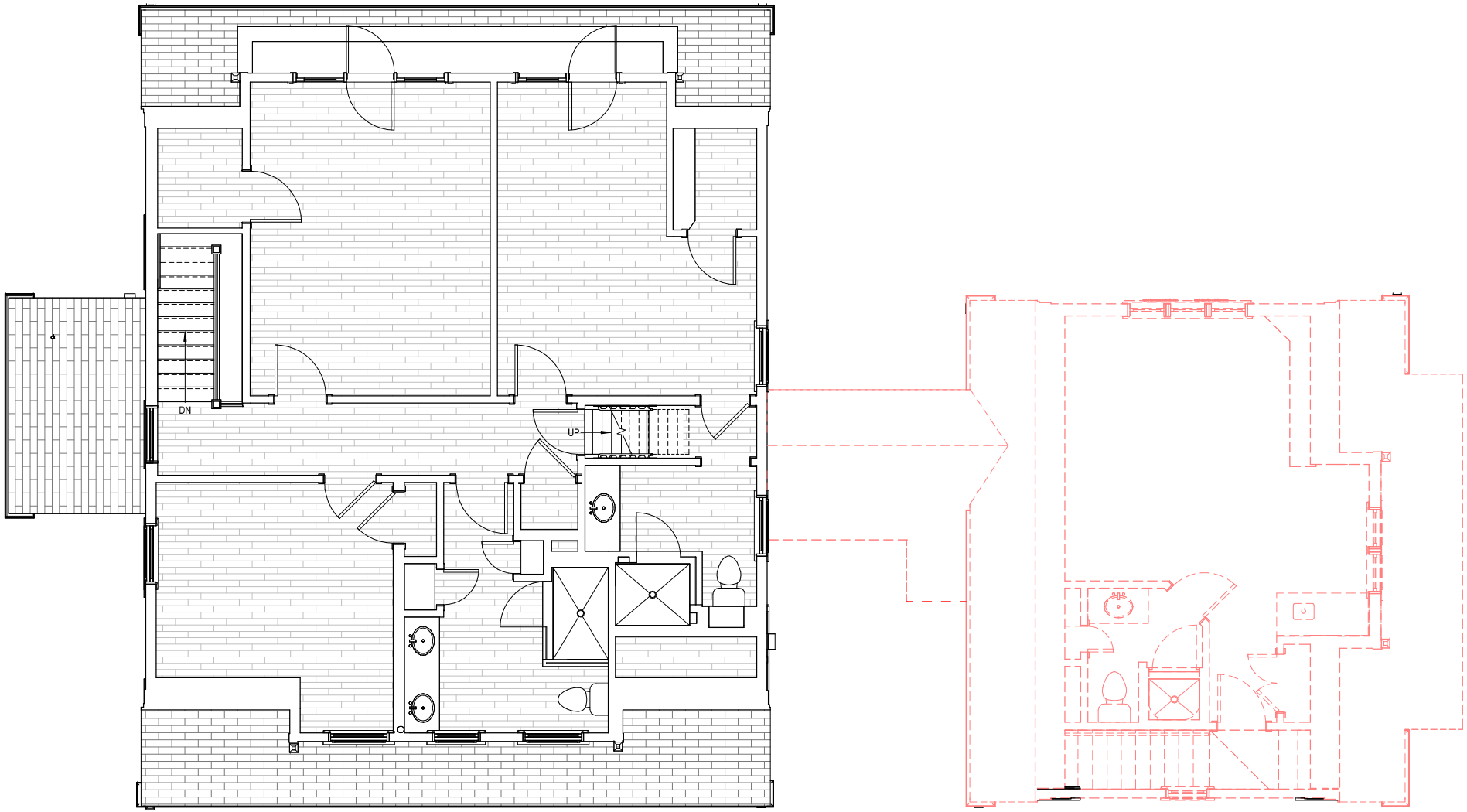
First Floor Plan - Demolition

1/4" = 1'-0"



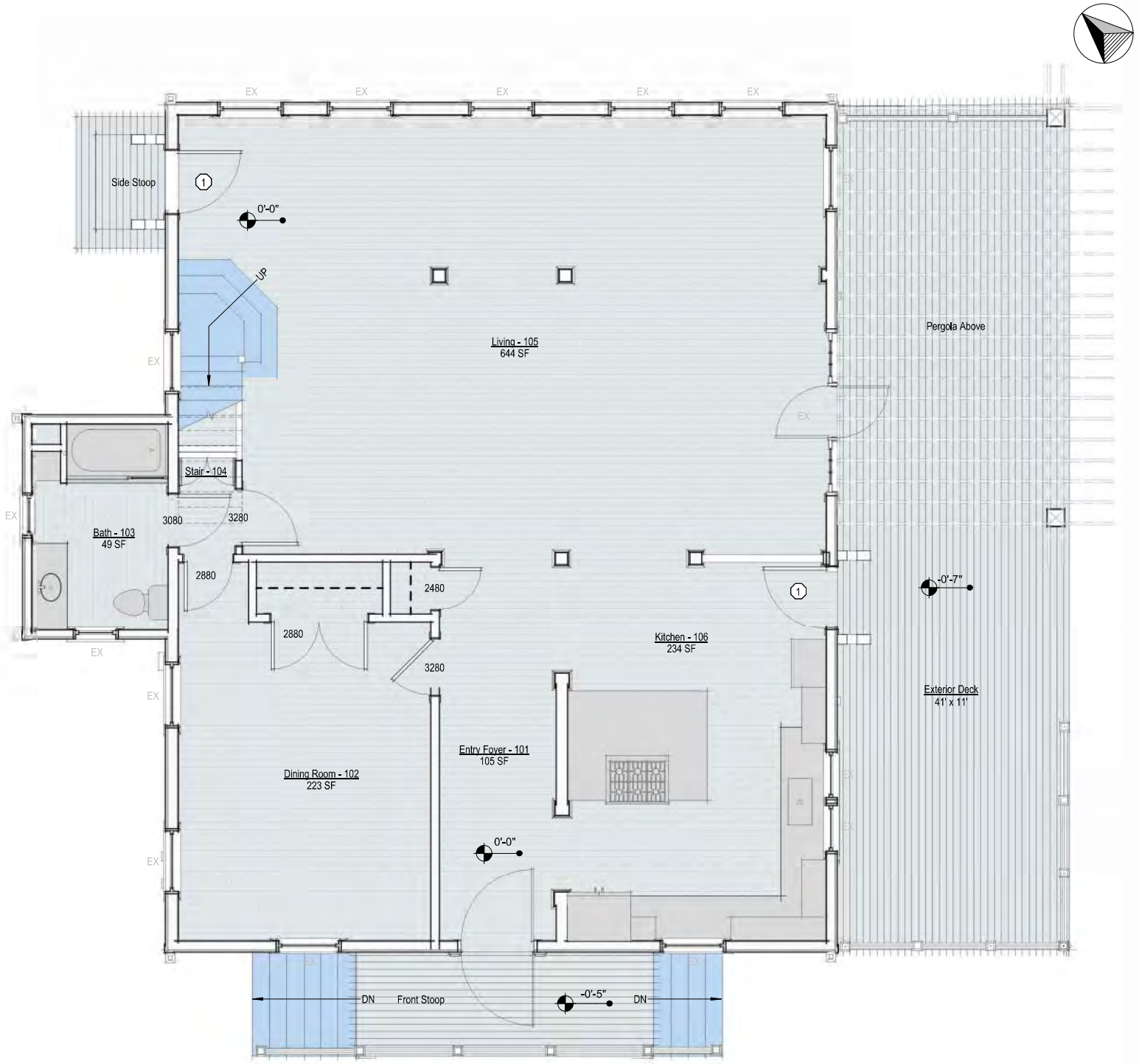
First Floor Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



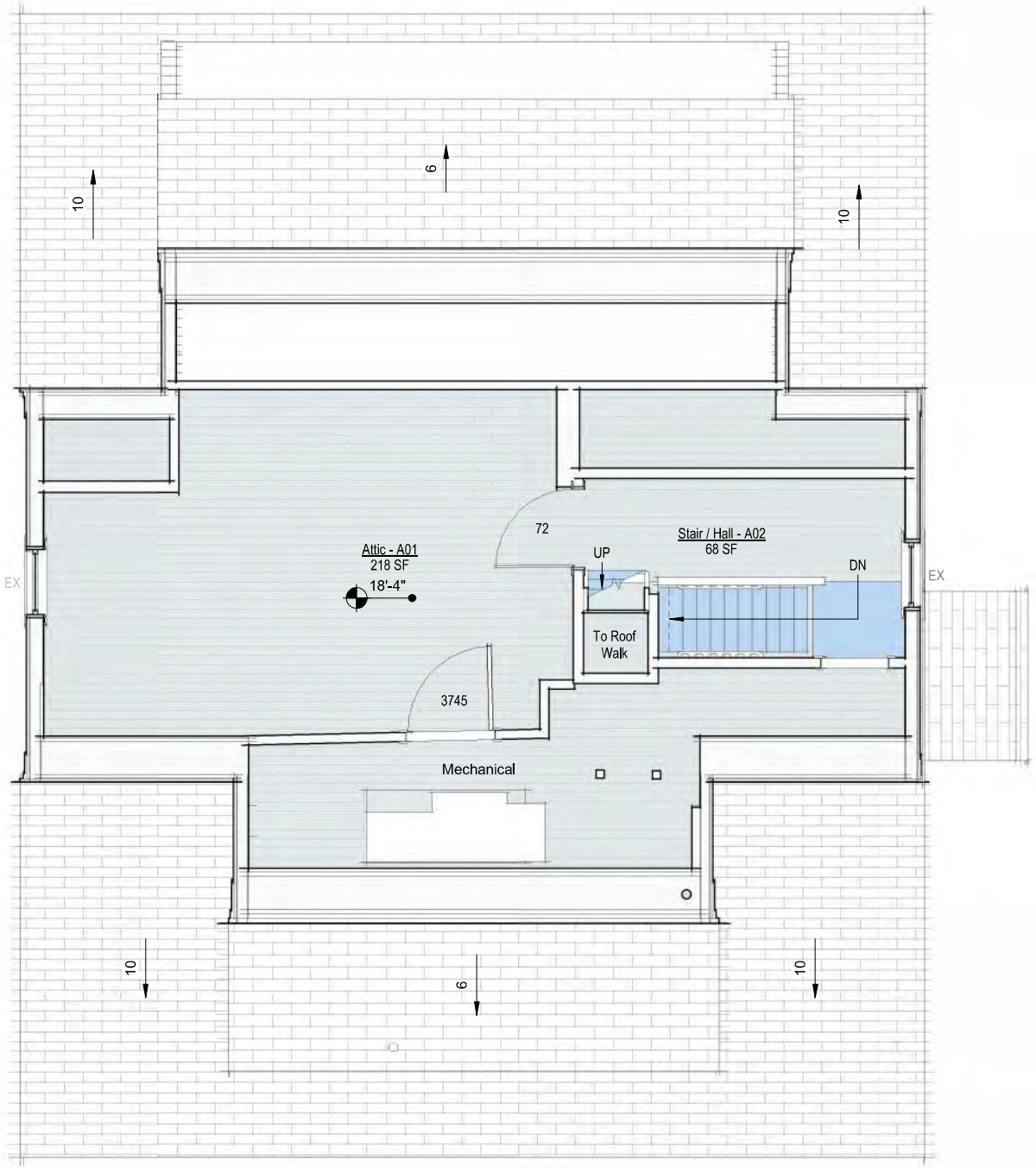
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



Attic Floor - Proposed

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



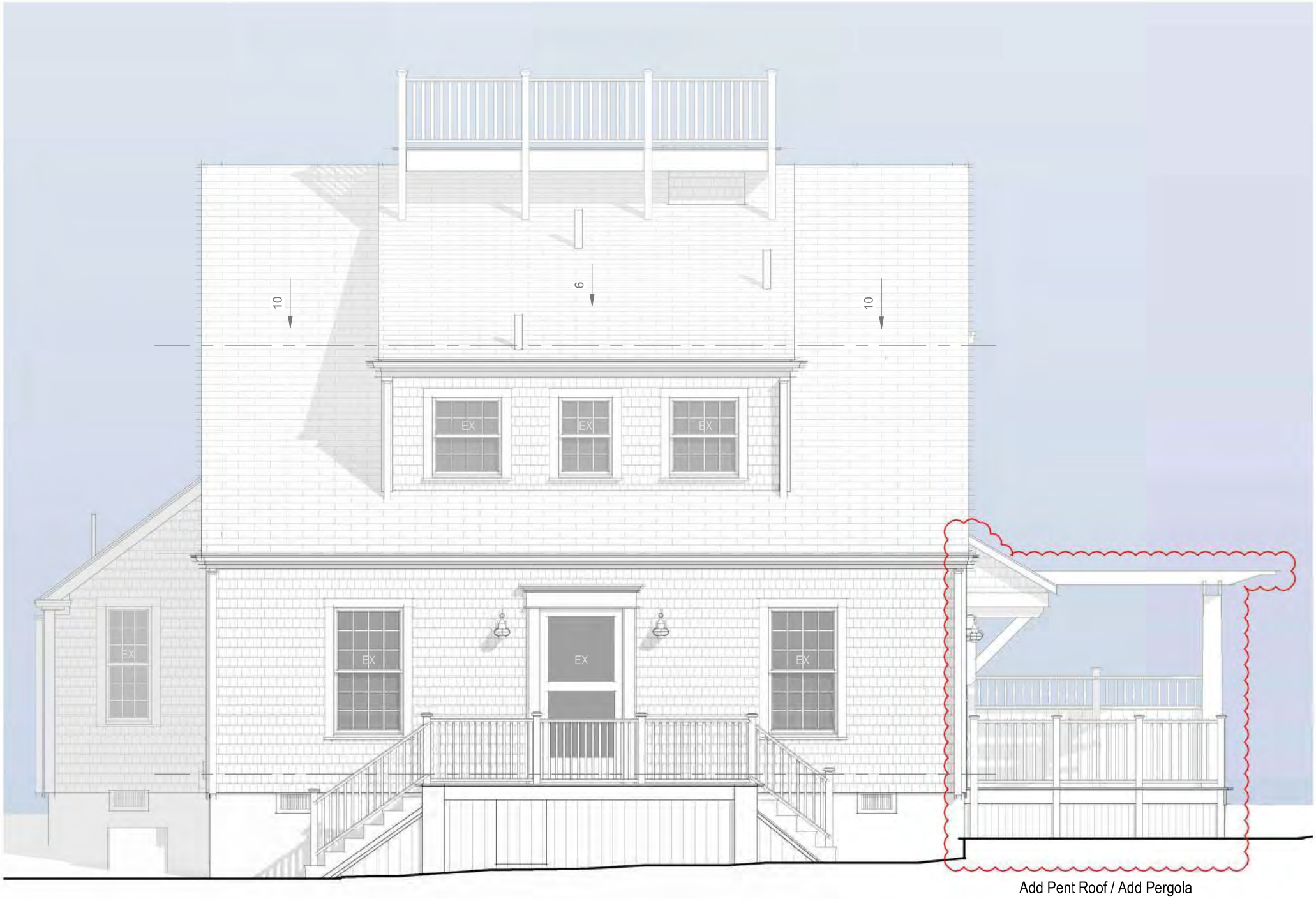
North Elevation - Demolition

1/4" = 1'-0"



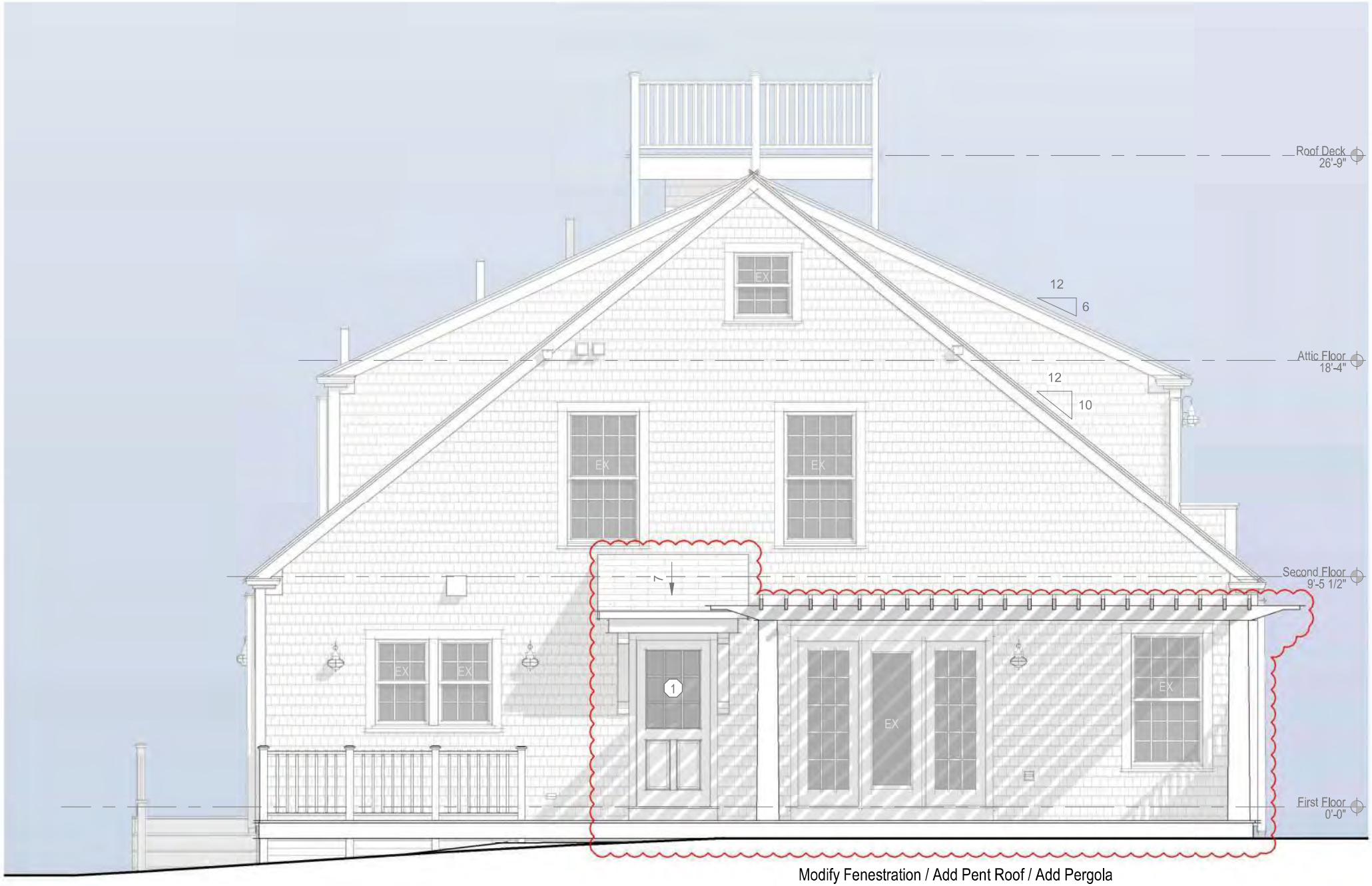
West Elevation - Demolition

1/4" = 1'-0"



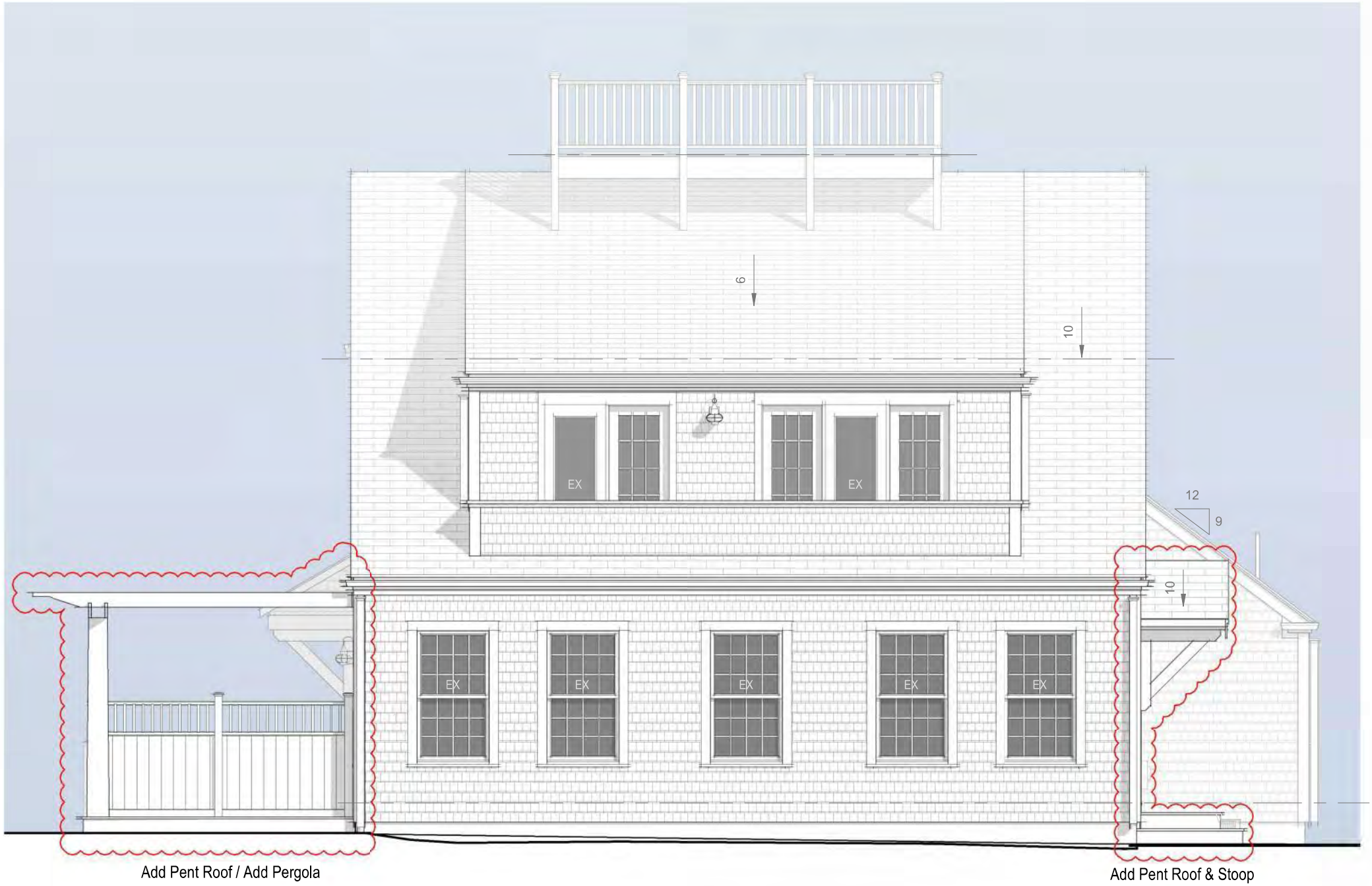
South Exterior - Proposed

1/4" = 1'-0"



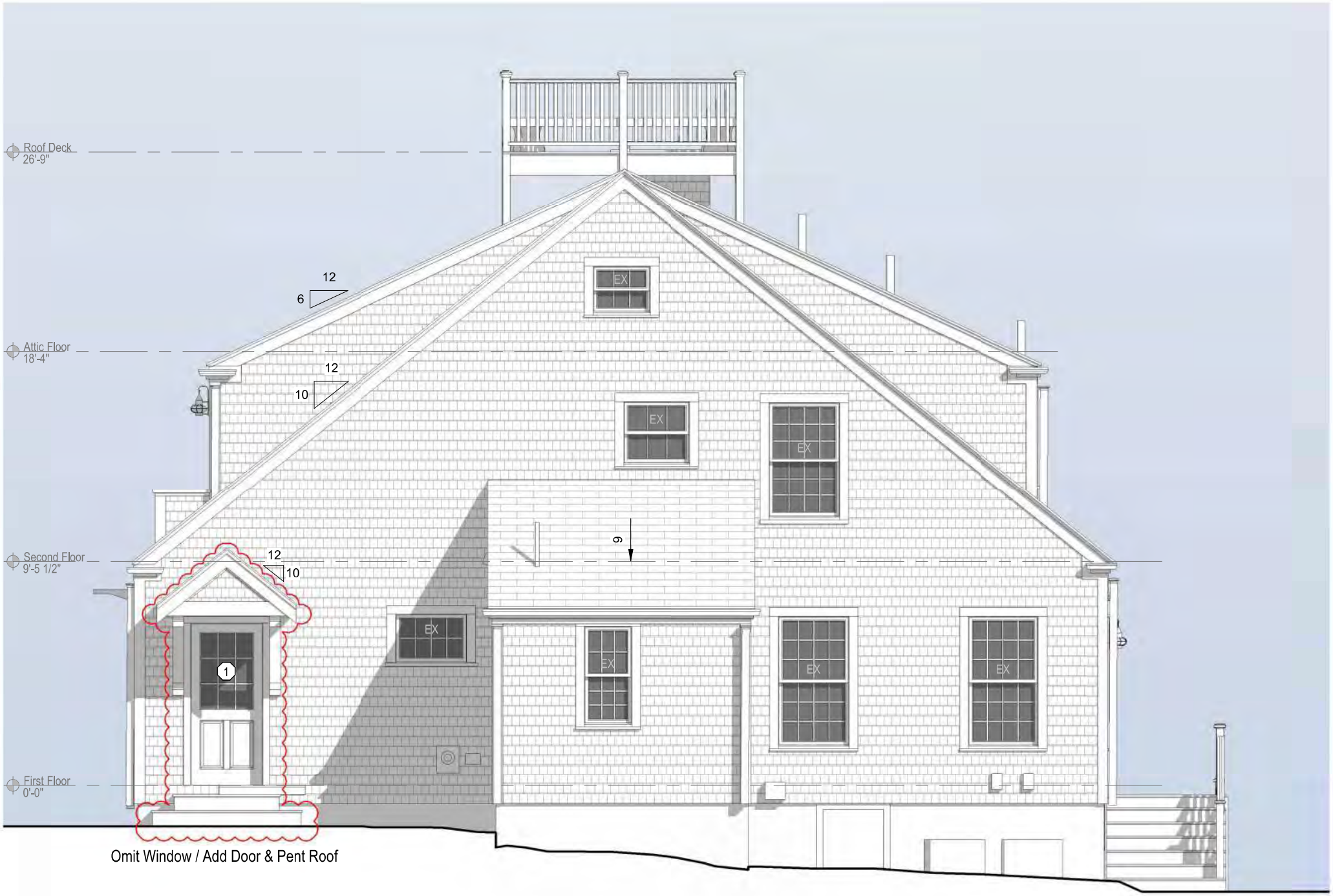
East Exterior Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 66.1

Street & Number of Proposed Work: 38 Chuck Hollow Rd.

Owner of record: Tomack LLC

Mailing Address: 100 Main St.
Tuckahoe, NY 10707

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Black chain link fence inside vegetation, 8' tall, 1480 Ft. NTL, cedar gate

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: Black chain link
Length: 1480 Ft

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Black Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
✓	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
✓	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

✓	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4/7/25

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat

AS AGENT FOR Tomack LLC

STREET ADDRESS 38 Chuck Hollow Rd

MAP/PARCEL 75/66.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
4/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 4/7/25
Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Fence Legend:

- Gate
- Chain Link Fence

Proposed Black Chain Link Fence inside vegetation, 8ft Tall Around Perimeter, ca 1,480lf

Proposed Cedar Gate, NTW

Belgian Block Apron

CHUCK HOLLOW ROAD

S 72° 14' 09" E 309.89'

35' Setback Line

N 79° 44' 06" W 490.15'

20' Setback Line

New Garage 777.8 SF

17'-1 1/2"

Lawn

Shell Driveway

2 Story Dwelling 2,763.6 SF

1 2 3 4

10'-0" 20'-0"

Lawn

Lawn

20'x60' Pool w/ 18" Blue Stone Coping and Auto Cover, 1200 SF

60'-0" 20'-0"

100'

50'

50'

100'

20' Setback Line

N 4° 42' 14" E 204.89'

NANTUCKET CONSERVATION FOUNDATION

Lot Area
120,268+/- S.F.
2.76 ACRES

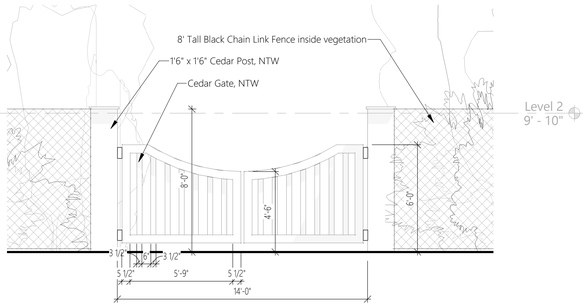
20' Setback Line

N 87° 42' 01" E 453.77'

75/65.2
N/F
40 CHR LLC

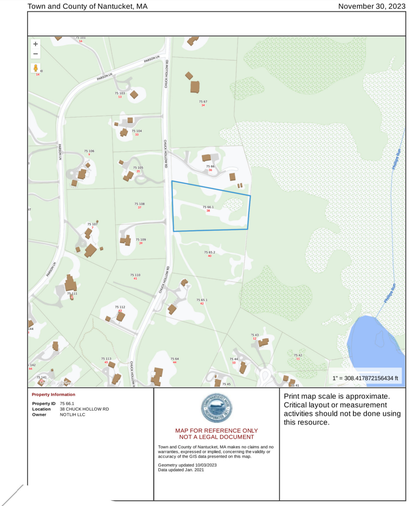
2 Site Plan

1" = 20'-0"



3 Gate elevation

1/4" = 1'-0"



1 Locus Map

NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Tomack LLC
Residence - Fence, Gate
38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet

Site Plan

Date

04.07.2025

Revisions

C.101

Scale: As indicated

4/7/2025 11:09:50 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 391

Street & Number of Proposed Work: 22 HONEYSUCKLE DR

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONCEPT HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TFCMURRAY@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 57'6" Sq. Footage 1st floor: 1949 SF Decks/Patio: Size: 559 SF ☒ 1st floor ☐ 2nd floor
Width: 39'6" Sq. footage 2nd floor: 1108 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date: NEW CONSTRUCTION (describe)

Original Builder:

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SINGLE-FAMILY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other PORCH 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) 1x6 Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 6/6 + 4CT

Doors* (type and material): ☐ TDL ☒ SDL Front COPANEL Rear 15 LT Side 15 LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall CABLESTONE NTW Clapboard (if applicable) _____ Roof GEORGE TOWN GRAY
Trim ~~CABLESTONE~~ GRAY Sash SANDTONE Doors HERSEY GREEN
Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

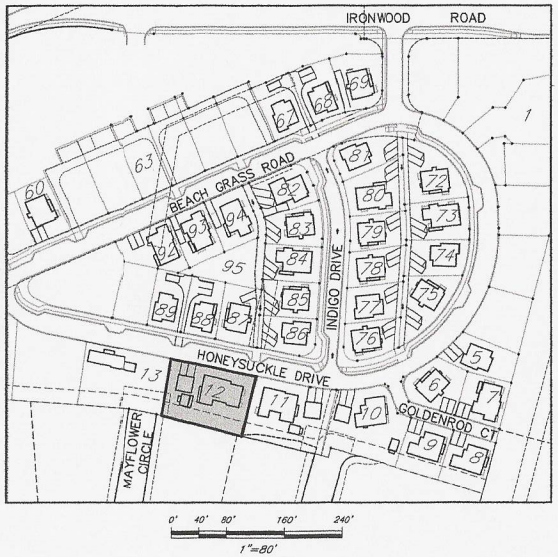
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

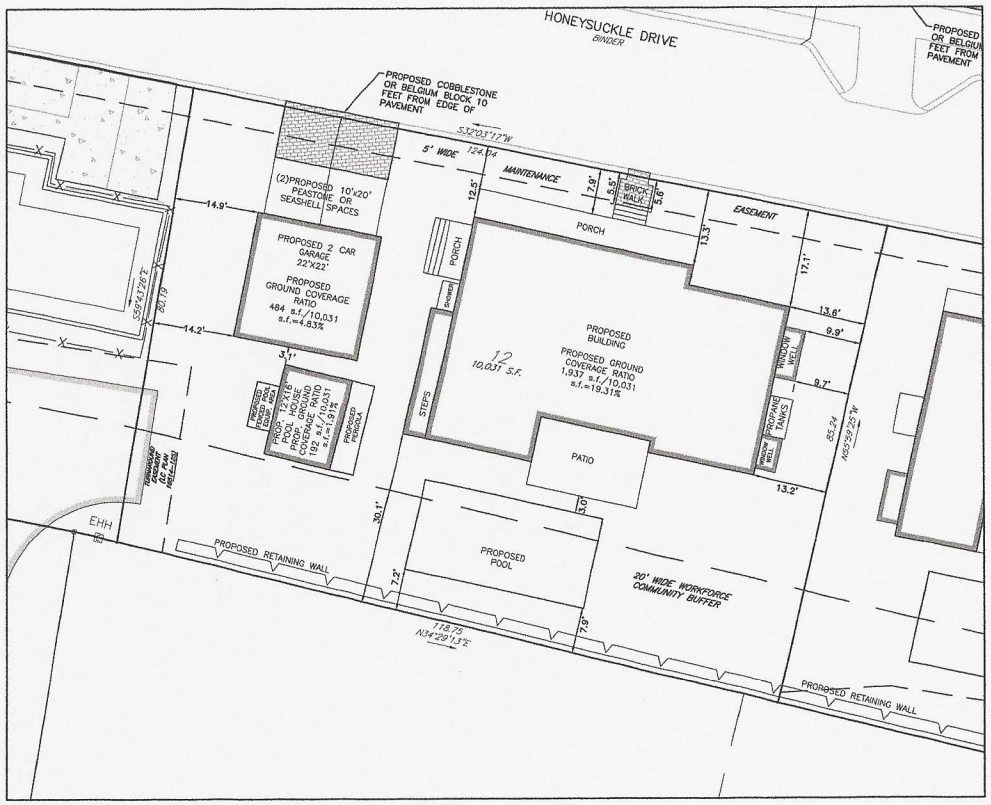
Date 4/16/2025 Signature of owner of record _____ Signed under penalties of perjury

22 HONEYSUCKLE DRIVE – NEW DWELLING









22 Honeysuckle Drive

LOT 12

0' 5' 10' 20' 30'

1"=10'

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
*FRONT = 10 FEET**
*SIDE = 10 FEET ON ONE SIDE, 5 FEET THEREAFTER**
*REAR = 5 FEET **
ALLOWABLE G.C.R. = 40%

** LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.*

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
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:

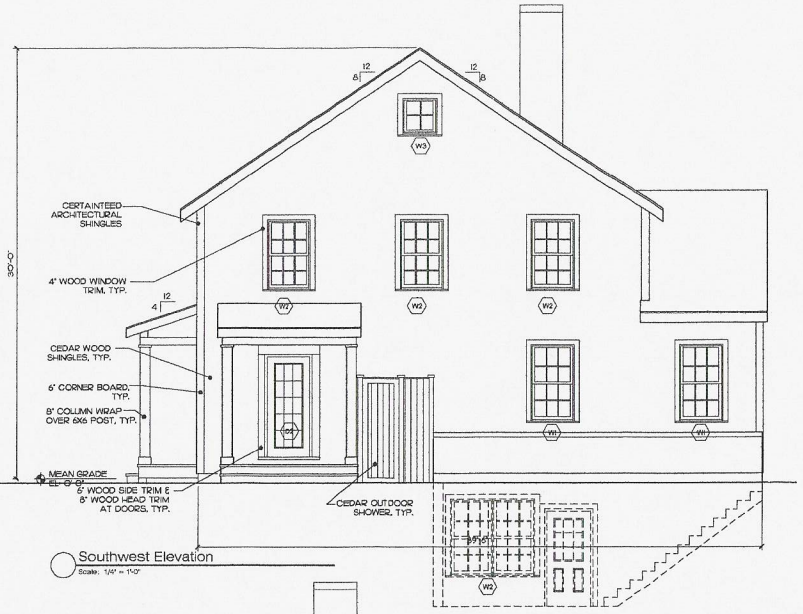
Drawing No.:

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"

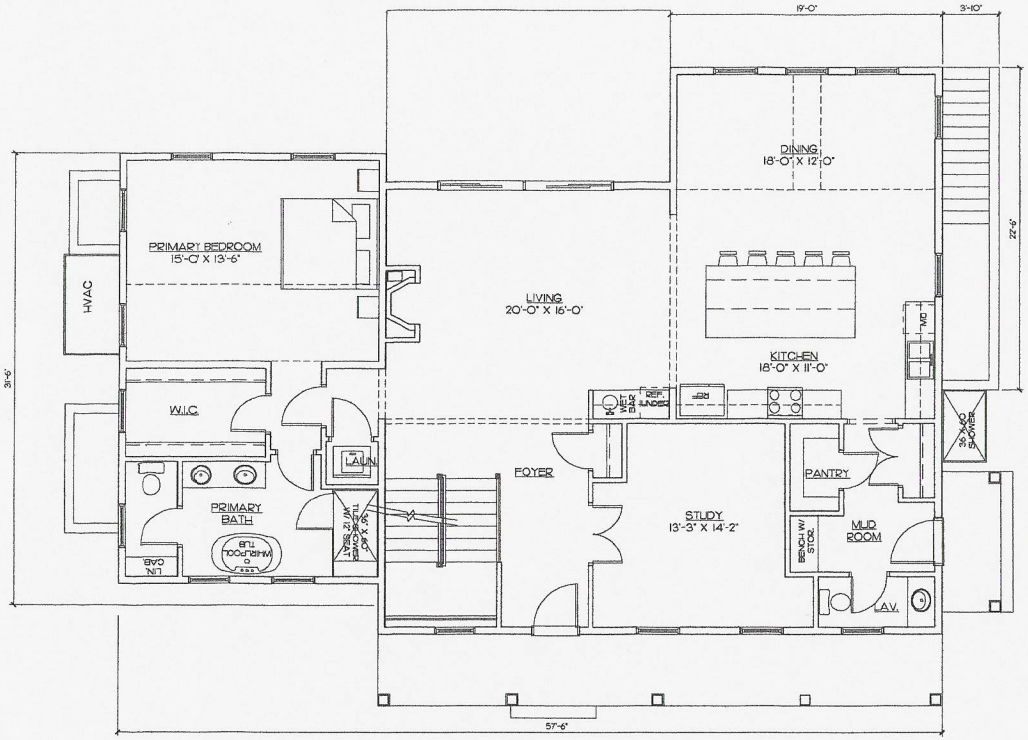
22 Honeysuckle Drive
Lot 12
Sandpiper Place
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 OSullivan Architects Inc.

ISSUED	
8/27/24	
REVISED / REVISED BY	
1/23/25	3/28/25
2/13/25	3/31/25
3/3/25	4/2/25
3/17/25	

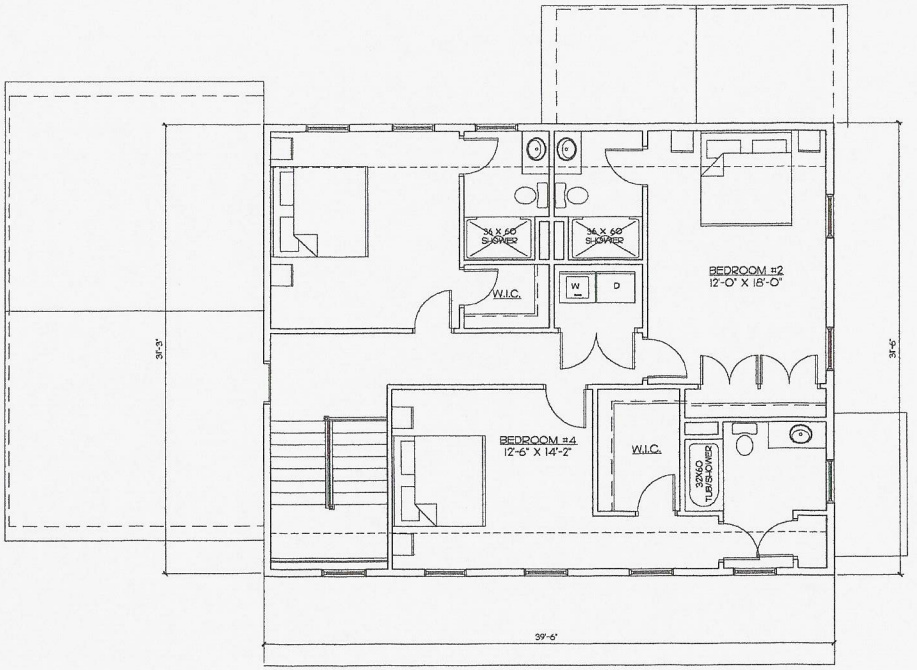
SHEET NUMBER 3

JOB NO: 21045



First Floor Plan

Scale: 1/4" = 1'-0"



Second Floor

Scale: 1/4" = 1'-0"

LOT 12 - GROSS S.F.	3/3/2025
FIRST FLOOR	+/-1,949 S.F.
SECOND FLOOR	+/-1,158 S.F.
FINISHED BSMNT	+/-1,792 S.F.
TOTAL =	+/-4,909 S.F.

UTILITY ROOM REMOVED FROM S.F.

22 Honeysuckle Drive
Lot 12

Sandpiper Place

Nantucket, MA

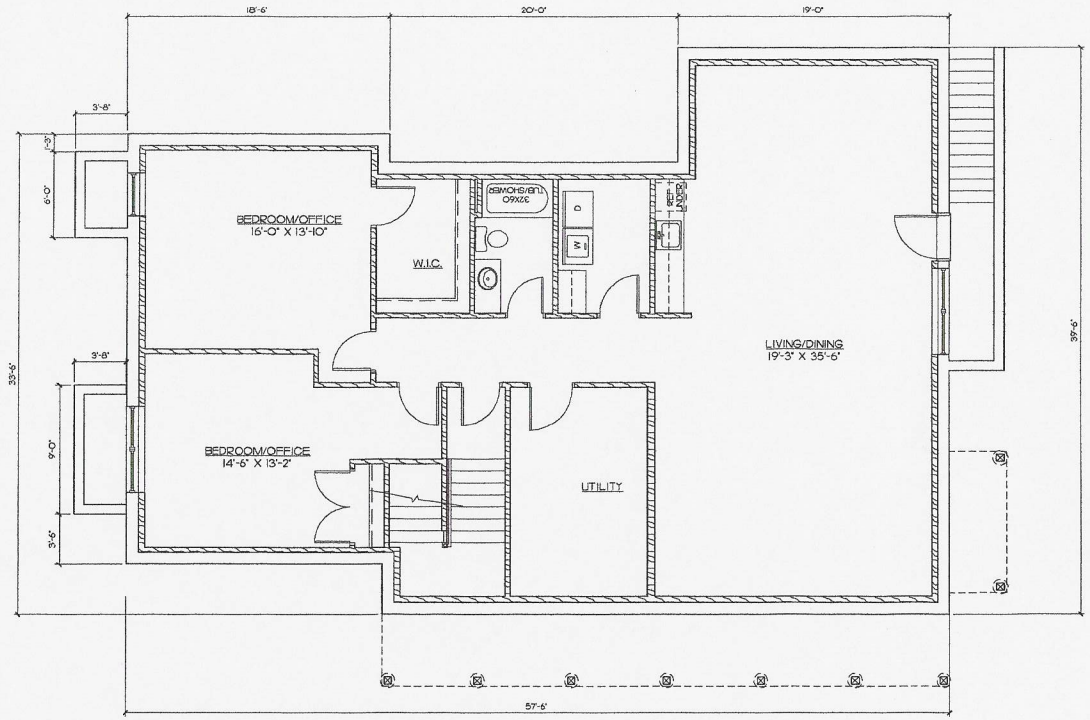
O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 O'Sullivan Architects Inc.

ISSUED
8/27/24
REVISED / REVISED BY
1/23/25
2/13/25
3/17/25
3/26/25 3/31/25

SHEET NUMBER 1

JOB NO: 21045

K:\Doherty\21XXX - Sandpiper Village Nantucket\Drawings\Lots 11_12_custom\plans_lot_11_rev.dwg, 3/31/2025 10:38:39 AM, DWG To PDF.pc3



Lower Level Plan
Scale: 1/4" = 1'-0"

LOT 12 - GROSS S.F.	3/3/2025
FIRST FLOOR	+/-1,949 S.F.
SECOND FLOOR	+/-1,168 S.F.
FINISHED BSMNT	+/-1,792 S.F.
TOTAL -	+/-4,909 S.F.

UTILITY ROOM REMOVED FROM S.F.

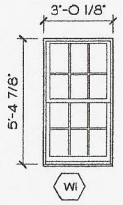
22 Honeysuckle Drive
Lot 12
Sandpiper Place
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 OSullivan Architects Inc.

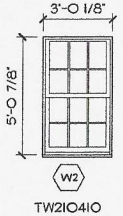
ISSUED
8/27/24
REVISED / REVISED BY
1/23/25
2/13/25
3/26/25

SHEET NUMBER 2

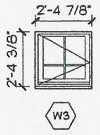
JOB NO: 21045



TW2IO52



TW2IO4IO

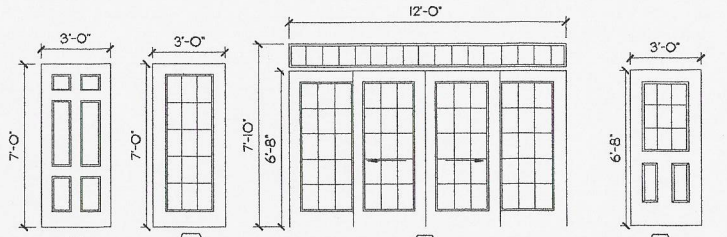


CWI25
TEMPERED

NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES. SILL HEIGHT TO BE 2'-0" A.F.F. OR LIMITER AS REQUIRED.

Window Schedule

Scale: Not To Scale



FRONT DOOR
6-PANEL

SIDE DOOR
6-LITE

REAR DOOR
ANDERSEN MULTIGLIDE
2-WAY STACKING
4-PANEL/6-LITE DOORS
W/ 12" TRANSOM

BASEMENT DOOR
9-LITE
2 PANEL

Door Schedule

Scale: Not To Scale

Window and Door Schedule

Sandpiper Village

Nantucket, MA

22 Honeysuckle Drive

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com

© 2022 O'Sullivan Architects Inc.

ISSUED	SHEET NUMBER
9/5/24	0
REVISED / REVISED BY	
3/3/25	
3/17/25	JOB NO:
3/26/25	21045

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER **NANTUCKET PROPERTY OWNER**

MAILING ADDRESS **100 CONIFER HILL DR. STE 304, DANVERS, MA 01923**

PROPERTY LOCATION **22 HONEYSUCKLE DRIVE**

ASSESSORS MAP/PARCEL **68-391**

SUBMITTED BY:.. **Linda Williams 580-221-0432**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 20, 2025 — Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.20 13:49:26 -05'00'

ASSESSOR'S OFFICE — DATE

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	390		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	24 HONEYSUCKLE DR
68	396		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	21 HONEYSUCKLE DR
68	397		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	19 HONEYSUCKLE DR
68	398		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	17 HONEYSUCKLE DR
68	399		NANTUCKET PROPERTY OWNER LLC	C/O KEMS CORP	100 CONIFER HILL DR STE 304	DANVERS	MA	01923	20 HONEYSUCKLE DR
68	737	2	GREAT HARBOR YACHT CLUB INC		96 WASHINGTON ST	NANTUCKET	MA	02554	1 MAYFLOWER CI
Count:	6								



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Danvers, MA 01923

OFFICIAL USE

Certified Mail Fee $4.85 — $4.10
Extra Services & Fees (check box, add fee as appropriate) — $0.00
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

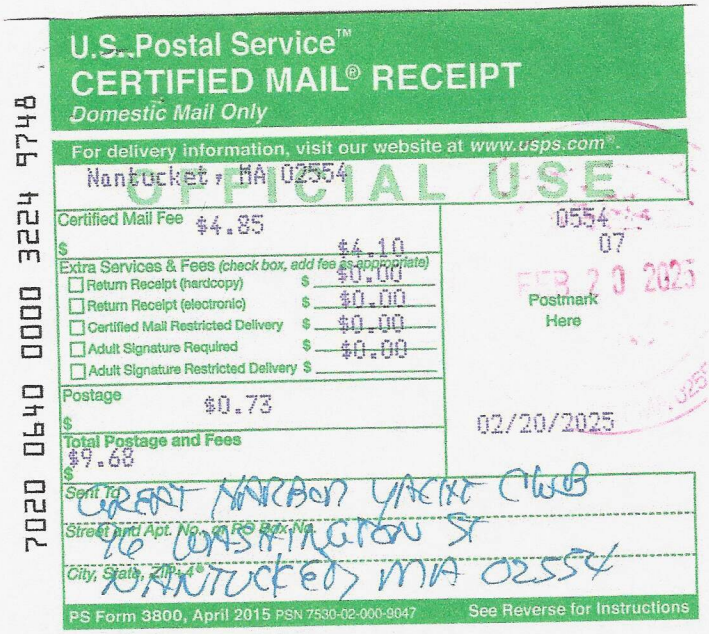
0554
07

Postmark Here
FEB 20 2025
02/20/2025

Sent To: PLANT PROPERTY OWNER
Street and Apt. No., or PO Box No.: 100 CONIER HILL DR STE 304
City, State, ZIP+4®: DANVERS, MA 01923

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9755



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $4.10
Extra Services & Fees (check box, add fee as appropriate) — $0.00
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

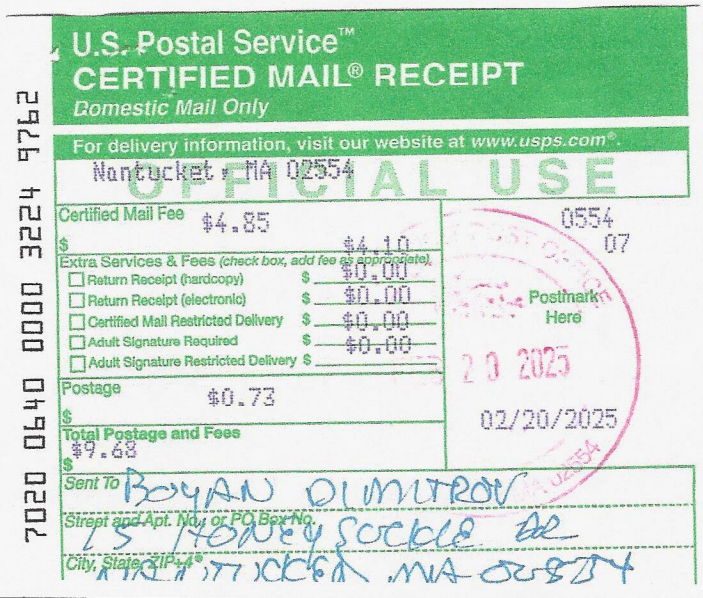
0554
07

Postmark Here
FEB 20 2025
02/20/2025

Sent To: GREAT HARBOR YACHT CLUB
Street and Apt. No., or PO Box No.: 96 WASHINGTON ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9748



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $4.10
Extra Services & Fees (check box, add fee as appropriate) — $0.00
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

0554
07

Postmark Here
20 2025
02/20/2025

Sent To: BOYAN DIMITROV
Street and Apt. No., or PO Box No.: 15 HONEY SUCKLE DR
City, State, ZIP+4®: NANTUCKET, MA 02554

7020 0640 0000 3224 9762

THE VANS ARE ON 20 HONEYSUCKLE DRIVE





20 HONEYSUCKLE DR. LEFT - 22 HONEYSUCKLE DR. RIGHT WITH THE PILES OF DIRT



LOOKING NORTH – 22 HONEYSUCKLE DR. ON RIGHT – 20 HONEYSUCKLE DR. ON LEFT



22 HONEYSUCKLE DRIVE





DWELLING TO THE REAR OF 22 HONEYSUCKLE DRIVE THAT FRONTS ON MAYFLOWER CIRCLE



24 HONEYSUCKLE DRIVE ABUTTING CLUB HOUSE/POOL ON THE LEFT



WEST SIDE OF HONEYSUCKLE DRIVE ACROSS FROM 20 AND 22 HONEYSUCKLE DRIVE





HONEYSUCKLE DRIVE



BEACH GRASS ROAD



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION 231.2/231.1

TAX MAP N°: 55 PARCEL N°. 307/308/309

Street & Number of Proposed Work: 18A-26 STARKSAVE. 310

Owner of record: ACK MID ISLAND LLC

Mailing Address: PO BOX 513165
BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDLENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW CONSTRUCTION (describe)
Original Date:
Original Builder:

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DETAILED HARDSCAPE PLANS FOR MIXED USE - 2 BUILDINGS - COMBINED PARCELS - DRIVEWAYS/PARKING ARE ILLUMINOUS "ASPHALT"

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6' BOARD
Type: FENCING
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways ASPHALT Walkways BRICK/BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS GRANITE/COBBLESTONE STRIPS

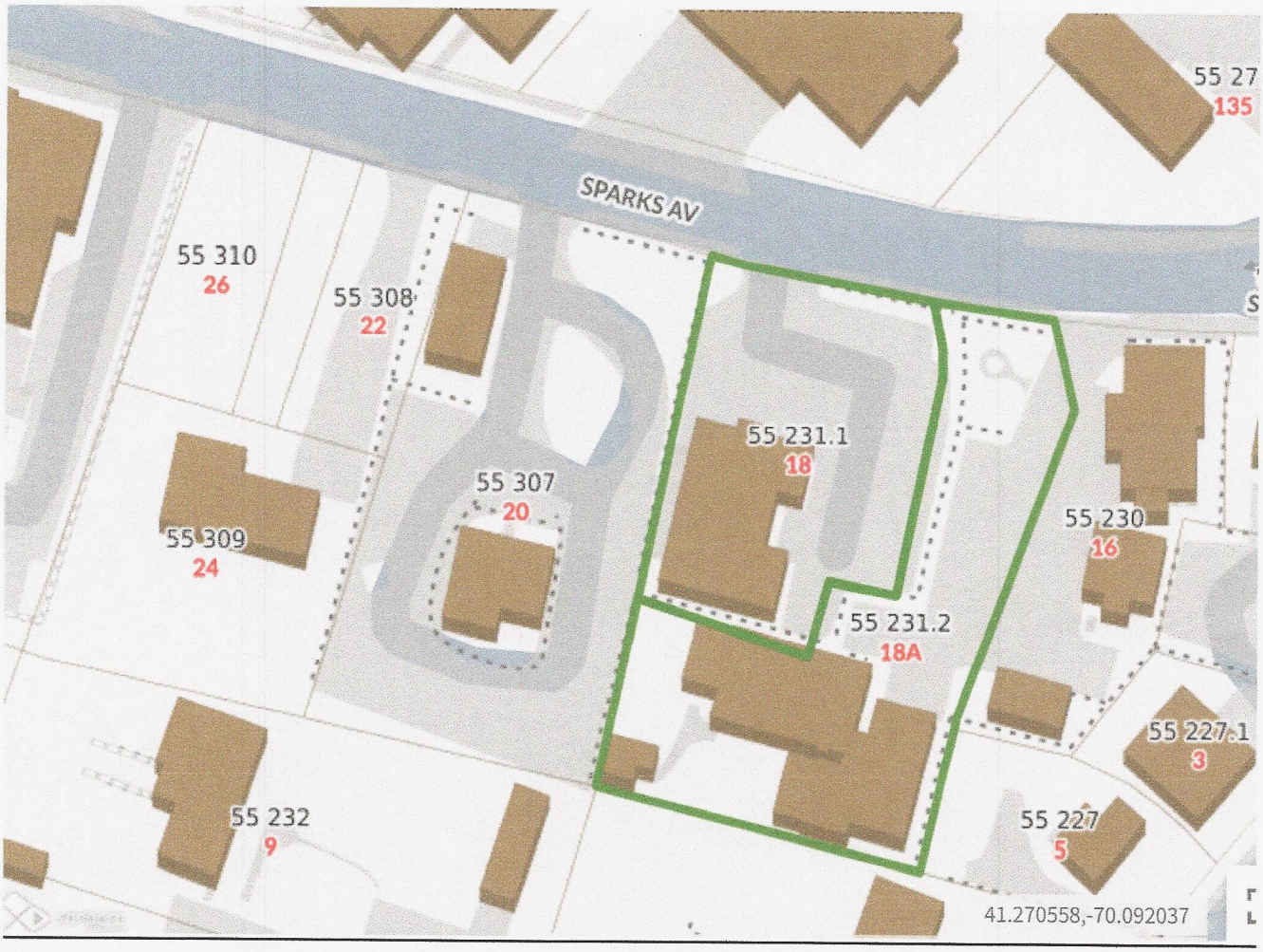
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/5/2025 Signature of owner of record _____ Signed under penalties of perjury

18A, 18, 20, 22, 24, 26 SPARKS AVENUE – HARDSCAPE








PATH LIGHT


PENNTROL 1000 LAMP

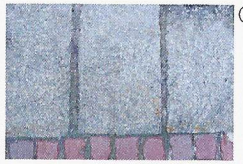

BIKE BOLLARD


5' TEAK BENCH


6' PRIVACY FENCE


GLEN GERY BRICK 53 BB


THERMAL BLUESTONE PAVERS


GRANITE COBBLESTONE EDGE

RDA RAYMOND DESIGN ASSOCIATES ARCHITECTURE & PLANNING

Michael Weston Associates Landscape Architecture

HARDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

0 4 8 16 32

L001



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	4-5" cal BB	Straight Leader
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silouette	Slendor Silouette American Sweetgum	2.5"-3" cal BB	Straight Leader
NSG	1	Nyssa sylvatica 'Gumdrop'	Gumdrop Tupelo	2.5"-3" cal BB	Straight Leader/Branch High
PS	6	Pinus sylvestris	Scotch Pine	6'-8' BB	Full Form
TP	19	Thuja plicata 'Northern Spire'	Northern Spire Western Arborvitae	6'-7' BB	
QR	5	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader

SHRUBS					
BnW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
CoS	8	Cephalanthus occidentalis 'Sugar Shack'	Button Bush 'Sugar Shack'	#5	
Hal	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hyslrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HyL	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
Ig3	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	62	Ligustrum ovalifolium	California Privet	5'-6' BB	
Mp	10	Myrica pensylvanica	Northern Bayberry	3'-4' BB	
Pf	10	Potentilla fruticosa ' 'Creme Brulee'	Potentilla 'Creme Brulee'	#3	
Rk	16	Rosa Knockout 'Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dvf Pink'	Lilac, Dwarf Pink Bloomerang	#7	

PERENNIALS, VINES,GROUNDCOVERS, GRASSES	
PERENNIALS & VINES	
ap	Astilbe ' Peach Blossom'
ab	Astilbe 'Bridal Veil'
cp	Clematis paniculata
dl	Dianthus 'Pink-ndot'
evs	Echinacea 'White Swan'
ep	Echinacea 'Prairie Splendor'
hhr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hap	Hydrangea Climbing
pac	Perolskia 'Crazy Blue'
sbm	Salvia 'Blue Marvel'
GRASSES	
hma	Hakonechloa m. 'Aureola'
pab	Penisetum ' Burgundy Bunny'
pah	Penisetum 'Hamelin'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

Michaud Wheeler Associates

LANDSCAPE SUBMISSION - Proposed

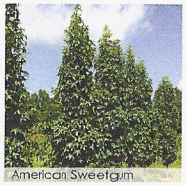
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

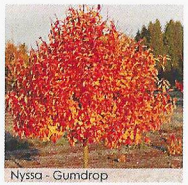
0 4 8 16 32

L002

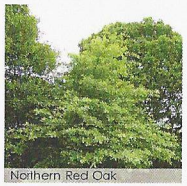
TREES:

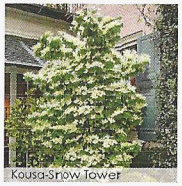

American Sweetgum


Red Maple - October Glory


Nyssa - Gumdrop


Junior Giant Arborvitae


Northern Red Oak

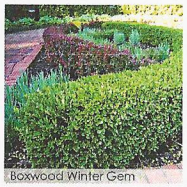

Kousa-Snow Tower

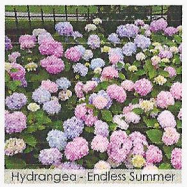

Scotch Pine

PLANT SCHEDULE

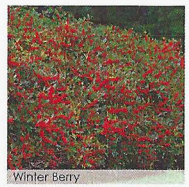
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	4-5" cal BB	Straight Leader
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
LS	10	Liquidambar styr., 'Slender Silouette	Slender Silouette American Sweetgum	2.5"-3" cal BB	Straight Leader
NSG	1	Nyssa sylvatica 'Gumdrop'	Gumdrop Tupelo	2.5"-3" cal BB	Straight Leader/Branch High
PS	6	Pinus sylvestris	Scotch Pine	6'-10' BB	Full Form
TP	19	Thuja plicata 'Nigelsm Spire'	Northern Spire Western Arborvitae	6'-7' BB	
QR	5	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader

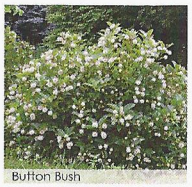
SHRUBS:


Boxwood Winter Gem

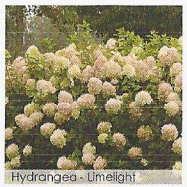

Hydrangea - Endless Summer


Knockout Rose - Blushing Pink

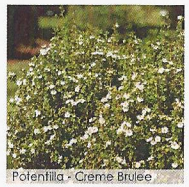

Winter Berry


Button Bush

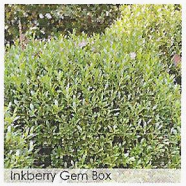

California Privet

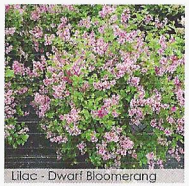

Hydrangea - Limelight

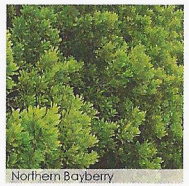

Lilac - Bloomerang


Potentilla - Creme Brulee


Hydrangea - Bobo


Inkberry Gem Box


Lilac - Dwarf Bloomerang

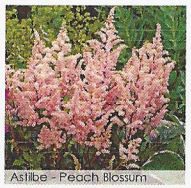

Northern Bayberry

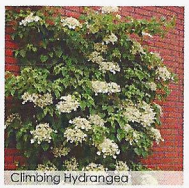
SHRUBS

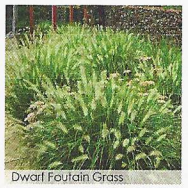
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB
CeS	8	Cephalanthus occidentalis 'Sugar Shack'	Button Bush 'Sugar Shack'	#5
Hal	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5
HpL	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4" BB
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4 BB Male Pollinator
Lo	62	Ligustrum ovalifolium	California Privet	5'-6' BB
Mp	10	Myrica pensylvanica	Northern Bayberry	3'-4' BB
Pf	10	Potentilla fruticosa 'Creme Brulee'	Potentilla 'Creme Brulee'	#3
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3
Sb	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7

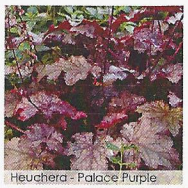
PERENNIALS:


Anemone - Jordan White

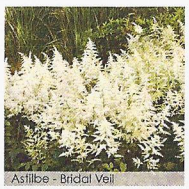

Astilbe - Peach Blossum

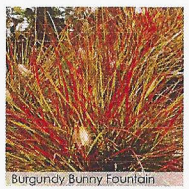

Climbing Hydrangea

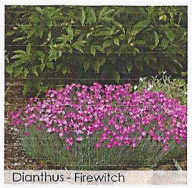

Dwarf Foutain Grass


Heuchera - Palace Purple

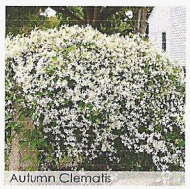

Salvia - Blue Marvel


Astilbe - Bridal Veil


Burgundy Bunny Fountain

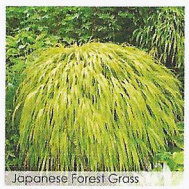

Dianthus - Firewitch


Anemone - Septamber


Autumn Clematis


Daylily - Happy Returns


Echinacea - Prairie Splendor


Japanese Forest Grass


Shasta Daisy - Becky


Echinacea - White Swan


Peroforskia - Crazy Blue

PERENNIALS, VINES,GROUNDCOVERS, GRASSES

PERENNIALS & VINES

ap	'Astilbe ' Peach Blossom'
ab	'Astilbe 'Bridal Veil'
cp	Clematis paniculata
df	Dianthus 'Firewitch'
ews	Echinacea 'White Swa'
ep	Echinacea 'Prairie Splendor'
hbr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hvp	Hydrangea Climbing
pac	Perofskia 'Crazy Blue'
sbm	Salvia 'Blue Marvel'

GRASSES

hma	Hakonechloa m. 'Aureola'
pnb	Pennisetum ' Burgundy Bunny'
pah	Pennisetum 'Hameln'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

0 4 8 16 32

L003



NORTH ELEVATION (SPARKS AVE.)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: APRIL 4, 2025 SCALE: NTS

0 4 8 16 32

L004

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 40

Street & Number of Proposed Work: 5 MEADER STREET

Owner of record: KIM GLOWACKI

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KIMGLOWACKI@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: @40 Sq. Footage 1st floor: 1034 SF Decks/Patio: Size: @40'X8' ☒ 1st floor ☐ 2nd floor
Width: @31.3 Sq. footage 2nd floor: 1034 SF Size 2X4.5X11 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 25'/31'+ South 25'/31'+ East 25'/31'+ West 25'/31'+
FROM GRADE

Additional Remarks REVISIONS 1. East Elevation

Historic Name: NEW BUILD (describe) 2. South Elevation NEW SINGLE-FAMILY SECONDARY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer [redacted] C/I / ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT-WOOD Rear 10LT 2nd FLOOR Side 9LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

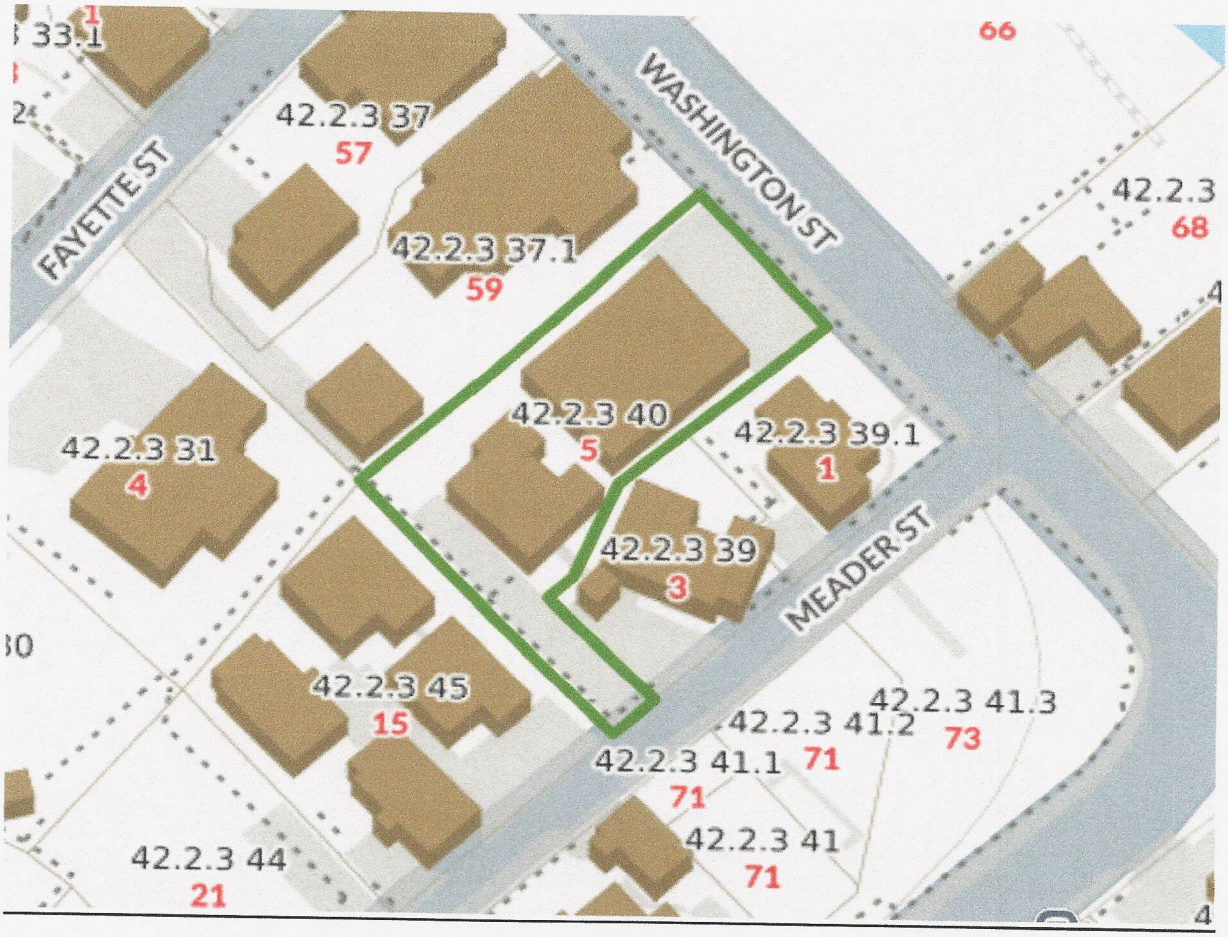
Sidewall NTW
Trim QUAKER GRAY
Deck NTW
Clapboard (if applicable) _____
Sash BLACK
Foundation CORE / PIERS / QUAKER GRAY / SKIRT
Roof GRAY TIME & MTH
Doors NTW
Fence RAIL - QUAKER GRAY Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/27/2025 Signature of owner of record _____ Signed under penalties of perjury

5 MEADER STREET – NEW SECONDARY DWELLING



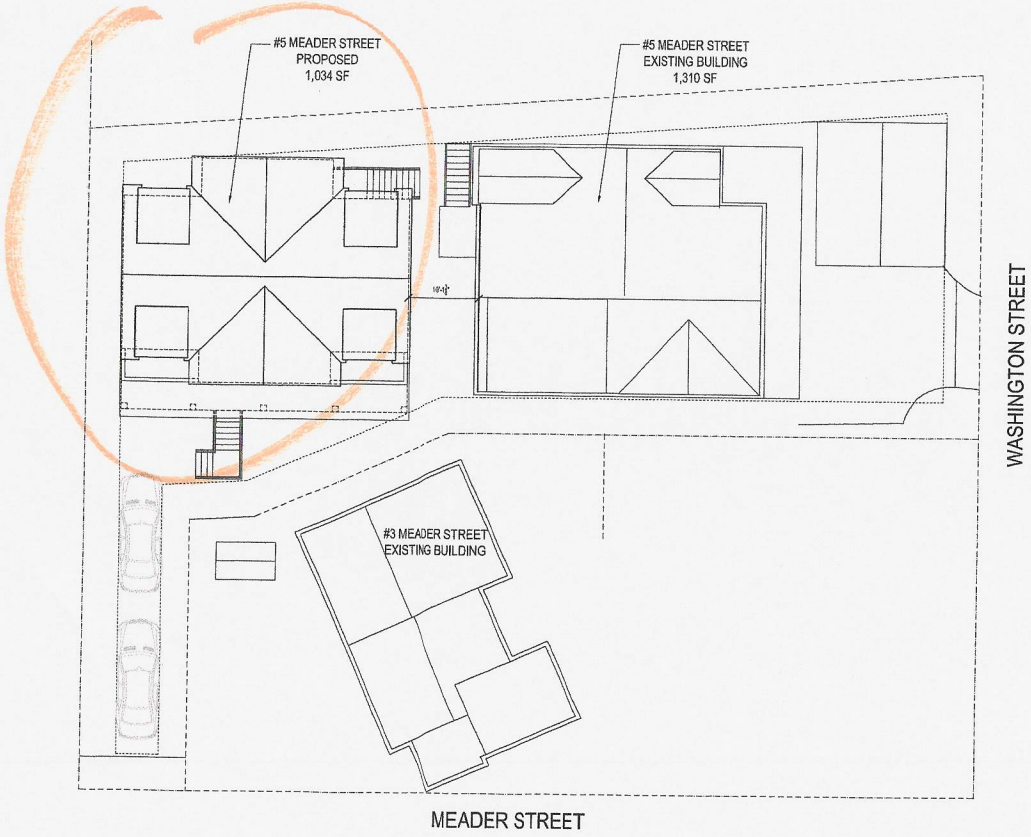


LOT SIZE= 6,810 SF

MAIN HOUSE FOOTPRINT= 1,310 SF

SECONDARY DWELLING FOOTPRINT: PROPOSED 1,034 SF
(MAX 1,048 SF, 20% SMALLER THAN MAIN HOUSE) 21%

LOT COVERAGE (MAX 40%, 2,724 SF): 1,310 SF +1,034 SF=2,344 SF
2,344 SF / 6,810 SF = 34%



1 SITE SKETCH PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
1
2
3
4
5
6
7

DRAWN BY
JWD

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESERVER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNERS, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

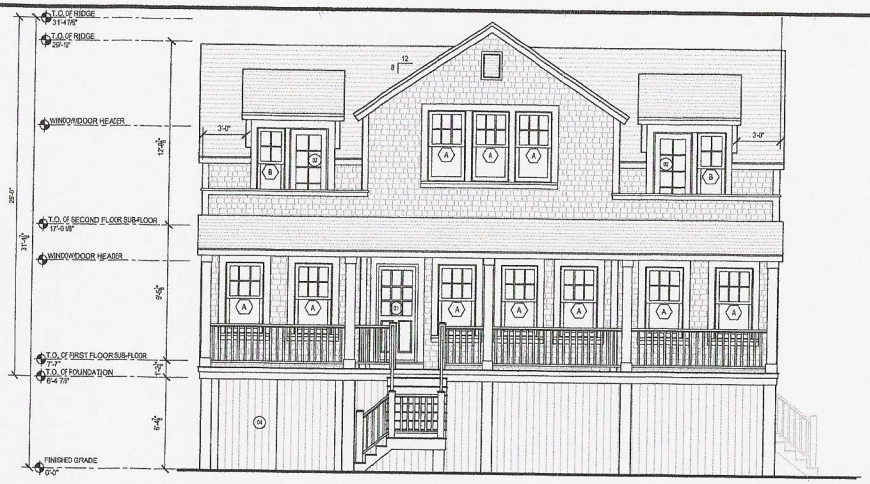
SITE SKETCH PLAN

File No.

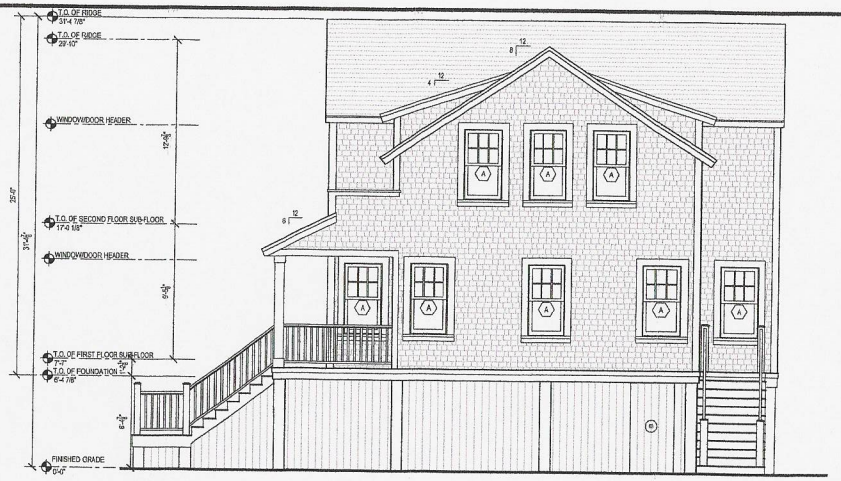
Date # 1234 - PLANS.dwg

Sheet No

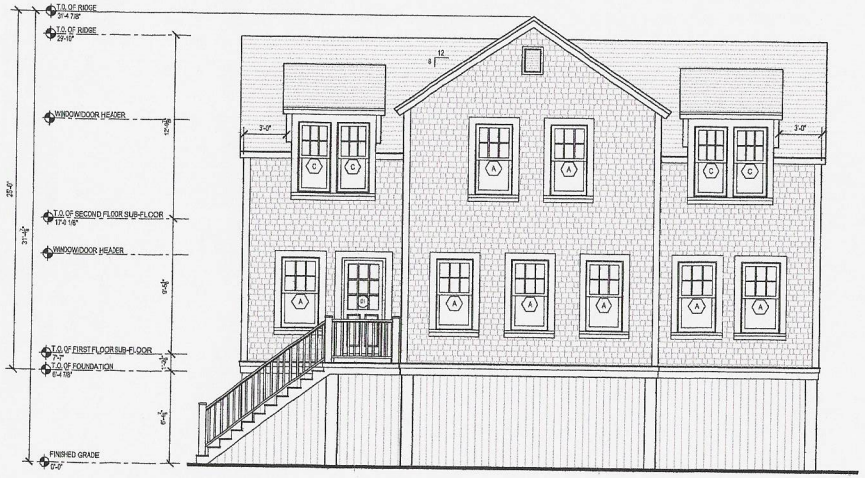
C-1



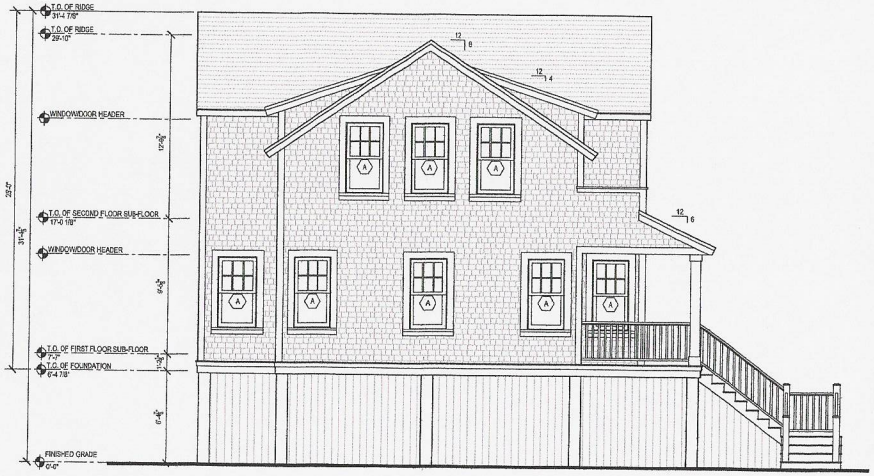
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



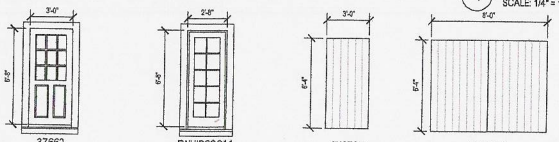
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



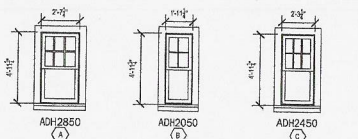
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED DOORS
SCALE: 1/4" = 1'-0"



PROPOSED WINDOWS

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

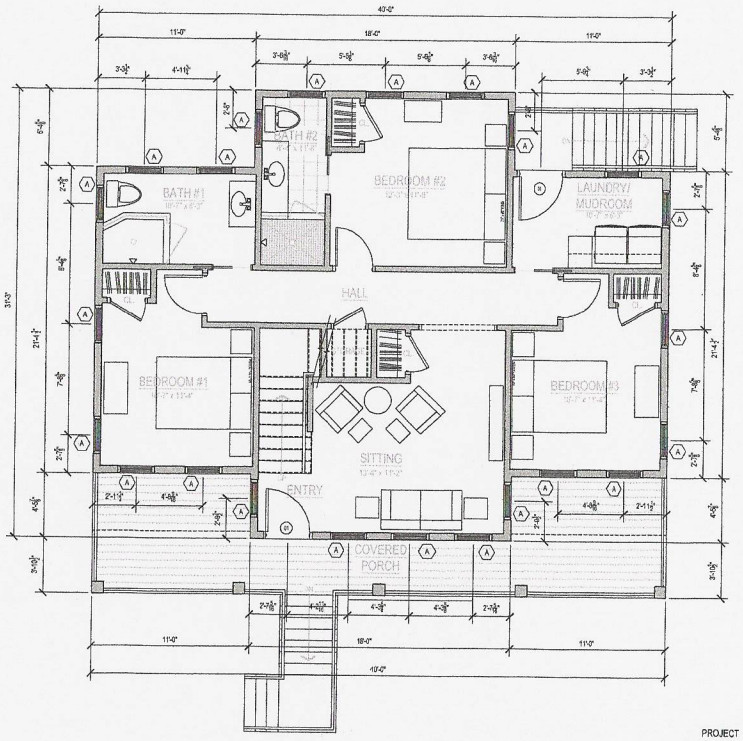
REVISIONS
1
2
3
4
5
6
7

DRAWN BY JWD

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNERS, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:
PROPOSED ELEVATIONS

File No.
Date # 1234 - PLANS.dwg
Sheet No
A-5



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
1
2
3
4
5
6 DRAWN BY
7 JWD

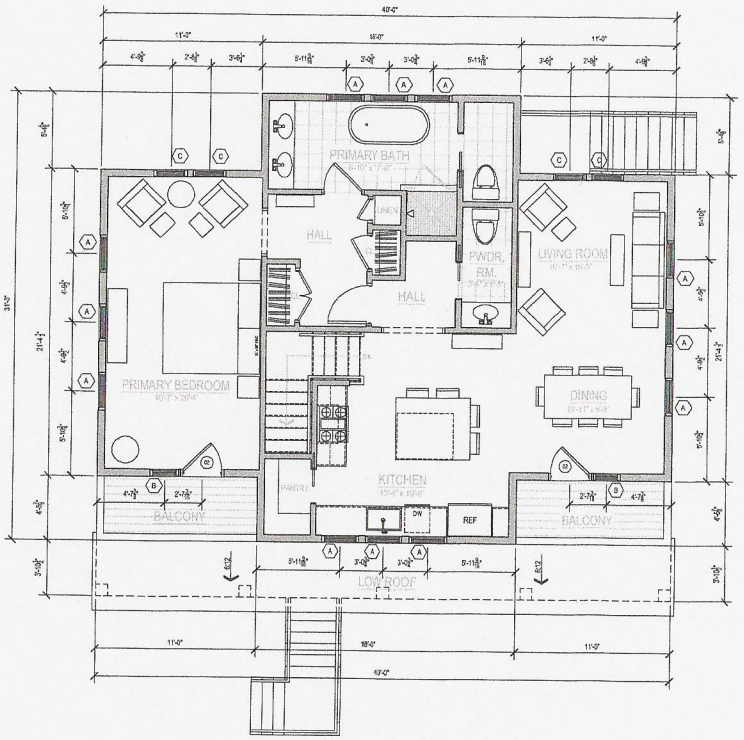
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED
FIRST FLOOR
PLAN

File No.
Date # 1234 - PLANS.dwg
Sheet No

A-2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS

1	
2	
3	
4	
5	
6	DRAWN BY
7	JWD

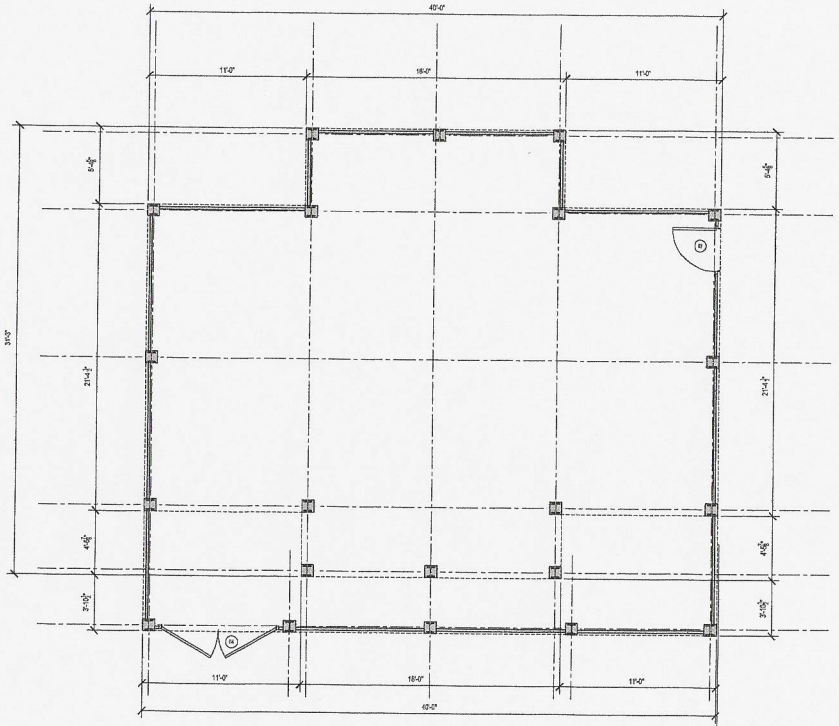
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THIS OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED SECOND FLOOR PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-3



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS
1
2
3
4
5
6
7

DRAWN BY
JWD

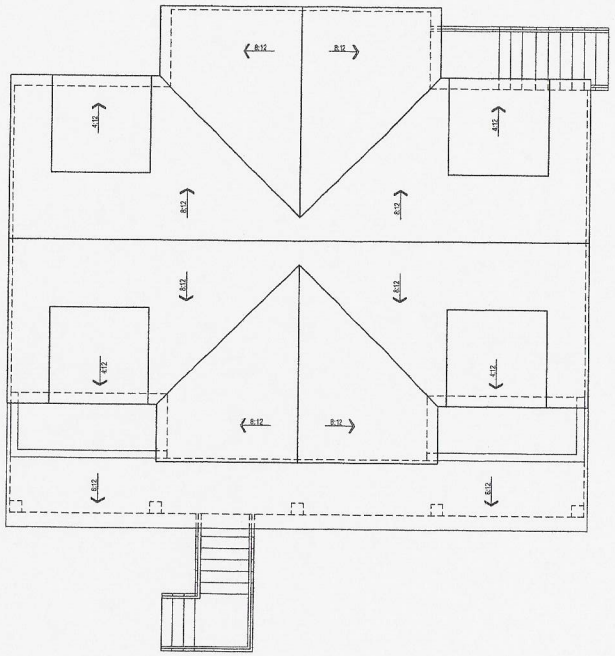
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED
FOUNDATION
PLAN

File No.
Date
1234-PLANS.dwg
Sheet No

A-1



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL
DESIGN
AND PRODUCTION
CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

REVISIONS

1		
2		
3		
4		
5		
6	DRAWN BY	
7		JWD

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTURAL DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER, FOR THIS PROJECT AT THE LOCATION NOTED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL DESIGNER.
© 2025 JWD ADPC

TITLE:

PROPOSED
ROOF PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-4

PRIMARY DWELLING ON LOT/EAST/SOUTH ELEVATION – FRONTS ON WASHINGTON ST.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

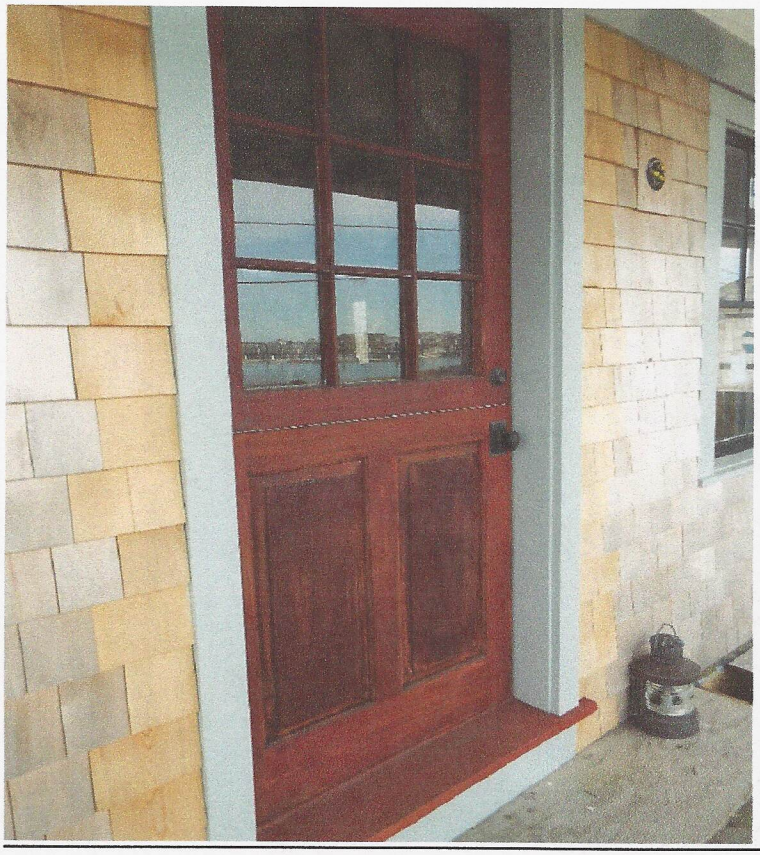




STAIR DETAIL ON MH TO BE MATCHED ON THE SECONDARY DWELLING



MH FRONT DOOR TO MATCH SECONDARY DWELLING



SIDE DOOR



FRONT SKIRT



MAIN HOUSE WINDOWS – 6/1 BLACK/TRIM – QUAKER GRAY



REAR COTTAGE ON LOCUS WITH AN HDC APPROVED DEMO/MOVE



VIEW BETWEEN MAIN HOUSE AND 1 MEADER ST. TOWARDS REAR SECONDARY DWELLING





ABUTTERS

3 MEADER STREET – RAISED FOUNDATION





15 A/B/C/D MEADER STREET



15A MEADER STREET – DIRECT ABUTTER



15 B MEADER STREET



15C MEADER STREET



15D MEADER STREET



57 WASHINGTON STREET



59 WASHINGTON STREET – DIRECT ABUTTER



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... KIM GLOWACKI

MAILING ADDRESS..... 28 CLIFF RD NANTUCKET , MA 02554

PROPERTY LOCATION.... 5 MEADER ST.....

ASSESSORS MAP/PARCEL..... 4223/40

SUBMITTED BY:..... LINDA WILLIAMS

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 25, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.25 10:42:00 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4223	14		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	66 WASHINGTON ST
4223	37	1	59 WASHINGTON STREET LLC		9 CHIEFTANS RD	GREENWICH	CT	06831	59 WASHINGTON ST
4223	39		WAGER SUSAN A		225 CENTRAL PARK WEST # 1122	NEW YORK	NY	10024	3 MEADER ST
4223	39	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	1 MEADER ST
4223	41		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 WASHINGTON ST
4223	45		PRESERVE ACK LLC		43 WINTER ST # 6	BOSTON	MA	02108	15 MEADER ST
Count:	6								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 MEADER STREET

Tax Map Number: 42.2.3 Parcel Numbers: 40

Owner of Record KIM GLOWACKI

Description of Proposal: NEW SECONDARY DWELLING

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7020 0640 0000 3224 5436



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Greenwich, CT 06831

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Pos $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Sent To
59 WASHINGTON STREET LLC
9 CHIEFTANS RD
GREENWICH, CT 06831

Street ar

City, Sta

5 meadow

~~10 EW~~

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 5863



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

New York, NY 10024

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Post $0.73

Tot $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Ser
WAGER SUSAN A
225 CENTRAL PARK WEST # 1122
NEW YORK, NY 10024

Str

City

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 9779



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Boston, MA 02108

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postr $0.73

Tote $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

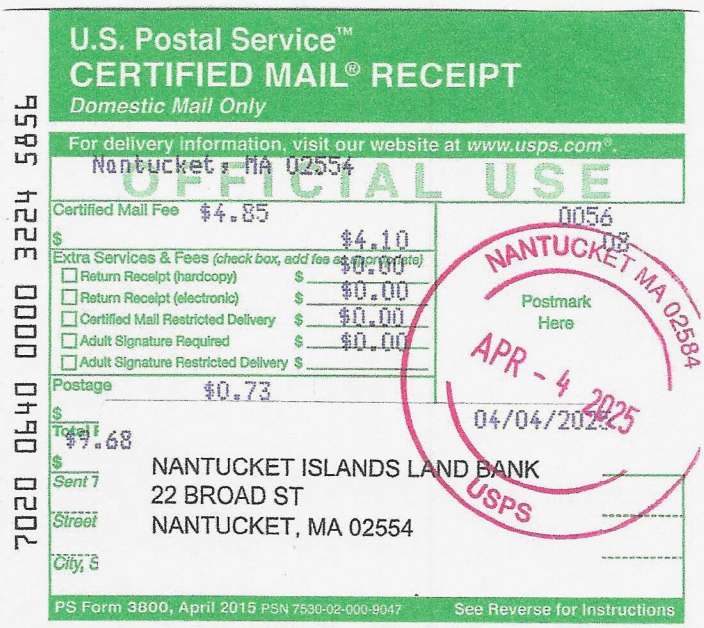
Sent
PRESERVE ACK LLC
43 WINTER ST # 6
BOSTON, MA 02108

Stre

City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 5856



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 | 0056 08

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total $9.68

Postmark Here

NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

Sent T
NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

Street

City, S

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

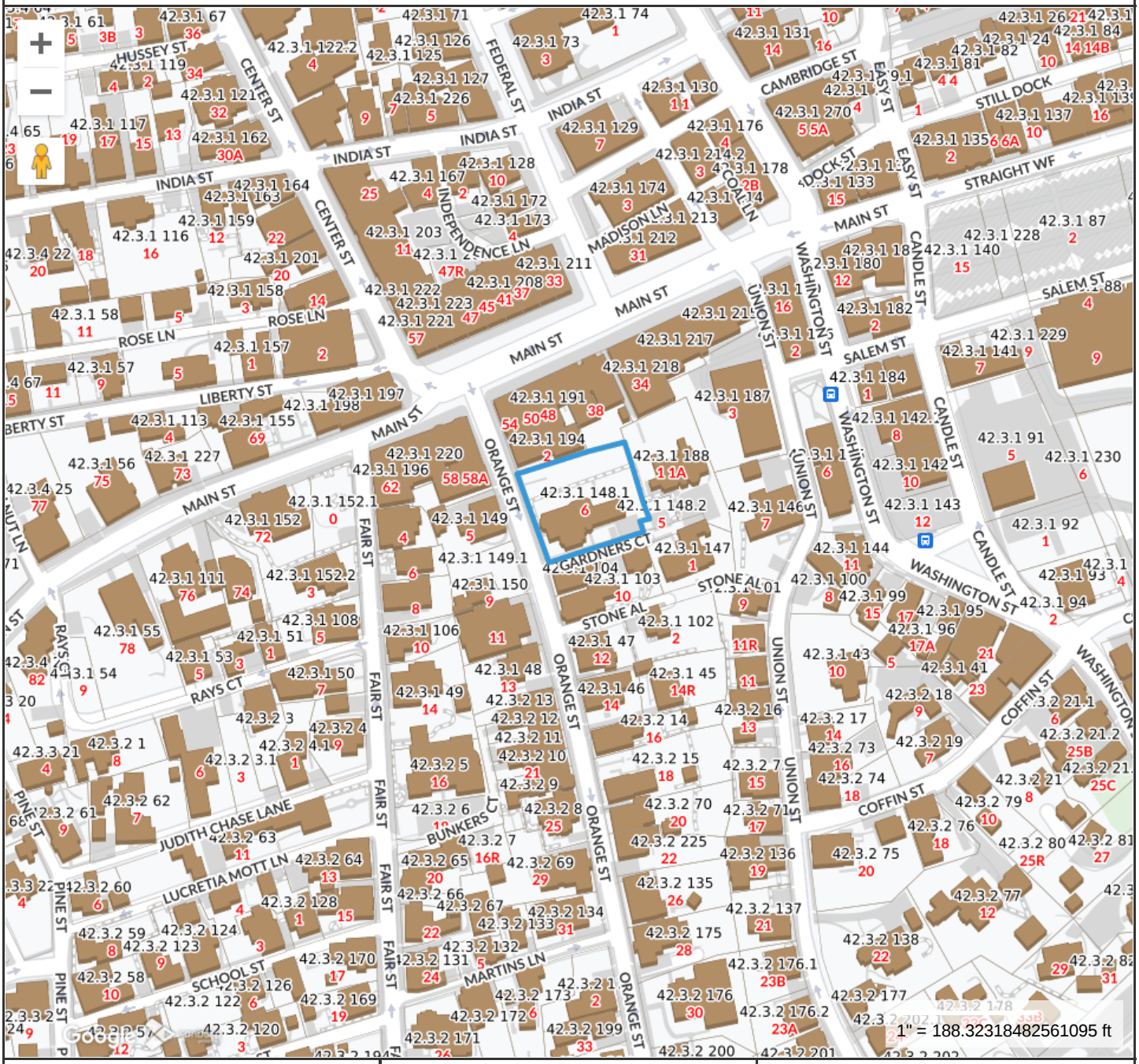
4/7/25

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

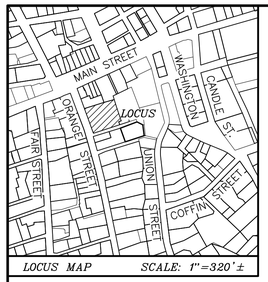
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

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

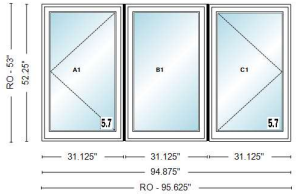
LATEST UPDATE
3/18/2025

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"**

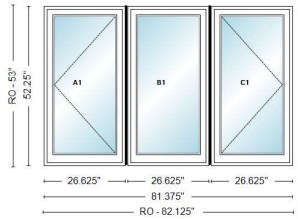
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4", Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame 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).

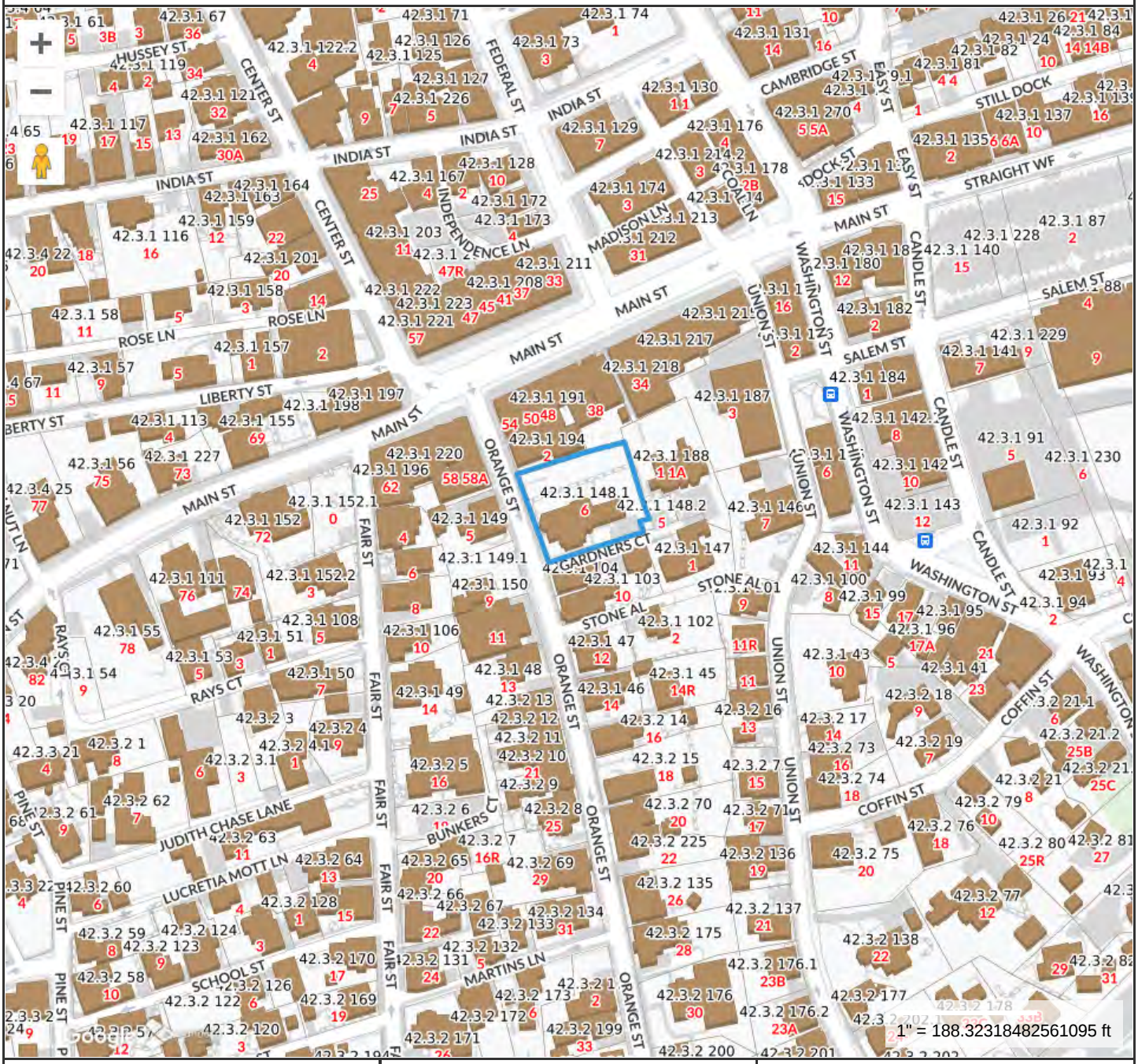
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

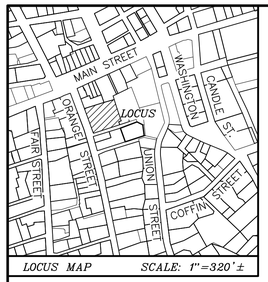
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

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

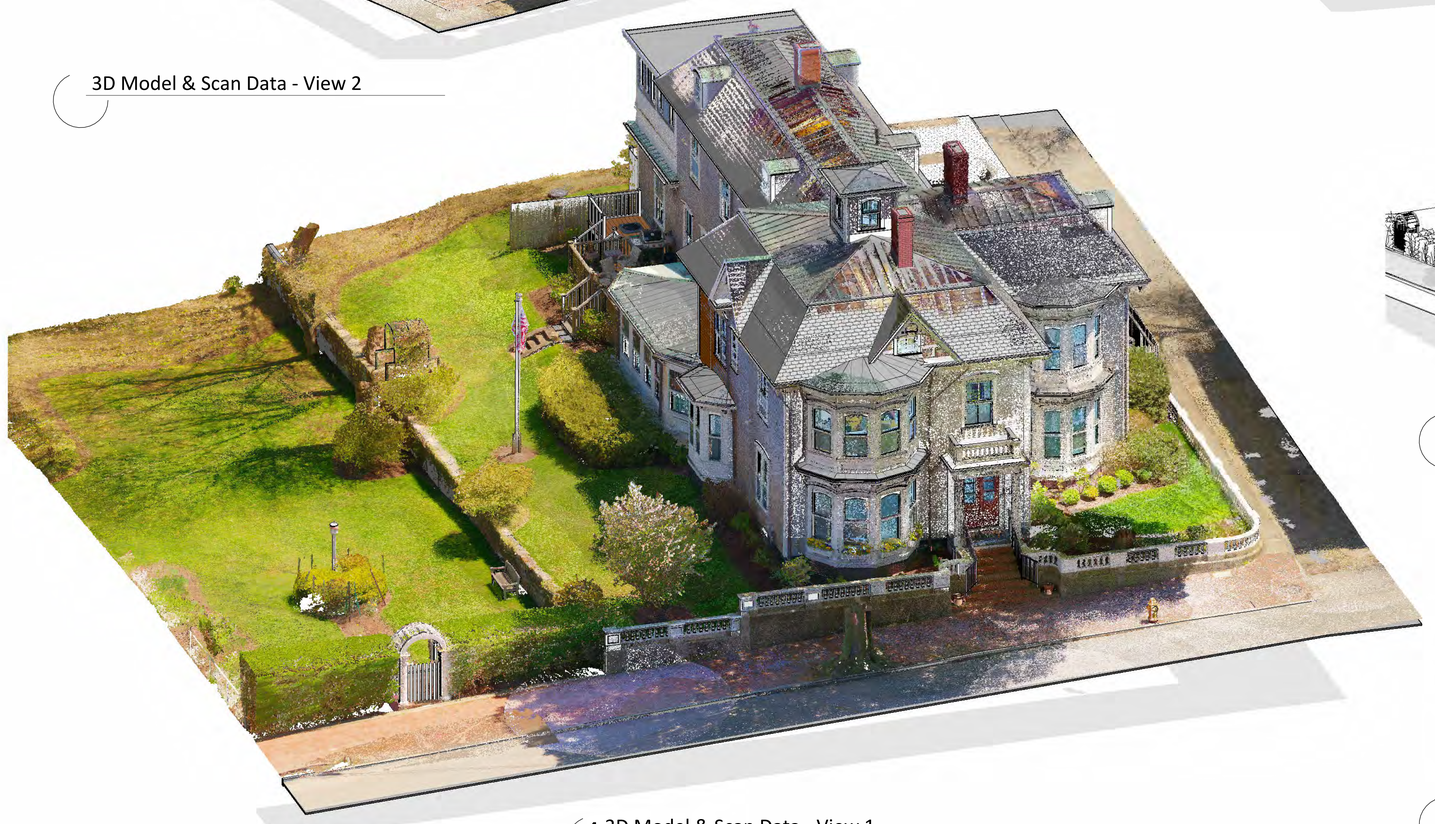
6 Orange Street



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!*

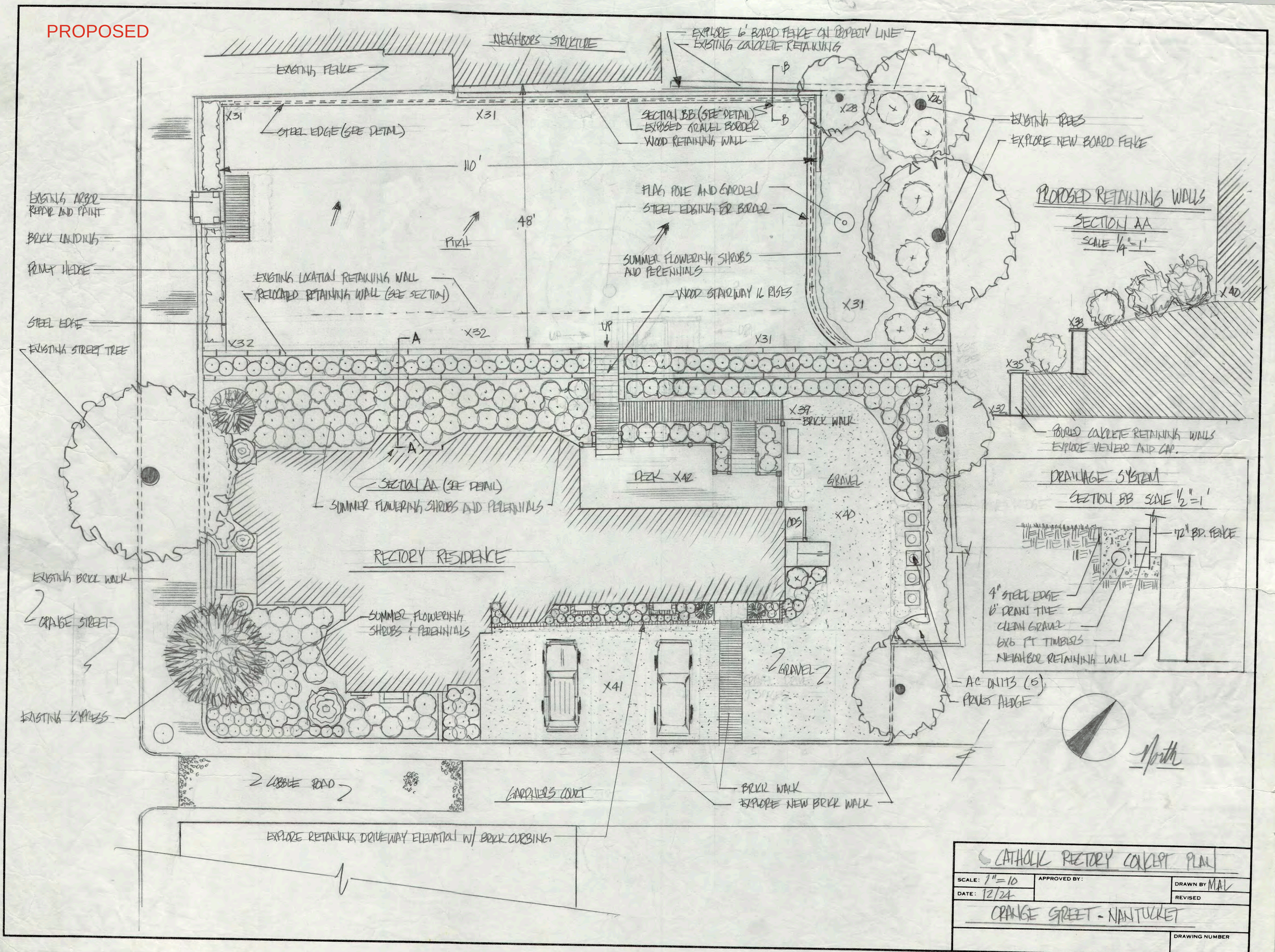
Revisions

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

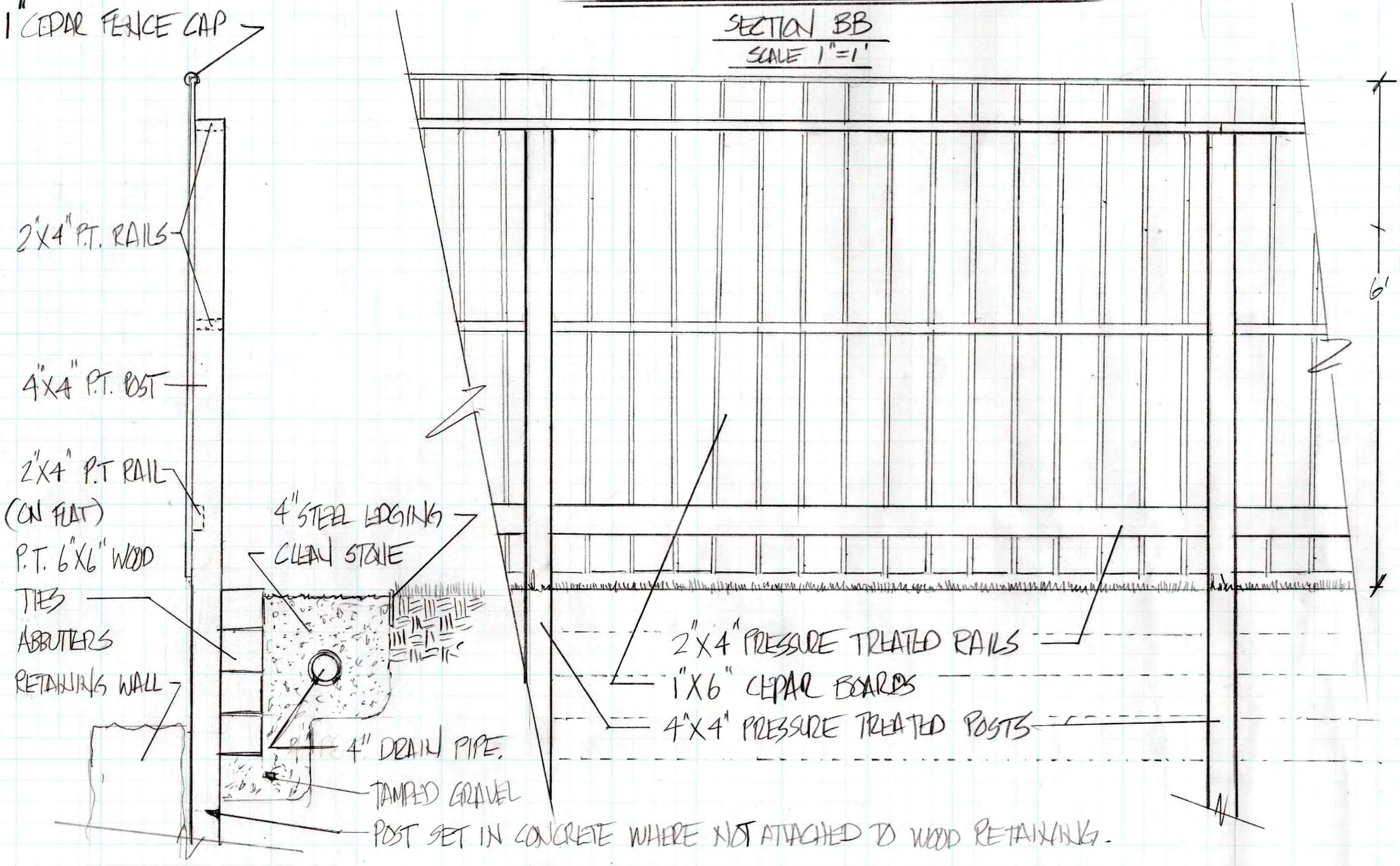
PROPOSED

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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

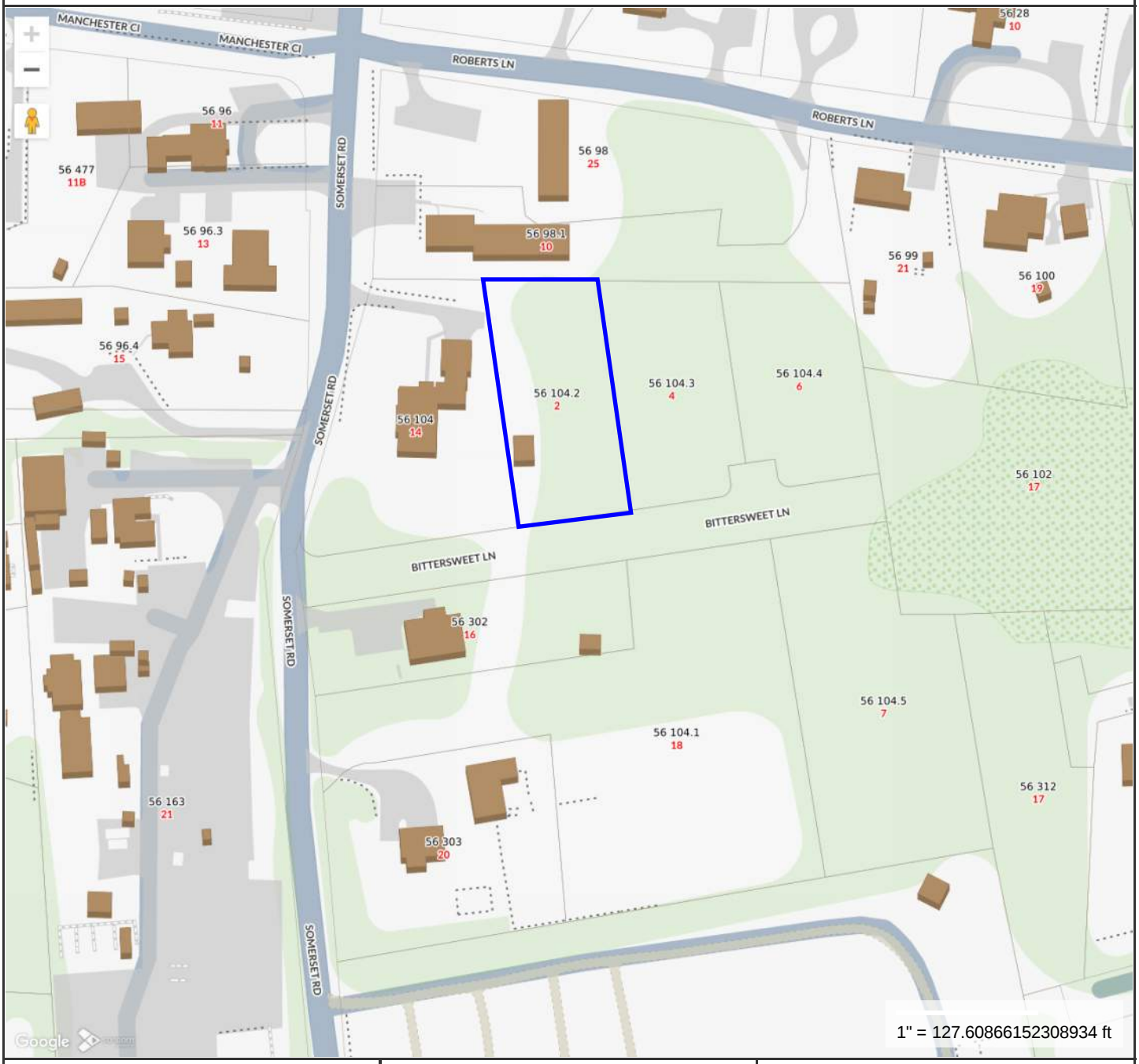
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

2 Bittersweet



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



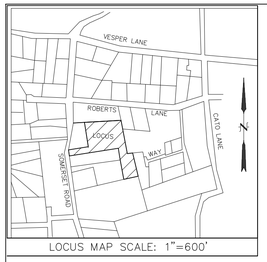
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

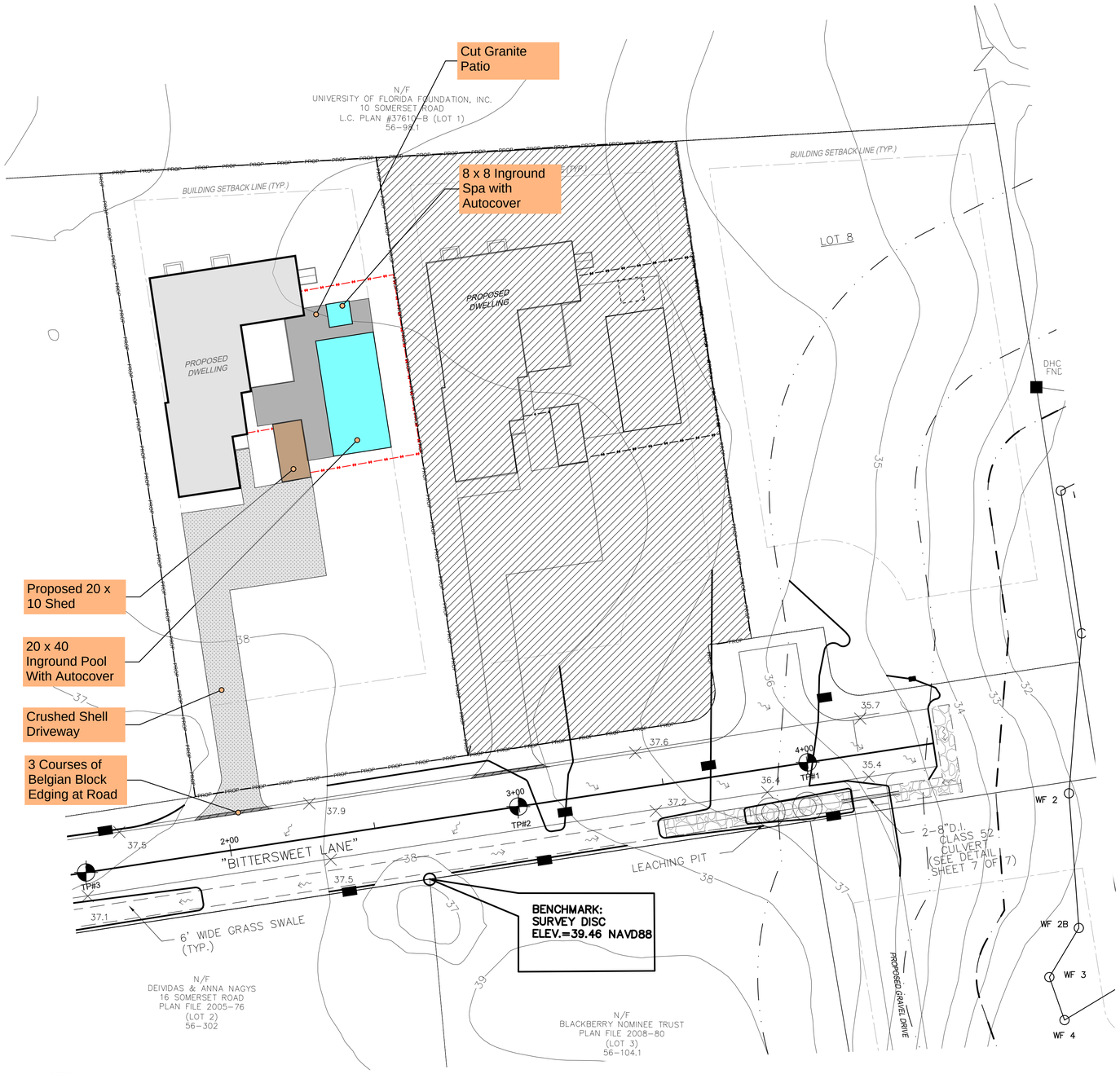
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

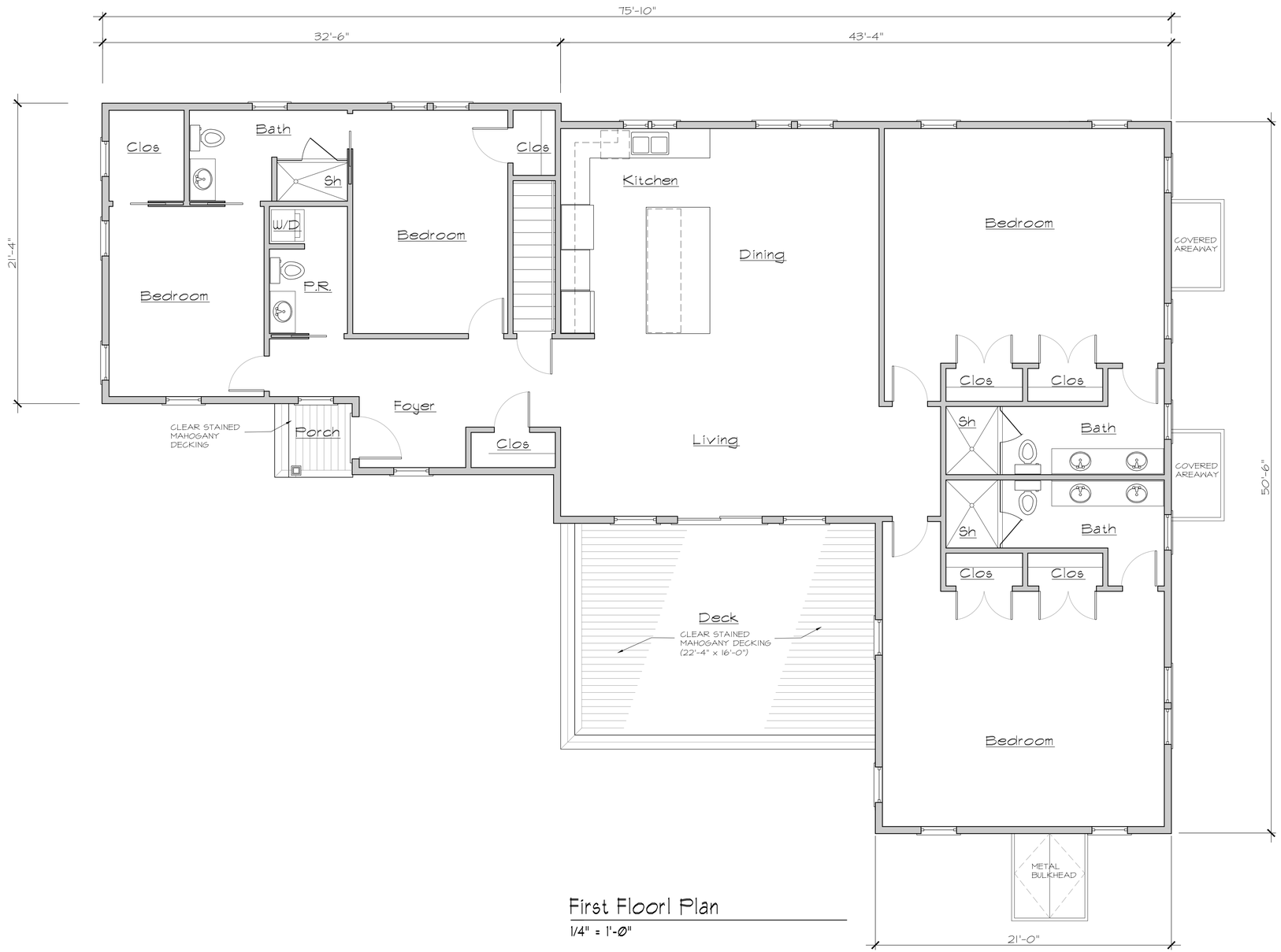
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

SP-1



First Floorl Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

2 Bittersweet Lane
Nantucket, MA 02554

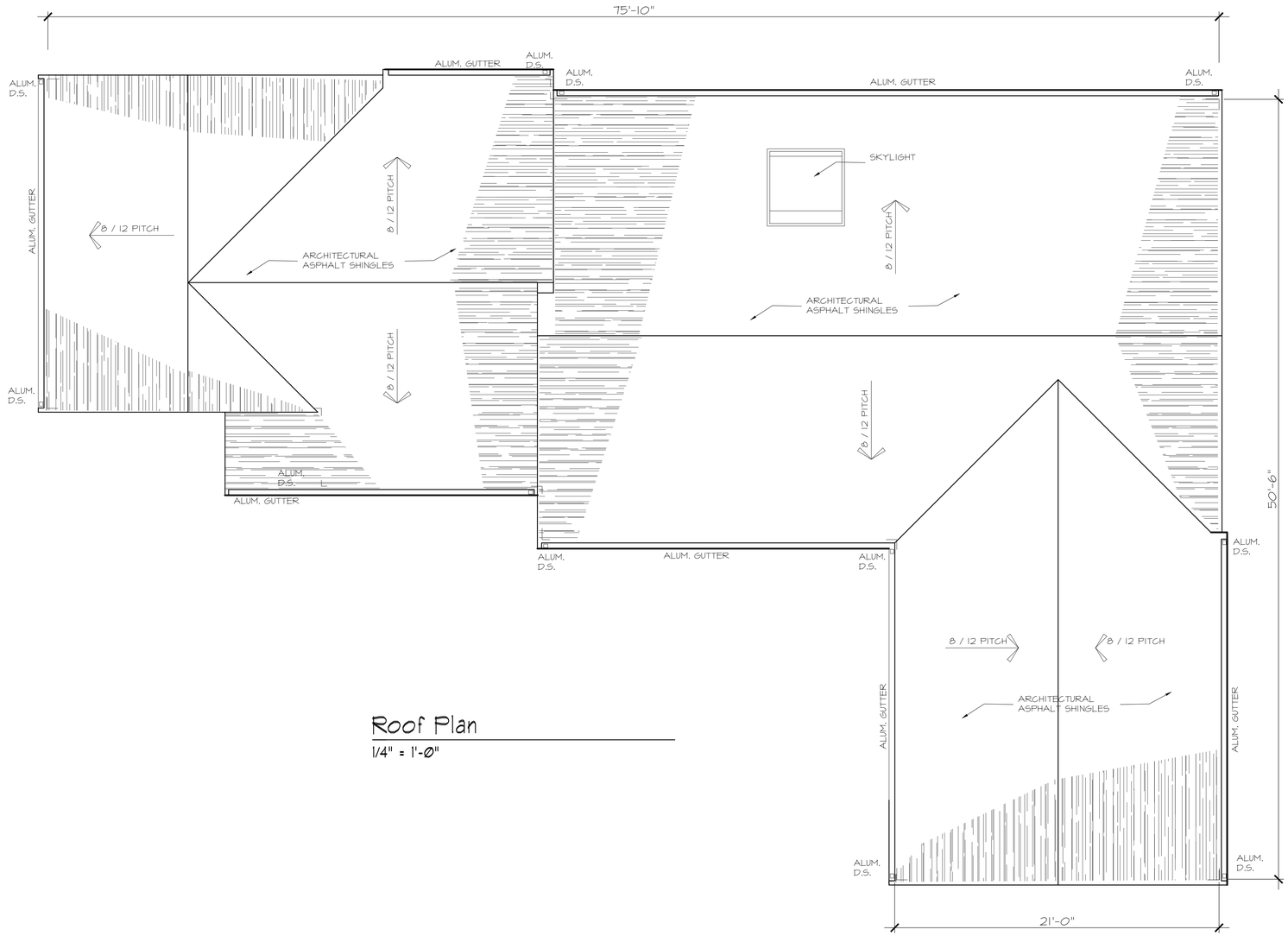
PROPOSED FIRST FLOOR PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.1



Roof Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

2 Bittersweet Lane
Nantucket, MA 02554

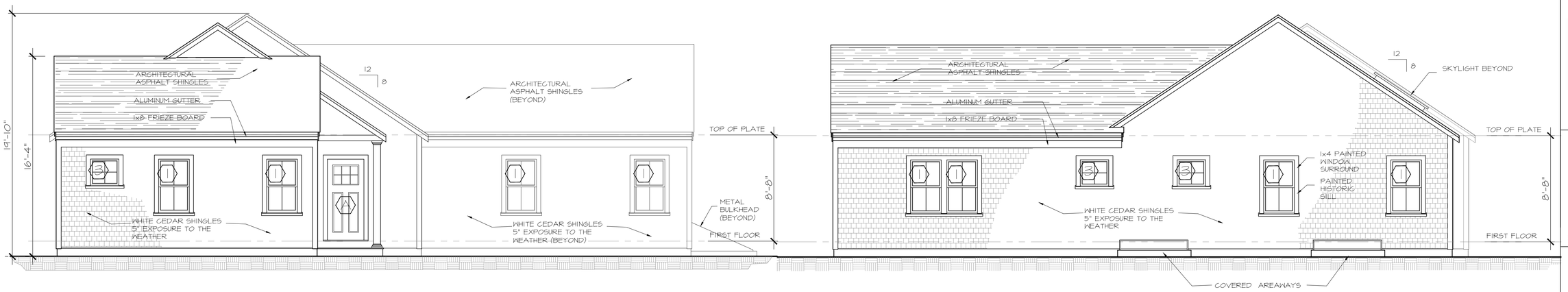
PROPOSED ROOF PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.2

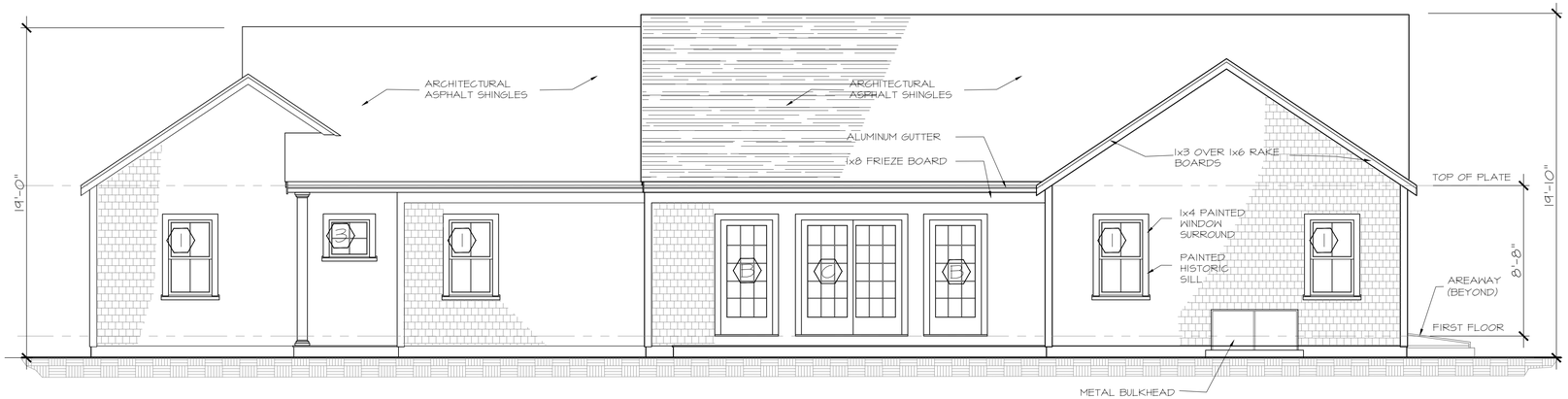


South Elevation

1/4" = 1'-Ø"

North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

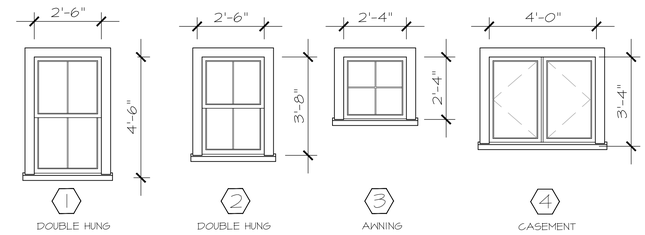
1/4" = 1'-Ø"

EXTERIOR DOOR & WINDOW SCHEDULE

TYPE	WINDOW TYPE	QUANTITY	UNIT SIZE	MANUFACTURER	COLOR
1	2/2 - DOUBLE HUNG	?	2'-8"X4'-6"	ANDERSEN	WHITE
2	2/2 - DOUBLE HUNG	?	2'-4"X3'-8"	ANDERSEN	WHITE
3	4 - AWNING	?	2'-4"X2'-4"	ANDERSEN	WHITE
4	1 - CASEMENT	1	3'-4"X3'-4"	ANDERSEN	WHITE
A	6 - PANEL INSUL	1	3'-0"X6'-8"x 1 3/4"	SIMPSON	???
B	9 LIGHT SLIDING DOOR	1	6'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???
A	9 LIGHT FIXED PANEL DOOR	2	3'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???

NOTES:

1. ALL WINDOWS TO BE "ANDERSEN WOODWRIGHT400 SERIES"
2. ALL WINDOWS TO BE FURNISH WITH "HIGH TRANSPARENCY MESH"
3. WINDOWS SHALL HAVE AN EXTERIOR CLAD COLOR AS INDICATED
4. ALL WINDOWS & EXTERIOR DOORS TO HAVE LOW-E INSULATED GLAZING WITH SPACER BARS AT "SDL" LITES WHERE INDICATED



gbda

Stamp:

Proposed Nantucket Residence

2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED ELEVATIONS

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 2 Bitterseet Lane

MAP/PARCEL 56 / 104.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Spa/Hardscape

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: April 06, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: #2 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.2

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 inground pool, 8x8 spa, misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 104.2

Street & Number of Proposed Work: 2 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 200 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 13'-3" +/- South 13'-3" +/- East 13'-3" +/- West 13'-3" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing N/A Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type Overhead Material Painted Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Clapboard (if applicable) N/A
Roof Georgetown Gray
Trim White
Sash _____
Doors White
Deck NTW (Mahogany)
Foundation Natural Concrete
Fence NTW
Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#2 Bittersweet Lane: New Dwelling, New Shed New Pool/Hardscape/Spa

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

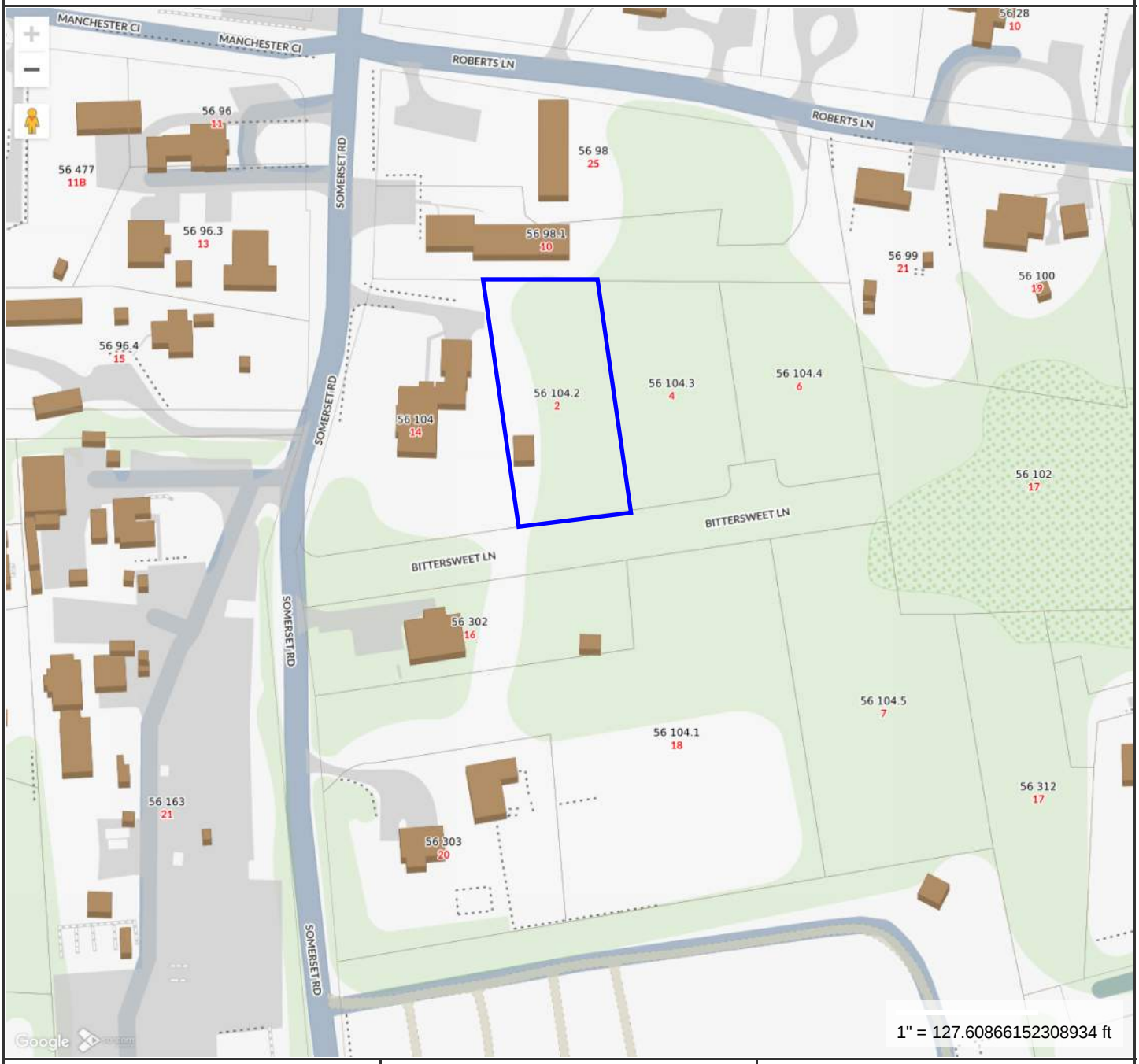
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

2 Bittersweet



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



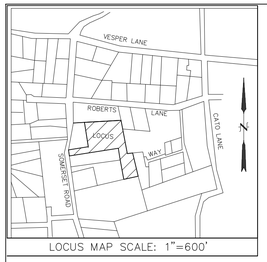
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

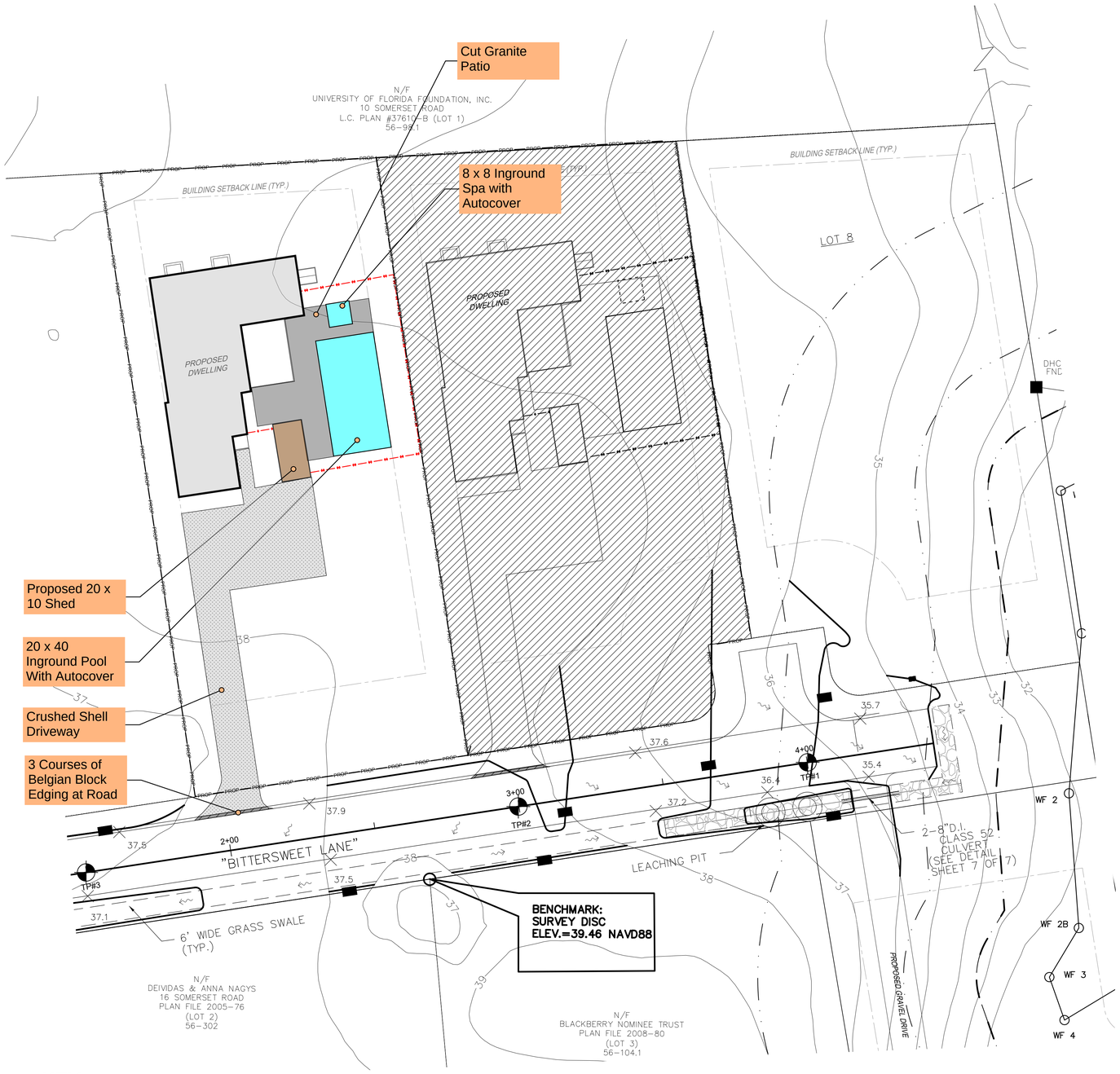
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

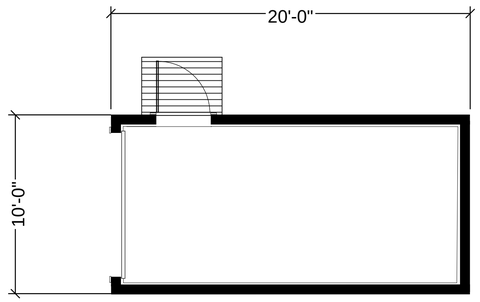
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

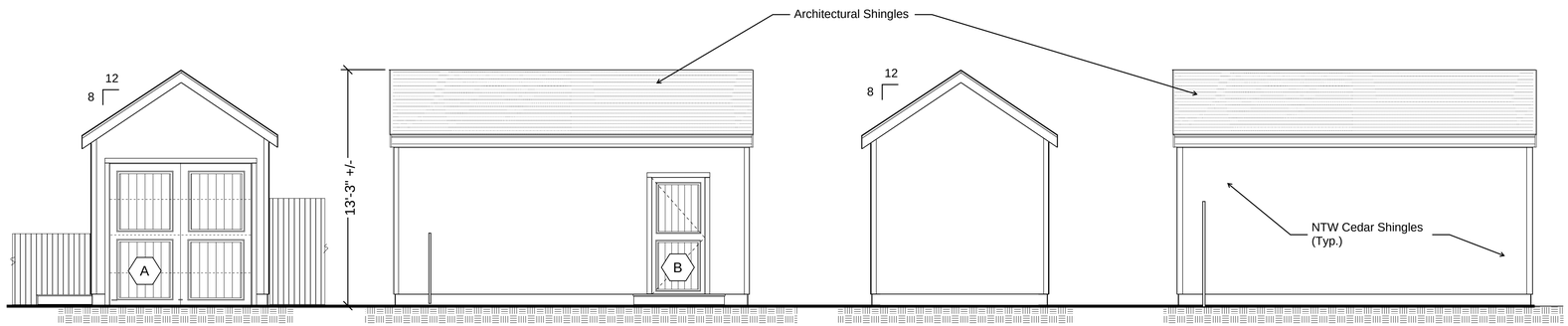
Project Number: RES 2501

Date: April 7, 2025

SP-1



FLOOR PLAN
1/4" = 1'-0"

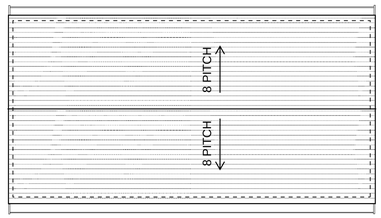


SOUTH ELEVATION
1/4" = 1'-0"

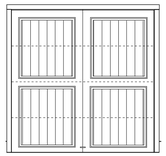
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

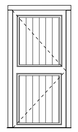


ROOF PLAN
1/4" = 1'-0"



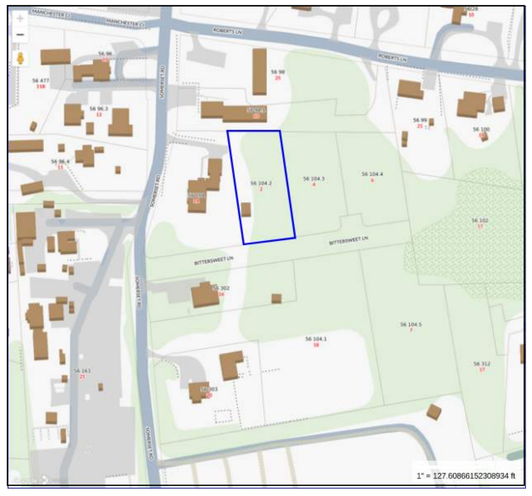
A

8' x 8' Overhead Garage Style Door
Wood V-Groove Detail
Painted



B

3'-0" x 6'-8" Exterior Door
Wood V-Groove Detail to Match
Overhead Door
Painted



LOCUS MAP
NTS.

N

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

NEW SHED

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

A0.1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 2 Bitterseet Lane

MAP/PARCEL 56 / 104.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Spa/Hardscape

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: April 06, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: #2 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.2

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 inground pool, 8x8 spa, misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 104.2

Street & Number of Proposed Work: 2 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☒ Other Granite Patio on 2 side of pool (20x40)/spa (8x8).

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' x 6'
Type: Board Fence (NTW)
Length: TBD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed Shell Walkways Crushed Shell/Patios Cut Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof N/A

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW (4' & 6') Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#2 Bittersweet Lane: New Dwelling, New Shed
New Pool/Hardscape/Spa

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

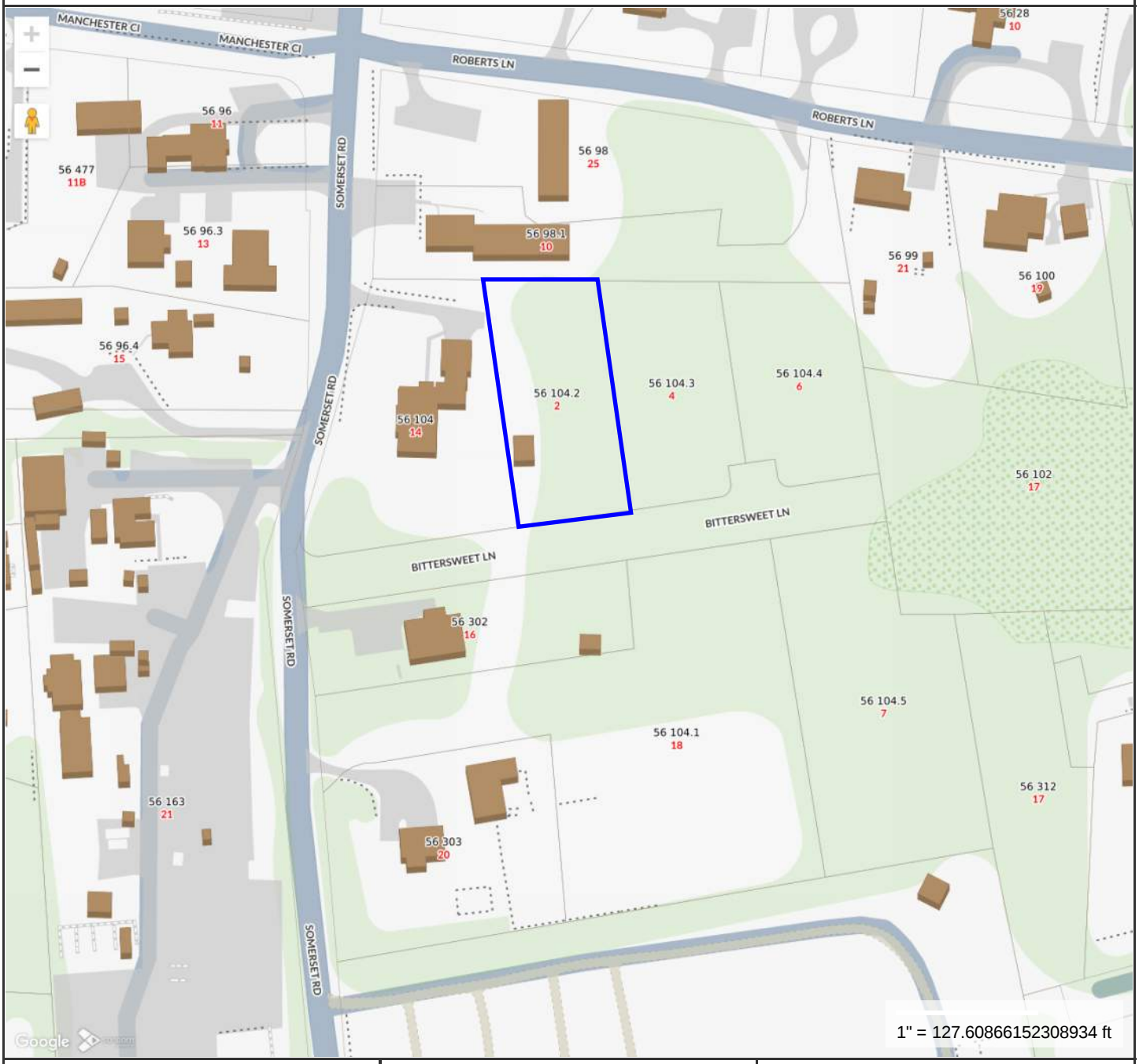
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

2 Bittersweet

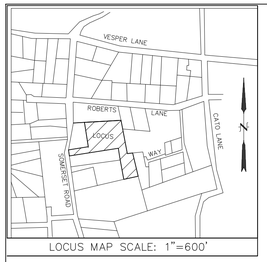


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

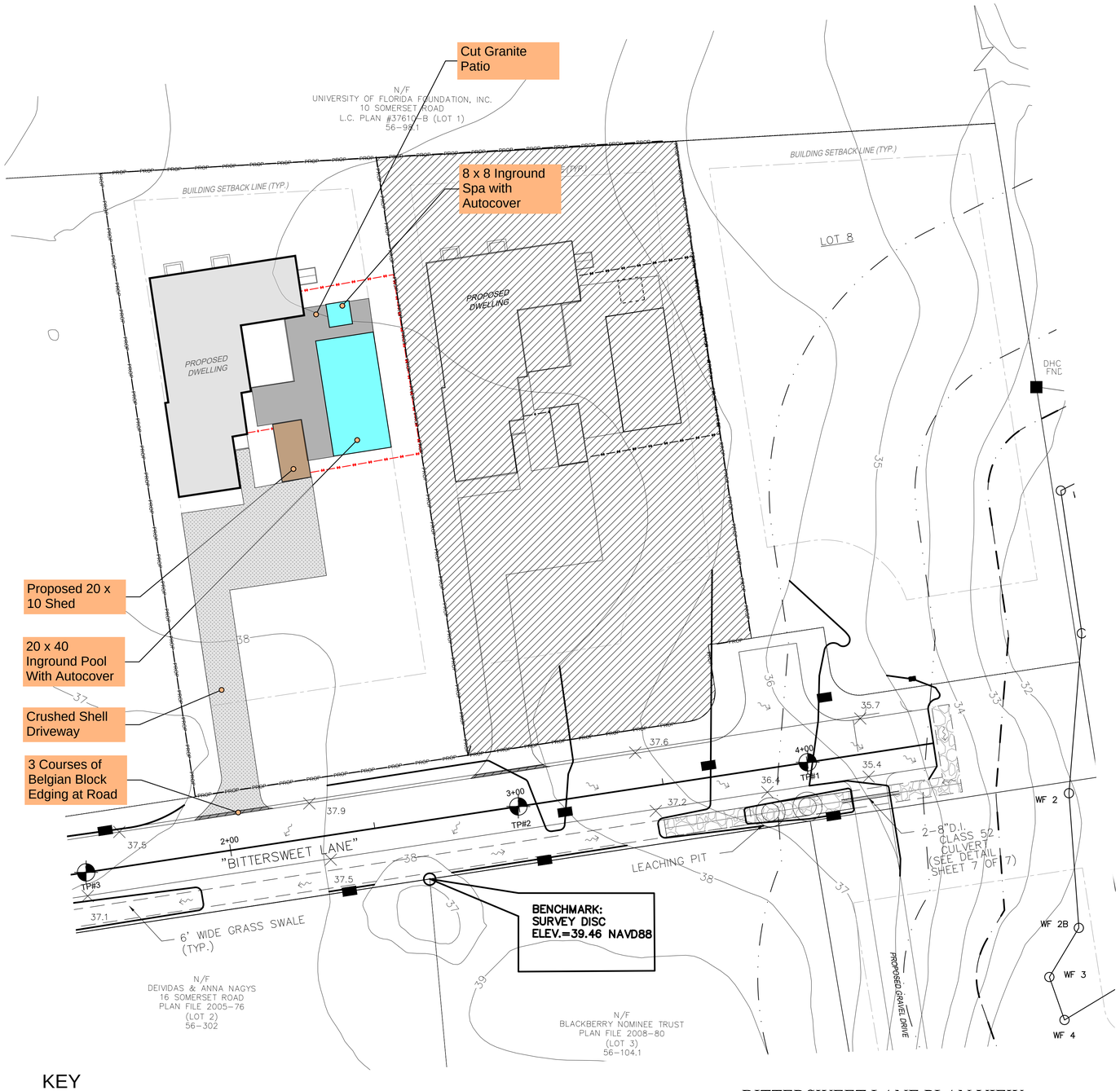
MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



GRANITE PAVERS (Patio)



FENCE PRECEDENT



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

SP-1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 2 Bitterseet Lane

MAP/PARCEL 56 / 104.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Spa/Hardscape

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: April 06, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: #2 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.2

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 inground pool, 8x8 spa, misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 104.3

Street & Number of Proposed Work: 4 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 75'-10" Sq. Footage 1st floor: 2,475
Width: 50'-6" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 21'-6" x 15'-0" ☒ 1st floor ☐ 2nd floor
Size: 4'-6" x 5'-10" ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 19'-10" South 17'-6" East 17'-6" West 19'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Anderson Rough Opening 5'-4" x 5'-4" Size 5' x 5' Location East Elevation
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Cobblestone Gray
Trim White Sash White Doors White
Deck NTW (Mahogany) Foundation Natural Concrete Fence NTW Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#4 Bittersweet Lane: New Dwelling,
New Shed
New Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

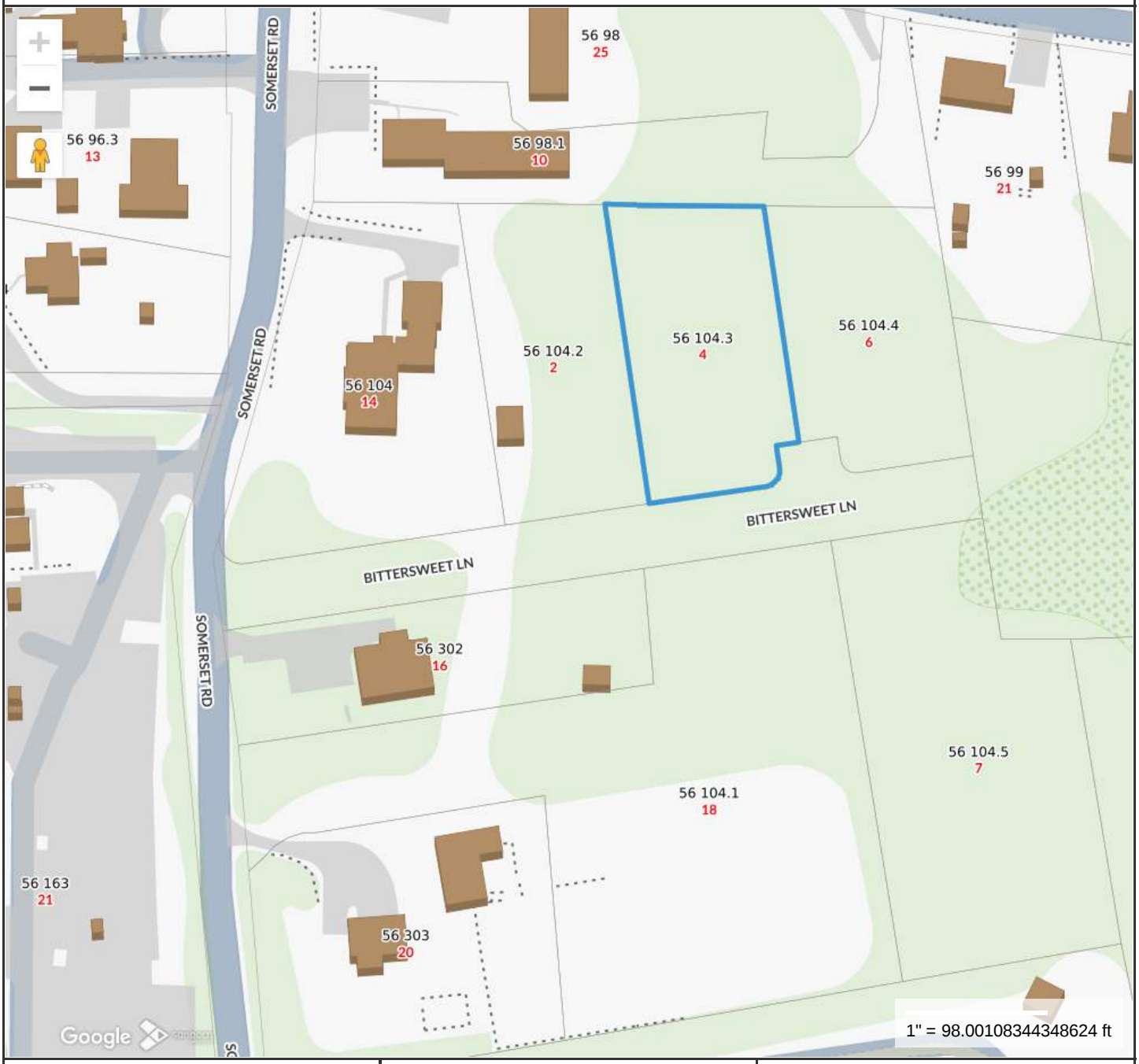
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#4 Bittersweet



Property Information

Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



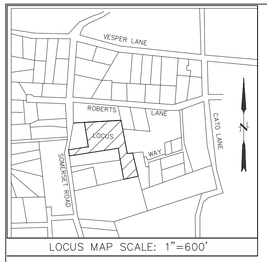
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

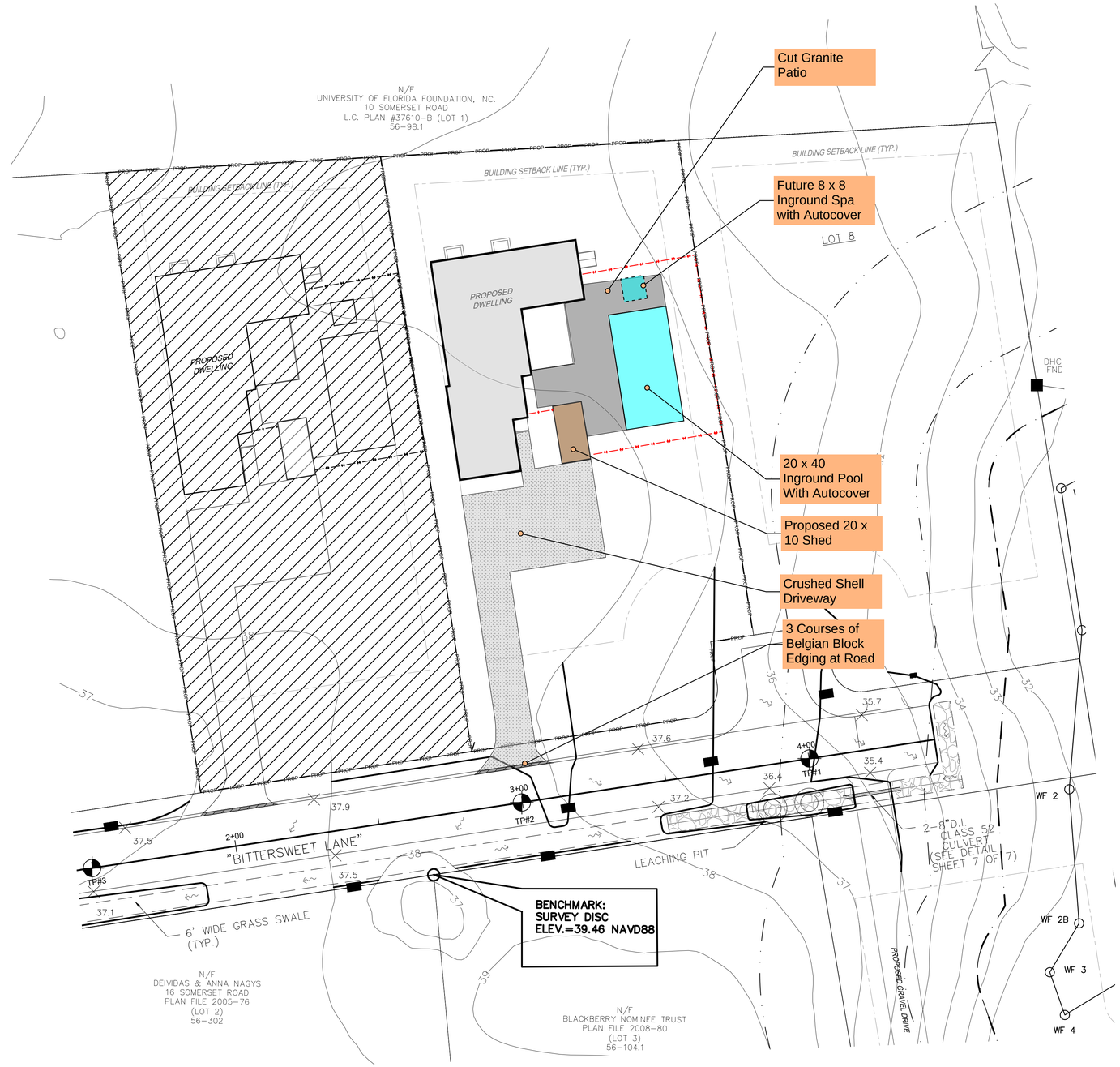
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



MERIDIAN: PLAN BOOK NO. 19, PAGE 144

KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

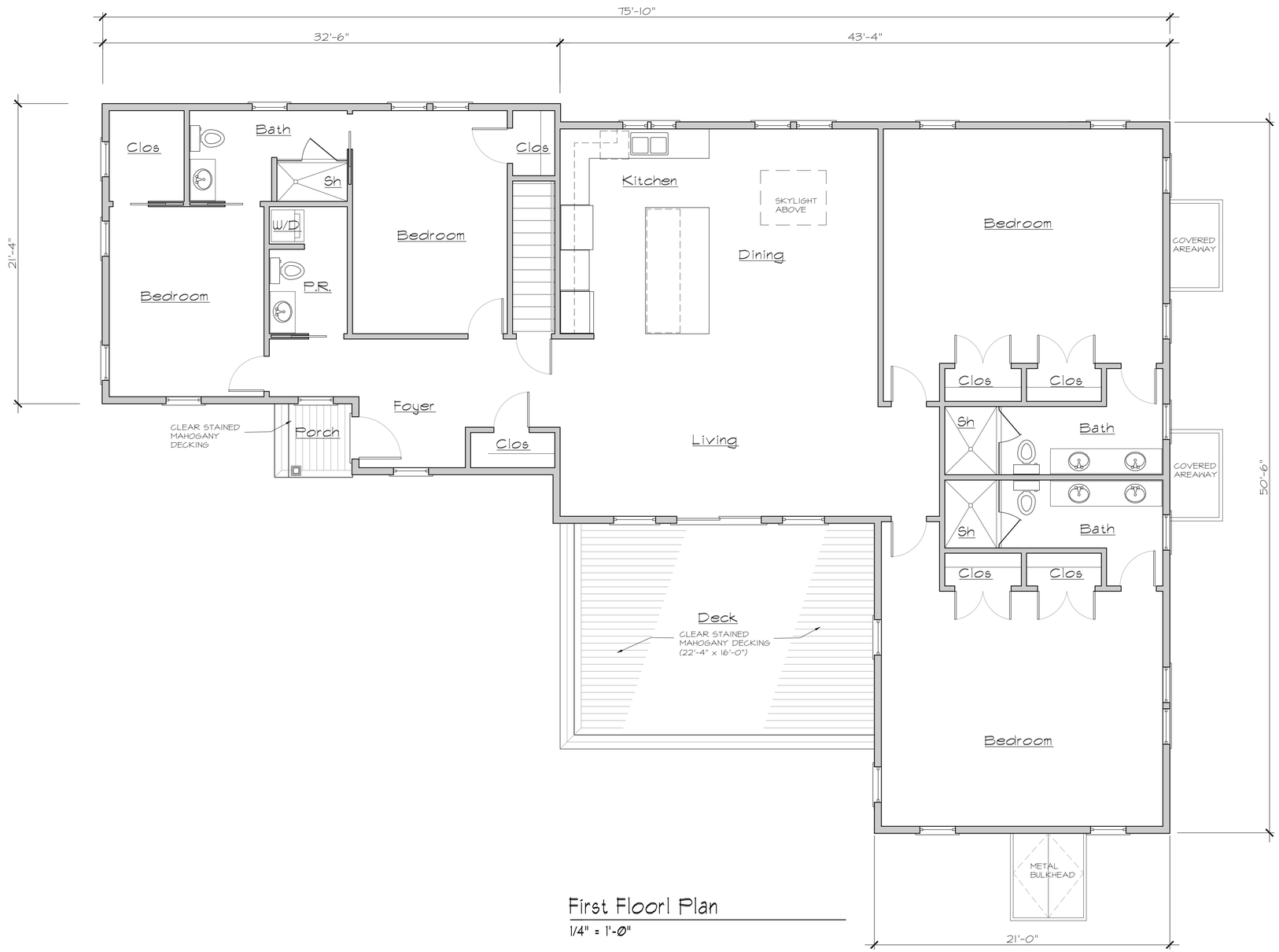
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

SP-1



First Floorl Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

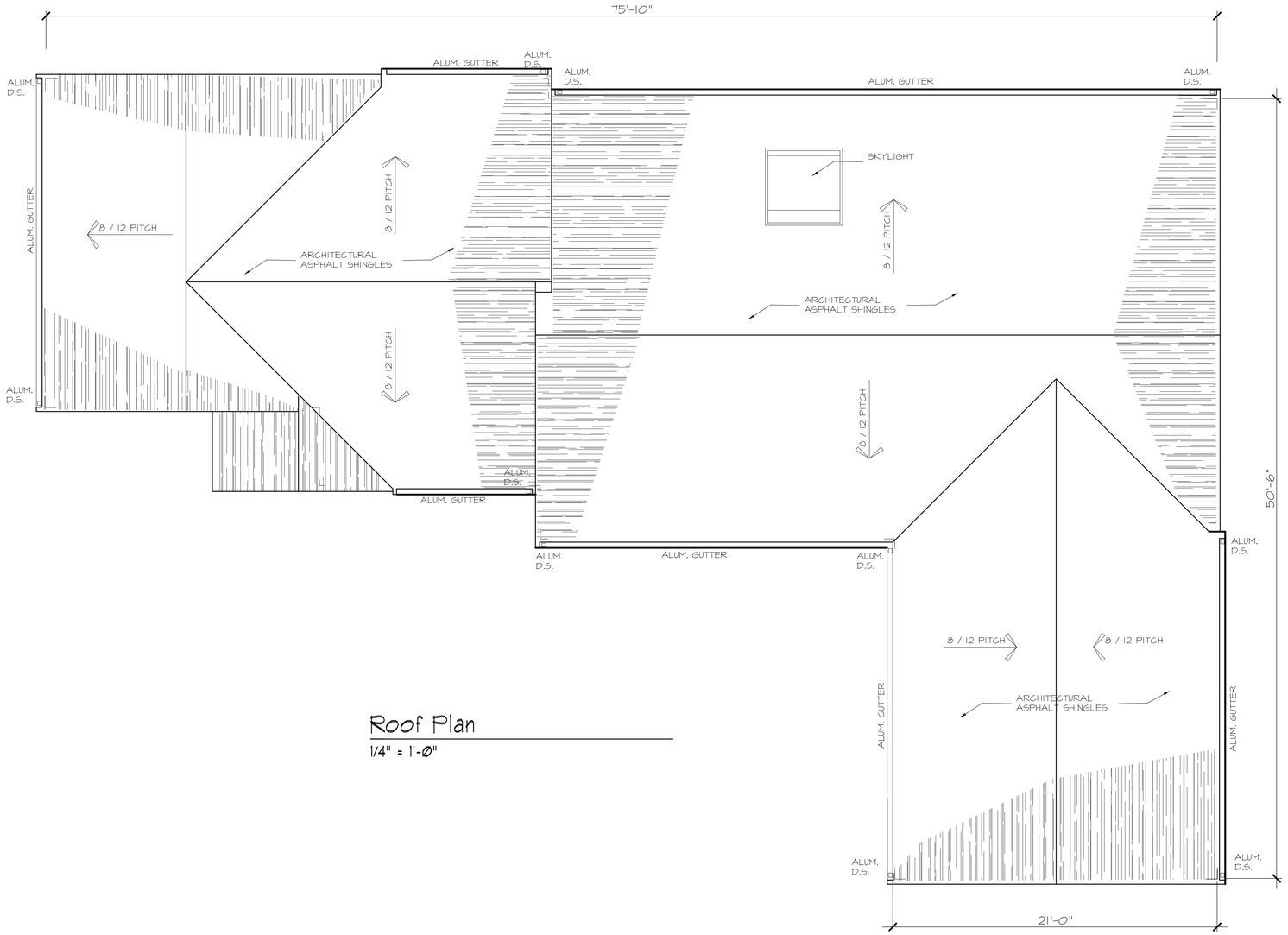
PROPOSED FIRST FLOOR PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.1



Roof Plan

1/4" = 1'-0"

gbda

Stamp:

Proposed Nantucket Residence

4 Bittersweet Lane
Nantucket, MA 02554

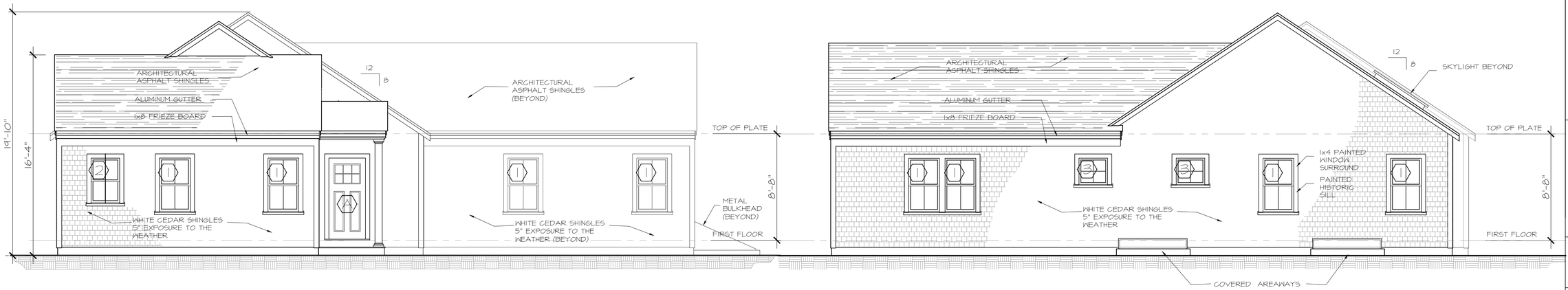
PROPOSED ROOF PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A.2

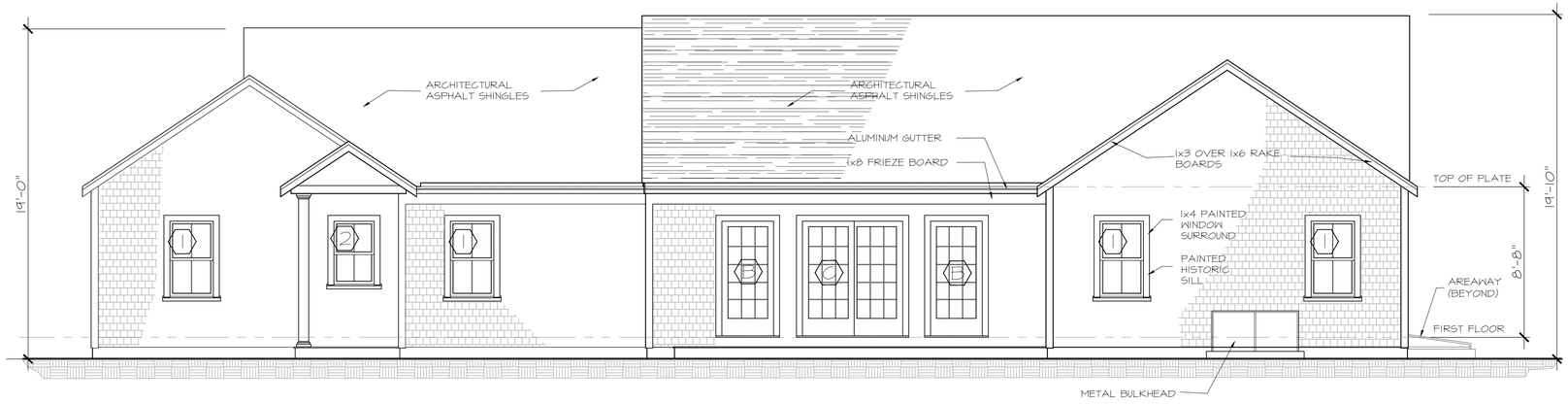


South Elevation

1/4" = 1'-Ø"

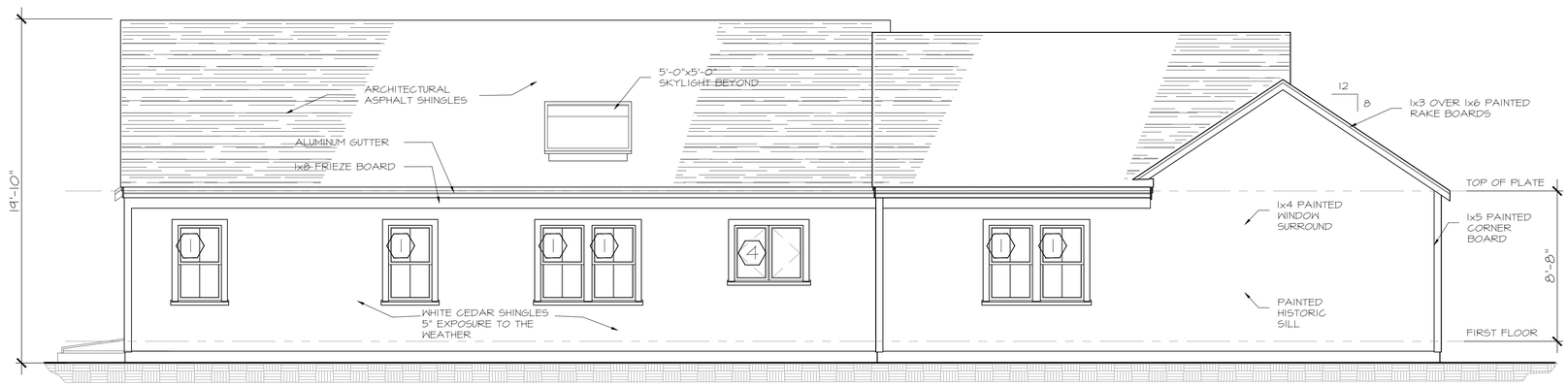
North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

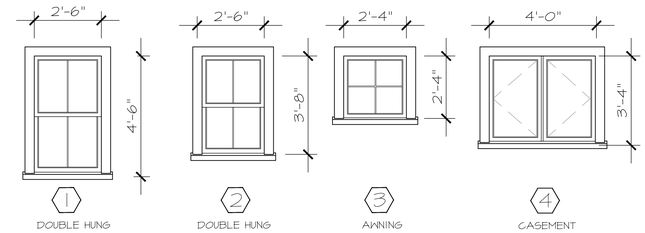
1/4" = 1'-Ø"

EXTERIOR DOOR & WINDOW SCHEDULE

TYPE	WINDOW TYPE	QUANTITY	UNIT SIZE	MANUFACTURER	COLOR
1	2/2 - DOUBLE HUNG	16	2'-8"X4'-6"	ANDERSEN	WHITE
2	2/2 - DOUBLE HUNG	1	2'-4"X3'-8"	ANDERSEN	WHITE
3	4 - AWNING	4	2'-4"X2'-4"	ANDERSEN	WHITE
4	1 - CASEMENT	1	3'-4"X3'-4"	ANDERSEN	WHITE
A	2 - PANEL INSUL	1	3'-0"X6'-8"x 1 3/4"	SIMPSON	???
B	9 LIGHT SLIDING DOOR	1	6'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???
A	9 LIGHT FIXED PANEL DOOR	2	3'-0"X6'-8"x 1 3/4"	ANDERSEN 400 SERIES	???

NOTES:

1. ALL WINDOWS TO BE "ANDERSEN WOODWRIGHT400 SERIES"
2. ALL WINDOWS TO BE FURNISH WITH "HIGH TRANSPARENCY MESH"
3. WINDOWS SHALL HAVE AN EXTERIOR CLAD COLOR AS INDICATED
4. ALL WINDOWS & EXTERIOR DOORS TO HAVE LOW-E INSULATED GLAZING WITH SPACER BARS AT "SDL" LITES WHERE INDICATED



gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

PROPOSED ELEVATIONS

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

A.3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

MAP/PARCEL 56 / 104.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: April 06, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: #4 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.3

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 in ground pool,& misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 104.3

Street & Number of Proposed Work: 4 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 200 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North 13'-3" +/- South 13'-3" +/- East 13'-3" +/- West 13'-3" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x5 Frieze 1x8
Window Casing N/A Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Painted Wood Rear N/A Side Painted Wood
Garage Door(s): Type Overhead Material Painted Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Cobblestone Gray
Trim White Sash _____ Doors White
Deck NTW (Mahogany) Foundation Natural Concrete Fence NTW Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#4 Bittersweet Lane: New Dwelling,
New Shed
New Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

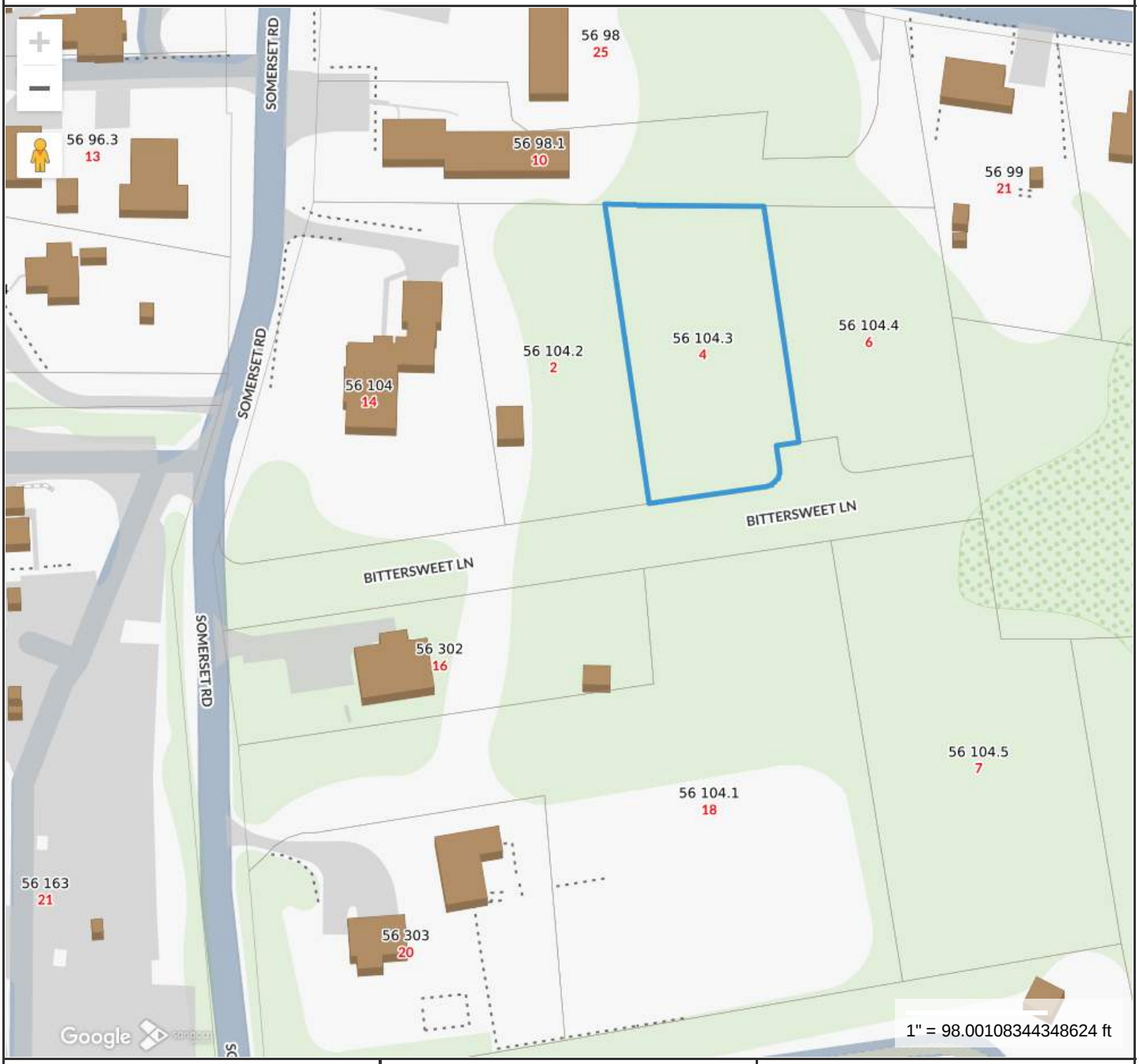
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#4 Bittersweet



Property Information

Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PHOTO EXHIBIT
#2 Bittersweet Lane & #4 Bittersweet Lane



Aerial View Somerset Rd to Bittersweet
(Green Outline is #2 Bittersweet)
(Blue Outline is #4 Bittersweet)



Looking South Down Somerset
(16 Somerset In the foreground Left)



13 Somerset



7 Somerset



29 Friendship



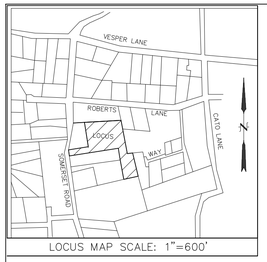
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

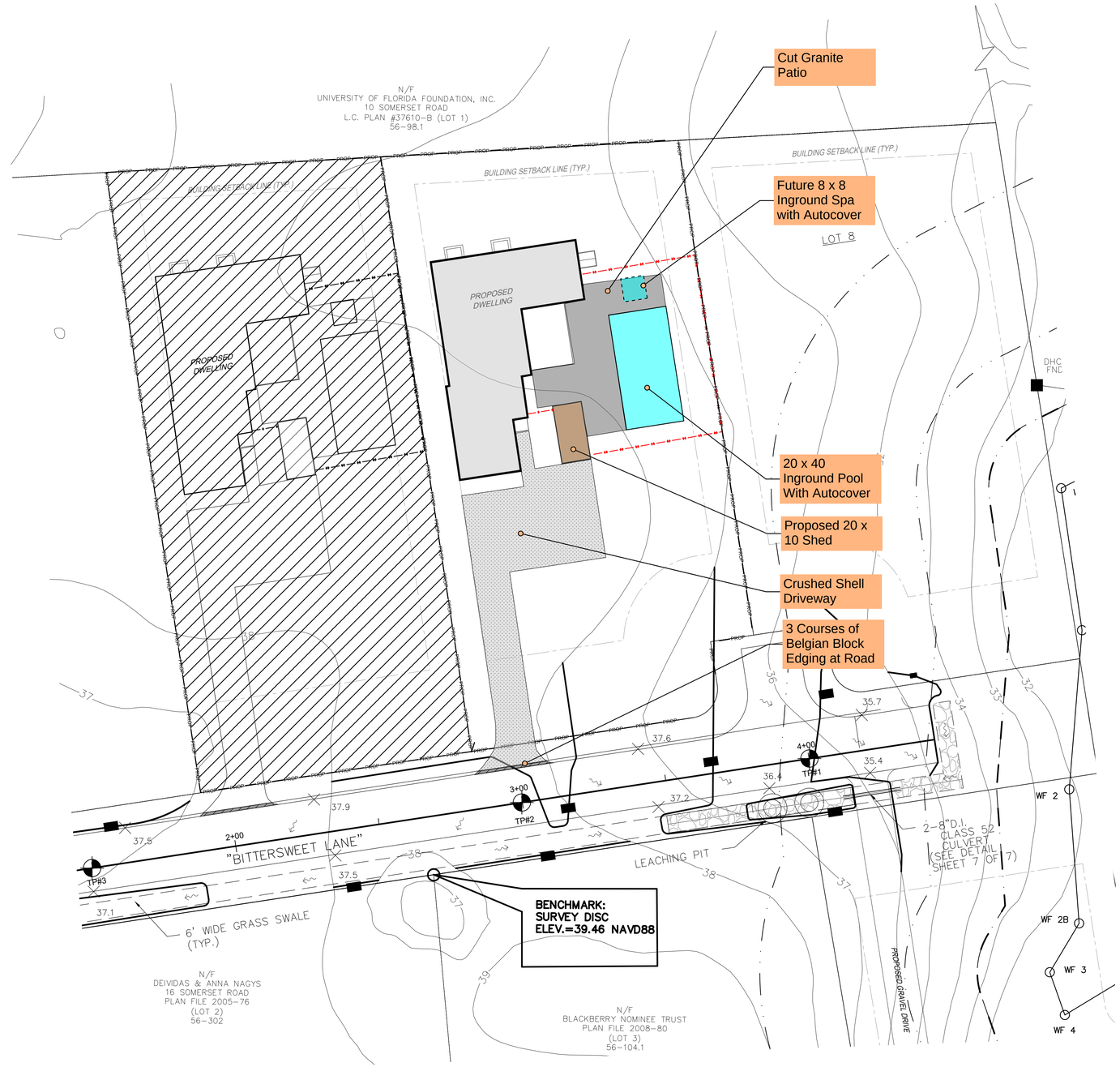
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%



MERIDIAN: PLAN BOOK NO. 19, PAGE 144

KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
2 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

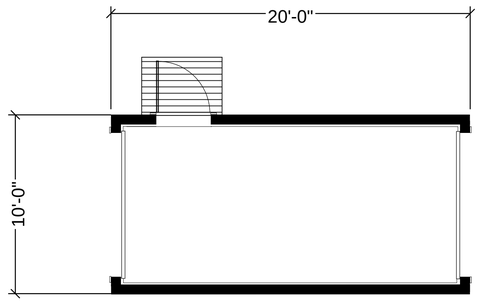
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

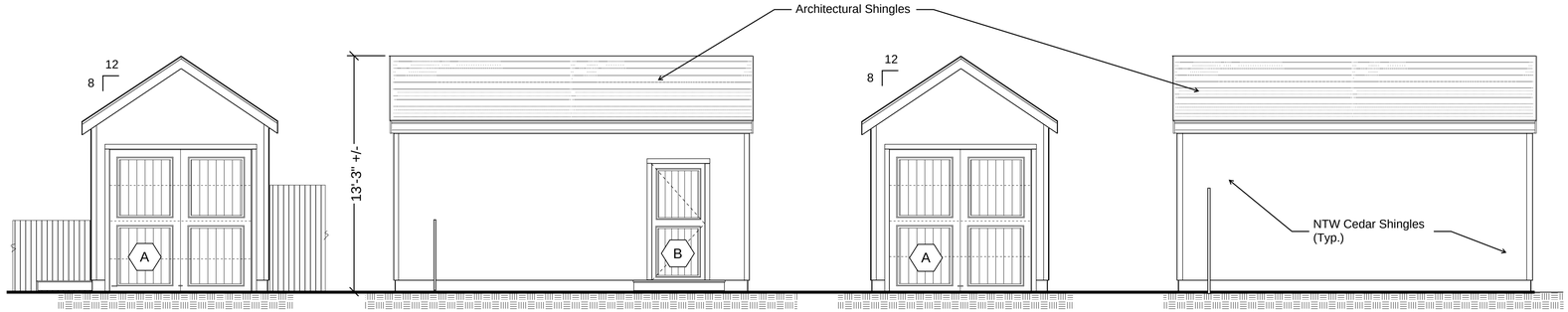
Project Number: RES 2501

Date: April 7, 2025

SP-1



FLOOR PLAN
1/4" = 1'-0"

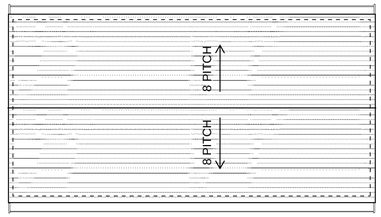


SOUTH ELEVATION
1/4" = 1'-0"

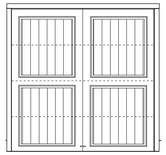
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

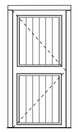


ROOF PLAN
1/4" = 1'-0"



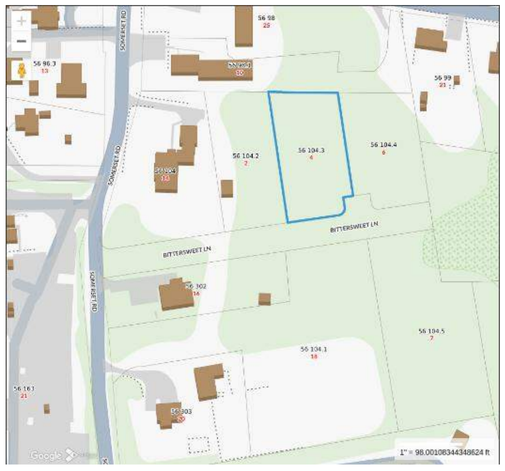
A

8' x 8' Overhead Garage Style Door
Wood V-Groove Detail
Painted



B

3'-0" x 6'-8" Exterior Door
Wood V-Groove Detail to Match
Overhead Door
Painted



LOCUS MAP
NTS.

gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

NEW SHED

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By:	GB
Checked By:	GB
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2501
Date:	April 7, 2025

A0.1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

MAP/PARCEL 56 / 104.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: April 06, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: #4 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.3

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 in ground pool,& misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 104.3

Street & Number of Proposed Work: 4 Bittersweet Ln.

Owner of record: Somerset Nominee Trust (Marianne Stanton, Rep)

Mailing Address: PO Box 384
Nantucket, MA 02554

Contact Phone #: 508-228-7707 x211 E-mail: Penny Dey - Broker penny@nantucketrealestate.com

AGENT INFORMATION (if applicable)

Name: GBDA (George Berg)

Mailing Address: 74 Summer Street
Weymouth, MA 02188

Contact Phone #: (781) 901-0602 E-mail: gberg1@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☒ Other Granite Patio on 2 sides of 20 x 40 pool.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" +/- South 1'-0" +/- East 1'-0" +/- West 1'-0" +/-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' x 6'
Type: Board Fence (NTW)
Length: TBD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed Shell Walkways Crushed Shell/Patios Cut Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof N/A

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW (4' & 6') Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date April 06, 2025 Signature of owner of record _____ Agent Signed under penalties of perjury

#4 Bittersweet Lane: New Dwelling,
New Shed
New Pool/Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

List Requested 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

George Berg

To: GEORGE BERG
Subject: FW: Permission for Bittersweet

From: Penny Dey <penny@nantucketrealestate.com>
Date: April 4, 2025 at 4:16:28 PM EDT
To: "Dalton Frazier - J. Pepper Frazier Company (dalton@jpfco.com)" <dalton@jpfco.com>
Subject: Ta DA!

To The HDC:
Per the purchase and sale agreement Somerset Nominee Trust has with the buyer of lots 2 Bittersweet Lane and 4 Bittersweet Lane, the buyer, Chris Fiumara, is allowed to apply for permits related to building on the property and his pending ownership subject to the closing date on June 3, 2025.
Marianne Stanton
Representative
Somerset Nominee Trust

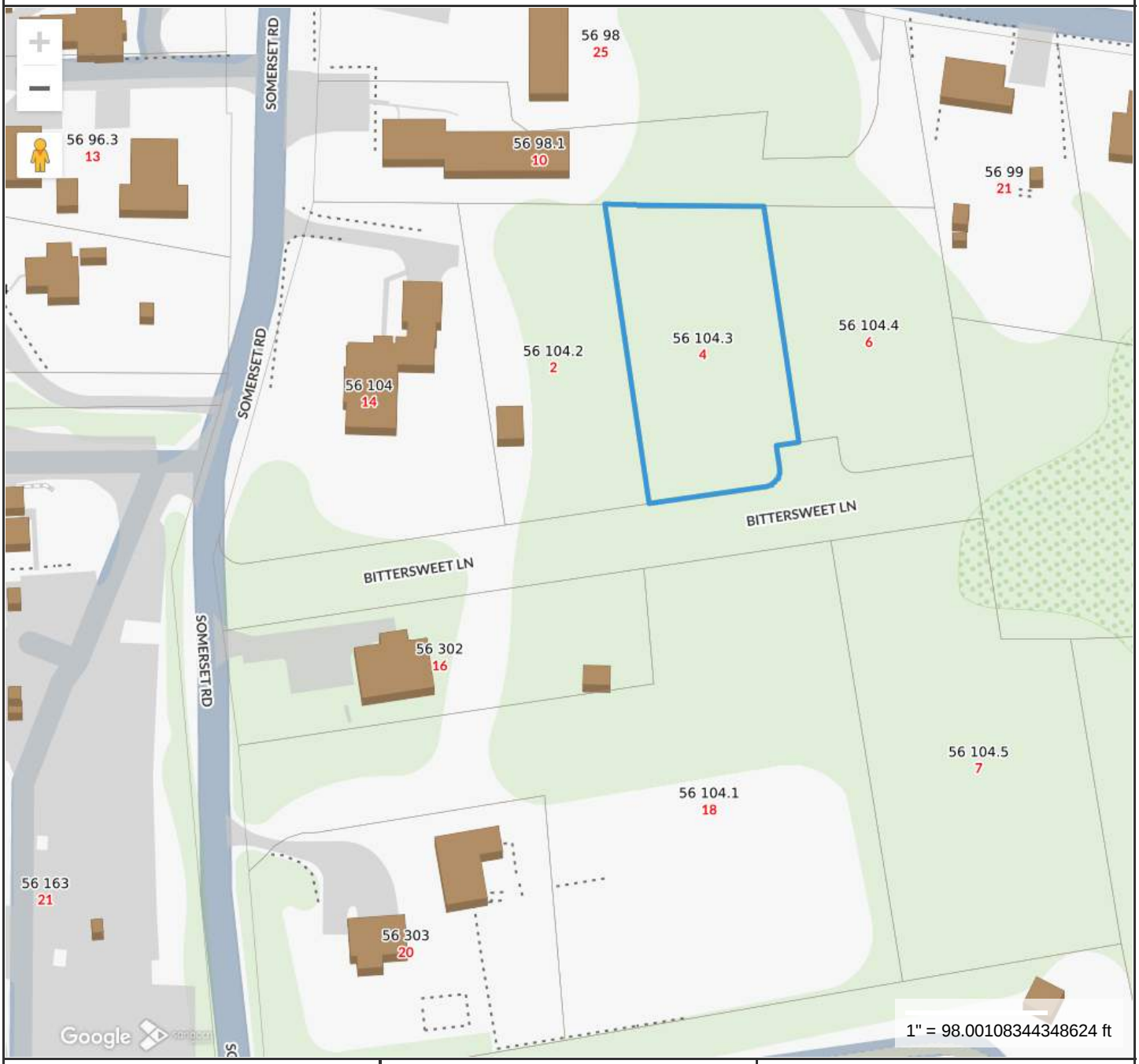
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

Licensed in Massachusetts

ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

#4 Bittersweet



Property Information

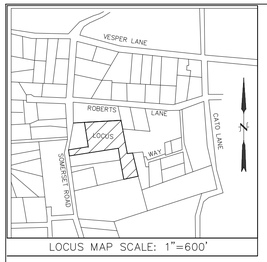
Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=600'

REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

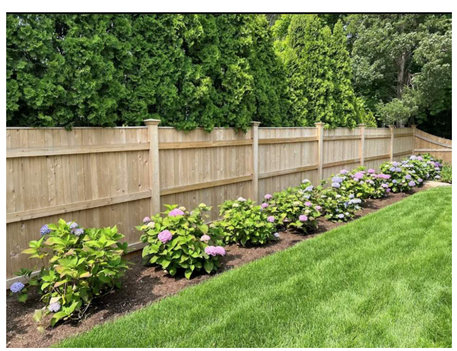
DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

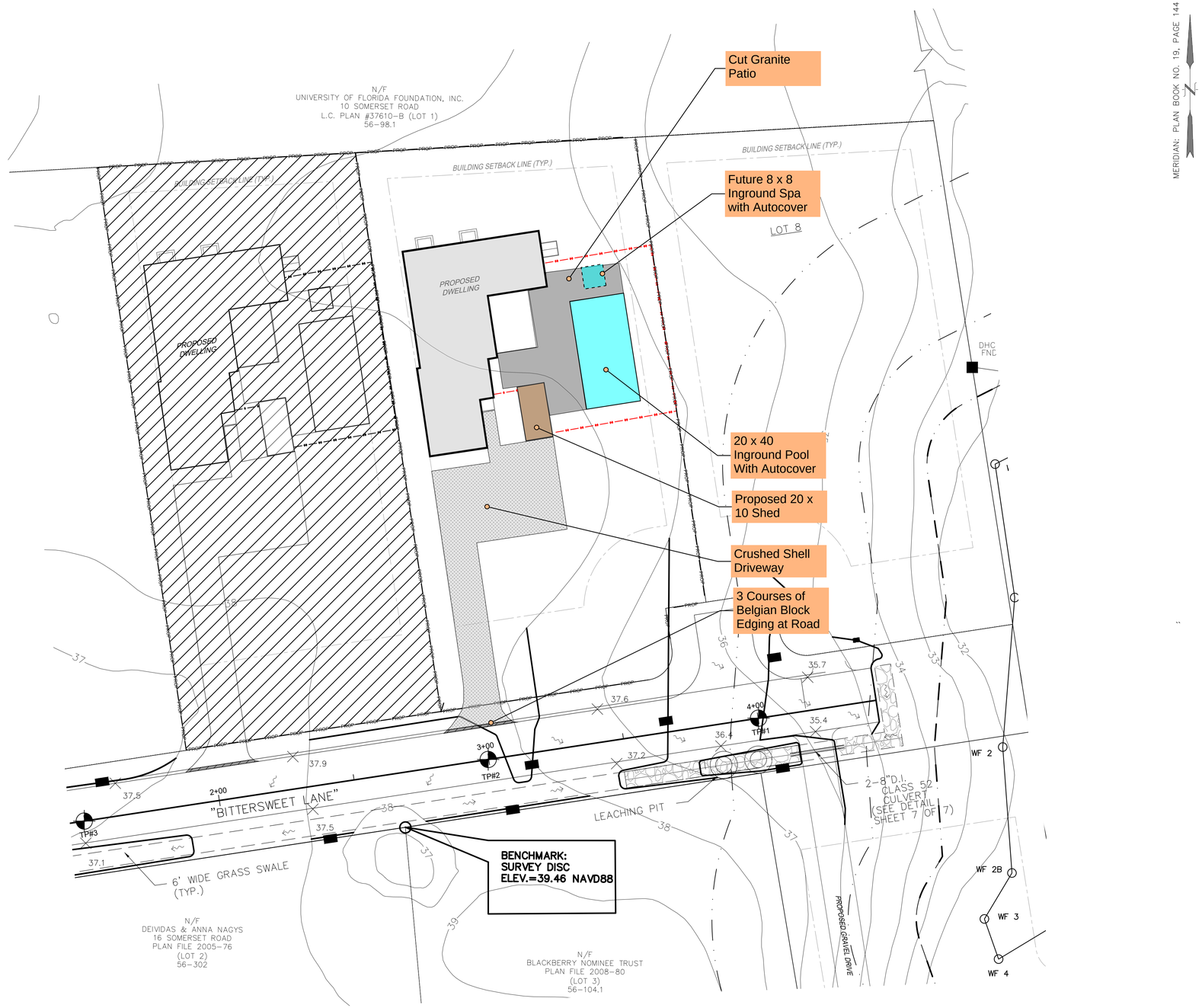
ASSESSORS REF.:
MAP: 56 PARCEL: 104

ZONING CLASSIFICATION
DISTRICT: R-20 (RESIDENTIAL 20) (PWR)

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
MAX. GROUND COVER RATIO =12.5%


GRANITE PAVERS (Patio)


FENCE PRECEDENT



KEY

4' High Natural to Weather Board Fence

6' High Natural to Weather Board Fence

BITTERSWEET LANE PLAN VIEW
SCALE 1"=20'

GRAPHIC SCALE
1"=20'
0 20 40 60 80

gbda

Stamp:

Proposed Nantucket Residence
4 Bittersweet Lane
Nantucket, MA 02554

PROPOSED SITE PLAN

Revisions:

No.	Date	Description
0	04/07/2025	HDC Approval

Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2501

Date: April 7, 2025

SP-1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I George A. Berg

AS AGENT FOR Somerset Nonimee Trust

STREET ADDRESS 4 Bitterseet Lane

MAP/PARCEL 56 / 104.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 07, 2025 for New Dwelling, New Shed, New Pool/Hardscape

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: April 06, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: #4 Bittersweet Lane, Nantucket, MA

Tax Map Number: 56 Parcel Number: 104.3

Owner of Record: Somerset Nominee Trust

Description of Proposal: Construct a new single family dwelling (single story structure with a basement).

Construct a new 200 sf Shed.

Construct a new 20 x 40 in ground pool,& misc hardscaping and fencing.

Anticipated HDC Submission Date: April 07, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 135

Street & Number of Proposed Work: 31 India Street

Owner of record: Blue Flag Development LLC

Mailing Address: 867 Boylston Street
Boston MA 02116

Contact Phone #: 508-680-2124 E-mail: Joan@FarawayHotels.com

AGENT INFORMATION (if applicable)

Name: Joan Guzman

Mailing Address: 29 Center Street
Nantucket MA 02554

Contact Phone #: 508-680-2124 E-mail: Joan@FarawayHotels.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 Like kind front door/side lights + trim

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

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 Tricoya

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame 60 1/4" x 85-3/8 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 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.

_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

_____ 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 Joan Guzman

AS AGENT FOR Blue Flag Dev

STREET ADDRESS 31 India Street

MAP/PARCEL 42.3.4

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 Joan Guzman Date 4/7/25

LIKE - KIND Certificate #_____ Date Issued: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS for **"Like-Kind"** Replacement only

Like-Kind is a repair or replacement of the exact building feature (ex: same material, color, size, etc.)

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *"Building with Nantucket in Mind"*, prior to submittal of application. Please refer to Page 2 for submittal requirements. Incomplete applications will not be reviewed by the HDC staff. *Should you have a question IF your application is a "like-kind," please discuss with Staff prior to submitting the application.*

This is a contractual agreement and must be filled out in ink. An application made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings, and photographs accompanying this application and made a part hereof by reference. **ALL Like-Kind applications must provide PHOTOGRAPHS of the work to be performed.**

This certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP No: 42.3.4.135 PARCEL No: _____

Address of Proposed Work: 31 India Street

Date of building (if known): _____

Owner of Record: Blue Flag Development LLC

Mailing Address: 867 Boylston St

Boston MA 02116

Telephone: 508-680-2124

Email: JG@blueflagdev.com

AGENT INFORMATION

Name: Joan Guzman

Mailing Address: 29 Center St

Nantucket MA 02554

Telephone: 508-680-2124

Email: JG@blueflagdev.com

Previous Like-Kind COA #_____

For office use only

Date Application Received: _____ Fee: $25.00 ☐

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Staff Member: _____

Notes-Comments-Restrictions-Conditions: _____

Year of Building: _____ Name of Building: _____

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___Fence repair /replacement ___ Gate repair/ replacement ___ Roof repair /replacement

____ Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement

___ Shutter repair / replacement ___Other: _____

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

FENCE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

GATE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

Clapboard _____ Foundation _____ Roof _____ Shutters _____

Deck _____ Sidewall _____ Other _____

ROOF – Type: _____ Manufacturer (Roofing): _____ Material: _____ Color: _____

DESCRIPTION OF BUILDING of proposed roof work: _____

OTHER _____

(Please specify ALL details of proposed work)

Door is falling apart, it has been repaired in the past. Health Department asked for the door to be replaced we have 7 days to show Proof of Purchase for a new door.

We have a quote from Shelley to replace the door with a alike door.



Property Information

Property ID	10245
Location	31 INDIA ST
Owner	31 INDIA STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
By

SHEPLEY

Hyannis
Shepley
216 Thornton Drive
Hyannis, MA 02601
Phone: (508)-862-6200

QUOTE

0002453117

Account: BARDWIL 0009
Branch: HYA
Phone: ( )- -
Fax: ( )- -

Bill To: William D Barrington/NTKT CASH
Life House Hotel Nantucket
29 Center Street
Nantucket, MA 02554

Ship To: India Street
31 India Street
Nantucket, MA

PO:			**Ref:** Entry Door *Opt 2*			**Job:**	
Exp Delv Date:	11/21/23	**Sales**	Nantucket	**Type:**	WH	**Ship Via:**	
Activation Date:	11/21/23	**Agents**	Nantucket	**Quoted For:**	William Barr		
Close Date:	12/21/23		Trim Kapisky	**Quoted By:**	sjalbert	**Auth Chg:**	William Barrington 5082433780

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
		Please Allow 12-Week Lead Time --- *Unit to be built with Signature Door's "SureDoor" construction (10-year warranty). ---		
1	EA	3-0X6-7 RHIS: 1-3/4" Signature Collection Series Door 6-Panel, Tricoya (LVL Core), Single Door, No Glass, Raised Panel, SC-SL67 5-Lite Sidelights, (2) 11"X85" Sidelights, Std. 1" SDL Bar *Bronze Spacer and Bronze 5/8" Internal Muntins, 4-9/16" Sapele Exterior Jamb with Compression Weathersrip, Solid Wood Sill, Srd. Single Bore (2-3/4" Backset, 2-1/8" Dia. Facebore, 1" Edge Bore), Bronze US10R Square 4" Hinges, No Casing, Primed Interior/Primed Exterior Unit Rough Opening: 60-1/4" X 85-3/8" Unit Tip to Tip on Jamb: 59-1/2" X 85"	12,713.96/EA	12,713.96
		Subtotal		12,713.96
		Freight Out - Nantucket		762.84
		MA Sales Tax 6.25%		794.62
		This is an estimate only and not a guarantee of total job cost.This estimate based on the information provided to us and its accuracy is dependent on the accuracy and depth of that information. We ask that you review quantities and specifications contained herein with us prior to ordering so that we may supply you with complete correct materials. This estimate is good for 30 days from the date of activation shown on the quote. Any special order items are non returnable without prior approval and may be subject to handling charges if return is allowed. Accepted under the conditions outlined above. . by:_____ Date_____/____/____		

Payment Terms:
5% Contractor Cash Discount

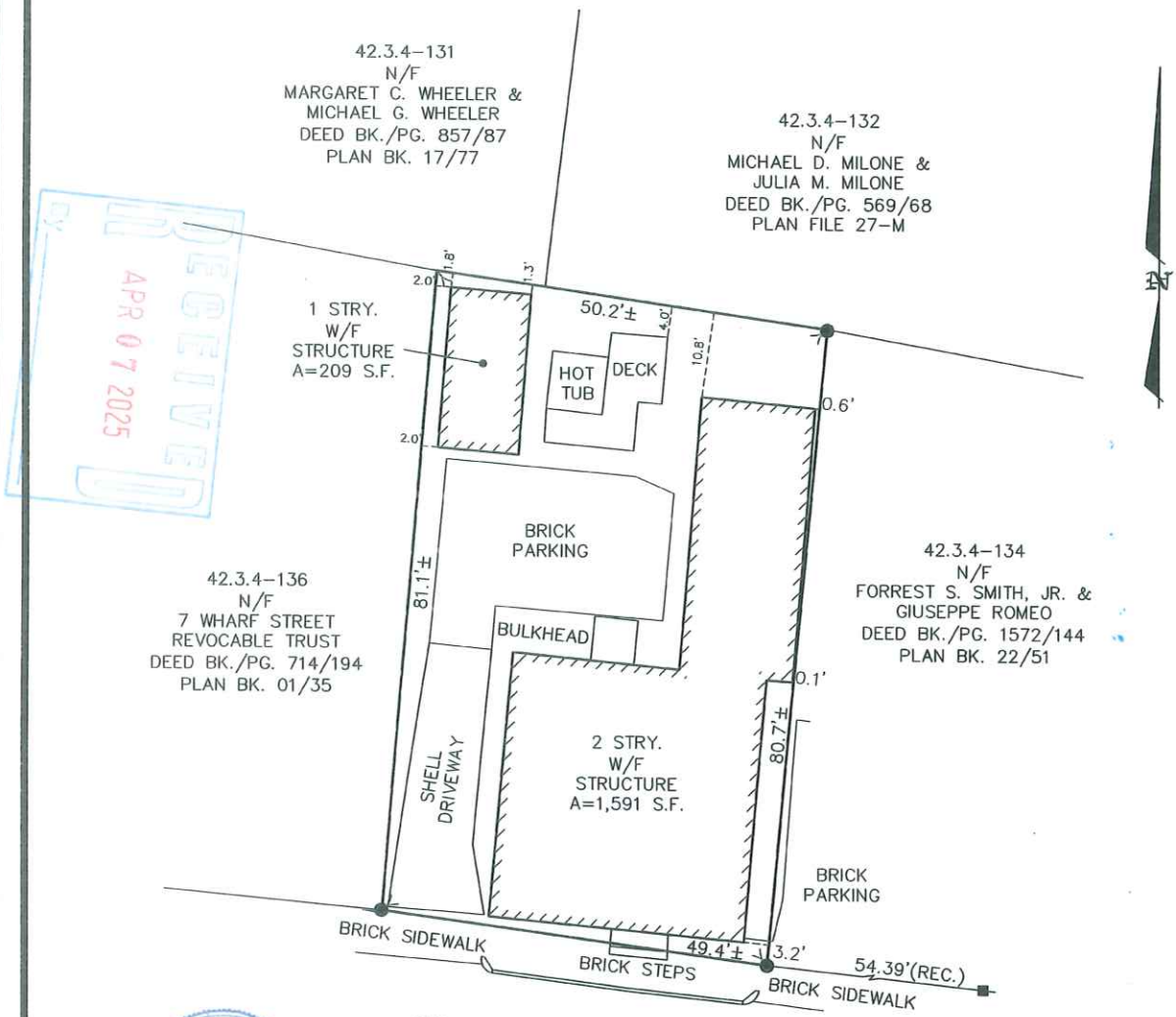
Total: **$14,271.42**

Printed: 11/21/23 11:39:05

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	4,026 S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	44.7%

LEGEND
- ◉ DENOTES STEELE SURVEY MARKER FOUND
- ■ DENOTES CONCRETE BOUND WITH PK



RECEIVED
APR 07 2025
BY:

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 15' DATE: APRIL 13, 2021

Owner: *MAGNOLIA REALTY TRUST*

Deed Bk./Pg.: 597/246 Plan: NONE FOUND

Locus: #31 INDIA STREET

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.

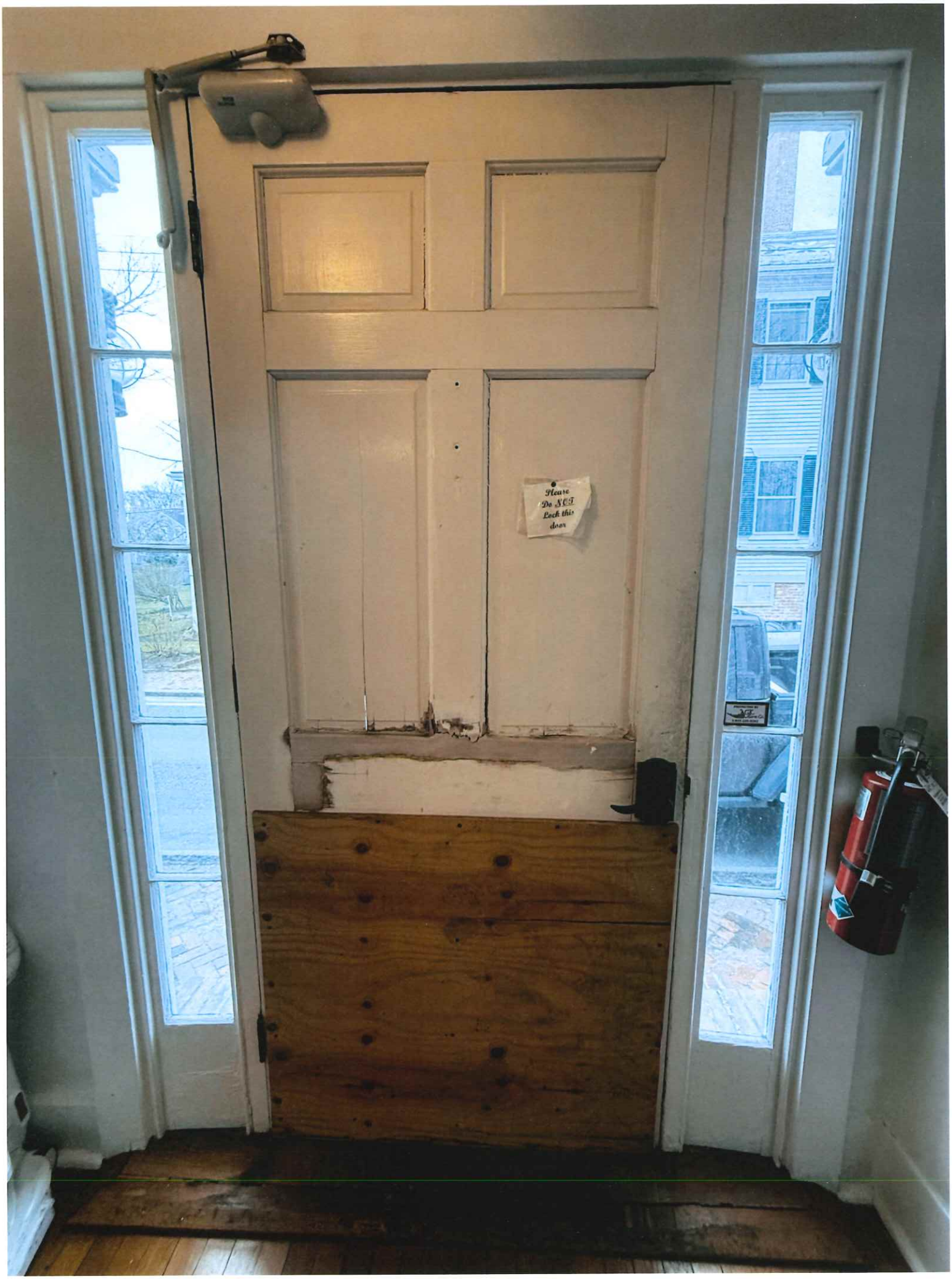
ASSESSOR MAP: 42.3.4. , PARCEL: 135

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

T:\JACK 25 JOB 97
V:\DRAWFILES\B8906\BLP.dwg 4/13/2021 6:45:26 AM EDT

B8906


31

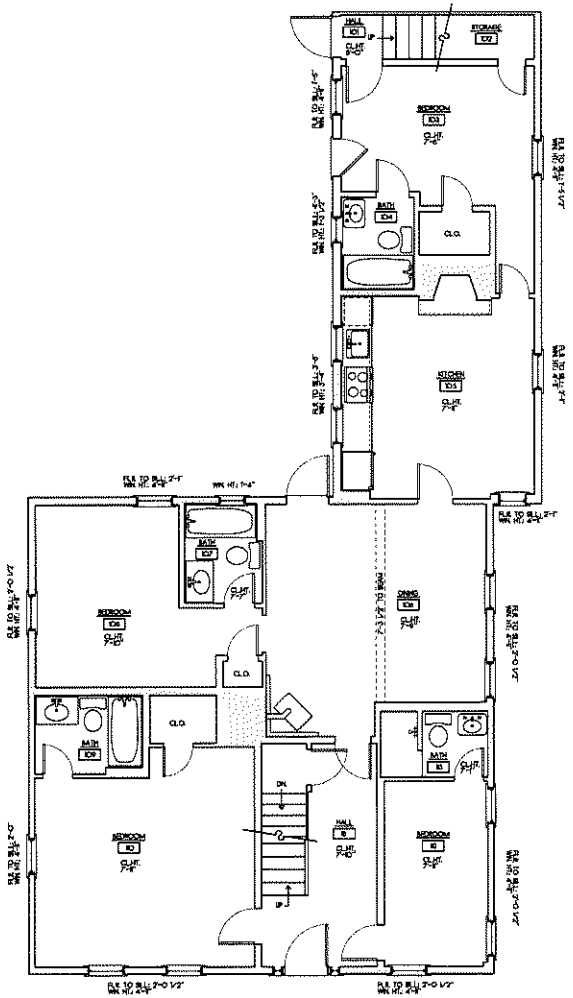

Please
Do NOT
Lock this
door


Please
Do NOT
Lock this
door

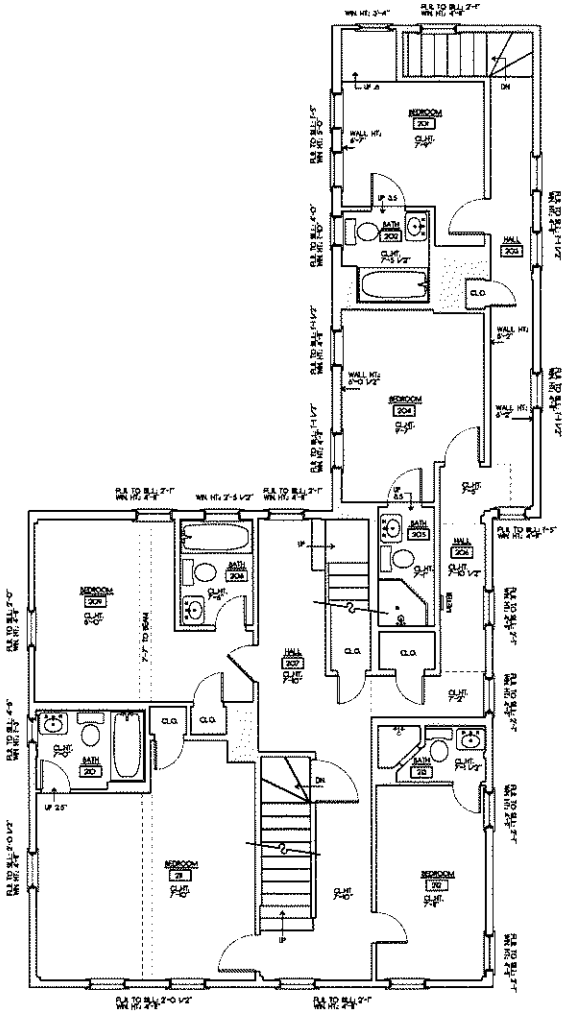




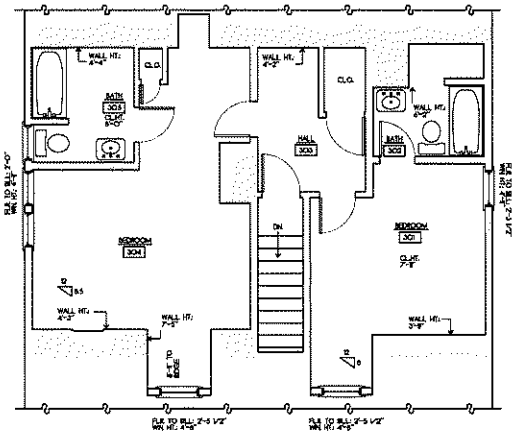




EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
1393 S.F.



EXISTING SECOND FLOOR PLAN
SCALE 1/4"=1'-0"
1393 S.F.



EXISTING THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

REVISIONS:
3/02/2021 AS-BUILT MEASURING
3/06/2021 AS-BUILT PLANS

COPYRIGHT NOTICE

RESIDENCE

FLOOR PLANS

ADDRESS: 31 ADAMS STREET, HAMILTON, MA 01936

DATE: 3/06/2021

SCALE: 1/4" = 1'-0"

SHEET NO.: a1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Happy House Ack LLC

STREET ADDRESS 7 Pompanoosuc

MAP/PARCEL 55/534

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/8/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 4/8/25

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 PARCEL N°. 534

Street & Number of Proposed Work: 7 Tompasham

Owner of record: Happy House. Ack. LLC

Mailing Address: 37 Center Street
Nantucket, Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Road
Nantucket Ma

Contact Phone #: 508 333 0702 E-mail: office@thornewill design.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 EXTERIOR BASEMENT STAIRCASE & WINDOW WELL

Size of Structure or Addition: Length: 18 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 4 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation —

Historic Name: (describe) 2. South Elevation Exterior staircase w/ door

Original Date: 3. West Elevation Stair & Window well

Original Builder: 4. North Elevation —

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

~~Masonry Chimney:~~ ~~☐ Block Parged~~ ~~☐ Brick (type)~~ ~~☐ Other~~

~~Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other~~

~~Roofing material:~~ ~~☐ Asphalt:~~ ~~☐ 3-Tab~~ ~~☐ Architectural~~
~~☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)~~

Fence: Height: _____
Type: _____
Length: _____

~~Skylights (flat only):~~ ~~Manufacturer~~ ~~Rough Opening~~ ~~Size~~ ~~Location~~
~~Manufacturer~~ ~~Rough Opening~~ ~~Size~~ ~~Location~~

~~Gutters:~~ ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

~~Leaders (material and size):~~

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: ~~Fascia~~ _____ ~~Rake~~ _____ ~~Soffit (Overhang)~~ _____ ~~Corner boards~~ _____ ~~Frieze~~ _____
Window Casing 1x4 Door Frame 1x4 ~~Columns / Posts: Round~~ _____ ~~Square~~ _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other Anderson 2845
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 9 light / wood 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 Nat Fence _____ Shutters _____

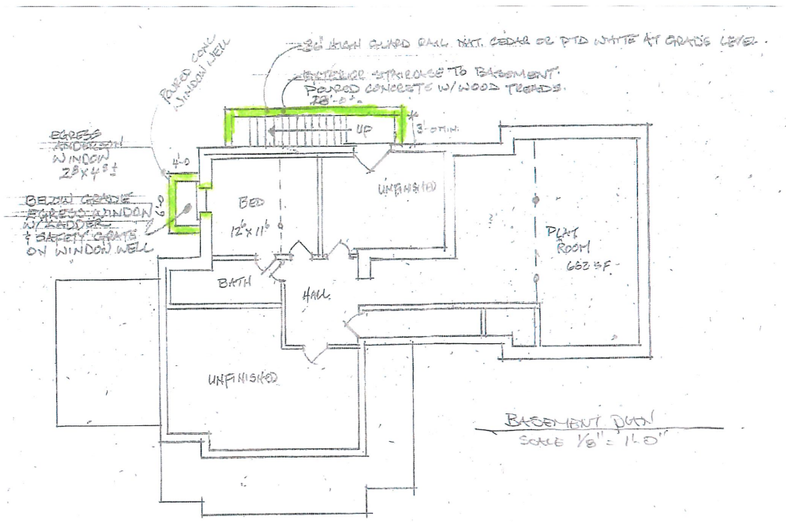
* Attach manufacturer's color samples if color is not from HDC approval list.

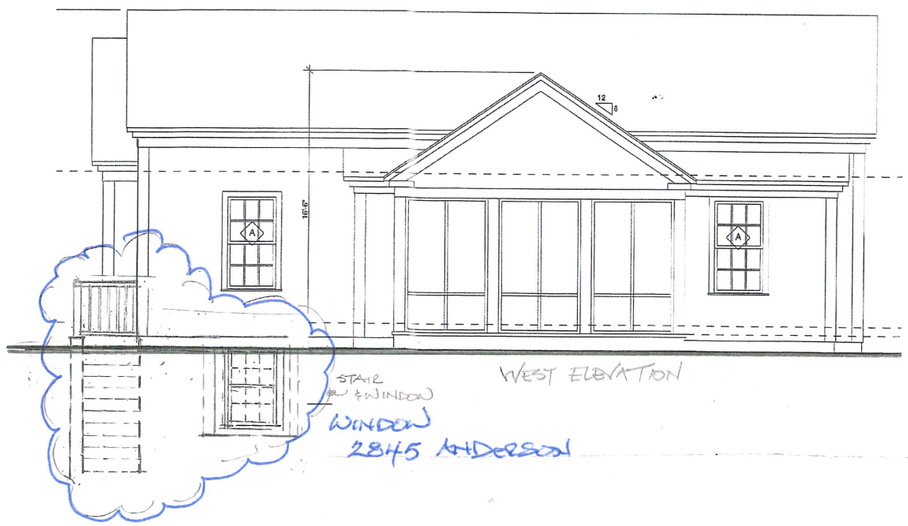
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

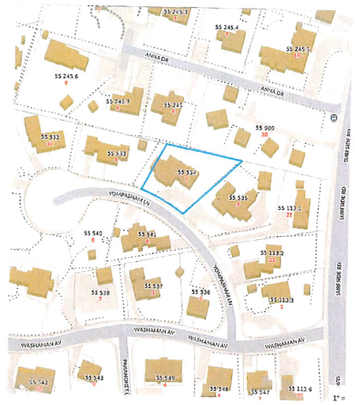
Date 4/7/25 Signature of owner of record Luke Thornewill for Happy House Ack. LLC Signed under penalties of perjury

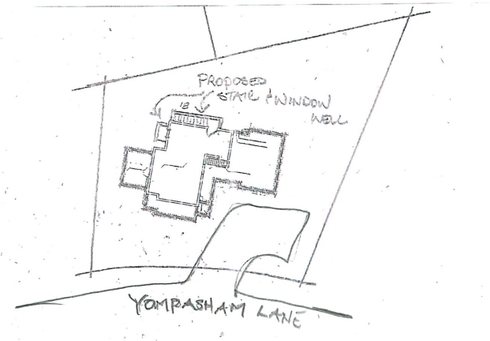




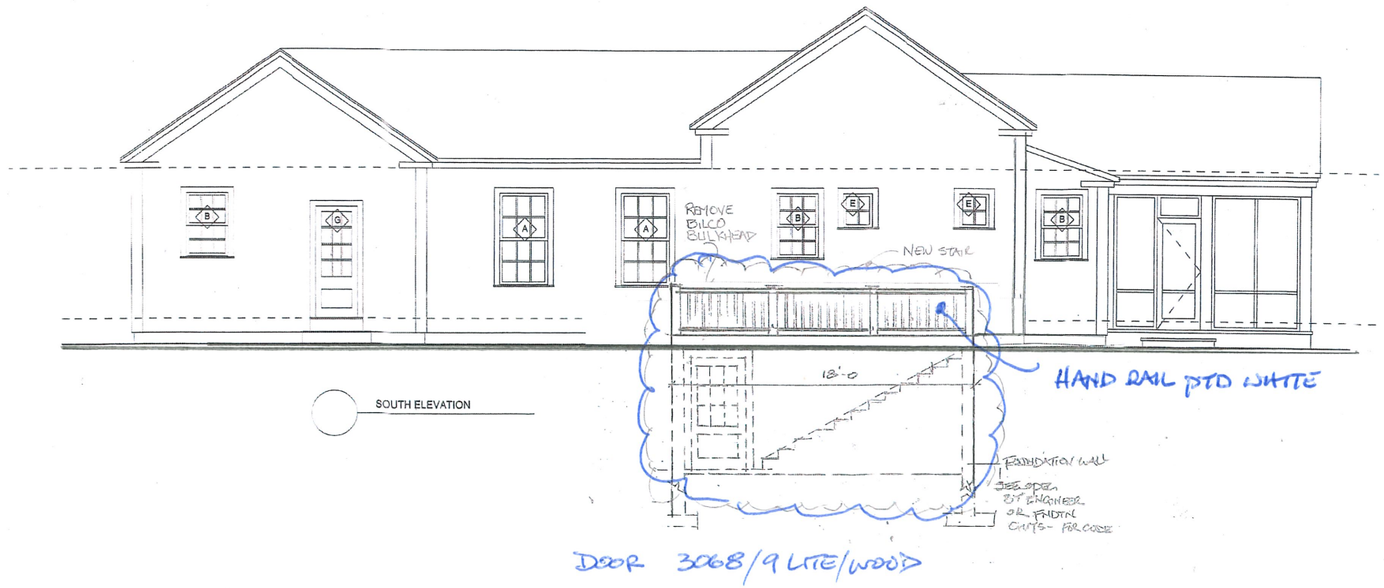








SITE PLAN



DOOR 3068/9 LITE/WOOD

HAPPY HOUSE ACK LLC
7 YOMPASHAM LANE
55/534

FOR HDC PURPOSES ONLY
THORNHILL DESIGN LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 42

Street & Number of Proposed Work: 19 Lily Street.

Owner of record: Elizabeth Pagnam

Mailing Address: 19 Lily St.
Nantucket, MA 02554

Contact Phone #: 774-437-8188 E-mail: cjp454@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: _____ 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

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 _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

BM AC-22

Sidewall _____ Clapboard (if applicable) Nantucket Fog Roof _____

Trim _____ Sash also known as Doors Front Door - Hamilton Blue

Deck _____ Foundation Santorini Blue Fence _____ Shutters _____

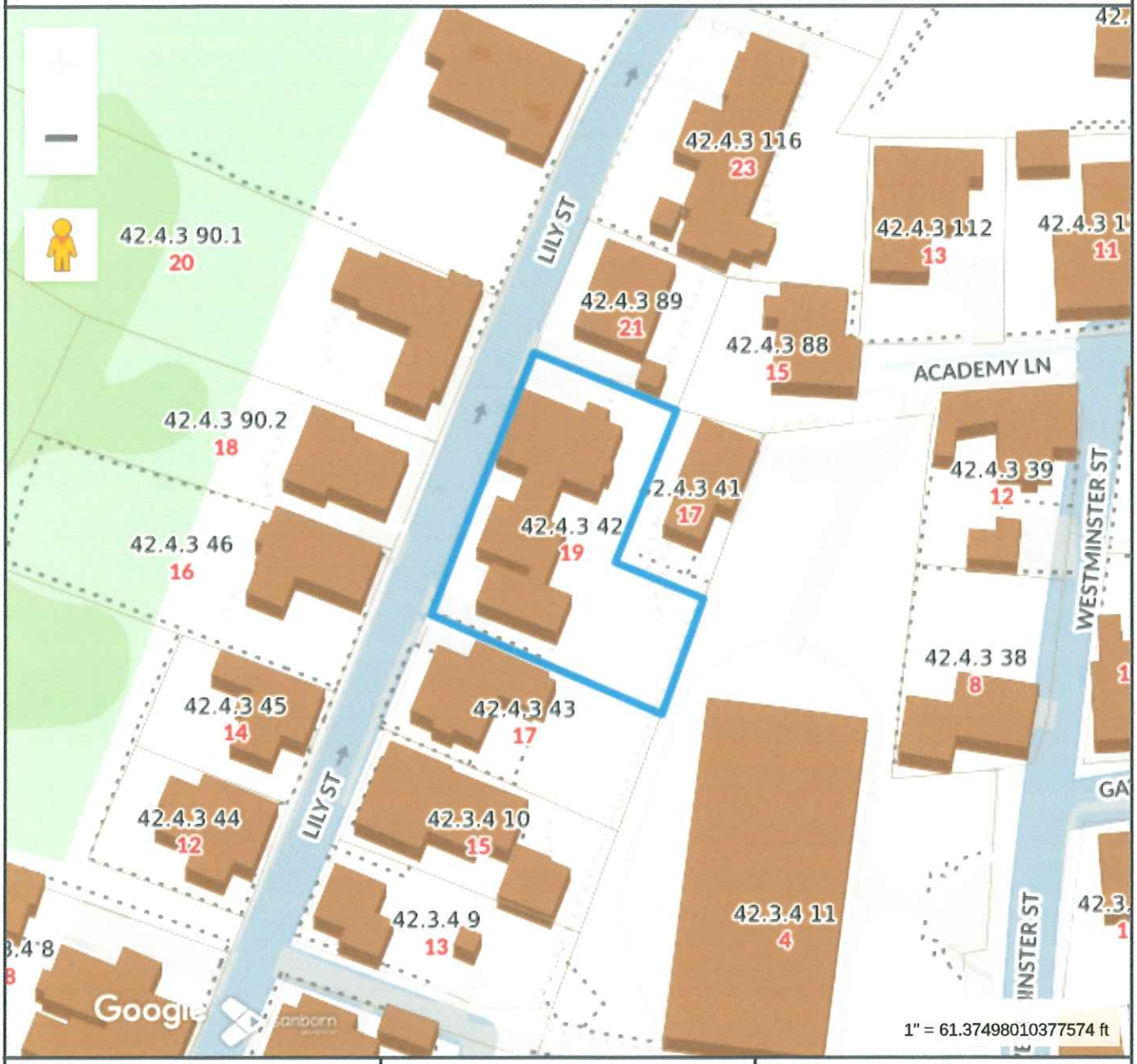
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 Elizabeth Pagnam Signed under penalties of perjury

Town and County of Nantucket, MA

April 5, 2025



Property Information

Property ID	10532
Location	19 LILY ST
Owner	PAGNAM ELIZABETH B

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
BY

19 Lily Street Front Photos (color for approval is the bottom color painted to the left of the front door)





Front clapboards to be painted.

Nantucket Fog is the 3rd color next to the window



17 and 15 Lily Street (next door)



18 Lily Street (across the street)



21 Lily Street (next door)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 61.1

Street & Number of Proposed Work: 6 FARGO WAY

Owner of record: MARY KAYE AND WARNER PEACOCK

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE

Mailing Address: 11 S SHORE DRIVE

NANTUCKET. MA 02554

Contact Phone #: 508-228-3600 E-mail: AMY@CHIPWEBSTER.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' 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 _____ 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 10"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04/07/25 Signature of owner of record Amy Ledoux Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

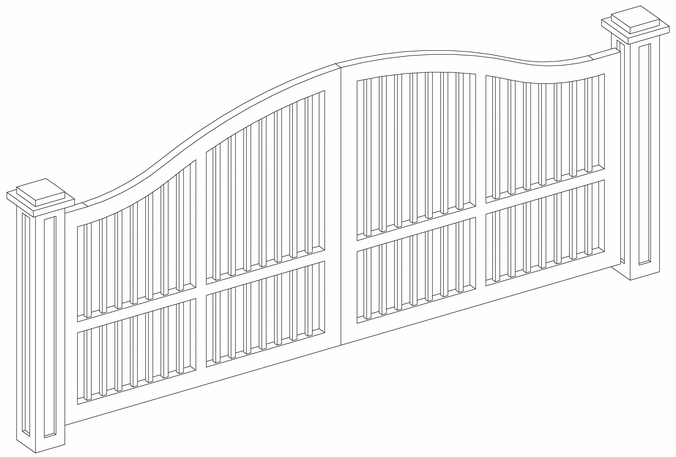
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

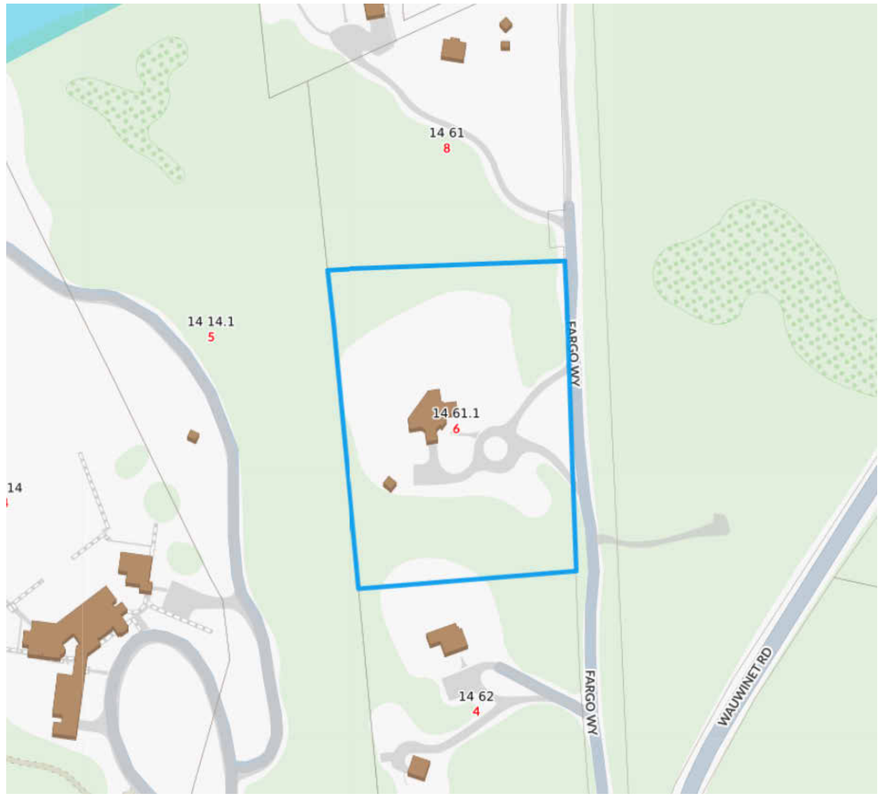
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

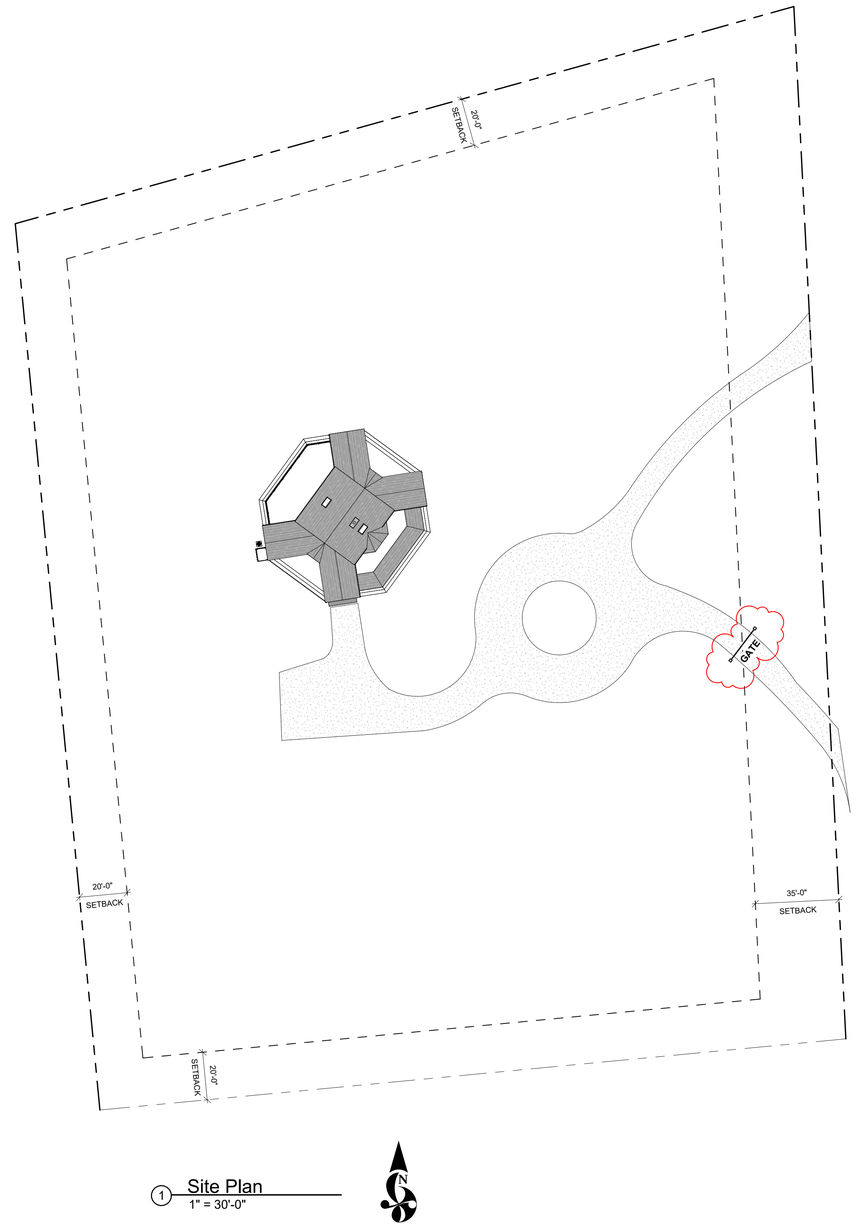
Peacock

New Business - Driveway Gate

6 Fargo Way, Nantucket, MA







1 Site Plan
1" = 30'-0"

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Site
HDC1 Site Plan

#	Date	Note
4	2025.03.24	Site Plan
5	2025.04.07	HDC Submission

HDC1

4/7/2025 12:23:32 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

Visibility



VIEW FROM FARGO WAY



LOOKING DOWN DRIVEWAY AT GATE LOCATION

Gate Examples



POCOMO ROAD



POCOMO ROAD



MEDOUIE CREEK



MID-ISLAND

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

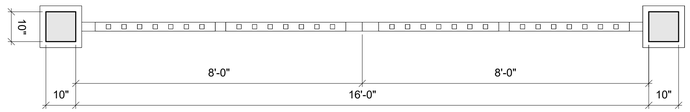
Peacock
6 Fargo Way, Nantucket, MA
Driveway Gate
HDC2 Photos

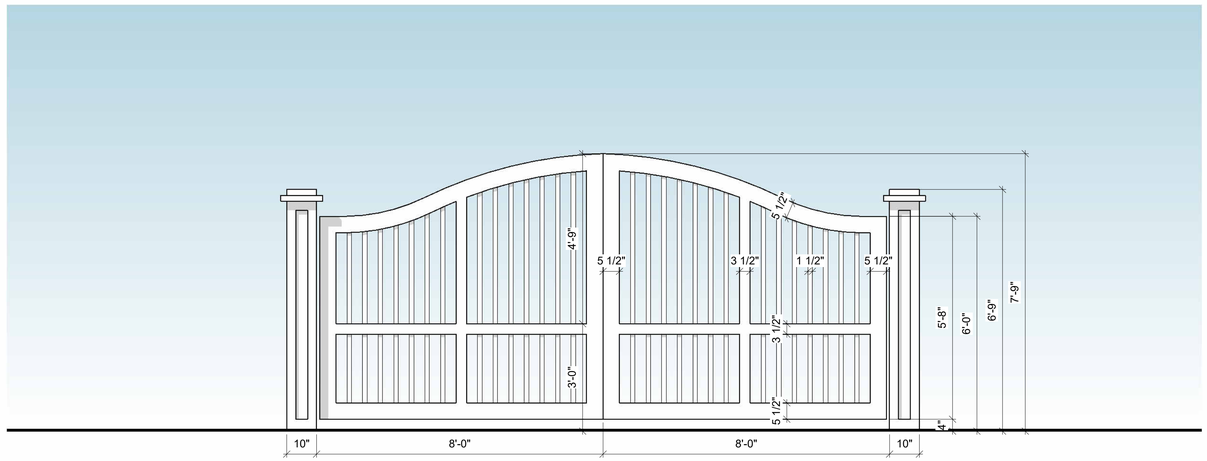
#	Date	Note
1	2025.04.07	HDC Submission

HDC2

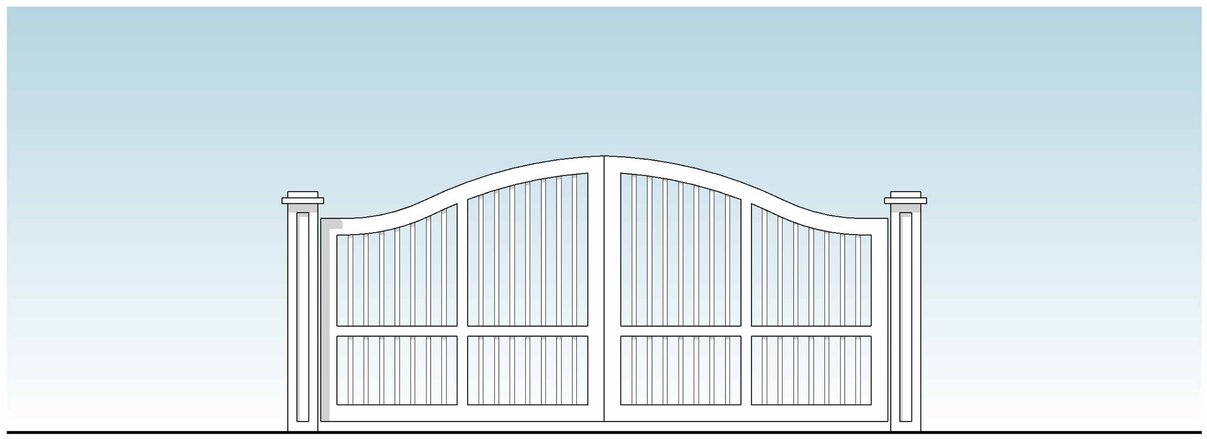
4/7/2025 4:39:46 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE





2 East Elevation
1/2" = 1'-0"



1 West Elevation
1/2" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Driveway Gate
HDC3 Elevations

#	Date	Note
1	2025.04.07	HDC Submission

HDC3

4/7/2025 12:18:58 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

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 Somersack, LLC.

STREET ADDRESS 5 High Brush

MAP/PARCEL 56//388

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/9/25

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 4/9/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 388

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC.

Mailing Address: 225 Via Linda
Palm Beach, FL. 33480

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 16B 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. HDC2024-07 10780
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 4 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

See Plans + Photos
* Added Retaining + Grades
* ALL REVISIONS IN RED

Is there an HDC survey form for 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 _____

NO CHANGE

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Flagstone Walls PA Fieldstone (NO CAP)

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

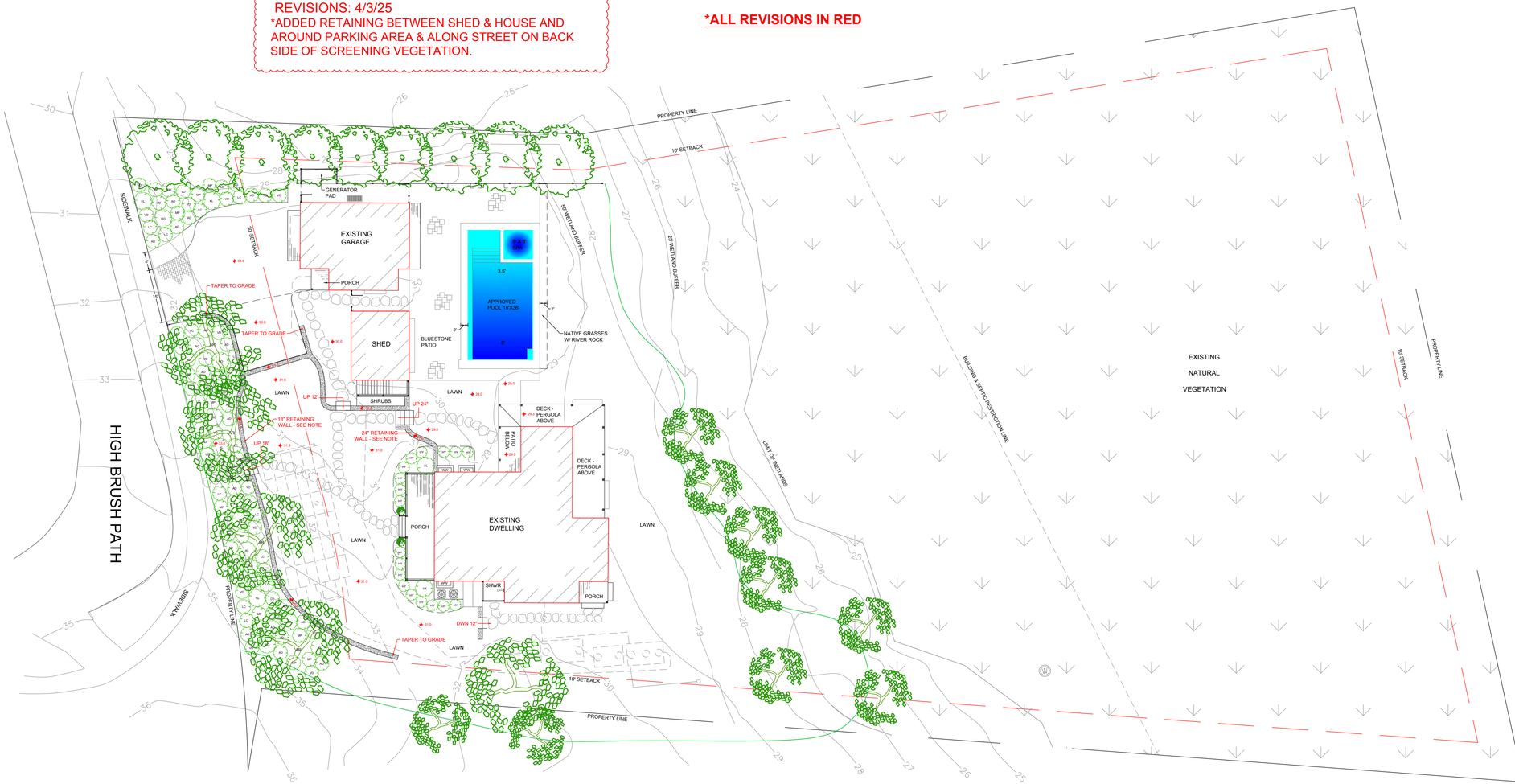
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

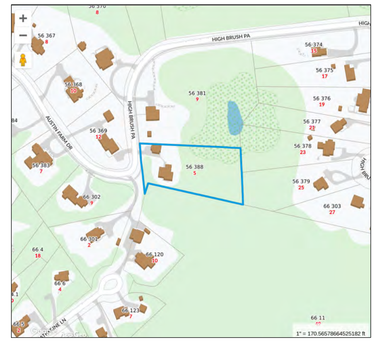
Date 4/3/25 Signature of owner of record _____ Signed under penalties of perjury

REVISIONS: 4/3/25
*ADDED RETAINING BETWEEN SHED & HOUSE AND AROUND PARKING AREA & ALONG STREET ON BACK SIDE OF SCREENING VEGETATION.

***ALL REVISIONS IN RED**



MAP: 56 PARCEL: 388
CURRENT ZONING: R-40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 10%



5 HIGH BRUSH PUBLIC WAY



PLANTING SCHEDULE

	SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
N	AR	4	ACER RUBRUM	RED MAPLE
N	SF	1	SASSAFRAS ALBIDUM	SASSAFRAS
	AD	26	PIERIS JAPONICA	ANDROMEDA 'BROUWER'S BEAUTY'
	LC	26	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE
N	MP	16	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
N	KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL (STRAIGHT SPECIES)
	RO	8	RHODODENDRON	RHODODENDRON 'ALBUM'
N	VD	28	VIBURNUM DENTATUM	VIBURNUM 'CHICAGO LUSTRE'
	BX	2	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	HY	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ALL SUMMER BEAUTY'
	VX	1	VITEX AGNUS	CHASTE TREE
	AB	TBD	ABELIA GRANDIFLORA	ABELIA 'RADIANCE'
	CM	TBD	NEPETA	CALAMINT 'CAT'S PAJAMAS'
	SD	TBD	LEUCANTHEMUM	SHASTA DAISY 'SNOWCAP'
	AG	TBD	AGASTACHE	AGASTACHE 'BLUE FORTUNE'
	NS	TBD	NASSELLA	MEXICAN FEATHER GRASS
	HP	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

PLANT LIST SUBJECT TO AVAILABILITY
N = NATIVE

PROPOSED STREET GATE - NATURAL TO WEATHER



PROPOSED 6' BOARD FENCE - NATURAL TO WEATHER



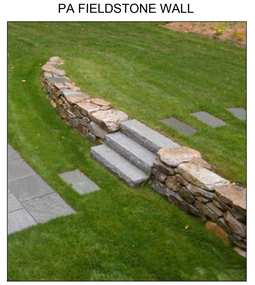
PA FIELDSTONE



FLAGSTONE STEPPERS



PA FIELDSTONE WALL



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AND GATES TO BE NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
POOL PATIO TO BE BLUESTONE IN A RANDOM PATTERN - 8"X8", 8"X16", 16"X16", 16"X24".

NOTE:
POOL COPING TO BE 2' X 4' BLUESTONE WITH BULLNOSE EDGE.

NOTE:
EXISTING LEYLANDS ALONG WEST SIDE OF GARAGE TO BE PRUNED BACK.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN UNDISTURBED.

NOTE:
PROPOSED FRONT GATE OFF STREET TO BE 36" TYPE 2 GATE WITH A SWOOP AND ARBOR, NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
ALL PROPOSED PLANT MATERIAL WITHIN THE 100' BUFFER TO BE NATIVE, UNLESS EXISTING.

NOTE:
RETAINING WALLS TO BE CONSTRUCTED OF PA FIELDSTONE, NO CAP. WALLS ONLY VISIBLE FROM HOUSE/POOL AREA LOOKING UP.

COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF KM LANDSCAPE DESIGNS, INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM KMLD. © KM LANDSCAPE DESIGNS, INC.

NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

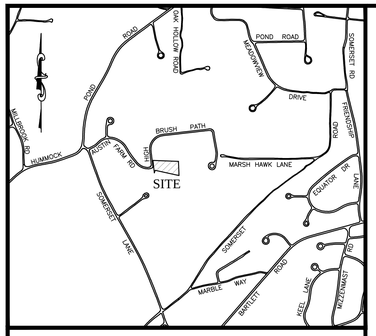
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

5 High Brush Path
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24
REVISIONS: 9/18/24
REVISIONS: 4/3/25

SHEET:

S.1



LOCUS NOT TO SCALE

PLAN FILE 20–C

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0088 G, (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 20 (R–20)

	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX GROUND COVER RATIO	12.5%

OVERLAY DISTRICT APPLICABILITY

HUMMOCK POND WATERSHED PROTECTION ZONE 'B' (PARTIAL)
TOWN
TOWN SEWER

CURRENT OWNER:

SOMERSACK LLC
225 VIA LINDA
PALM BEACH, FL 33480

TITLE REFERENCE:
DEED BK.1948, PG.317

PLAN REFERENCE:
PLAN FILE 20–C (LOT 18)
PLAN FILE 46–Y (LOT 19B)

SITE LOCATION:
5 HIGH BRUSH PATH
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 56, PARCEL 388

LEGEND

EXISTING
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- LP — PROPANE TANK
- ×31.9 — SPOT ELEVATION
- 31 — TOPOGRAPHIC CONTOUR
- LIMIT OF WETLAND
- 25 FT. WETLAND BUFFER
- 50 FT. WETLAND BUFFER
- 100 FT. WETLAND BUFFER

PROPOSED
- CO — SEWER CLEAN OUT
- S — SEWER SERVICE
- 31.3+ — SPOT ELEVATION



20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: OCTOBER 5, 2023

DRAWN BY: RLM/DCM | COMPS. BY: DCM | CHECK BY: DCM

PROJECT NO. 21189

ISSUED FOR: PERMITTING

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. MULLOY
CIVIL
No. 41757
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

5 HIGH BRUSH PATH
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 56, PARCEL 388

PREPARED FOR
SOMERSACK LLC

DRAWING TITLE: SITE PLAN

SCALE: 1" = 20'

SHEET NO. 1 OF 1





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 38

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda
Palm Beach, FL. 33480

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: RHLD

Mailing Address: 16B 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. HDC2024-07-10780
☒ Pool (Zoning District R-40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
SPA 8'x8' Width: 18' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Revisions (SEE PLANS)
- Increase Pool size to 18x36'
- Add interior spa 8'x8'

Is there an HDC survey form for 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

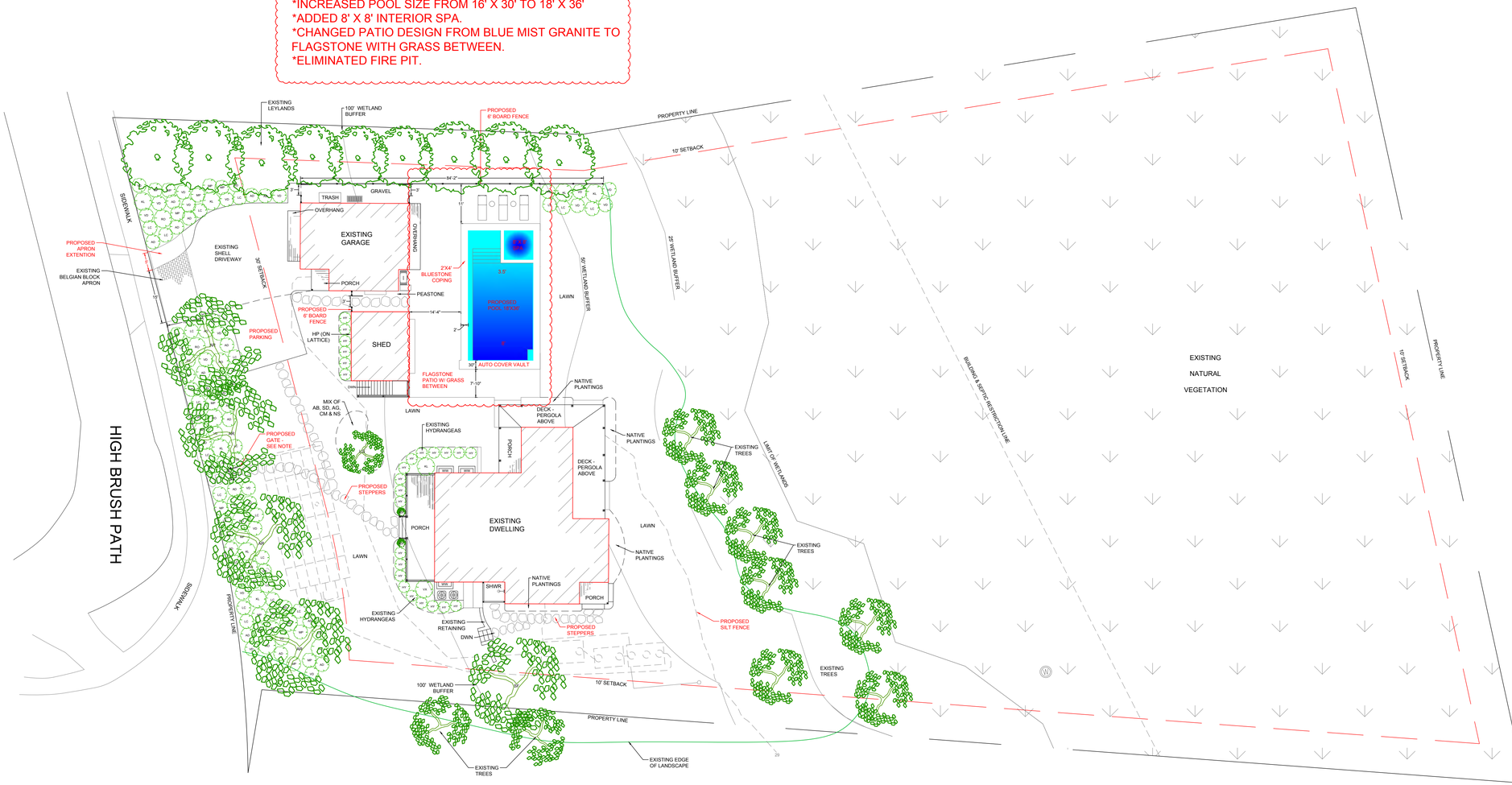
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

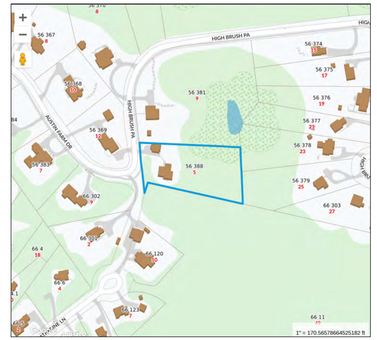
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/18/24 Signature of owner of record _____ Signed under penalties of perjury

REVISIONS: 9/18/24
*INCREASED POOL SIZE FROM 16' X 30' TO 18' X 36'
*ADDED 8' X 8' INTERIOR SPA.
*CHANGED PATIO DESIGN FROM BLUE MIST GRANITE TO FLAGSTONE WITH GRASS BETWEEN.
*ELIMINATED FIRE PIT.



MAP: 56 PARCEL: 388
CURRENT ZONING: R-40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 10%



5 HIGH BRUSH PUBLIC WAY



PLANTING SCHEDULE

	SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
	LG	1	LAGERSTROEMIA INDICA	CREPE MYRTLE 'NATCHEZ'
N	AR	4	ACER RUBRUM	RED MAPLE
N	SF	1	SASSAFRAS ALBIDUM	SASSAFRAS
	AD	26	PIERIS JAPONICA	ANDROMEDA 'BROUWER'S BEAUTY'
	LC	27	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE
N	MP	16	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
N	KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL (STRAIGHT SPECIES)
	RO	8	RHODODENDRON	RHODODENDRON 'ALBUM'
N	VD	30	VIBURNUM DENTATUM	VIBURNUM 'CHICAGO LUSTRE'
	BX	2	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	HY	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ALL SUMMER BEAUTY'
	VX	1	VITEX AGNUS	CHASTE TREE
	AB	TBD	ABELIA GRANDIFLORA	ABELIA 'RADIANCE'
	CM	TBD	NEPETA	CALAMINT 'CAT'S PAJAMAS'
	SD	TBD	LEUCANTHEMUM	SHASTA DAISY 'SNOWCAP'
	AG	TBD	AGASTACHE	AGASTACHE 'BLUE FORTUNE'
	NS	TBD	NASSELLA	MEXICAN FEATHER GRASS
	HP	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

PLANT LIST SUBJECT TO AVAILABILITY
N = NATIVE

PROPOSED 6' BOARD FENCE - NATURAL TO WEATHER



PROPOSED STREET GATE - NATURAL TO WEATHER



FLAGSTONE STEPPERS



FLAGSTONE PATIO



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AND GATES TO BE NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
POOL COPING TO BE 2' X 4' GRANITE WITH BULLNOSE EDGE.

NOTE:
EXISTING CHERRY TREE BY MAIN HOUSE BACK DECK TO BE REMOVED.

NOTE:
EXISTING LEYLANDS ALONG WEST SIDE OF GARAGE TO BE PRUNED BACK.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN UNDISTURBED.

NOTE:
PROPOSED FRONT GATE OFF STREET TO BE 36" TYPE 2 GATE WITH A SWOOP AND ARBOR, NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED EXTENSION OF EXISTING RETAINING WALL BY SHOWER TO TAPER DOWN TO GRADE.

NOTE:
ALL PROPOSED PLANT MATERIAL WITHIN THE 100' BUFFER TO BE NATIVE, UNLESS EXISTING.

COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF KM LANDSCAPE DESIGNS, INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM KMLD. © KM LANDSCAPE DESIGNS, INC.

NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

5 High Brush Path
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24
REVISIONS: 9/18/24

SHEET:

S.1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 388

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda, Palm Beach, FL 33480

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KHLD

Mailing Address: 16B 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 R-40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____

Width: 16' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio (Pool): Size: 1500sq ft. ☐ 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: See Plans + Photos

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Board Fence
Length: 90' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Granite Flagstone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

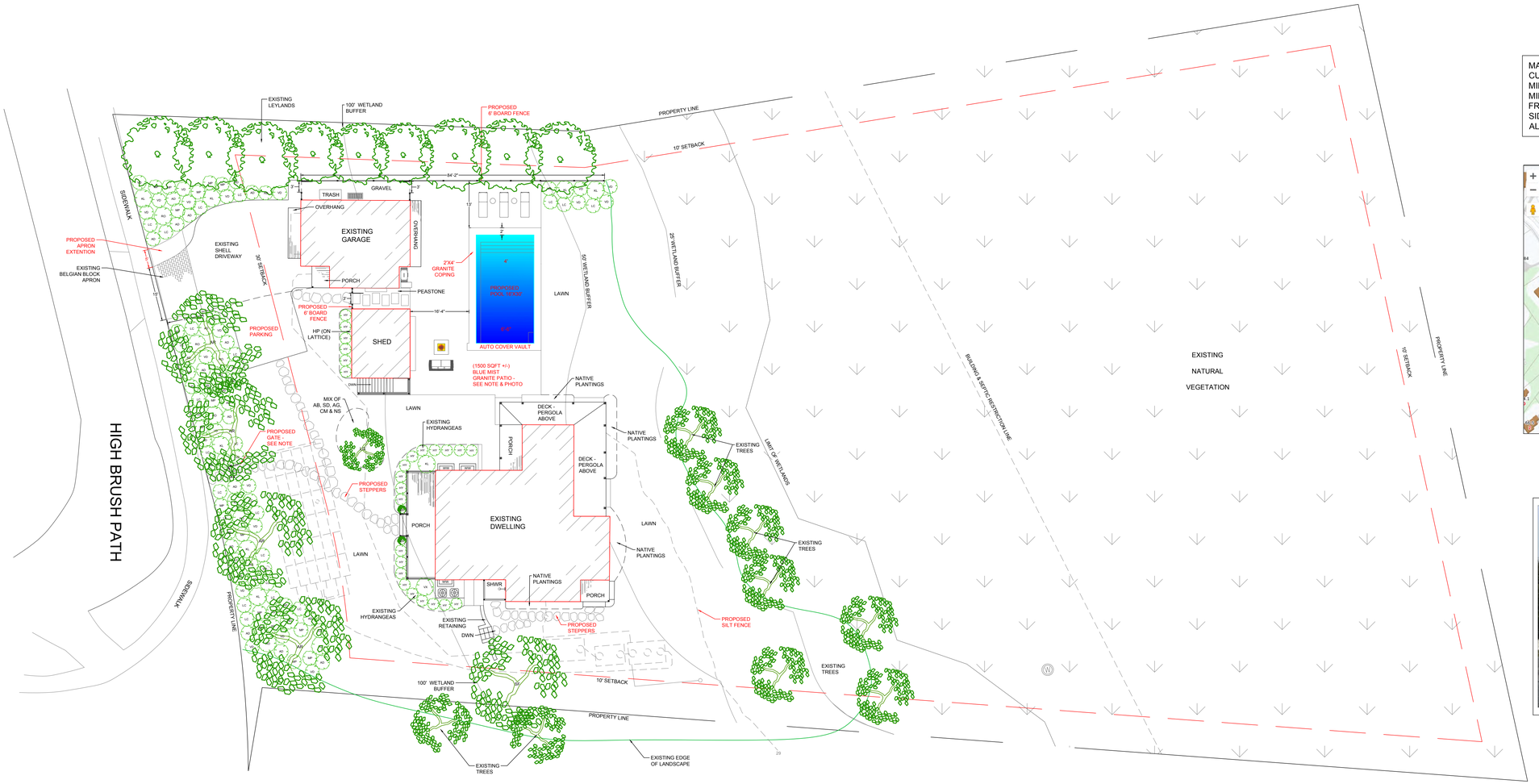
Trim _____ Sash _____ Doors _____

~~Deck~~ Patio - Granite Foundation _____ Fence Natural to weather Shutters _____

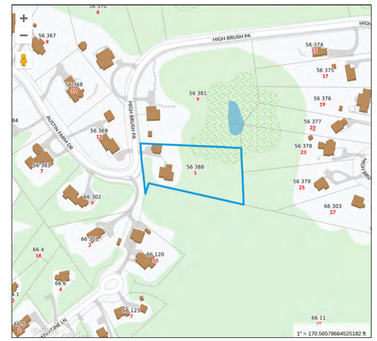
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/18/24 Signature of owner of record _____ Signed under penalties of perjury



MAP: 56 PARCEL: 388
CURRENT ZONING: R-40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 10%



5 HIGH BRUSH PUBLIC WAY



PLANTING SCHEDULE

	SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
	LG	1	LAGERSTROEMIA INDICA	CREPE MYRTLE 'NATCHEZ'
N	AR	4	ACER RUBRUM	RED MAPLE
N	SF	1	SASSAFRAS ALBIDUM	SASSAFRAS
	AD	26	PIERIS JAPONICA	ANDROMEDA 'BROUWER'S BEAUTY'
	LC	27	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE
N	MP	16	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
N	KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL (STRAIGHT SPECIES)
	RO	8	RHODODENDRON	RHODODENDRON 'ALBUM'
N	VD	30	VIBURNUM DENTATUM	VIBURNUM 'CHICAGO LUSTRE'
	BX	2	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	HY	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ALL SUMMER BEAUTY'
	VX	1	VITEX AGNUS	CHASTE TREE
	AB	TBD	ABELIA GRANDIFLORA	ABELIA 'RADIANCE'
	CM	TBD	NEPETA	CALAMINT 'CAT'S PAJAMAS'
	SD	TBD	LEUCANTHEMUM	SHASTA DAISY 'SNOWCAP'
	AG	TBD	AGASTACHE	AGASTACHE 'BLUE FORTUNE'
	NS	TBD	NASSELLA	MEXICAN FEATHER GRASS
	HP	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

PLANT LIST SUBJECT TO AVAILABILITY
N = NATIVE

PROPOSED 6' BOARD FENCE - NATURAL TO WEATHER



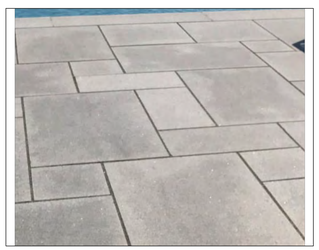
PROPOSED STREET GATE - NATURAL TO WEATHER



FLAGSTONE STEPPERS



BLUE MIST GRANITE



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AND GATES TO BE NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED POOL PATIO TO BE BLUE MIST GRANITE IN A RANDOM PATTERN. 18"X18", 18"X24", 18"X36", 24"X24", 24'X36".

NOTE:
POOL COPING TO BE 2' X 4' GRANITE WITH BULLNOSE EDGE.

NOTE:
EXISTING CHERRY TREE BY MAIN HOUSE BACK DECK TO BE REMOVED.

NOTE:
EXISTING LEYLANDS ALONG WEST SIDE OF GARAGE TO BE PRUNED BACK.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN UNDISTURBED.

NOTE:
PROPOSED FRONT GATE OFF STREET TO BE 36" TYPE 2 GATE WITH A SWOOP AND ARBOR, NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED EXTENSION OF EXISTING RETAINING WALL BY SHOWER TO TAPER DOWN TO GRADE.

NOTE:
ALL PROPOSED PLANT MATERIAL WITHIN THE 100' BUFFER TO BE NATIVE, UNLESS EXISTING.

COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF KM LANDSCAPE DESIGNS, INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM KMLD. © KM LANDSCAPE DESIGNS, INC.

NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

5 High Brush Path
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24

SHEET:
S.1

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW 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 fences/gates/arbors 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 -DPW/ Type: 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 Select Board.**
✓	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.
✓	Signed Affidavit: see reverse side.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 4.1.8

Street & Number of Proposed Work: 1 Sconset Ave

Owner of record: Henry Spitzer

Mailing Address: 1 Sconset Ave

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Studio Viburnum LLC

Mailing Address: P.O. Box 43

Nantucket, MA 02554

Contact Phone #: 508-292-7556 E-mail: Studio@studioviburnum.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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

2 gates - 36"X 42"
Painted White

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 _____

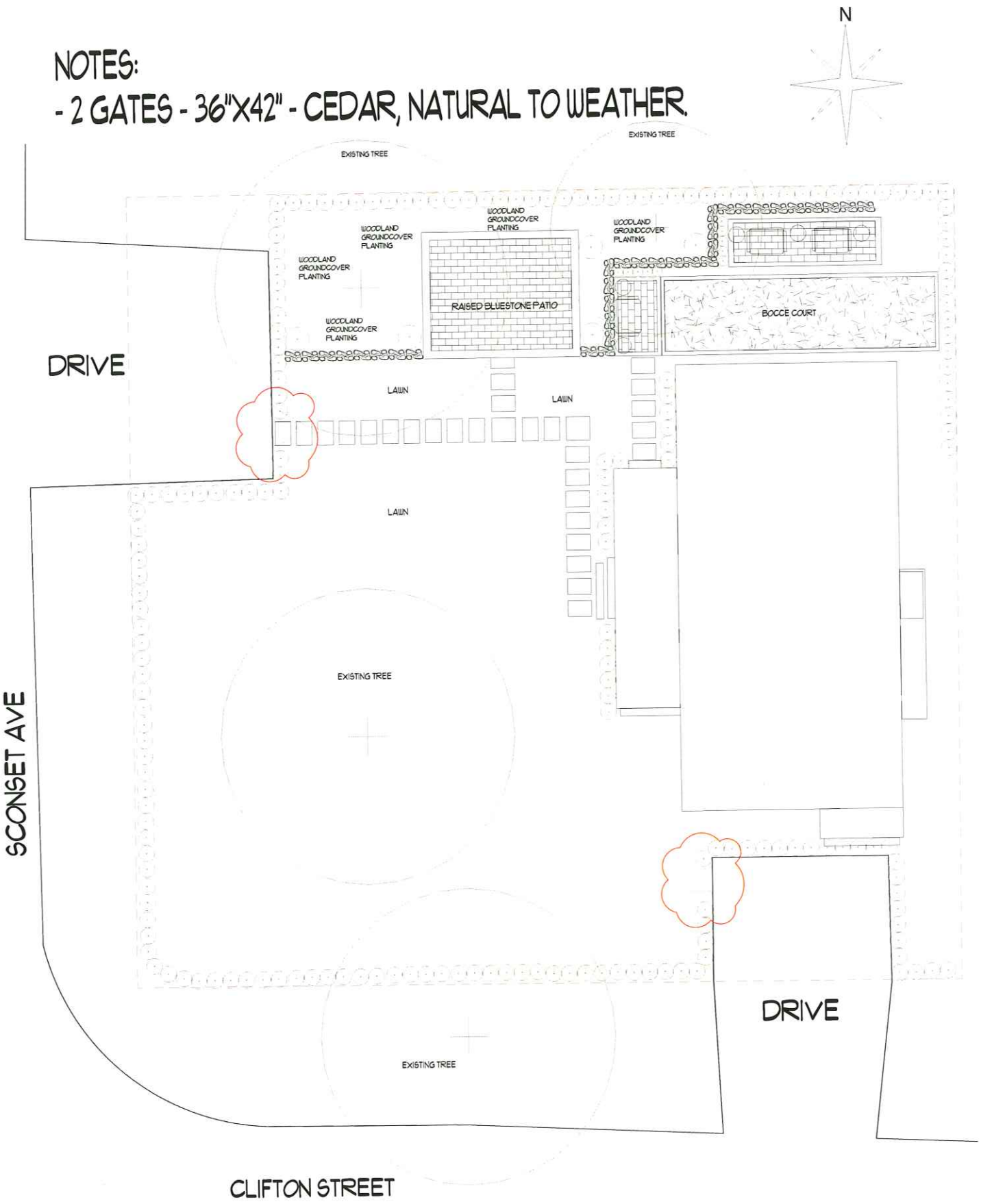
Trim _____ Sash _____ Doors _____

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.

NOTES:
- 2 GATES - 36"X42" - CEDAR, NATURAL TO WEATHER.

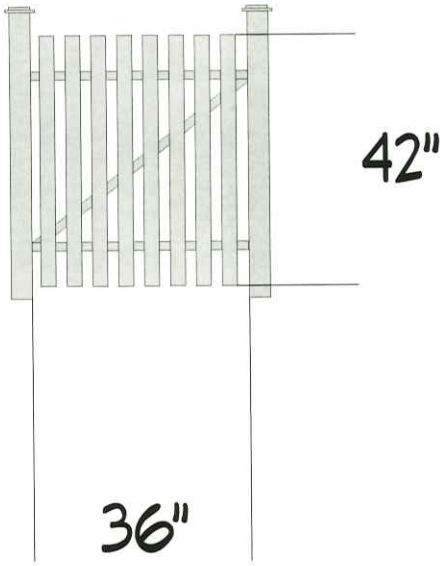


Revision #: R1 Date: 4/9/2025	Scale: 1/16" = 1'	Landscape Plan: L1 Spitzer - 1 Sconset Ave	Landscape Design by: G. Keller Studio Viburnum

GATE DETAIL - 1 SCONSET AVE
PAINTED WHITE

EXAMPLE IN AREA





LOCATION 1

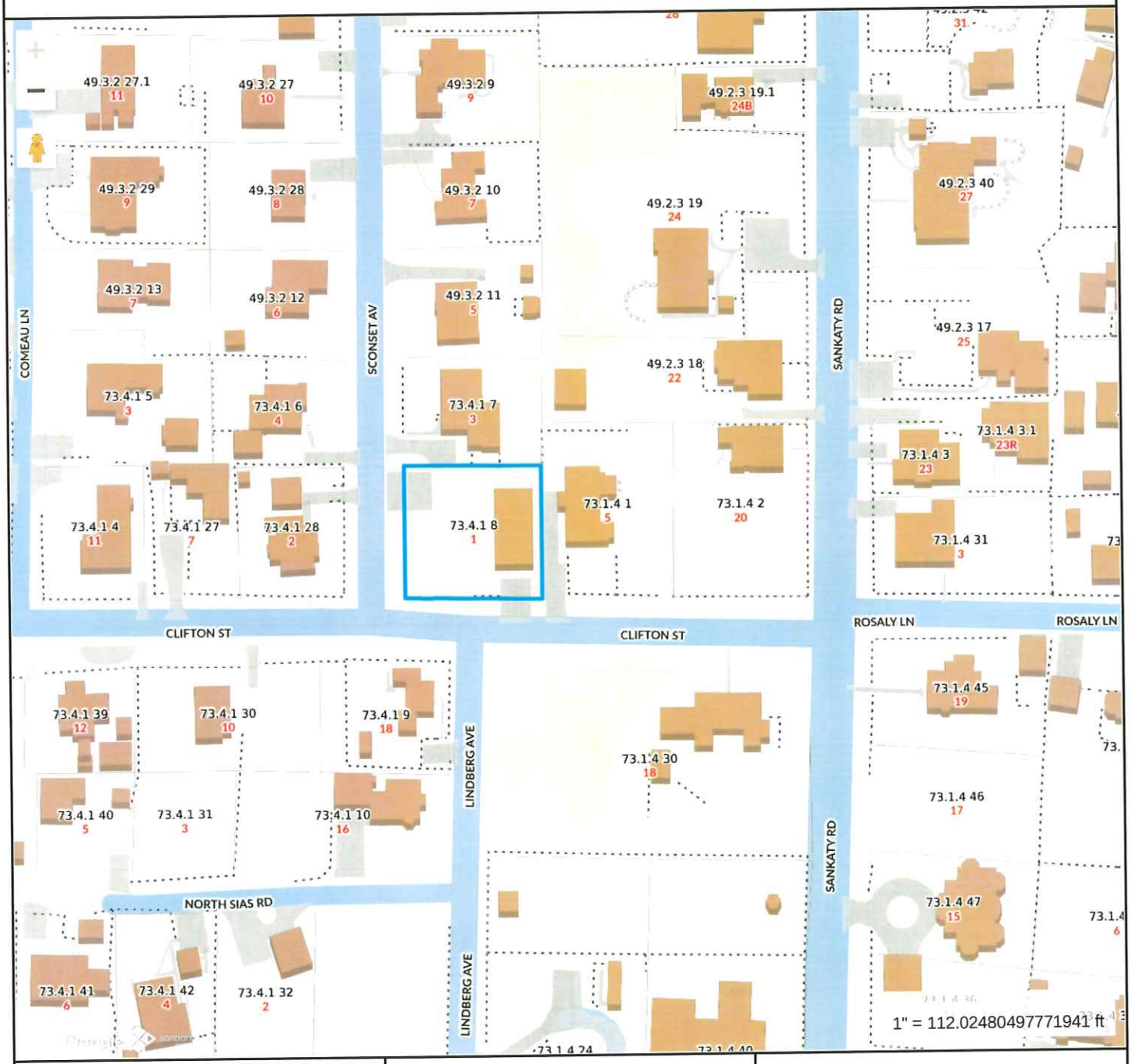


LOCATION 1



Revision #: R1	Scale:	Landscape Plan: L1	Landscape Design by: G. Keller
Date: 4/10/2025	3/8" = 1'	Spitzer - Gates Detail	Studio Viburnum

Spitzer - 73.4.1-8



Property Information

Property ID	12192
Location	1 SCONSET AV
Owner	SPITZER HENRY F & MARLENE 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.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	_____ with the application. If not included the application is deemed incomplete.
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 3 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	_____ a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
✓	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
✓	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side.

Gmail

Greyson Keller <greyson@gardengroupnantucket.com>

HDC Application

Trace Carson <tracehcarson@gmail.com> Mon, Apr 7, 2025 at 12:14 PM
To: Greyson Keller <greyson@gardengroupnantucket.com>

To whom it may concern,

I, Trace Carson, manager of Carson Properties LLC, owner of 12 New St., give permission to Greyson Keller of The Garden Group, Inc. to act as our agent in the HDC approval process.

Thank you,
Trace Carson
(804) 439-2950

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 340

Street & Number of Proposed Work: 12 New St

Owner of record: Carson Properties LLC

Mailing Address: 12 New St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Studio Viburnum LLC Greyson Keller

Mailing Address: P.O. Box 43
Nantucket, MA 02554

Contact Phone #: 508-242-7996 E-mail: studio@studioviburnum.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

Brick Apron Arbor - NTW
Brick sidewalk
Granite Wall - 39 linear ft 5' & 1' Fence 162 linear ft

Is there an HDC survey form for 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 Natural Gravel & Brick Apron Walkways _____ Walls 39 Ft - Granite

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/10/25 Signature of owner of record _____ Signed under penalties of perjury

NOTES:
- INSTALL BRICK ARPON AT ENTRNACE OF DRIVEWAY
- REMOVE CRACKED ASPHALT AND REPLACE WITH BRICK SIDEWALK
- REMOVE RUN DOWN RETAINING WALL ALONG SIDEWALK AND REPLACE WITH ANTIQUE GRANITE WALL (39 LINEAR FT)
- HEDGE WITH ARBOR TO PINCH VIEW AND BOLSTER PRIVACY - NATURAL TO WEATHER
- 6' PRIVACY FENCE ALONG EAST, SOUTH AND PARTIALLY WEST LOT LINES - 162 LINEAR FT

EXISTING CONDITIONS



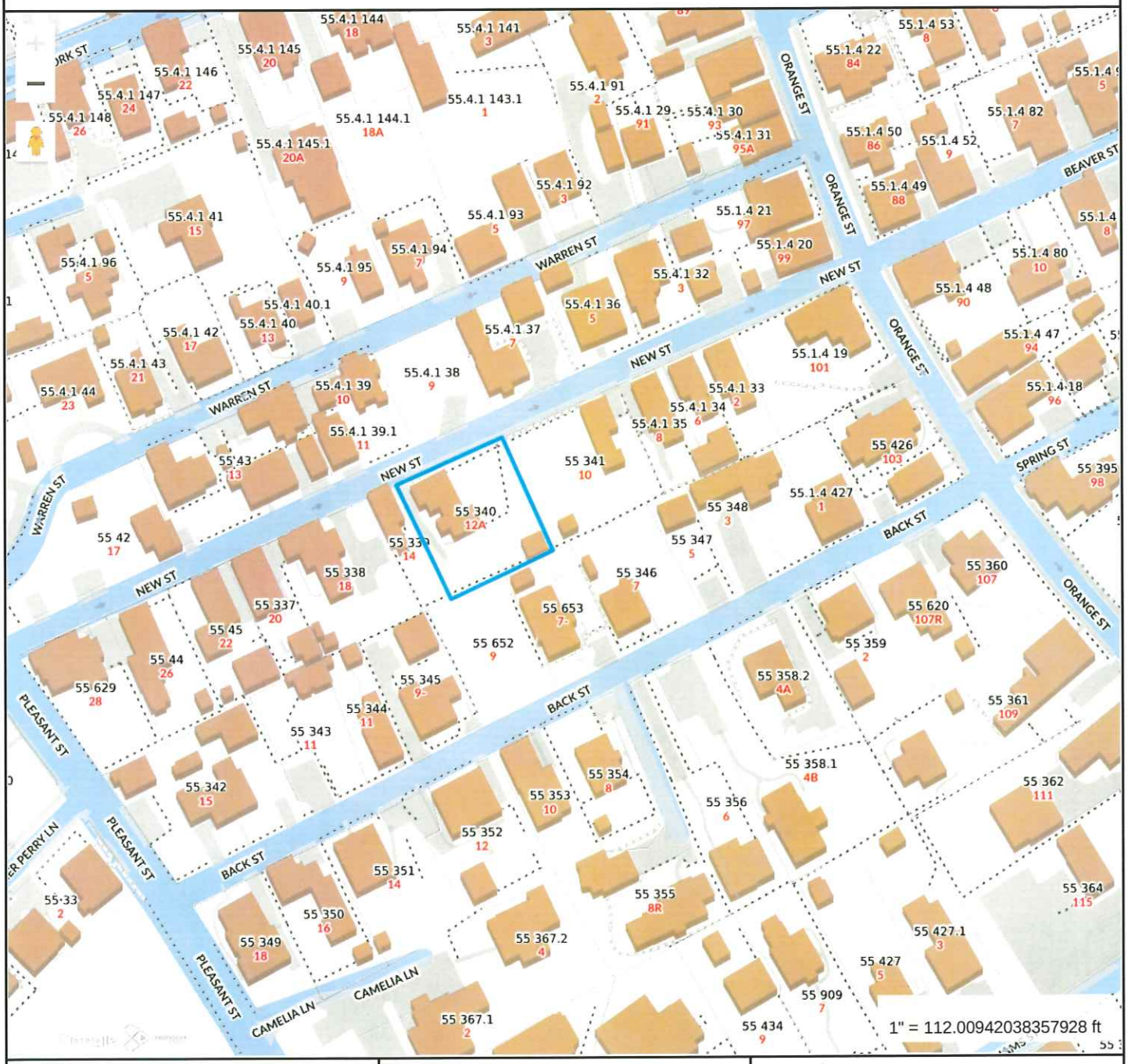
N

EXISTING CONDITIONS

PROPOSED ANTIQUE GRANTE WALL EXAMPLE

Revision #: 1 Date: 4/9/2025	Scale: 1/16" = 1'	Landscape Plan: L1 12 New St.	Landscape Design by: Gkeller Studio Viburnum

Carson Properties LLC - 12 New St.



Property Information

Property ID	3572
Location	12A NEW ST
Owner	CARSON PROPERTIES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW 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 fences/gates/arbors 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 -DPW/ Type: 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 Select Board.**
✓	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.
✓	Signed Affidavit: see reverse side.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

IOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

'his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and lesolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

'he certificate is valid for three years from date of issuance. No structure may differ 'om the approved application. Violation may impede issuance of Certificate of)ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 88 PARCEL N°. 10

reet & Number of Proposed Work: 60 Nobadeer Ave

wner of record: 60 Nobadeer Ave LLC

ailing Address: 151 First Ave
West Haven, CT 06516

ontact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

ame: Garden Group Inc.

ailing Address: P.O. Box 2774
Nantucket, MA 02584

ontact Phone #: 508-292-7996 E-mail: greyson@gardengroupnantucket.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 Arbor

ze 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: _____

ifference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

eight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

REVISIONS* 1. East Elevation

storic Name: GATEX4 NTW (describe) 2. South Elevation Arbor X2 - 4'X 7' 7 5/8"

riginal Date: 3. West Elevation

riginal Builder: Type 2 - 3'6" X 3'8" 4. North Elevation NTW

there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

lasonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

loof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

loofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

ikylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

iutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

rim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

)oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

lardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall _____ Clapboard (if applicable) _____ Roof _____

rim _____ Sash _____ Doors _____

)eck _____ Foundation _____ Fence _____ Shutters _____

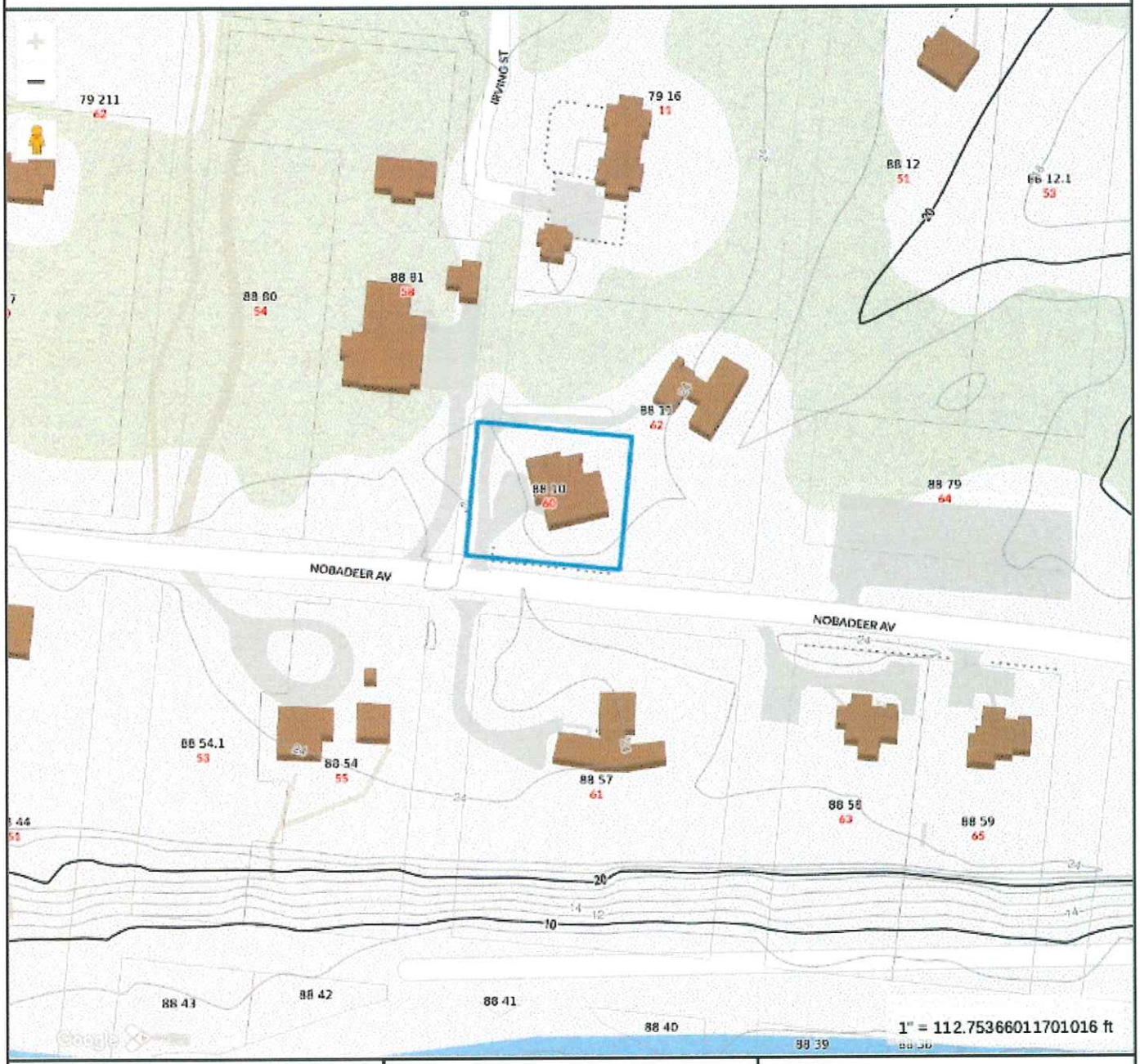
Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica-ion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of iny revisions to this application will initiate a new sixty-day review period.

)ate 2/27/25 Signature of owner of record _____ Signed under penalties of perjury

Revision #: R3	Scale:	Landscape Plan: L1	Landscape Design by: Gkeller
Date: 4/4/2025	1" = 20'	Knight - 60 Nobadeer Ave	Studio Viburnum

Knight - 60 Nobadeer



Property Information

Property ID	8806
Location	60 NOBADEER AV
Owner	60 NOBADEER AVENUE LLC

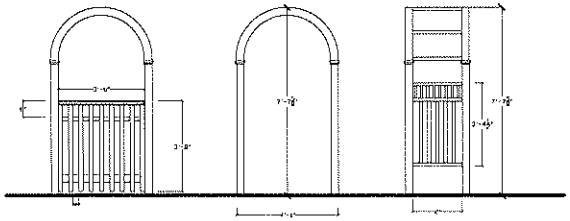
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

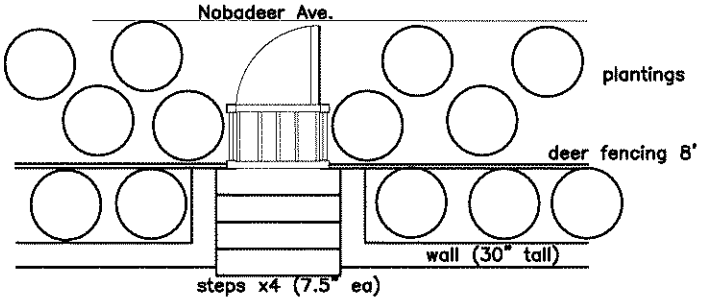
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

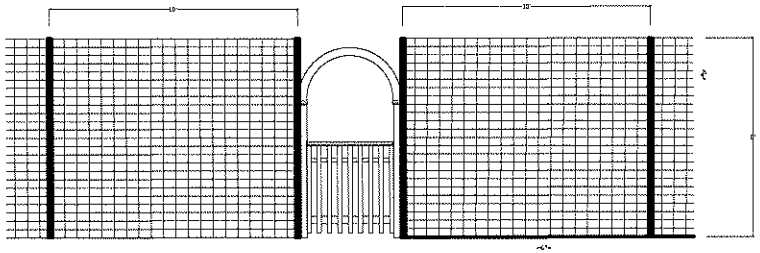
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Proposed Gate and Arbor





Lawn



Knight – Gate and Arbor
80 Nobadeer Ave
Montauket
MA

Knight Residence

5-Feb-'25

As Noted

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 9

Street & Number of Proposed Work: 54 WASHINGTON CT.

Owner of record: CHARDONNAY GROUP LLC

Mailing Address: 41 NORDIC FARM RD.
NANTUCKET, MA 02554

Contact Phone #: 508-221-3838 E-mail: dvanepres@comcast.net

AGENT INFORMATION (if applicable)

Name: VAN DUNE DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: actualize@aol.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 219.22

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 53' Sq. Footage 1st floor: 1096 SF
Width: 21' 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 ≈21' South ≈21' East ≈21' West ≈21'

Additional Remarks

Historic Name:

Original Date: ≈1955 ASSESSORS

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation → LIFT BLDG 5'-3" ± FOR FLOODING MITIGATION
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'-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 _____

EXISTING 6"-15"

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim NTW
Deck NTW
Clapboard (if applicable) _____
Sash WHITE
Foundation NTW (BOARDS) OVER PIERS
Roof NTW
Doors NTW / WHITE
Fence —
Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/10/25 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.....CHARPONNAY GROUP LLC.....

MAILING ADDRESS.....

PROPERTY LOCATION....54 WASHINGTON ST.....

ASSESSORS MAP/PARCEL.....42.2.3-9.....

SUBMITTED BY.VALOWOL 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.

APRIL 8, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.08 08:48:36 -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	7		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	44 WASHINGTON ST
4223	11		HERON JOANNE TR	JOANNE HERON TRUST	232 AUSTRALIAN AVE	PALM BEACH	FL	33480	56 WASHINGTON ST
4223	34		TOWN OF NANTUCKET		16 BROAD ST	NANTUCKET	MA	02554	39 WASHINGTON ST
4223	35		WHALEN JENNIFER A & BEN MATTHEW		498 LOUDON RD	LOUDONVILLE	NY	12211	53 WASHINGTON ST
4223	36		BARLOW DORIS E TRST ETAL	JENNIFER GATES	155 SEAPORT BLVD, 3RD FL	BOSTON	MA	02210	55 WASHINGTON ST
Count:	**5**								

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: 54 WASHINGTON ST.

Tax Map Number: 42.2.3 Parcel Number: 9

Owner of Record: CHARDONNAY CORP LLC

Description of Proposal:

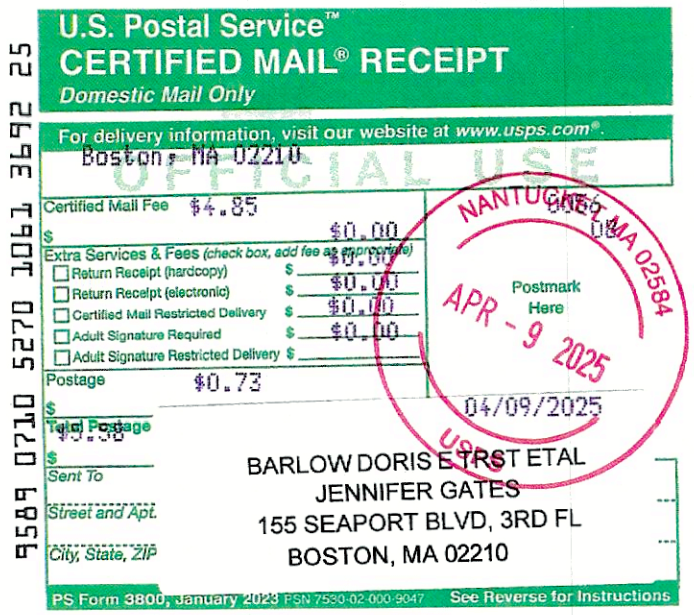
RAISE BUILD @ 5'-3" TO 1ST FLOOR

Anticipated HDC Submission Date: 4/11/25

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

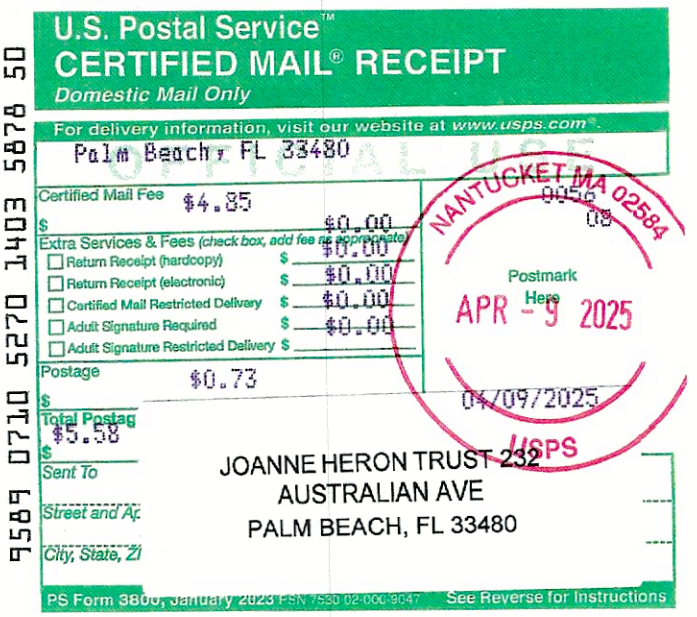
Boston, MA 02210

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage $5.58
$
Sent To BARLOW DORIS ETRST ETAL
JENNIFER GATES
Street and Apt. 155 SEAPORT BLVD, 3RD FL
City, State, ZIP BOSTON, MA 02210

NANTUCKET MA 02584
Postmark Here
APR - 9 2025
04/09/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3692 25



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

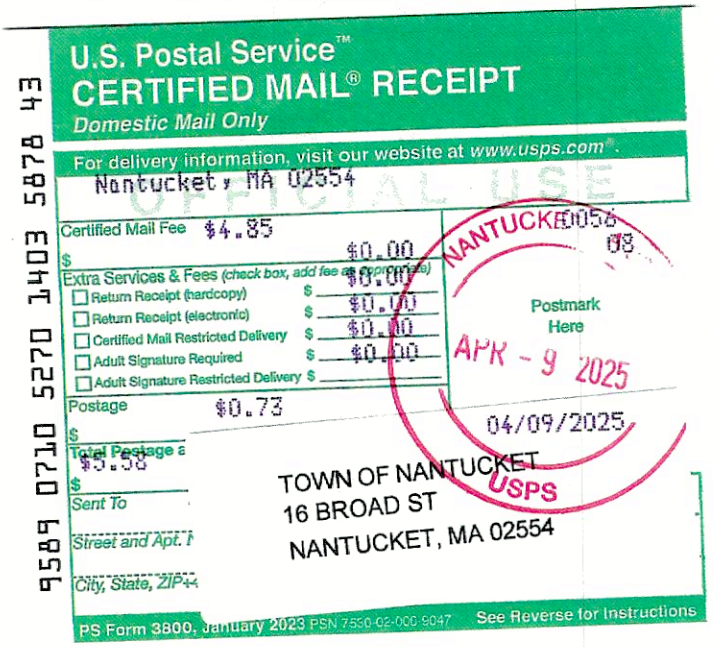
Palm Beach, FL 33480

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postag $5.58
$
Sent To JOANNE HERON TRUST 232
Street and Ap AUSTRALIAN AVE
City, State, Zi PALM BEACH, FL 33480

NANTUCKET MA 02584
Postmark Here
APR - 9 2025
04/09/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5878 50



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

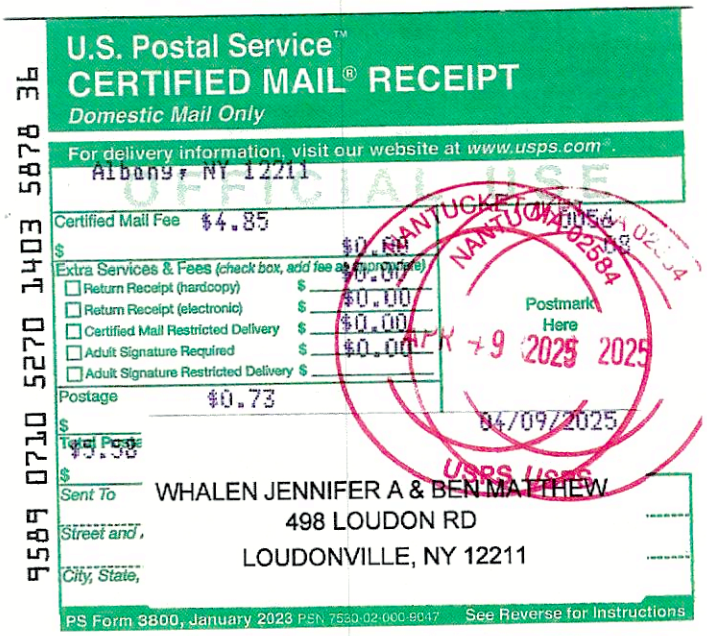
Nantucket, MA 02554

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage a $5.58
$
Sent To TOWN OF NANTUCKET
Street and Apt. 16 BROAD ST
City, State, ZIP+4 NANTUCKET, MA 02554

NANTUCKET MA 02584
Postmark Here
APR - 9 2025
04/09/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5878 43



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

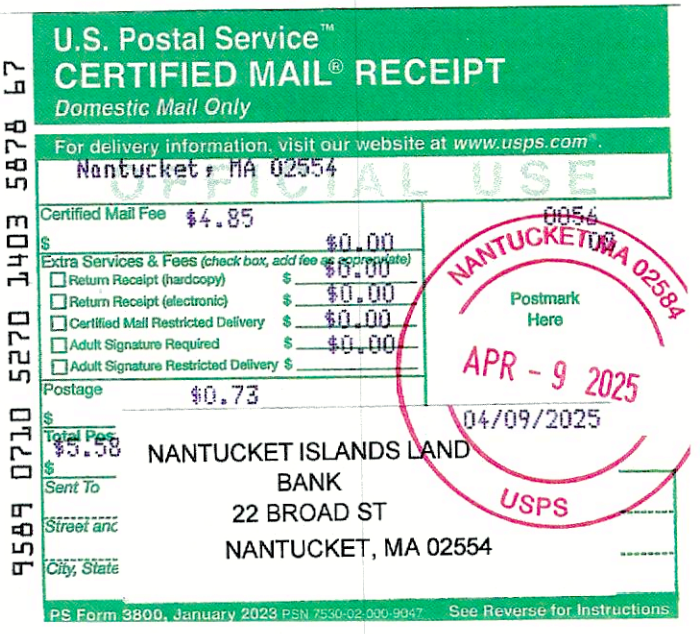
Albany, NY 12211

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Post $5.58
$
Sent To WHALEN JENNIFER A & BEN MATTHEW
Street and 498 LOUDON RD
City, State, LOUDONVILLE, NY 12211

NANTUCKET MA 02584
Postmark Here
APR 9 2025
04/09/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5878 36



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
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Pos $5.58
$
Sent To NANTUCKET ISLANDS LAND
BANK
Street and 22 BROAD ST
City, State NANTUCKET, MA 02554

NANTUCKET MA 02584
Postmark Here
APR - 9 2025
04/09/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5878 67

Building 1 : Section 1

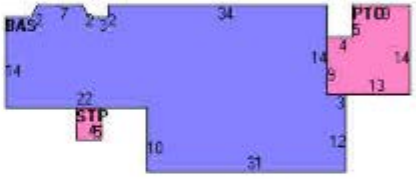
Year Built: 1955
Living Area: 1,100
Replacement Cost: $1,150,496
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,012,400

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-No Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo

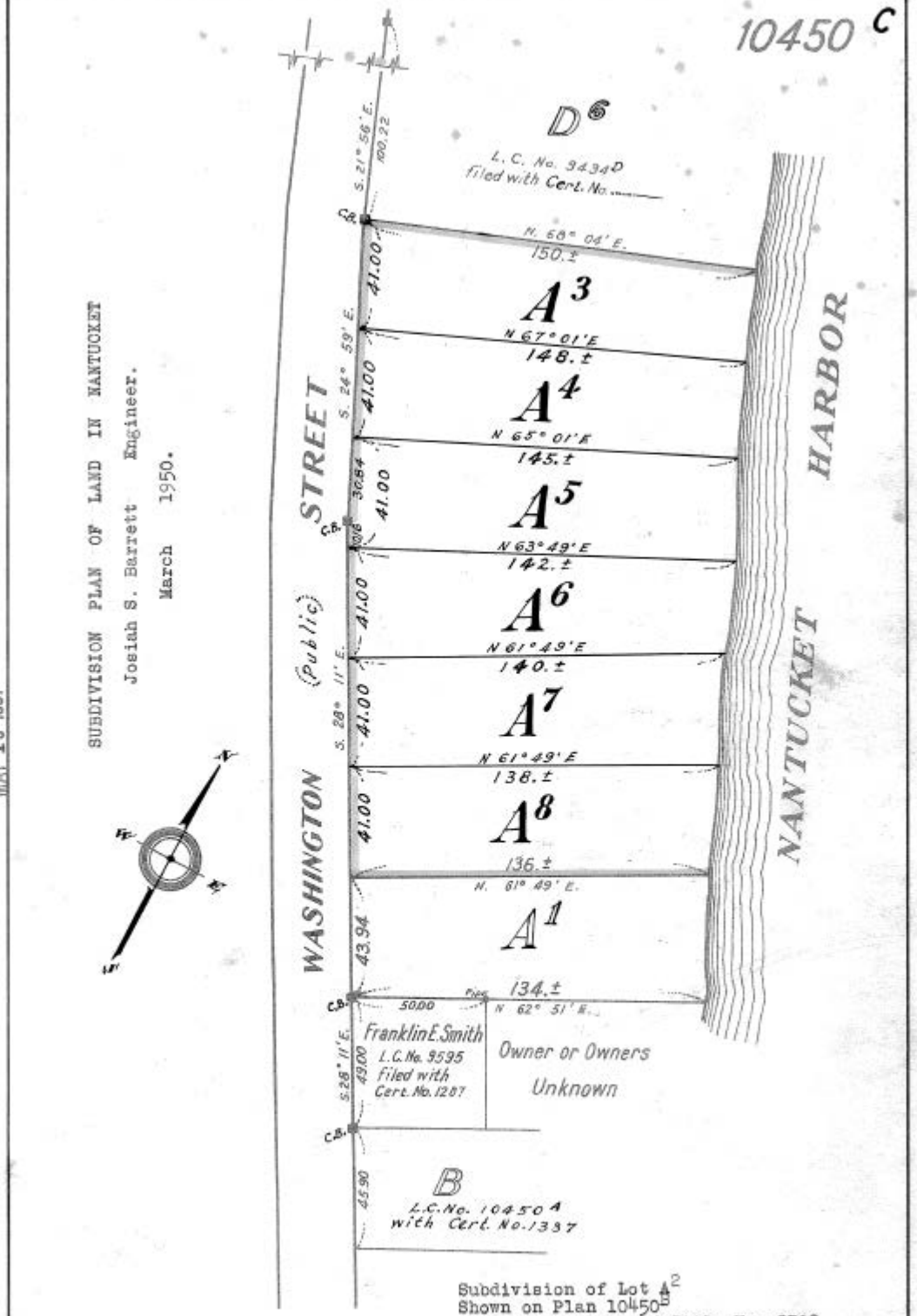


Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,100	1,100
STP	Stoop	121	0
WDK	Deck, Wood	56	0
		1,277	1,100

10450 C



SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett Engineer.

March 1950.

MAY 16 1951

Subdivision of Lot A^2
Shown on Plan 10450^B
Filed with Cert. of Title No. 2702
Registry District of Nantucket County

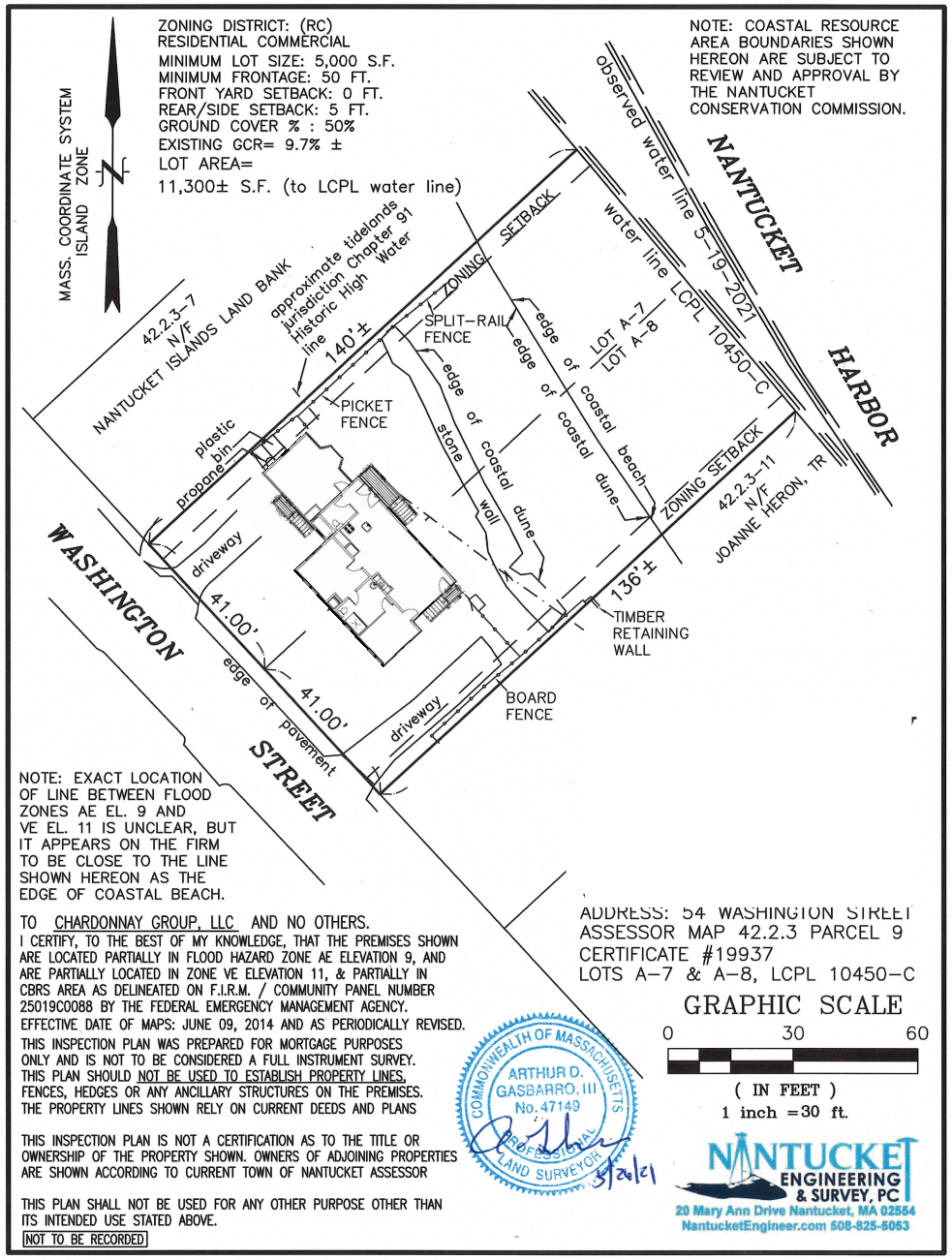
Separate certificates of title may be issued for lots $A^3, A^4, A^5, A^6, A^7, A^8$ as shown hereon by the Court

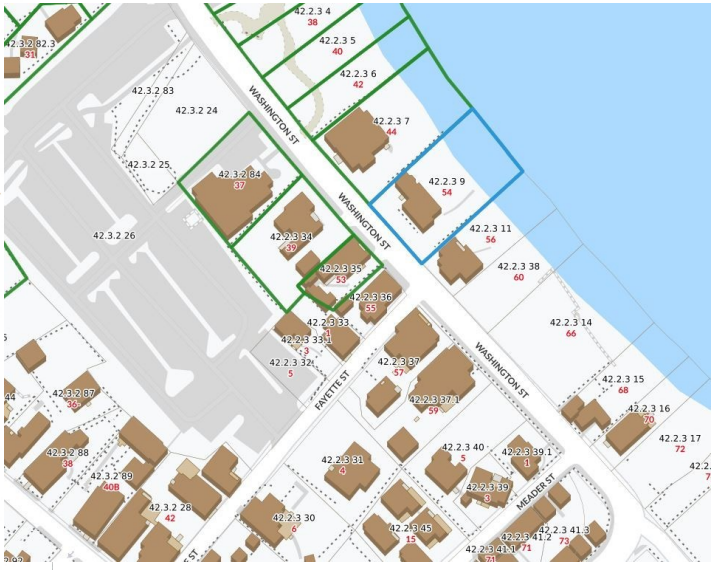
May 8, 1950.

Recorder.

Copy of part of plan filed in LAND REGISTRATION OFFICE MAY 8, 1950.
Scale of this plan 40 feet to an inch
W. T. Faircleugh, Engineer for Court

With plan filed with Certificate No. 3280





MAP 42.2.3 PARCEL 9



PLEASE NOTE:

THE PENDING CODE IS FIRST FLOOR WOULD NEED TO GO TO VE11 PLUS 3' TO LOWEST STRUCTURAL MEMBER.

ELEVATION 14 PLUS FIRST FLOOR FRAMING 15" WHICH IS 15.5. EXISTING GRADE IS 4.5+/- SO THE FIRST FLOOR WOULD BE 11' ABOVE GRADE.

WE ARE ASKING FOR 5'-3" AS THE FIRST FLOOR HEIGHT FROM EXISTING GRADE.

SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 4-4-25

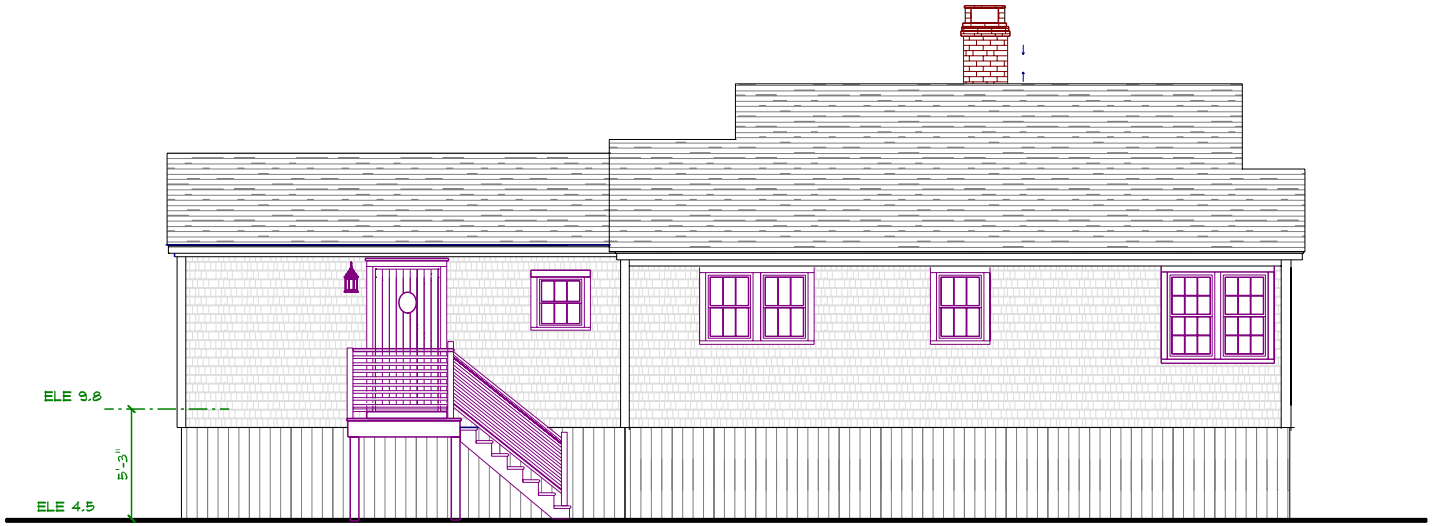
54 WASHINGTON ST
PROPOSED ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3657
NANTUCKET, MA 02584



WEST ELEVATION





SOUTH ELEVATION

SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 4-4-25

54 WASHINGTON ST
PROPOSED ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



EAST ELEVATION







NORTH ELEVATION

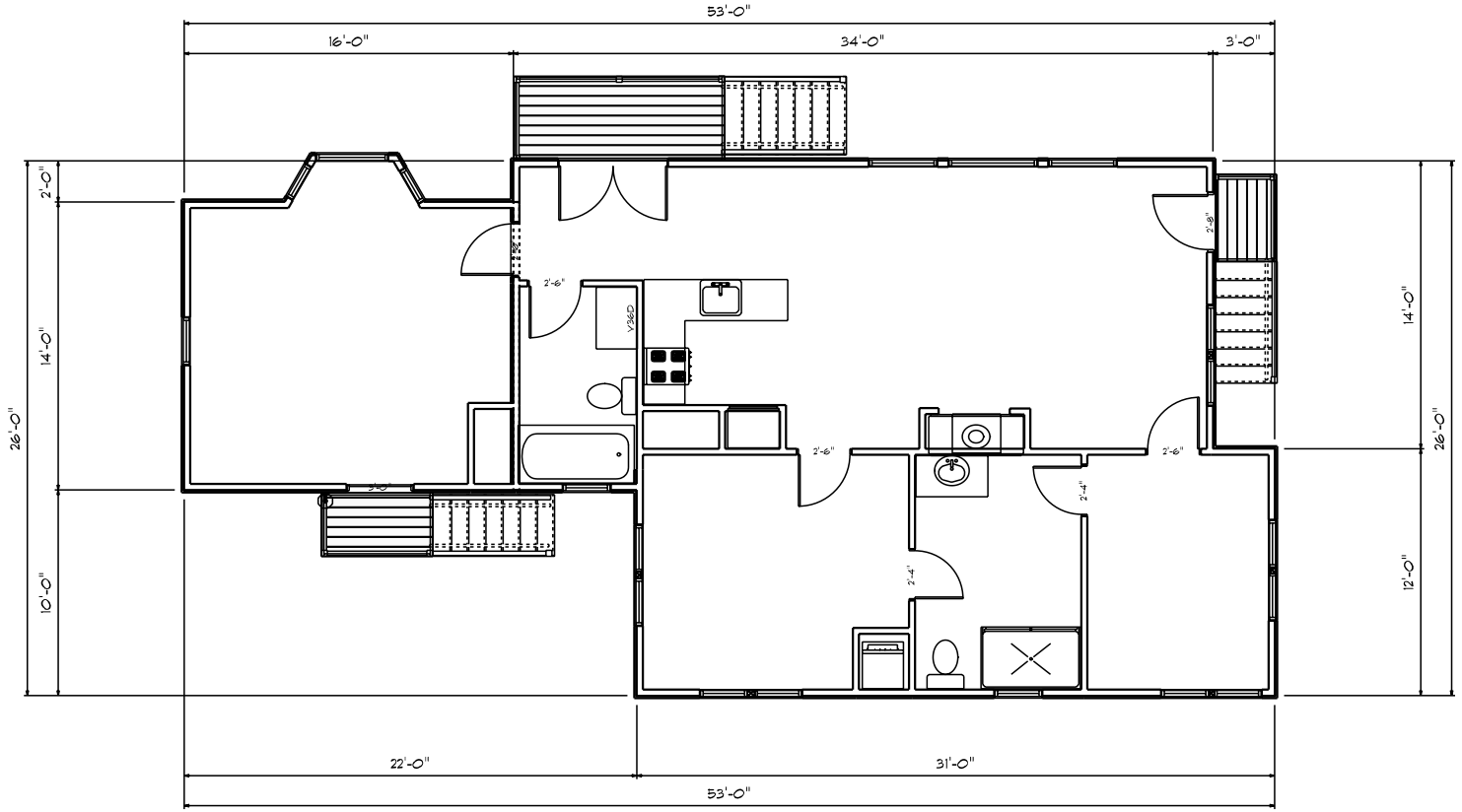
SCALE: 1/4"=1'

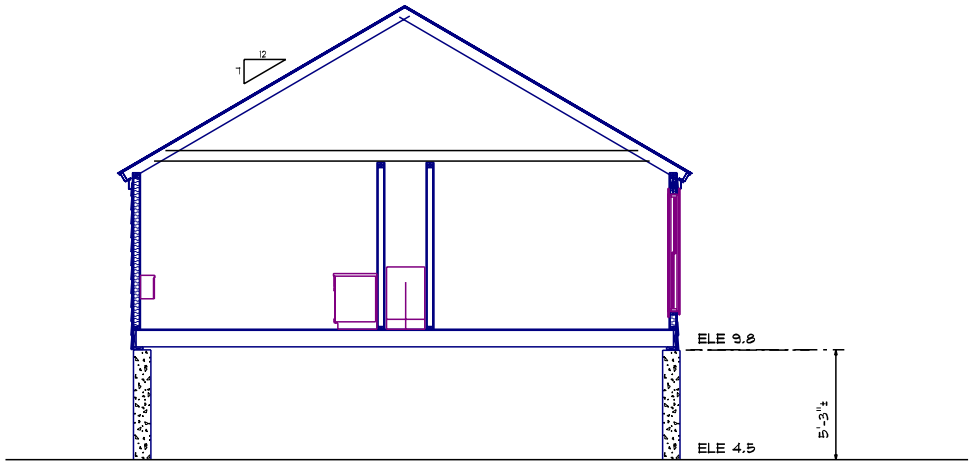
DRAWN BY: VO

DATE: 4-4-25

54 WASHINGTON ST
PROPOSED ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584





PLEASE NOTE:

THE PENDING CODE IS FIRST FLOOR WOULD NEED
TO GO TO VE11 PLUS 3' TO LOWEST STRUCTURAL MEMBER.

ELEVATION 14 PLUS FIRST FLOOR FRAMING 15" WHICH IS 15.5.
EXISTING GRADE IS 4.5+/- SO THE FIRST FLOOR WOULD BE 11' ABOVE GRADE.

WE ARE ASKING FOR 5'-3" AS THE FIRST FLOOR HEIGHT FROM EXISTING GRADE.

SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 3-30-25

54 WASHINGTON ST
PROPOSED ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 234.5

Street & Number of Proposed Work: 1 ALWINS LANE

Owner of record: MAXIMO TEJADA

Mailing Address: 1 ALWINS LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN ARNAM DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02554

Contact Phone #: (508) 326-4319 E-mail: acvanarnam@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 180.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 450 SF
Width: 18' Sq. footage 2nd floor: 450 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: TBD ☐ 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'-5" ± South 25'-5" ± East 25'-5" ± West 25'-5" ±

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 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN WHITE

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LIGHT Rear 15 LIGHT Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways EXIST Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NW Clapboard (if applicable) — Roof (TMB) GRAY
Trim WHITE Sash WHITE Doors WHITE
Deck DECK Foundation CURRY Fence — Shutters —

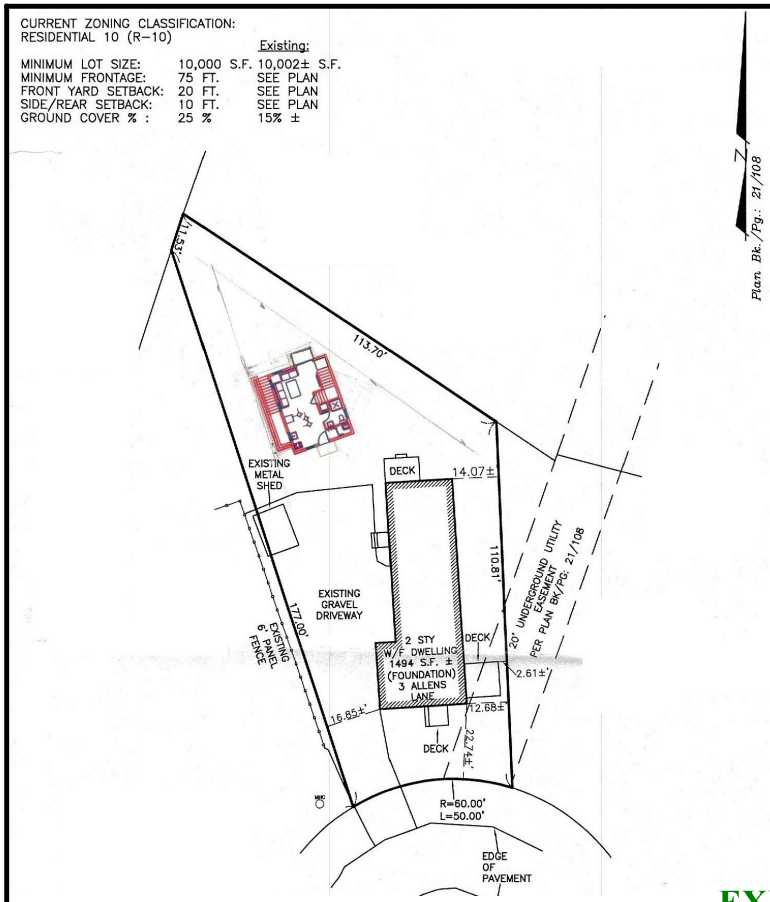
* Attach manufacturer's color samples if color is not from HDC approval list.

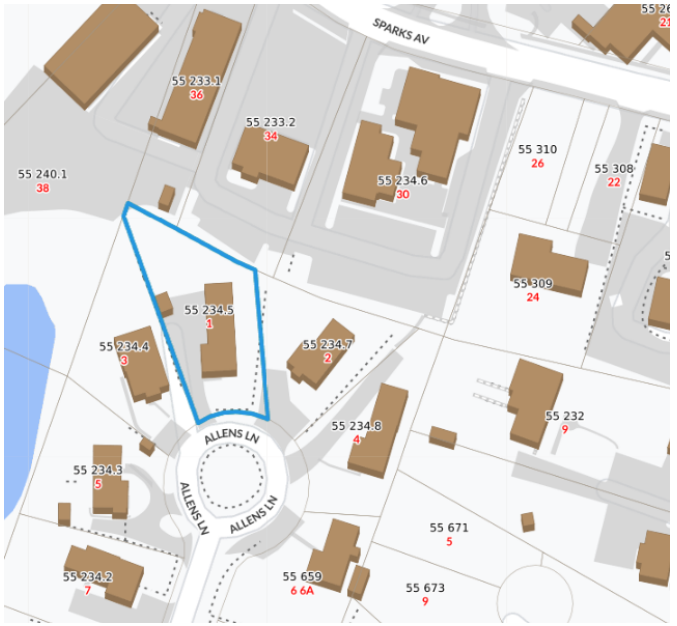
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/11/25 Signature of owner of record _____ Signed under penalties of perjury

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 10 (R-10)

		Existing:
MINIMUM LOT SIZE:	10,000 S.F.	10,002± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
SIDE/REAR SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	25 %	15% ±





MAP 55 PARCEL 234.5

NEW BUILDING LOCATION



EXISTING HOUSE





SCALE:

DRAWN BY: VO

DATE: 11-15-24

MAXIMO TEJADA- 1 ALLENS LANE COTTAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

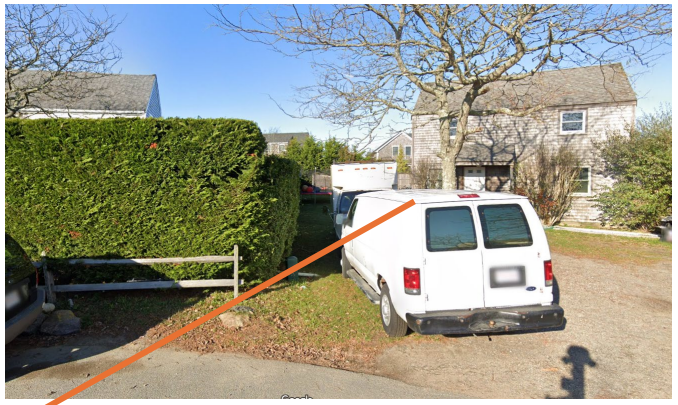
Auto Body-Cumbies – Strip Mall







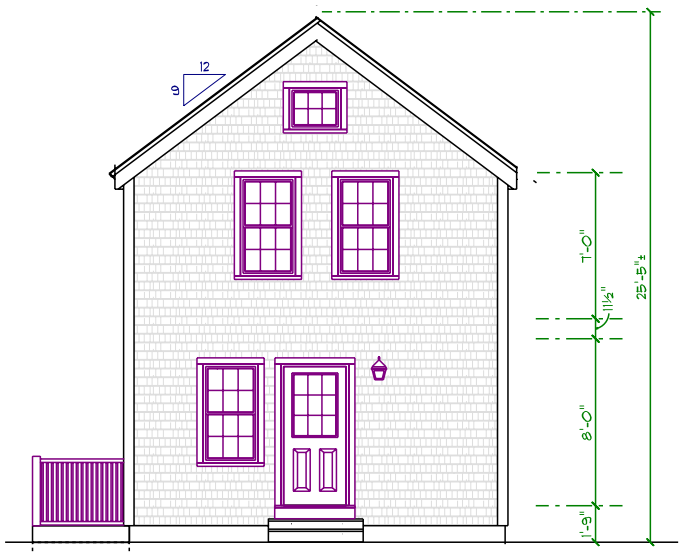








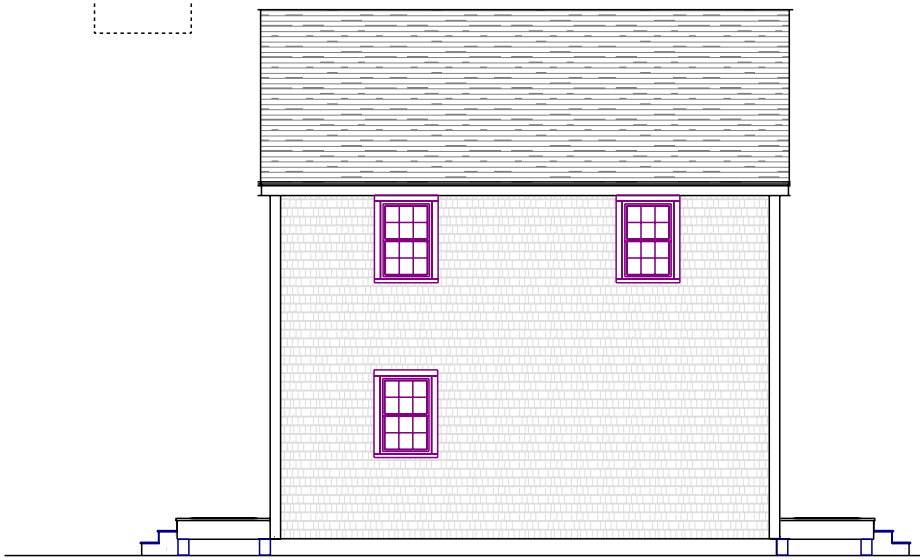
Neighborhood context



FRONT (SOUTH)



LEFT (WEST)



RIGHT (EAST)



REAR (NORTH)

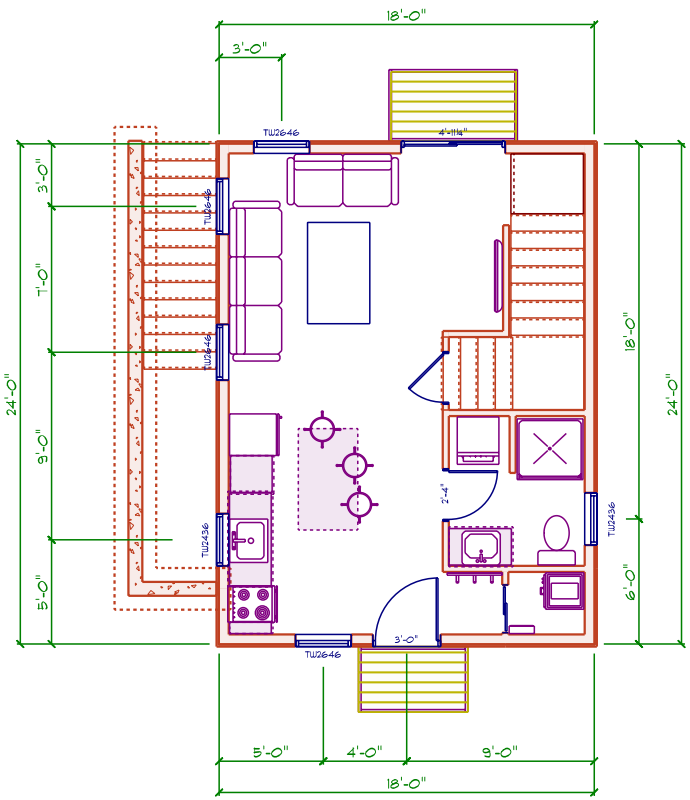
SCALE: 1/4"=1'

DRAWN BY: VO

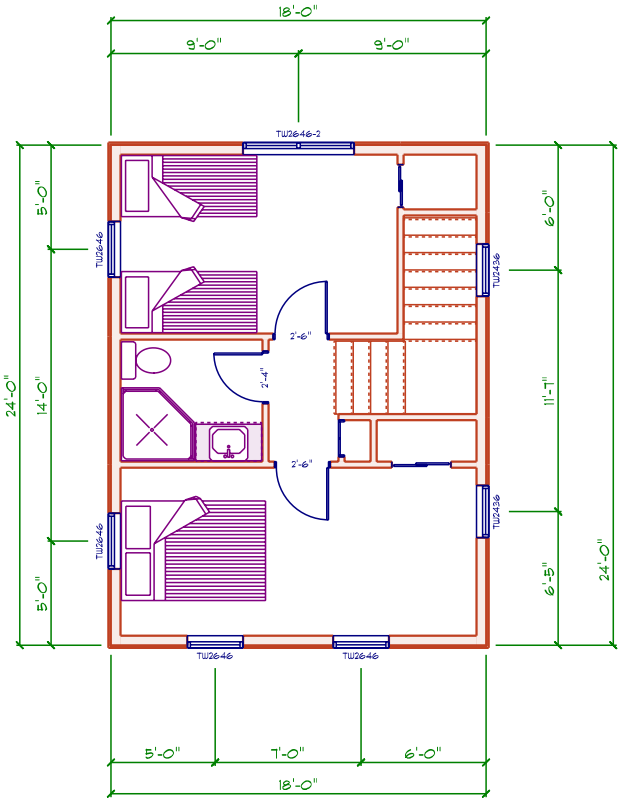
DATE: 1-24-25

MAXIMO TEJADA- 1 ALLENS LANE
SECOND DWELLING

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584



FIRST FLOOR PLAN-
(450 SF)



SECOND FLOOR PLAN-
(450 SF)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 1-24-25

MAXIMO TEJADA- 1 ALLENS LANE
SECOND DWELLING

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 98

Street & Number of Proposed Work: 9 Kelley Road

Owner of record: Kristina Jelleme

Mailing Address: 9 Kelley Road
Nantucket MA 02554

Contact Phone #: 508.367.7010 E-mail: Kjelleme@5083677010

AGENT INFORMATION (if applicable)

Name: Karen Alence Cotuit Solar

Mailing Address: P.O. Box 2939
Nantucket MA 02584

Contact Phone #: 8023243452 E-mail: karen@cotuitsolar.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 37 Solar panels 15.725kW
2. South Elevation on SE & SW facing roof planes
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 grey
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/14/25 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 Karen Alence

AS AGENT FOR Kristina Jelleme

STREET ADDRESS 9 Keiley Rd.

MAP/PARCEL 54/98

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/14/25

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.

Karen 4/14/25

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

9 Kelley Road

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

V 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

V 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

V 3. **Application Fee**: See back of application for fee schedule or call the office.

V 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

V 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.*.

V 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

V 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

V 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

V 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

V 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.

V 3. **As-Built Plans (1copy):** of existing elevations

V 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.

V 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

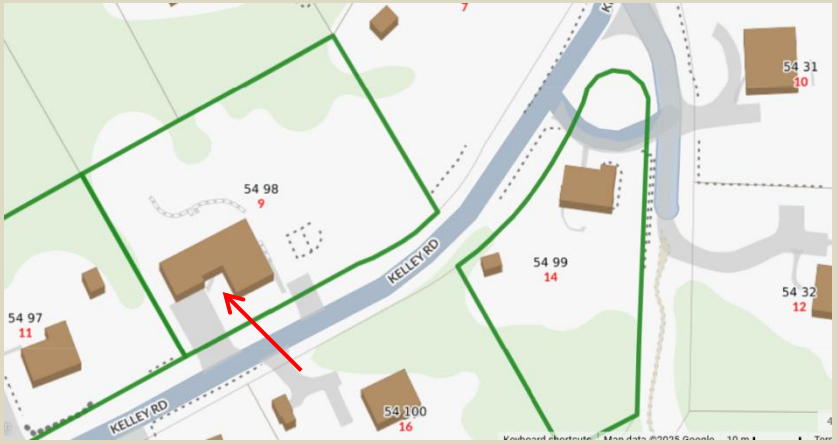
V 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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) MM

V 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

V 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**









Kelley Road
dead ends here



Site Locus Plan

This is a dead end street. The only traffic is from the 3 neighbors who live beyond the applicant.

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Kristina Jelleme
9 Kelley Road
Nantucket, MA 02554

System:
15.725 kW
37 Eagle 425W Solar Panels
37 Enphase IQ8MC Microinverters













Street View

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Kristina Jelleme
9 Kelley Road
Nantucket, MA 02554

System:
15.725 kW
37 Eagle 425W Solar Panels
37 Enphase IQ8MC Microinverters

Ground Mounted Solar is not an option for this property. There is no remaining ground cover available due to wetlands restriction and drainage easement. Ground mount solar is subject to ground cover and setbacks.



Solar panel placement on NW and NE roof planes is not an option due to the low production and lack of economic viability. All solar panels must be parallel to roof planes. Panels 'tipped up' to face southern angles will not withstand high winds on this roof structure and puts roof itself in jeopardy.



Proposed Array Placement

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Kristina Jelleme
9 Kelley Road
Nantucket, MA 02554

System:
15.725 kW
37 Eagle 425W Solar Panels
37 Enphase IQ8MC Microinverters



Northwest



Northeast



Southwest



Southeast

Elevations

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Kristina Jelleme
9 Kelley Road
Nantucket, MA 02554

System:
15.725 kW
37 Eagle 425W Solar Panels
37 Enphase IQ8MC Microinverters

Solar in the Neighborhood



Neighbors on Kelley Road with Solar



Neighbors on Polpis Road near intersection of Kelley Road and Polpis Road with solar all visible from Polpis Road.





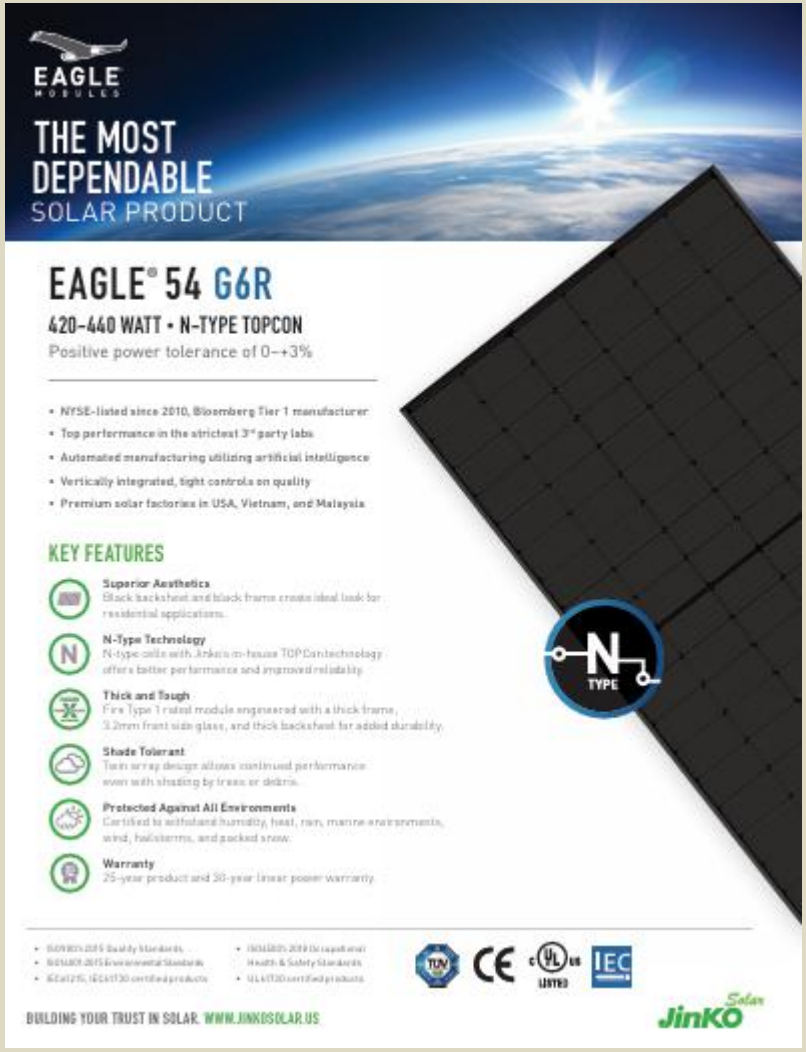


COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Kristina Jelleme
9 Kelley Road
Nantucket, MA 02554

System:
15.725 kW
37 Eagle 425W Solar Panels
37 Enphase IQ8MC Microinverters



COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Kristina Jelleme
9 Kelley Road
Nantucket, MA 02554

System:
15.725 kW
37 Eagle 425W Solar Panels
37 Enphase IQ8MC Microinverters

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 632

Street & Number of Proposed Work: 24 Essex Rd.

Owner of record: Leon Francis and Odette Francis

Mailing Address: 24 Essex Rd.
Nantucket, MA 02554

Contact Phone #: 508-332-9255 E-mail: odettedaley9@gmail.com

AGENT INFORMATION (if applicable)

Name: Natalie R. Kaufman, Esquire

Mailing Address: Reade, Gullicksen, Hanley & Gifford, LLP
6 Yanqis Way, Nantucket, MA 02554

Contact Phone #: 508-228-3128 E-mail: nrk@readelaw.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 renew Cert. of Appropriateness #6E059

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 c 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 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 Essex Road

Tax Map Number: 67 Parcel Number: 632

Owner of Record: Leon Francis and Odette Francis

Description of Proposal: Renew Certificate of Appropriateness No. 68059 (Addition)

Anticipated HDC Submission Date: April 9, 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....Leon Francis and Odette Francis.....

MAILING ADDRESS...c/o Reade, Gullicksen, Hanley & Gifford, LLP

PROPERTY LOCATION....24 Essex Road.....

ASSESSORS MAP/PARCEL....Map 67, Parcel 632.....

SUBMITTED BY:.....Reade, Gullicksen, Hanley & Gifford, LLP.....

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 7, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 15:08:49 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	375	1	MCKENZIE EION & SVETOSLAVA		11B GREEN MEADOWS	NANTUCKET	MA	02554	11B GREEN MEADOWS
67	610		PKMM LLC		9 MIZZENMAST RD	NANTUCKET	MA	02554	21 ESSEX RD
67	611		KING ROBERT W & CANDIDA TRS		PO BOX 337	SIASCONSET	MA	02564	23 ESSEX RD
67	631		SOLA DAVID ETAL		26 ESSEX ROAD	NANTUCKET	MA	02554	26 ESSEX RD
67	633		SMITH DEREK		PO BOX 2001	NANTUCKET	MA	02584	22 ESSEX RD
Count:	**5**								

MCKENZIE EION & SVETOSLAVA
11B GREEN MEADOWS
NANTUCKET, MA 02554

PKMM LLC
9 MIZZENMAST RD
NANTUCKET, MA 02554

KING ROBERT W & CANDIDA TRS
PO BOX 337
SIASCONSET, MA 02564

SOLA DAVID ETAL
26 ESSEX ROAD
NANTUCKET, MA 02554

SMITH DEREK
PO BOX 2001
NANTUCKET, MA 02584



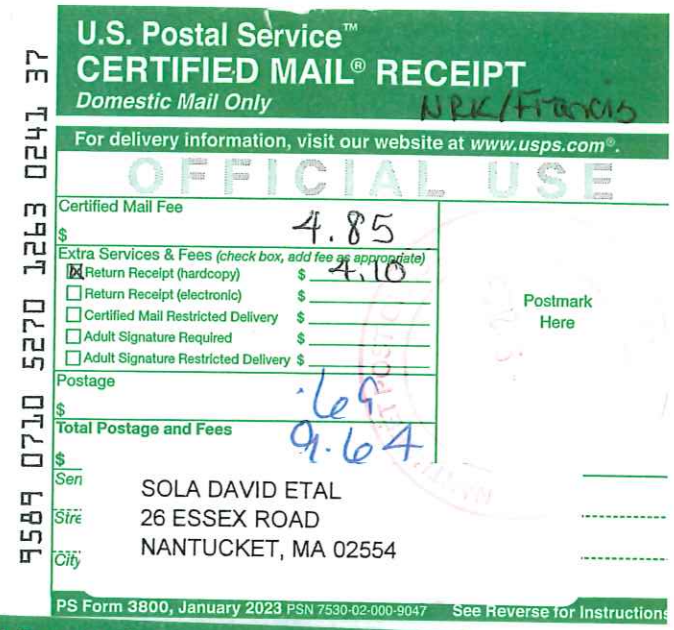
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
NRK/Francis
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 4.10
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .69
Total Postage and Fees $ 9.64
Postmark Here
Sent To
Street and Apt. No.
City, State, ZIP+4®
MCKENZIE EION & SVETOSLAVA
11B GREEN MEADOWS
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1263 0241 51



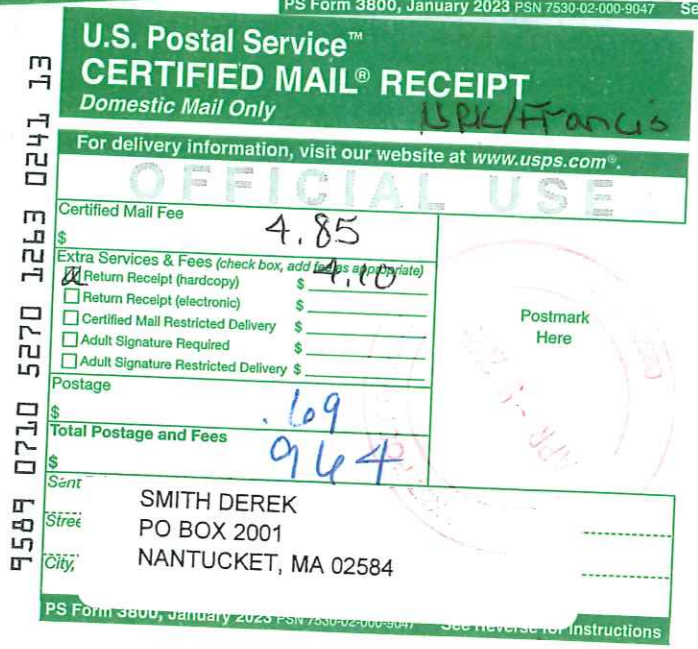
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
NRK/Francis
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 4.10
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .69
Total Postage and Fees $ 9.64
Postmark Here
Sent To
Street and Apt. No.
City, State, ZIP+4®
KING ROBERT W & CANDIDA TRS
PO BOX 337
SIASCONSET, MA 02564
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1263 0241 20



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
NRK/Francis
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) $ 4.10
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .69
Total Postage and Fees $ 9.64
Postmark Here
Sent To
Street and Apt. No.
City, State, ZIP+4®
PKMM LLC
9 MIZZENMAST RD
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1263 0241 44



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
NRK/Francis
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) $ 4.10
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .69
Total Postage and Fees $ 9.64
Postmark Here
Sent To
Street and Apt. No.
City, State, ZIP+4®
SOLA DAVID ETAL
26 ESSEX ROAD
NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1263 0241 37



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
NRK/Francis
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) $ 4.10
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .69
Total Postage and Fees $ 9.64
Postmark Here
Sent To
Street and Apt. No.
City, State, ZIP+4®
SMITH DEREK
PO BOX 2001
NANTUCKET, MA 02584
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1263 0241 13

CERTIFICATE NO: 68059 DATE ISSUED: 5/16/17

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 632

Street & Number of Proposed Work: 24 Essex Road

Owner of record: Leon Francis

Mailing Address: 24 Essex Road
Nantucket, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ~~THE~~ Concept Design

Mailing Address: 33½ Vesper Lane
Nantucket, MA

Contact Phone #: 508 221 3009 E-mail: _____

FOR OFFICE USE ONLY CK# 1344

Date application received: 5/2/17 Fee Paid: $ 316.00

Must be acted on by: 7/7/17

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: Doug Coumbis

Member: Stephen Welch

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO 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:~~ _____ ~~Width:~~ _____ Sq. Footage 1st floor: 790 Sq. footage 2nd floor: 790 Sq. footage 3rd floor: _____

32'x18'
22.5'x9'4"

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 No Gain South No Gain East No Gain West No Gain

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 Additive Gable Mass at 1½ Story Gable Addition projecting East
2. South Elevation Additive Gable Mass at 1½ Story Addition projecting East
3. West Elevation Additive Gable Mass at New Door
4. North Elevation 1½ Story Gable Addition projecting East

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) _____ Corner boards 1x8 Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 9L, 2panel Side 9L, 2Panel / 4/15 Lite

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 "Weathered Wood"

Trim Natural Sash Terratone Doors Terratone + Folger Blue

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5.2.17 Signature of owner of record L. Francis Signed under penalties of perjury

1 Site Plan

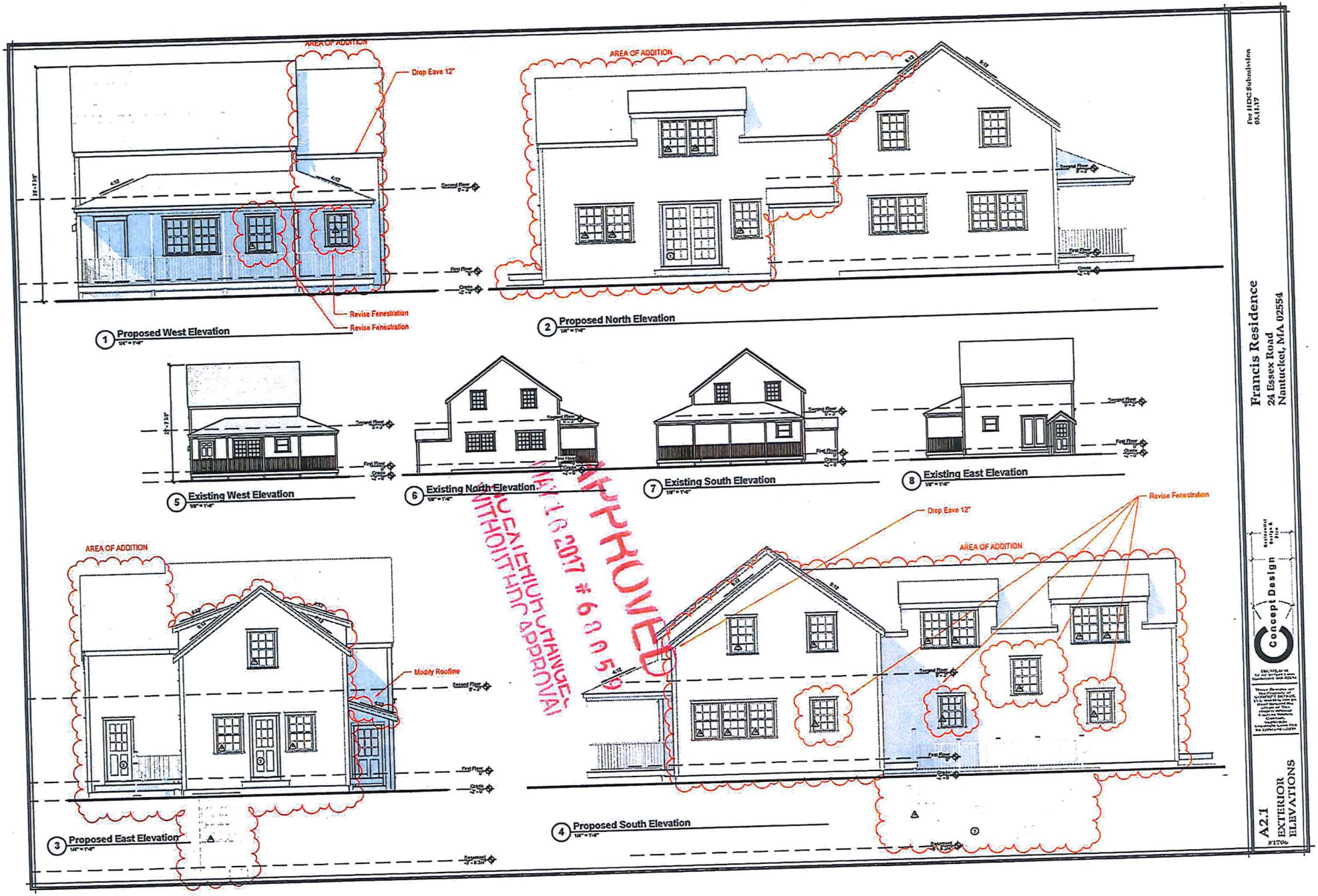
APPROVED
MAY 16 2017 # 60059
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

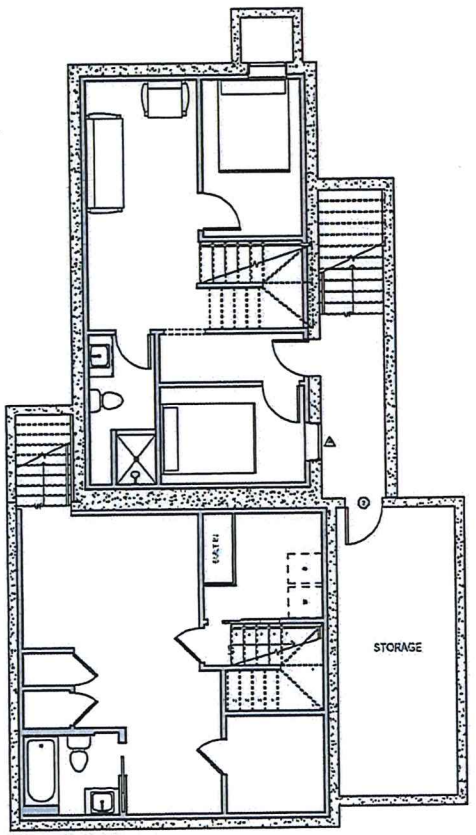
For HDC Submission
05.11.17

Francis Residence
24 Essex Road
Nantucket, MA 02554

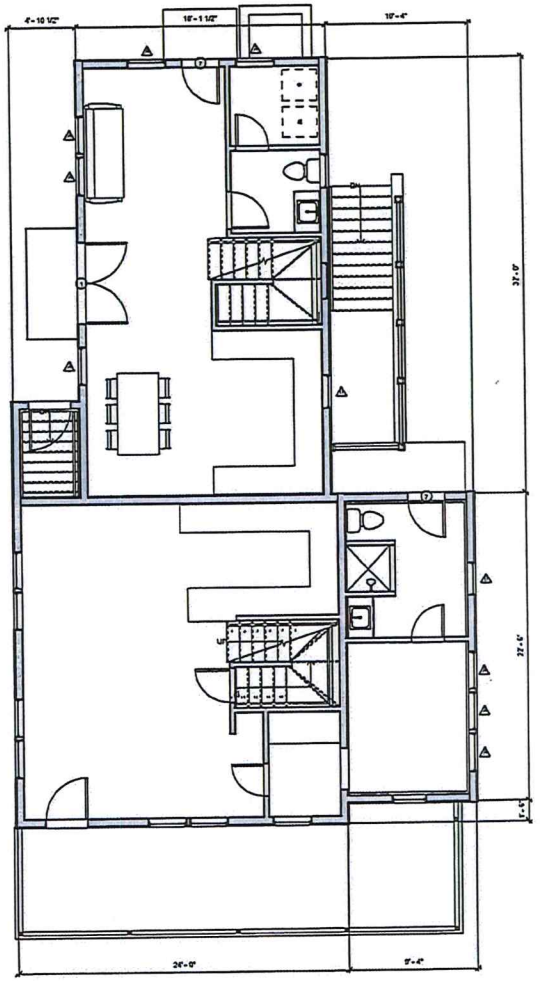
Concept Design

C1.1
COVER SHEET

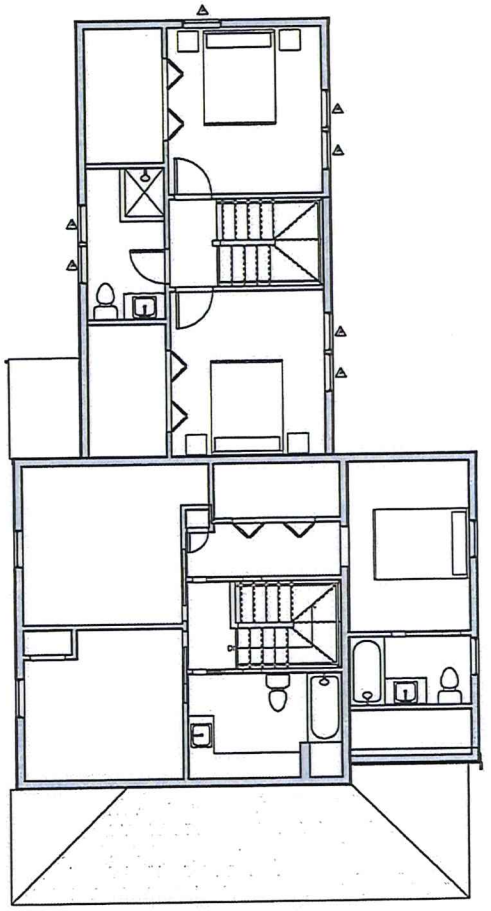

AREA OF ADDITION
Drop Eave 12"
Revise Fenestration
Revise Fenestration
1 Proposed West Elevation
AREA OF ADDITION
2 Proposed North Elevation
5 Existing West Elevation
6 Existing North Elevation
7 Existing South Elevation
8 Existing East Elevation
AREA OF ADDITION
Modify Roofline
3 Proposed East Elevation
Drop Eave 12"
Revise Fenestration
AREA OF ADDITION
4 Proposed South Elevation
APPROVED
MAY 16 2017 # 68059
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
For HDC Submission
05.11.17
Francis Residence
24 Essex Road
Nantucket, MA 02554
Concept Design
A2.1
EXTERIOR
ELEVATIONS
#1706



0 Proposed Basement



1 Proposed First Floor



2 Proposed Second Floor

For HDC Submission
05.11.17

Francis Residence
24 Essex Road
Nantucket, MA 02554

Concept Design

A1.1
FLOOR PLAN

19. Bayliss, E	52 Eel Point Road	New dwelling	32-25	Emeritus
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	**Matt MacEachern**, Emeritus Development – Reviewed changes per previous concerns. Marty McGowan			
Public Concerns (8:29)	None **Coombs** – North elevation, the front door could be more traditional; the 1st-floor and the 2nd-floor double rails should be reduced to single rails. We don't normally have owls on the chimneys. **Camp** – She hopes it's not too large for that side of the street. Agrees about the front door and simplifying the railings. **Welch** – North elevation main mass 2nd-floor, would prefer non-mulled windows flanking the French doors; the right gable outside "B" windows push into the fascia and could be reduced one casing-size. Agrees about simplifying the railings. **Pohl** – Appreciates the changes. Agrees about the front door and railings.			
Motion	**Motion to Hold for revisions. (Coombs)**			
Vote	Carried 5-0	**Certificate #**		

20. Bloom, Chris	11 Lily Street	Rev. 65916: add dormers	42.3,4-50	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	**Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns. Would like to try some different things with the dormers.			
Public Concerns (8:45)	None **Camp** – The gable dormers with shutters look fussy; she prefers the previous submittal without shutters. **Welch** – The shutters would work but the built-out fascia details and returns should be reduced. **Coombs** – Likes the version without the shutters on the dormers; they would become a point of interest and are cluttered. **Oliver** – Prefers the simpler previous dormers. The house next door has a single, large, shed dormer.			
Motion	**Motion to Hold for revisions. (Coombs)**			
Vote	Carried 5-0	**Certificate #**		

21. Francis, Leon	24 Essex Road	Addition	67-632	Concept Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	McLaughlin, Watterson			
Documentation	Architectural elevation plans and photos.			
Representing	**TJ Watterson**, Concept Design – Reviewed changes made per previous concerns.			
Public Concerns (8:54)	None No concerns.			
Motion	**Motion to Approve as submitted. (Coombs)**			
Vote	Carried 5-0	**Certificate #**	68059	

2. Conn, Laura	5 Windsor Road	New dwelling	49-197	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, and photos.			
Representing	**Val Oliver** – Asked to hold to end of agenda. Presented project.			
Public Concerns (4:39) (8:57)	None Held for end of agenda at the applicant's request by unanimous consent. **Camp** – The chimney should have a traditional cap. **Watterson** – The negative massing is odd but fine in a gambrel. West elevation, the "F" windows should be "D"; the trim boards should be mitered. Agrees about the chimney. **Coombs** – East elevation, there are a too many windows. **Welch** – Nothing to add.			
Motion	**Motion to Hold for revisions. (Camp)**			
Vote	Carried 5-0	**Certificate #**		

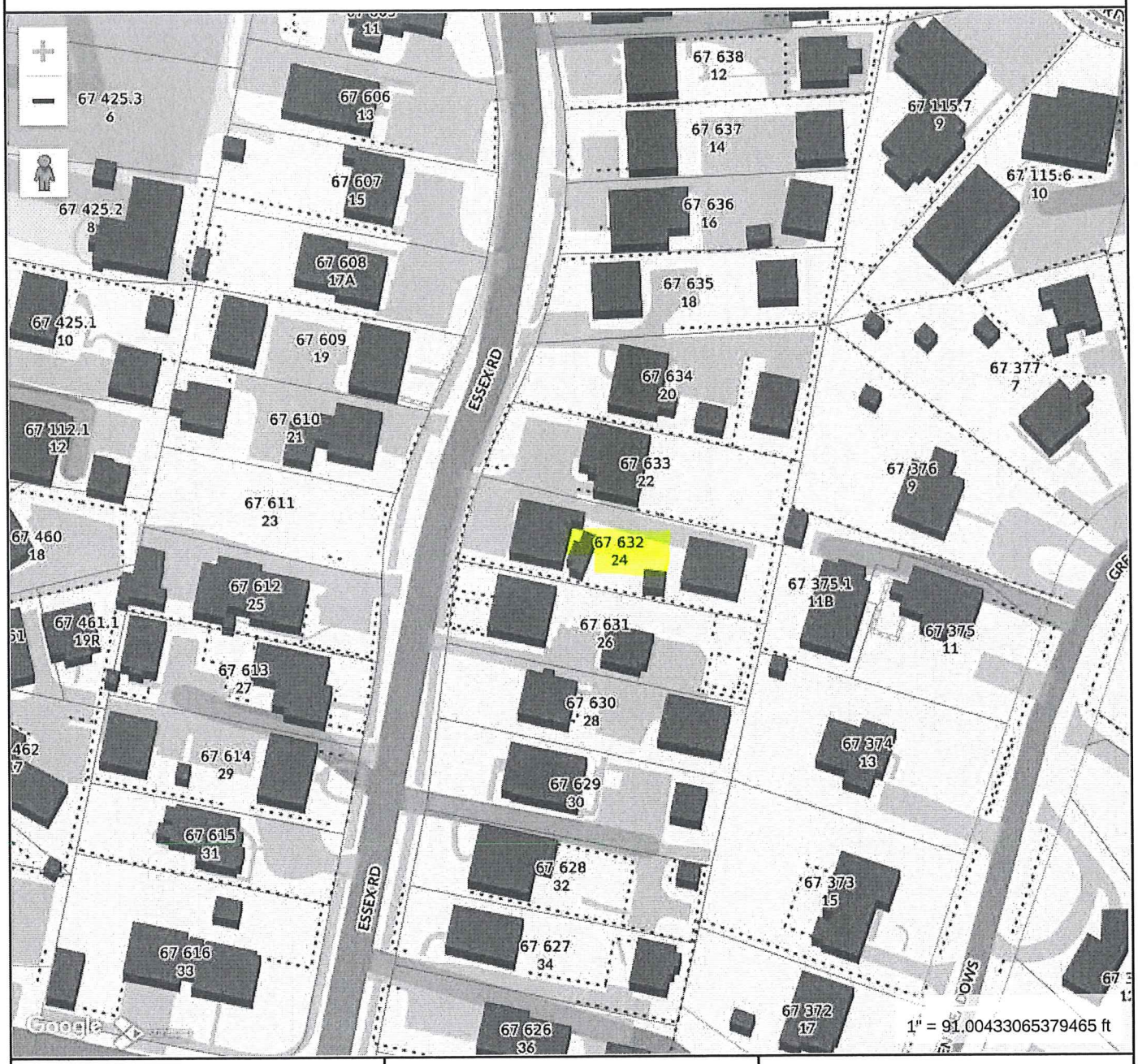
4. Francis, Leon	24 Essex Road	Addition	67-632	Concept Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson, McLaughlin			
Documentation	Architectural elevation plans, and photos.			
Representing	**TJ Watterson**, Concept Design – Presented project; can make the "B" windows taller so the panes will be vertical			
Public	None			
Concerns (1:40)	**Oliver** – Would like the west elevation eave dropped to look more additive. **Welch** – Agrees about dropping the eaves to better match the east elevation. Agrees about the west elevation left door. **Coombs** – The dormer windows, if the eaves drop, the rails need to line up. The window panes should not be square. South elevation, the 1st-floor right wall plane should have more windows. **Camp** – Would like the front to have more formality. West elevation, would like the 1-over-1 window changed to match the other windows better and give the far left door more presence. **Pohl** – South elevation, projecting gable should be narrower. Agrees about dropping the west elevation eave.			
Motion	**Motion to Hold for revisions. (Camp)**			
Vote	Carried 5-0		**Certificate #**	

5. Francis, Leon	24 Essex Road	Garage/studio	67-632	Concept Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson, McLaughlin			
Documentation	Architectural elevation plans, and photos.			
Representing	**TJ Watterson**, Concept Design – This is a garage/studio; a deed restriction prevents a tertiary dwelling.			
Public	None			
Concerns (1:52)	**Camp** – East elevation, the 2nd-floor French doors and deck should reduced. **Welch** – Suggested two operable French doors with windows either side. **Coombs** – The "C" windows should have vertical panes.			
Motion	**Motion to Approve through staff with drawings showing the "C" windows to be more vertical. (Camp)**			
Vote	Carried 5-0		**Certificate #**	68036

VIII. HDC BUSINESS	
Approve Minutes	None
Review Minutes	May 2, 2017
Other Business	• Discussion of sidewalk work in front of Thomas Macy Building. The Chair is to call Department of Public Works to confirm whether or not work is planned to change out the antique sidewalk material. • Discussion of roofwalk at 48 Orange Street. Discussed on Tuesday: will be caught at the time of inspection. • Discussion and status of HDC staffing including field inspector and minute taker. **McLaughlin** – Contends that the Town and Planning have no authority over HDC. Referred to past incidents where he feels Planning and Land Use Services (PLUS) has "interfered" with HDC service. HDC should have an administrator; there is no HDC administrator. The Board of Selectmen voted to put authority of HDC under PLUS; they have no right to interfere with the Special Act. Town Counsel stated that only HDC has authority to sign off on inspections or to designate someone to do that. HDC has no employees; we did not hire anyone. PLUS is Mr. Hedden's boss, not HDC. **Pohl** – Mr. Hedden is now dedicated solely to HDC work. According to Town Counsel, no one, except an elected board member, is allowed to sign off on a project; that includes dedicated staff. If the building looks exactly like the approved drawings, Mr. Hedden can sign off on it; if anything is different, he must contact a board member, who signs off or sends it to a meeting. At the meeting with the Planning Board and the Selectmen, they said two new people would be hired; only one has been hired. We were promised more staff than we have. PLUS staff knows that no one has the authority to sign off on an project unless it absolutely matches the drawings. **Coombs** – The job description for the HDC Administrator requires background certifications and the commission is supposed to be able to approve the candidate. Also, she is concerned that any email Mr. Hedden gets or sends in regards to HDC business must be cc'd to Mr. Vorce and Ms Snell; she feels that should not be the case as HDC business is not their concern. Further discussion about problems with the lack of dedicated and certified staff and HDC's lack of involvement in the hiring process. **McLaughlin** – Thinks it should be checked that under the Special Act, HDC hires its staff, not the Town.

VII. VIEWS

Property owner name	Street Address	Scope of work	Map / Parcel	Agent
1. CCM House, LLP	86 Main Street	Historic renovation	42.3.3-66	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	**Luke Thornewill**, Thornewill Design – Presented project; read a letter of the house's history.			
Public	None			
Concerns (8:33)	**Pohl** – Read HSAB comments: no concerns. No concerns.			
Motion	**Motion to Approve as submitted. (Oliver)**			
Vote	Carried 5-0	Certificate #	68030	
2. CCM House LLP	86 Main Street	Demo garage	42.3.3-66	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	**Luke Thornewill**, Thornewill Design – Presented project.			
Public	None			
Concerns	**Pohl** – Read HSAB comments: Not in favor of demo; need a construction date. **Camp** – Agrees with HSAB, wants to know construction date. It would be better to renovate it.			
Motion	**Motion to Hold for historic documentation. (Camp)**			
Vote	Carried 5-0	Certificate #		
3. CCM House LLP	86 Main Street	Garage	42.3.3-66	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Watterson			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	**Luke Thornewill**, Thornewill Design – Presented project.			
Public	None			
Concerns (8:51)	**Pohl** – Read HSAB comments: Lack's the second garage door; not all window panes are correct; gable forward should read more like barn carriage house. The panes in the 15-light French doors are almost square; should be 12-lights. **Camp** – In the evolution of the building, a garage could have been Victorian design when cars came along. **Watterson** – Arched window on the front doesn't seem appropriate.			
Motion	**Motion to Hold to track with the demolition. (Camp)**			
Vote	Carried 5-0	Certificate #		
4. Halik, Cliff	221 Madaket Road	Hardscape: pool, fence	59-42	Thornewill Design
5. Halik, Cliff	221 Madaket Road	Cabana	59-42	Thornewill Design
6. ~~Francis, Leon~~	~~24 Essex Road~~	~~Addition~~	~~67-632~~	~~Concept Design~~
7. Francis, Leon	24 Essex Road	Garage	67-632	Concept Design
8. Kiendl, Philip	11 Fair Street	Fence	42.3.2-63	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Watterson			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	**Motion to Hold for Thursday, May 11, 1 p.m. meeting. (Camp)**			
Vote	Carried 5-9	Certificate #		



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 OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.... Leon Francis and Odette Francis .....

MAILING ADDRESS.... c/o Reade, Gullicksen, Hanley & Gifford, LLP .....

PROPERTY LOCATION.... 24 Essex Road .....

ASSESSORS MAP/PARCEL.... Map 67, Parcel 632 .....

SUBMITTED BY:.... Reade, Gullicksen, Hanley & Gifford, LLP .....

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 7, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 15:08:49 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	375	1	MCKENZIE EION & SVETOSLAVA		11B GREEN MEADOWS	NANTUCKET	MA	02554	11B GREEN MEADOWS
67	610		PKMM LLC		9 MIZZENMAST RD	NANTUCKET	MA	02554	21 ESSEX RD
67	611		KING ROBERT W & CANDIDA TRS		PO BOX 337	SIASCONSET	MA	02564	23 ESSEX RD
67	631		SOLA DAVID ETAL		26 ESSEX ROAD	NANTUCKET	MA	02554	26 ESSEX RD
67	633		SMITH DEREK		PO BOX 2001	NANTUCKET	MA	02584	22 ESSEX RD
Count:	**5**								

MCKENZIE EION & SVETOSLAVA
11B GREEN MEADOWS
NANTUCKET, MA 02554

PKMM LLC
9 MIZZENMAST RD
NANTUCKET, MA 02554

KING ROBERT W & CANDIDA TRS
PO BOX 337
SIASCONSET, MA 02564

SOLA DAVID ETAL
26 ESSEX ROAD
NANTUCKET, MA 02554

SMITH DEREK
PO BOX 2001
NANTUCKET, MA 02584

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 Essex Road

Tax Map Number: 67 Parcel Number: 632

Owner of Record: Leon Francis and Odette Francis

Description of Proposal: Renew Certificate of Appropriateness No. 68059 (Addition)

Anticipated HDC Submission Date: April 9, 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 1263 0241 20

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)	$ 4.10
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .69
Total Postage and Fees	$ 9.64

Postmark Here

Sent To: KING ROBERT W & CANDIDA TRS
Street and Apt. No.: PO BOX 337
City, State, ZIP+4®: SIASCONSET, MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0241 13

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)	$ 4.10
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .69
Total Postage and Fees	$ 9.64

Postmark Here

Sent To: SMITH DEREK
Street and Apt. No.: PO BOX 2001
City, State, ZIP+4®: NANTUCKET, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0241 37

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)	$ 4.10
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .69
Total Postage and Fees	$ 9.64

Postmark Here

Sent To: SOLA DAVID ETAL
Street and Apt. No.: 26 ESSEX 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 1263 0241 51

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)	$ 4.10
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .69
Total Postage and Fees	$ 9.64

Postmark Here

Sent To: MCKENZIE EION & SVETOSLAVA
Street and Apt. No.: 11B GREEN MEADOWS
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0241 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

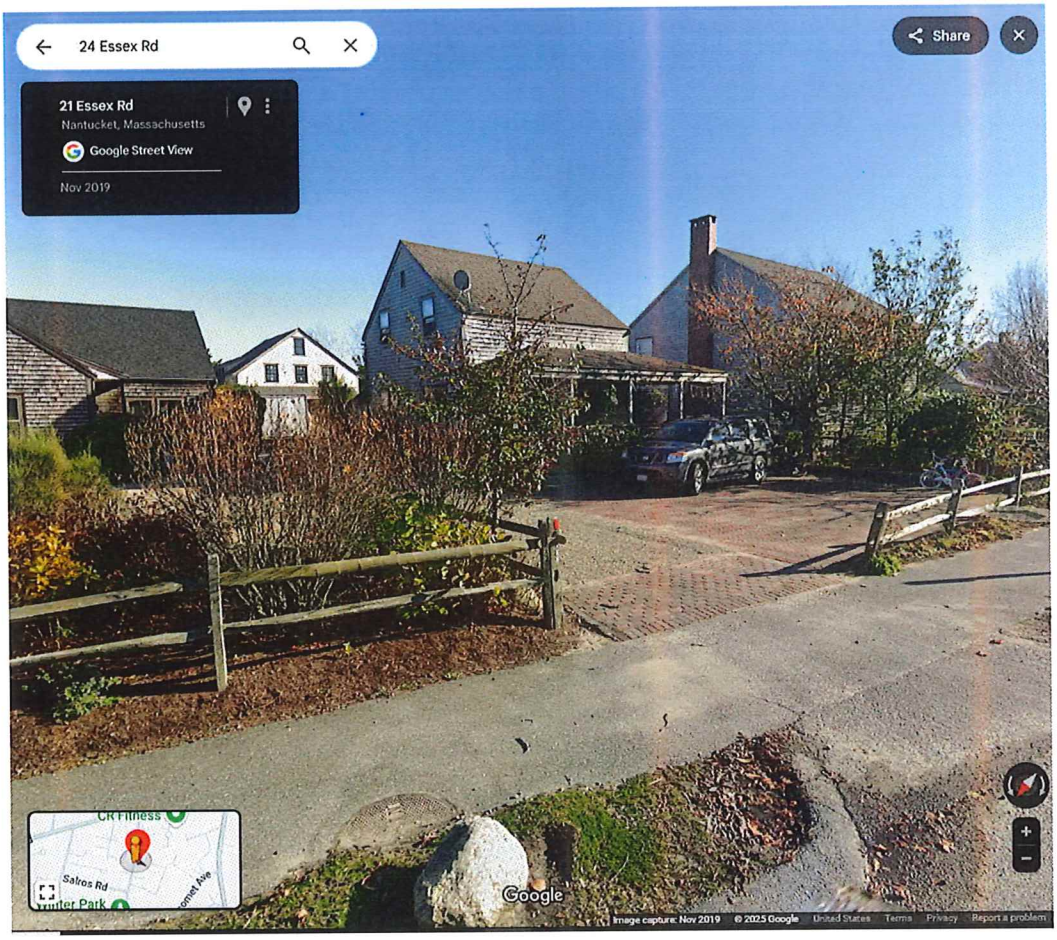
Certified Mail Fee	$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	$ 4.10
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .69
Total Postage and Fees	$ 9.64

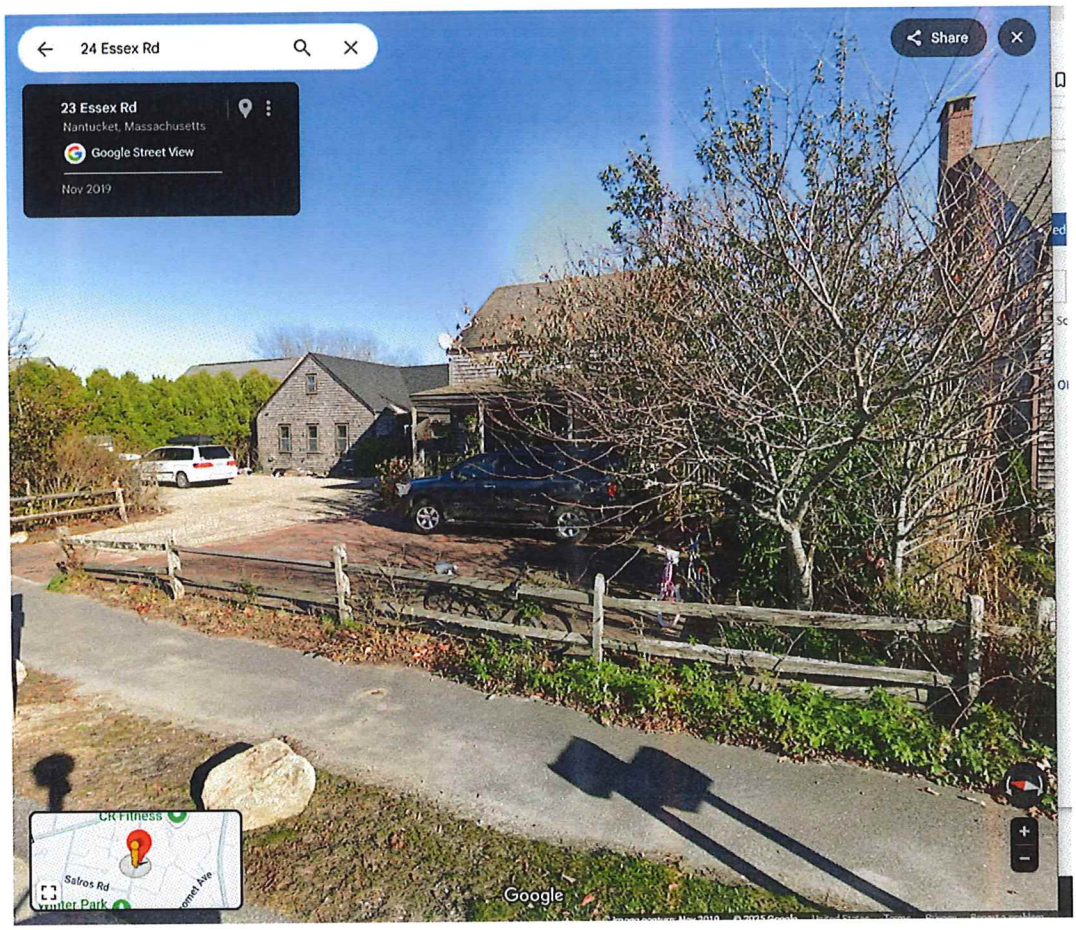
Postmark Here

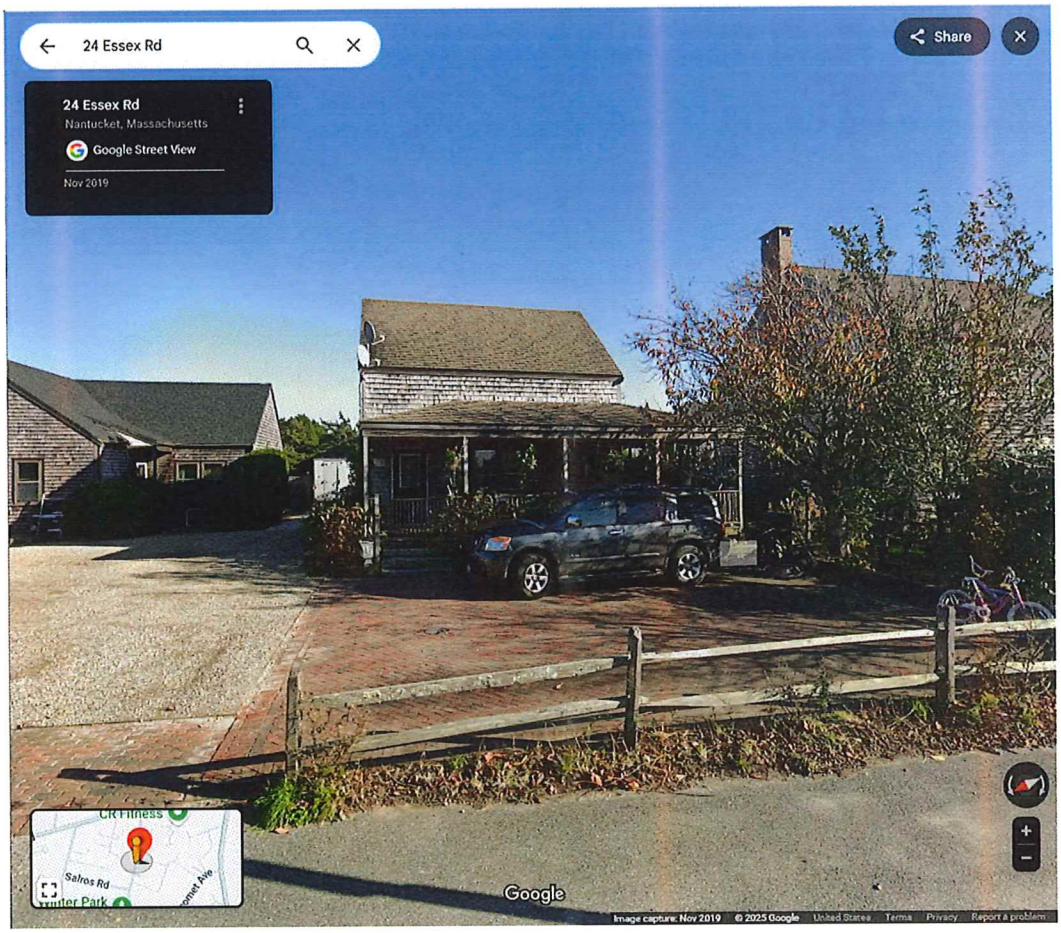
Sent To: PKMM LLC
Street and Apt. No.: 9 MIZZENMAST RD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions




24 Essex Rd
Share
21 Essex Rd
Nantucket, Massachusetts
Google Street View
Nov 2019
CR Fitness
Salvos Rd
Google
Image capture: Nov 2019
© 2025 Google
United States
Terms
Privacy
Report a problem


24 Essex Rd
Share
23 Essex Rd
Nantucket, Massachusetts
Google Street View
Nov 2019
Salros Rd
Google


24 Essex Rd
Share
24 Essex Rd
Nantucket, Massachusetts
Google Street View
Nov 2019
CR Fitness
Salros Rd
Hunter Park
Google
Image capture: Nov 2019 © 2025 Google United States Terms Privacy Report a problem

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 245

Street & Number of Proposed Work: 6 DEERFIELD RD.

Owner of record: DAVID & ELIZABETH ALLEN TRS.

Mailing Address: 116 MORNINGSIDE DRIVE

MANHATTAN BEACH, CA. 90266

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VALORIA DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acklai62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50 WD

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition TO ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-3½" Sq. Footage 1st floor: N/C

Width: 14'-3" Sq. footage 2nd floor: 218 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: N/A ☐ 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 20'-2" South 20'-2" East 20'-2" West 20'-2"

Additional Remarks

Historic Name: MACRIS

Original Date: C1906

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/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) WOOD

Leaders (material and size): _____

Sidewall: ☒ White cedar 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"-10" Rake 1X8 Soffit (Overhang) 6"-8" 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 ANDERSON C/I

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type OVERHEAD (CARRIAGE) Material STYLE)

Hardscape materials: Driveways EXIST Walkways EXIST Walls EXIST

* Note: Complete door and window schedules are required.

COLORS (TIMEHOUSE)

Sidewall NTW Clapboard (if applicable) _____ Roof WOOD NTW

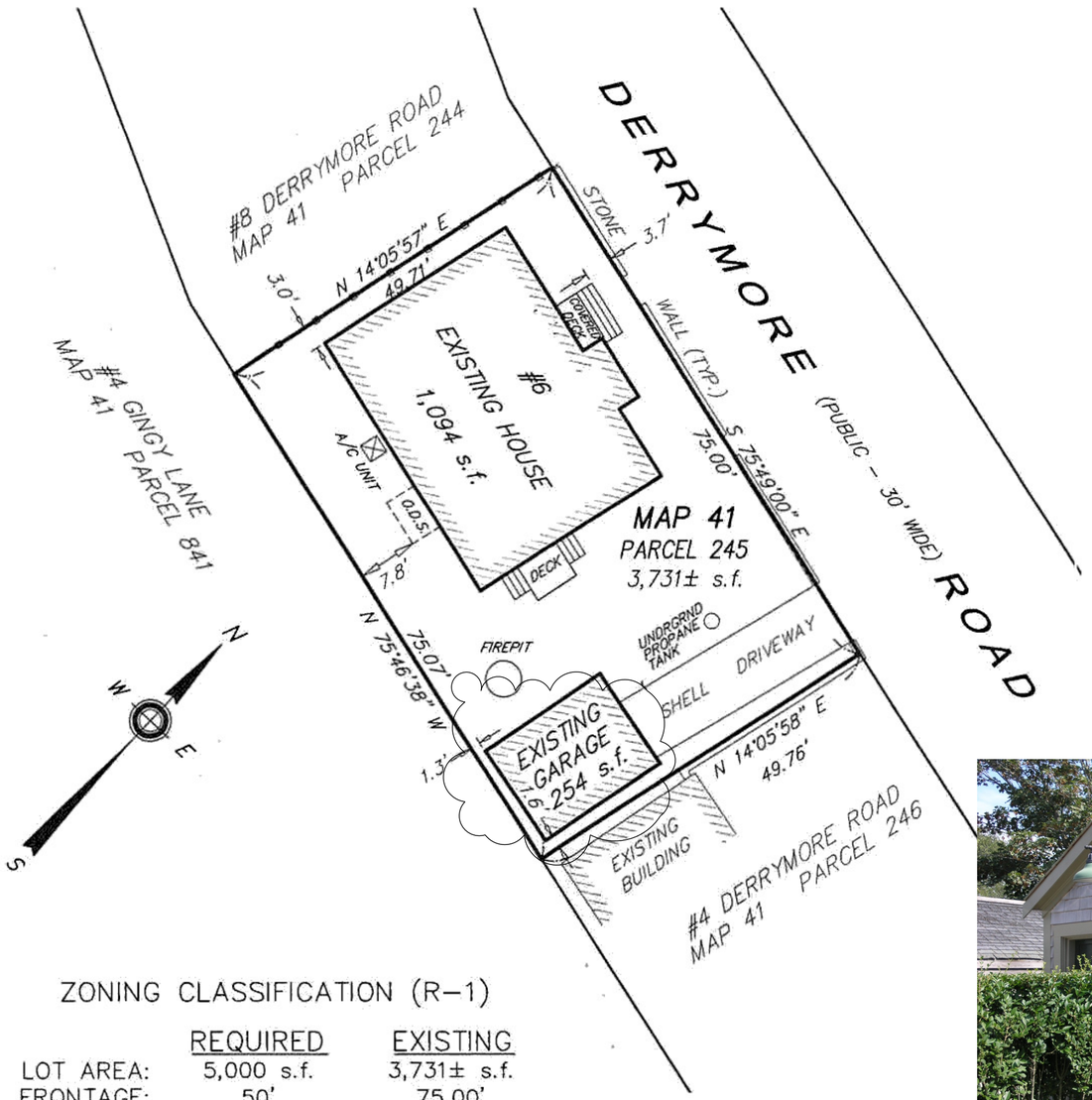
Trim GRAY (QUAKER) Sash GRAY Doors DARK GREEN (ESSEX)

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 4/14/25 Signature of owner of record _____ Signed under penalties of perjury



ZONING CLASSIFICATION (R–1)

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	3,731± s.f.
FRONTAGE:	50'	75.00'
FRONT YARD:	10'	3.7'
SIDE YARD:	5'	1.6'
REAR YARD:	5'	1.3'
COVERAGE:	30% *(MAX)*	36.1%

NOTES:



MAP 41 PARCEL 245









REAR OF HOUSE FROM GINGLY LN



SCALE:

DRAWN BY: VO

DATE:4- 12-25

ALLEN- 6 DERRYMORE ROAD
PROPOSED ADDITION TO EXISTING GARAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



NORTH ELEVATION PROPOSED



EXISTING GARAGE



WEST ELEVATION PROPOSED





SCALE:

DRAWN BY: VO

DATE: 4-12-25

ALLEN- 6 DERRYMORE ROAD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



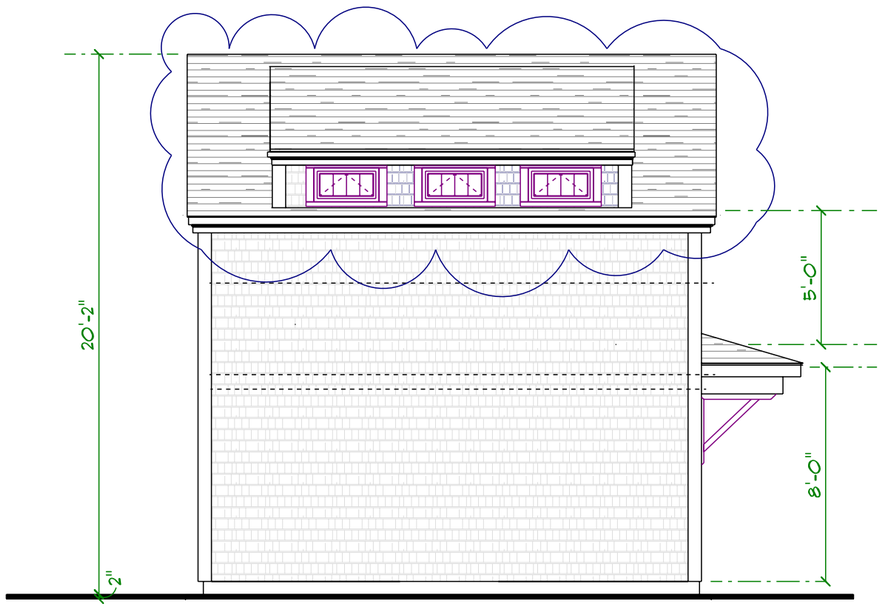
SOUTH ELEVATION PROPOSED



EXISTING GARAGE



NO VISIBILITY FROM GINGY LN



EAST ELEVATION PROPOSED

SCALE:

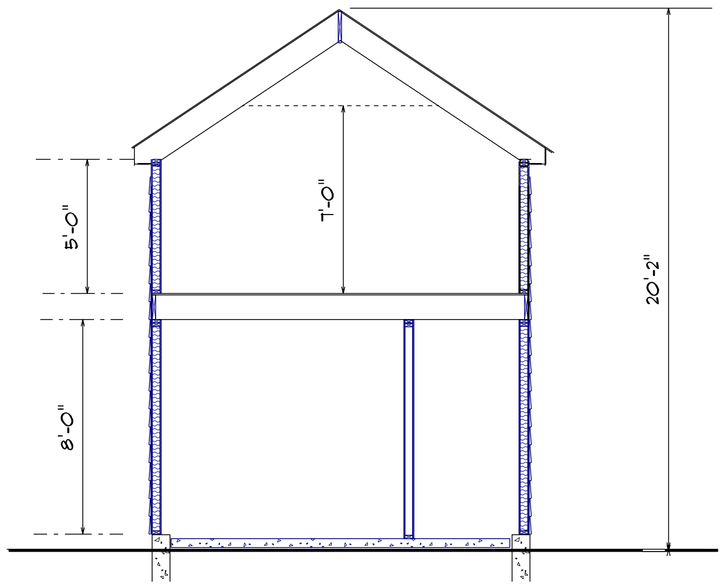
DRAWN BY: VO

DATE: 4-12-25

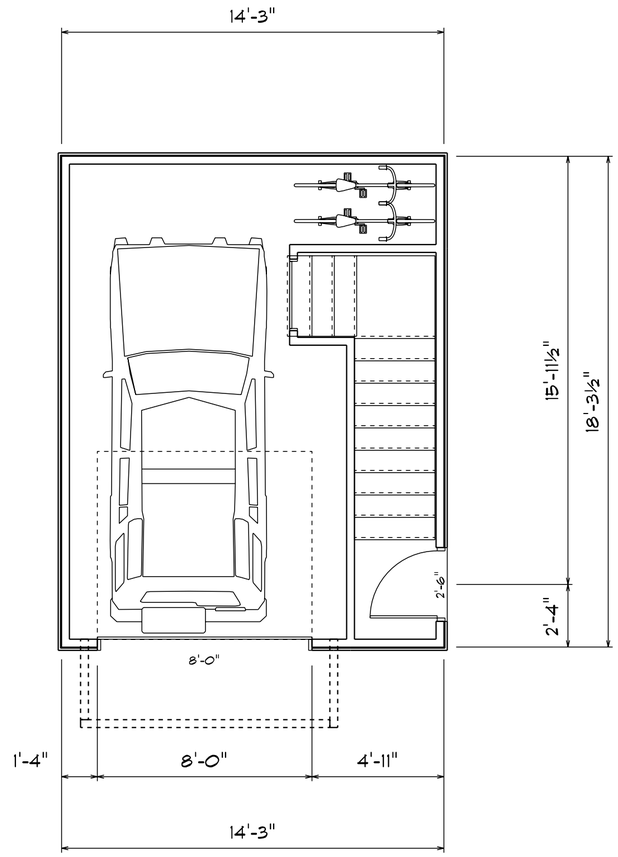
ALLEN- 6 DERRYMORE ROAD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

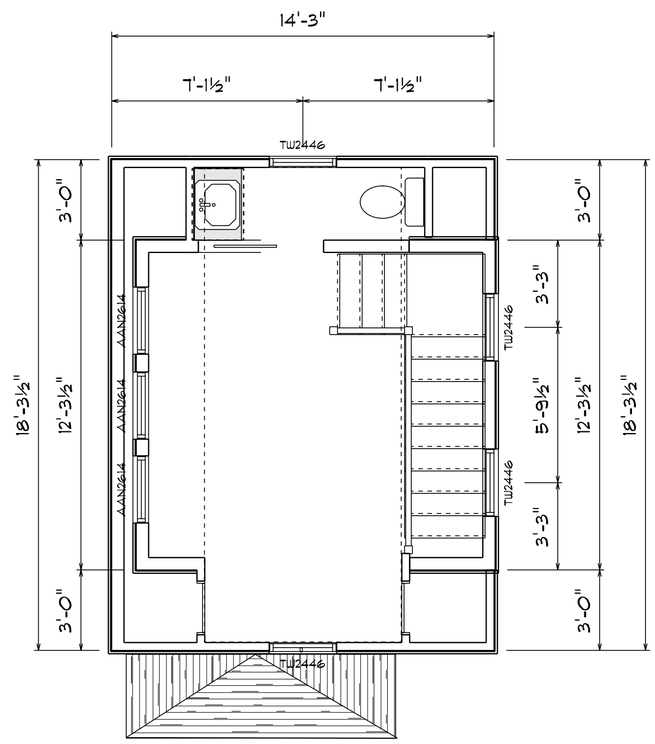
SECTION



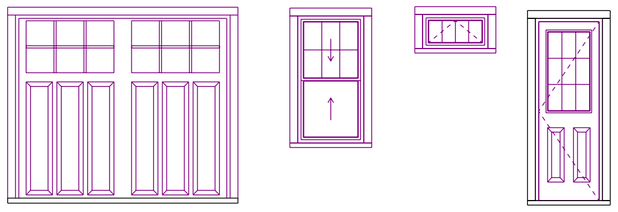
FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPENING SCHEDULE		
ANDERSON 400 SERIES	SIZE	COUNT
9 LIGHT DOOR	2'-6"	1
AAN2614 (AWNING)	2'-5¼" x 1'-3¼"	3
OVERHEAD DOOR (RESEMBLE CARRIAGE DOORS)	8'-0"	1
TW2446 DOUBLE HUNG	2'-5⅝" x 4'-8⅞"	4



SCALE:

DRAWN BY: VO

DATE: 4-12-25

ALLEN- 6 DERRYMORE ROAD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.1828
Historic Name:	
Common Name:	
Address:	6 Derrymore Rd
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	41-245; NC15-8;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, April 14, 2025 at 9:29 AM

NAN.1828

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC15-8
MAP/PARCEL#: 41-245

1828

Recorded by: WAS Date: 07/25/89 Organization: AGS

CD
Photo
WAS-NAN

IDENTIFICATION

1. Street Name & No.: 6 DERRYMORE RD

2. Building Name: N/A

3. Ownership: Private

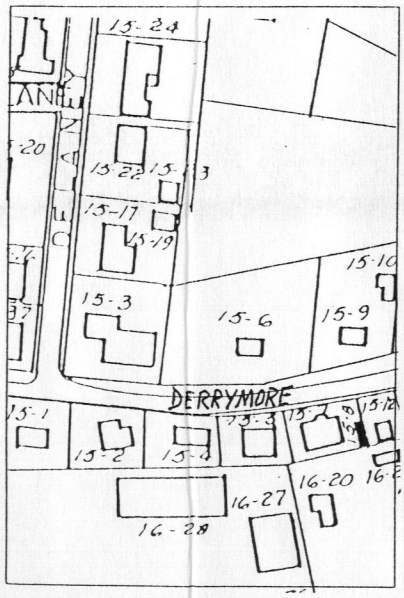
4. Present Owner: KENYON, ROWLAND A. JR. AND DORIS E.

5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Year-round

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

Survey/Film Roll #: NC15-8

NAN.1828

1828

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): NA
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC15-7,Parking
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 2
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
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

Survey/Film Roll #: NC15-8

NAN.1828

1828

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Gable Front,
Shed
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°: 73.4.1 PARCEL N°. 53

Street & Number of Proposed Work: 30 W. SANKATY RD

Owner of record: CHRISTOPHER J. ROBINSON

Mailing Address: 203 BOOTH AVE

HOWELTOWN, PA. 19044

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OMMEN DESIGN INC

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acvanommen@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50[W]

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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

(1.) EXTERIOR STONE @ 4'x4' (NTW) WOOD
(2.) TWO ARBORS W/ GATES (WHITE)

Is there an HDC survey form for 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 4/14/25 Signature of owner of record _____ Signed under penalties of perjury

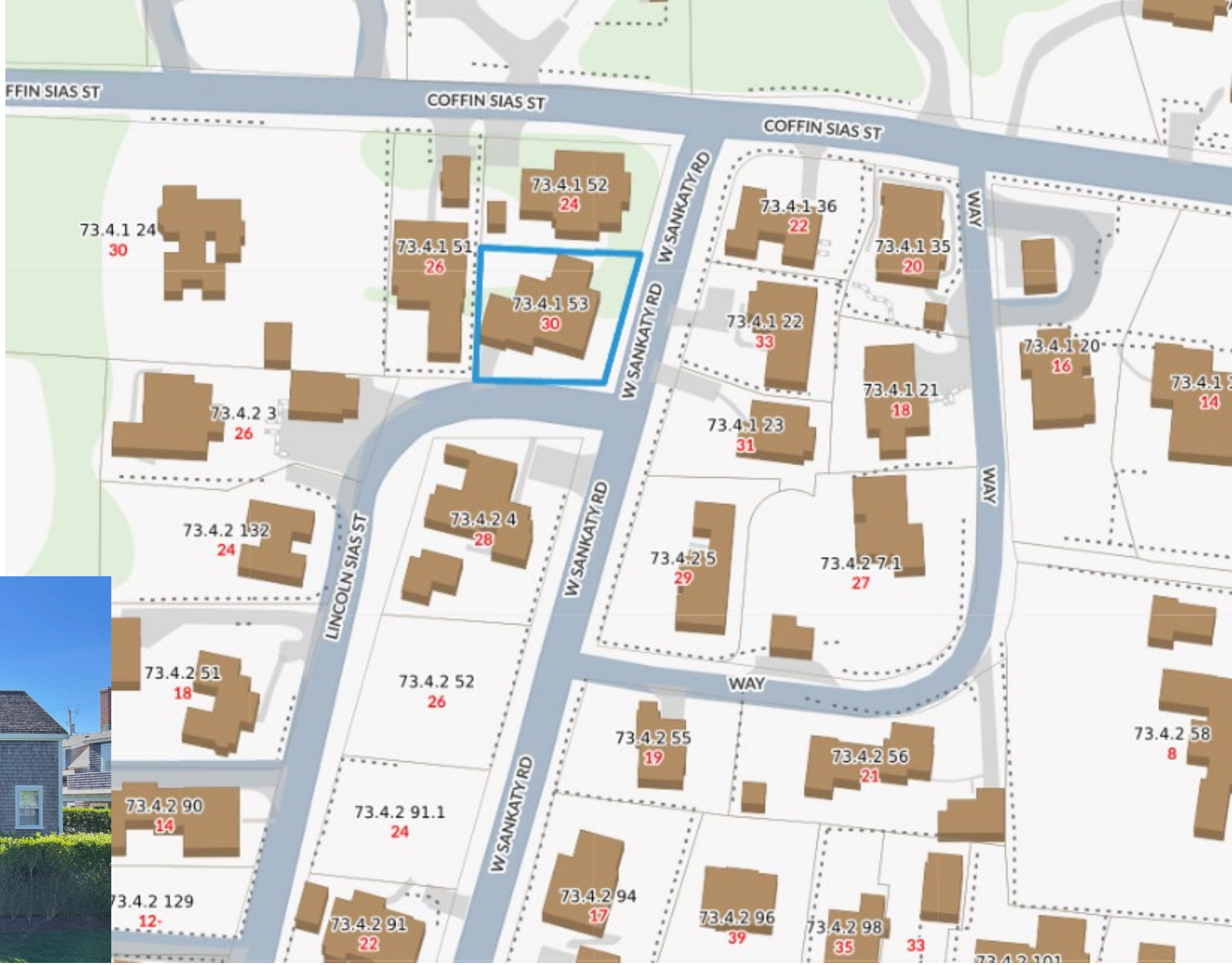
Robinson-

30 W Sankaty Rd

Proposed shower
and

Arbors



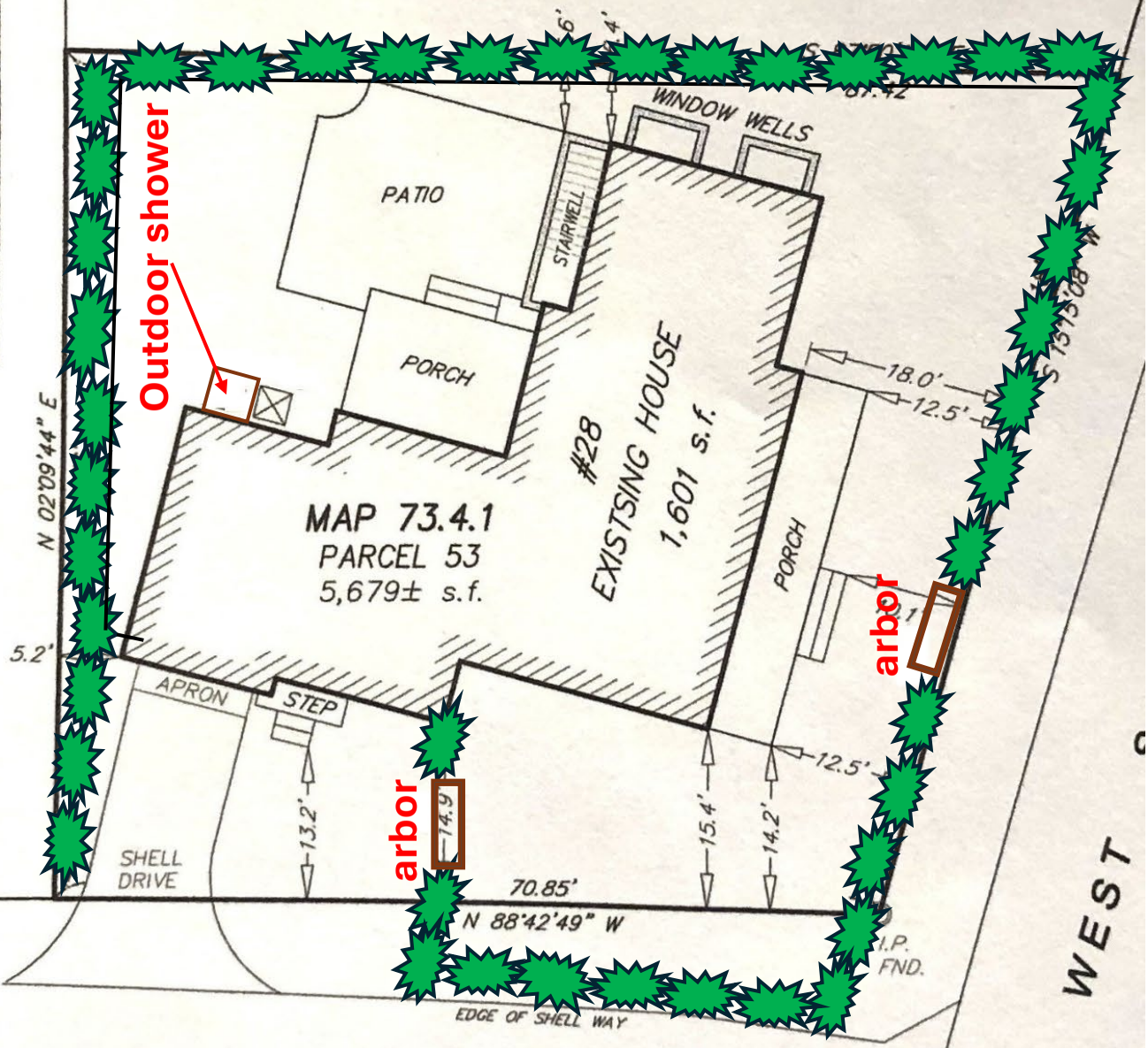


COFFIN STREET

EDGE OF PAVEMENT



N STREET
73.4.1
EL 51



EDGE OF SHELL WAY

INCOLN STREET

WEST

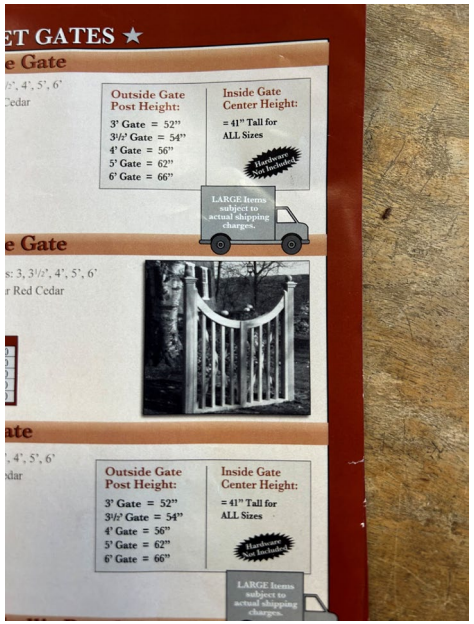




Size: 4’x4’x 6’ ht

Wood arbors with gates







HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Holding William B Jr & Pamela R

STREET ADDRESS 12 Black Fish Lane

MAP/PARCEL 73/118

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 14, 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

4/14/25 — 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°: 73 PARCEL N°. 118

Street & Number of Proposed Work: 12 Black Fish Lane

Owner of record: Holding William B Jr & Pamela R

Mailing Address: 24 Lincoln Rd
Wellesley Hills, MA 02481

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. HDC2025-03-12196
☐ Pool (Zoning District _____) ☐ Roof ☒ Other 7'x7' SPA W/ AUTOCOVER (ZONING DISTRICT: SR20)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio Size: 150 SF ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ ~~Walkways~~ PATIO: BLUESTONE TO MATCH EXISTING Walls _____

* Note: Complete door and window schedules are required.

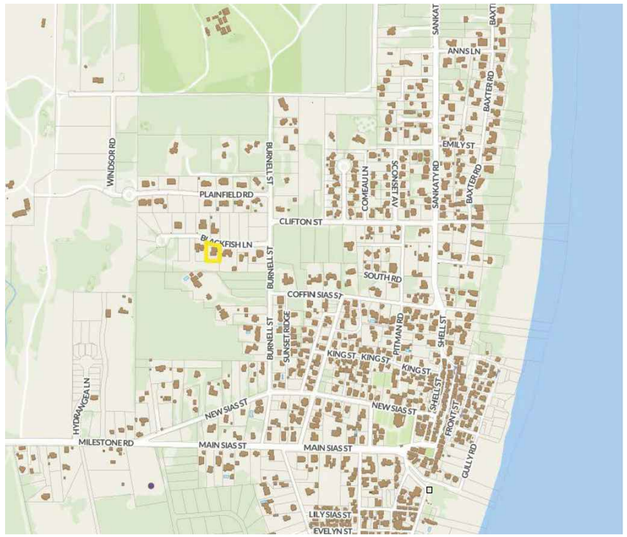
COLORS

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 4/14/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



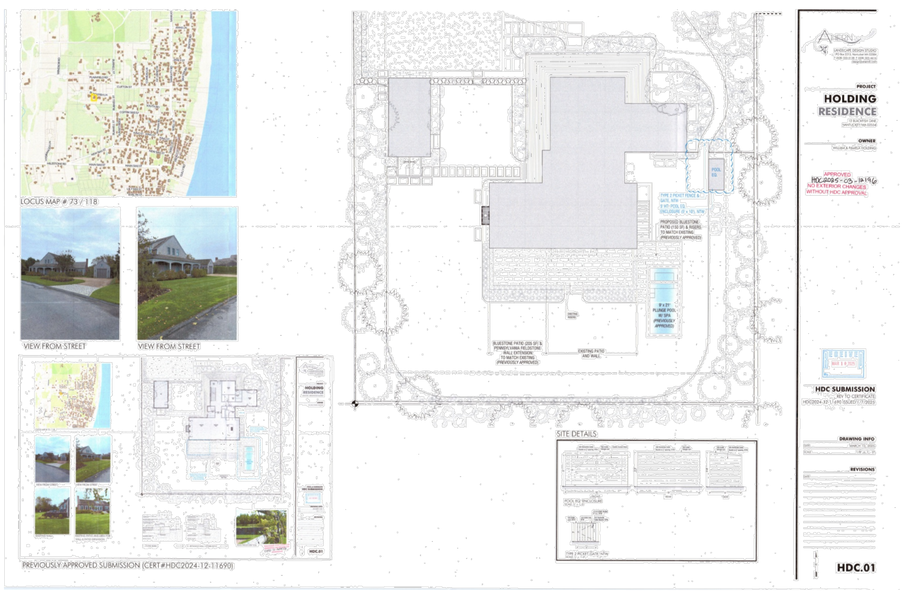
LOCUS MAP # 73 / 118



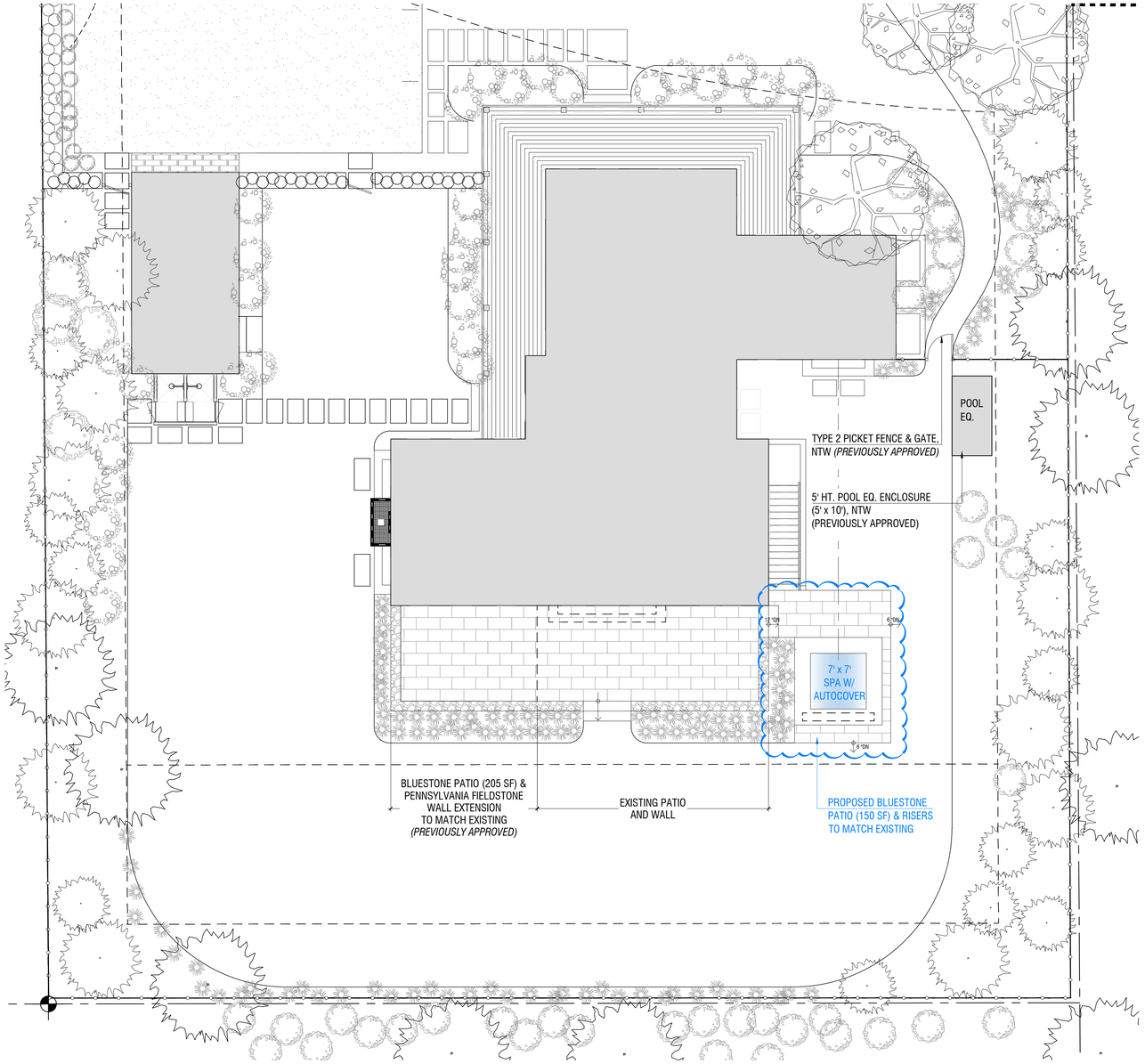
VIEW FROM STREET



VIEW FROM STREET



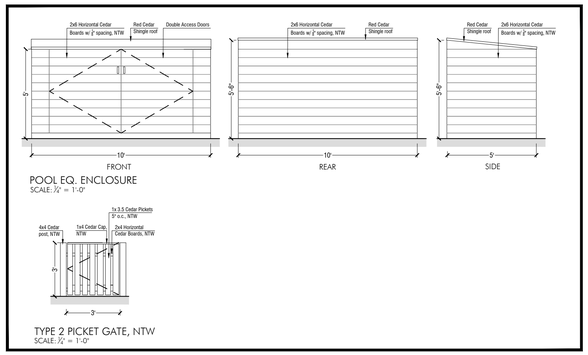
PREVIOUSLY APPROVED SUBMISSION (CERT#HDC2025-03-12196)



BLUESTONE PATIO



SITE DETAILS



AHERN llc
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

HOLDING RESIDENCE

12 BLACKFISH LANE
NANTUCKET, MA 02554

OWNER

WILLIAM & PAMELA HOLDING

HDC SUBMISSION

REV TO CERTIFICATE
#HDC2025-03-12196 ISSUED
3/10/2025

DRAWING INFO

DATE	APRIL 10, 2025
SCALE	1/8" = 1' - 0"

REVISIONS

DATE

HDC.01

CERTIFICATE NO: _____ DATE ISSUED: 3/18/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 2025-03-12196

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 118

Street & Number of Proposed Work: 12 BLACKFISH LANE

Owner of record: HOLDING WILLIAM B JR & PAMELA R.

Mailing Address: 212 COMMONWEALTH AVE., APT. 2
BOSTON, MA 02116

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 2382

Date application received: 03/10/2025 Fee Paid: $ 50.00

Must be acted on by: 05/17/2025

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____ AHW

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. HDC 2024-12-11690

☐ Pool (Zoning District _____) ☐ Roof ☒ Other POOL EQ. ENCLOSURE

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 5' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

HEIGHT: 5' Sq. footage 3rd floor: _____

Difference between existing 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: 36" HT

Type: TYPE 2 PICKET, NTW

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 3/10/2025 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

85 Vestal St. – MH

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.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

– 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

– 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

– 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 252

Street & Number of Proposed Work: 35 Vestal St.

Owner of record: Vestal Nantucket, LLC

Mailing Address: 99 Derby st Suite 200
Hingham, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 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: 68' Sq. Footage 1st floor: 1741 SF Decks/Patio: Size: 300 SF ☒ 1st floor ☐ 2nd floor
Width: 41' Sq. footage 2nd floor: 1209 SF Size: 202 SF ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 30' South 27'6" East 27'6" West 27'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" Typ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ ~~Block Parged~~ ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /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) Wood

Leaders (material and size): Wood, 6x6

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other Vertical Board & Batten - 8", NTW

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 6" Frieze _____
Window Casing 1x4 Door Frame 1x8 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front 6 panel, Wood Rear Wood Side Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Bluestone Walls Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim Platinum Grey Sash Black Doors Black, NTW Mahogany - Front
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/14/25 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 Juraj Bencat, JBStudio

AS AGENT FOR Vestal Nantucket LLC

STREET ADDRESS 85 Vestal st

MAP/PARCEL 56/252

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/14/2025

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.

Juraj Bencat — Signature

4/14/2025 — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Vestal Nantucket LLC .....

MAILING ADDRESS..... 99 Derby St. Suite 200, Hingham, MA 02043 .....

PROPERTY LOCATION..... 85 Vestal St. .....

ASSESSORS MAP/PARCEL..... 56/252 .....

SUBMITTED BY:..... Juraj Bencat, JBStudio .....

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 7, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 09:16:40 -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
56	187		LOVEJOY FREDERICK III & AMANDA		34 BEACON ST	CHESTNUT HILL	MA	02467	34 DUKES RD
56	251		DONARUM PAUL H TR	PH DONARUM FAMILY DYNASTY TR	PO BOX 95	BELMONT	VT	05730	89 VESTAL ST
56	253		DANIELLO GUY F & SUSAN H		55 BEACH STREET	COHASSET	MA	02025	83 VESTAL ST
56	272		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	84 VESTAL ST
Count:	**4**								

LOVEJOY FREDERICK III & AMANDA
34 BEACON ST
CHESTNUT HILL, MA 02467

DONARUM PAUL H TR
PH DONARUM FAMILY DYNASTY TR
PO BOX 95
BELMONT, VT 05730

DANIELLO GUY F & SUSAN H
55 BEACH STREET
COHASSET, MA 02025

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
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: 85 Vestal st

Tax Map Number: 56 Parcel Number: 252

Owner of Record: Vestal Nantucket LLC

Description of Proposal: New main dwelling, 2009SF, New garage/ studio, 500SF, 16'x32' pool and shed

Anticipated HDC Submission Date: 4/14/2025

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:

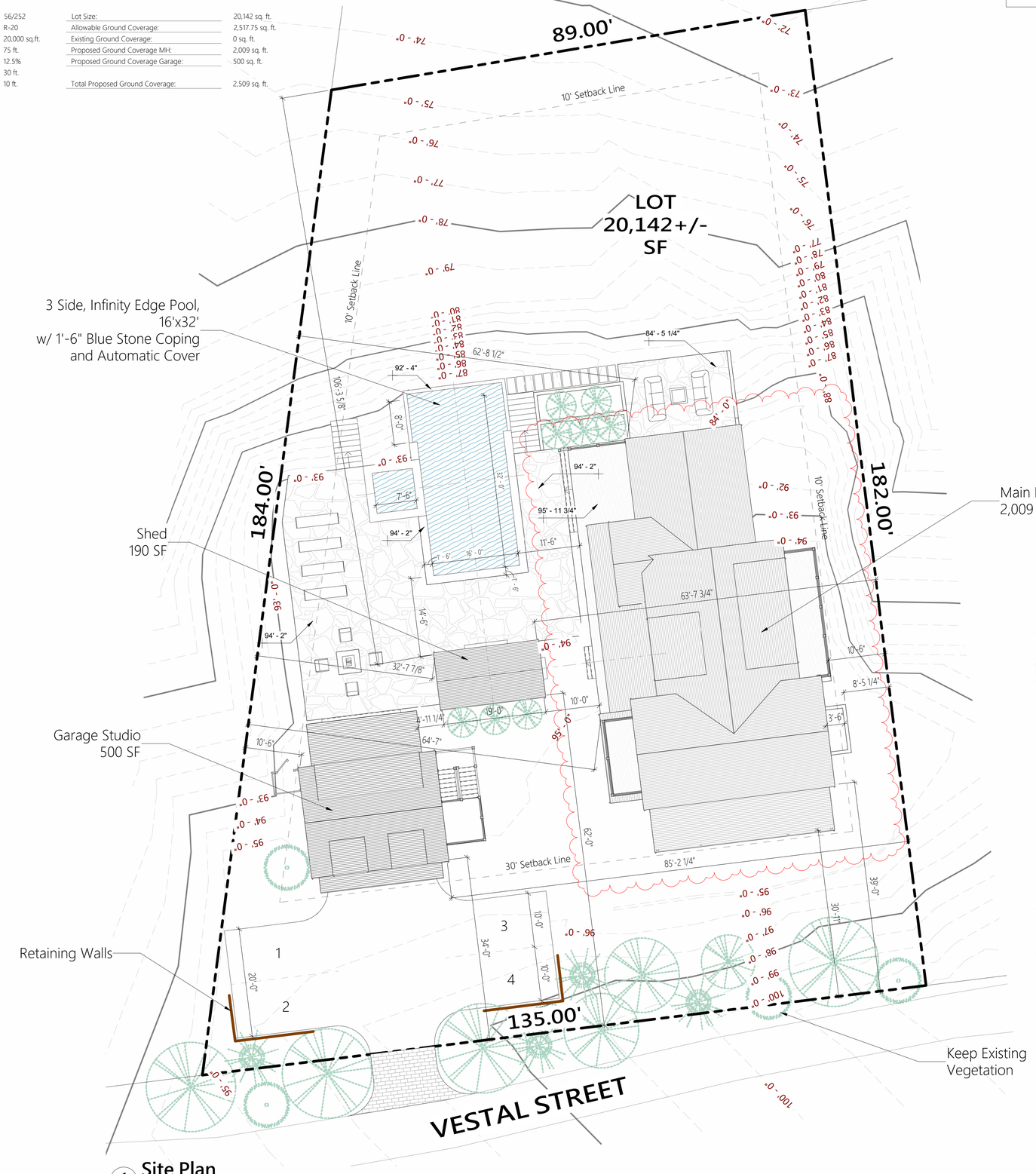
1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

HDC Submission Only - Not For Construction

Property Info:

Map & Parcel:	56/252	Lot Size:	20,142 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	2,517.75 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	2,009 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Ground Coverage Garage:	500 sq. ft.
Front Setback:	30 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	2,509 sq. ft.

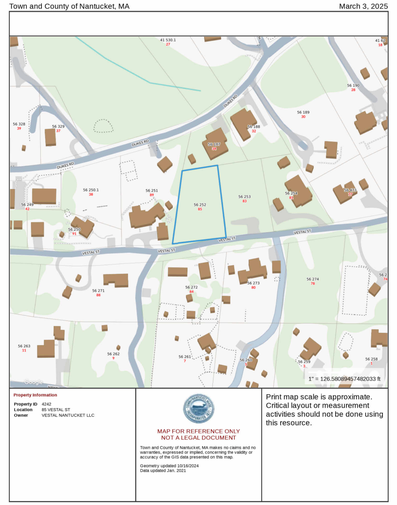


1 Site Plan
1" = 10'-0"

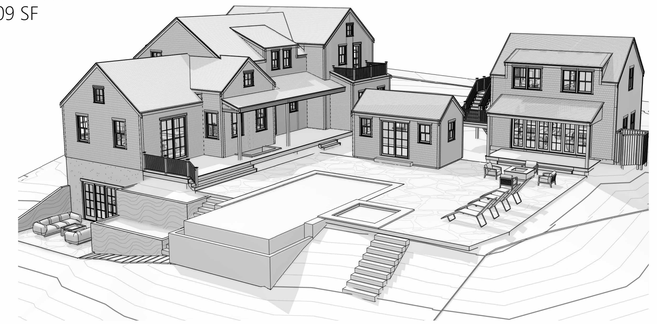
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



2 Locus Map
NTS



3 3D View 1



4 3D View 2

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Main House

85 Vestal Street,
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.201 Exterior West/East Elevation
A.202 Exterior South/North Elevations
A.203 South/North Site Elevations
Grand total: 4

Date
04.12.2025

Revisions

C.101

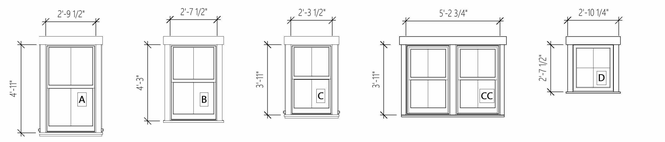
Scale As indicated

4/12/2025 11:51:45 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Window Schedule										
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	13	2' - 11 3/8"	5' - 1"	3' - 0 3/8"	5' - 1 1/2"	Marvin Windows and Doors	WUDH3026	<= 0.3	>=30	
B	16	2' - 9 3/8"	4' - 5"	2' - 10 3/8"	4' - 5 1/2"	Marvin Windows and Doors	WUDH2822	<= 0.3	>=30	
C	4	2' - 5 3/8"	4' - 1"	2' - 6 3/8"	4' - 1 1/2"	Marvin Windows and Doors	WUDH2420	<= 0.3	>=30	
CC	1	5' - 2 3/4"	4' - 1"	5' - 3 3/4"	4' - 1 1/2"	Marvin Windows and Doors	A-Series Ganged Double Hung	<= 0.3	>=30	
D	4	2' - 4"	2' - 8 5/8"	2' - 5"	2' - 9 1/8"	Marvin Windows and Doors	WUCA3648	<= 0.3	>=30	



Double Hung 2/2
Black Sash
Platinum Grey Trim

Double Hung 2/2
Black Sash
Platinum Grey Trim

Double Hung 2/2
Black Sash
Platinum Grey Trim

Double Hung, Ganged, 2/2
Black Sash
Platinum Grey Trim

Casement, Fixed, 4 Lite
Black Sash
Platinum Grey Trim

Window Schedule
1/4" = 1'-0"



1 South Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Main House

85 Vestal Street,
Nantucket, MA 02554

Sheet
Exterior West/East Elevation

SHEET INDEX

C.101 Site Plan
A.201 Exterior West/East Elevation
A.202 Exterior South/North Elevations
A.203 South/North Site Elevations
Grand total: 4

Date
04.12.2025

Revisions

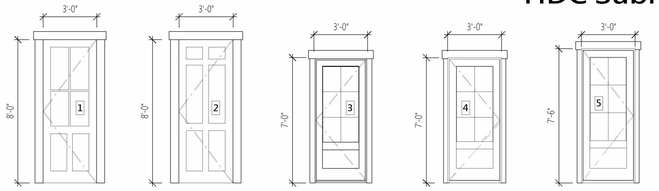
A.201

Scale 1/4" = 1'-0"

4/15/2025 12:21:36 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



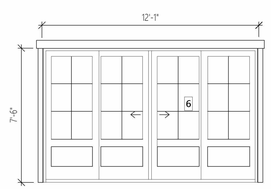
Inswing Front Door,
4 Lite/2 Panel
Black Sash
Platinum Grey Trim

Inswing Front Door,
6 Panel
Black Sash
Platinum Grey Trim

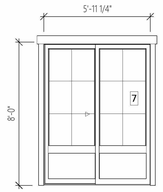
Inswing French Door
6 Lite/1 Panel
Black Sash
Platinum Grey Trim

Inswing French Door
6 Lite/1 Panel
Black Sash
Platinum Grey Trim

Inswing French
Basement Door,
6 Lite/1 Panel
Black Sash
Platinum Grey Trim



Gliding French Basement Door, 6 Lite/1 Panel
Black Sash
Platinum Grey Trim

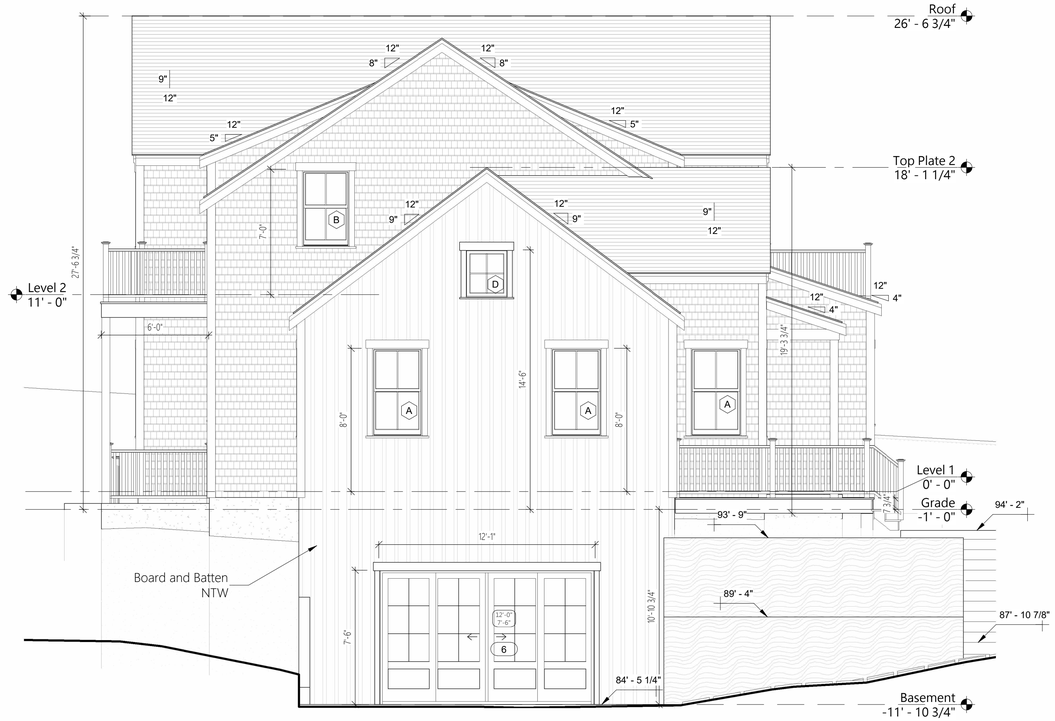


Double French Gliding Door, 6 Lite/1 Panel
Black Sash
Platinum Grey Trim

Door Schedule

1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	3' - 0"	8' - 0"	3' - 4"	7' - 2"		>=30	Main Door
2	3' - 0"	8' - 0"				>=30	Side Door
3	2' - 11 15/16"	6' - 11 15/16"	3' - 0 15/16"	7' - 0 7/16"	WUIFD3070	>=30	Second Floor Door
4	2' - 11 15/16"	6' - 11 15/16"	3' - 0 15/16"	7' - 0 7/16"	WUIFD3070	>=30	Second Floor Door
5	2' - 11 15/16"	7' - 5 15/16"	3' - 0 15/16"	7' - 6 7/16"	WUIFD3070	>=30	Basement Door
6	12' - 0"	7' - 6"	12' - 1"	7' - 6 1/2"	A-Series Gliding	>=30	
7	6' - 0 5/8"	7' - 11 7/16"	6' - 1 5/8"	7' - 11 15/16"	WSPD6068	>=30	First Floor Door



3 North Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St.
Main House

85 Vestal Street,
Nantucket, MA 02554

Sheet

Exterior South/North Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior West/East Elevation
A.202 Exterior South/North Elevations
A.203 South/North Site Elevations
Grand total: 4

Date

04.12.2025

Revisions

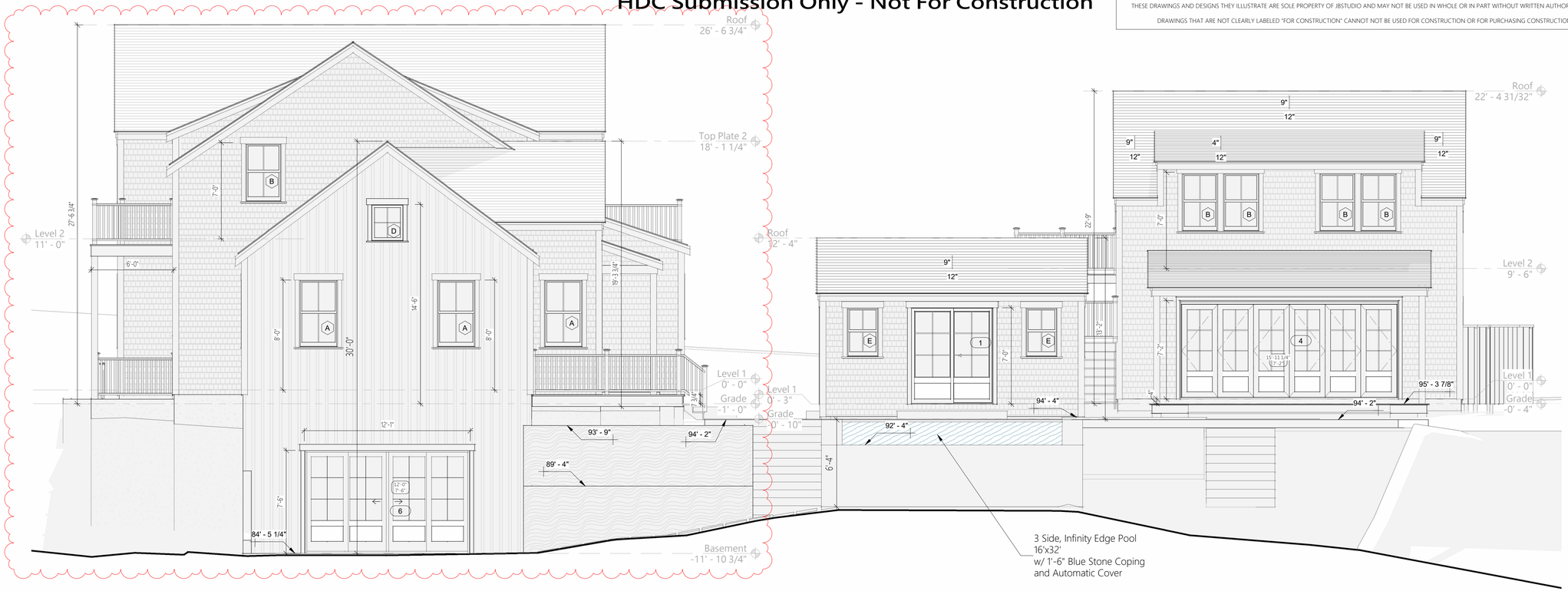
A.202

Scale 1/4" = 1'-0"

4/15/2025 12:22:44 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 North Site Elevation

1/4" = 1'-0"



2 South Site Elevation

1/4" = 1'-0"



JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Main House

85 Vestal Street,
Nantucket, MA 02554

Sheet

South/North Site Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior West/East Elevation
A.202 Exterior South/North Elevations
A.203 South/North Site Elevations
Grand total: 4

Date

04.12.2025

Revisions

A.203

Scale 1/4" = 1'-0"

4/15/2025 12:32:41 AM

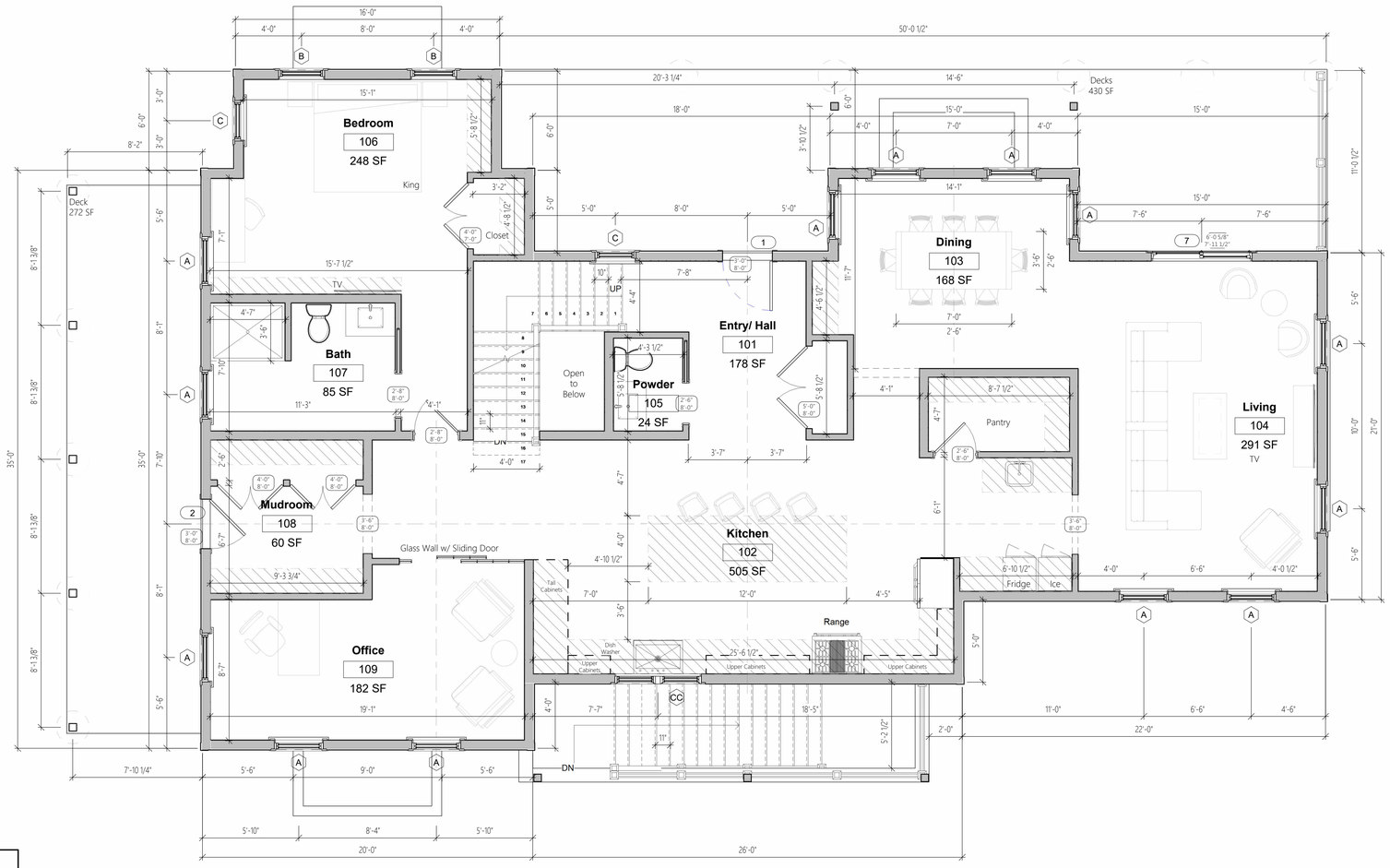
HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

1st Floor Room Schedule

Room Number	Room Type	Level	Area	Perimeter	Comments
101	Entry/ Hall	Level 1	178 SF	73' - 4 1/2"	
102	Kitchen	Level 1	505 SF	126' - 4 7/32"	
103	Dining	Level 1	168 SF	54' - 8 7/8"	
104	Living	Level 1	291 SF	69' - 5 5/32"	
105	Powder	Level 1	24 SF	19' - 8"	
106	Bedroom	Level 1	248 SF	80' - 7"	
107	Bath	Level 1	85 SF	44' - 10"	
108	Mudroom	Level 1	60 SF	31' - 5 1/2"	
109	Office	Level 1	182 SF	59' - 4 3/4"	
Level 1: 9			1741 SF		
Grand total: 9			1741 SF		

Total Ground Cover: 2009 SF



1 **Level 1**
1/4" = 1'-0"

Window Schedule										
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	13	2' - 11 3/8"	5' - 1"	3' - 0 3/8"	5' - 1 1/2"	Marvin Windows and Doors	WUDH3026	<= 0.3	>=30	
B	16	2' - 9 3/8"	4' - 5"	2' - 10 3/8"	4' - 5 1/2"	Marvin Windows and Doors	WUDH2822	<= 0.3	>=30	
C	4	2' - 5 3/8"	4' - 1"	2' - 6 3/8"	4' - 1 1/2"	Marvin Windows and Doors	WUDH2420	<= 0.3	>=30	
CC	1	5' - 2 3/4"	4' - 1"	5' - 3 3/4"	4' - 1 1/2"	Marvin Windows and Doors	A-Series Ganged Double Hung	<= 0.3	>=30	
D	4	2' - 4"	2' - 5 5/8"	2' - 5"	2' - 9 1/8"	Marvin Windows and Doors	WUCA3648	<= 0.3	>=30	

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	3' - 0"	8' - 0"	3' - 4"	7' - 2"		>=30	Main Door
2	3' - 0"	8' - 0"	3' - 4"	7' - 2"		>=30	Side Door
3	2' - 11 15/16"	6' - 11 15/16"	3' - 0 15/16"	7' - 0 7/16"	WUIFD3070	>=30	Second Floor Door
4	2' - 11 15/16"	6' - 11 15/16"	3' - 0 15/16"	7' - 0 7/16"	WUIFD3070	>=30	Second Floor Door
5	2' - 11 15/16"	7' - 5 15/16"	3' - 0 15/16"	7' - 6 7/16"	WUIFD3070	>=30	Basement Door
6	12' - 0"	7' - 6"	12' - 1"	7' - 6 1/2"	A-Series Gliding	>=30	
7	6' - 0 5/8"	7' - 11 7/16"	6' - 1 5/8"	7' - 11 15/16"	WSPD6068	>=30	First Floor Door

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Main House

85 Vestal Street,
Nantucket, MA 02554

Sheet
First Floor Plan

SHEET INDEX

C.101 Site Plan
A.102 First Floor Plan
A.103 Second Floor
Grand total: 3

Date
04.12.2025

Revisions

A.102

Scale 1/4" = 1'-0"

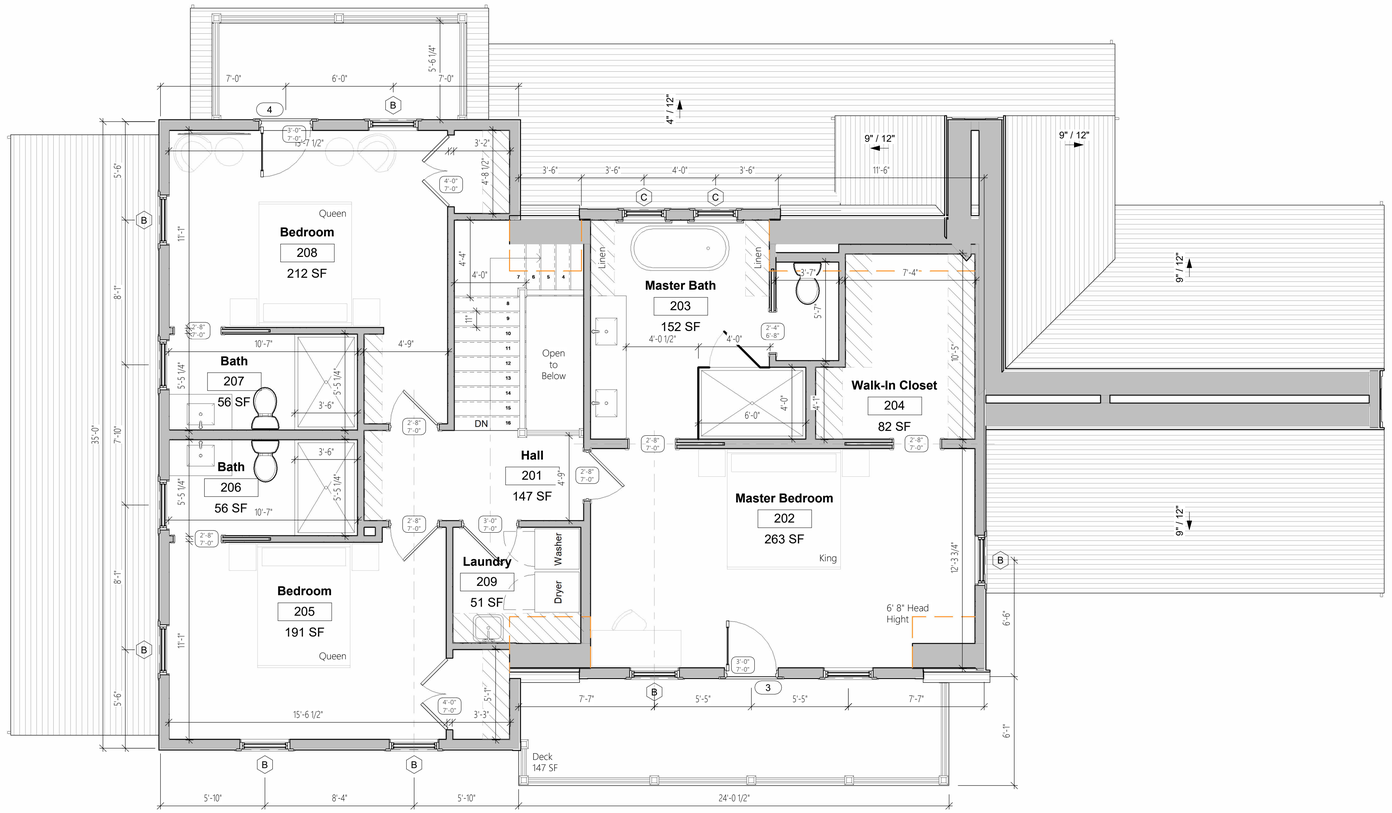
4/12/2025 6:30:19 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

2nd Floor Room Schedule

Room Number	Room Type	Level	Area	Perimeter	Comments
Level 2					
201	Hall	Level 2	147 SF	58' - 1 3/32"	
202	Master Bedroom	Level 2	263 SF	67' - 5 13/32"	
203	Master Bath	Level 2	152 SF	55' - 10 27/32"	
204	Walk-In Closet	Level 2	82 SF	38' - 6"	
205	Bedroom	Level 2	191 SF	61' - 8"	
206	Bath	Level 2	56 SF	31' - 8 1/2"	
207	Bath	Level 2	56 SF	31' - 8 1/2"	
208	Bedroom	Level 2	212 SF	72' - 11 1/32"	
209	Laundry	Level 2	51 SF	29' - 11 3/32"	
Grand total: 9			1209 SF		



1 Level 2
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Main House

85 Vestal Street,
Nantucket, MA 02554

Sheet
Second Floor

SHEET INDEX

C.101 Site Plan
A.102 First Floor Plan
A.103 Second Floor
Grand total: 3

Date
04.12.2025

Revisions

A.103

Scale 1/4" = 1'-0"

4/12/2025 6:30:24 PM

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

85 Vestal St. - Garage/Studio

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

— 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

— 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 36 PARCEL N°. 252

Street & Number of Proposed Work: 85 Vestal st.

Owner of record: Vestal Nantucket, LLC

Mailing Address: 99 Derby st. Suite 200
Hingham, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBS studio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jun@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 New Garage/Studio

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 500SF Decks/Patio: Size: 162 SF ☒ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: 415SF Size: 61SF ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 22'9" South 22'9" East 22'9" West 22'9"

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" Typ. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) wood

Leaders (material and size): wood, 6x6"

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 6x6" Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6x6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear wood Side wood
Garage Door(s): Type Overhead Material wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim Platinum Grey Sash Black Doors Black
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/14/25 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 Juraj Bencat, JBStudio

AS AGENT FOR Vestal Nantucket LLC

STREET ADDRESS 85 Vestal st

MAP/PARCEL 56/252

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/14/2025

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.

Juraj Bencat — 4/14/2025

Signature — Date

HDC Submission Only - Not For Construction

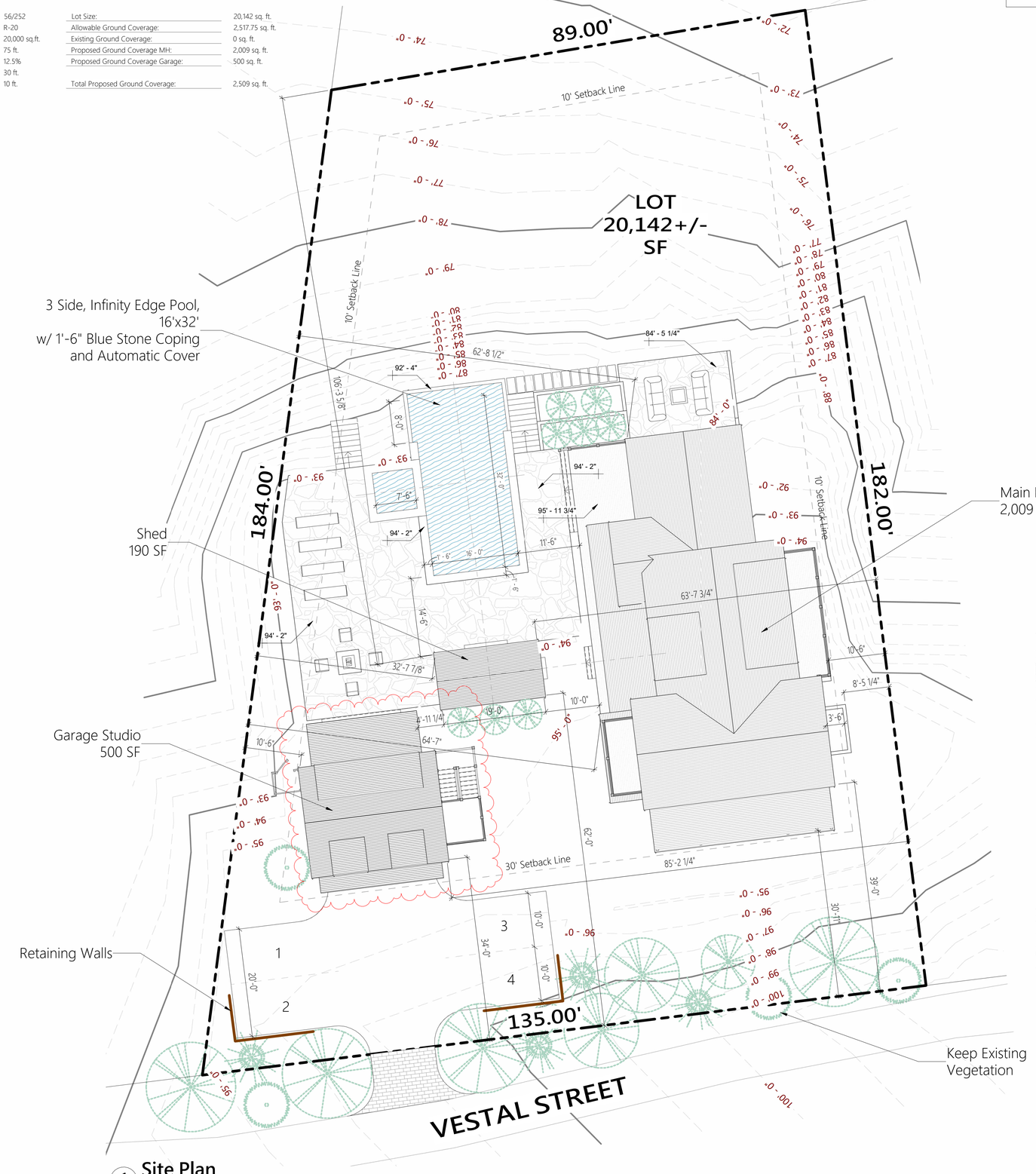
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

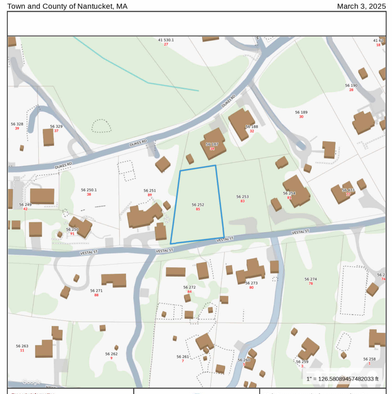
Map & Parcel:	56/252	Lot Size:	20,142 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	2,517.75 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	2,009 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Ground Coverage Garage:	500 sq. ft.
Front Setback:	30 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	2,509 sq. ft.



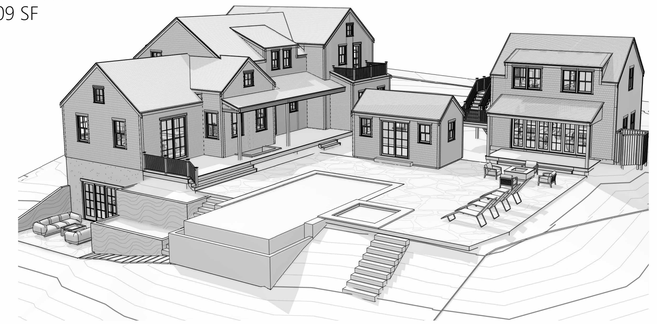
1 Site Plan
1" = 10'-0"



Town and County of Nantucket, MA — March 3, 2025



2 Locus Map
NTS



3 3D View 1



4 3D View 2

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Garage Studio

85 Vestal Street,
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.203 South/North Site Elevations
Grand total: 2

Date
04.12.2025

Revisions

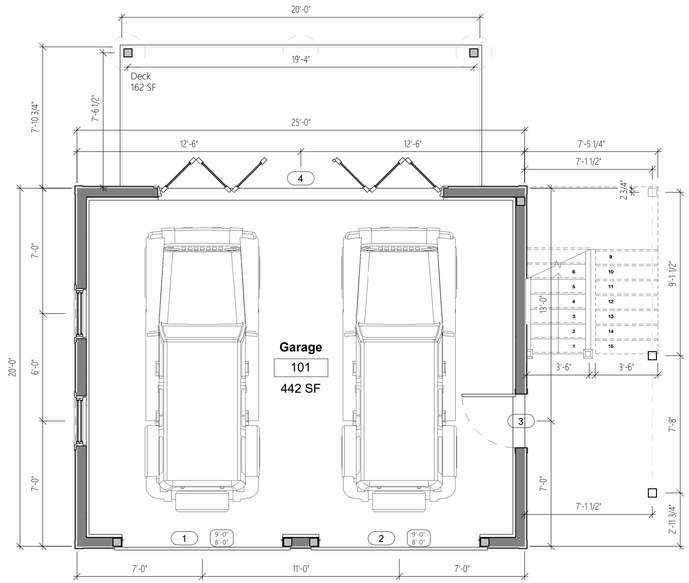
C.101

Scale
As indicated

4/13/2025 1:14:33 AM

HDC Submission Only - Not For Construction

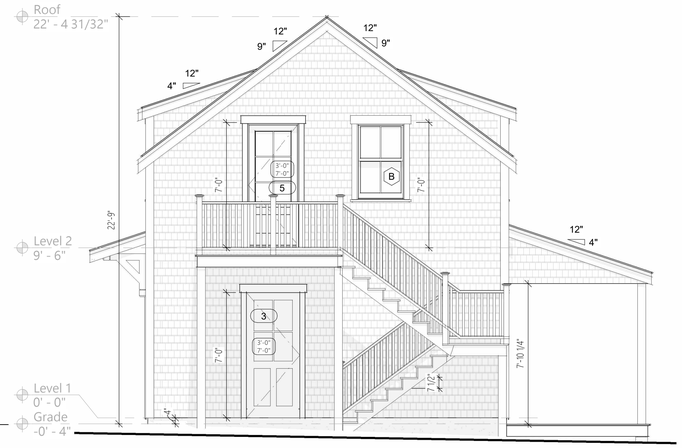
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



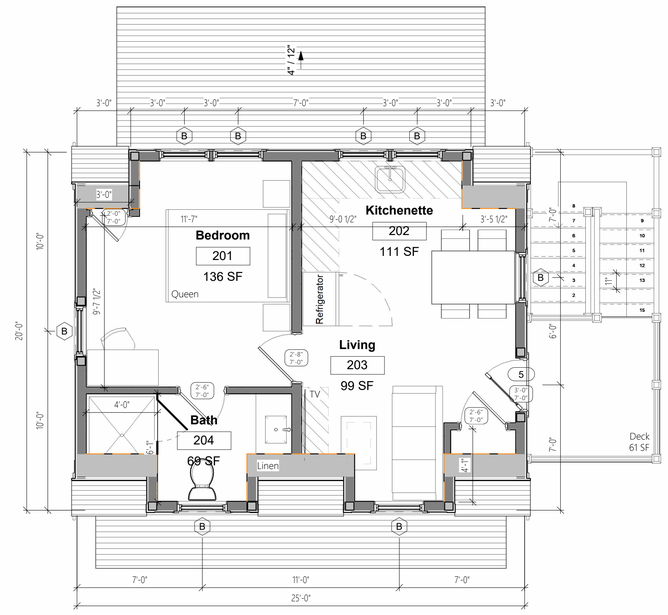
1 Level 1
1/4" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"



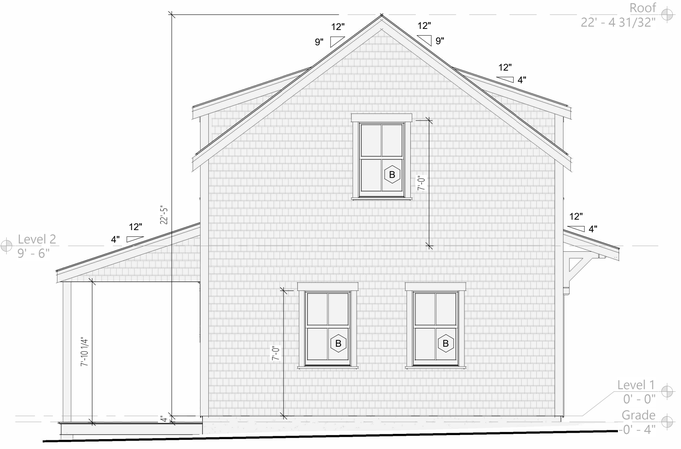
4 Proposed East Elevation
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



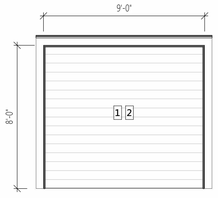
5 Proposed North Elevation
1/4" = 1'-0"



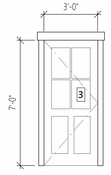
6 Proposed West Elevation
1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	9' - 0"	8' - 0"					
2	9' - 0"	8' - 0"					
3	3' - 0"	7' - 0"	3' - 4"	7' - 2"		>=30	
4	15' - 11 9/32"	7' - 2"	16' - 0 9/32"	7' - 2 1/2"	UBFLD40080	>=30	
5	2' - 11 15/16"	6' - 11 15/16"	3' - 0 15/16"	7' - 0 7/16"	WUIFD3070	>=30	

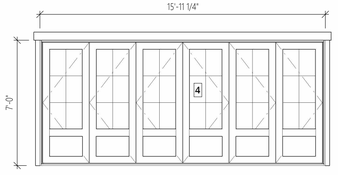
Window Schedule											
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	10	2' - 9 3/8"	4' - 5"	2' - 10 3/8"	4' - 5 1/2"	Marvin Windows and Doors	WUDH2822	85 Vestal - B Type	<=0.29	>=30	



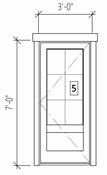
Overhead Garage Door
Black Sash
Platinum Grey Trim



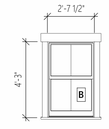
Single, Inswing
4 Lite/2 Panel
Black Sash
Platinum Grey Trim



Bi-Fold French Door 6 Lite/1 Panel
Black Sash
Platinum Grey Trim



Single, Inswing
6 Lite/1 Panel
Black Sash
Platinum Grey Trim



Double Hung 2/2
Black Sash
Platinum Grey Trim

Door Schedule
NTS

Window Schedule
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

85 Vestal St. Garage Studio
85 Vestal St.,
Nantucket, MA 02554

Sheet
Floor Plans, Elevations - Garage

SHEET INDEX

C.103 Site Plan
A.101 Floor Plans, Elevations – Garage
C.203 South/North Site Elevations
Grand total: 3

Date
04.12.2025

Revisions

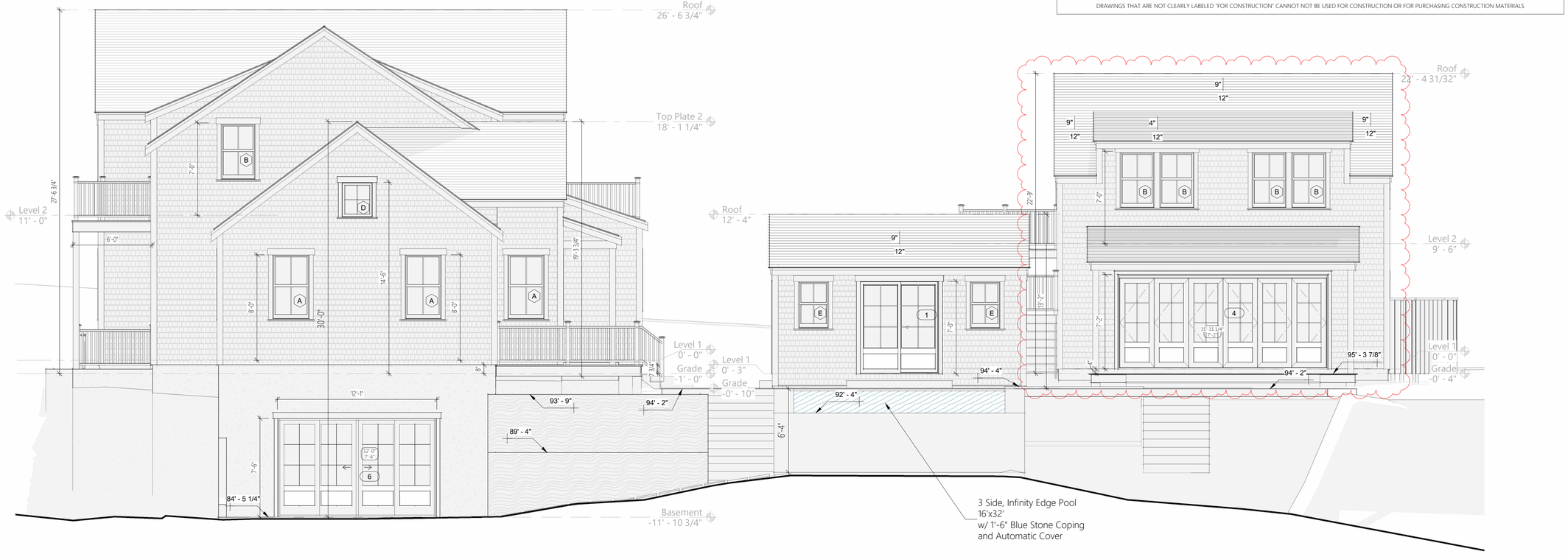
A.101

Scale 1/4" = 1'-0"

4/12/2025 7:21:38 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 North Site Elevation

1/4" = 1'-0"



2 South Site Elevation

1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Garage Studio

85 Vestal Street,
Nantucket, MA 02554

Sheet

South/North Site Elevations

SHEET INDEX

C.101 Site Plan
A.203 South/North Site Elevations
Grand total: 2

Date

04.12.2025

Revisions

A.203

Scale 1/4" = 1'-0"

4/13/2025 1:14:52 AM

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

85 Vestal St. - Shed

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

— 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

— 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 252

Street & Number of Proposed Work: 85 Vestal St.

Owner of record: Vestal Nantucket LLC

Mailing Address: 99 Derby St. Suite 200
Hingham, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083229654 E-mail: juroj@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: 19' Sq. Footage 1st floor: 190SF 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 13'2" South 13'2" East 13'2" West 13'2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 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" Typ. ☐ 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 6" Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear Wood Side Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim Platinum Grey Sash Black Doors Black
Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/14/25 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 Juraj Bencat, JBStudio

AS AGENT FOR Vestal Nantucket LLC

STREET ADDRESS 85 Vestal st

MAP/PARCEL 56/252

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/14/2025

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.

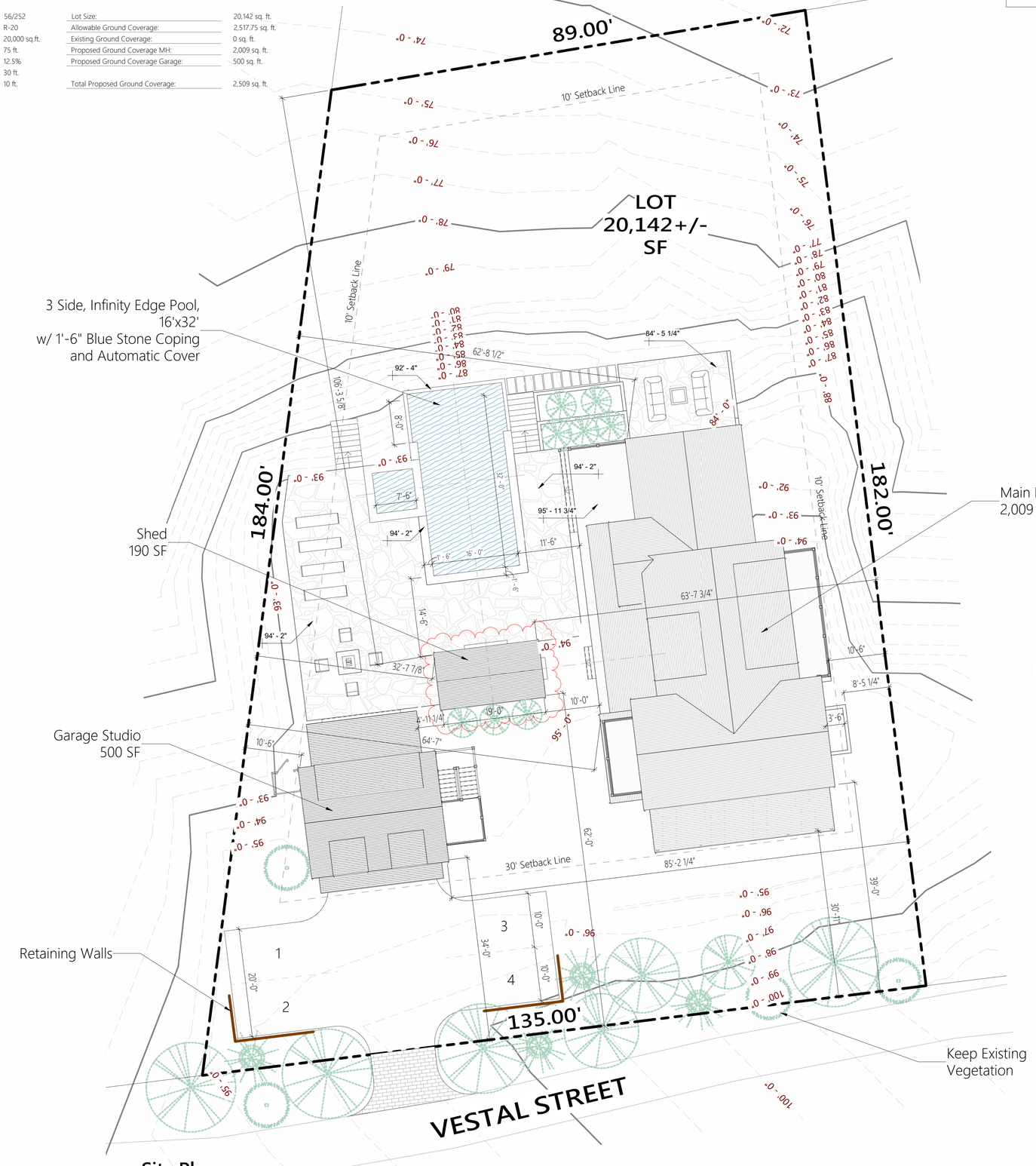
Juraj Bencat — 4/14/2025

Signature — Date

HDC Submission Only - Not For Construction

Property Info:

Map & Parcel:	56/252	Lot Size:	20,142 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	2,517.75 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	2,009 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Ground Coverage Garage:	500 sq. ft.
Front Setback:	30 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	2,509 sq. ft.

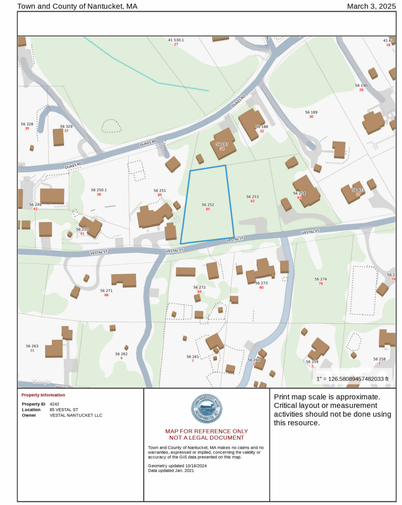


1 Site Plan
1" = 10'-0"

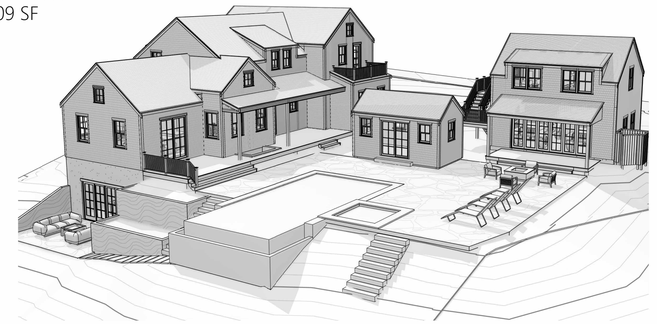
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



2 Locus Map
NTS



3 3D View 1



4 3D View 2

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Shed

85 Vestal Street,
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.203 South/North Site Elevations
Grand total: 2

Date
04.12.2025

Revisions

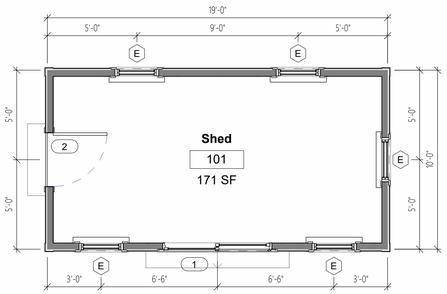
C.101

Scale
As indicated

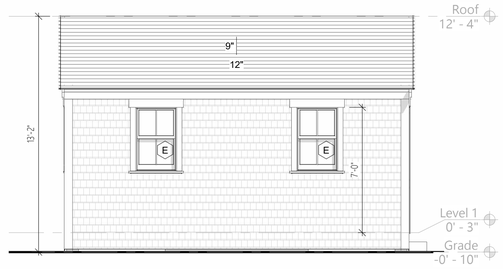
4/13/2025 1:22:49 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



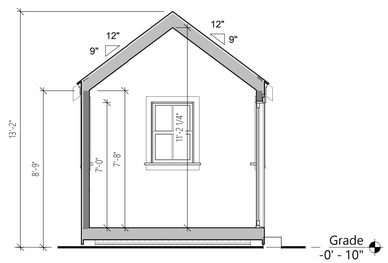
1 Level 1
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"



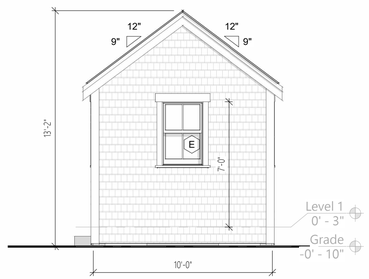
3 Proposed East Elevation
1/4" = 1'-0"



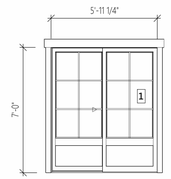
4 Section A-A
1/4" = 1'-0"



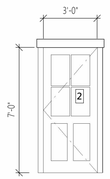
5 Proposed North Elevation
1/4" = 1'-0"



6 Proposed West Elevation
1/4" = 1'-0"

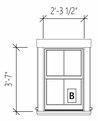


Double French Gliding Door,
6 Lite/1 Panel
Black Sash
Platinum Grey Trim



Inswing Side Door, 4 Lite/2 Panel
Black Sash
Platinum Grey Trim

Door Schedule
1/4" = 1'-0"



Double Hung 2/2
Dove Gray Sash
Dove Gray Trim
Match House

Window Schedule
1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	6' - 0 5/8"	7' - 0 11/16"	6' - 1 5/8"	7' - 1 3/16"	WSPD6068	>=30	
2	3' - 0"	7' - 0"	3' - 4"	7' - 2"		>=30	

Window Schedule										
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
E	5	2' - 5 3/8"	3' - 9"	2' - 6 3/8"	3' - 9 1/2"	Marvin Windows and Doors	WUDH 2418	85 Vestal - E Type		>=30	

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Shed

85 Vestal Street,
Nantucket, MA 02554

Sheet
Floor Plan, Exterior Elevations

SHEET INDEX

C.100 Site Plan
A.101 Floor Plan, Exterior Elevations

Grand total: 2

Date
04.12.2025

Revisions

A.101

Scale 1/4" = 1'-0"

4/12/2025 10:14:43 PM

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

85 Vestal st. - pool

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°: 56 PARCEL N°. 252

Street & Number of Proposed Work: 85 Vestal St.

Owner of record: Vestal Nantucket LLC

Mailing Address: 99 Derby st. Suite 200
Hingham, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jura@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 R20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: ~~512 SF~~ 512 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New Pool and spa
16'x32' Pool, 7'6"x7'6" spa
w/ Bluestone patio

Is there an HDC survey form for 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 4/14/25 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 Juraj Bencat, JBStudio

AS AGENT FOR Vestal Nantucket LLC

STREET ADDRESS 85 Vestal st

MAP/PARCEL 56/252

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/14/2025

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.

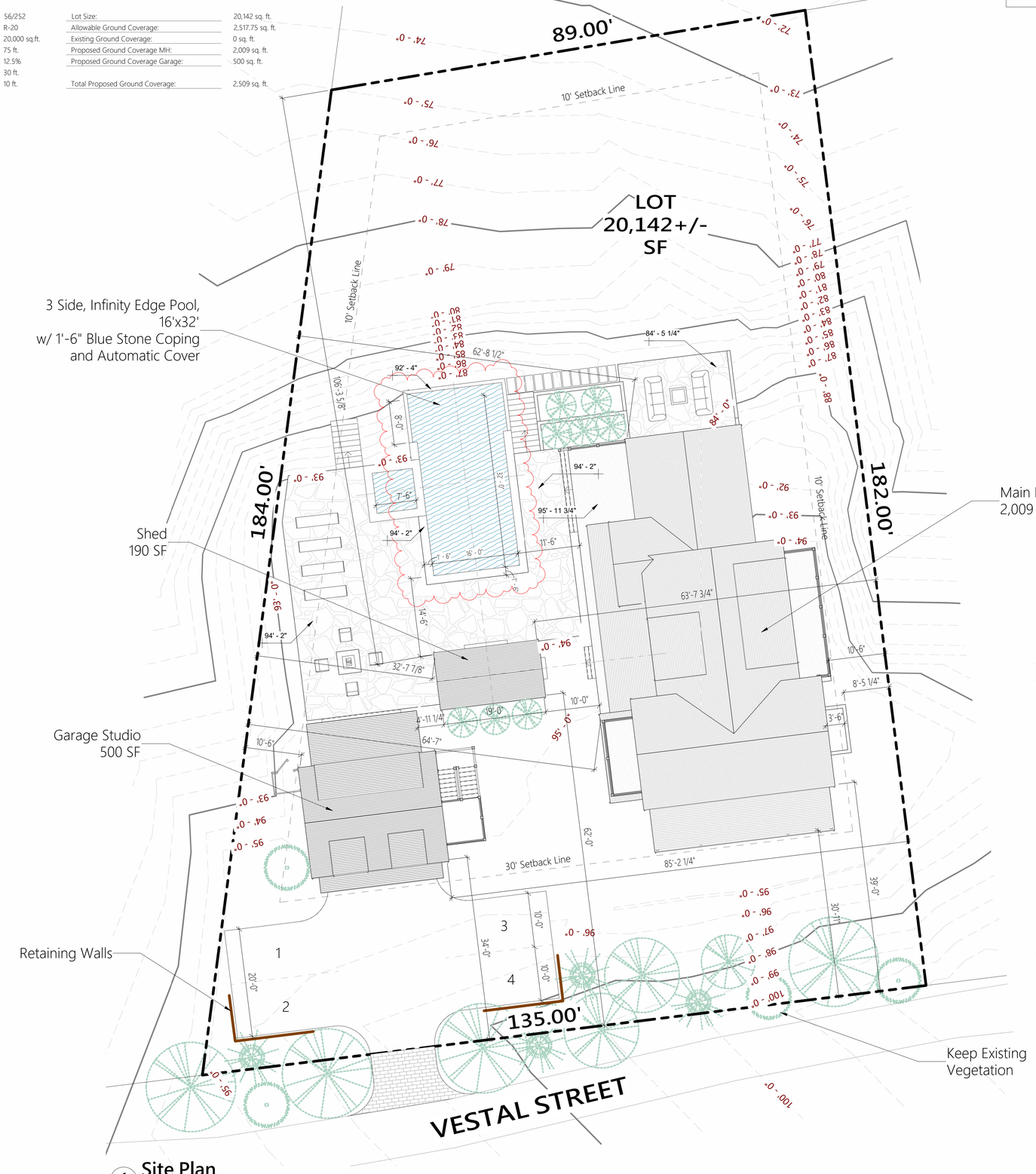
Juraj Bencat — Signature

4/14/2025 — Date

HDC Submission Only - Not For Construction

Property Info:

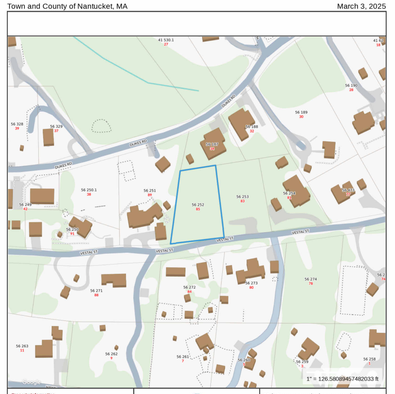
Map & Parcel:	56/252	Lot Size:	20,142 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	2,517.75 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	2,009 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Ground Coverage Garage:	500 sq. ft.
Front Setback:	30 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	2,509 sq. ft.



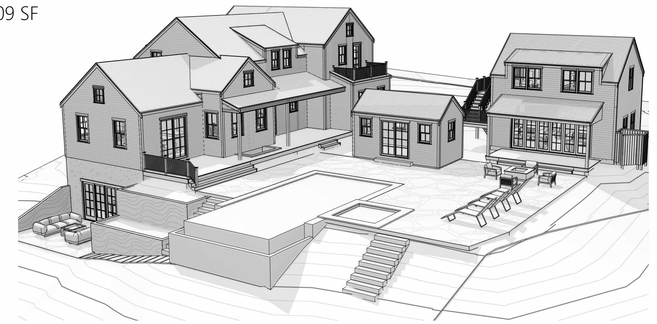
1 Site Plan
1" = 10'-0"



Town and County of Nantucket, MA — March 3, 2025



2 Locus Map
NTS



3 3D View 1



4 3D View 2

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

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Pool

85 Vestal Street,
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.203 North Site Elevations
Grand total: 2

Date
04.12.2025

Revisions

C.101

Scale
As indicated

4/13/2025 1:30:23 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 North Site Elevation

1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

85 Vestal St. Pool

85 Vestal Street,
Nantucket, MA 02554

Sheet
North Site Elevations

SHEET INDEX

C.101 Site Plan
A.203 North Site Elevations
Grand total: 2

Date
04.12.2025

Revisions

A.203

Scale 1/4" = 1'-0"

4/13/2025 1:30:41 AM

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 SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

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.

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD 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:

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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

3PA - NEW PRIMARY DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST
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: 120'-9" Sq. Footage 1st floor: 2,932 SF
Width: 23'-9" Sq. footage 2nd floor: 1,440 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size 23'-8" x 47'-0"" ☒ 1st floor ☐ 2nd floor
Size 9'-0" x 17'-4" ☒ 1st floor ☒ 2nd floor

$874.40

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 28'-2" South 28'-2" East 28'-2" West 28'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10"/12 Secondary Mass 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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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 CUSTOM (PAINT) Rear SLIDING Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck 1X4 MAHOGANY 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 04/21/2025 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD 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 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $
- ☑ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
SURFSIDE GARDENS LLC

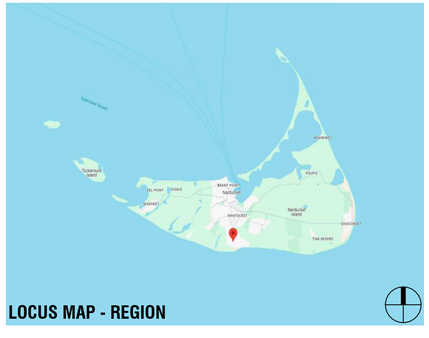
Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

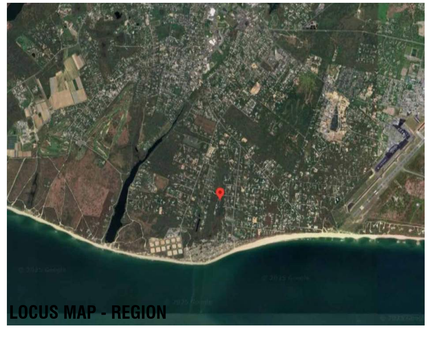
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

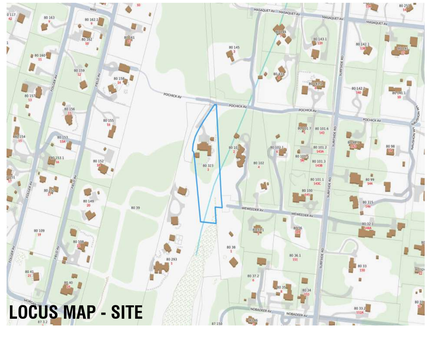
3PA MAIN HOUSE





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

HDC SUBMISSION
MAIN HOUSE
04/21/2025

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	WINDOW AND DOOR LEGENDS	•
HDC-03	SITE SURVEY	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	SITE PLAN	•
HDC-06	BUILDING ELEVATIONS	•
HDC-07	BUILDING ELEVATIONS	•
HDC-08	BASEMENT CONSTRUCTION PLAN	•
HDC-09	FIRST FLOOR CONSTRUCTION PLAN	•
HDC-10	SECOND FLOOR CONSTRUCTION PLAN	•
HDC-11	ROOF CONSTRUCTION PLAN	•

ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5 " U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTORS, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHWORK REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A OOF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFEICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NALING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL. PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

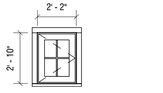
GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHAL

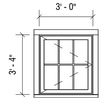
WINDOW TYPES



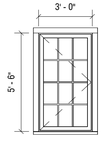
A TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



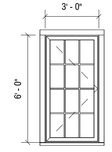
B TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



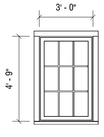
C TYPE: 6 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



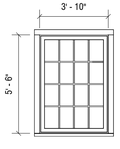
D TYPE: 12 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



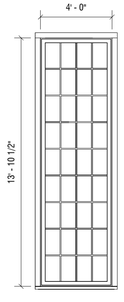
E TYPE: 12 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM



F TYPE: 9 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM

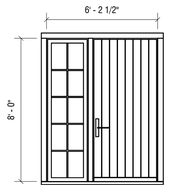


G TYPE: 16 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM

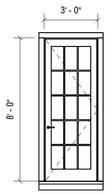


H TYPE: 36 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM

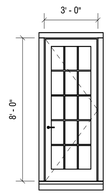
DOOR TYPES



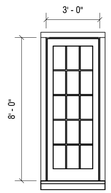
01 TYPE: ENTRY DOOR W/ SIDE LITE
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



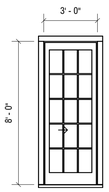
02 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



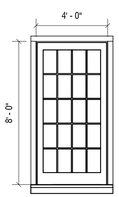
03 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING - OUT
MFGR: CUSTOM



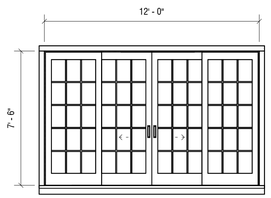
04 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



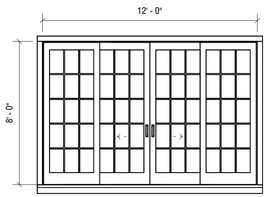
05 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 20 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



07 TYPE: 15 LITE - 4 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



08 TYPE: 15 LITE - 4 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM

3PA
MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

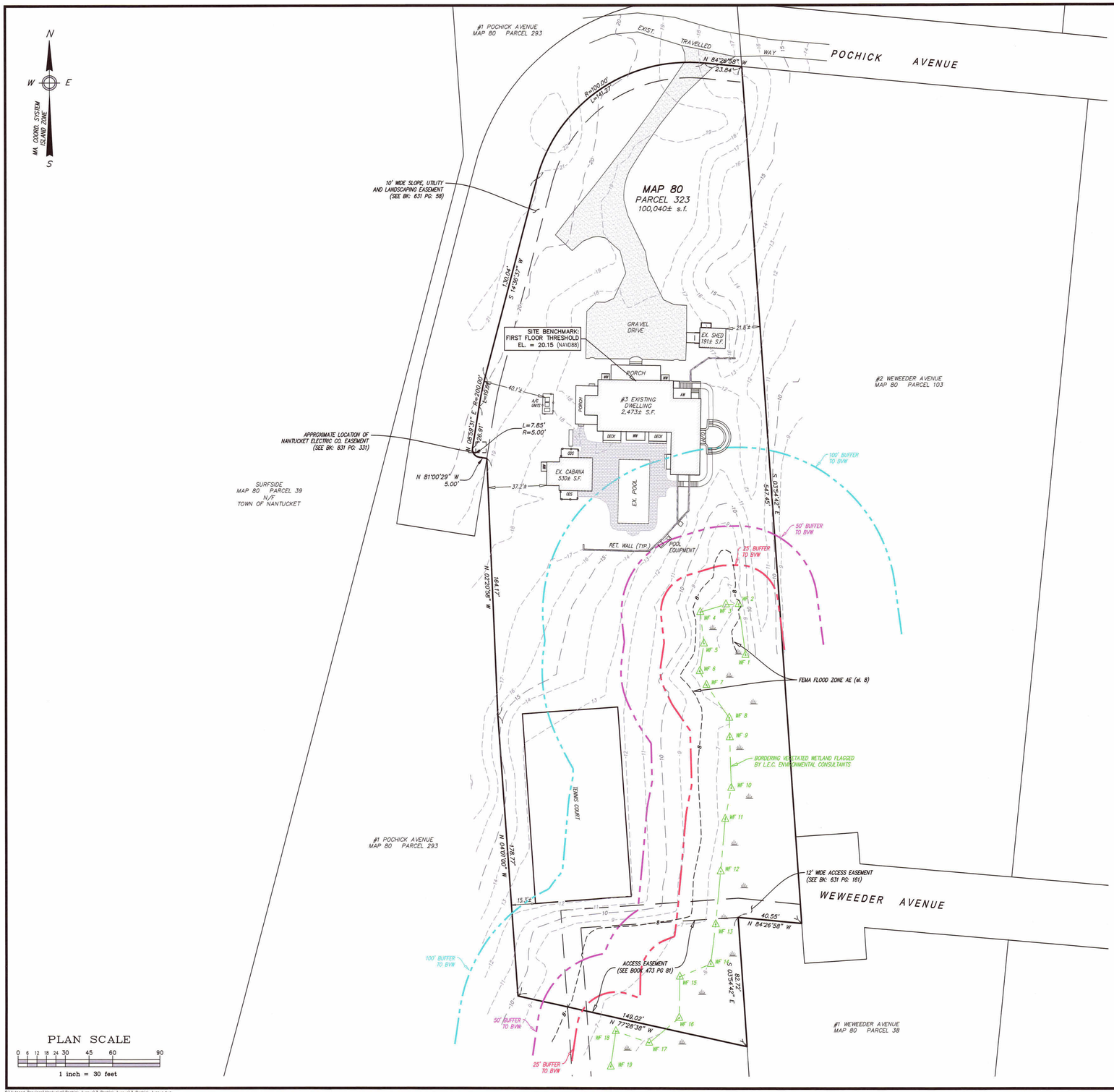
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

WINDOW AND DOOR LEGENDS

HDC-02

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



PLAN SCALE

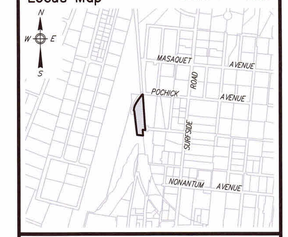
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

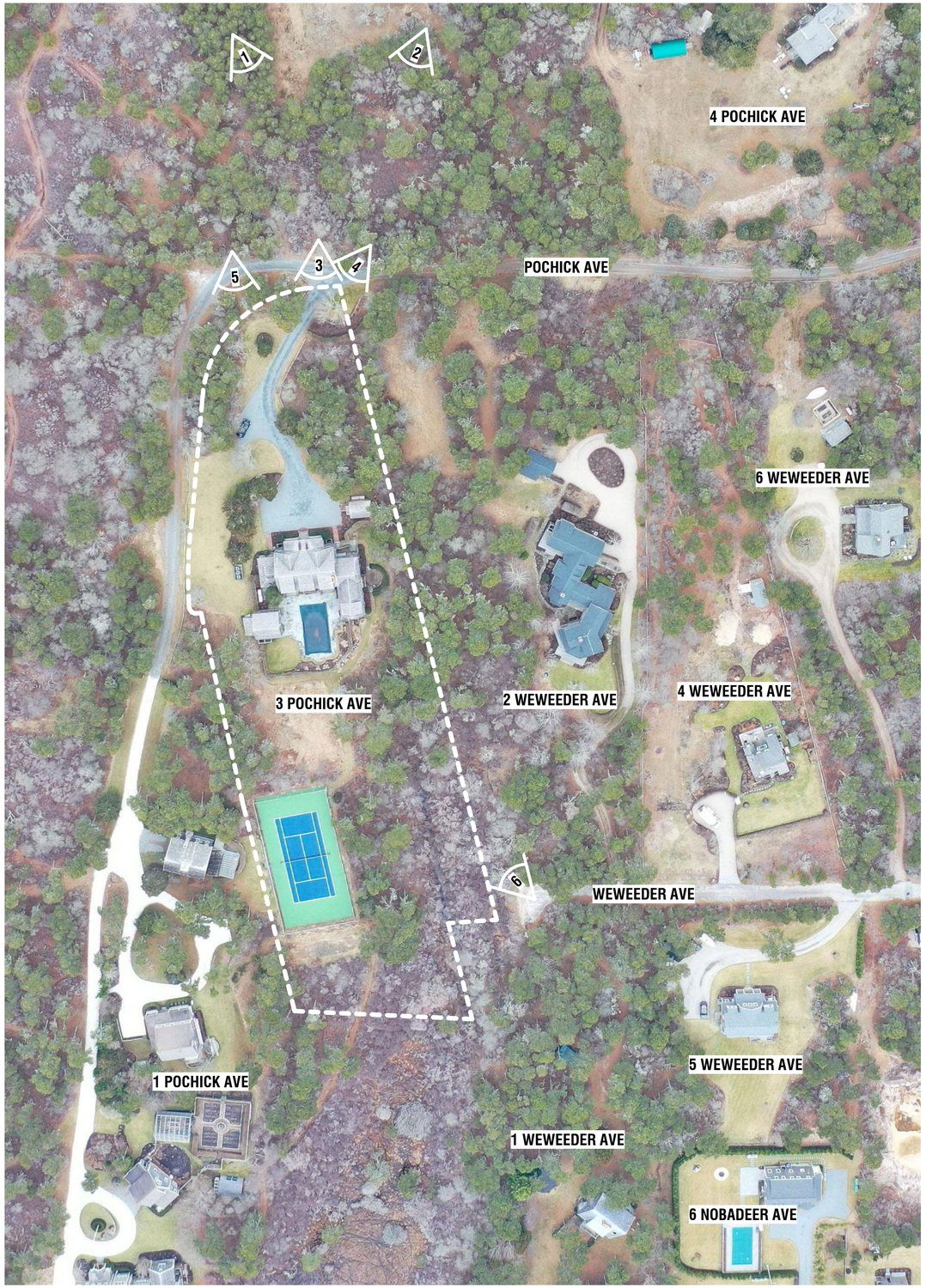
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-03

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIAL VIEW - LOOKING SOUTHEAST



2. AERIAL VIEW - LOOKING SOUTHWEST



3. STREET VIEW - FROM POCHICK AVE



4. STREET VIEW - FROM POCHICK AVE



5. STREET VIEW - FROM POCHICK AVE



6. STREET VIEW - FROM WEWEEDER AVE

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

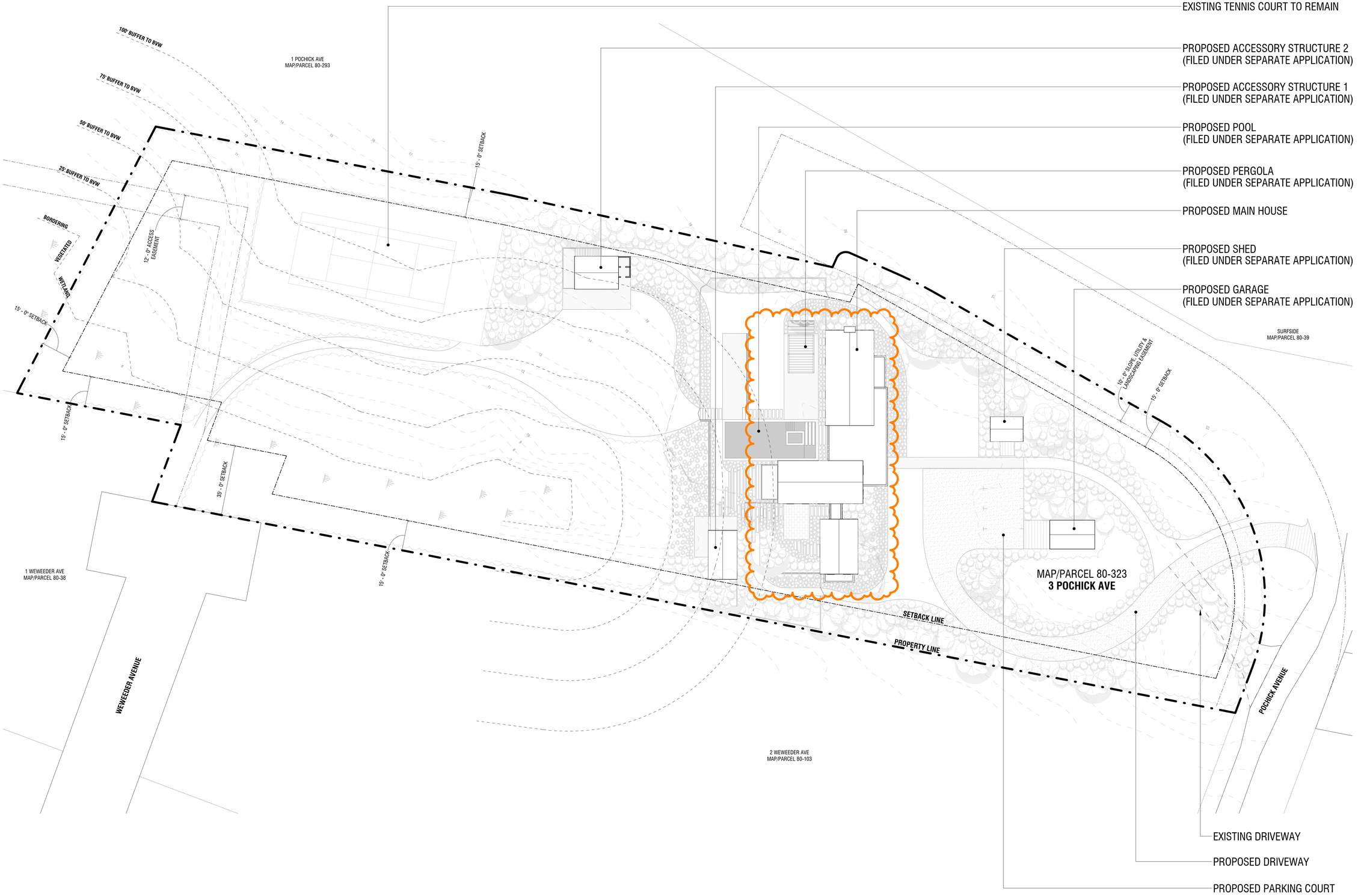
CONSTRUCTION DOCUMENTS

DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-04

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SITE PLAN

3/64" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

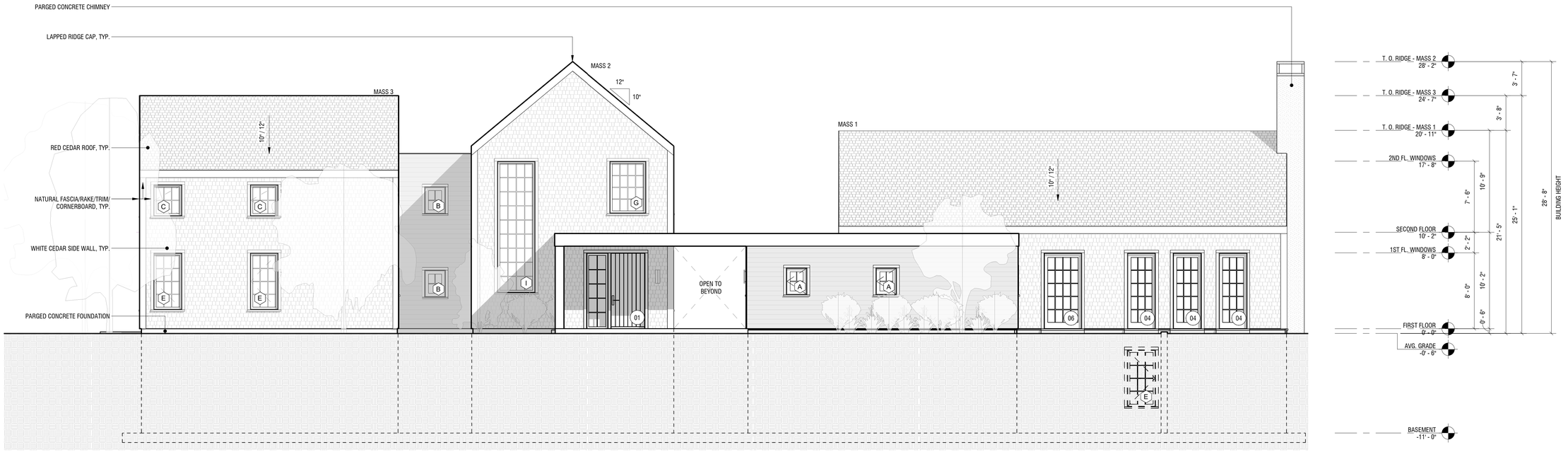
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

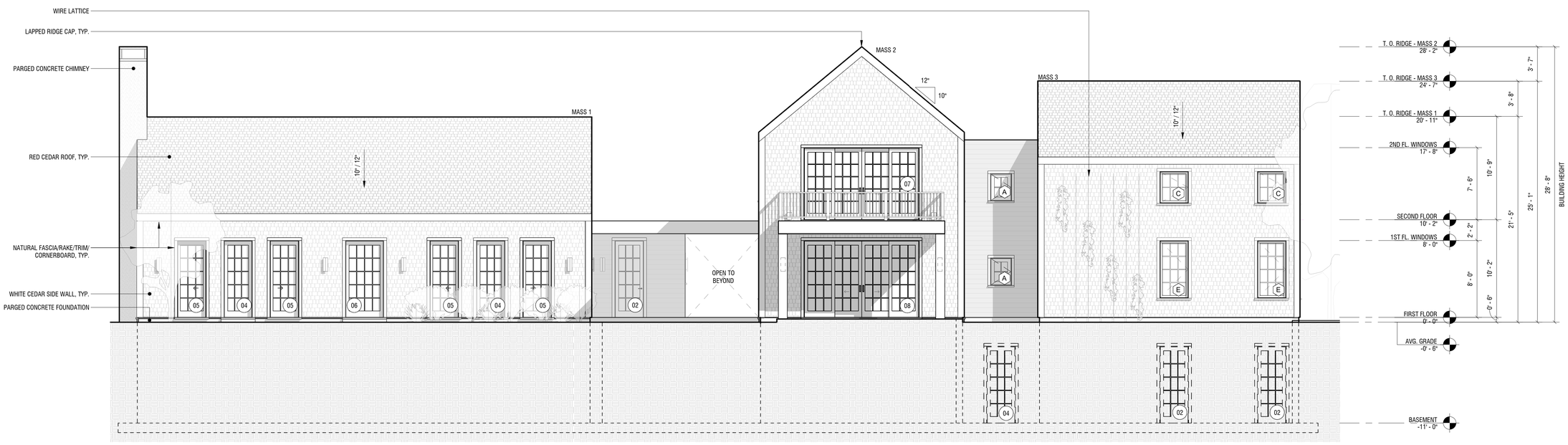
HDC-05

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

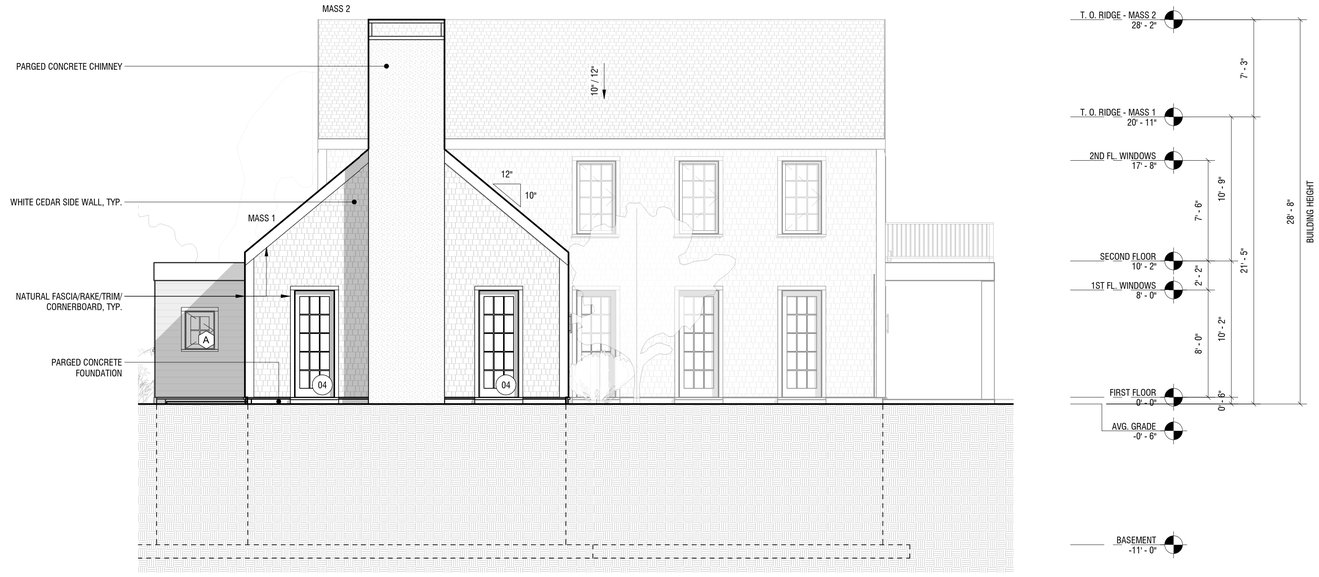
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS

HDC-06

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST (MASS 3)

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

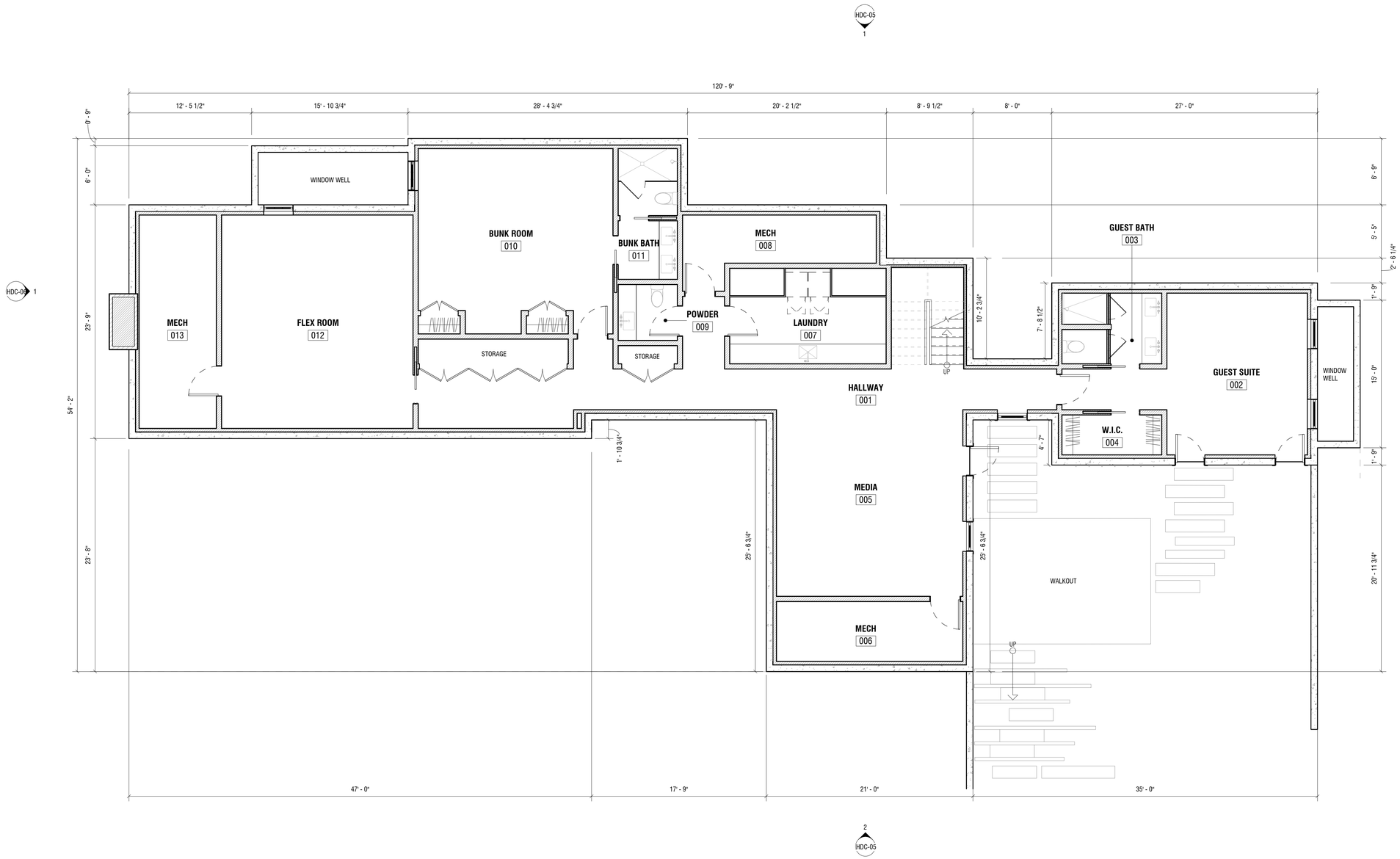
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS

HDC-07

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BASEMENT CONSTRUCTION PLAN

HDC-08

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

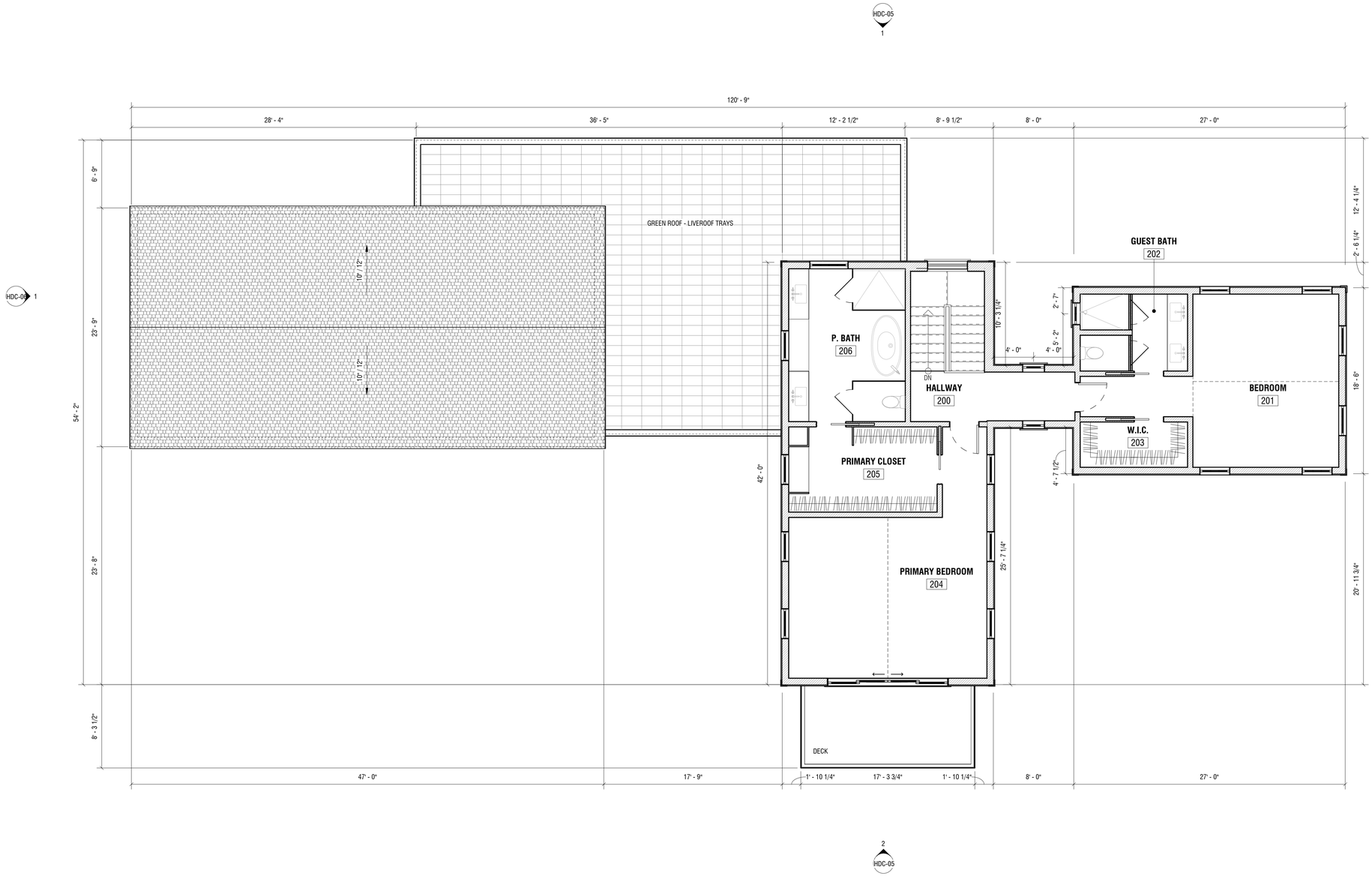
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

FIRST FLOOR CONSTRUCTION PLAN

HDC-09

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

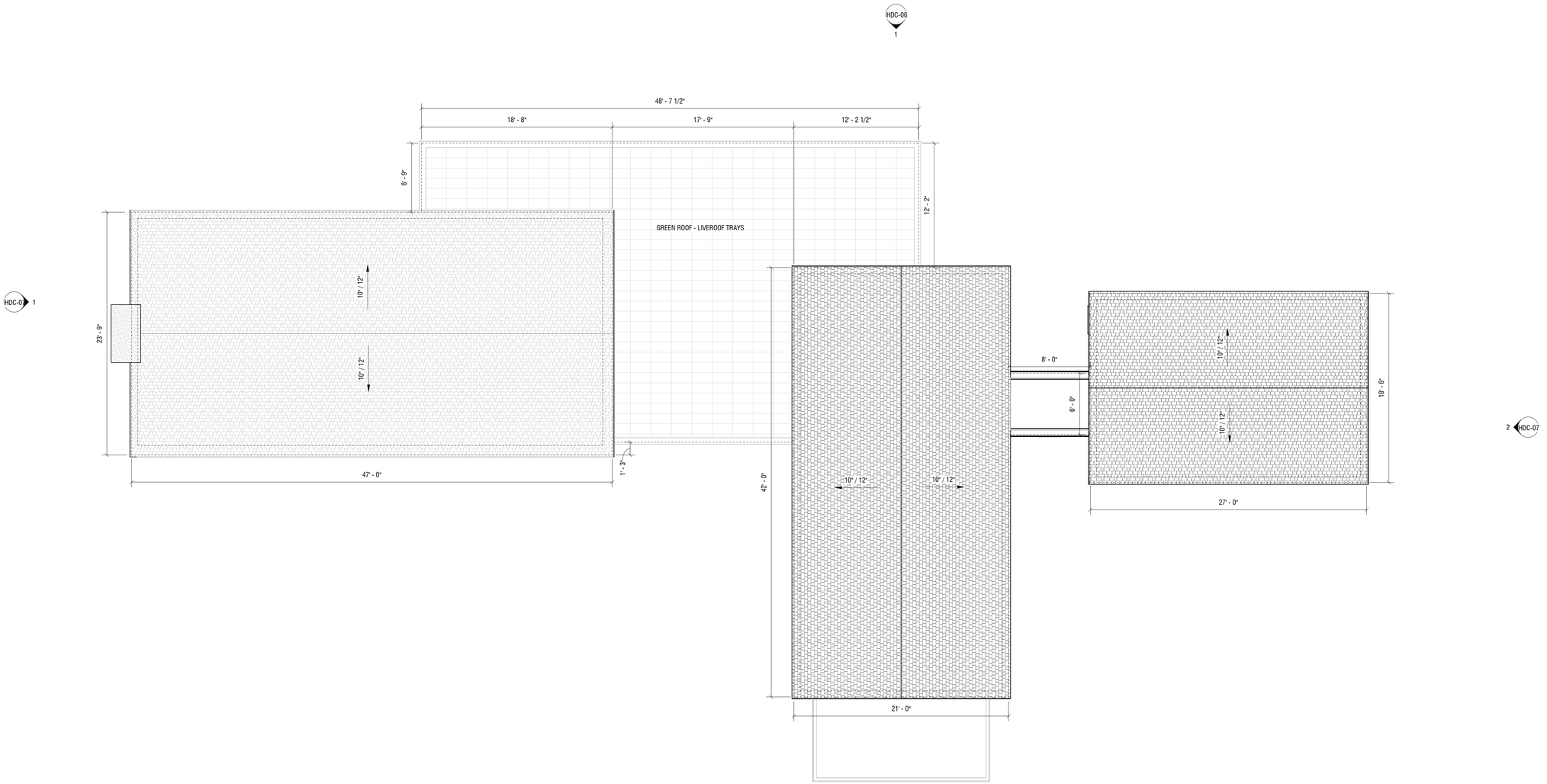
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SECOND FLOOR CONSTRUCTION PLAN

HDC-10

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF CONSTRUCTION PLAN

3/16" = 1'-0"

3PA

MAIN HOUSE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2024
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

ROOF CONSTRUCTION PLAN

HDC-11

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

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.

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD 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:

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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

3PA - NEW GARAGE

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST
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: 14'-0" Sq. Footage 1st floor: 308SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

$61.60

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 15'-5" South 15'-5" East 15'-5" West 15'-5"

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 PARGED

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 1 x 6 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 _____ Rear _____ Side _____
Garage Door(s): Type CARRIAGE Material CEDAR (PAINTED)

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck _____ 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 04/21/2025 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 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $
- ☑ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
SURFSIDE GARDENS LLC

Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

3PA GARAGE

HDC SUBMISSION
GARAGE
04/21/2025

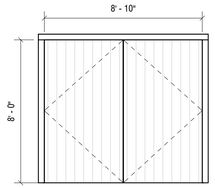


WINDOW TYPES



(1) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

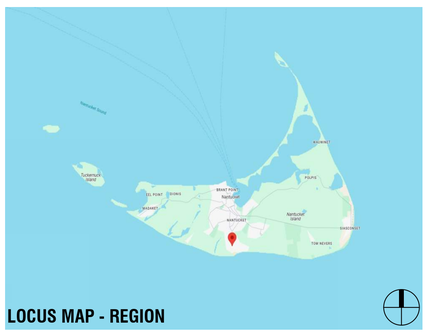
DOOR TYPES



(09) TYPE: GARAGE DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: DOUBLE SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	EXISTING CONDITIONS	•
HDC-04	SITE PLAN	•
HDC-05	BUILDING ELEVATIONS & PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1 6-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1 5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED, THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWINGS, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED ARDUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE DOUBLE JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
9. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
10. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
11. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
12. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
13. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
14. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
15. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
16. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
17. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
18. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
19. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
20. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
21. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
22. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
23. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
24. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

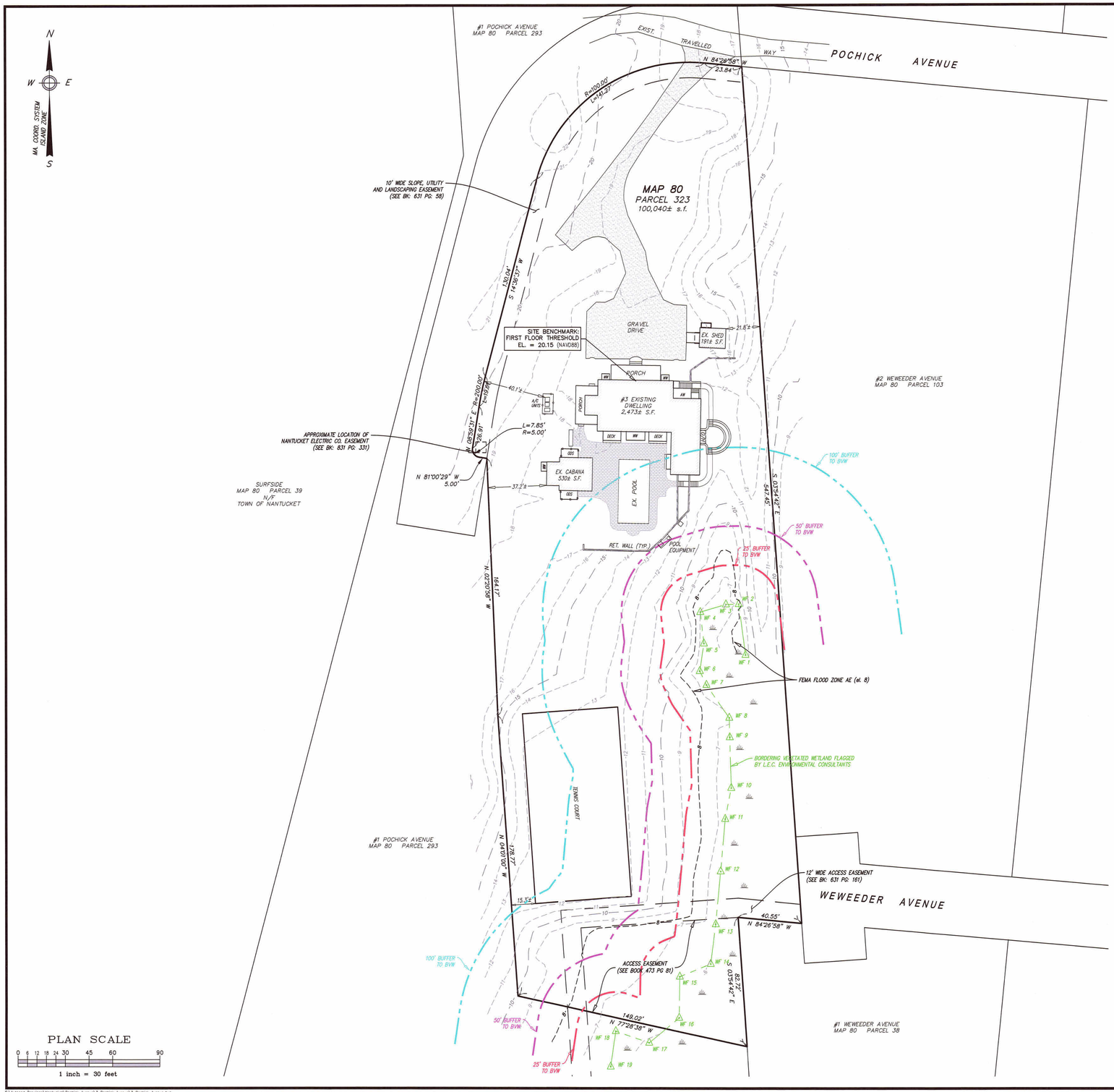
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS INDICATED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUC



PLAN SCALE

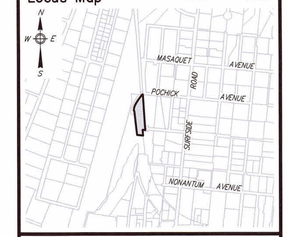
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

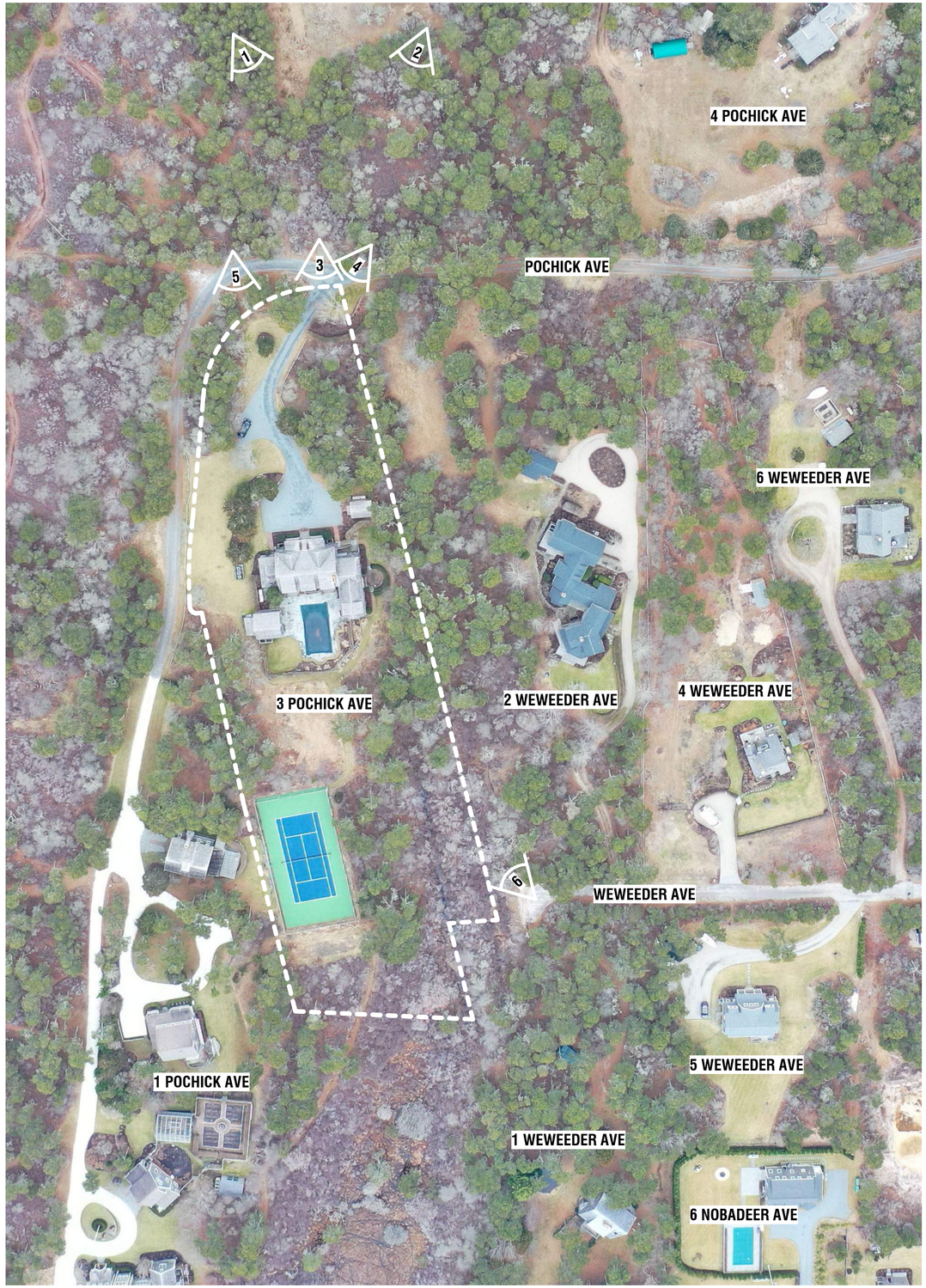
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIAL VIEW - LOOKING SOUTHEAST



2. AERIAL VIEW - LOOKING SOUTHWEST



3. STREET VIEW - FROM POCHICK AVE



4. STREET VIEW - FROM POCHICK AVE



5. STREET VIEW - FROM POCHICK AVE



6. STREET VIEW - FROM WEWEEDER AVE

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

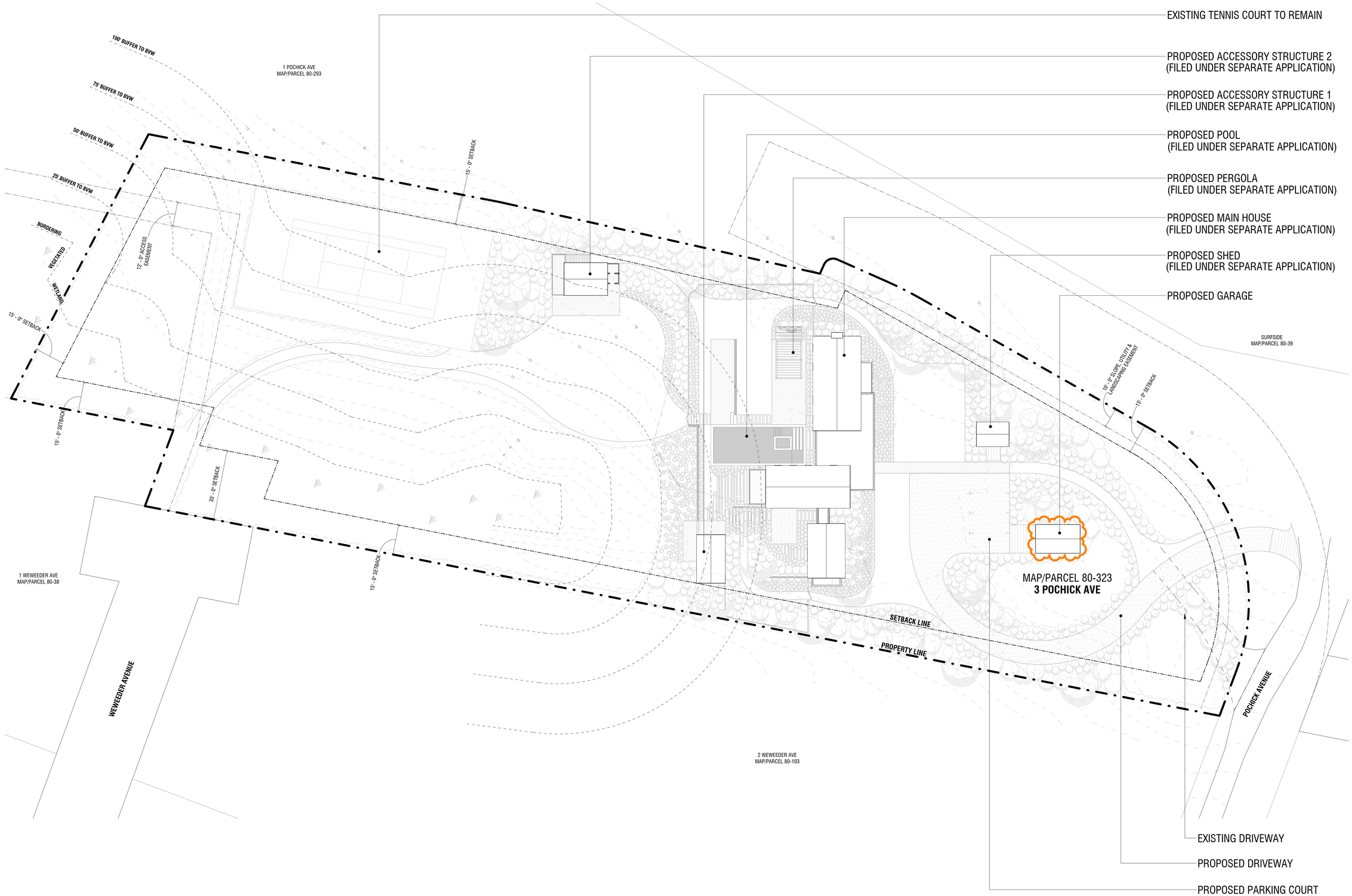
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-03

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SITE PLAN

3/64" = 1'-0"

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

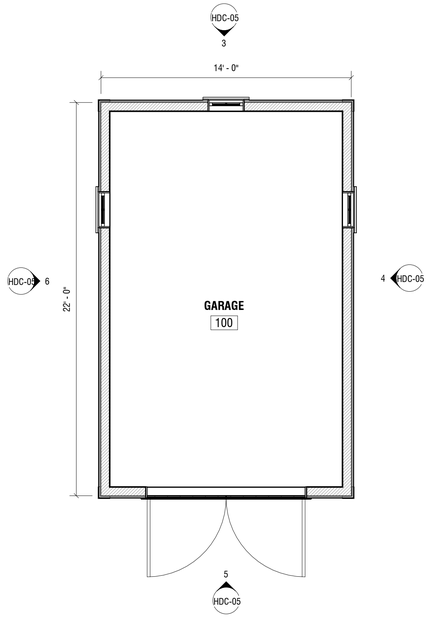
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

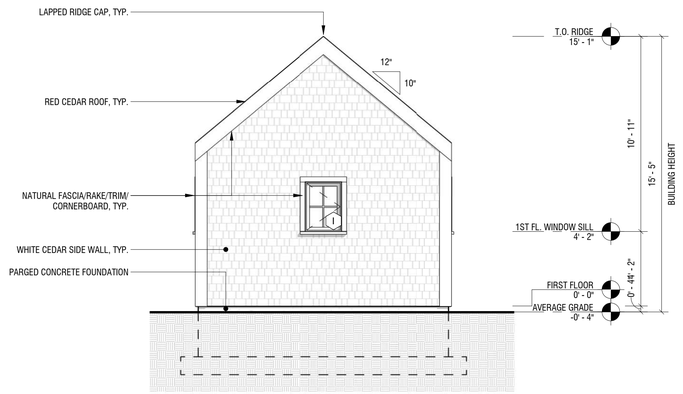
HDC-04

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



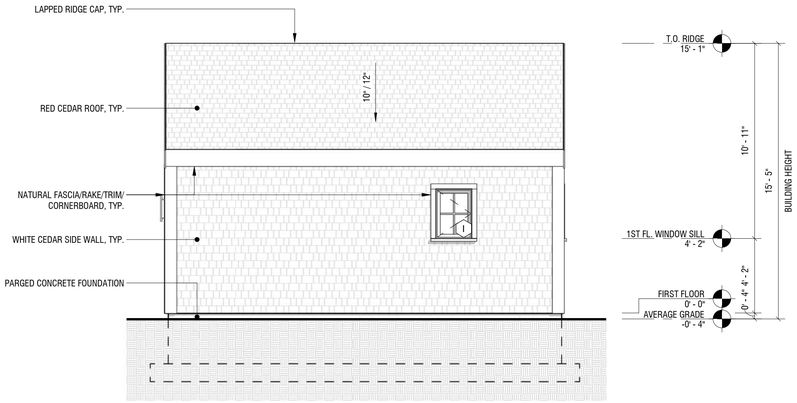
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



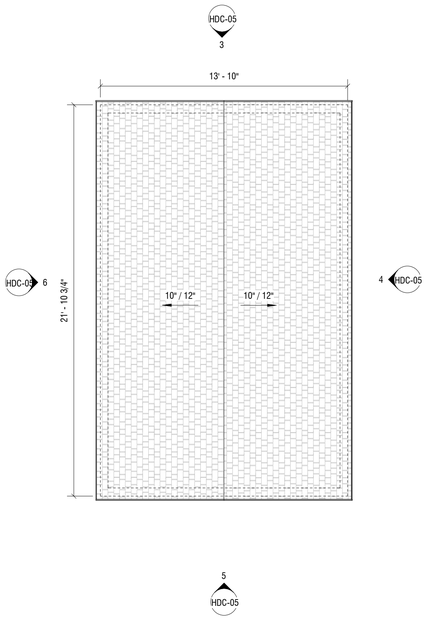
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



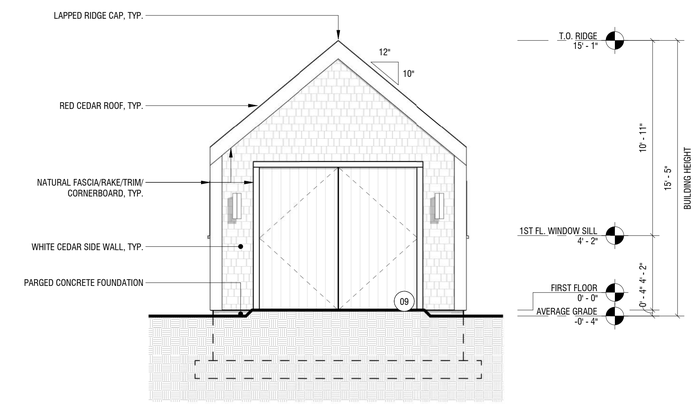
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



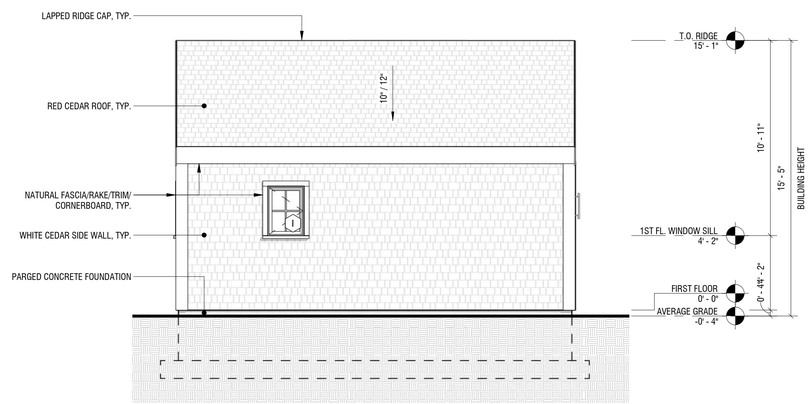
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS & PLANS

HDC-05

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Ave

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04/21/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern 04/04/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

MA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District LUG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45' Sq. Footage 1st floor: _____
Width: 18' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 510 SF ☐ 1st floor ☐ 2nd floor
Size: 708 SF ☐ 1st floor ☐ 2nd floor
227 SF

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4 FT
Type: HORIZONTAL
Length: 245 LF

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways GRANITE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: GRANITE

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 04/04/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 80/323



AERIAL MAP: 80/323



STREET VIEW 1



STREET VIEW 2

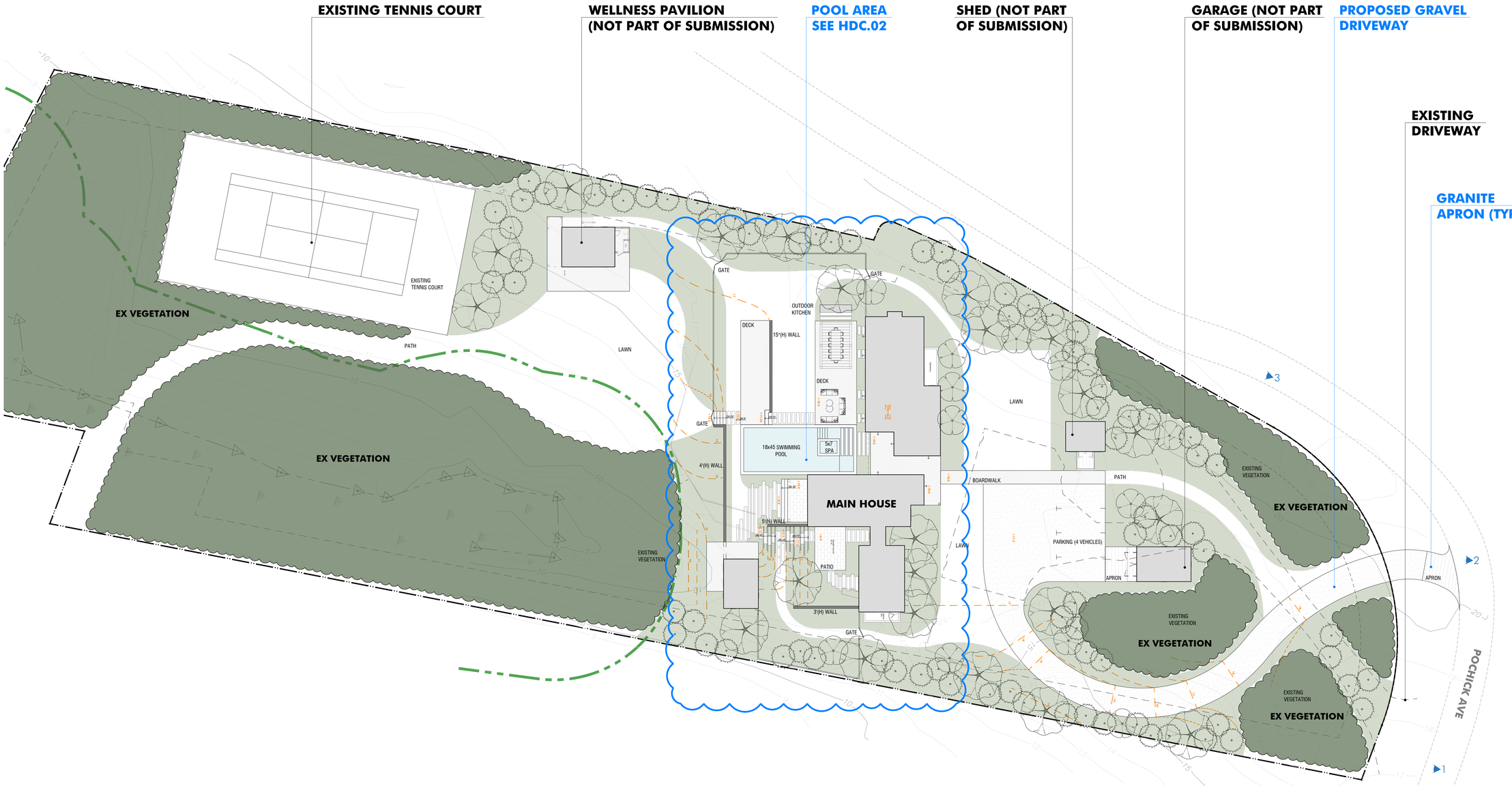


STREET VIEW 3



PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of trees, shrubs & grasses



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

3PA RESIDENCE

3 POCHICK AVE,
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD,
SUMMIT, NJ 07901

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL: 80/323
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER:
MAX G.C.: 4%

REVISIONS

NO.	DATE	PROJECT PHASE

HARDSCAPE & POOL

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	APRIL 4, 2025
SCALE	1"=20'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01

POOL & DECK AT GRADE

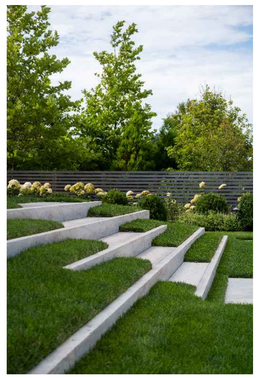


PARGED CONCRETE WALL

GRANITE RISERS AT GRADE

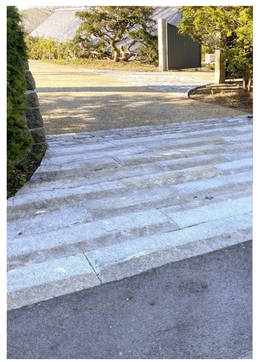


GRANITE PATIO



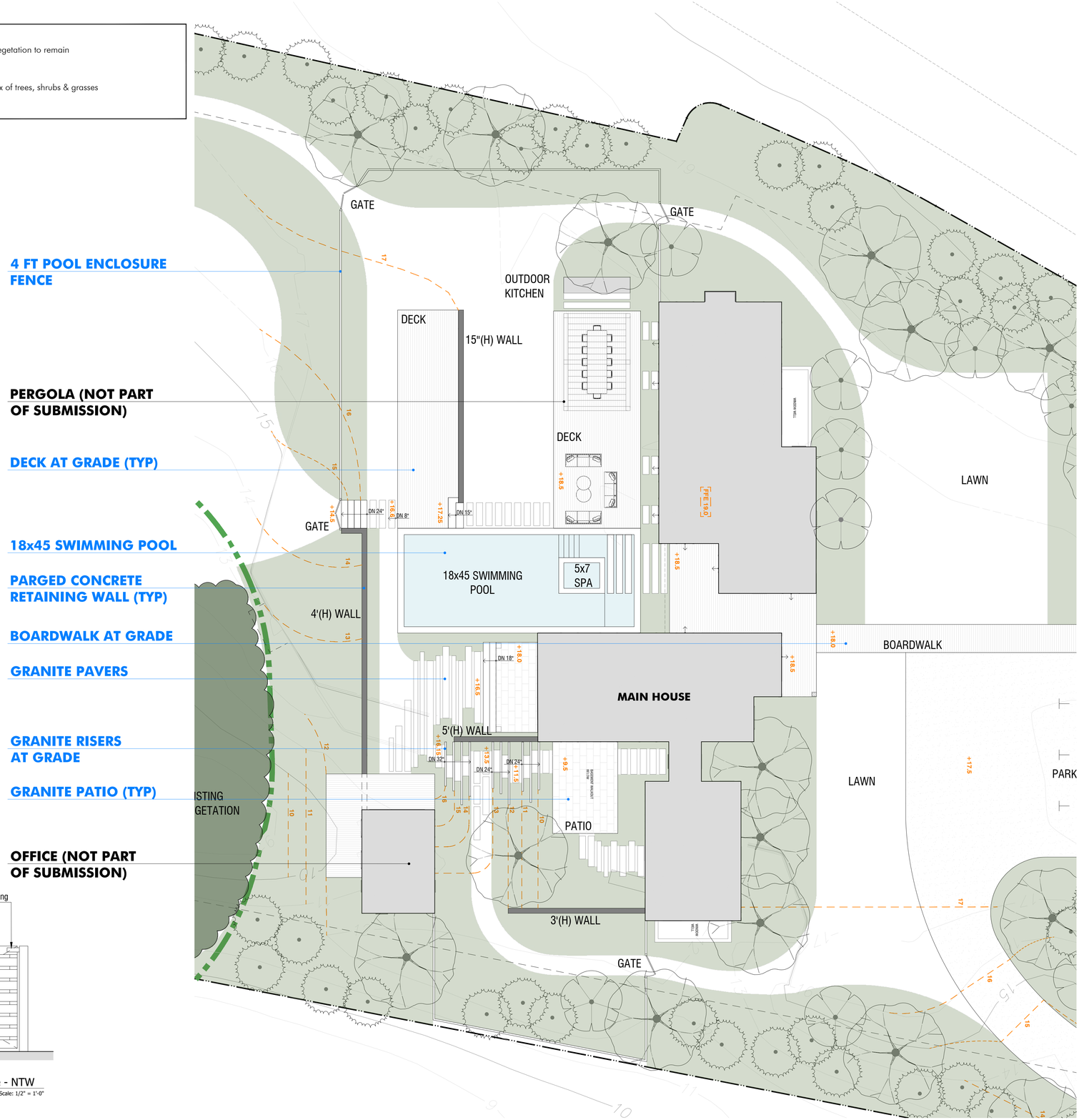
GRANITE APRON

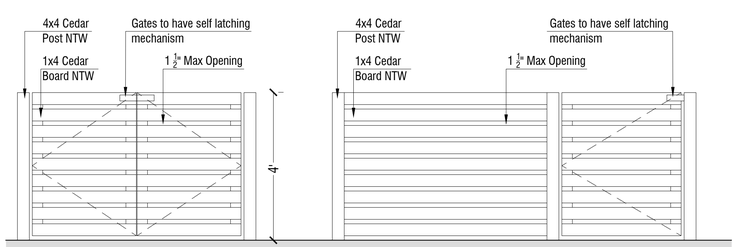




PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of trees, shrubs & grasses





01 POOL ENCLOSURE: Double Gate
Scale: 1/2" = 1'-0"

02 POOL ENCLOSURE: 4' Picket Fence and Gate - NTW
Scale: 1/2" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

3PA RESIDENCE

3 POCHICK AVE,
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD,
SUMMIT, NJ 07901

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL: 80/323
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER:
MAX G.C.: 4%

REVISIONS

NO.	DATE	PROJECT PHASE

HARDSCAPE & POOL

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	APRIL 4, 2025
SCALE	1"=10'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-02

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Ave

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04/21/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern 04/04/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

MA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other PERGOLA

Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. PERGOLA - NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04/04/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 80/323

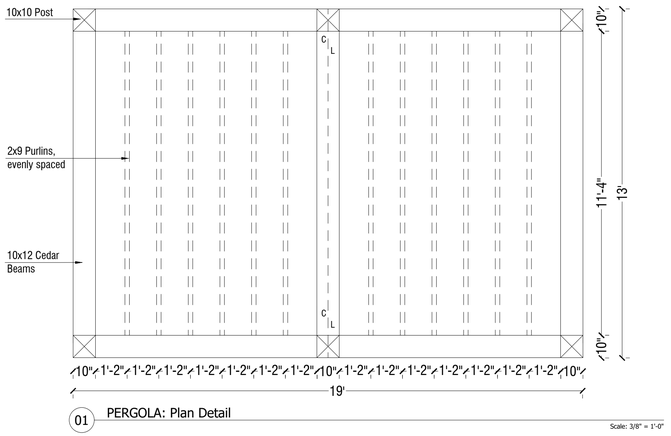


AERIAL MAP: 80/323



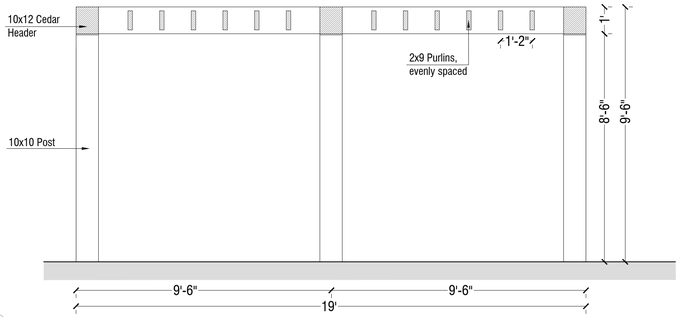
PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of trees, shrubs & grasses



01 PERGOLA: Plan Detail

Scale: 3/8" = 1'-0"



02 PERGOLA: Section

Scale: 3/8" = 1'-0"

13'x19' PERGOLA

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

3PA RESIDENCE

3 POCHICK AVE,
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD,
SUMMIT, NJ 07901

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL: 80/323
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER:
MAX G.C.: 4%

REVISIONS

NO.	DATE	PROJECT PHASE

PERGOLA

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	APRIL 4, 2025
SCALE	1"=20'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01

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 SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

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.

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD 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:

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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

3PA - NEW 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°: 80 PARCEL N°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST

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: 196SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

$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'-11" South 13'-11" East 13'-11" West 13'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other PARGED

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 1 x 6 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 CUSTOM (PAINT) Rear CARRIAGE Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck _____ 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 04/21/2025 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD 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 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $
- ☑ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
SURFSIDE GARDENS LLC

Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

3PA SHED

HDC SUBMISSION

SHED

04/21/2025

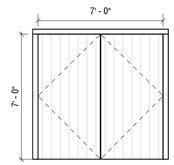


WINDOW TYPES



(A) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

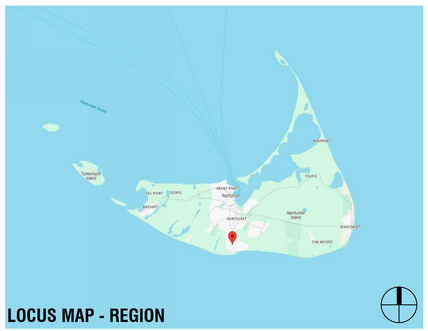
DOOR TYPES

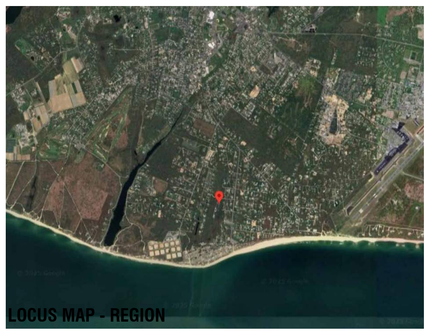


(16) TYPE: SHED DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: DOUBLE SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	EXISTING CONDITIONS	•
HDC-04	SITE PLAN	•
HDC-05	BUILDING ELEVATIONS & PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO ACORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A ODF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION).
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED ⅝ BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

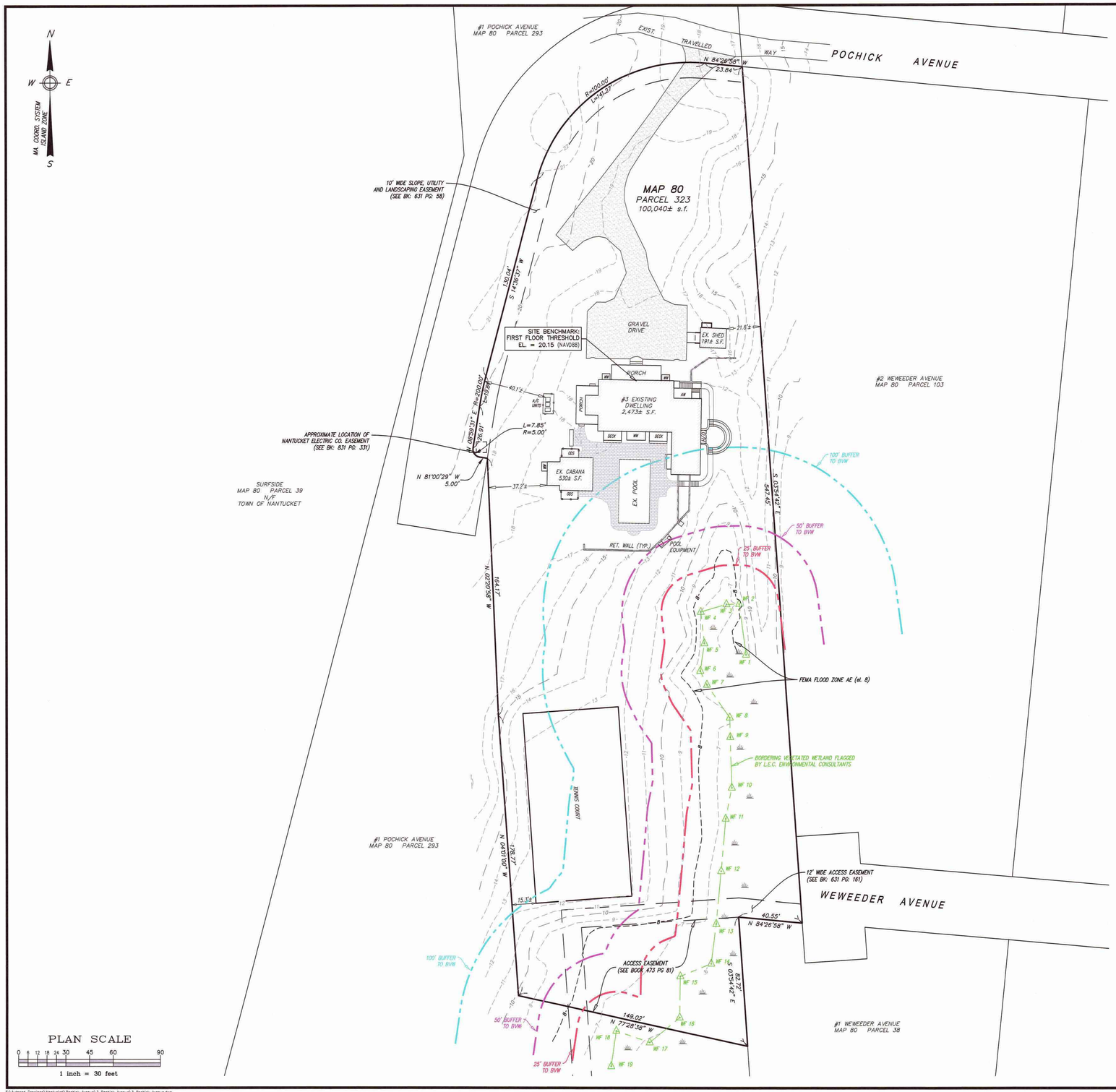
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL



PLAN SCALE

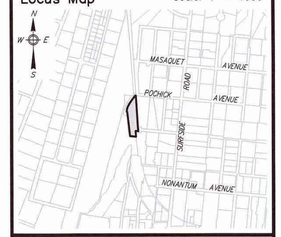
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE
   MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC
   133 WHITTREDGE RD.
   SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
BRACKEN ENGINEERING, INC.
40 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.326.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA
SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

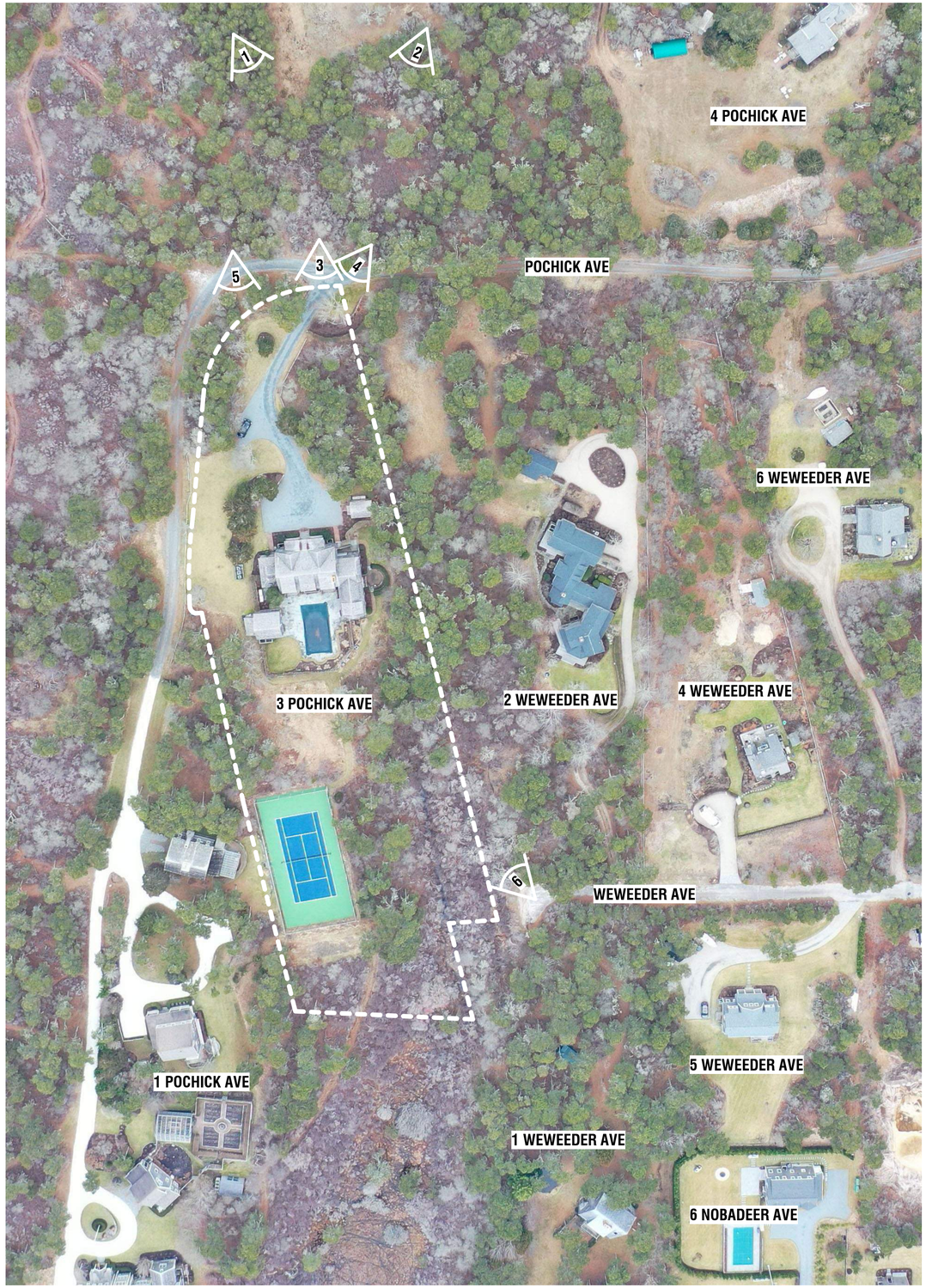
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIAL VIEW - LOOKING SOUTHEAST



2. AERIAL VIEW - LOOKING SOUTHWEST



3. STREET VIEW - FROM POCHICK AVE



4. STREET VIEW - FROM POCHICK AVE



5. STREET VIEW - FROM POCHICK AVE



6. STREET VIEW - FROM WEWEEDER AVE

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

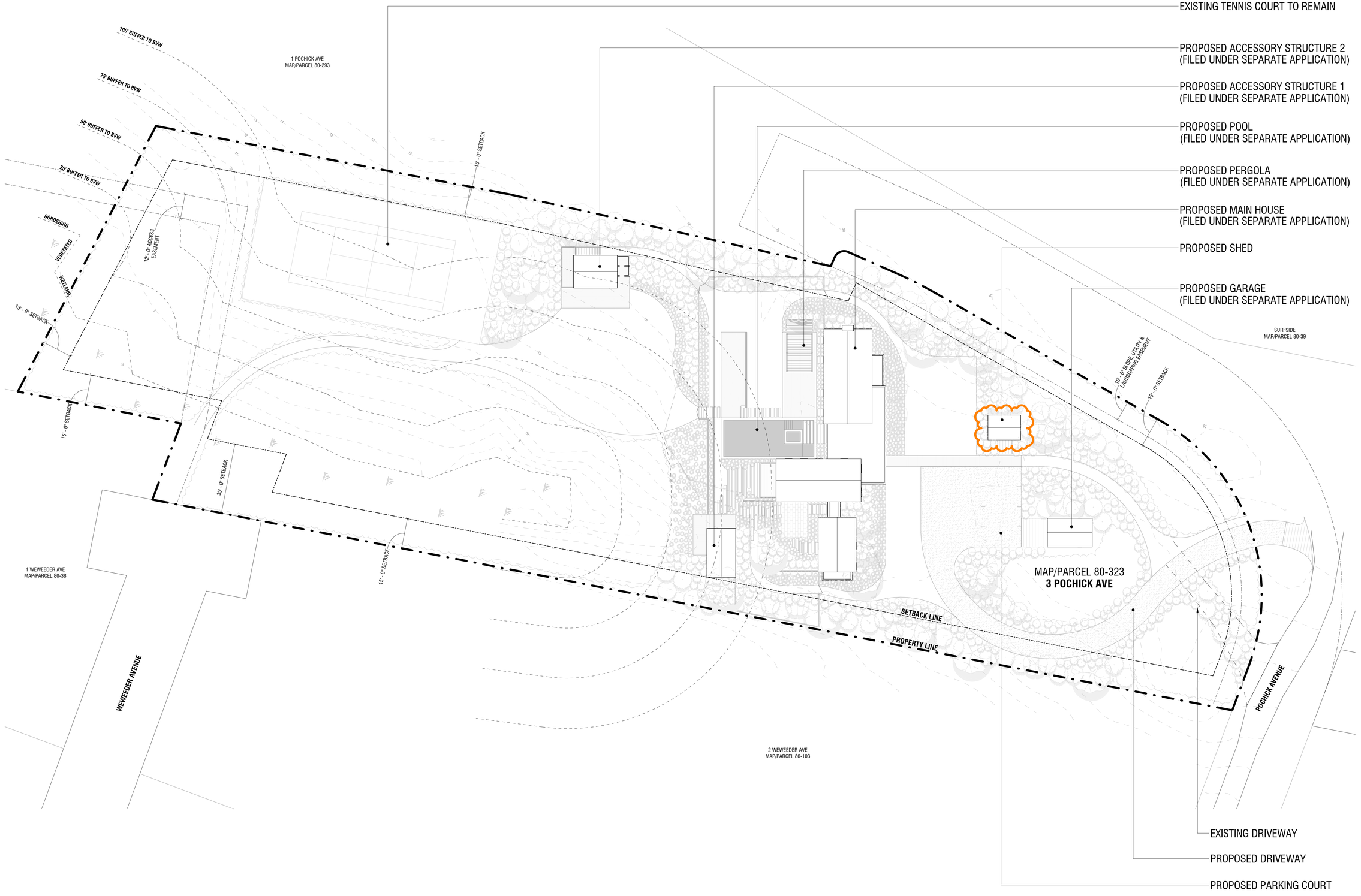
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-03

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SITE PLAN

3/64" = 1'-0"

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

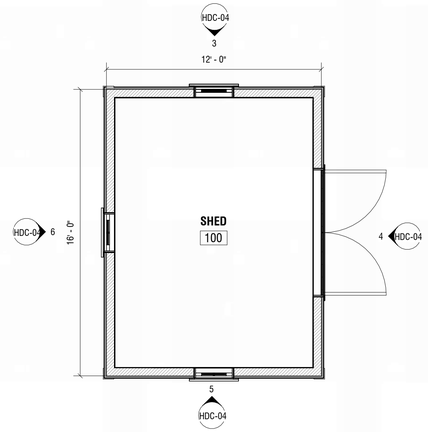
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

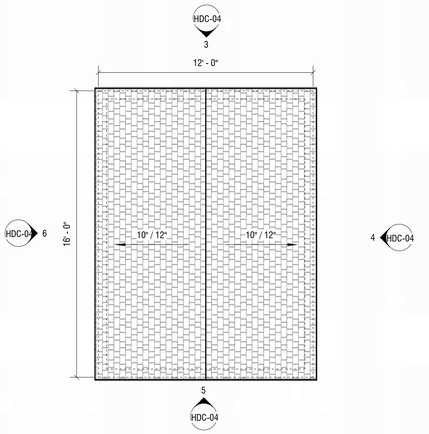
HDC-04

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



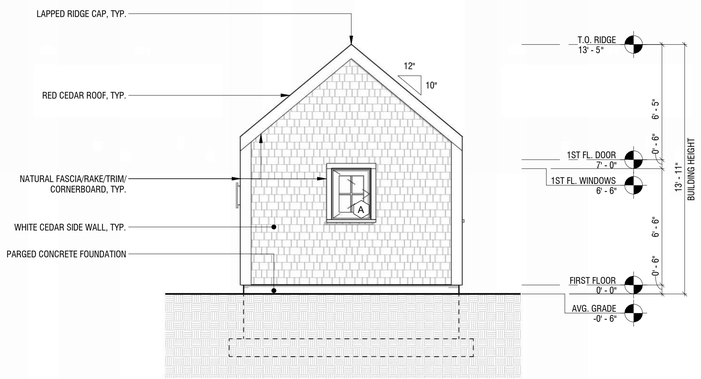
1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"



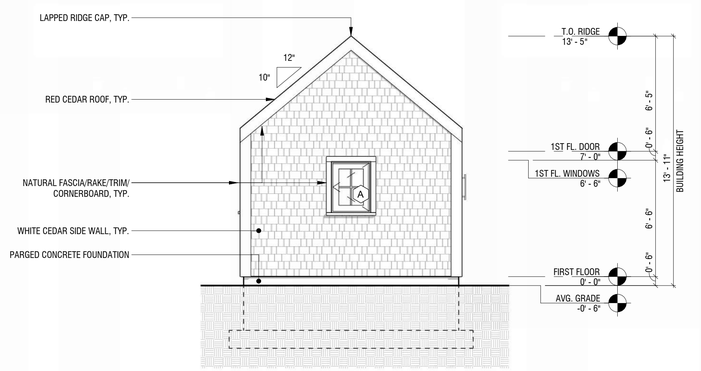
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



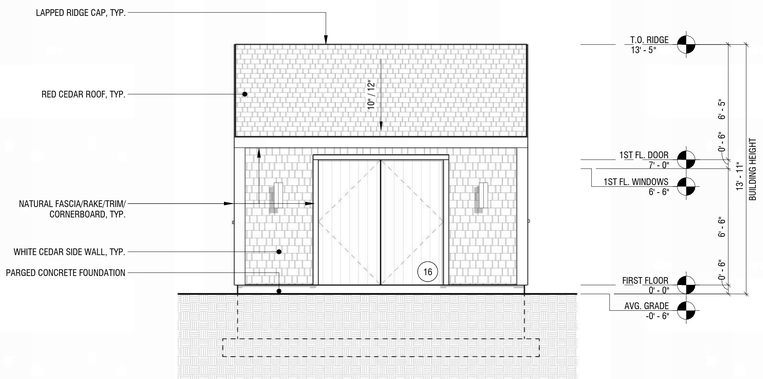
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



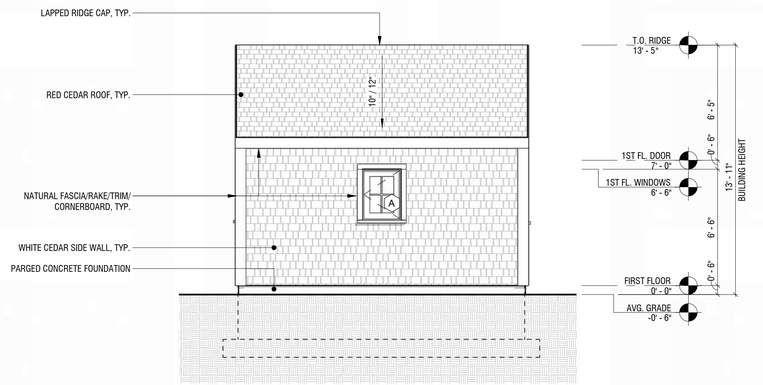
5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS & PLANS

HDC-05

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

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.

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD 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:

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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

3PA - ACCESSORY STRUCTURE 1

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST
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 ACCESSORY STRUCTURE

Size of Structure or Addition: Length: 14'-0" Sq. Footage 1st floor: 336SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

$67.20

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 15'-7" South 15'-7" East 15'-7" West 15'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other PARGED

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 1 x 6 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 SLIDING Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck _____ 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 04/21/2025 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD 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 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $
- ☑ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
SURFSIDE GARDENS LLC

Street and Apt. No., or PO Box No.
PO BOX 611

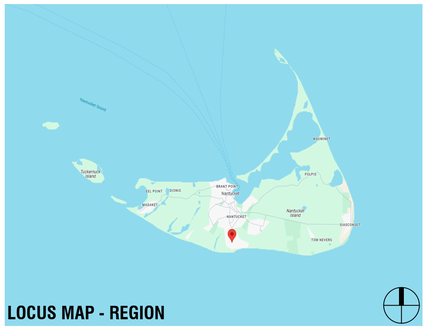
City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

3PA ACCESSORY STRUCTURE 1

HDC SUBMISSION
ACCESSORY STRUCTURE 1
04/21/2025




Martha's Vineyard
Nantucket Sound
Tuckernuck Island
EDGARTOWN
OAK BLUFFS
VINEYARD HAVEN
WEST TISBURY
CHILMARK
MENEMSHA
GAY HEAD
ALDEN
GAY HEAD MOSHUP TRAIL
TOM NEVERS
SQUIBNOCKET
Nantucket Sound
NANTUCKET
MADAKET
SIASCONSET
Nantucket Harbor
POLPIS
SESACHACHA POND
SESACHACHA
BRANT POINT
NAUSHOP
SURFSIDE
SURFSIDE BEACH
SURFSIDE BEACH
SURFSIDE BEACH

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE – GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE. SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS. CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED ⅞ BOILED LINSEED OIL/50 ⅞ CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

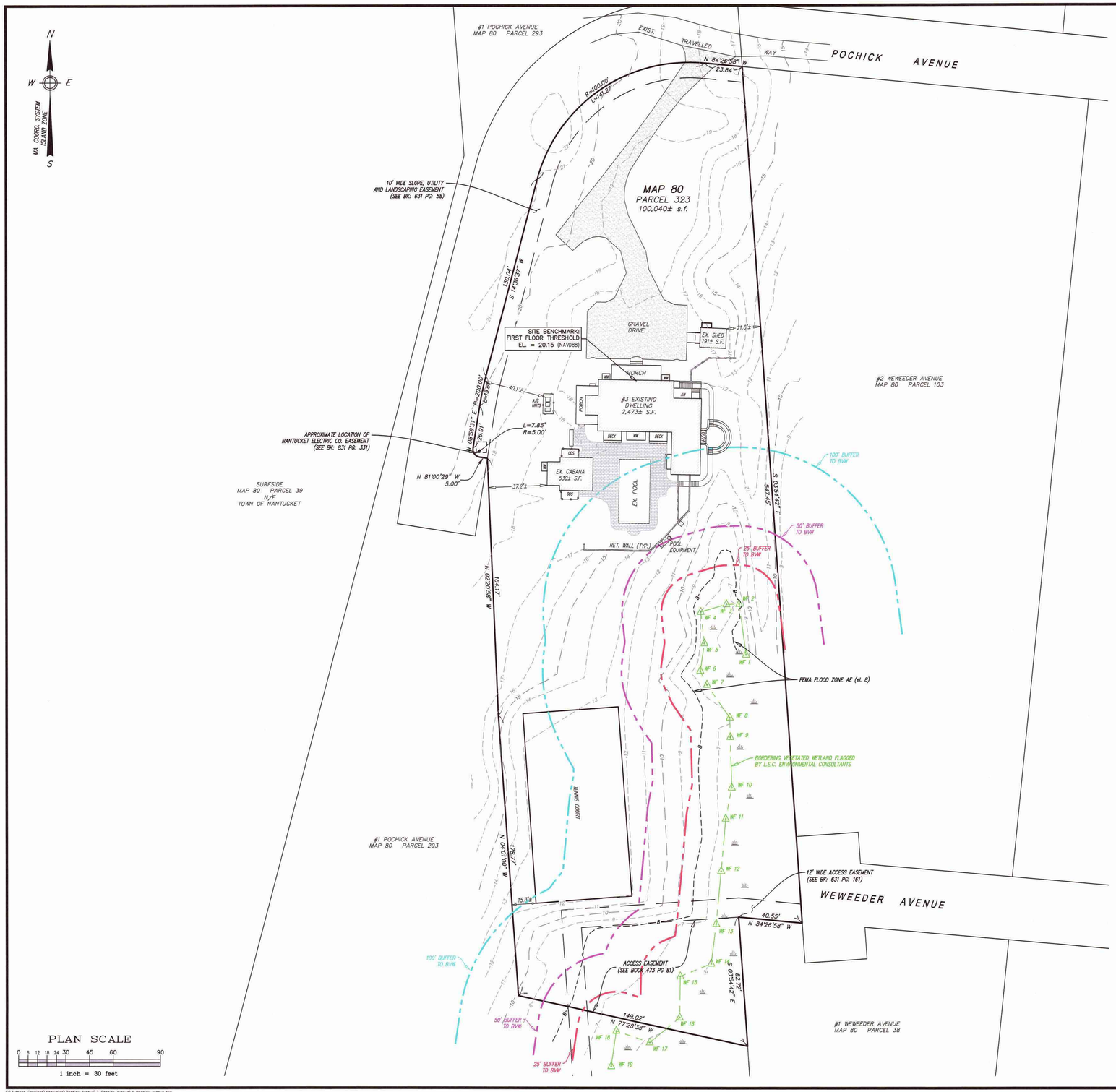
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS



PLAN SCALE

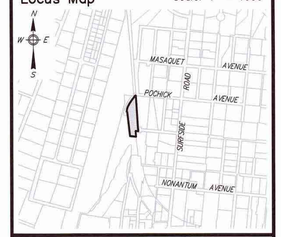
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE
   MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC
   133 WHITTREDGE RD.
   SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
BRACKEN ENGINEERING, INC.
40 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.326.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE

MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

ACCESSORY STRUCTURE 1

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

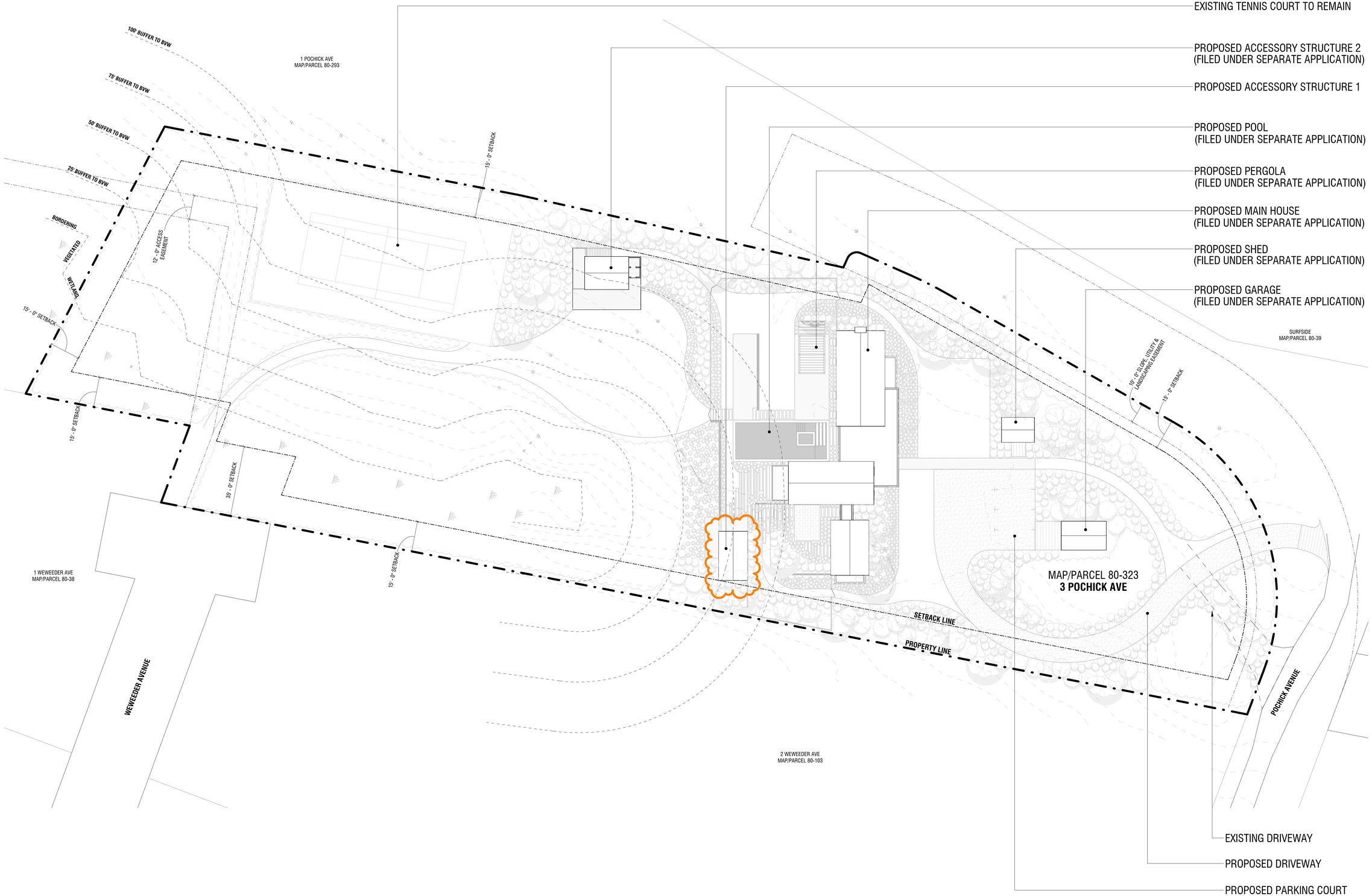
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARL/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SITE PLAN

3/64" = 1'-0"

3PA

ACCESSORY STRUCTURE 1

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

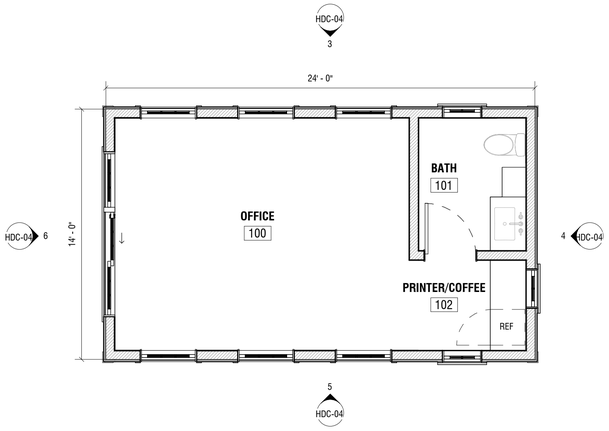
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARL/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

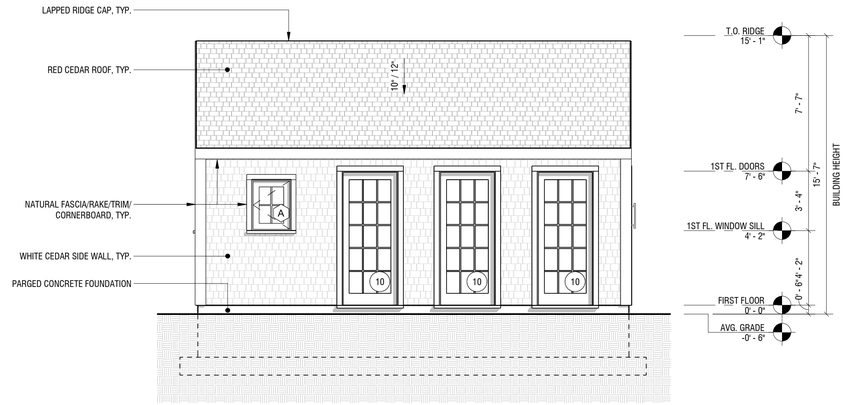
HDC-03

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



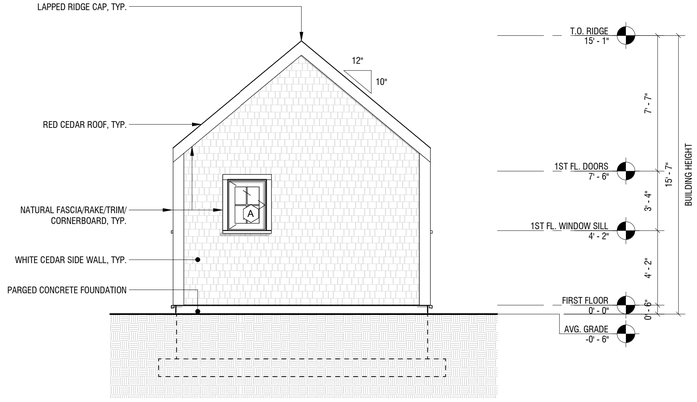
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



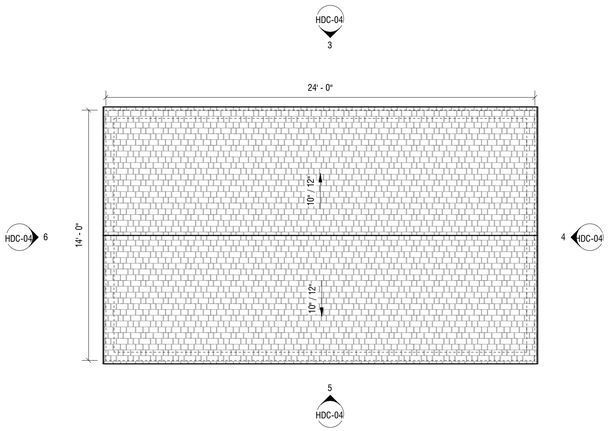
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



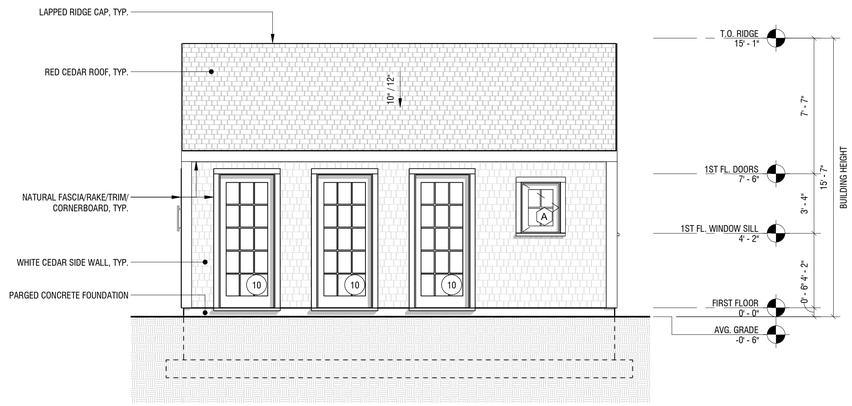
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



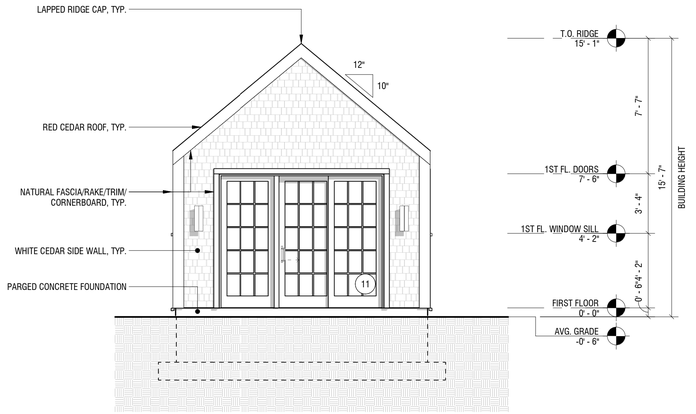
2 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



6 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

ACCESSORY STRUCTURE 1

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARL/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS & PLANS

HDC-04

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR 3 POCHICK SURFSIDE LLC

STREET ADDRESS 3 POCHICK AVE

MAP/PARCEL 80/232

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

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.

Samuel W. Titone 2025.04.21

Signature AS REPRESENTATIVE OF WORKSHOP/APD 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:

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

____ 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.

MLW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

3PA - ACCESSORY STRUCTURE 2

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 232

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT NJ 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: 7 NEW ST
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 ACCESSORY STRUCTURE

Size of Structure or Addition: Length: 27'-6" Sq. Footage 1st floor: 440SF Decks/Patio: Size: 123SF ☐ 1st floor ☒ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: 440SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

$176

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 23'-5" South 23'-5" East 23'-5" West 23'-5"

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 PARGED

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 8 Soffit (Overhang) _____ Corner boards 1 x 6 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 SLIDING Rear _____ Side BI-FOLD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash BLACK Doors BLACK
Deck 1X4 MAHOGONY 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 04/21/2025 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 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.23 11:41:10 -05'00'

January 23, 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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: New primary dwelling, garage, gym, shed, landscape and hardscaping.

Anticipated HDC Submission Date: 4/7/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	39		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SURFSIDE
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

9589 0710 5270 2355 1646 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
NANTUCKET ISLANDS LAND BANK

Street and Apt. No., or PO Box No.
22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $
- ☑ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
3 MASAQUET LLC

Street and Apt. No., or PO Box No.
C/O ROPES & GRAY LLP

City, State, ZIP+4®
800 BOYLSTON ST
BOSTON, MA 02199

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1646 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

MIDTOWN STATION NEW YORK NY APR 01 2025 10018-USPS

Sent To
SURFSIDE GARDENS LLC

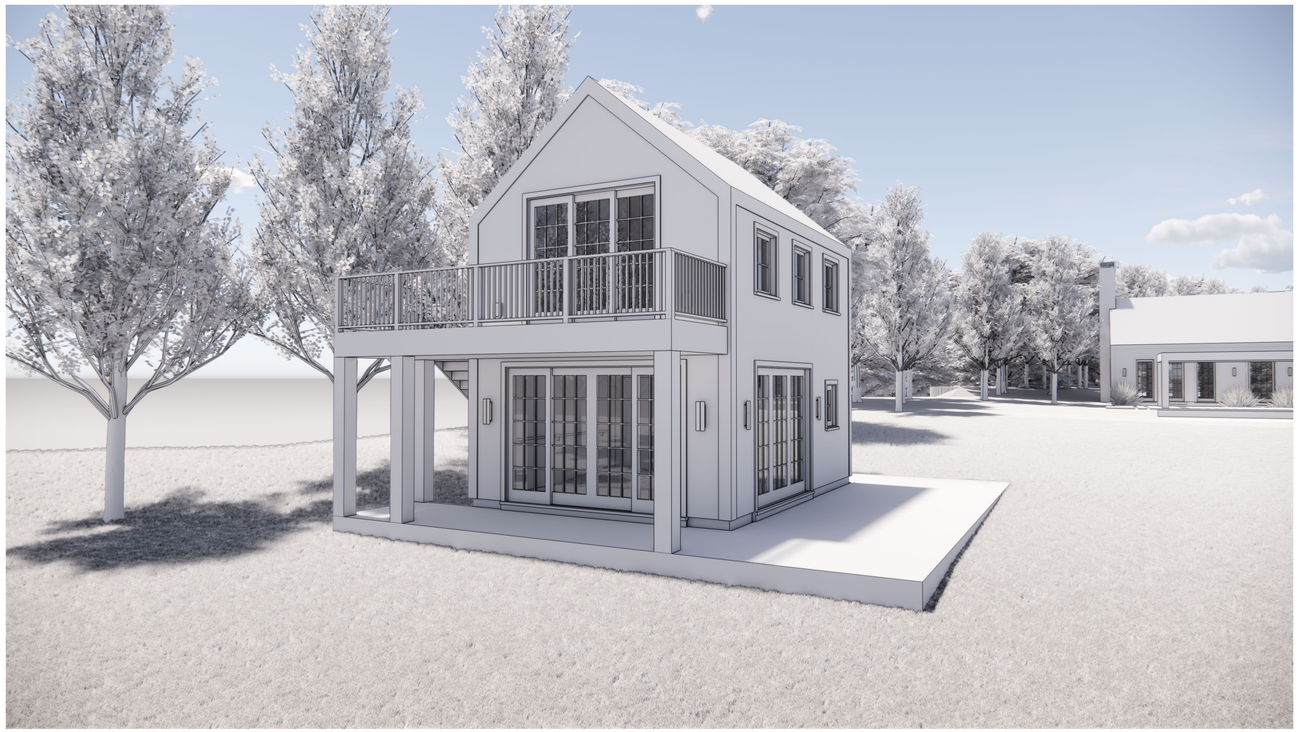
Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

3PA ACCESSORY STRUCTURE 2

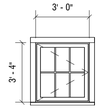
HDC SUBMISSION
ACCESSORY STRUCTURE 2
04/21/2025



WINDOW TYPES

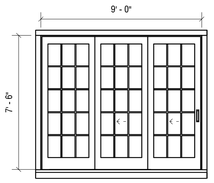


(A) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

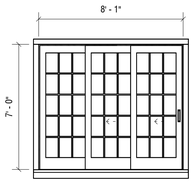


(C) TYPE: 6 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

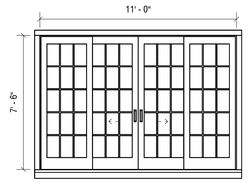
DOOR TYPES



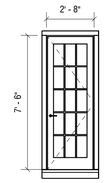
(12) TYPE: 12 LITE - 3 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FOLDING
MFGR: CUSTOM



(13) TYPE: 12 LITE - 3 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



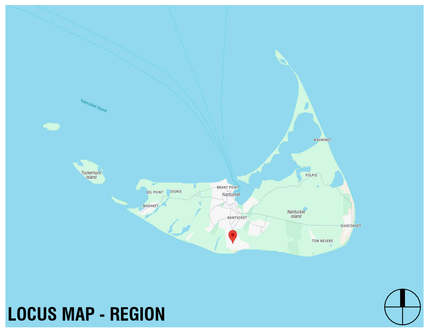
(14) TYPE: 12 LITE - 4 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM

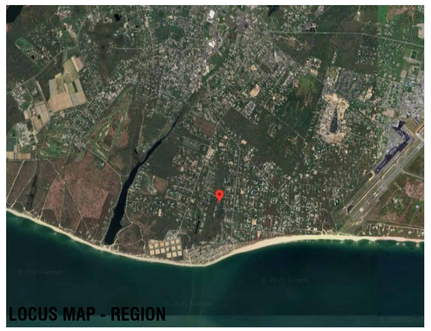


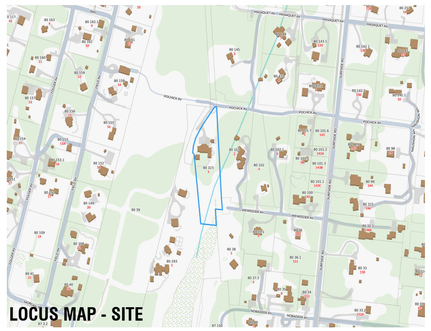
(15) TYPE: 15 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

DRAWING INDEX - HDC

SHEET NUMBER	SHEET NAME	04/21/2025 - HDC SUBMISSION
HDC-00	TITLE COVER	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	BUILDING ELEVATIONS	•
HDC-05	CONSTRUCTION PLANS	•







ZONING INFORMATION

MAP/PARCEL	80/232
CURRENT ZONING	LUG-2
MIN. FRONTAGE	150 FT
FRONT SETBACK	35 FT
SIDE/READ SETBACK	15 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	100,040 SF
GROUND COVER ALLOWED	4%
GROUND COVER MAXIMUM	4,001 SF
PROPOSED MAIN HOUSE G.C.	2,935 SF
PROPOSED WELLNESS PAVILION G.C.	344 SF
PROPOSED OFFICE / GUEST HOUSE G.C.	336 SF
PROPOSED GARAGE / STUDIO G.C.	308 SF
PROPOSED SHED G.C. (NOT INCLUDED IN TOTAL PROPOSED G.C.)	(192 SF)
TOTAL PROPOSED G.C.	3,923 SF

EXTERIOR COLORS

SASH: BLACK
TRIM: NATURAL

3PA
ACCESSORY STRUCTURE 2
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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
--

STRUCTURAL ENGINEER
--

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE COVER

HDC-00

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A,
OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT
COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT IMPROMISING QUALITY.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC,)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" PRE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

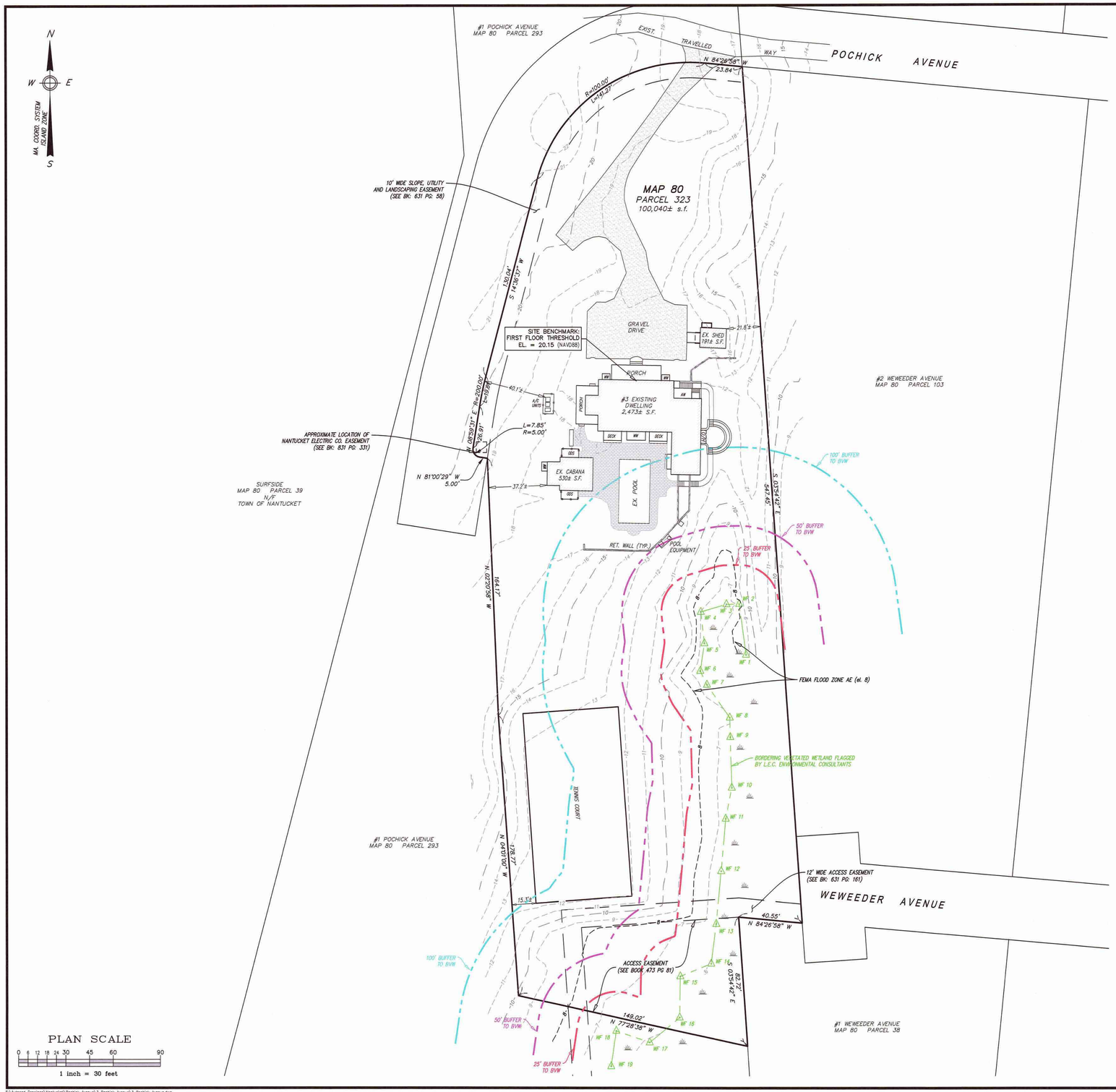
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

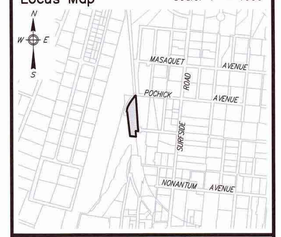
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL



S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03–21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG–2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR
3/27/24

Prepared By:
BRACKEN ENGINEERING, INC.
40 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2282
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.326.0044 www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
3 POCHICK SURFSIDE LLC
#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
–	–	–	–

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

ACCESSORY STRUCTURE 2
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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
--

STRUCTURAL ENGINEER
--

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

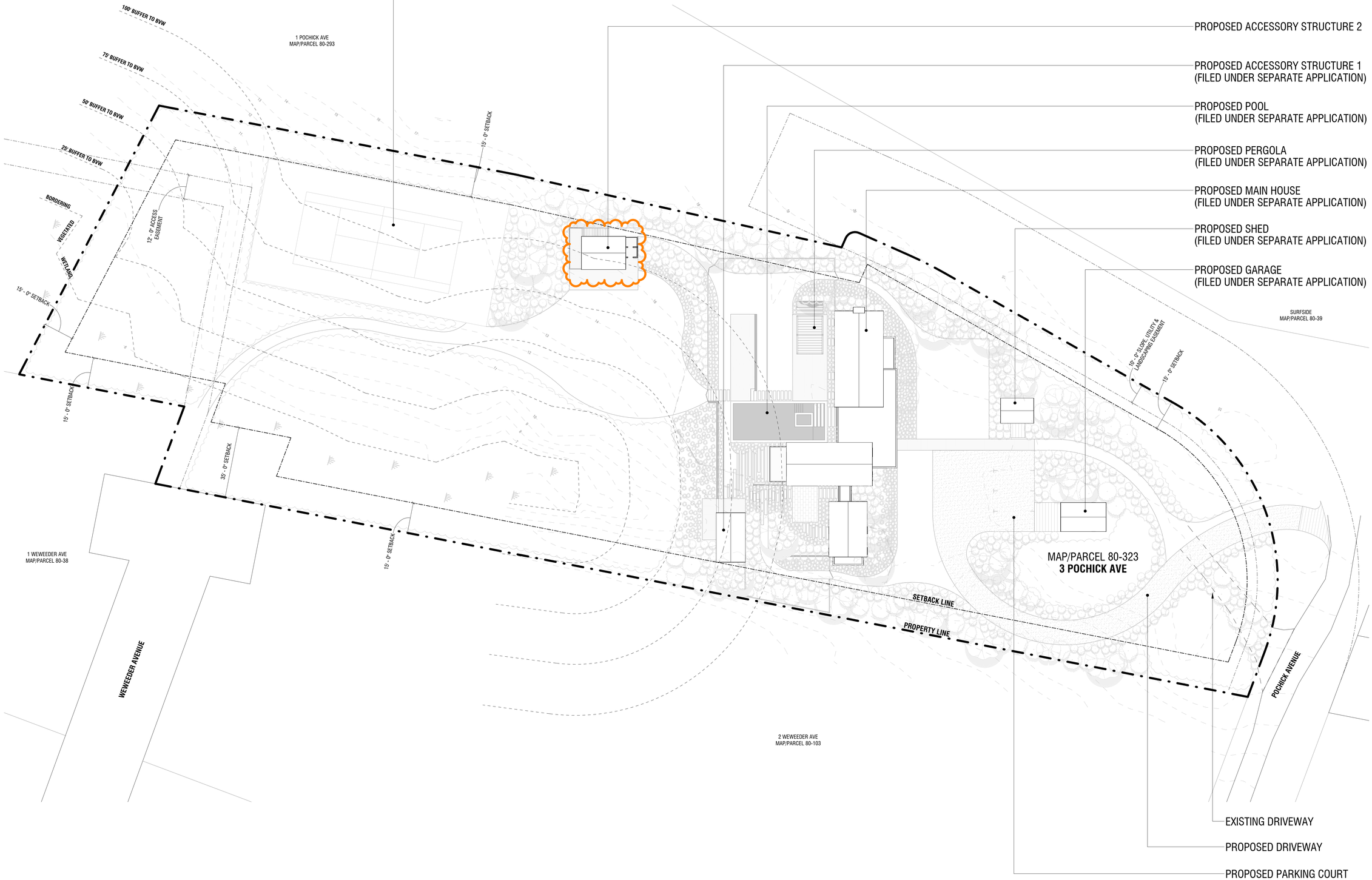
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

SITE SURVEY

HDC-02

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SITE PLAN

3/64" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

--

STRUCTURAL ENGINEER

--

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

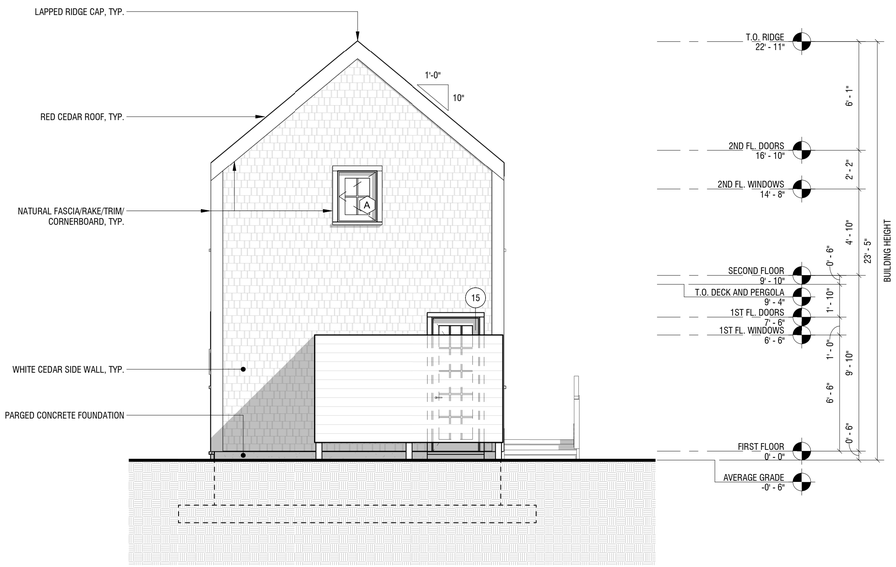
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-03

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



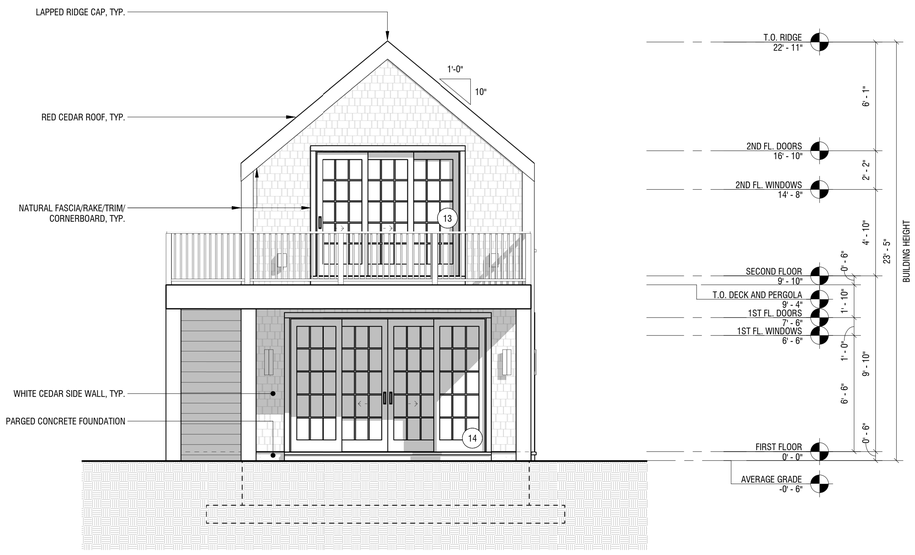
1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

-

STRUCTURAL ENGINEER

-

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

04/21/2025	HDC SUBMISSION

DRAWING INFO

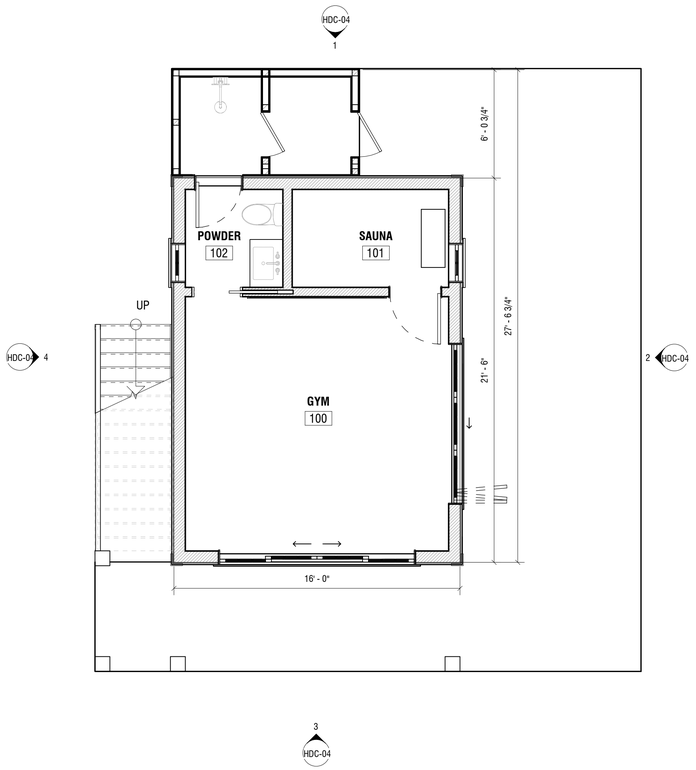
CONSTRUCTION DOCUMENTS

DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BUILDING ELEVATIONS

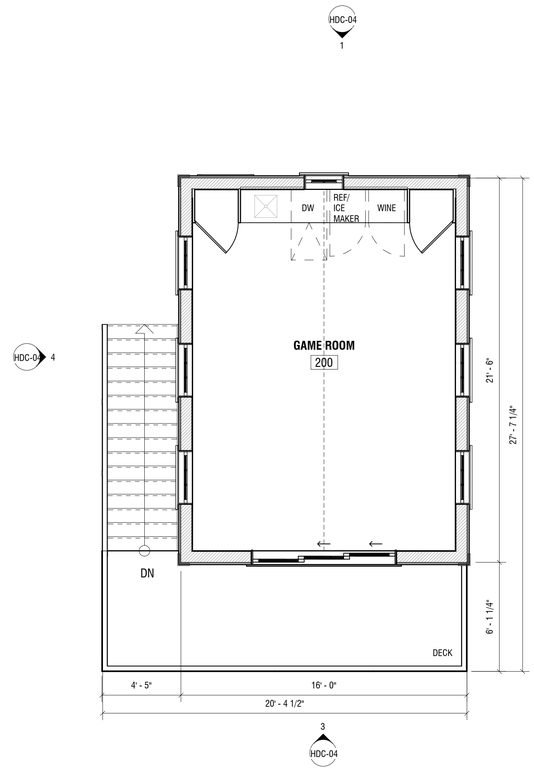
HDC-04

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



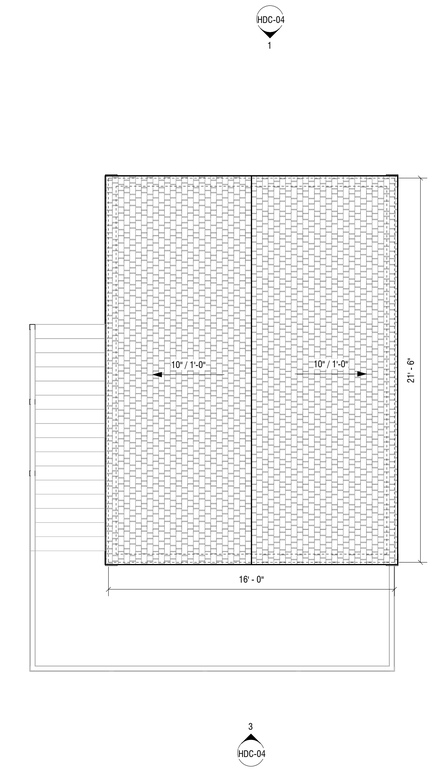
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



3 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"

3PA

ACCESSORY STRUCTURE 2

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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

--

STRUCTURAL ENGINEER

--

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
SHEET FIRST ISSUE:	04/21/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

CONSTRUCTION PLANS

HDC-05

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

CERTIFICATE NO: _____ DATE ISSUED: 1/7/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-12-11664 **CERTIFICATE OF APPROPRIATENESS** Staff

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 218

Street & Number of Proposed Work: 7 Moors End Lane

Owner of record: Jeremy Trottier

Mailing Address: 7 Moors End Lane
Nantucket, MA 02554

Contact Phone #: 508 332 8671 / 773 547 0666 E-mail: info@ackspa.com

AGENT INFORMATION (if applicable)

Name: Borislav Iliev

Mailing Address: 43 Nobadeer Farm Rd
Nantucket MA 02554

Contact Phone #: 773 547 0666 E-mail: info@ackspa.com

FOR OFFICE USE ONLY 1108

Date application received: 12/10/24 Fee Paid: $200

Must be acted on by: 1/31/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Pool & Patio as Shown but 5' Closer to the house. Pool not to be visible at time of inspection and in perpetuity (wherever visibility would otherwise occur in particular along Land Bank-owned travelled way, plant indigenous materials in a naturalized manner); no grade change from existing

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District Avg 3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation

(describe) ✓2. South Elevation pool with autocover

3. West Elevation

4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

s* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

ge Door(s): Type _____ Material _____

e materials: Driveways _____ Walkways _____ Walls _____

mplete door and window schedules are required.

COLORS

_____ Clapboard (if applicable) _____ Roof _____

_____ Sash _____ Doors _____

_____ Foundation _____ Fence _____ Shutters _____

nufacturer's color samples if color is not from HDC approval list.

I h
tion
any
Date 12/05/2025

horize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica-
pliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of
s to this application will initiate a new sixty-day review period.

Signature of owner of record

Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 218

Street & Number of Proposed Work: 7 Moors End Ln

Owner of record: Jerremy Troffier

Mailing Address: 7 Moors End Ln
Nantucket MA 02554

Contact Phone #: 773 547 0666 E-mail: info@acrspa.com

AGENT INFORMATION (if applicable)

Name: Borislav Iliev

Mailing Address: 9 Maclean Ln
Nantucket MA 02554

Contact Phone #: 773 547 0666 E-mail: info@acrspa.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 Lug 3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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

Pool with Spa with autocover set back 15' as per HDC requirement

*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 4/07/2025 Signature of owner of record _____ Signed under penalties of perjury

III. CONSENT WITH CONDITIONS

1. Ack Beach LLC — 3 Mile Ct — Roof solar — 68/187.2 — Georgi Dimov — RP
   1. Add date of construction to the COA (NHL Data =2023)
2. Dustin Maury — 32 Cannonbury Ln — Pool Hardscape — 73/24 — Reid Yenor — RP
   2. Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
3. Joseph Marchese — 8 Winn St — Color change shed — 41/51.2 — EMDA — SW
   3. Dress down the door, too formal for a shed; however lite configuration is acceptable
4. 83 Cliff LLC — 83 Cliff Rd — Window & roof changes — 30/166 — Richard Prunier — SW
   4. Add date of construction to the COA (HDC Survey NAN.14725 = c. 1966); Cottage Red (vs. White) windows; casings & sill color to match existing
5. 40 Brothersack LLC — 30 Tashama Ln — Rev9645 As-built — 55/455 — EMDA — SW
   5. Due to existing visual screening
6. Muto, Victor — 4 Davkim Ln Rear — Skylights — 68/65 — Self — SW
   6. Add date of construction to the COA (NHL Data= c.1998); Due to lack of visibility
7. Jeremy Trottier — 7 Moors End — Pool & Hardscape — 43/2018 — Bobby Live — SW
   7. Pool & Patio as shown, but 5' closer to the housel pool not to be visible at the time of inspection and in perpetuity (wherever visibility would otherwise occur, in particular along Land Bank-owned travelled way, plant indigenous materials in a naturalized manner); no grade change from existing or as noted on the application.
8. Tim Malloy — 39 Warrens Landing — Pool & Hardscape — 38/51 — KMLD — SW
   8. Pool and patio as shown, but 10' closer to the house; pool not visible at the time of inspection and in perpetuity (wherever visibility would otherwise occur, plant indigenous materials in a naturalized manner); no grade change from existing or as noted on the application.
9. Holding William B Jr & Pamela — 12 Black Fish Lane — Pool & Hardscape — 73/118 — Ahern LLC — RP
   9. Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
10. Hey Lover LLC, — 38 Lovers Ln — Pool & Hardscape — 79/987 — Normand — RP
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
11. Reichard Douglas J & Mary N — 7 Washing Pond Rd — Roof Replacement — 40/91 — DTA
    - Add date of construction to the COA (NHL Data = c.1995)
12. 32 Flintlock LLC — 32 Flintlock Rd — Pool & Hardscape — 75/77 — Jardins Intl — VO
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
13. Callanan, Christopher — 7 Seikinnow Pl — Pool Driveway — 67/523 — Normand — VO
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
14. 89 Squam LLC — 89 Squam Rd — Pool Hardscape — 13/3 — Jardins Intl — VO
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change form existing or as noted on the application.
15. Madaket Road LLC — 74 Madaket Rd — New Garage — 41/810 — Emeritus LTD — JP
    - Add 4 light window in gable end that faces Madaket road; shingle detail to match main house
16. Cohen Steven L Trust — 7 Primrose — Addition — 40/65 — CWA — JP
    - Add date of construction to the COA (NHL Data = c.2015)
17. NIR Retail LLC — 3,4,5 Old South Wharf — Rebuild Elec Cabinet — 42.2.4/2 — Paul Beaulieu (MSA) — JP
    - Add date of construction to the COA (NHL Data = c.1969)
18. 9 Geen Hollow Rd — 9 Green Hollow Rd — Pool & Hardscape — 71/49 — Juliano's Pool — JP
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
19. Great Harbor Yacht Club — 19,21,23 Nobadeer Farm Rd — Sports Court/fencing — 69/82,83,81 — Jardins Intl — VO
    - Sports Court to be screened from the public way in perpetuity.
20. Triple T Farms LLC — 1 W. Chester Street Ext. — Pool & hardscape — 41/480 — Jardins Intl — JP
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
21. Lasota Family — 8 Maple Ln — New Shed — 67/303.4 — Val Oliver — JP
    - Due to limited visibility
22. Riverview Crossing LLC — 12.5 Pequot St — Pool & Hardscape — 80/20 — JB Studio — CP
    - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
23.

A New Home at

7 Moors End Lane

Nantucket , Massachusetts

ZONING INFORMATION
MAP 43 PARCEL 218
ZONE: LUG-3

	EXISTING
MINIMUM LOT SIZE- 10,000 S.F.	22,706 S.F.
MINIMUM FRONTAGE- 50 FT	
FRONT YARD SETBACK- 15 FT	
REAR & SIDE SETBACK- 10 FT	
GROUND COVER RATIO- 12.5% or 2838 S.F.	

PROPOSED HOUSE GROUND COVER- 2252 SF
FUTURE GARAGE/ STUDIO G.C.- 576 SF
TOTAL G.C. AREA- 2828 SF



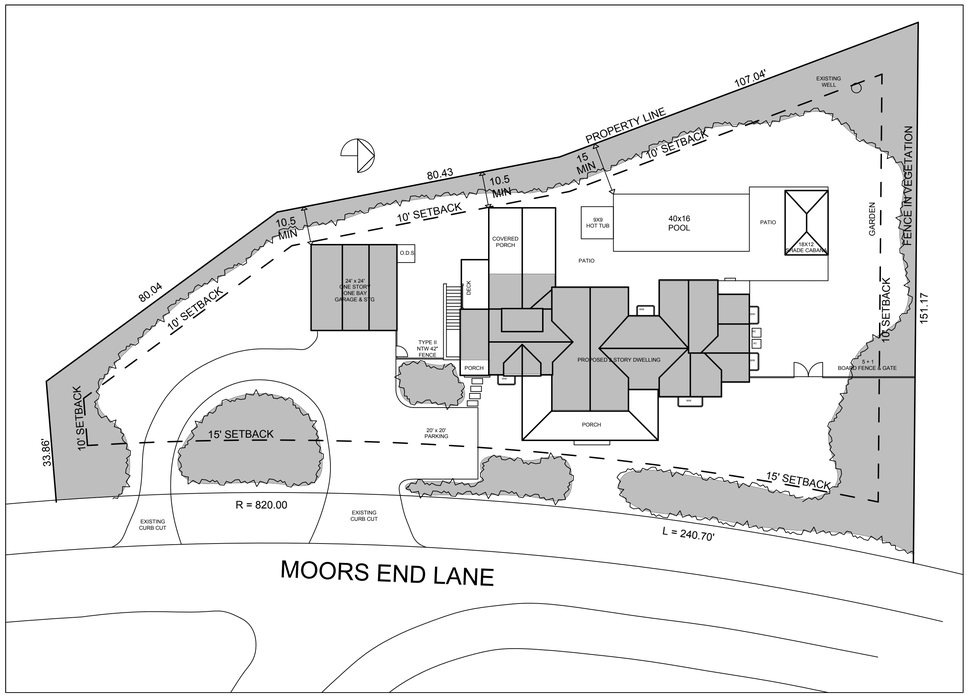
Locus



Southeast Perspective



Northwest Perspective



Site Plan- Proposed

SCALE: 1" = 20'

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	BASEMENT FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A1.3	ROOF PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
	A3.2	SECTIONS
	A3.3	SECTIONS
STRUCTURALS	S1.1	FOUNDATION PLAN

ISSUES/REVISION	DATE
HDC 1	10/28/24
HDC 2	04/06/25

A New House at
7 Moors End Lane
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The contents of this drawing are not to be loaned, copied or disclosed or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

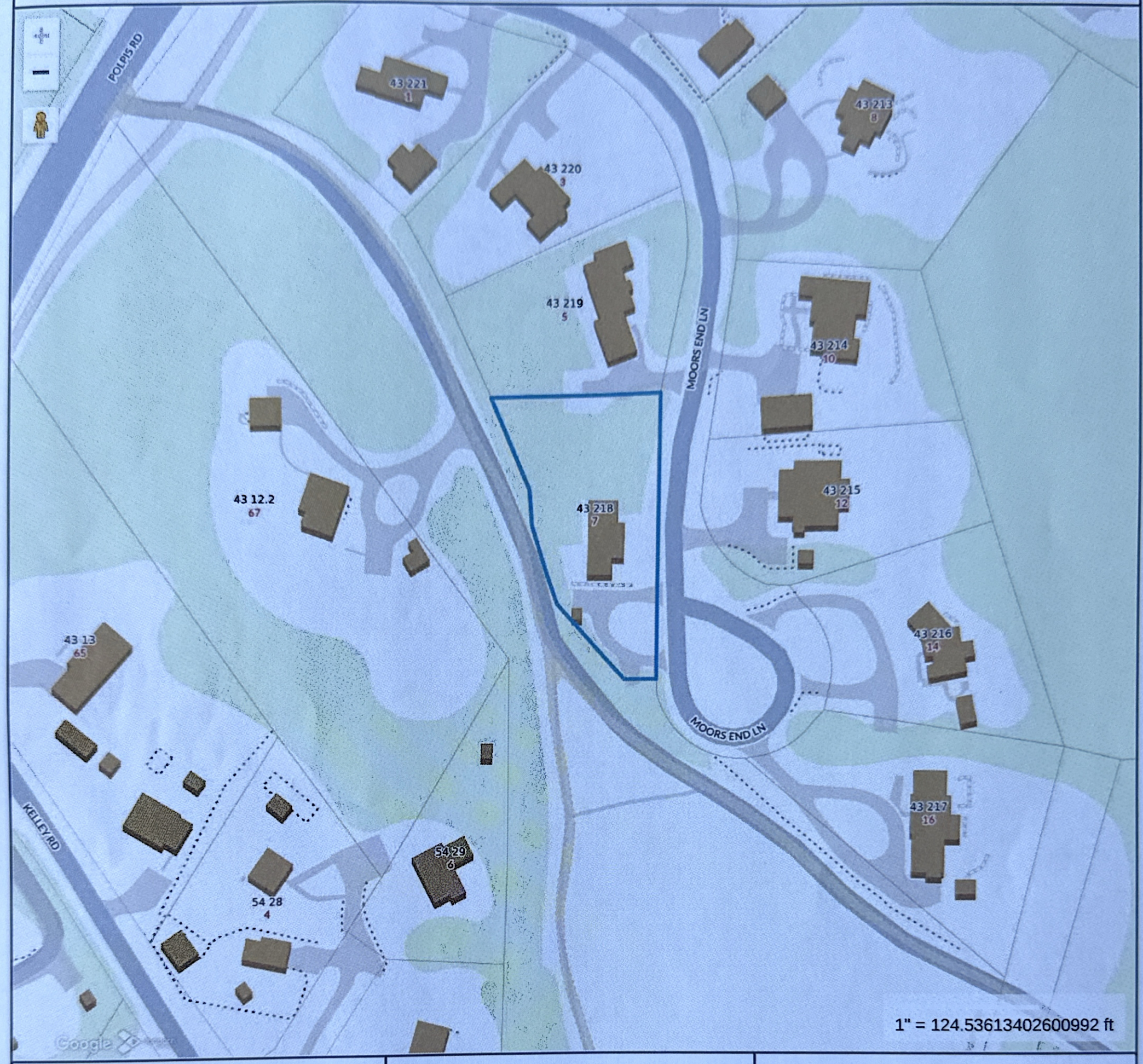
Sheet No:

A0.0

Contents:
Cover- Main House

Town and County of Nantucket, MA

April 10, 2025



Property Information

Property ID	2506
Location	7 MOORS END LN
Owner	TROTTIER JEREMY B & SARAH E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


CAT

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 33 PARCEL N°. 15

Street & Number of Proposed Work: 123 EEL POINT ROAD

Owner of record: ELIZABETH BAGLEY TWINNEM TRUST

Mailing Address: 1539 29TH ST N.W.

WASHINGTON, D.C.

Contact Phone #: 202.383.5984 E-mail: amberbagley@gmail.com

AGENT INFORMATION (if applicable)

Name: CHARLES LENHART

Mailing Address: PO BOX 2113

NANTUCKET, MA 02584

Contact Phone #: 508.325.2741 E-mail: chuck.lenhart@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 REMOVE FENCING / WINDOW REVISIONS

Size of Structure or Addition: Length: NC Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: NC 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 NC 25' South NC 25' East NC 25' West 25'

Additional Remarks

Historic Name:

Original Date: 2023

Original Builder: CHARLES LENHART

REVISIONS* (describe)

1. East Elevation ADD 1 WINDOW REMOVE STORAGE FENCE
2. South Elevation NC
3. West Elevation REMOVE STORAGE FENCE
4. North Elevation REMOVE STORAGE FENCE. MOVE 1 WINDOW ADD 1 WINDOW

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☒ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR TO WEATHER Clapboard (if applicable) — Roof —

Trim TO WEATHER Sash WHITE 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 4.19.25 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:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

ZRL **(initial to indicate read and understand)**

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES LENHART

AS AGENT FOR ELIZABETH BAGLEY

STREET ADDRESS 123 EEL POINT RD

MAP/PARCEL 33/15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 21 2025

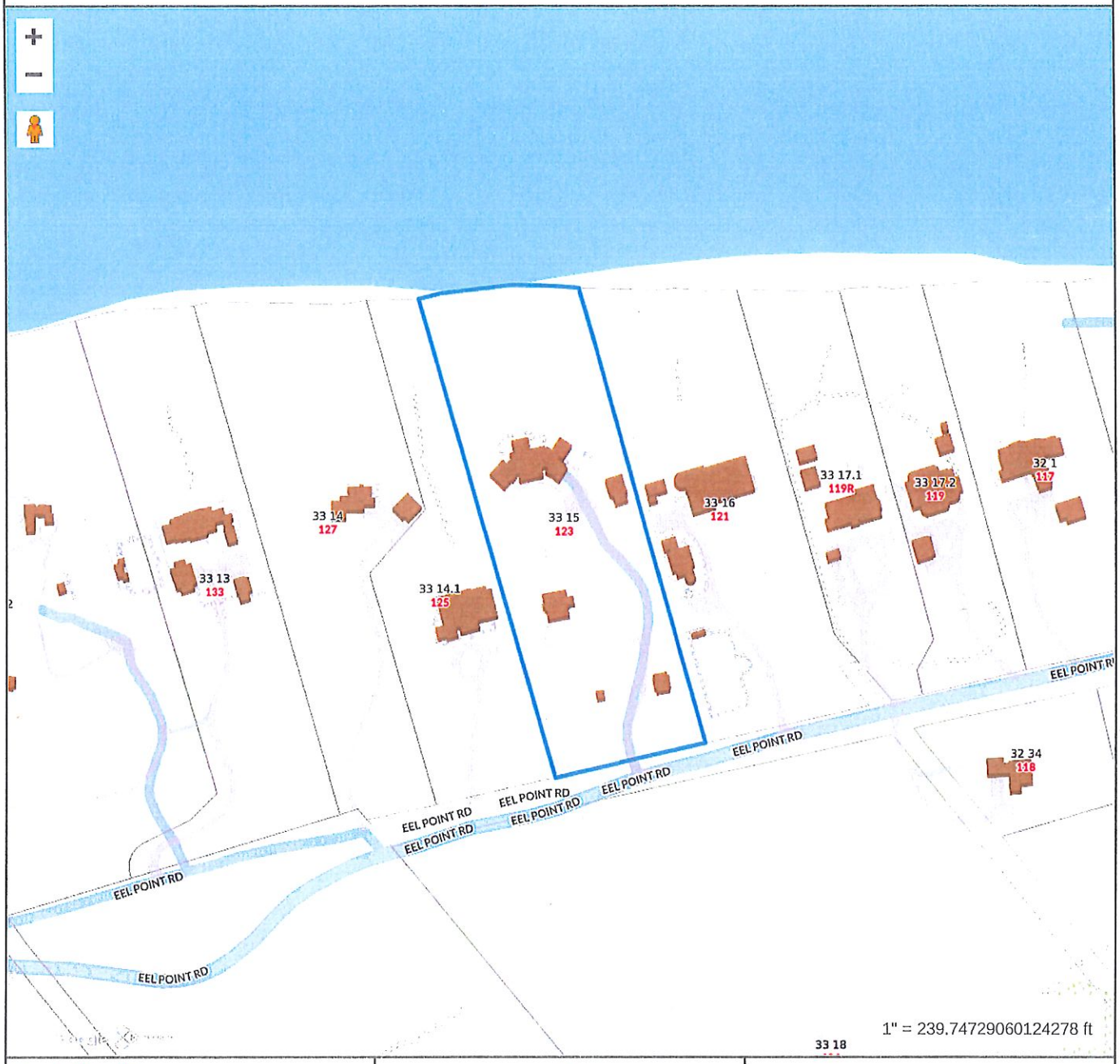
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

4.19.25
Date



Property Information

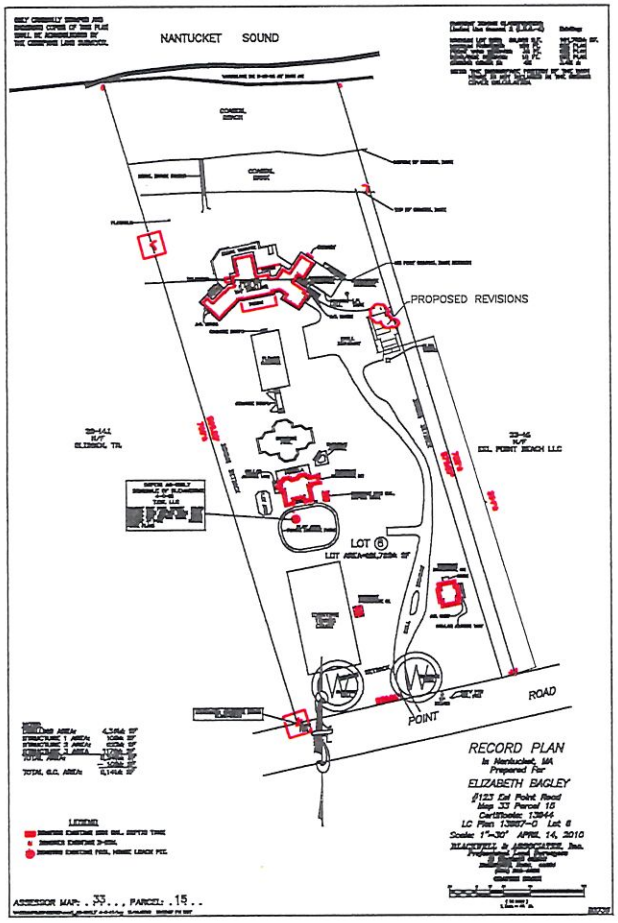
Property ID	1329
Location	123 EEL POINT RD
Owner	WILNER THOMAS B TR ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



DRAWING INDEX

1	SITE PLAN
2	PROPOSED PLANS
3	PROPOSED ELEVATIONS

LOCUS MAP
123 EEL POINT ROAD

MAP NO.	33
PARCEL NO.	15
ZONING CLASSIFICATION	LUG 2
LOT AREA	181,723 s.f.
SETBACKS:	
FRONT YARD	30
REAR/SIDE	15
G.C.R.	4%
ALLOWED G.C.	7268 s.f.
EXISTING G.C.	7083 s.f.
PROPOSED G.C.	NO CHANGE
TOTAL G.C.	7083 s.f.

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-0050

Project
ELIZABETH BAGLEY
123 EEL POINT ROAD
NANTUCKET, MA
Job No GARAGE/STUDIO ALTERATIONS

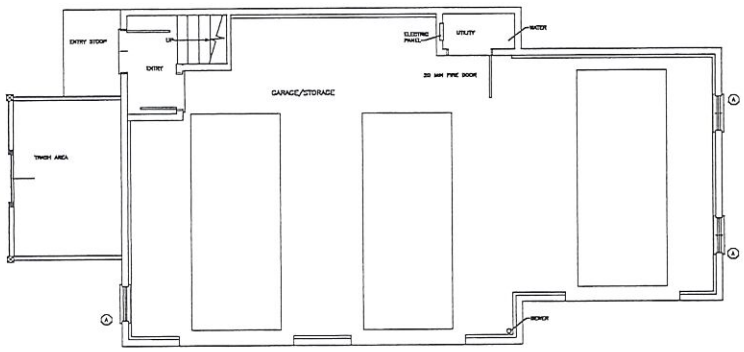
Notes

Title
DRAWING INDEX
ZONING INFO.
SITE PLAN

Date
04-15-25

Scale
1/64"=1'

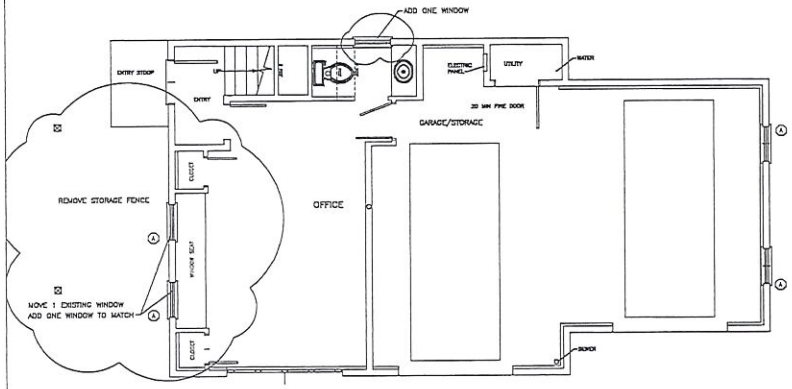
1



EXISTING FLOOR PLAN



EXISTING WEST



PROPOSED FLOOR PLAN



PROPOSED WEST

WINDOW SCHEDULE

NO	MANUFACTURE	UNIT	LITES	ROUGH OPENING	
A	MARVIN	UWDH2624	6 OVER 6	32.5"x58"	
B					
C	MARVIN	CN 2624	6 LIGHT	31"x33"	
D					

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-6050

Project
ELIZABETH BAGLEY
123 EEL POINT ROAD
NANTUCKET, MA

Job No GARAGE/STUDIO ALTERATIONS

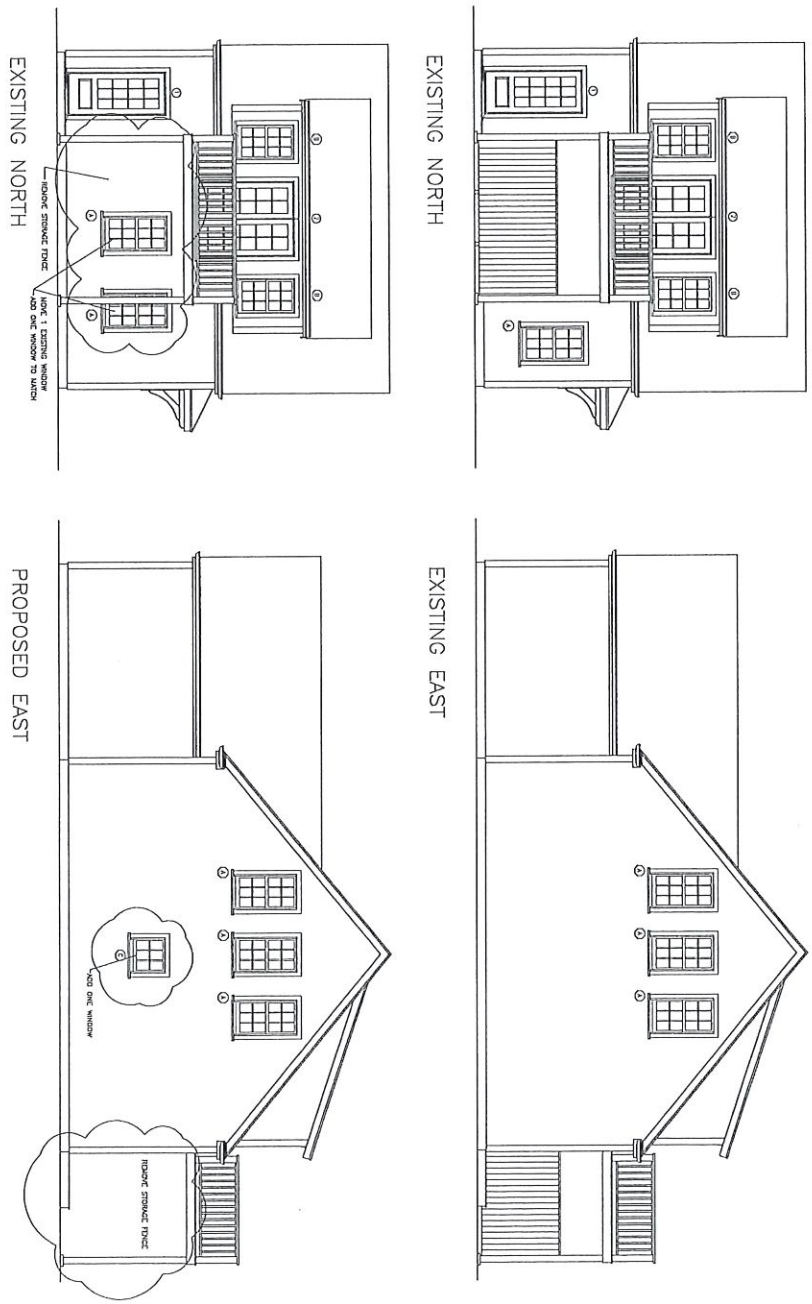
Notes
NEC APPROVAL
NEC CERT. NO.

Title
PLAN
WEST ELEVATION

Date
04-15-25

Scale
1/64"=1'

2



Title: NORTH & EAST ELEVATIONS	Notes: SEE SHEET NO. 1	Project: ELIZABETH BAGLEY 123 EEL POINT ROAD NANTUCKET, MA
Date: 04-15-25		Job No: GARAGE/STUDIO ALTERATIONS
Scale: 1/8"=1'		
3		

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-6050



123 FEL POINT RD BAGLEY WEST 33/15



123 EEL POINT RD BAGLEY NORTH 3/3/15



123 EEL POINT RD BAILEY EAST

33/15

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 applicat
Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by refere

The certificate is valid for three years from 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°. 141

Street & Number of Proposed Work: 20 MEADOW VIEW DRIVE

Owner of record: KEVIN FRAWLEY

Mailing Address: 10136 EAST GROUNDCHERRY LANE
SCOTTSDALE, AZ 85262

Contact Phone #: 201·851·1967 E-mail: kevinbfrawley@gmail.com

AGENT INFORMATION (if applicable)

Name: CHARLES LENHART

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508.325.2741 E-mail: chuck.lenhart@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 ☐
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other PORCH & WINDOW CHANGE

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 412 SF Decks/Patio (PORCH): Size: 5'X11'-6" ☒ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 0 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 0

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 15'-6" South 15'-6" NC. East 15'-6" West 15'-6"

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder: CHRIS MAURY

REVISIONS* (describe)
1. East Elevation NEW GARAGE
2. South Elevation NO CHANGES
3. West Elevation NEW GARAGE, WINDOW MOVE
4. North Elevation NEW GARAGE ADDITION/SIDE ENTRY 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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 0 Corner boards 6" Frieze 6"
Window Casing 4" Door Frame 4" Columns/Posts: Round ___ Square ___

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front EXISTING REUSE Rear _____ Side _____
Garage Door(s): Type WOOD EXISTING REUSED Material CEDAR

Hardscape materials: Driveways EXISTING ASPHALT Walkways EXISTING BRICK Walls ___

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof MATCH EXISTING WOOD BLEND
Trim TO WEATHER Sash FOREST GREEN Doors _____
Deck TO WEATHER Foundation TO WEATHER Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the ap 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 submis any revisions to this application will initiate a new sixty-day review period.

Date 4.17.25 Signature of owner of record _____ Signed under penalties of pe

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 CHARLES LENHART

AS AGENT FOR KEVIN FRAWLEY

STREET ADDRESS 28 MEADOWVIEW DRIVE

MAP/PARCEL 56 / 141

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 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

4-18-25
Date



Property Information

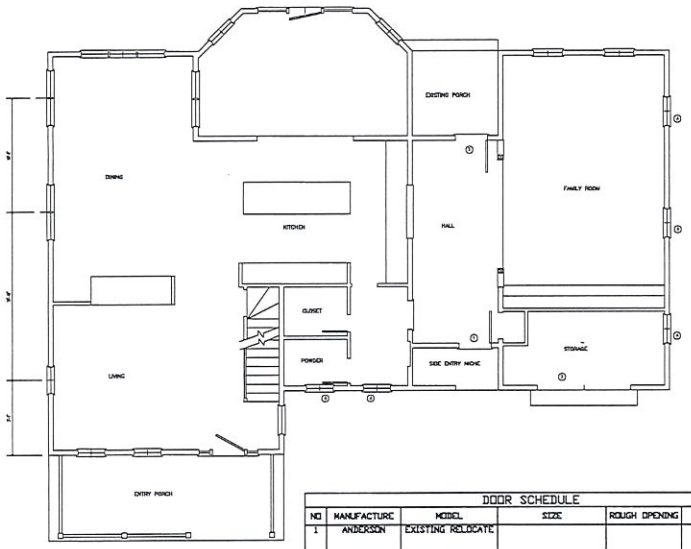
Property ID	4120
Location	20 MEADOW VIEW DR
Owner	FRAWLEY KEVIN

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.

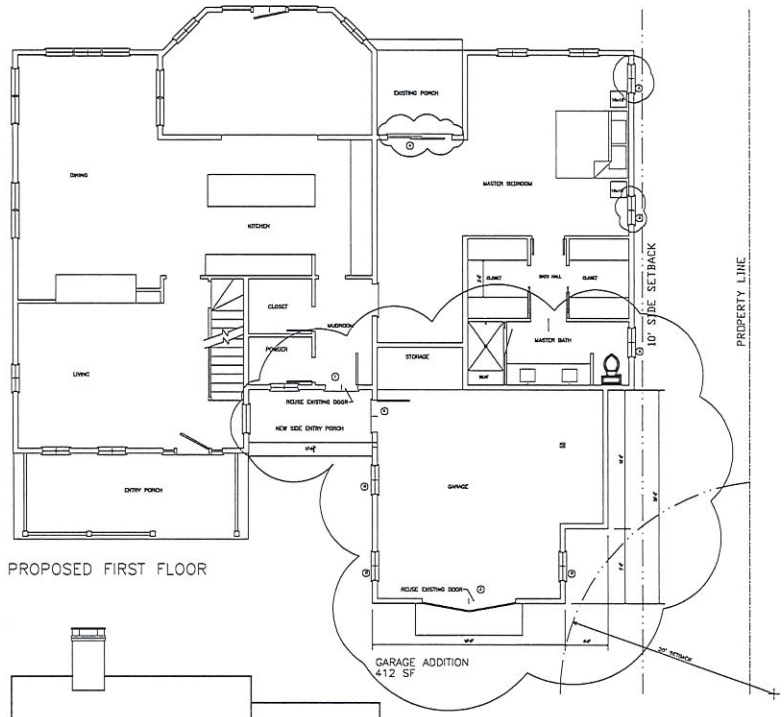
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



EXISTING FIRST FLOOR

DOOR SCHEDULE					
NO	MANUFACTURE	MODEL	SIZE	ROUGH OPENING	
1	ANDERSON	EXISTING RELOCATE			1 LIGHT
2	ANDERSON	EXISTING RELOCATE			1 LIGHT
3	CUSTOM	GARAGE DOOR RELOCATE			
4	ANDERSON	FWG60611L			



PROPOSED FIRST FLOOR



EXISTING NORTH



PROPOSED NORTH

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-8050

Project
FRAWLEY RESIDENCE
20 MEADOWVIEW DRIVE
NANTUCKET, MA

Job No
GARAGE ADDITION

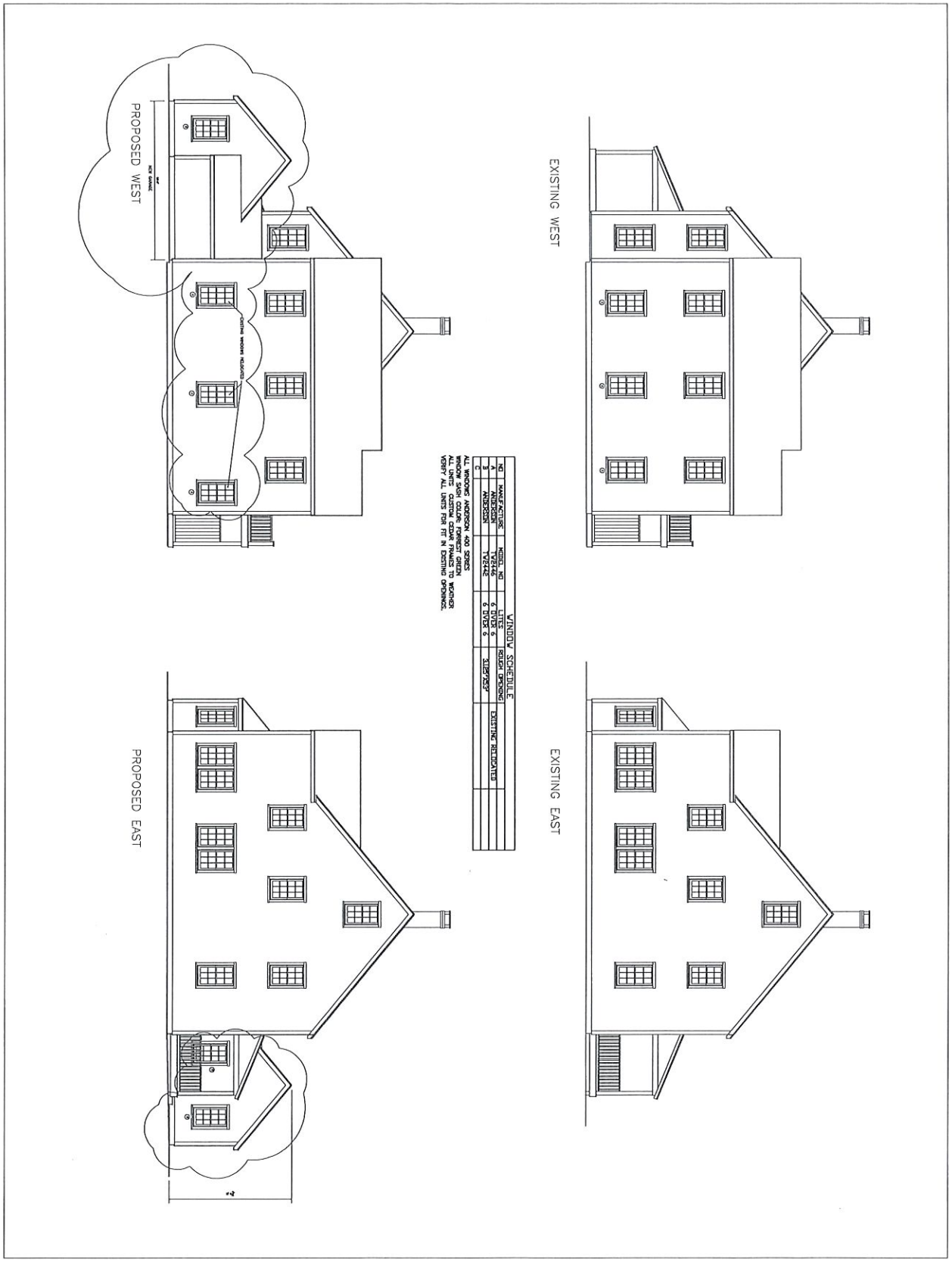
Notes
HDC APPL.
CERT. NO.

Title
FIRST FLOOR

Date
4-15-25

Scale
3/16"=1'-0"

1



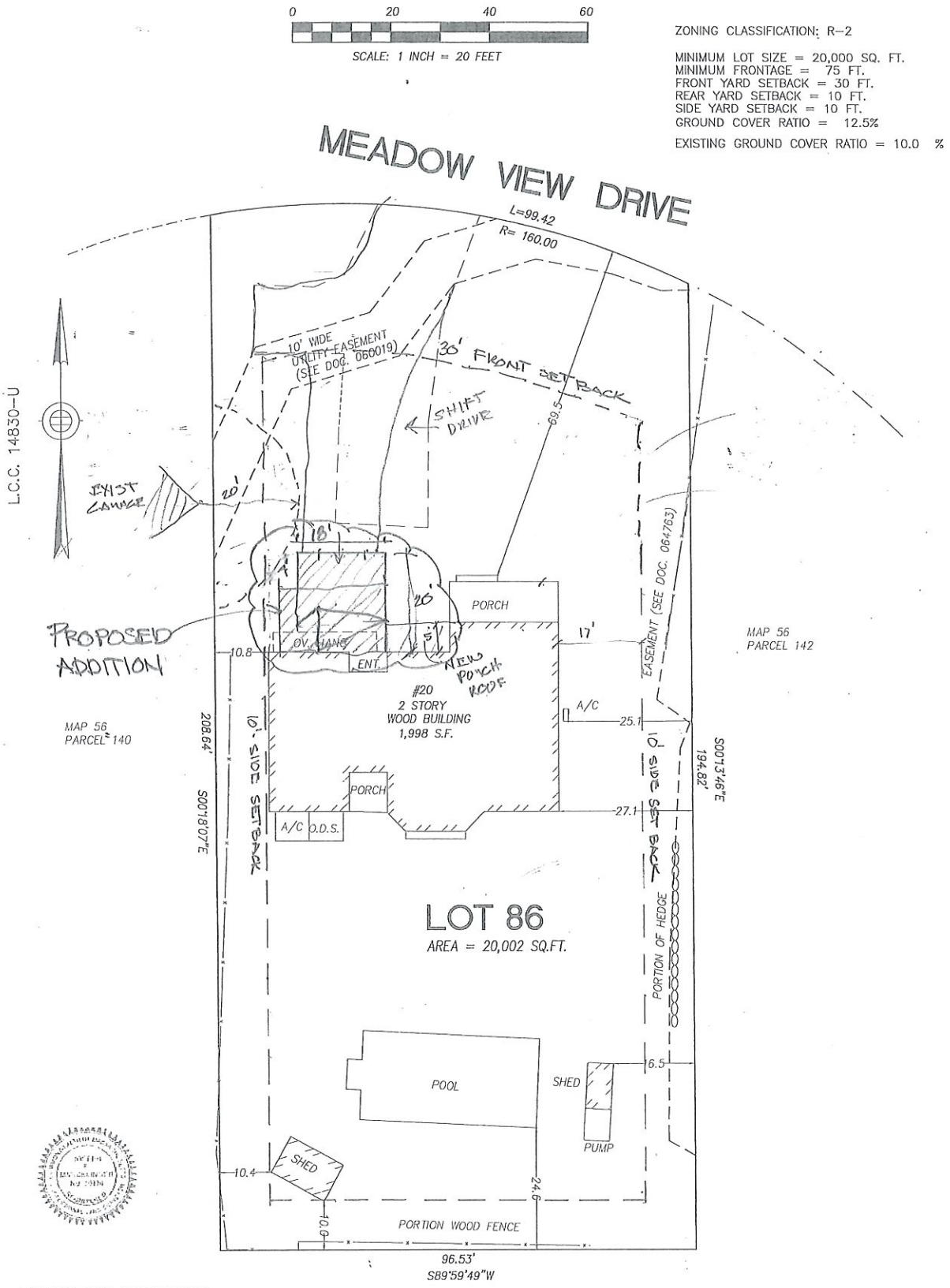
Date 4-15-25	Title EAST & WEST	Notes	Project FRAWLEY RESIDENCE 20 MEADOWVIEW DRIVE NANTUCKET, MA
Scale 3/16"=1'-0"			Job No GARAGE ADDITION
2			

SANDCASTLE CONSTRUCTION INC.

ARCHITECTS

P.O. BOX 2113
NANTUCKET, MA
02584

508-228-8050



I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON AND THAT LOCUS IS IN ZONE "X" ON F.I.R.M. 25019C0088G

JOSEPH MARCKLINGER P.L.S.

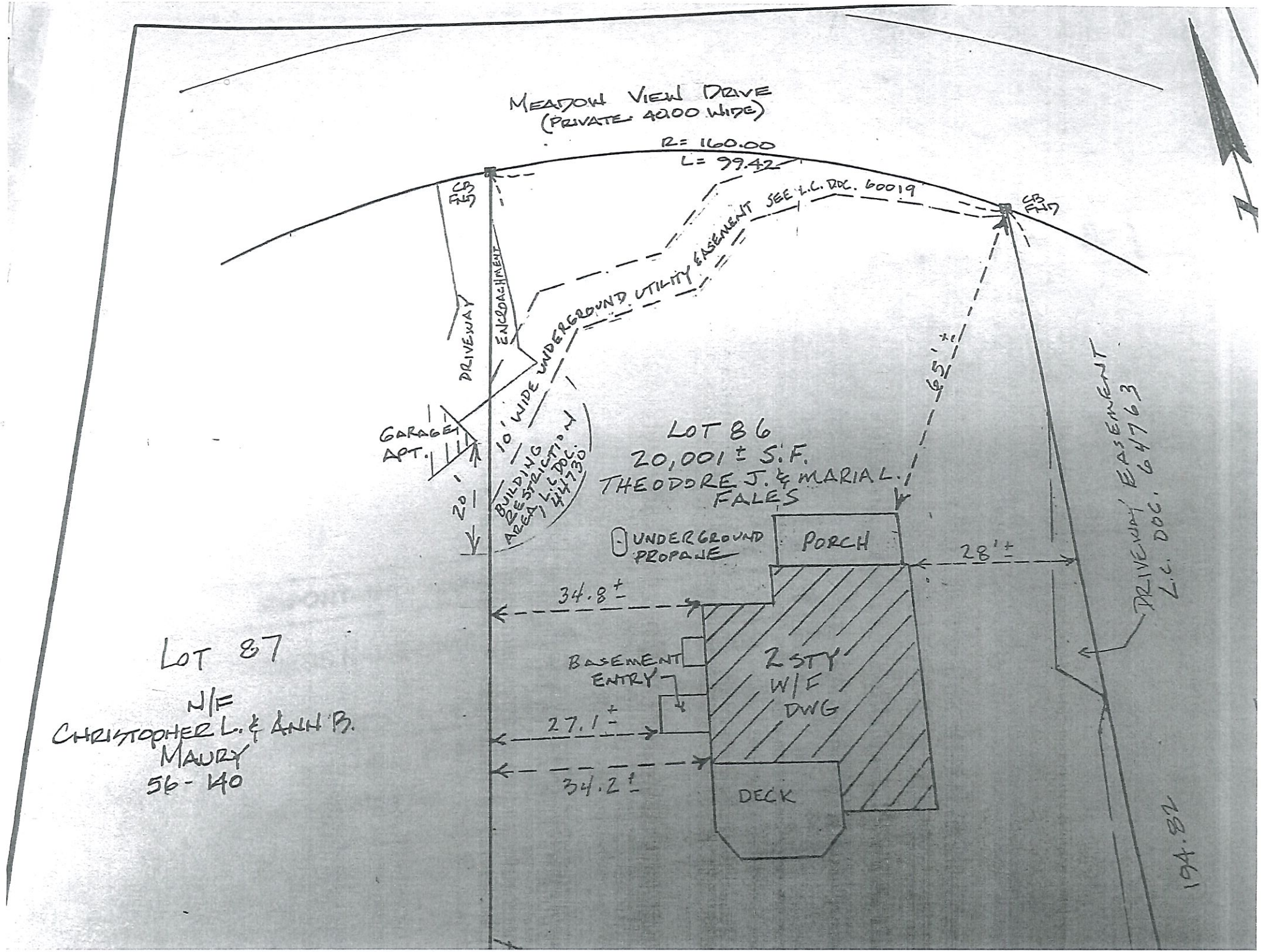
J. MARCKLINGER & ASSOCIATES, INC.
JOSEPH MARCKLINGER P.L.S.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT
20 MEADOW VIEW DRIVE
NOVEMBER 2, 2024

CERT.: 19273 L.C.C. 14830-U
ASSESSORS MAP 56 , PARCEL 141
LENDER: MORGAN STANLEY
PREPARED FOR: KEVIN & JOAN FRAWLEY.
OWNER: BRAKK LLC


MEADOW VIEW DRIVE
(PRIVATE 40.00 WIDE)
R= 160.00
L= 99.42
CB FND
CB FND
ENCROACHMENT
DRIVEWAY
10' WIDE UNDERGROUND UTILITY EASEMENT SEE L.C. DOC. 60019
GARAGE APT.
20'
BUILDING RESTRICTION L.L. DOC. 447730
LOT 86
20,001 ± S.F.
THEODORE J. & MARIA L. FALES
UNDERGROUND PROPANE
PORCH
28' ±
34.8 ±
2 STY W/F DWG
BASEMENT ENTRY
27.1 ±
34.2 ±
DECK
65.5' ±
DRIVEWAY EASEMENT L.C. DOC. 647763
LOT 87
N/F
CHRISTOPHER L. & ANN B. MAURY
56-140
194.82



20 MEADOW VIEW
FRANKLIN
NORTH



20 MEADOWVIEW FRAMLEY WEST 5/6/14

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 52 & 53

Street & Number of Proposed Work: 20 CLIFF ROAD

Owner of record: 20 CLIFF RD LLC

Mailing Address: 43 CONTENTMENT ISLAND RD
DARIEN, CT 06820

Contact Phone #: 917.359.9073 E-mail: courtney platt designs@gmail.com

AGENT INFORMATION (if applicable)

Name: CHARLES LENHART

Mailing Address: PO BOX 2113
NANTUCKET, MA 02554

Contact Phone #: 508.385.2741 E-mail: chuck.lenhart@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 ADD SHUTTERS TO SOUTH & EAST PRIMARY WINDOWS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NAN 1502

Original Date: 1747

Original Builder: UNKNOWN

REVISIONS* (describe)

1. East Elevation – ADD SHUTTERS – FENCE GATE HARDSCAPE
2. South Elevation ADD SHUTTERS – FENCE GATE HARDSCAPE
3. West Elevation – NC
4. North Elevation – NC

Is there an HDC survey form for 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 EXISTING BRICK Walkways BRICK & STONE Walls EXISTING BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence WHITE Shutters BLACK

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4.12.25 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

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 CHARLES LENHART

AS AGENT FOR 20 CLIFF RD LLC

STREET ADDRESS 20 CLIFF ROAD

MAP/PARCEL 42.4.4 / 52 & 53

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 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

4.19.25
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 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.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

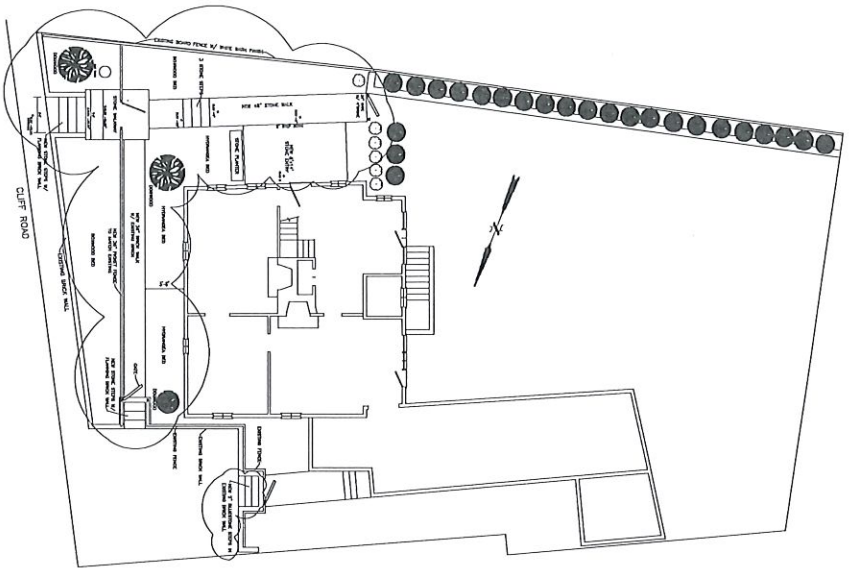
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

NA (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.***

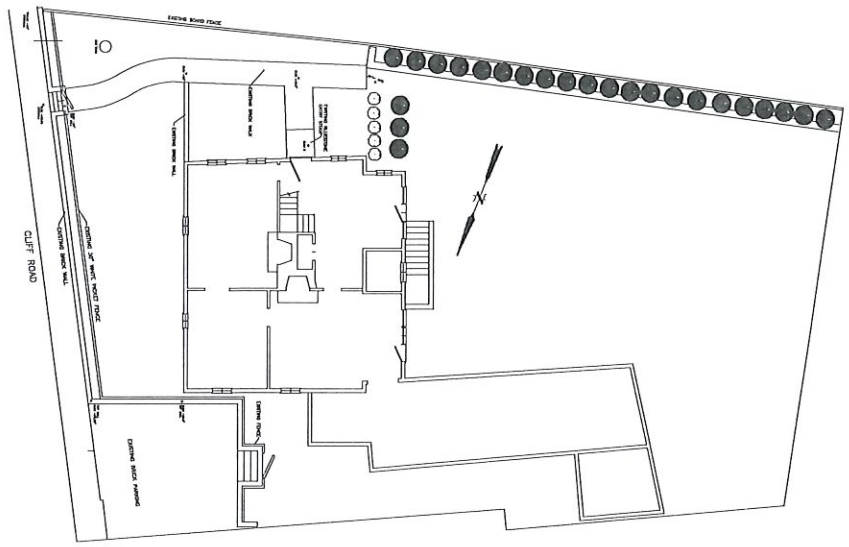
NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

PROPOSED SITE PLAN



EXISTING SITE PLAN



Date 2/5/2025 Scale 1/8"=1'0"	Title PLAN SECTION	Notes ALL APPL. CERT. INCL.	Project PLATT RESIDENCE 20 CLIFF ROAD NANTUCKET, MA Job No LANDSCAPE PLAN

SANDCASTLE CONSTRUCTION INC.

SCONSET GARDNER

P.O. BOX 2113
NANTUCKET, MA
02584

508-228-8050



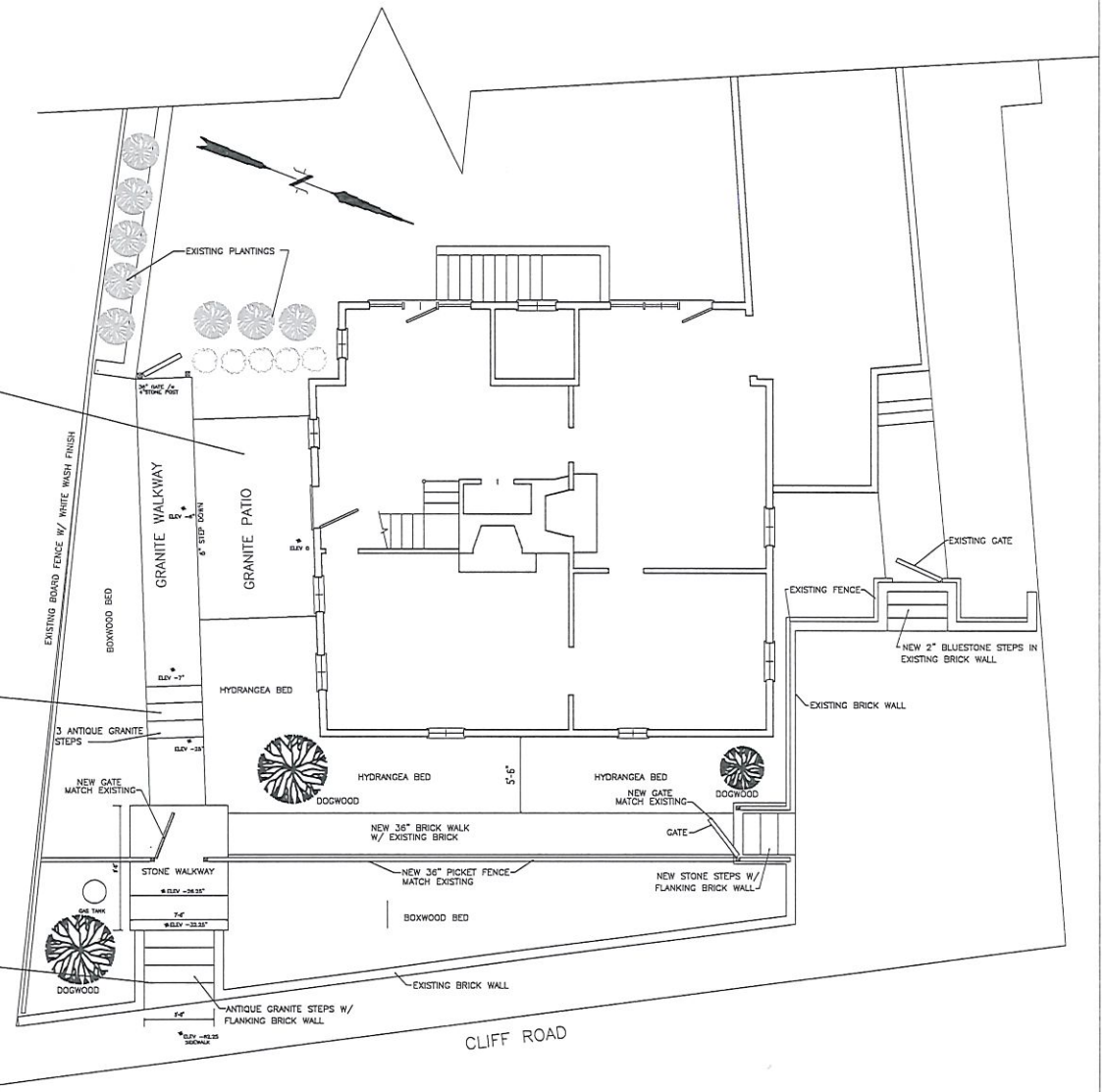
GRANITE PATIO @ ENTRY



GRANITE WALKWAY



ANTIQUE GRANITE STEPS
PLEASE NOTE FLANKING WALLS
WILL BE EXISTING BRICK



PROPOSED SITE PLAN

SANDCASTLE CONSTRUCTION INC.

SCONSET GARDNER

P.O. BOX 2113
NANTUCKET, MA
02584

508-228-8050

Project: PLATT RESIDENCE
20 CLIFF ROAD
NANTUCKET, MA

Job No: LANDSCAPE PLAN

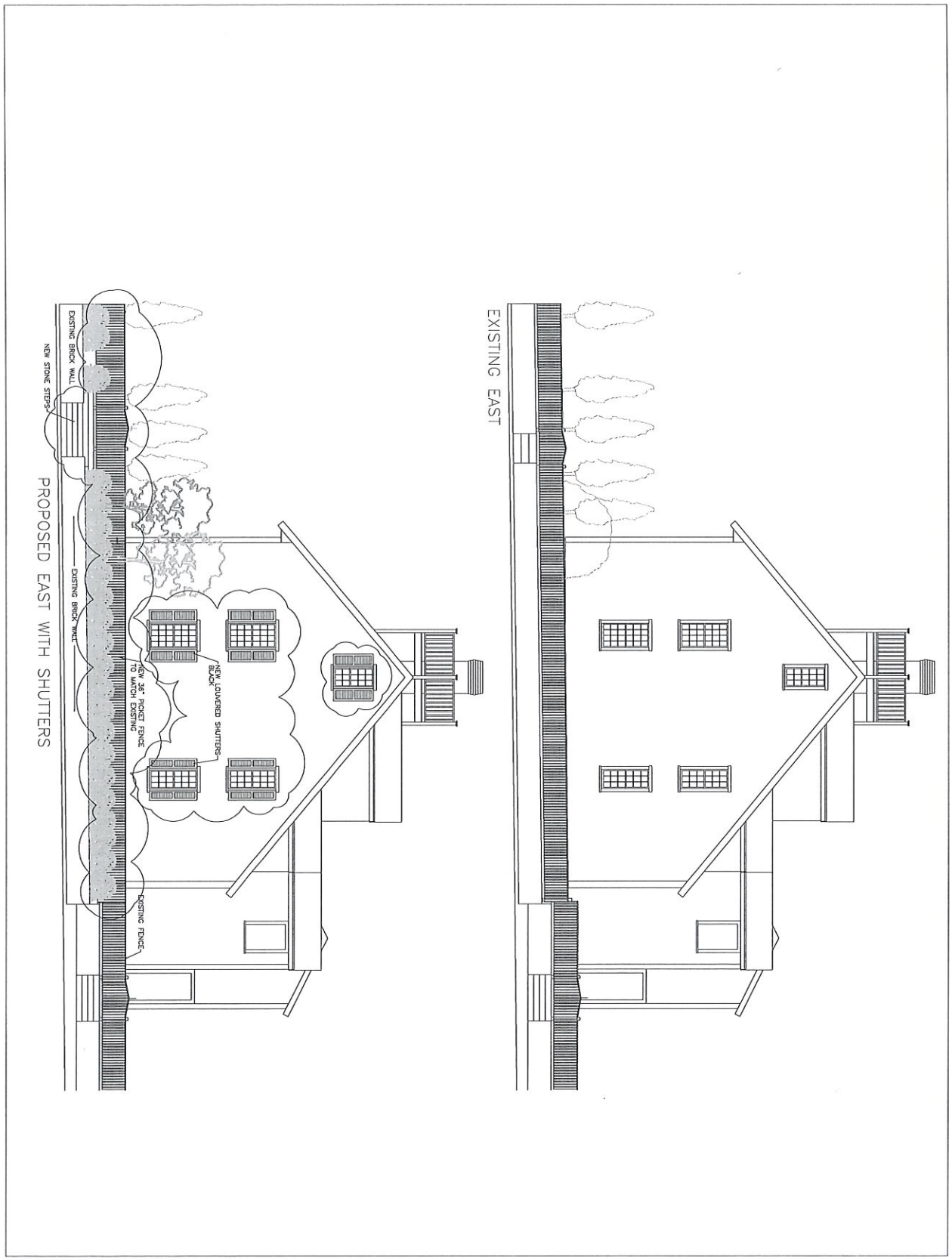
Notes
HDC APPL.
CERT. NO.

Title
PROPOSED PLAN

Date
4/3/2025

Scale
1/4"=1'0"

2



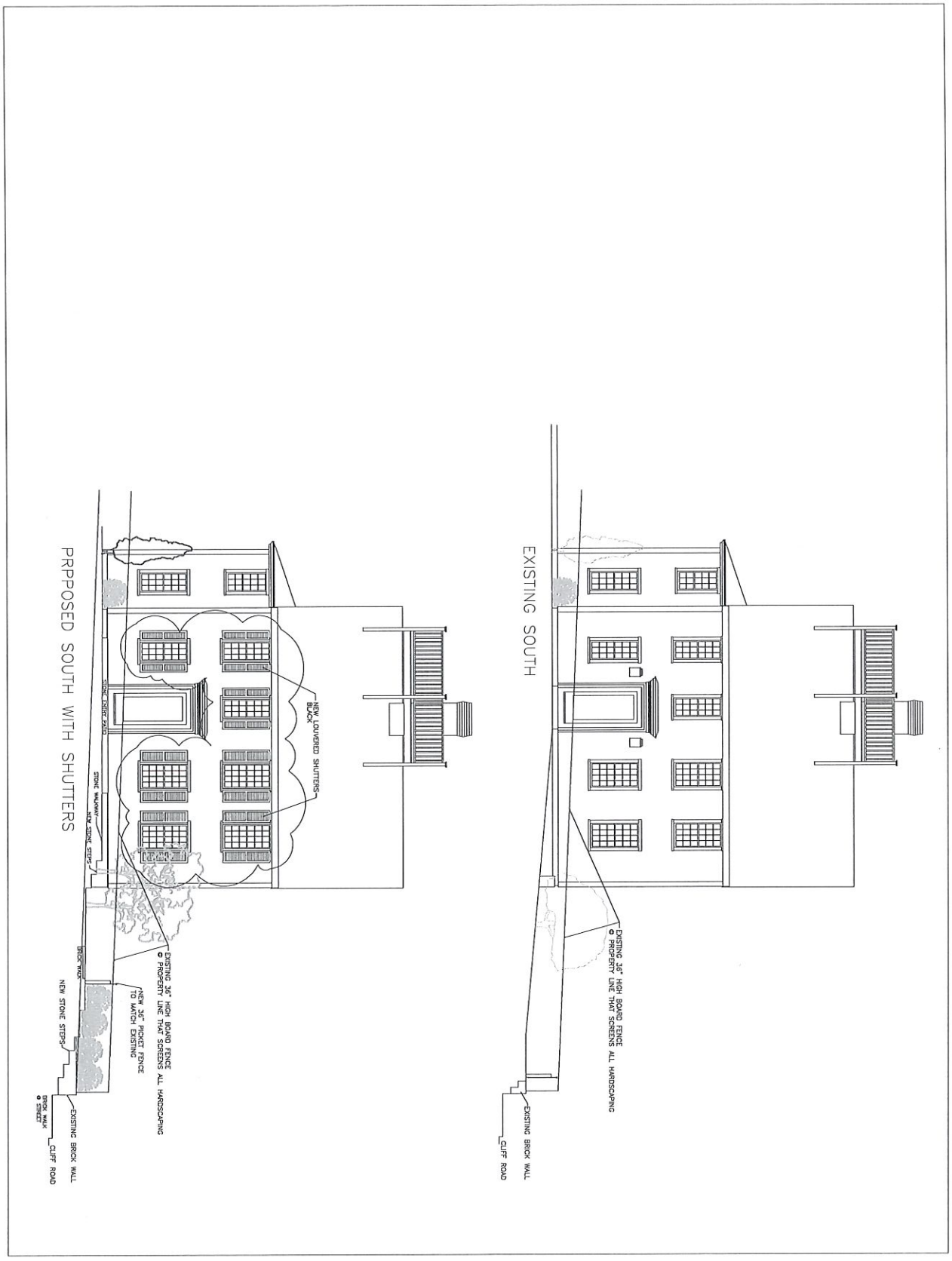
Project	PLATT RESIDENCE 20 CLIFF ROAD NANTUCKET, MA
Job No	LANDSCAPE PLAN
Notes	HDC APPL. CERT. NO.
Title	EAST ELEVATION
Date	2/5/2025
Scale	1/4"=1'0"
	3

SANDCASTLE CONSTRUCTION INC.

SCONSET GARDNER

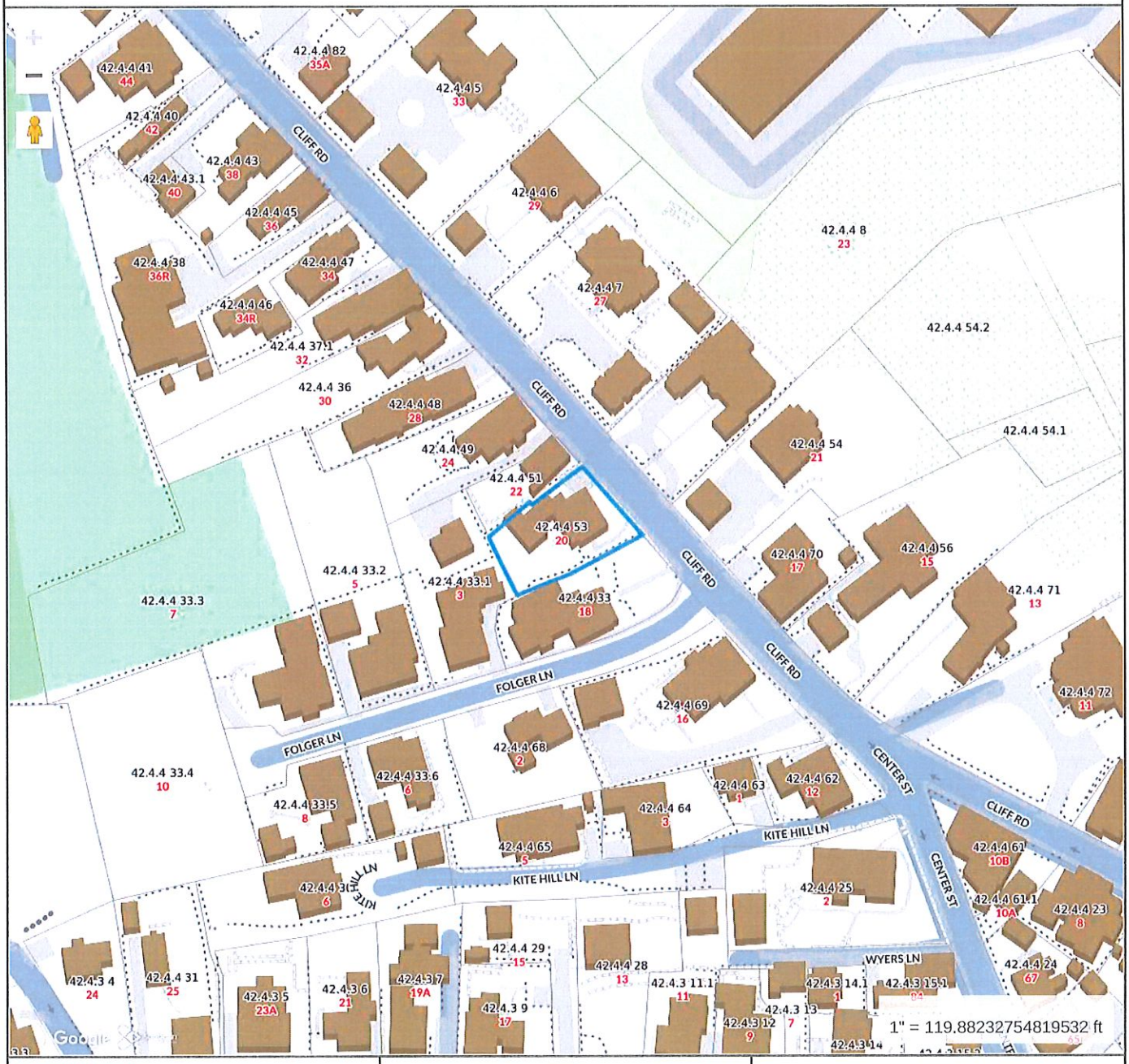
P.O. BOX 2113
NANTUCKET, MA
02584

508-228-8050



Project	PLATT RESIDENCE 20 CLIFF ROAD NANTUCKET, MA
Job No	LANDSCAPE PLAN
Notes	HDC APPL. CERT. NO.
Title	SOUTH ELEVATION
Date	2/3/2025
Scale	1/4"=1'0"
	4

SANDCASTLE CONSTRUCTION INC.
SCONSET GARDNER
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-8050



Property Information

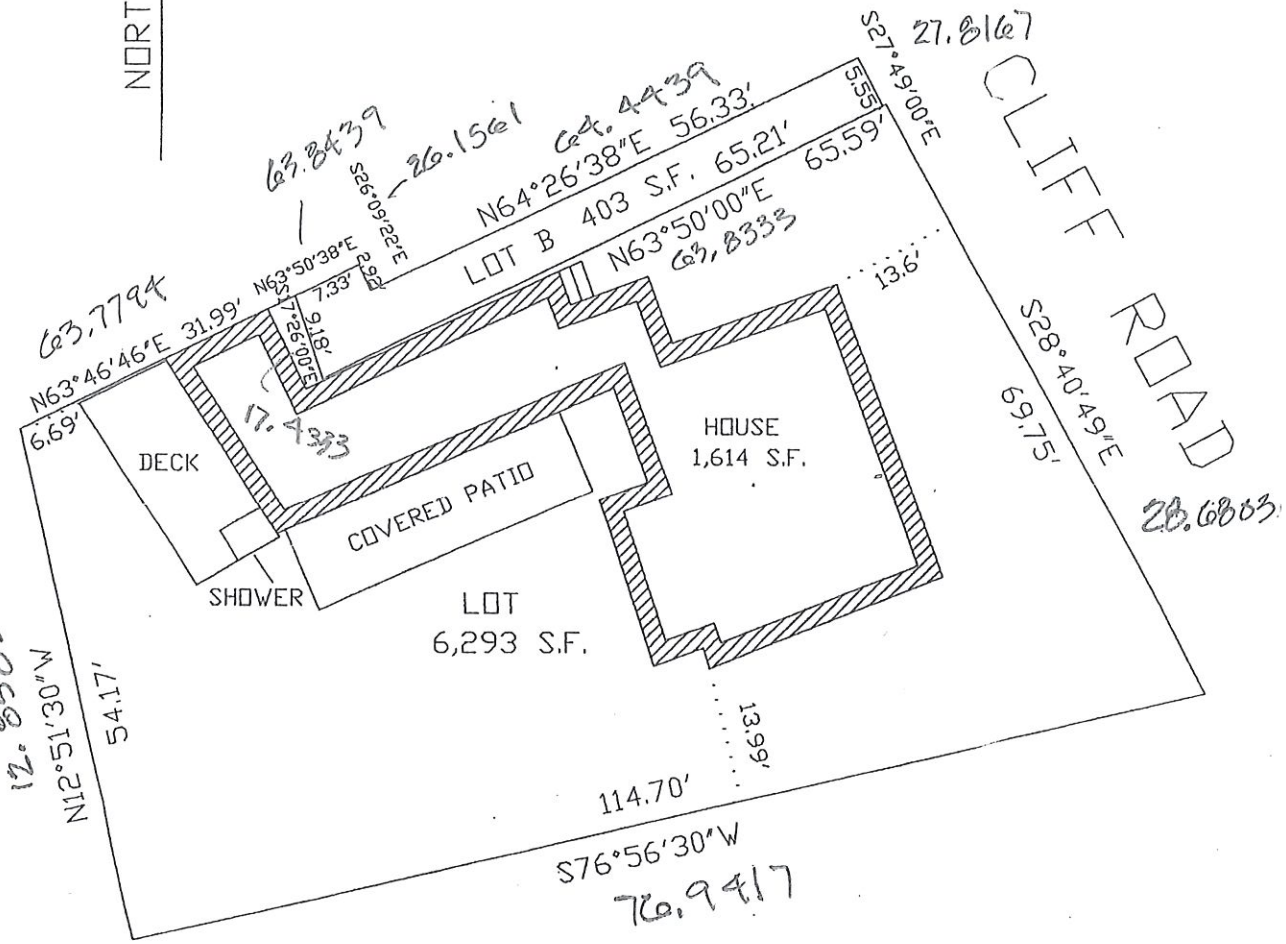
Property ID	10667
Location	20 CLIFF RD
Owner	20 CLIFF LLC

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.



NOTE: STRUCTURE PREDATES ZONING.

" I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND, THAT THE STRUCTURE IS LOCATED ON THE LOT AS SHOWN WITH NO VISIBLE ENCROACHMENTS, AND DID COMPLY WITH THE ZONING SETBACKS IN EFFECT AT THE TIME OF CONSTRUCTION. THE SITE IS SITUATED IN ZONE " C " OF THE F.E.M.A. MAP SHEET # 0011 D COMMUNITY #250230."

JOHN J. SHUGRUE PLS
DATE: FEBRUARY 10, 2005

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT
FRONT YARD SETBACK: NONE
REAR & SIDE SETBACK: 5 FT
GROUND COVER RATIO: 50%

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 20'

DATE: FEBRUARY 10, 2005

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: NORMAN V. LEWIS

ASSESSORS MAP 42.4.4 PARCEL NO. 52 & 53 #7242MPP

NAN.1502

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC5-26
MAP/PARCEL#: 4244-053 1502

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 20 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

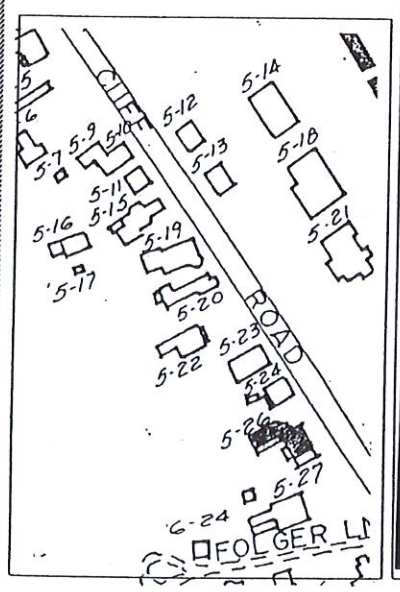
4. Present Owner: LEWIS, JOAN M

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

NAN.1502

1502

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 60
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: N/A
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: Gardens,Fence, Parking
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Rubblestone
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Clapboard
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Lean To
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk,Roof Hatch, Balustrade
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-painted
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: Colonial
33. Number of Bays: 4
34. Window Frame Type: Plank Frame
35. Window Sash Type(s) - Front Facade: 12/12

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-beaded
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
bay on the west side and patio on rear have been added (Lancaster)

NAN.1502

1502

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1747
Source: Assessors Records,Lancaster,
Blue File Collection at Peter Foulger Museum.,Helen Winslow Chase
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: Nantucket Four-Bay,Pre-1750 2 1/2 Story Lean-to
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Lancaster pg.172,
Sanborn Maps,Helen Winslow Chase Research,
Blue Files

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.1502
Historic Name:	
Common Name:	
Address:	20 Cliff Rd
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	4244-053; NC5-26;
Year Constructed:	1747
Architectural Style(s):	Georgian;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Wood Shingle; Foundation: Stone, Uncut;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, November 15, 2024 at 1:49 PM



Cabinet photograph 1 image View of Cliff Road (as North Str...

1880's

View full window

SHUTTERS ON EAST ELEVATION

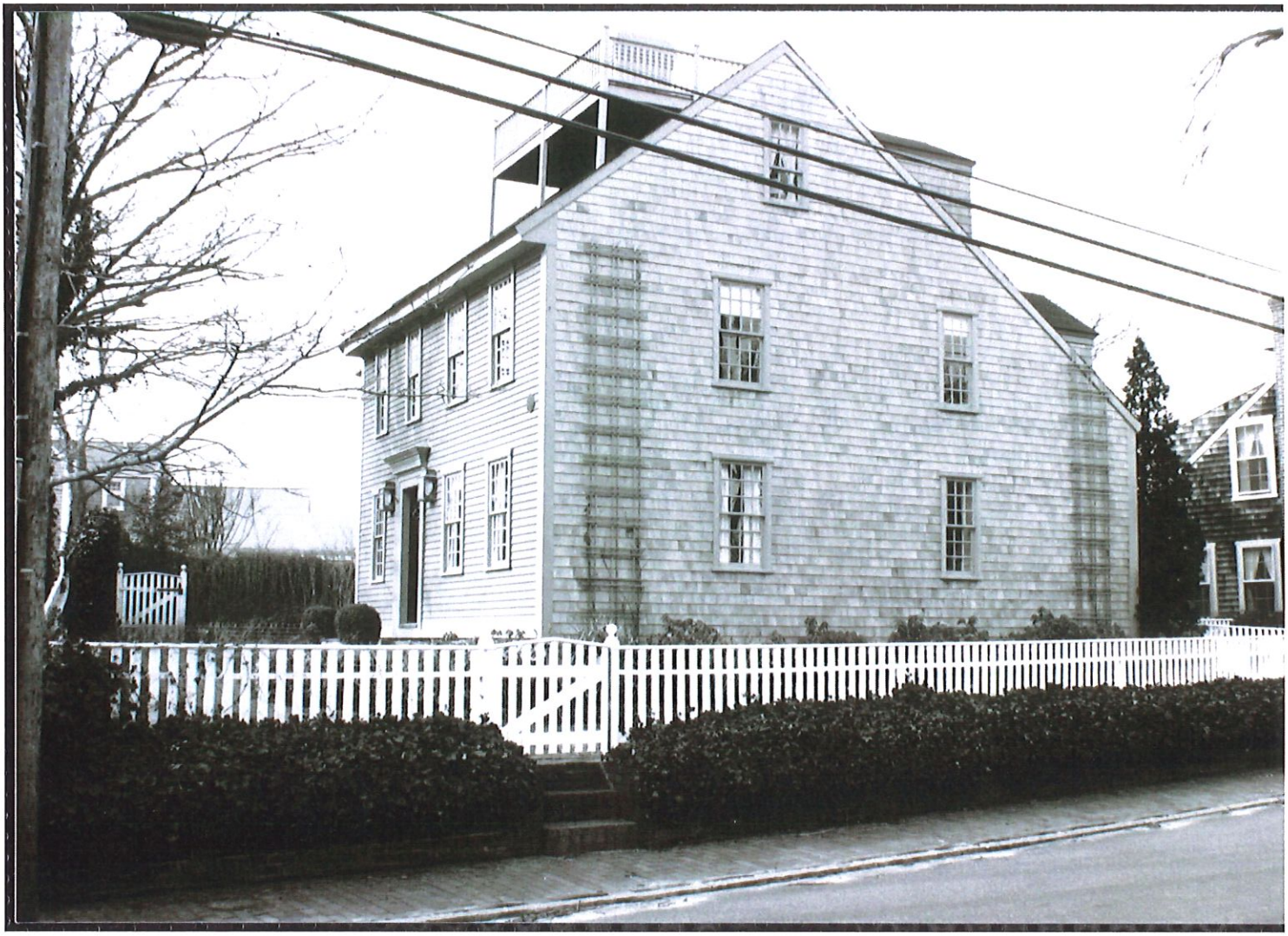


1880s



CIRCA 1900 SHUTTERS CLOSED

1900?



20 Cliff Road, last name of the owner at the time was McCann...

1993

View full window



20 CLIFF 20 CLIFF H.C. SOUTH FROM CLIFF RD 42.4 4/52&53

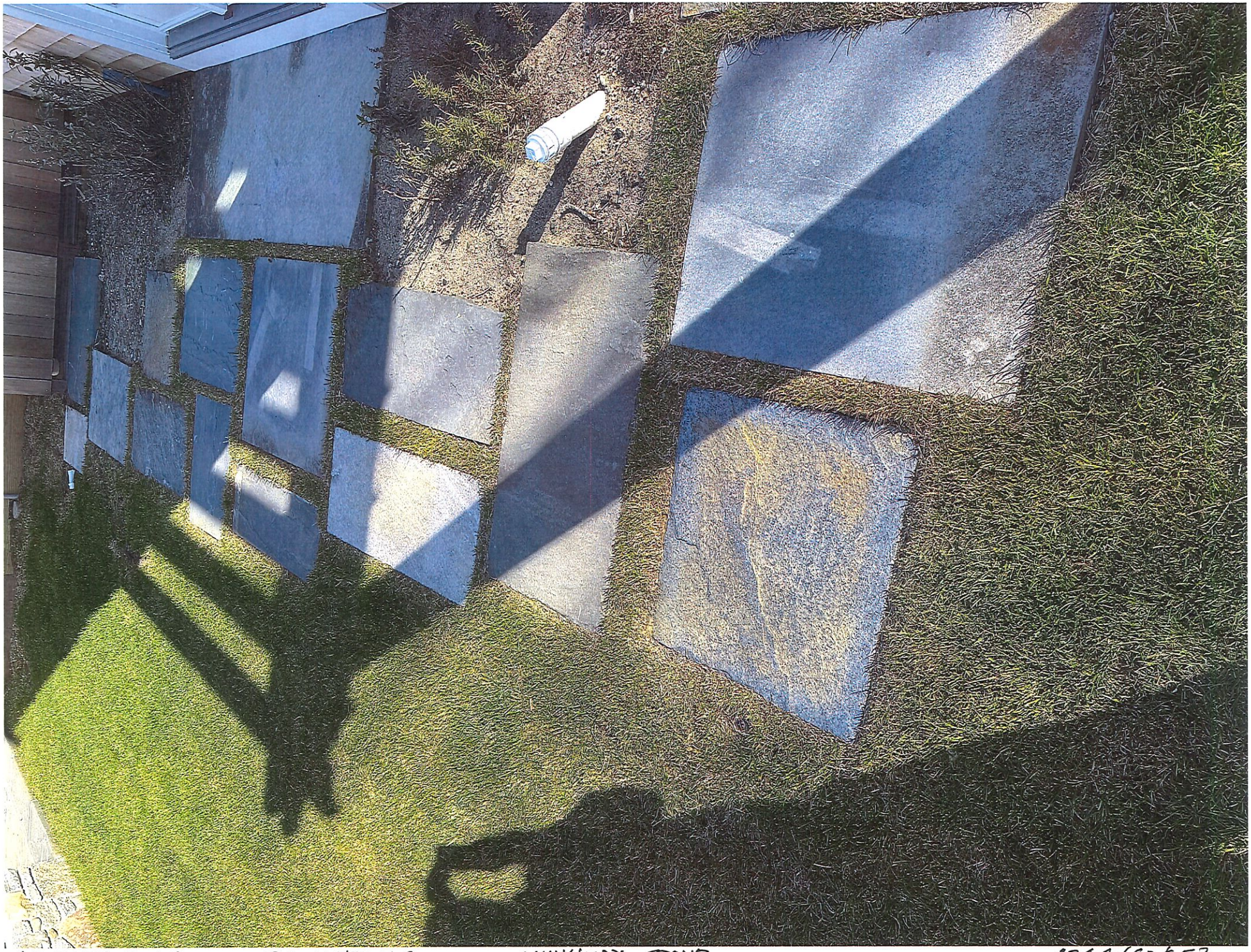


20 CHEF ROAD 20 CHEF LLC EAST 42.4.4/ 52 & 53





2.0 CLIFF ROAD 2.0 CLIFF HG PROPOSED ANTIQUE GRANITE STEPS 42.4.4/52&53



20 CHEE ROAD 20 CHEE H.C WALKWAY STONE 42.4.4 (52 & 53



[illegible] CLIFF ROAD 20 CLIFF H.G. ENTRY PATIO STONE 42.4.4 / 52 & 53

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 51

Street & Number of Proposed Work: 8 Sea St.

Owner of record: Eight Sea Street LLC

Mailing Address: 800 Boylston St. 30th flr.
Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2024 06-1070
☐ 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 - Roof material change
2. South Elevation - Barn doors color
3. West Elevation - Sash color
4. North Elevation - foundation finish material
   - New Cupola

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Cobblestone ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ 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 Fixed
☑ 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 Natural
Trim Natural
Deck _____
Clapboard (if applicable) _____
Sash Tristam Red
Foundation Cobblestone
Roof Natural
Doors (barn: distressed red)
~~Fence~~ _____ Shutters _____
Hayloft: 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 4/14/25 Signature of owner of record _____ - agent Signed under penalties of perjury

CERTIFICATE NO: HDC2024-06-10904 DATE ISSUED: 7/23/24

JUN 12 2024

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 51

Street & Number of Proposed Work: 8 Sea St.

Owner of record: Eight Sea Street LLC

Mailing Address: 800 Boylston St.

Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228-2041 E-mail: _____

FOR OFFICE USE ONLY 1534

Date application received: 6/25/24 Fee Paid: $ 226.80

Must be acted on by: 9/3/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: (No)

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: 36' Sq. Footage 1st floor: 864 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: 320 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 26' 0" ~~South~~ East _____ West _____

Additional Remarks: New storage barn

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 14" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other Hopper

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Slider Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Dual black

Trim Natural Sash Grey Doors Natural

Deck _____ Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

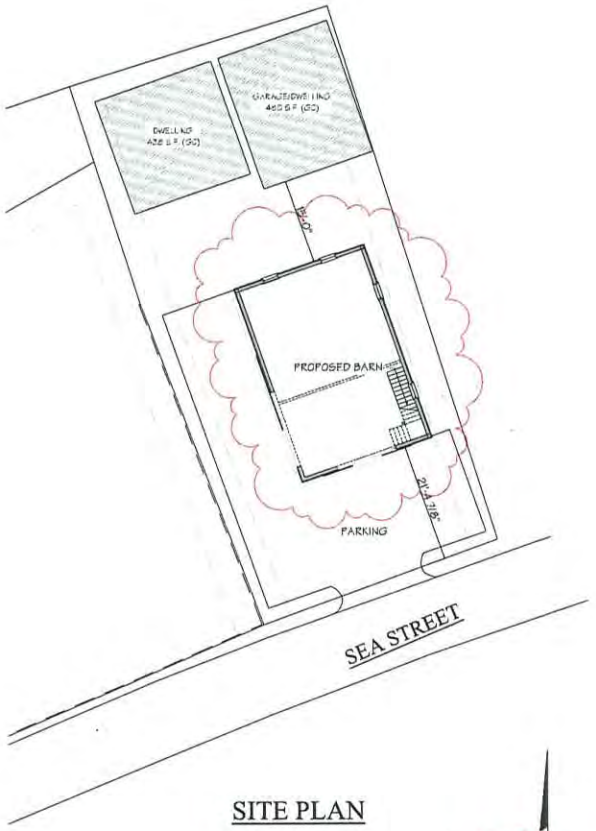
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/11/2024 Signature of owner of record _____ Signed under penalties of perjury

RECEIVED
JUN 12 2024
By

8 SEA ST.
NANTUCKET, MA 02554





SITE PLAN

MAP & PARCEL: 42.4.2 X 51
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 4,644 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
  DWELLING: 438 S.F.
  GARAGE/APT: 480 S.F.
PROPOSED NEW GROUND COVER: 864 S.F.
TOTAL GROUND COVER: 1,782 S.F.
ALLOWABLE GROUND COVER: 1,858 S.F.

APPROVED
HDC 2024-06-10704
No Exterior Changes
Without HDC Approval

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

COVER SHEET
DATE: 06/11/2024
SCALE: AS NOTED

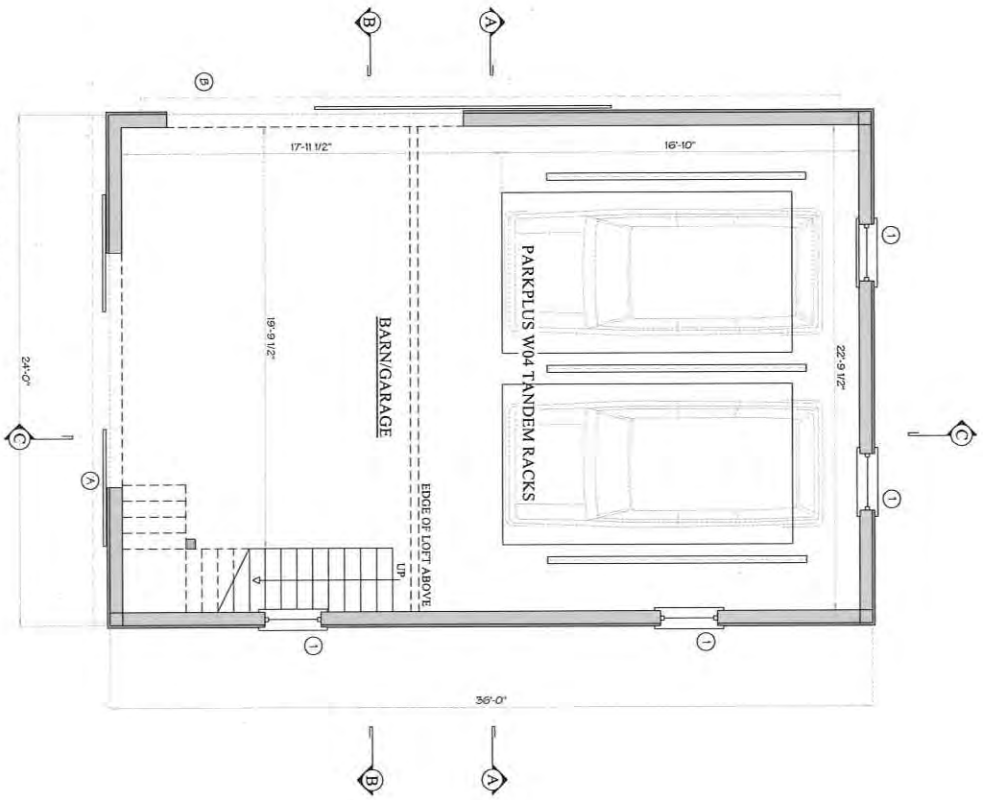
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

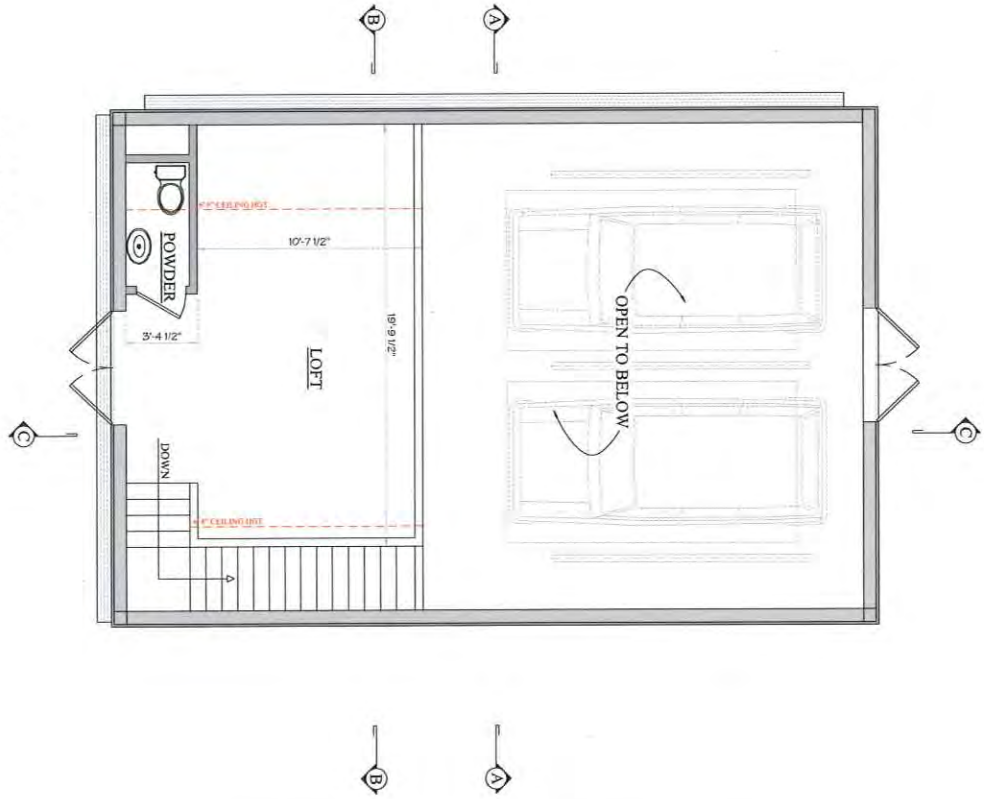
A

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN



LOFT PLAN



1

8 SEA ST.
NANTUCKET, MA

MP-42-4.7/51

FIRST FLOOR PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1' 0"

Designs and drawings hereon are property of Benjamin Normand Residential Designs, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

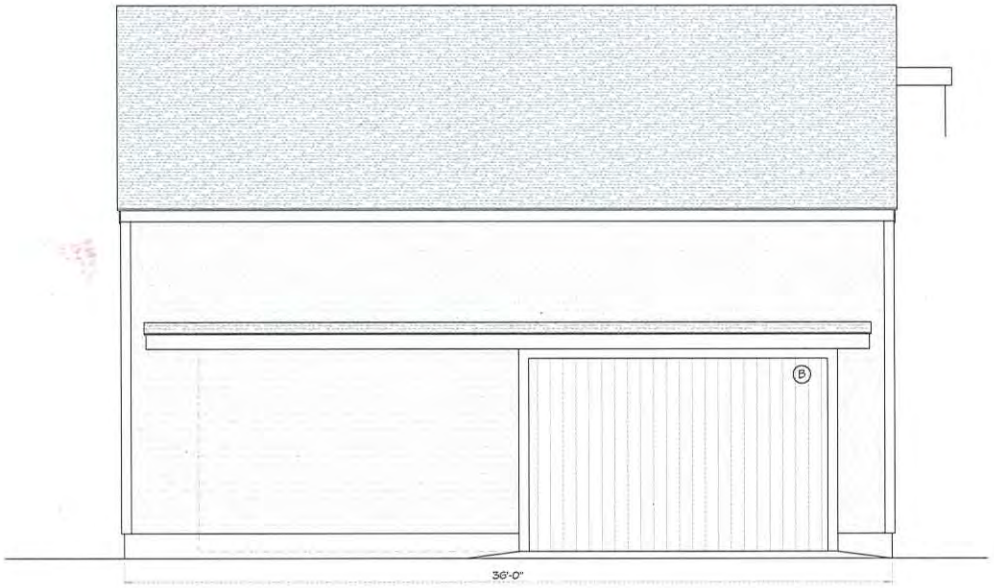
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM



SOUTH ELEVATION

8 Sea St - Barn window/door schedule

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	3' 0" x 2' 9"	TBD	Boston Sash	12 light	Single	TBD	Fixed	4
A	(2) 5' 6" x 9' 0"	TBD	Custom	batten outswing	Double	NA		1
B	14' 0" x 9' 0"	TBD	Custom	batten slider	Single	NA		1
C	(2) 3' 0" x 6' 8"	TBD	Custom	batten outswing	Double	NA		1



WEST ELEVATION

APPROVED

HDC 2024 - 06 - 10704

No Exterior Changes
Without HDC Approval

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

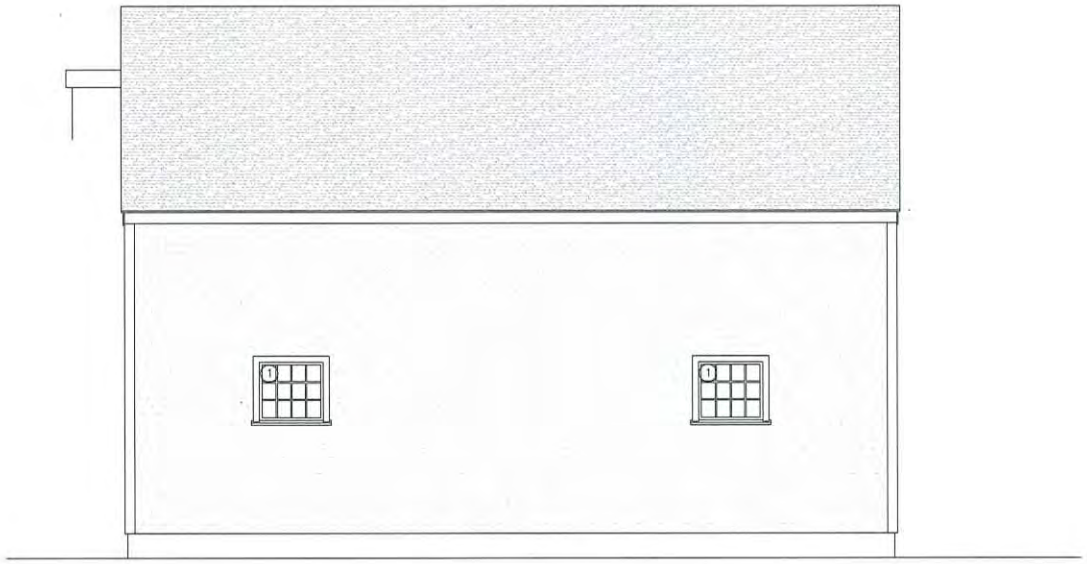
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used in whole or in part without the express written consent of the author. All rights reserved. All rights reserved and will be enforced.

ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

2



EAST ELEVATION



NORTH ELEVATION

HDC 2024 - 06 - 10704

No Exterior Changes
Without HDC Approval

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2004 - NORMANDRESIDENTIAL.COM

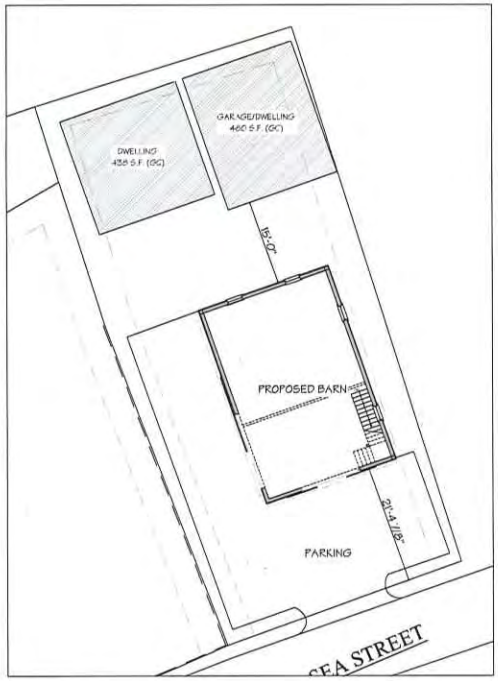
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the permission of Benjamin Normand Residential Design, Inc.

ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

3

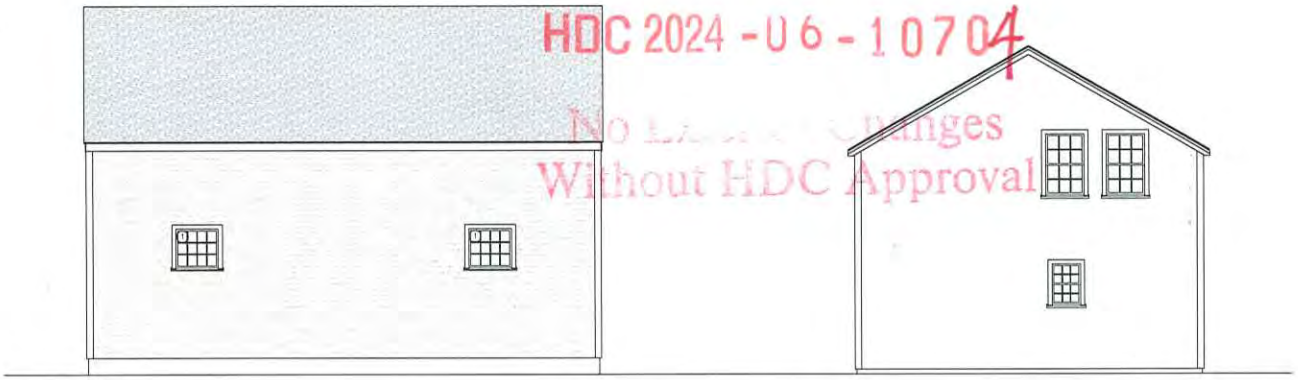




SOUTH ELEVATION - STREE VIEW



WEST ELEVATION - YARD VIEW



EAST ELEVATION

APPROVED

HDC 2024 - 06 - 10704

No Exterior Changes
Without HDC Approval

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

STREETSCAPE ELEVATIONS
DATE: 06/11/2024
SCALE: AS NOTED

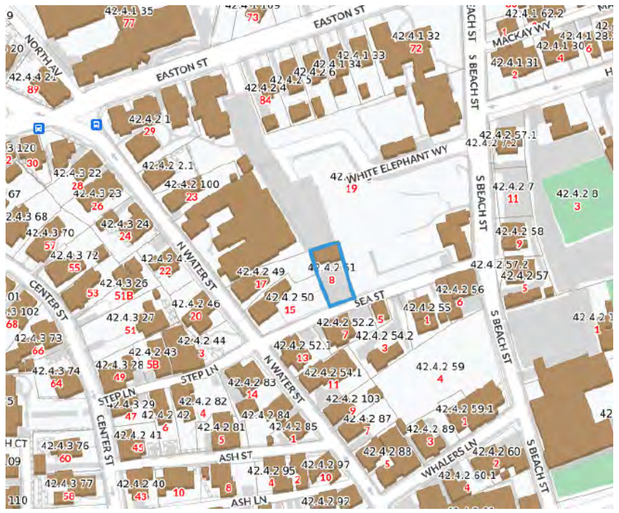
M/P: 42.4.2 / 51

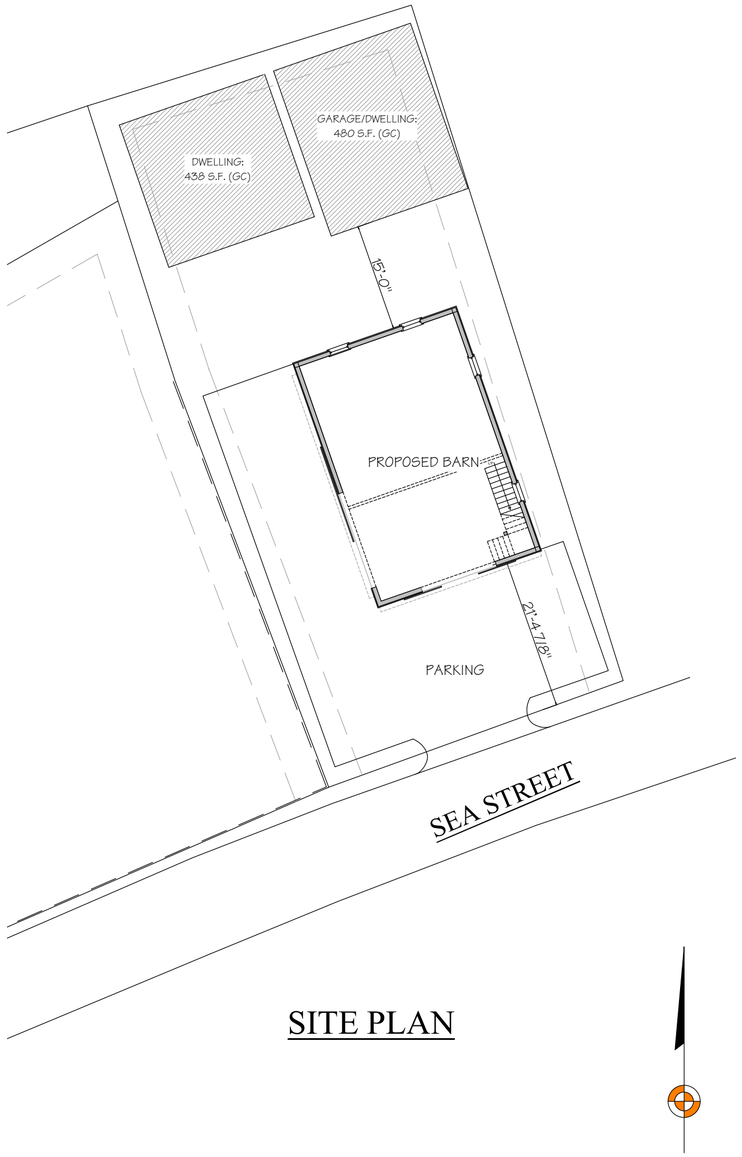
8 SEA ST.
NANTUCKET, MA

4



8 SEA ST.
NANTUCKET, MA 02554





SITE PLAN

MAP & PARCEL: 42.4.2 X 51
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 4,644 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
DWELLING: 438 S.F.
GARAGE/APT: 480 S.F.
PROPOSED NEW GROUND COVER: 864 S.F.
TOTAL GROUND COVER: 1,782 S.F.
ALLOWABLE GROUND COVER: 1,858 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

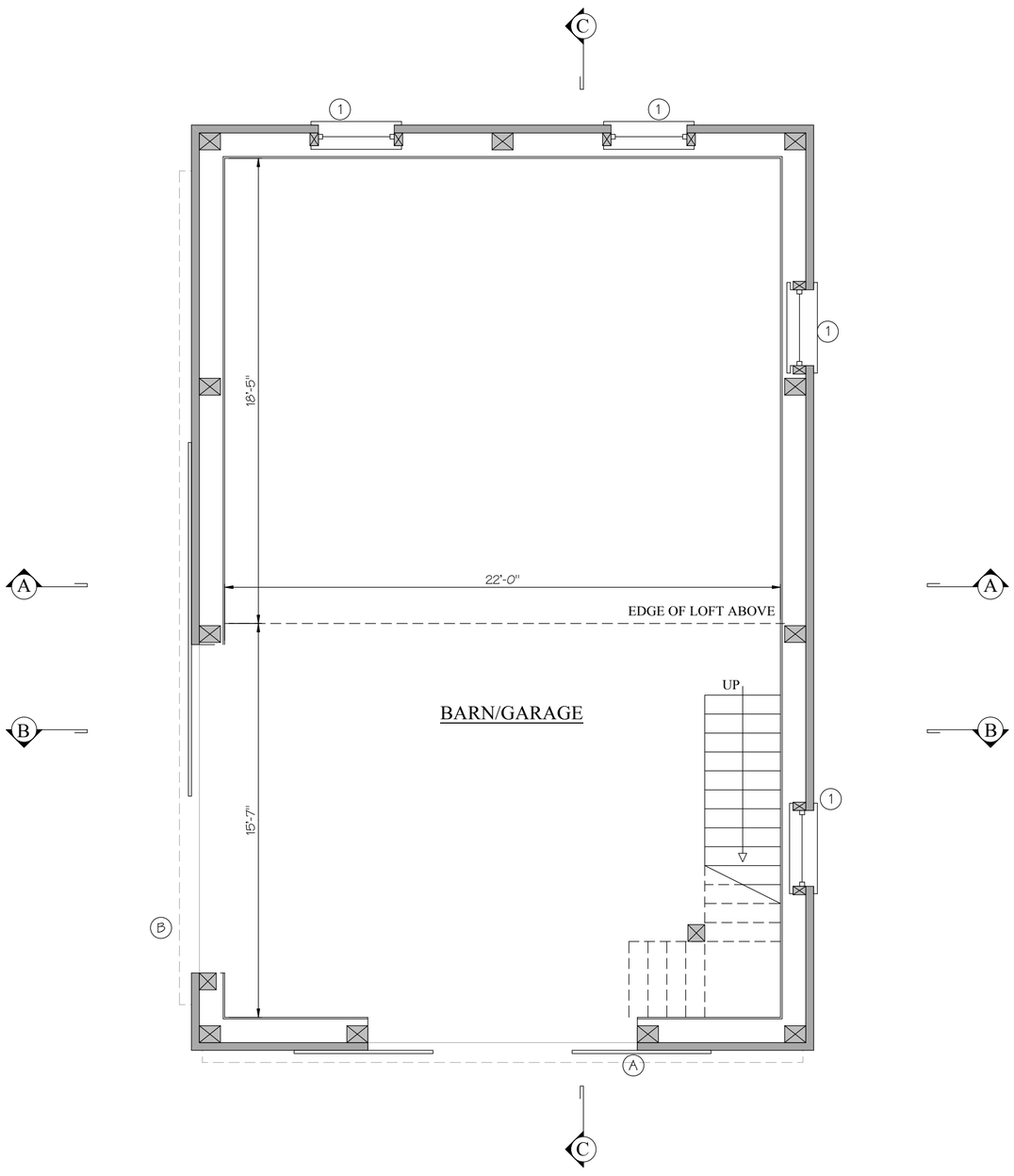
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without its express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 04/14/2025
SCALE: AS NOTED

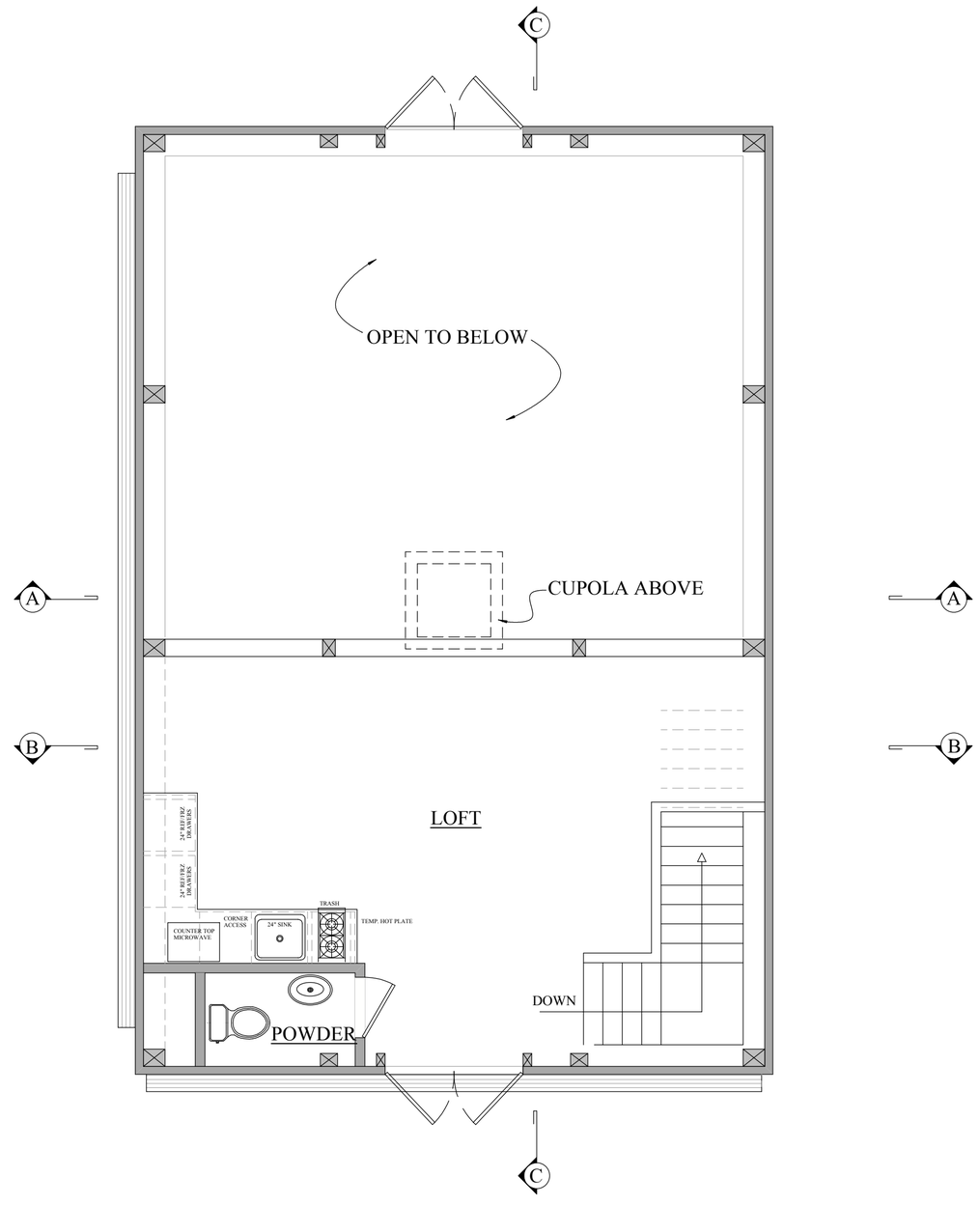
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

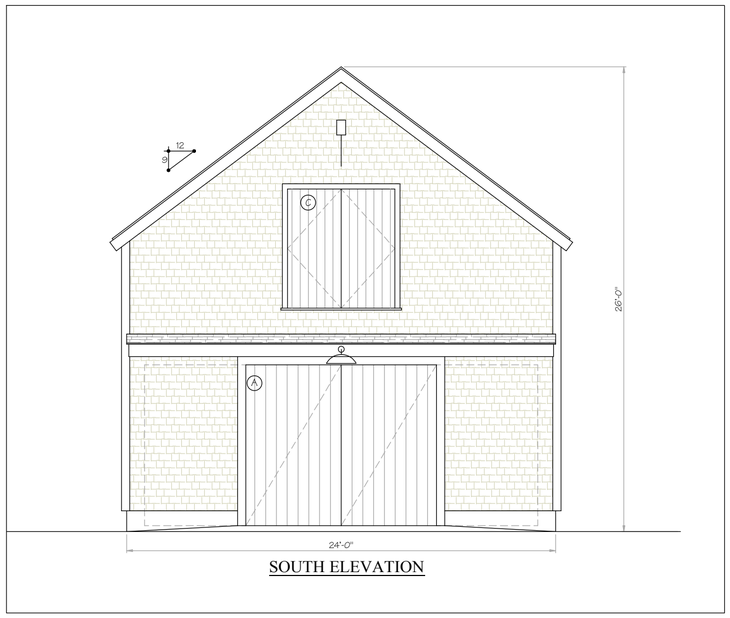
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

FLOOR PLANS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

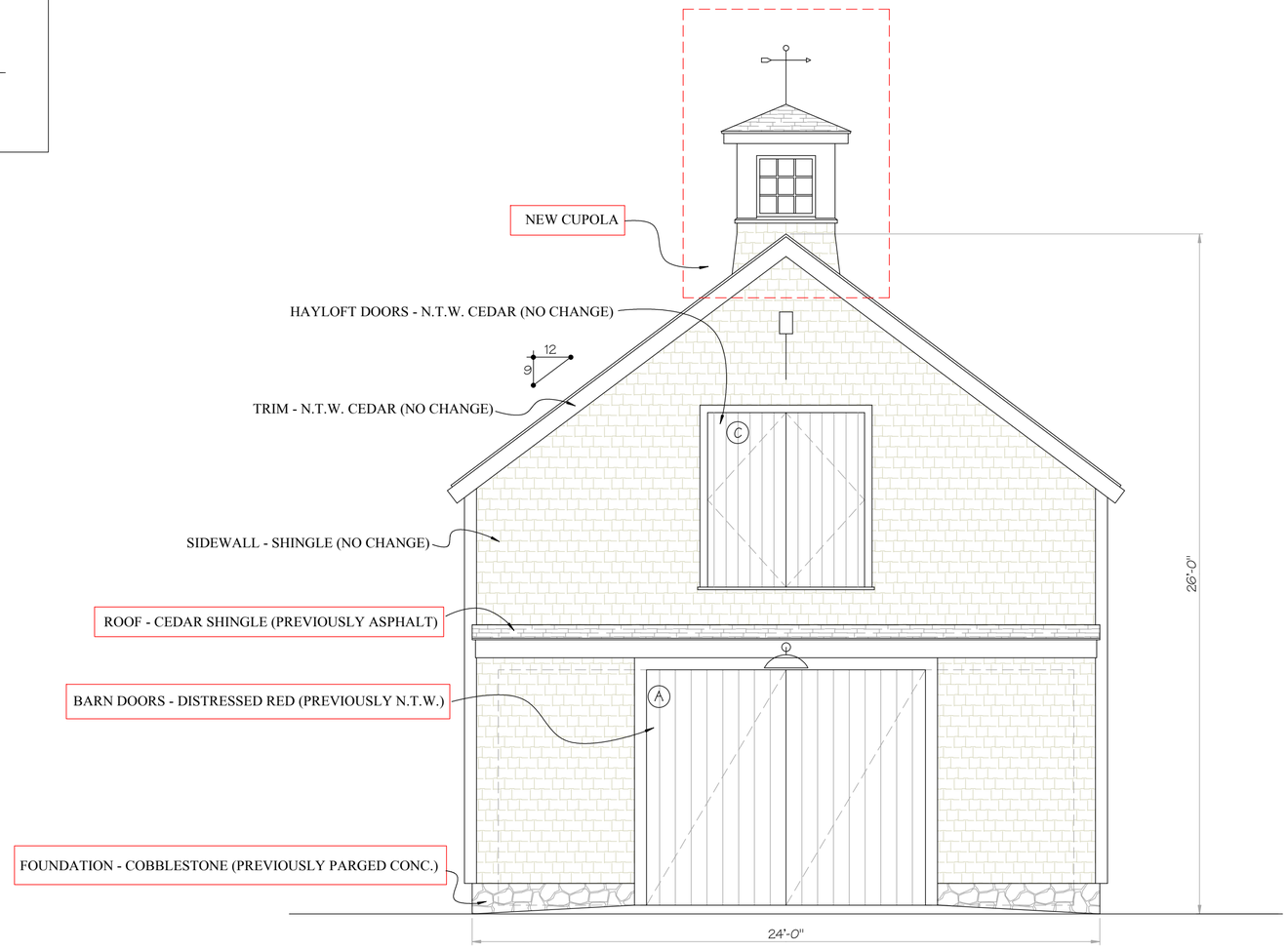
8 SEA ST.
NANTUCKET, MA

1



SOUTH ELEVATION

PREVIOUS APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

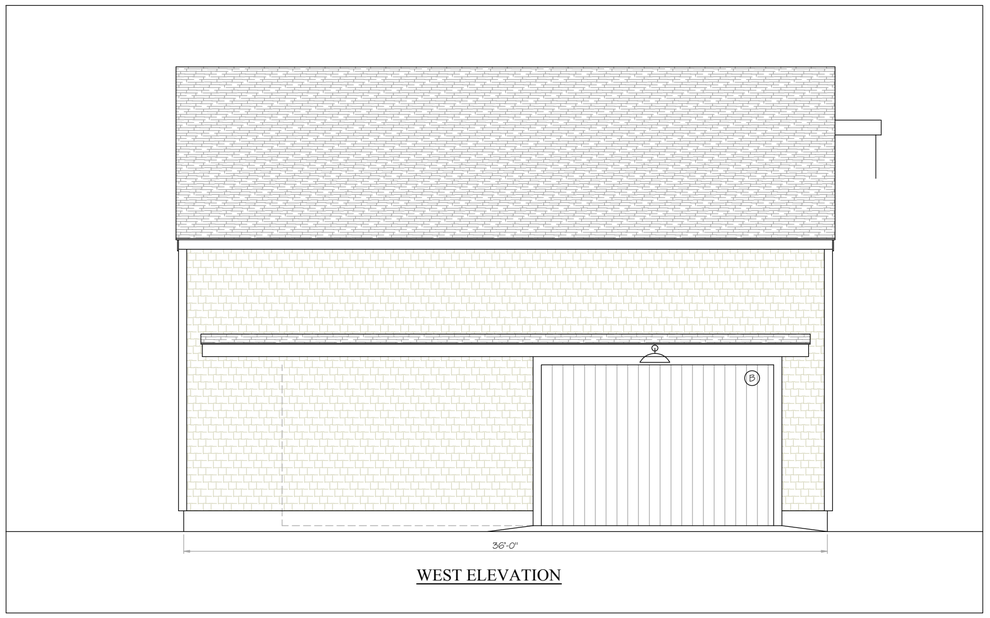
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

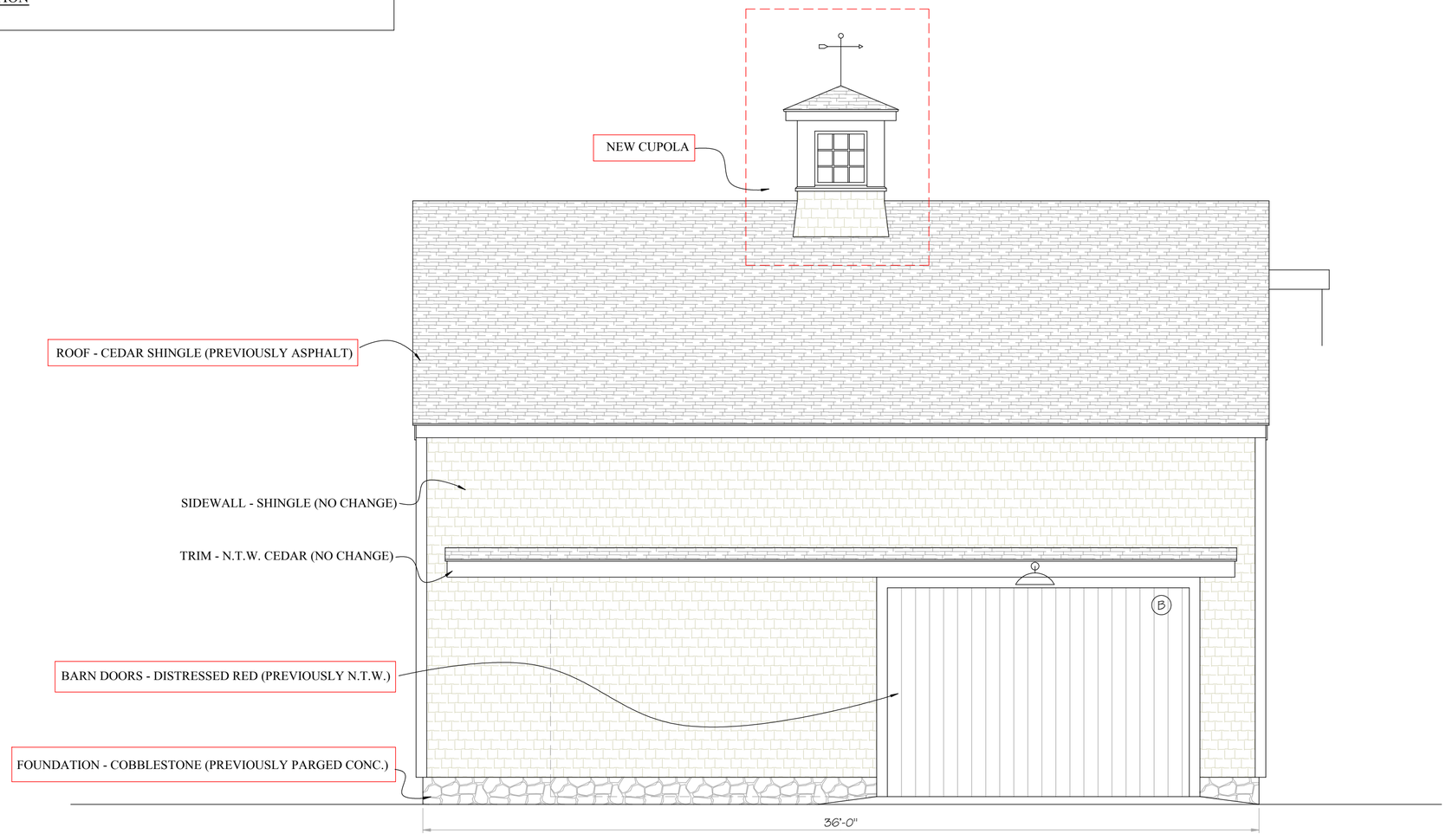
8 SEA ST.
NANTUCKET, MA

2



WEST ELEVATION

PREVIOUS APPROVAL



WEST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

ATIC PLAN
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

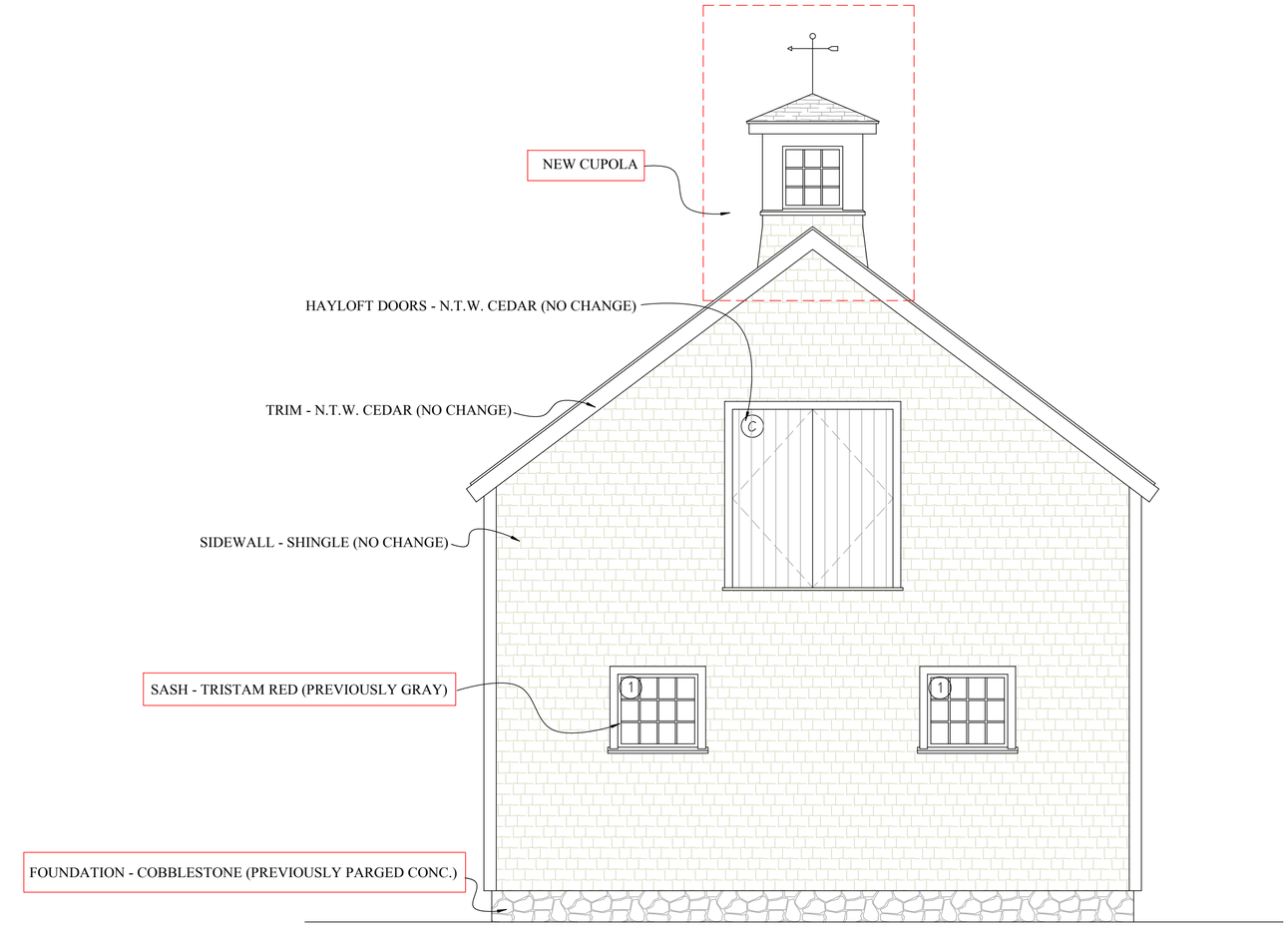
8 SEA ST.
NANTUCKET, MA

3



NORTH ELEVATION

PREVIOUS APPROVAL



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

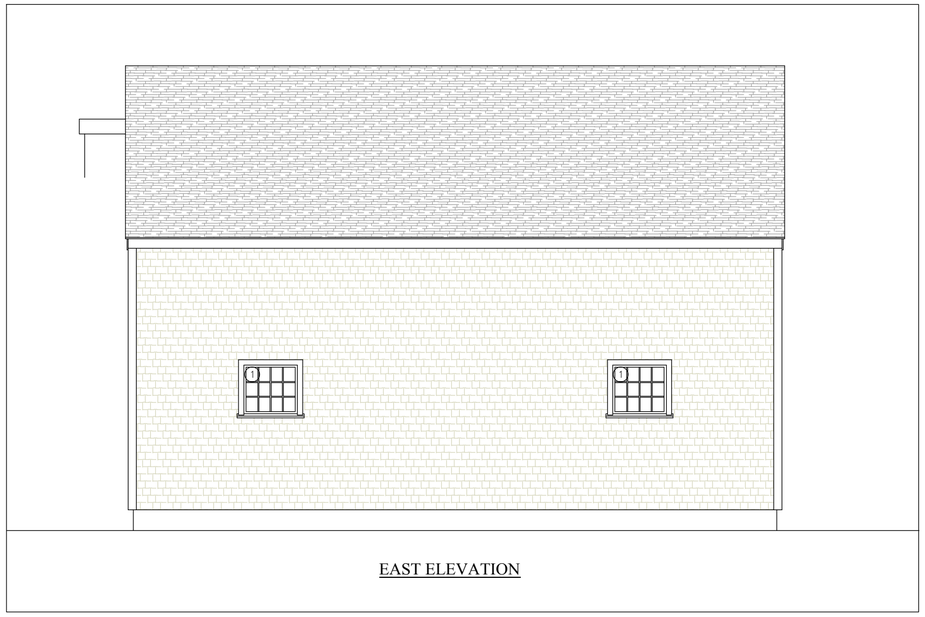
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

ELEVATION
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

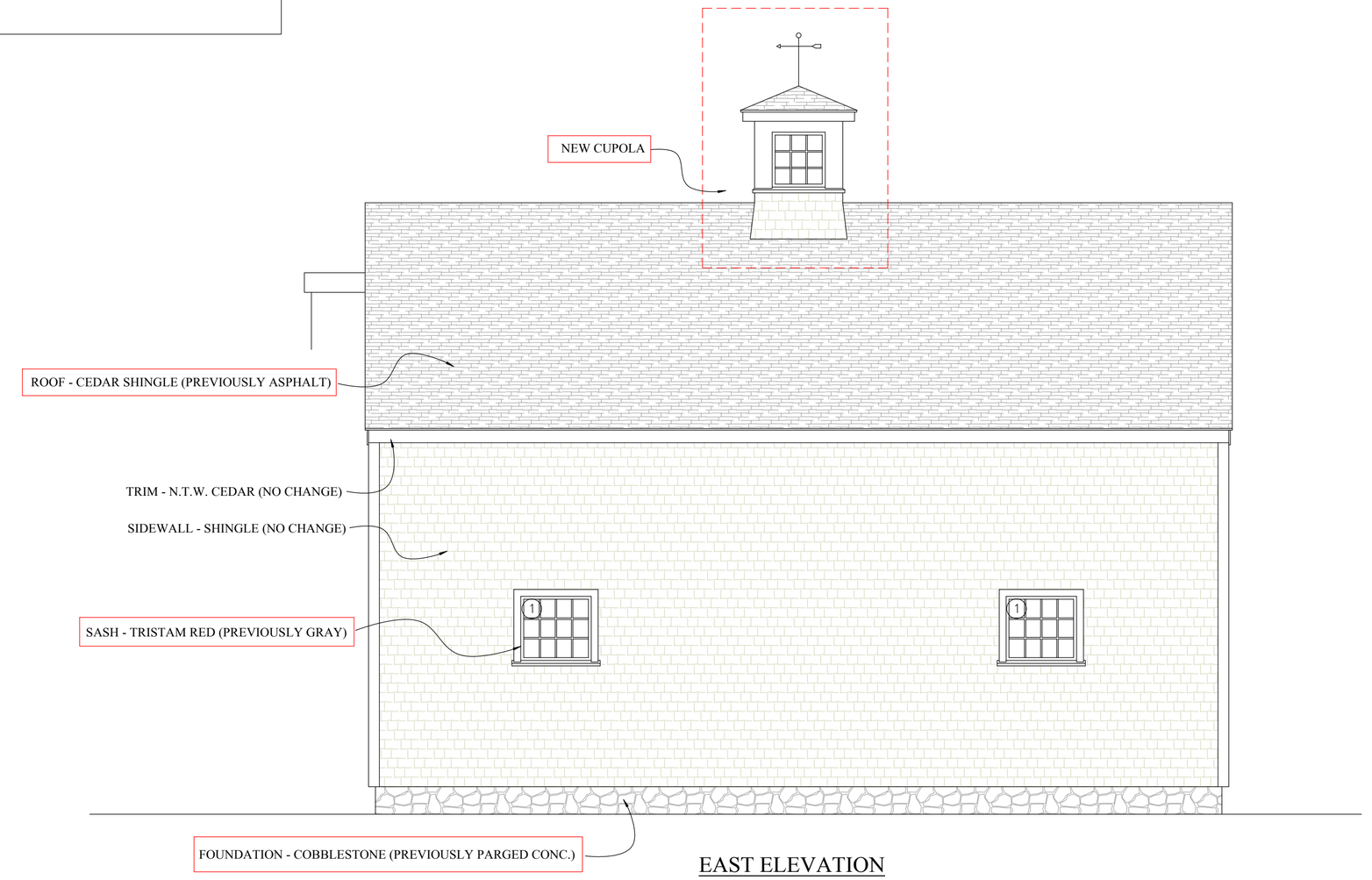
8 SEA ST.
NANTUCKET, MA

4



EAST ELEVATION

PREVIOUS APPROVAL



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

ELEVATION
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

5

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Eight Sea Street LLC

STREET ADDRESS 8 Sea St.

MAP/PARCEL 47.4.2/51

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/15/2025

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

4/14/2025
Date

8 Jefferson Ave
MH addition

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BKP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Henry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2025-03-12238
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 11'-5¼" Sq. Footage 1st floor: 85.5 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7'-5¾ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2002

Original Builder:

REVISIONS* (describe)
1. East Elevation Extend Sunroom, Revise Fenestration
2. South Elevation Extend Sunroom, Revise Fenestration
3. West Elevation Revise Fenestration
4. North Elevation N/C

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ 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 4/15/25 Signature of owner of record _____

Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 4/1/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2025-03-12238

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Henry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY 1140

Date application received: 03/14/25 Fee Paid: $ 50.00

Must be acted on by: 05/31/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED Main House

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-12-11626

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Remove Connector - Applied for on Garage Application

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2002

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Fenestration
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

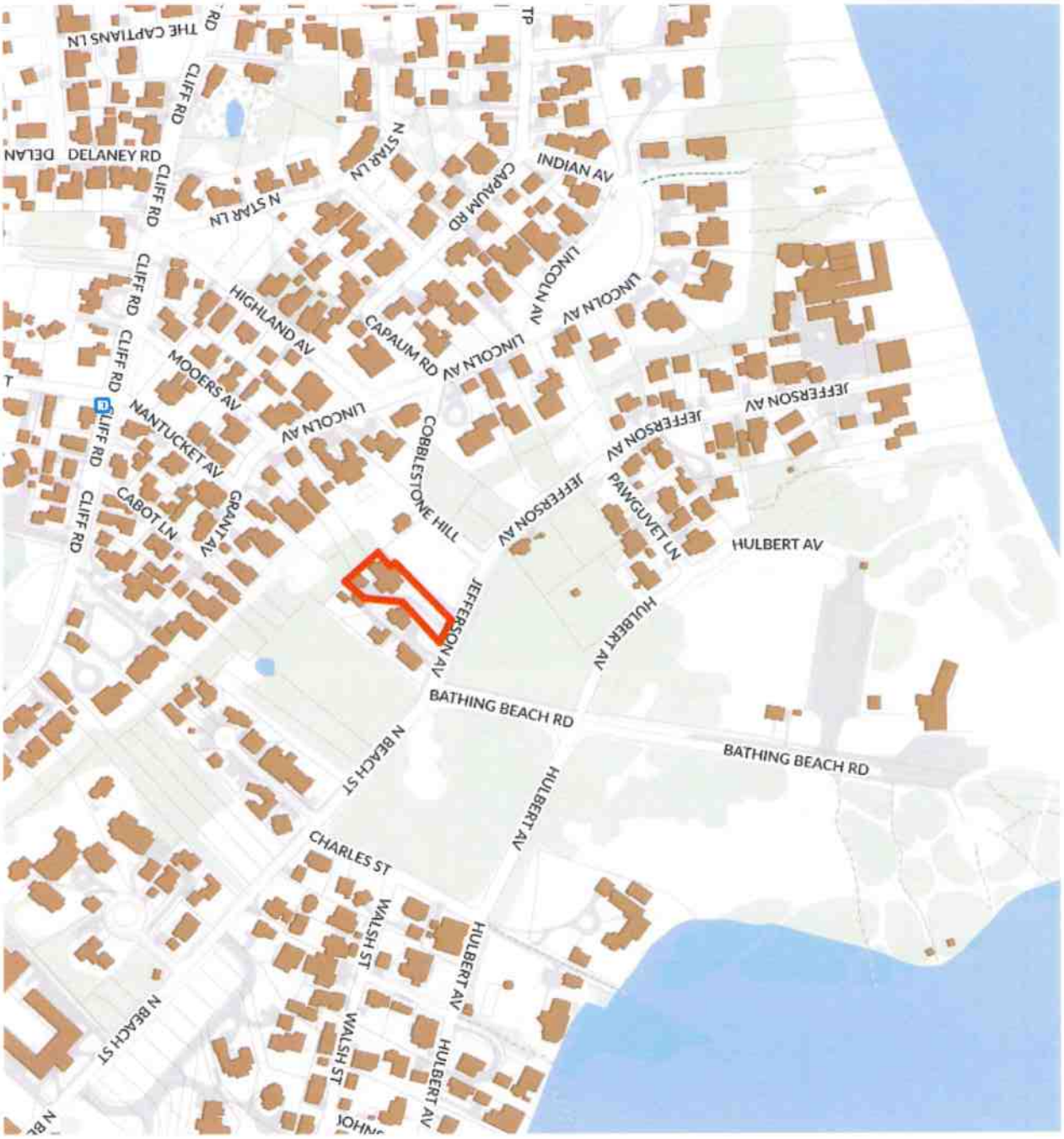
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/25 Signature of owner of record _____ Signed under penalties of perjury

Locus Map



L-1.1

ID #

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

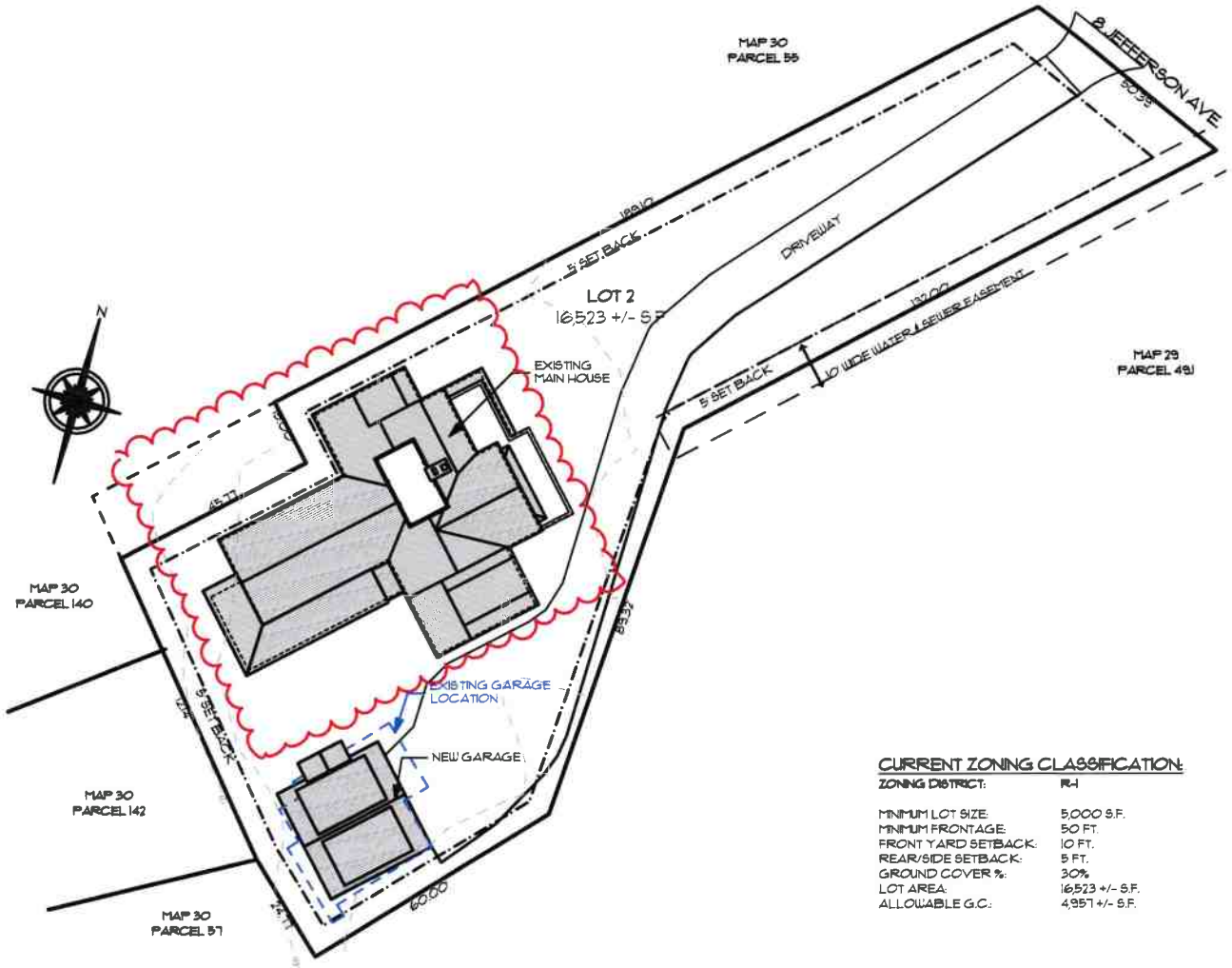
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

SITE PLAN



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R-1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	16,523 +/- S.F.
ALLOWABLE G.C.:	4,957 +/- S.F.

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

Site Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
L-1.2



PROPOSED EAST ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

Proposed East Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.1



PREVIOUSLY APPROVED EAST ELEVATION



EXISTING EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

Previously Approved & Existing
East Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.1



PROPOSED NORTH ELEVATION

Residence at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2

Proposed North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED NORTH ELEVATION



EXISTING NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

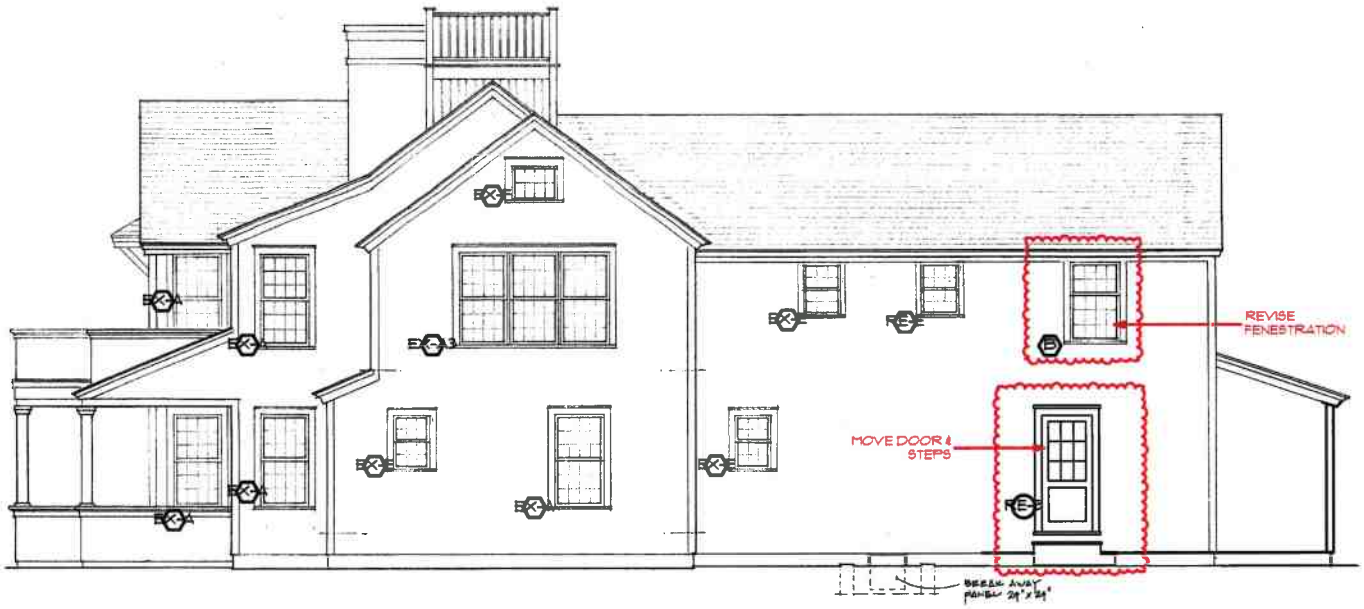
Previously Approved & Existing
North Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2



PROPOSED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

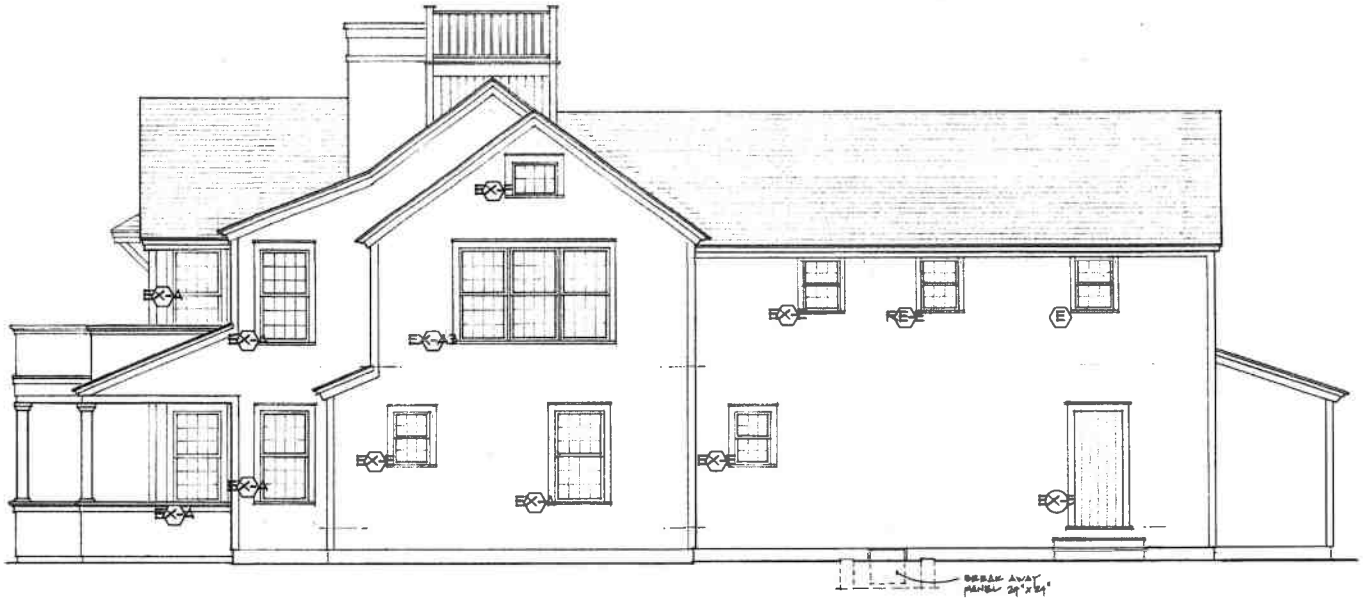
Proposed West Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.3



PREVIOUSLY APPROVED WEST ELEVATION



EXISTING WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

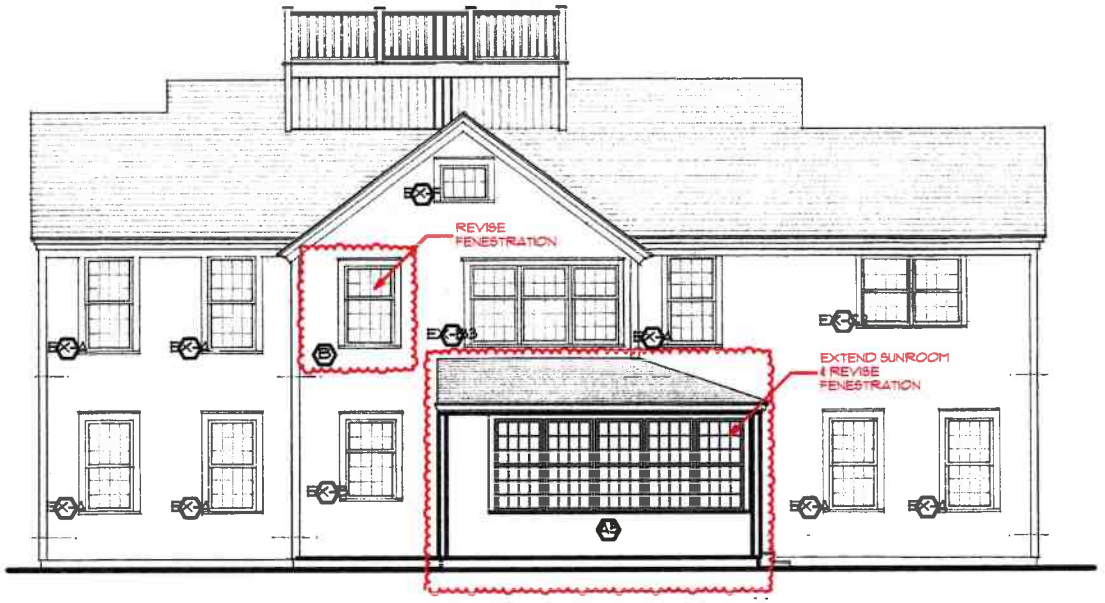
Previously Approved & Existing West Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.3



PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

Proposed South Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.4



PREVIOUSLY APPROVED SOUTH WEST ELEVATION



EXISTING SOUTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

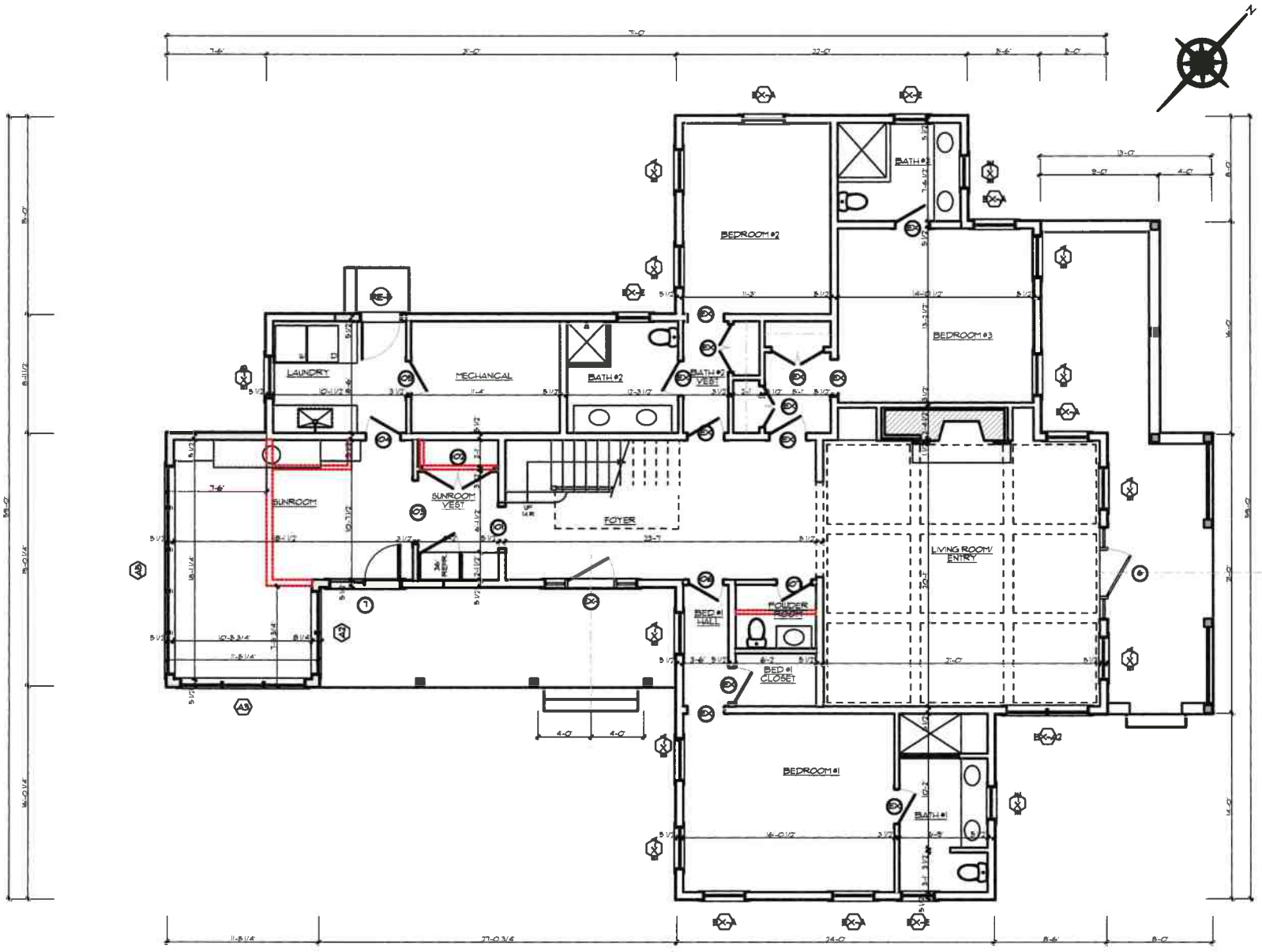
Previously Approved & Existing
South Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO.: 29 ZONING INFO: R1
PARCEL NO.: 49 PROJECT NO.: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.4



PROPOSED FIRST FLOOR PLAN

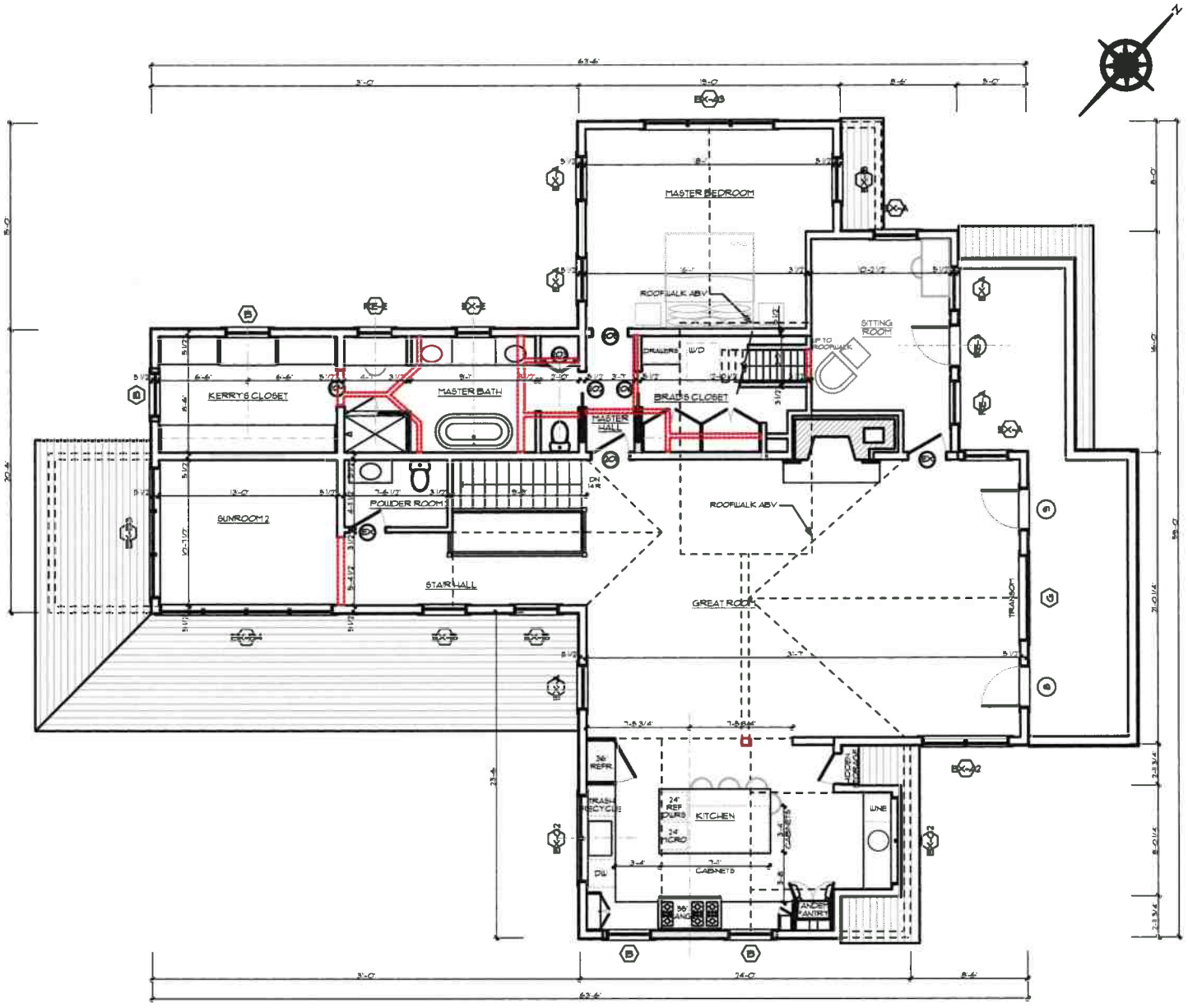
Residence at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed First Floor Plan

ID#
A-1.1

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



PROPOSED SECOND FLOOR PLAN

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

Proposed Second Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-1.3

Main House at
8 Jefferson Ave.
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 04/28/25
Build. Dept. Sub:
Revs: 04/15/25

Notes: VERIFY ALL DETAILS TO MATCH EXISTING

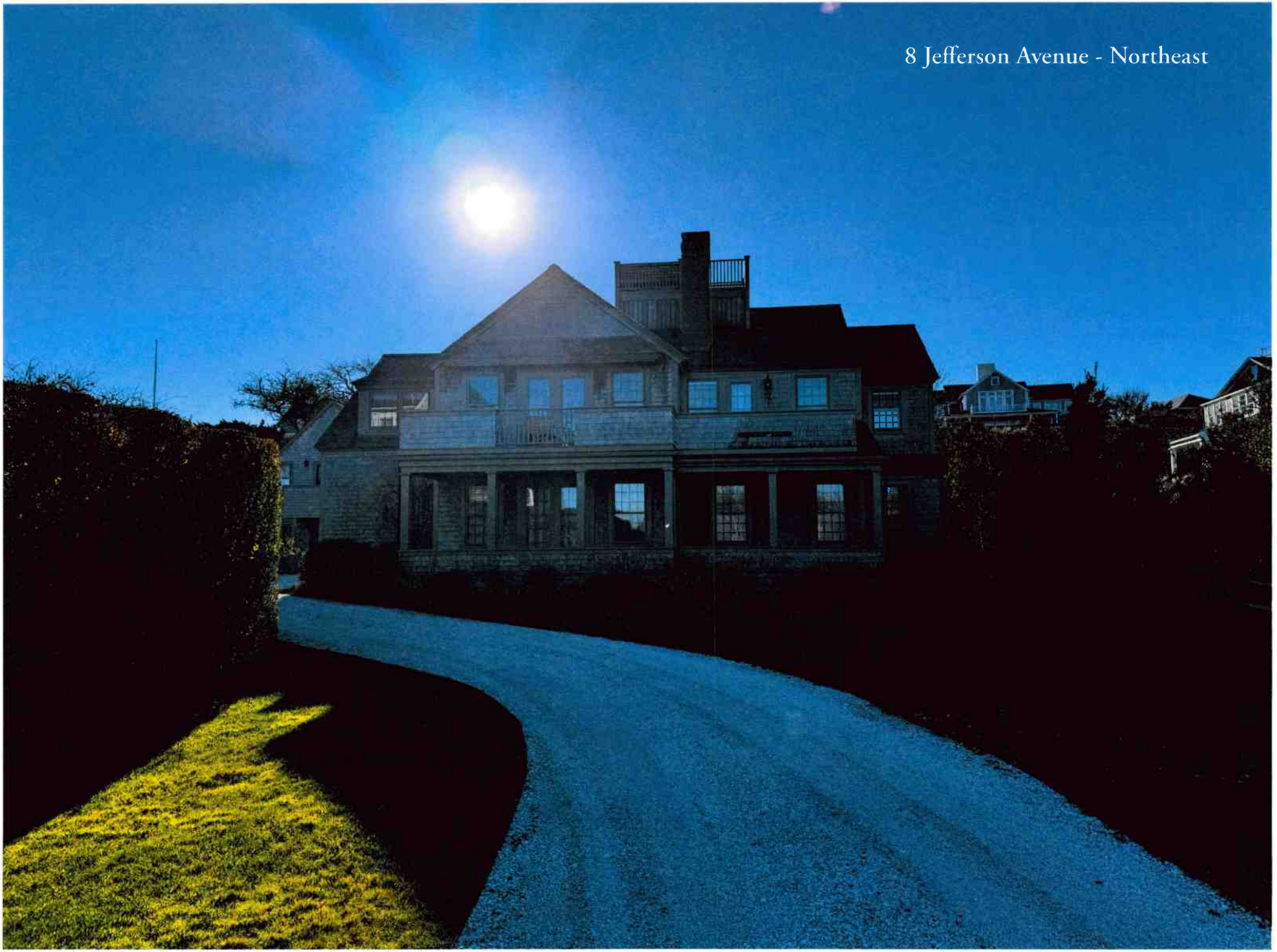
1. All windows to be by Marvin, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by ____, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule - VERIFY ALL EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Model	Lights	Comments
RE-A	1	Double Hung	Existing	3'-1 3/8" x 5'-9"	3'-2 1/2" x 5'-9 1/2"	UWDH 3230	12 over 12	Reuse existing
A3	1	Double Hung	Marvin	(3) 3'-1 3/8" x 5'-9"	9'-5 1/2" x 5'-9 1/2"	-	12 over 12	Match existing A3 windows
A5	1	Double Hung	Marvin	(5) 3'-1 3/8" x 5'-9"	15'-8 3/4" x 5'-9 1/2"	-	12 over 12	Match existing A3 windows
B	4	Double Hung	Marvin	3'-1 3/8" x 5'-1"	3'-2 1/2" x 5'-1 1/2"	UWDH 3226	8 over 12	Match existing B windows
RE-E	1	Double Hung	Existing	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Reuse existing
G	1	Fixed	Marvin	5'-11 1/4" x 5'-9"	TBD	-	24	

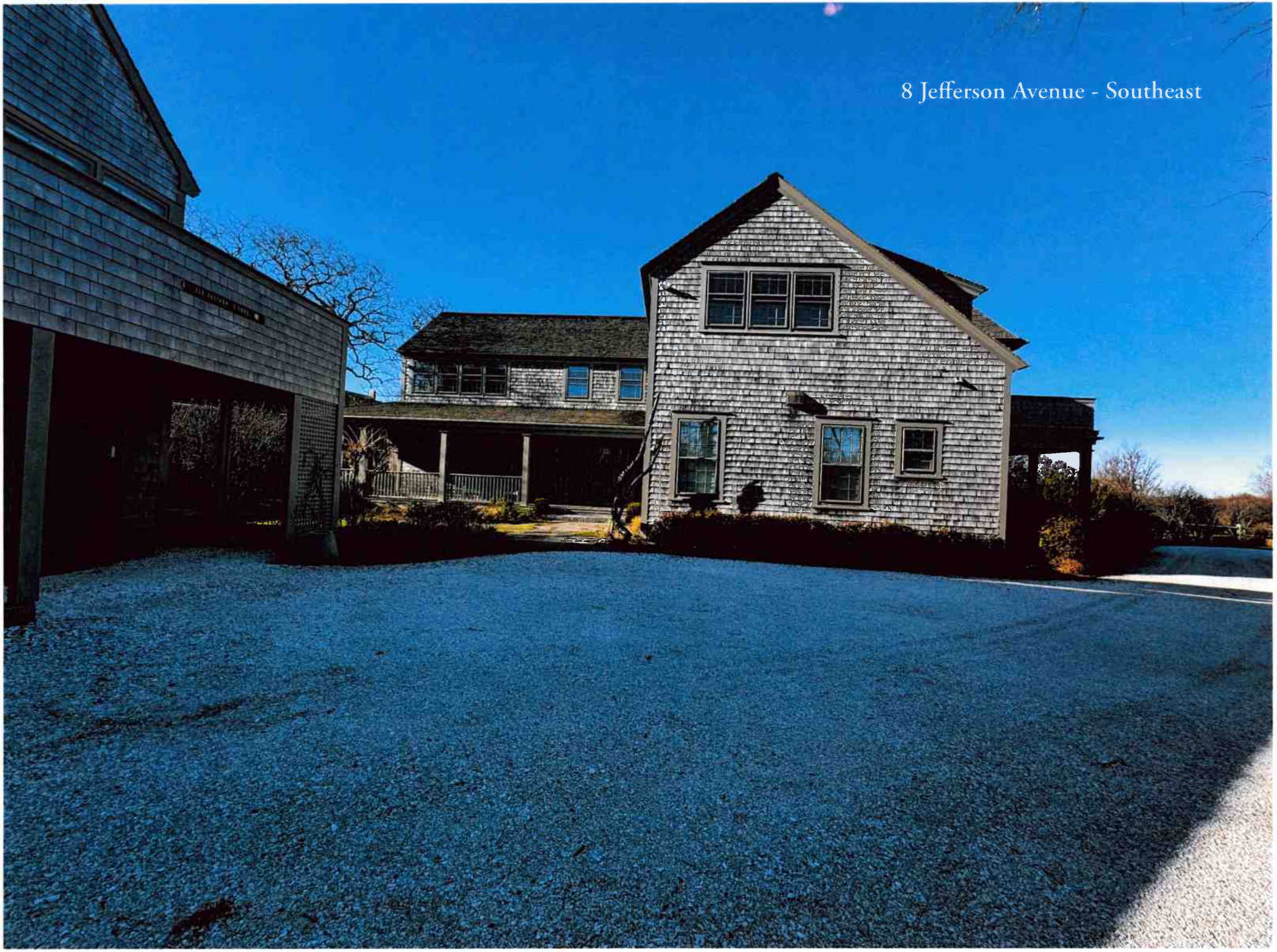
Door Schedule - VERIFY EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
RE-3	1	Single French	Existing	2'-10" x 7'-0"			18	Reuse existing
RE-5	1	Side door	Existing	3'-0" x 7'-0"			9	Over Panel/ Reuse existing
6	1	Front Entry		3'-0" x 7'-0"			4	Over panel
	2	w/ sidelights		1'-7" x 7'-0" ea.			2ea.	Over panel ea.
7	1	Double French		(2) 2'-8" x 7'-0"			18ea.	Match existing door 3
8	1	Single French		2'-10" x 7'-0"			18	Match existing door 3
9	1	Single French		2'-10" x 7'-0"			18	Match existing door 3

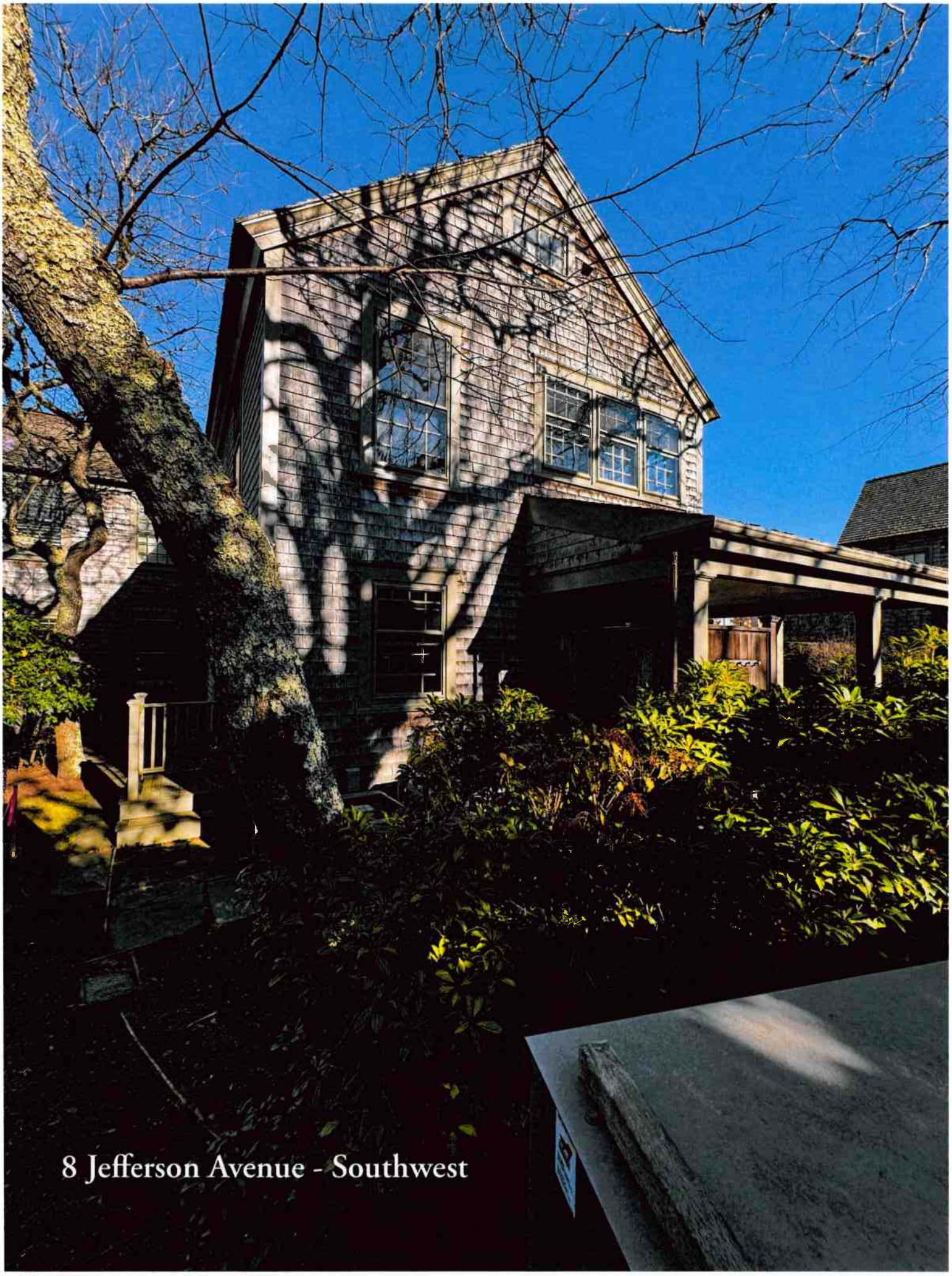


8 Jefferson Avenue - Northeast

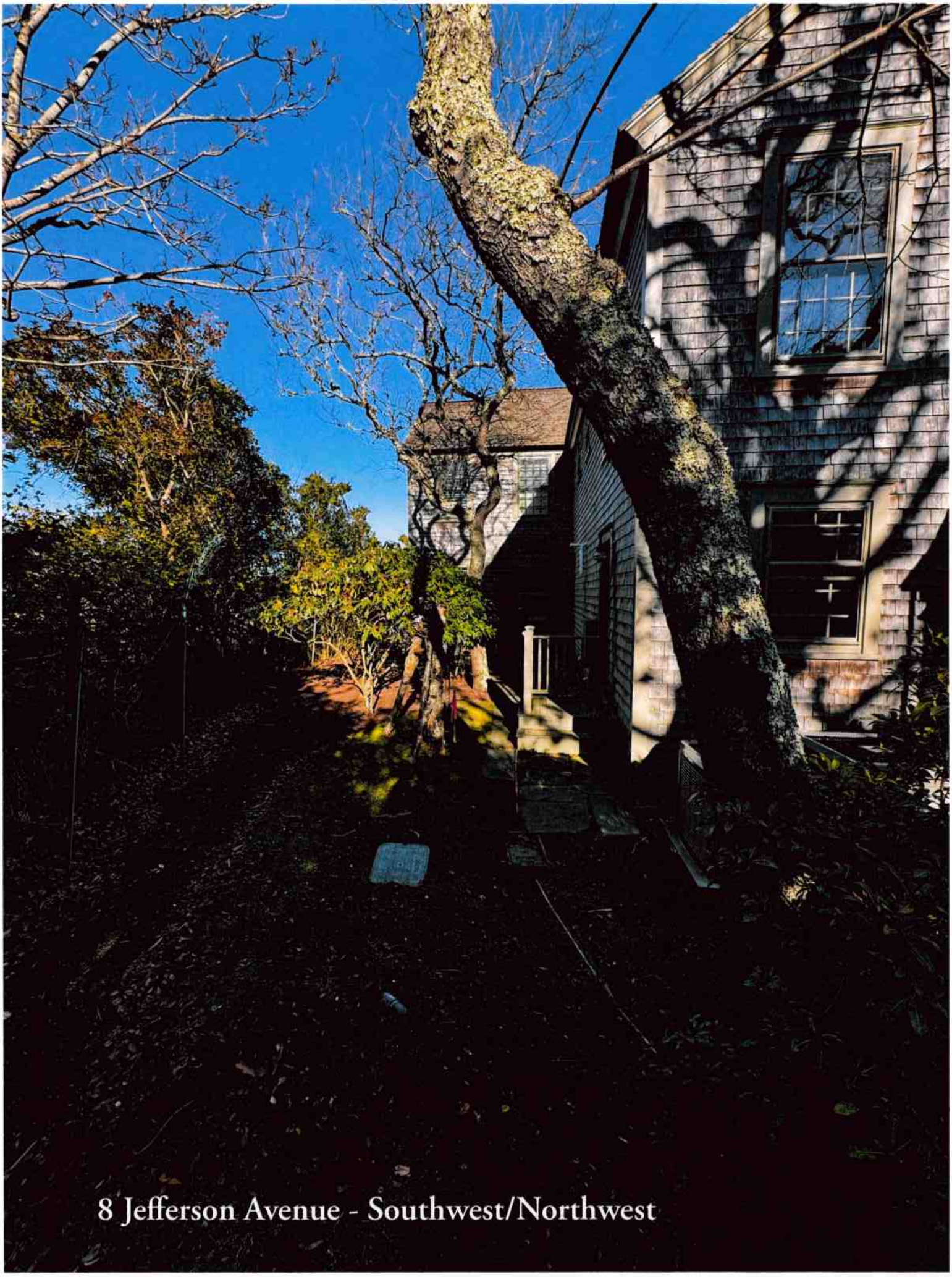

8 Jefferson Avenue - Northeast/Northwest



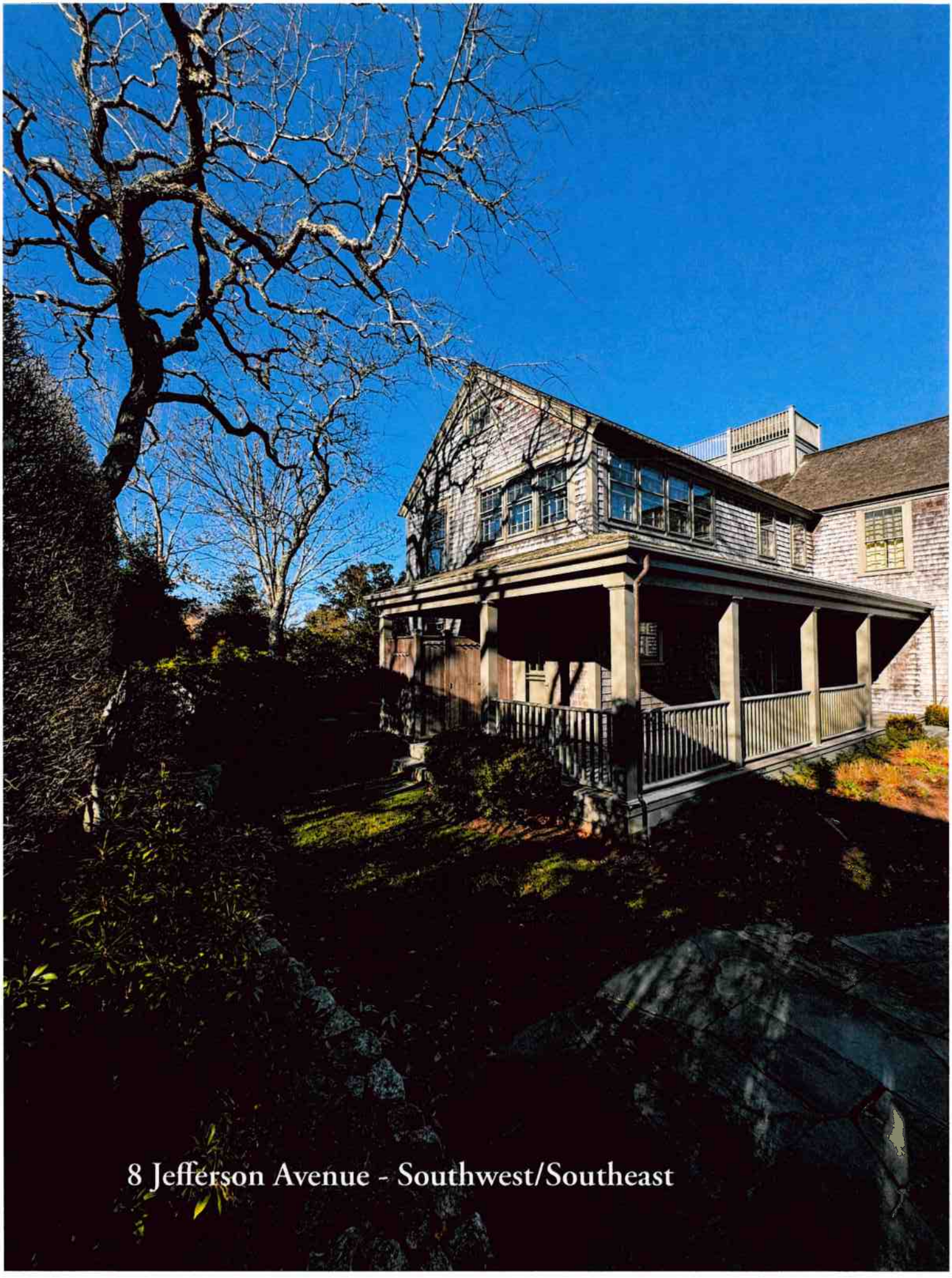
8 Jefferson Avenue - Southeast



8 Jefferson Avenue - Southwest



8 Jefferson Avenue - Southwest/Northwest



8 Jefferson Avenue - Southwest/Southeast

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 91

Street & Number of Proposed Work: 1 Ridge LN

Owner of record: LEE John & Kelly

Mailing Address: 4 Harisson Drive

Newtown SQ, PA 19073

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

Nantucket MA 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. HDC 2024-10-1310

☐ 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 No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change 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

Color change

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS SEE Drawings

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 4.15.2025 Signature of owner of record _____ Signed by GA under Consent of owner Signed under penalties of perjury

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

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.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
X	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
X	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

X	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: 4.15.25

Fishers Landing Association
1 Warren's Landing Road
Nantucket, MA 02554
VIA e mail and US Mail

April 9, 2025

John & Kelly Lee
4 Harrison Drive
Newtown Square, PA 19073

RE: 1 Ridge Lane Garage

Dear John & Kelly:

The Fishers Landing Building Committee has reviewed your request for the construction of a two car garage as outlined in the HDC-stamped and approved documents submitted to the committee. We have reviewed said plans and other supporting documentation which has been provided.

We hereby provide this Authorization to Proceed Letter as we find your application consistent with our requirements.

We note that Final Approval can only be provided once the project is complete and we receive "as built" plans. Final Approval is subject to the finished project conforming with the plans previously submitted including trim work to match the existing structure as much as practicable.

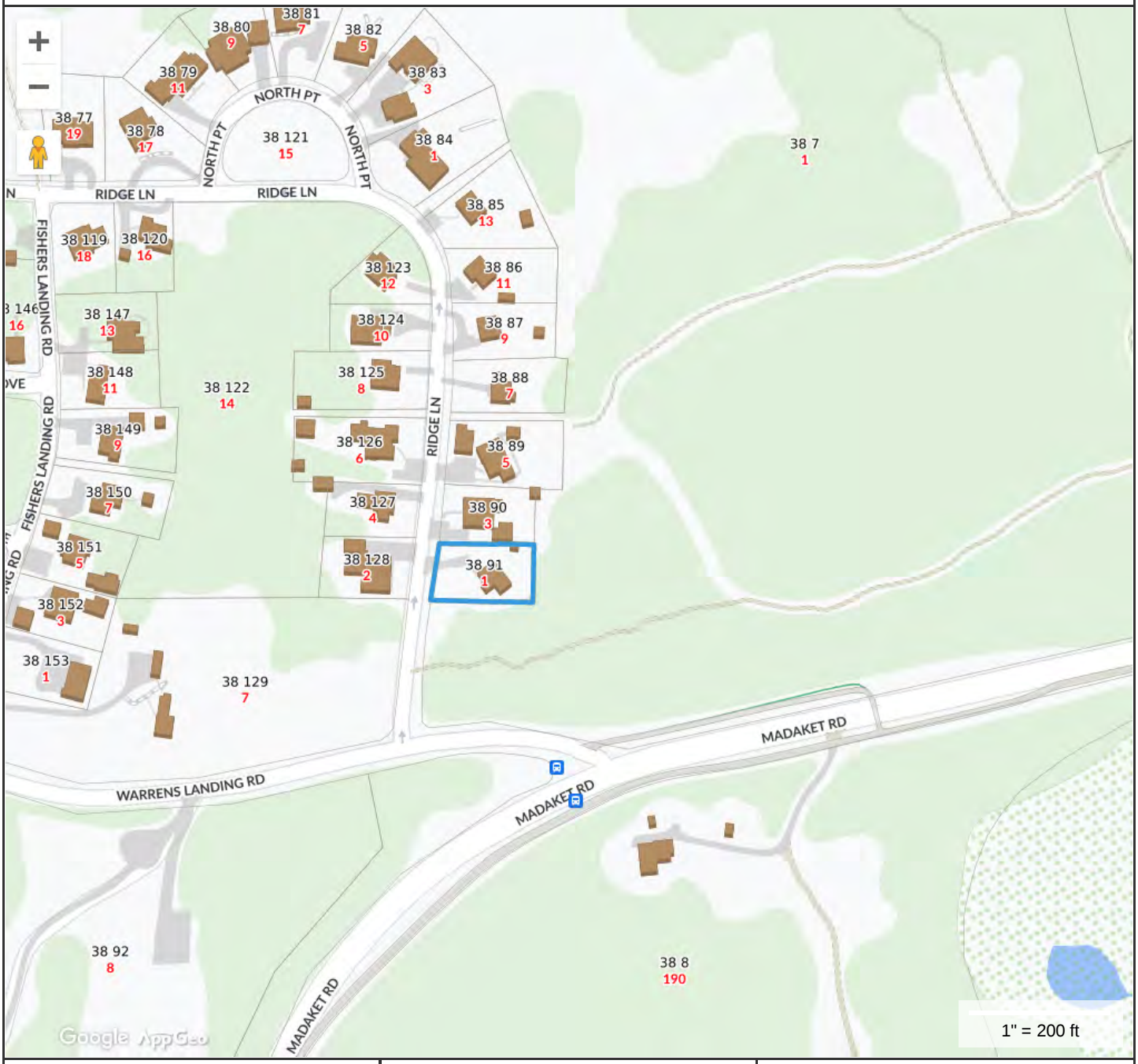
Please also be advised that most exterior future work including, but not limited to new fencing or tree removal should be referred to the Building Committee prior to work being commenced.

We wish you well with this project.

Respectfully,

Robert Kiss
for the Fishers Landing Building Committee

Locus Plan



Property Information

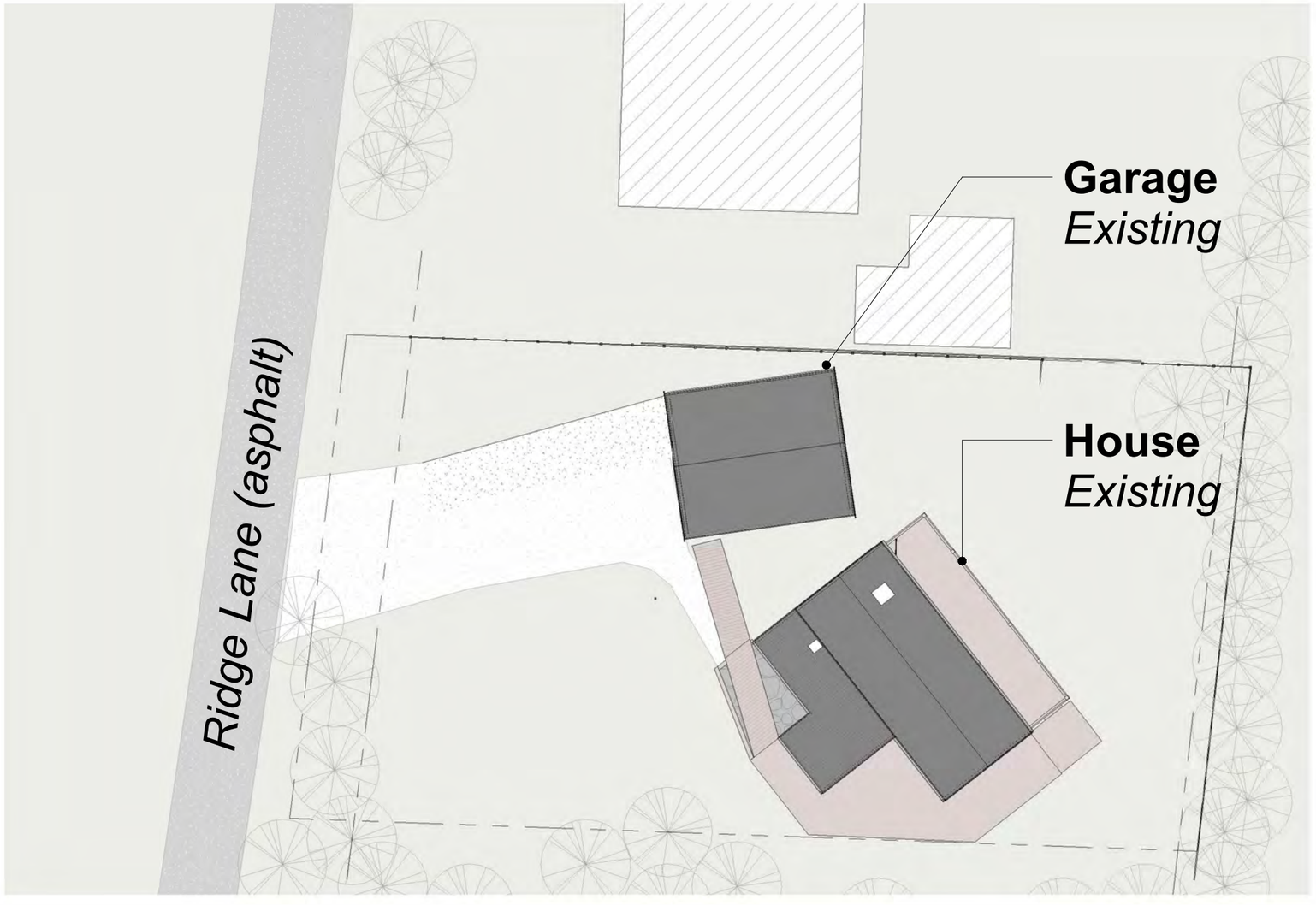
Property ID	38 91
Location	1 RIDGE LN
Owner	JACKOWITZ RONALD & JACQUELINE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/28/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 Site - HDC
1" = 20'-0"

Lee

1 Ridge Lane
Nantucket MA

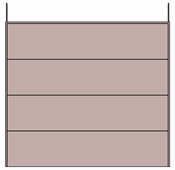
Site 38 / 91

No.	Description	Date
11	HDC Submission	2025.04.28

HDC2.0

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/15/2025 11:28:23 AM



03, 04



01, 02

Elevations - Doors
1/4" = 1'-0"

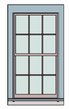
Specifications - Doors

Muntins
- SDL

Storms
- Andersen TruView with sliding storm panel

Interior Finish
- Match exterior

Hardware
- Baldwin Estate Lever



A



B

Elevations - Windows
1/4" = 1'-0"

Specifications - Windows

Muntins
- TDL

Storms
- Triple Track
- Western Set

Interior Finish
- Primed white

Hardware
- White traditional

Door Schedule

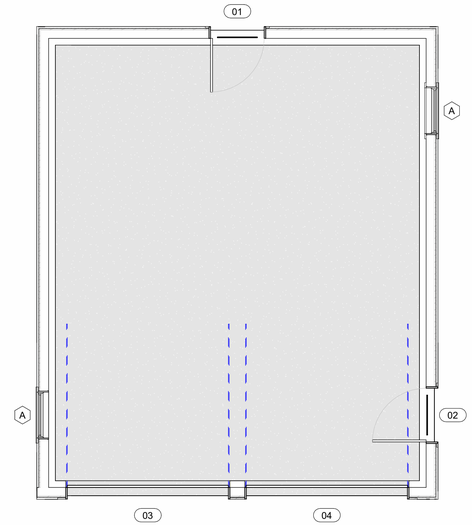
Mark	Manufacturer	Type	Model	Rough Width	Rough Height	Function	Comments
01	Thermatru	3070	Classic Craft or similar	3'-2"	7'-1"	Exterior	Natural / Brown
02	Thermatru	3070	Classic Craft or similar	3'-2"	7'-1"	Exterior	Natural / Brown
03	Overhead Door	9080	Fiberglass Collection 983, paneled door, vertical board	9'-2"	8'-1"	Exterior	Natural / Brown
04	Overhead Door	9080	Fiberglass Collection 983, paneled door, vertical board	9'-2"	8'-1"	Exterior	Natural / Brown

Window Schedule - HDC

Level	Type Mark	Manufacturer	Type	Model	Rough Width	Rough Height	Comments
Garage Slab	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	Natural / Brown
Garage Slab	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	Natural / Brown
Garage Slab	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	Natural / Brown
Garage Slab	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	Natural / Brown

Notes - Doors and Windows

1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean “True Divided Lite” glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean “Simulated Divided Lite” glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer’s rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5” exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.

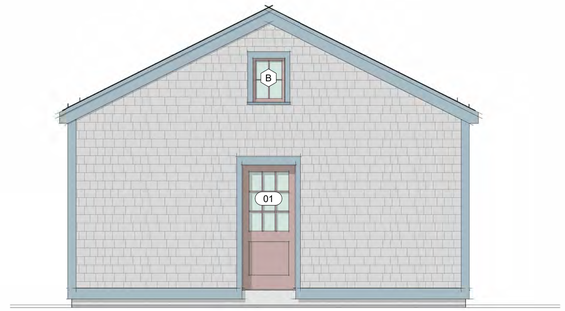


1 Floor 1 - Proposed
1/4" = 1'-0"

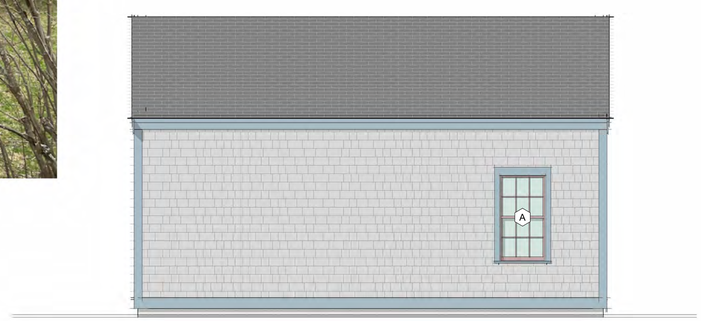




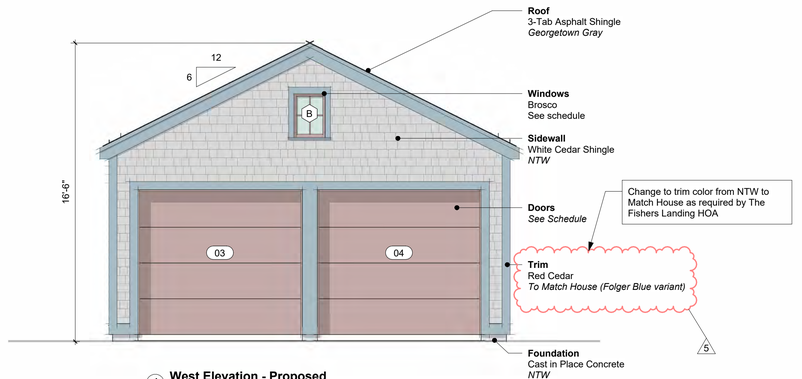
2 South Elevation - Proposed
1/4" = 1'-0"



3 East Elevation - Proposed
1/4" = 1'-0"



5 North Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event intended, and not be used 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 intended event only. Copyright - 4/18/2025 11:01:56 AM

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee

Project
Garage - Phase I

Location
1 Ridge Lane
Nantucket MA
38 / 91

Structure
Garage

PERMIT

#	Description	Date
1	HDC Submission	2024.10.07
2	HDC Staff	2024.11.11
5	HDC Submission	2025.04.28

Plans, Elevations & Schedules

HDC2.1

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120

Cottage Red.....PMS 492

Hamilton Blue.....PMS 5415

Cobblestone.....PMS 403

Nantucket Blue.....PMS 5473

Quaker Gray.....PMS 423

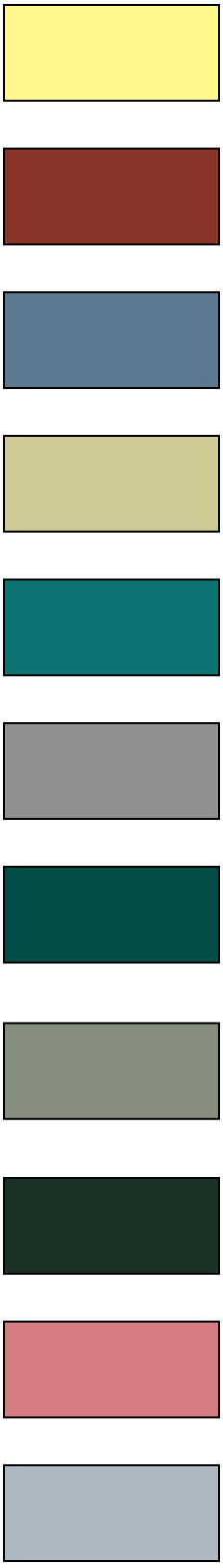
Chrome Green.....PMS 3302

Nantucket Gray.....PMS 416

Essex Green.....PMS 5605

Nantucket Red.....PMS 1807

Newport Blue.....PMS 5408



CERTIFICATE NO: _____ DATE ISSUED: 10/29/24

HDC2024-10-1131D

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 91

Street & Number of Proposed Work: 1 Ridge Ln

Owner of record: LEE John & Kelly

Mailing Address: 4 Harrison Drive

Newtown Sq, PA 19073

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: 10/10/24 Fee Paid: $ 11440 514

Must be acted on by: 12/6/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: Rachel Pool

Member: _____

Member: Vallen

Member: Ann (NO) Mary (NO)

Notes - Comments - Restrictions - Conditions

APPROVE w/ ELIMINATING THE PRINT ROOF

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 572

Width: 22' 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 0'-0" South — East — West —

Height of ridge above final finish grade: North 16'-6" South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New 2 bay garage - Connect to Existing driveway

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☒ Other ~~AA~~ REC cedar

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE Drawings Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Brosco

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 9 Lite Craftsman Side 9 Lite Craftsman

Garage Door(s): Type Overhead Horizontal garage Material Fiberglass

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

Trim NTW Sash NTW Doors Paint to Match

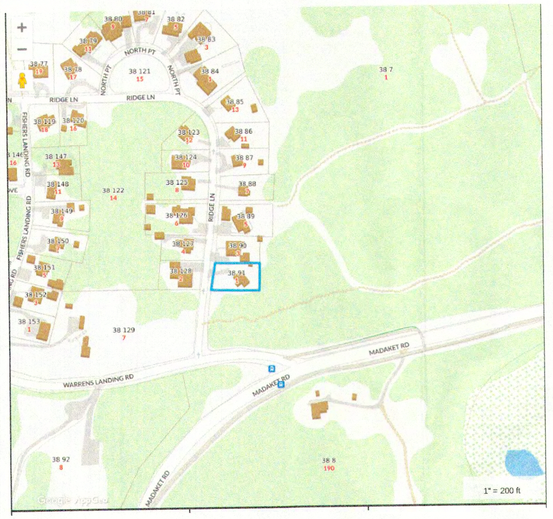
Deck _____ Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

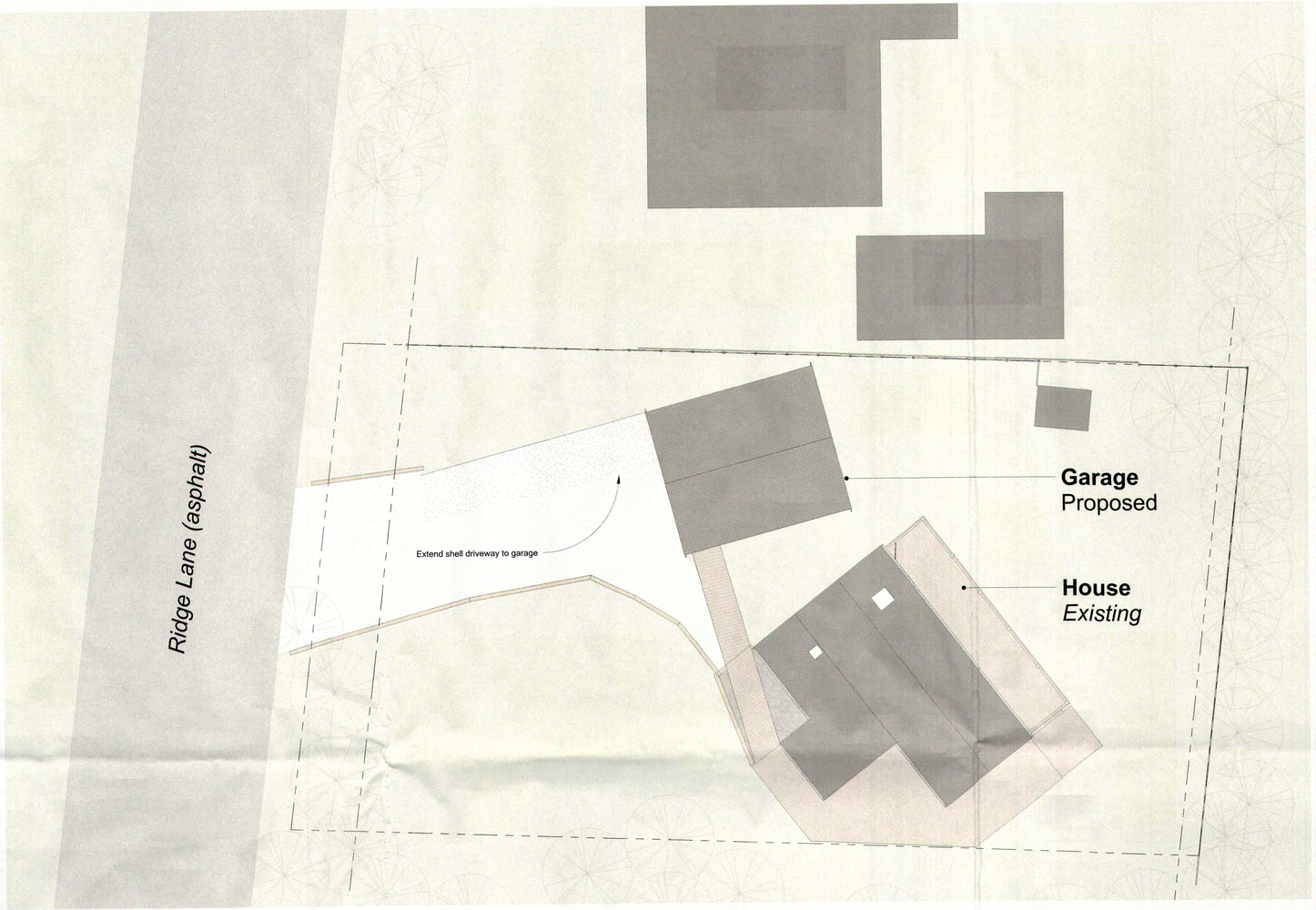
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.07.2024 Signature of owner of record Signed by GA under Consent of owner Signed under penalties of perjury

HDC Submission





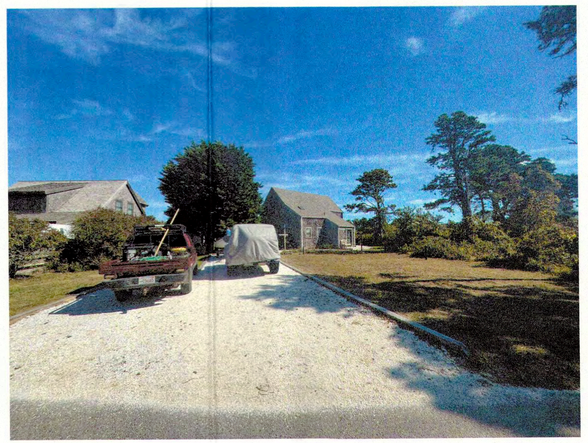


1 Site - HDC
1" = 10'-0"

APPROVED
HDC2024-10-11310
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL







gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee

Project
Phase One

Location
1 Ridge Lane
Nantucket MA

38 / 91

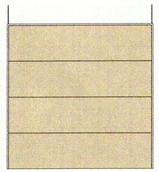
Structure
Site

#	Description	Date
6	HDC Submission	2024.10.07
8	HDC Staff	2024.11.11

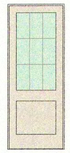
HDC Site

HDC1.0

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/11/2024 5:40:25 PM



03, 04



01, 02

Specifications - Doors

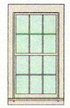
Muntins
- SDL

Storms
- Mahogany at glazed doors
- NTW
- Interchangeable glazed/screened panel

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Doors
1/4" = 1'-0"



A



B

Specifications - Windows

Muntins
- TDL

Screens
- Full Sash
- Low Transparency mesh

Storms
- Mahogany
- NTW
- with interchangable glazed/screened panels
- Set between casings (Western Style)

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Windows
1/4" = 1'-0"

Door Schedule

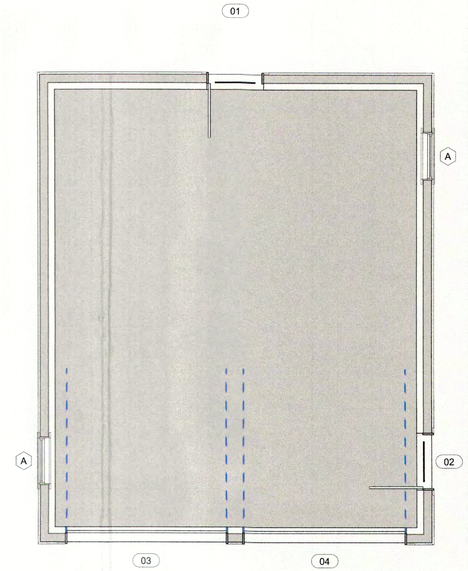
Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Comments
01	Simpson	Mahogany - Half Glass - 9 Lite Door	3'-2"	8'-1"	Exterior	NTW
02	Simpson	Mahogany - Half Glass - 9 Lite Door	3'-2"	8'-1"	Exterior	NTW
03	Overhead Door	Impression Fiberglass Collecetion - Model 7800 - Horizontal Groove	9'-2"	8'-1"	Exterior	Brown or Gray
04	Overhead Door	Impression Fiberglass Collecetion - Model 7800 - Horizontal Groove	9'-2"	8'-1"	Exterior	Brown or Gray

Window Schedule - HDC

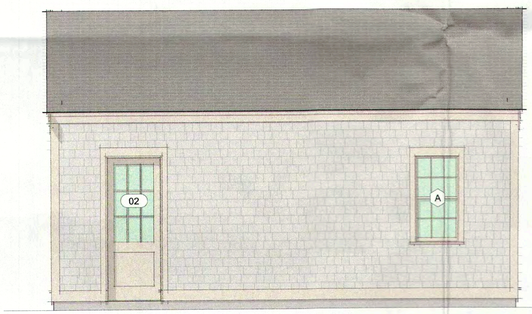
Level	Type Mark	Manufacturer	Type	Model	Rough Width	Rough Height	Comments
Floor 1	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	NTW
Floor 1	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	NTW
Floor 1	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	NTW
Floor 2	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	NTW

Notes - Doors and Windows

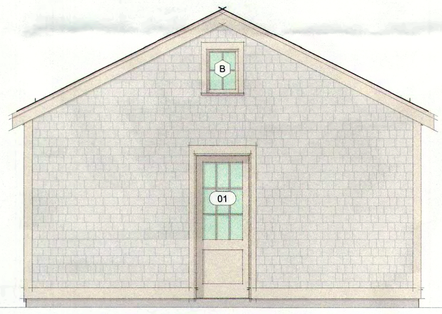
1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean "True Divided Lite" glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean "Simulated Divided Lite" glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer's rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5" exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.



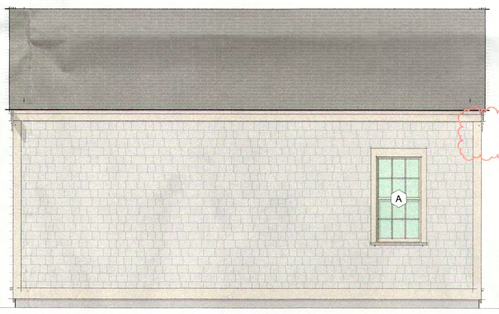
1 **Floor 1 - Proposed**
1/4" = 1'-0"



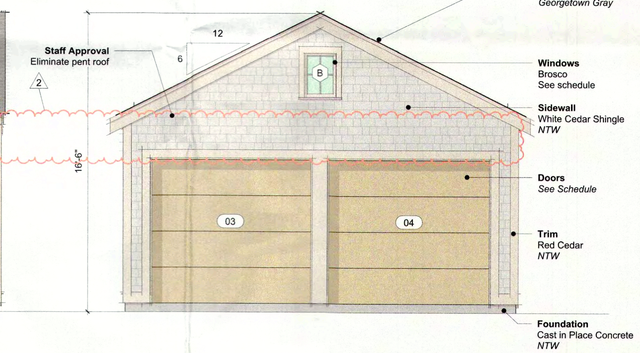
2 **South Elevation - Proposed**
1/4" = 1'-0"



3 **East Elevation - Proposed**
1/4" = 1'-0"



5 **North Elevation - Proposed**
1/4" = 1'-0"



4 **West Elevation - Proposed**
1/4" = 1'-0"

APPROVED
HDC 2024-10-1130
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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 proprietary and confidential information owned by the Architect. The recipient agrees to keep such information confidential and not to use it except as required for the specific, expressed project named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/11/2024 5:30:46 PM

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee

Project
Phase One

Location
1 Ridge Lane
Nantucket MA
38 / 91

Structure
Garage

Project Status

#	Description	Date
1	HDC Submission	2024.10.07
2	HDC Staff	2024.11.11

Plans, Elevations & Schedules

HDC1.1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

16 Polliwog Pond Rd
Shed

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2025.04.21 **Rev Jan 2024**

_____ COPY: _____

NEW BUSINESS: _____

EMAIL: ☐

REQUIRED WITH ALL APPLICATIONS:

✅	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
✅	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
50, ck 16533	3.	**Application Fee:** See back of application for fee schedule or call the office.
✅	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✅	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
✅	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
✅	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
✅	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
✅	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
✅	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Goldman, Joshua

STREET ADDRESS 16 Polliwog Pond Rd

MAP/PARCEL 55/422.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.04.21

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2025.04.21
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°. 422.1

Street & Number of Proposed Work: 16 POLLIWOG POND RD.

Owner of record: GOLDMAN, JOSHUA

Mailing Address: 56 CHESTNUT ST.
WESTON, MA 02493

Contact Phone #: [illegible] E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 3573012 E-mail: _____
lindsay@atlanticlandscaping inc.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: 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 — South — East — West —

Height of ridge above final finish grade: North 12'-8" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other SYNTHETIC WOOD

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other WHITE

C. Dimensions: Fascia 1x4 Rake 1x6 Soffit (Overhang) 6"+/- Corner boards 5/4x6 Frieze 1x4

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front DBL FRENCH 15 Lt Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NW Clapboard (if applicable) N/A Roof BLACK

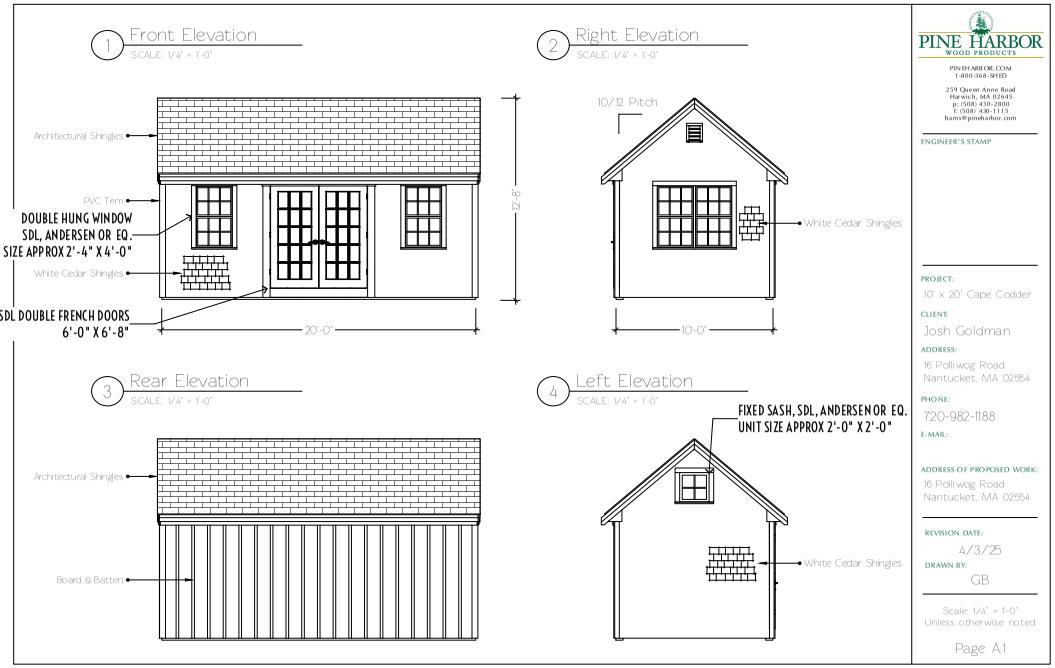
Trim WHITE Sash WHITE Doors WHITE

Deck N/A Foundation CONC. Fence N/A Shutters N/A

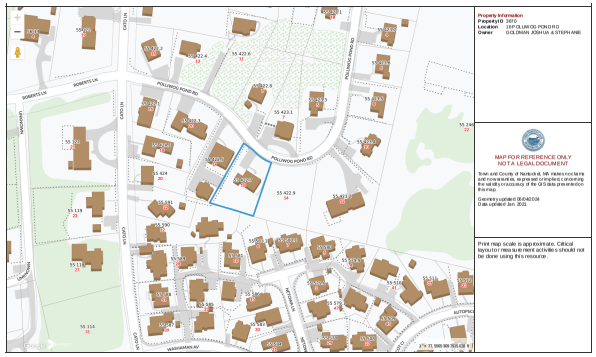
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

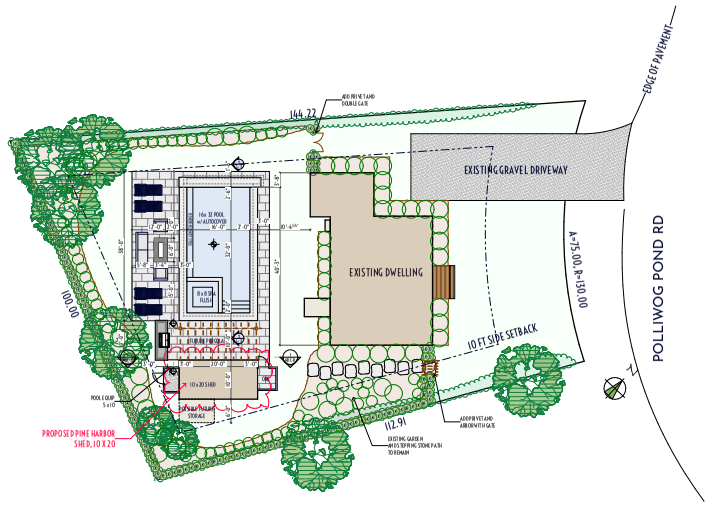
Date 04/15/2025 Signature of owner of record _____ Signed under penalties of perjury



1 ELEVATIONS SHED
SCALE: 1/4" = 1'-0"



2 LOCUS M-55 P-422.7



3 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Shed Elevations

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554

M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 4/15/25
Drawing No.:

HDC-E

Surveyor	Contact
Frank Iebba	TV

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	3670
Location	16 POLLIWOG POND RD
Owner	GOLDMAN JOSHUA & STEPHANIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS M-55 P-422.7

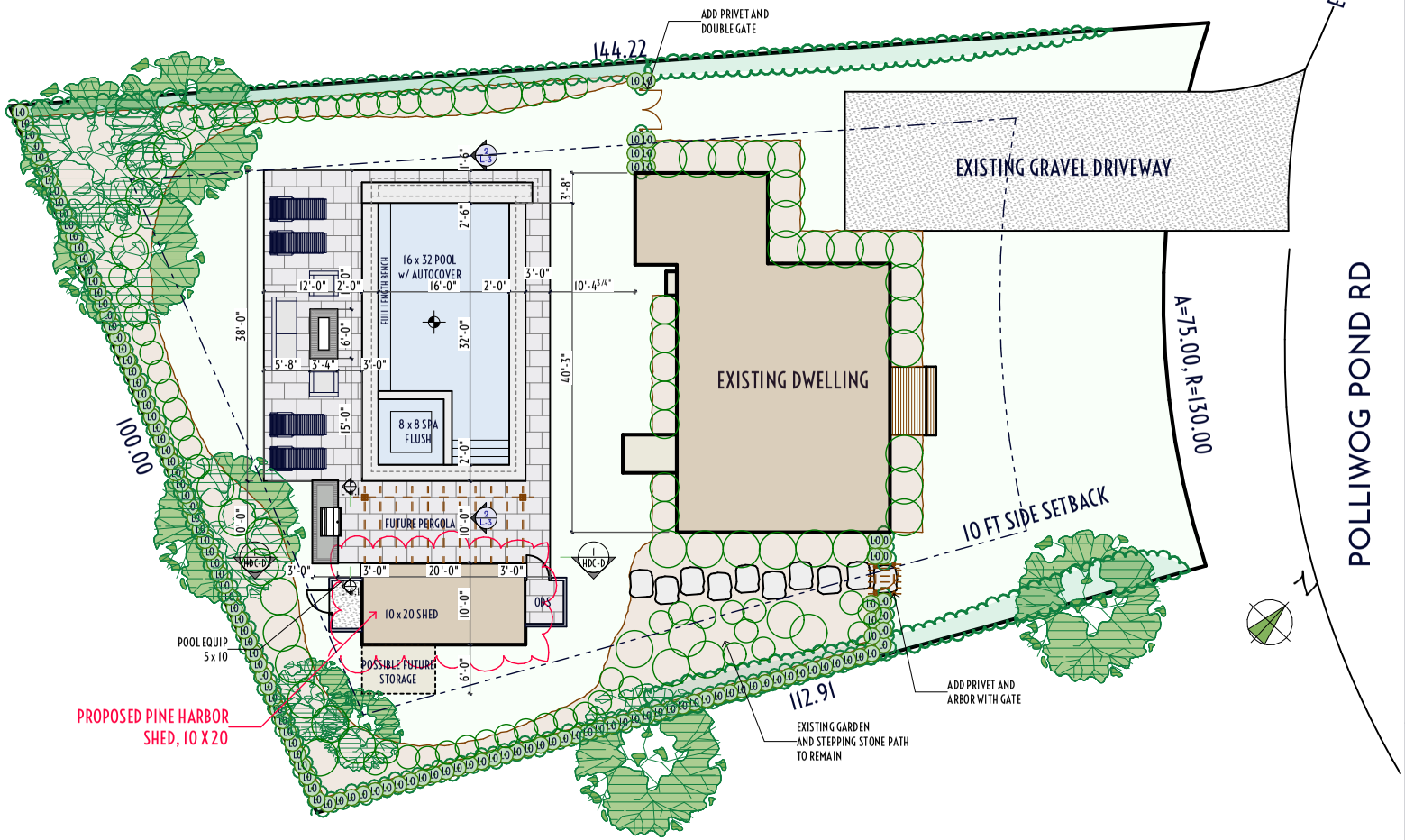
atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 4/15/25
Drawing No.:
HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

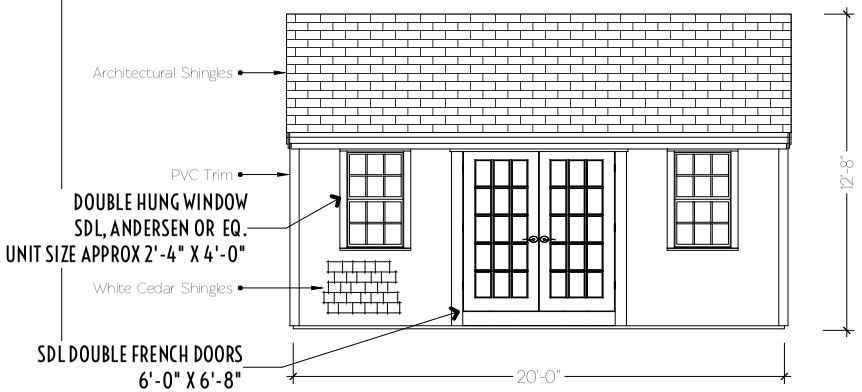
Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 4/15/25
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

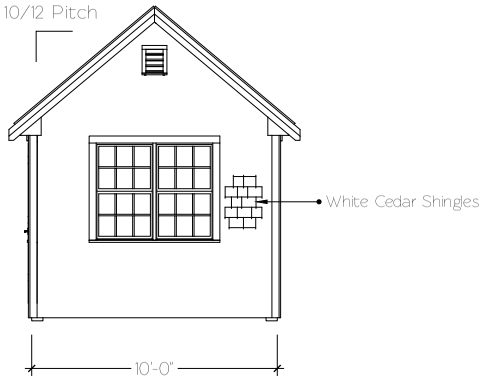
1 Front Elevation

SCALE: 1/4" = 1'-0"



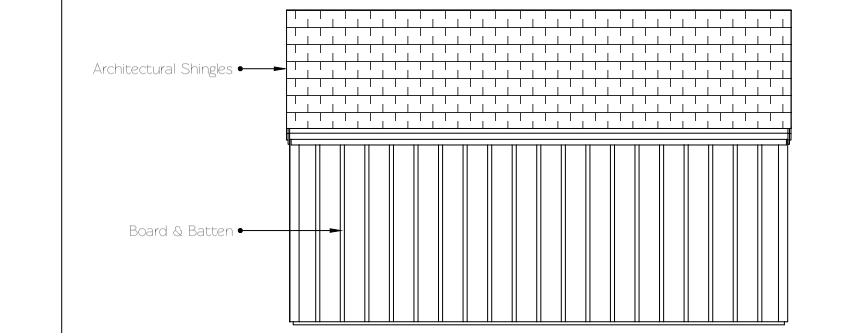
2 Right Elevation

SCALE: 1/4" = 1'-0"



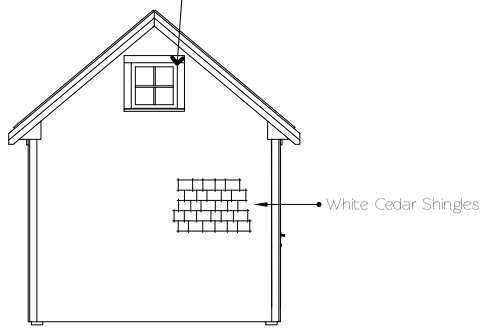
3 Rear Elevation

SCALE: 1/4" = 1'-0"



4 Left Elevation

SCALE: 1/4" = 1'-0"



PINE HARBOR
WOOD PRODUCTS

PINEHARBOR.COM
1-800-368-SHED

259 Queen Anne Road
Harwich, MA 02645
p: (508) 430-2800
f: (508) 430-1115
barns@pineharbor.com

ENGINEER'S STAMP

PROJECT:
10' x 20' Cape Codder

CLIENT:
Josh Goldman

ADDRESS:
16 Polliwog Road
Nantucket, MA 02554

PHONE:
720-982-1188

E-MAIL:

ADDRESS OF PROPOSED WORK:
16 Polliwog Road
Nantucket, MA 02554

REVISION DATE:
4/3/25

DRAWN BY:
GB

Scale: 1/4" = 1'-0"
Unless otherwise noted

1 ELEVATIONS SHED
SCALE: 1/8" = 1'-0"

atlantic LANDSCAPING, INC

MARK	DATE

HDC Shed 8.5 x 11

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 4/15/25
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 16 POLLIWOG POND VIEW 1



2 16 POLLIWOG POND VIEW 2



3 16 POLLIWOG POND VIEW 3

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 4/15/25
Drawing No.:

HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

STAGLE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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.**

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 310.1

Street & Number of Proposed Work: 14 TRIPP DRIVE

Owner of record: TRIPP STABLE LLC

Mailing Address: C/O COTTAGE + CASTLE INC
37 OLD SOUND #6, NANTUCKET MA 02554

Contact Phone #: 508.825.8885 E-mail: POARLES@COTTAGEANDCASTLEINC.COM

AGENT INFORMATION (if applicable)

Name: ROLAND VOYAGES / COTTAGE + CASTLE, INC.

Mailing Address: 37 OLD SOUND #6
NANTUCKET, MA 02554

Contact Phone #: 508.825.8885 E-mail: ROLAND@COTTAGEANDCASTLEINC.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: 64' 0" Sq. Footage 1st floor: 2229.23

Width: 36' 8" Sq. footage 2nd floor: 2229.22

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 29' 6" South 29' 6" East 29' 6" West 29' 6"

Additional Remarks

Historic Name:

Original Date:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

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 6 /12 Secondary Mass 18 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☒ METAL STANDING SEAM

☐ Wood (Type: Red Cedar, White Cedar, Shakes, 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): COPPER 3" DIAMETER

Sidewall: ☐ White cedar shingles _____ ☒ ~~Clapboard (exposure:~~ _____ inches) Front ☐ _____ Side ☐ _____

BOARD & BATTEN

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door 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 WOODWRIGHT

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/COMPOSITE Rear WOOD/COMPOSITE Side WOOD/COMPOSITE

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall BOARD & BATTEN - NATURAL EXCEPT Clapboard (if applicable) EAST ELEVATION Roof BRONZE/BROWN

Trim BRONZE/BROWN Sash BRONZE/BROWN Doors NATURAL STAINED & SEALED

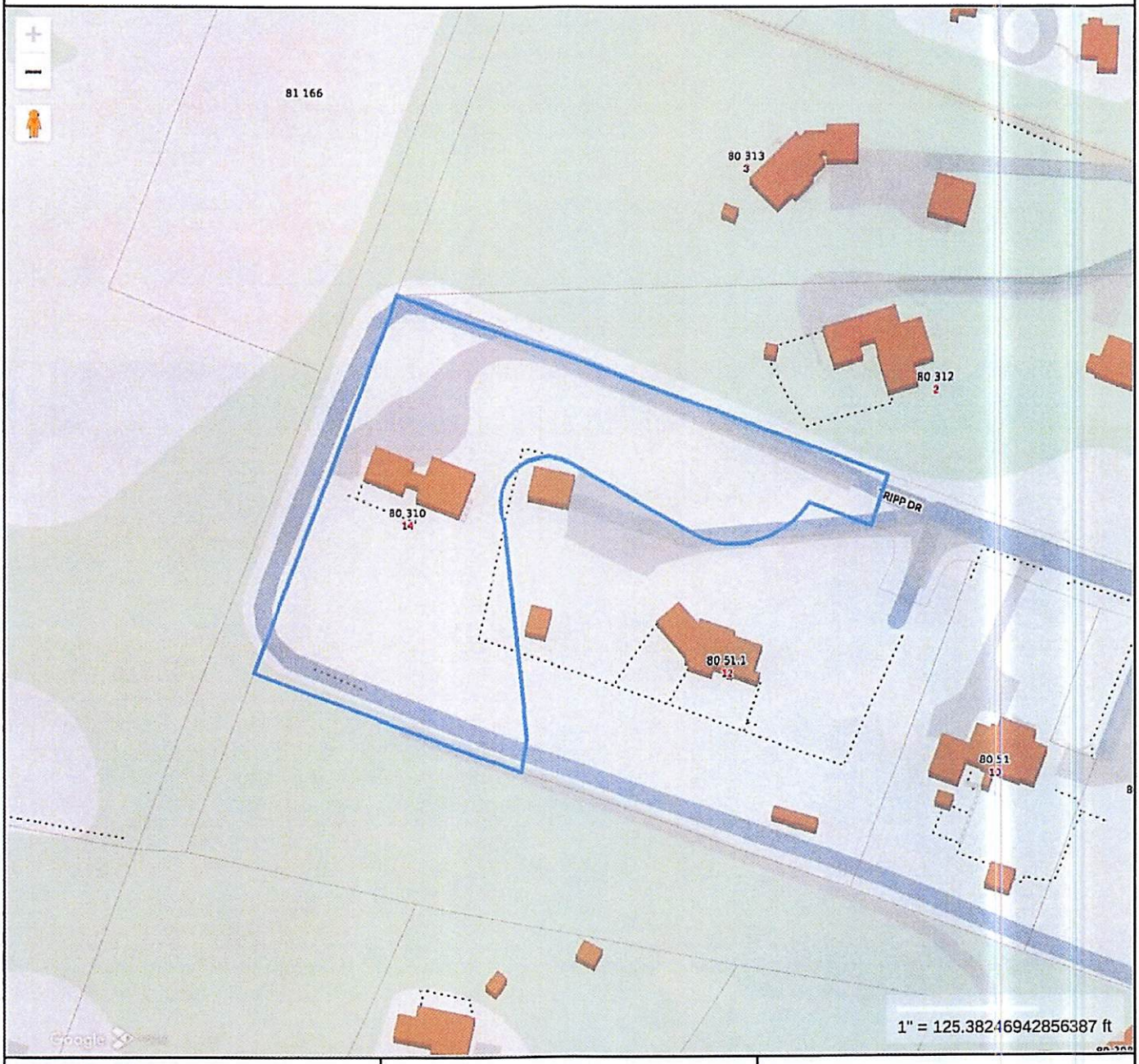
Deck _____ Foundation STONE VENEER & PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. AT WALKOUT/WINDOW WELLS

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-8-25 Signature of owner of record _____ (agent) Signed under penalties of perjury

14 Tripp Drive Locus Map



Property Information

Property ID	7748
Location	14 TRIPP DR
Owner	14 TRIPP DRIVE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

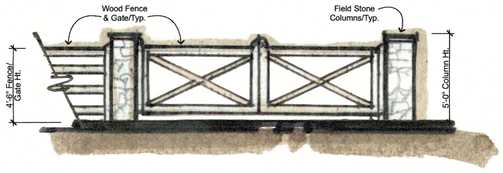
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


neighbors all the
way over at Ellen's Way


12 Tripp Dr
neighbors

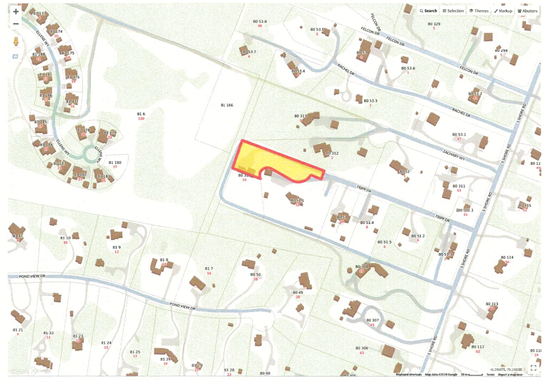


4 G-1.0 **Proposed Gate Elevation**

SCALE: 1/4" = 1'-0"



3 G-1.0 **Proposed 4-Rail 4'-6" Tall Fence**



2 G-1.0 **Locus Map**

N

Project Directory

Architect:
Ekman Design Studio
Stephen P. Ekman
550 East 8th Ave
Denver, CO 80203
(w) 303.730.2757
(e) Steve@ekmandesign.com

General Contractor:
Cottage & Castle. Inc.
Jamie Feeley
37 Old South Road, Unit #6
Nantucket, MA 02554
(w) 508.825.8825
(e) Jamie@cottagendcastleinc.com

Land Surveyor:
Bracken Engineering, Inc.
Don Bracken, PE, PLS
19 Old South Road, Unit #17
Nantucket, MA 02554
(w) 508.325.0044
(e) Don@brackeneng.com

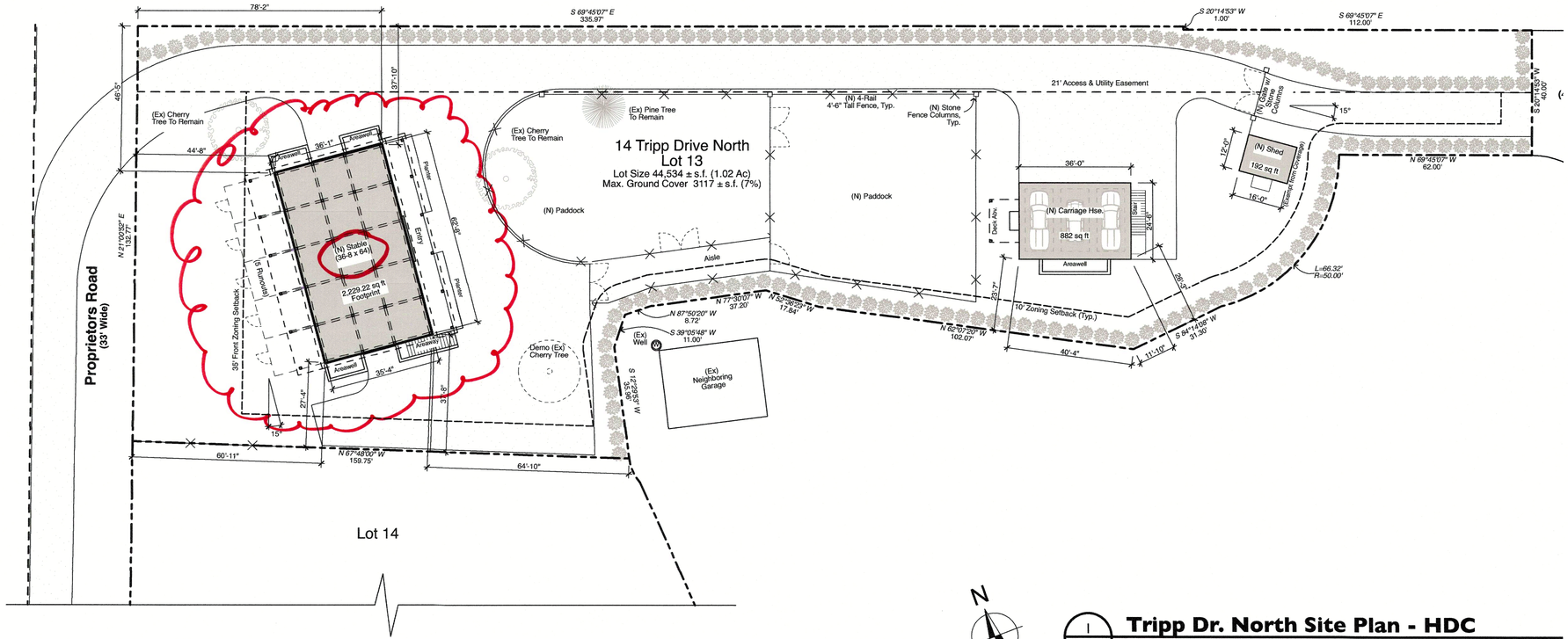
Sheet Index

General:
G.1.0 Site Plan, Locus Map, Project Directory, Sheet Index

Stable:
A.1.0 Stable First Floor & Basement Plans
A.1.1 Stable Second Floor & Roof Plans
A.1.2 Stable East & South Elevations, Wdw./ Dr. Schedule
A.1.3 Stable West & North Elevations

Carriage House:
A.2.0 Carriage House Floor Plans
A.2.1 Carriage House Elevations, Wdw./ Dr. Schedule

Shed:
A.3.0 Shed Plans & Elevations, Wdw./ Dr. Schedule



N

1 G-1.0 **Tripp Dr. North Site Plan - HDC**

SCALE: 1" = 20'

0 10' 20' 40'

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO 303.730.2757 FAX 303.730.2774 WEB WWW.EKMANDESIGN.COM
530 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

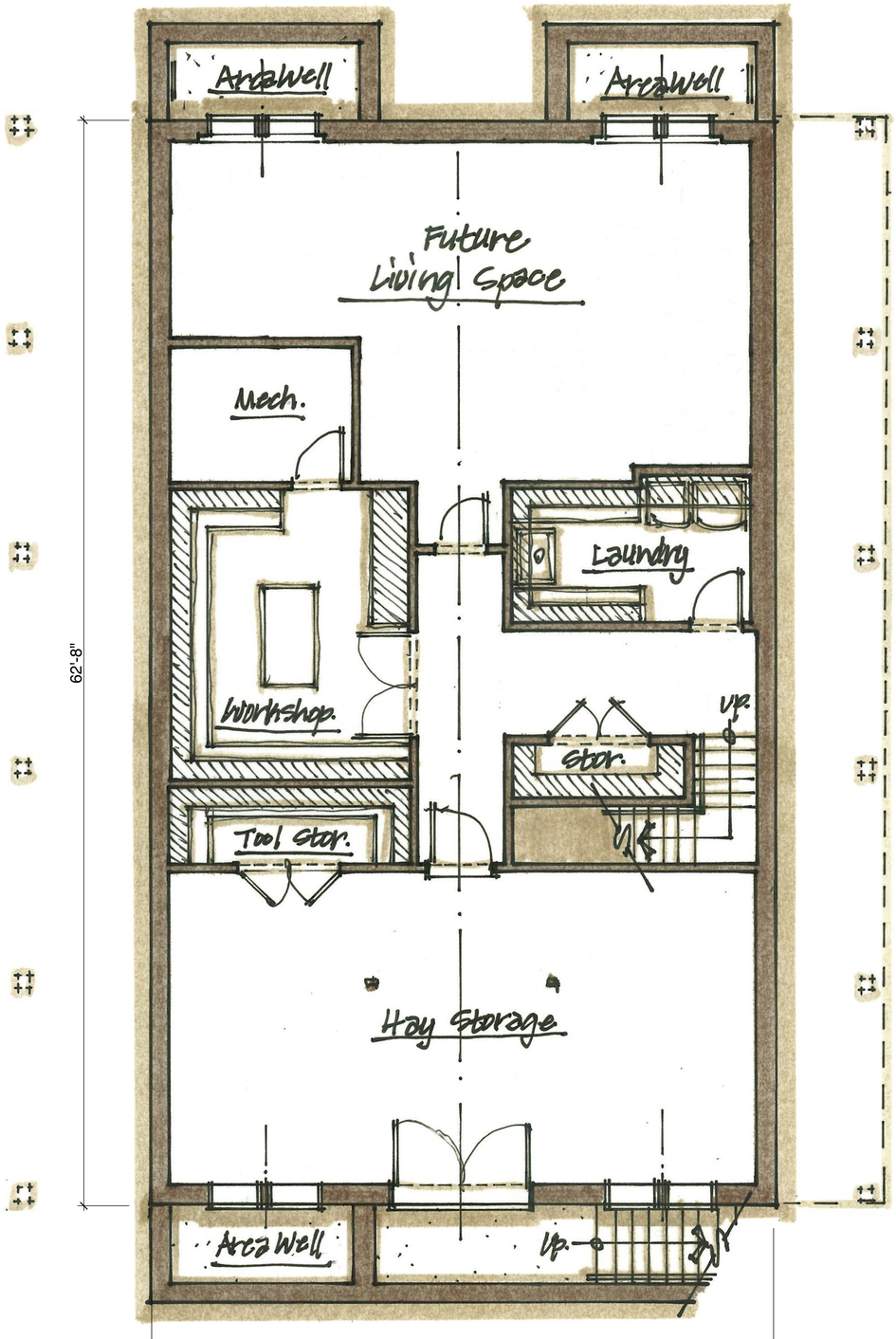
Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed
for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
G-1.0
DATE: 4/3/25

© 2025 Ekman Design Studio

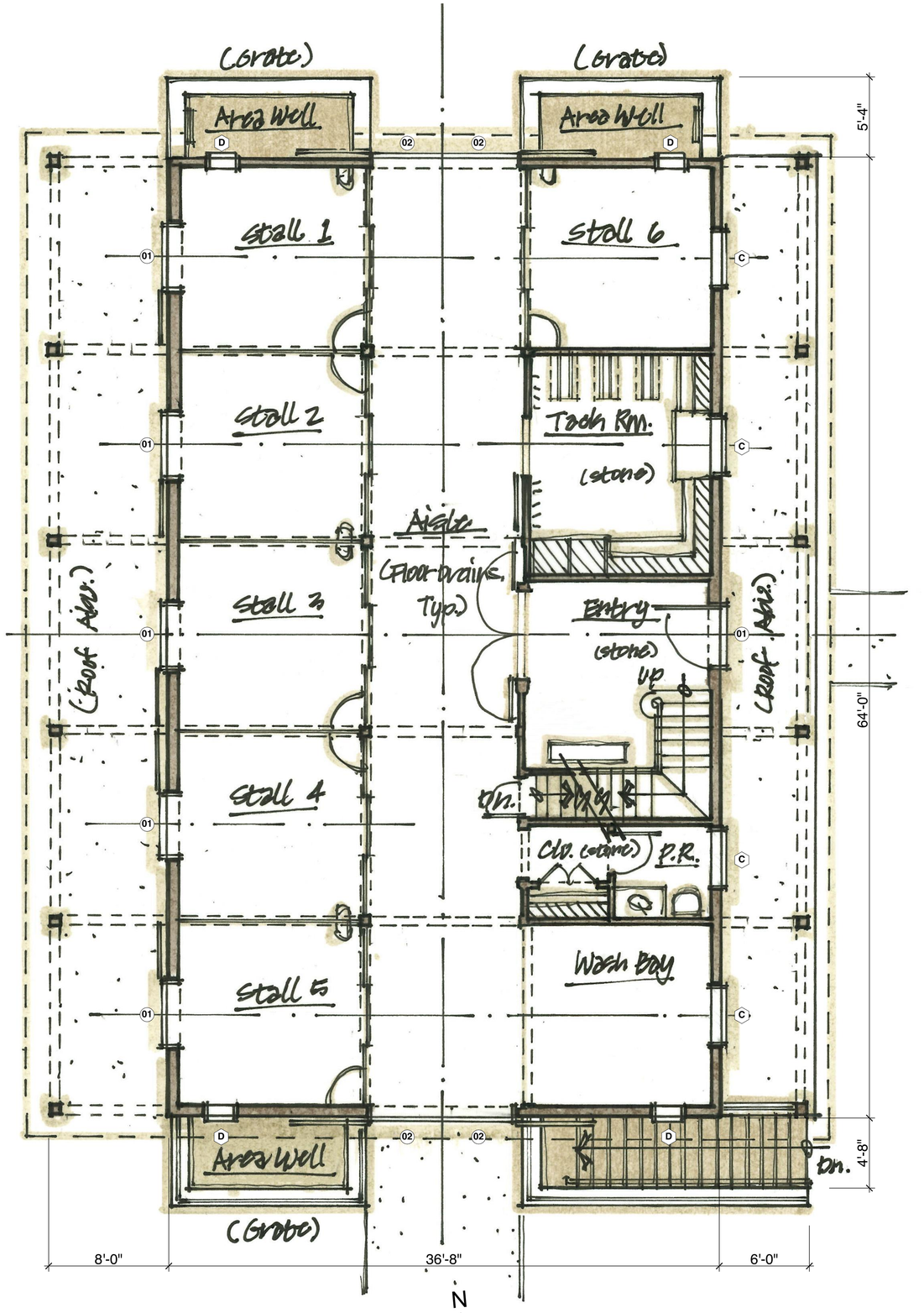
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/3/25



N

2 A-1.0 **Stable Basement Plan - HDC**

SCALE: 1/4" = 1'-0"



N

1 A-1.0 **Stable First Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Tripp Road North Property - HDC: A-1.0 Stable First Floor & Basement Plans printed by Ryan Rushton at 8:44 AM on 4/3/25

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North

A Stable, Carriage House & Shed for 14 Tripp Dr LLC

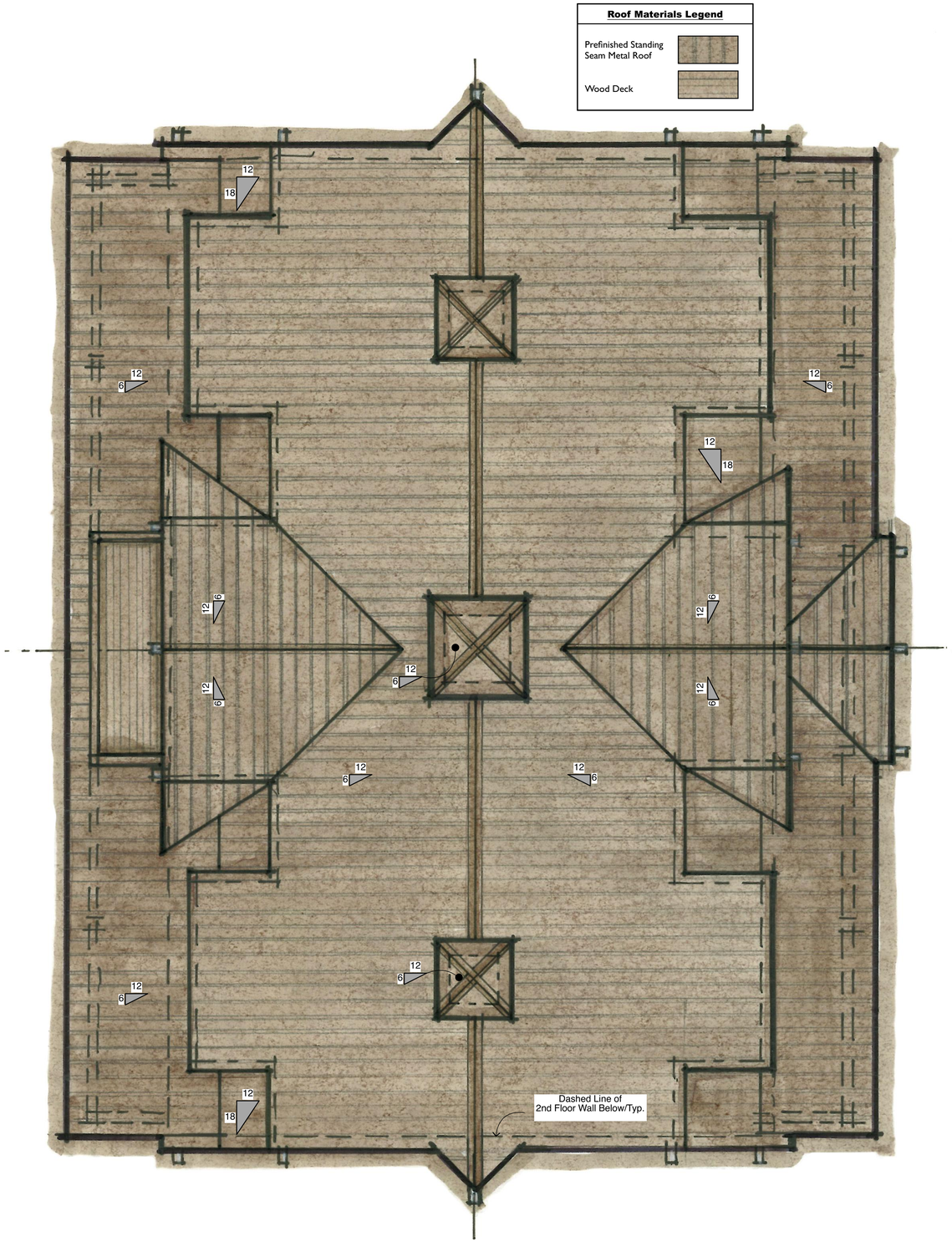
14 Tripp Dr Nantucket MA 02554

SHEET:

A-1.0

DATE: 4/3/25

© 2025 Ekman Design Studio

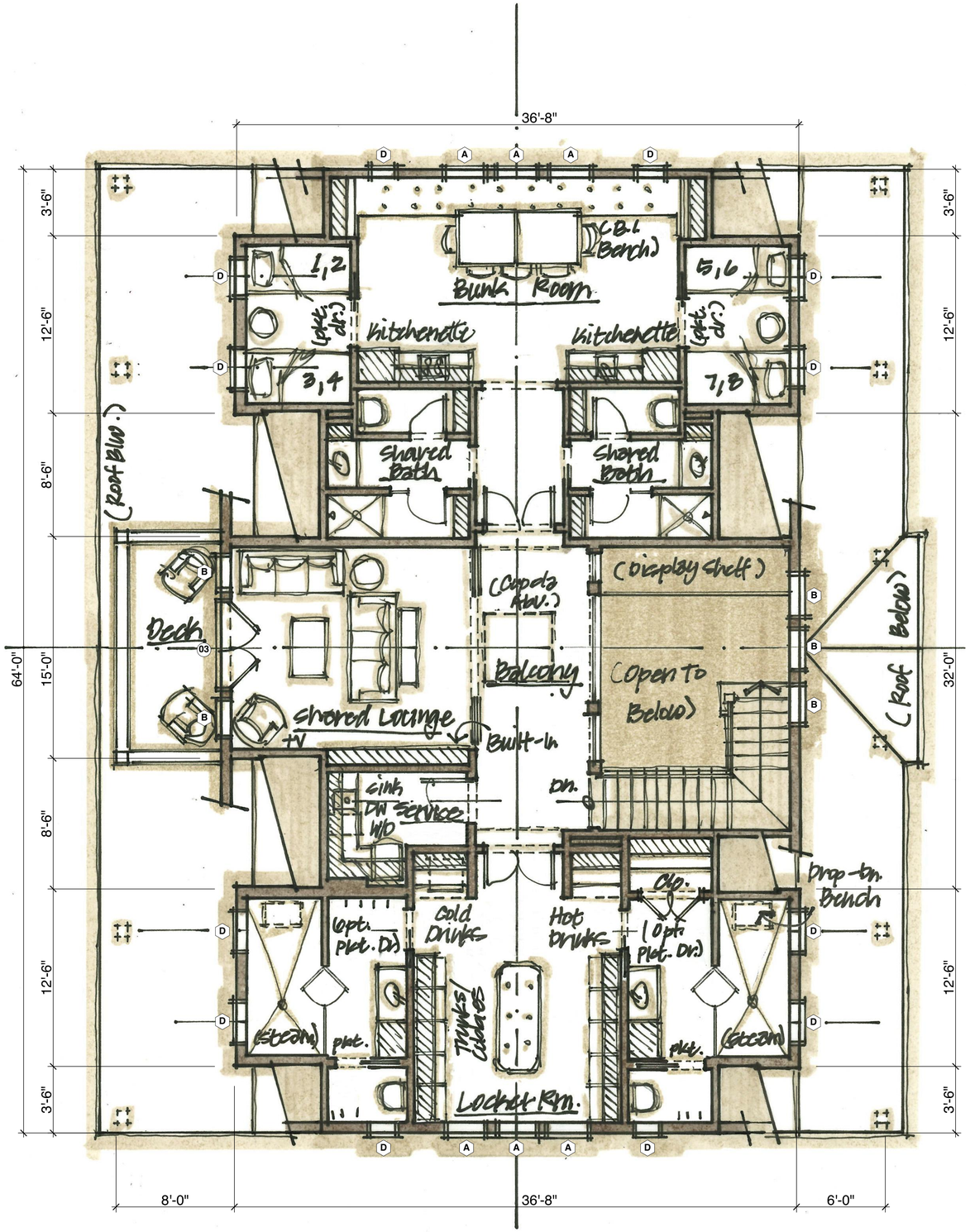


N

2 A-1.1 **Stable Roof Plan - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



N

1 A-1.1 **Stable Second Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Tripp Road North Property - HDC: A-1.1 Stable Second Floor & Roof Plans printed by Ryan Rushton at 8:44 AM on 4/3/25

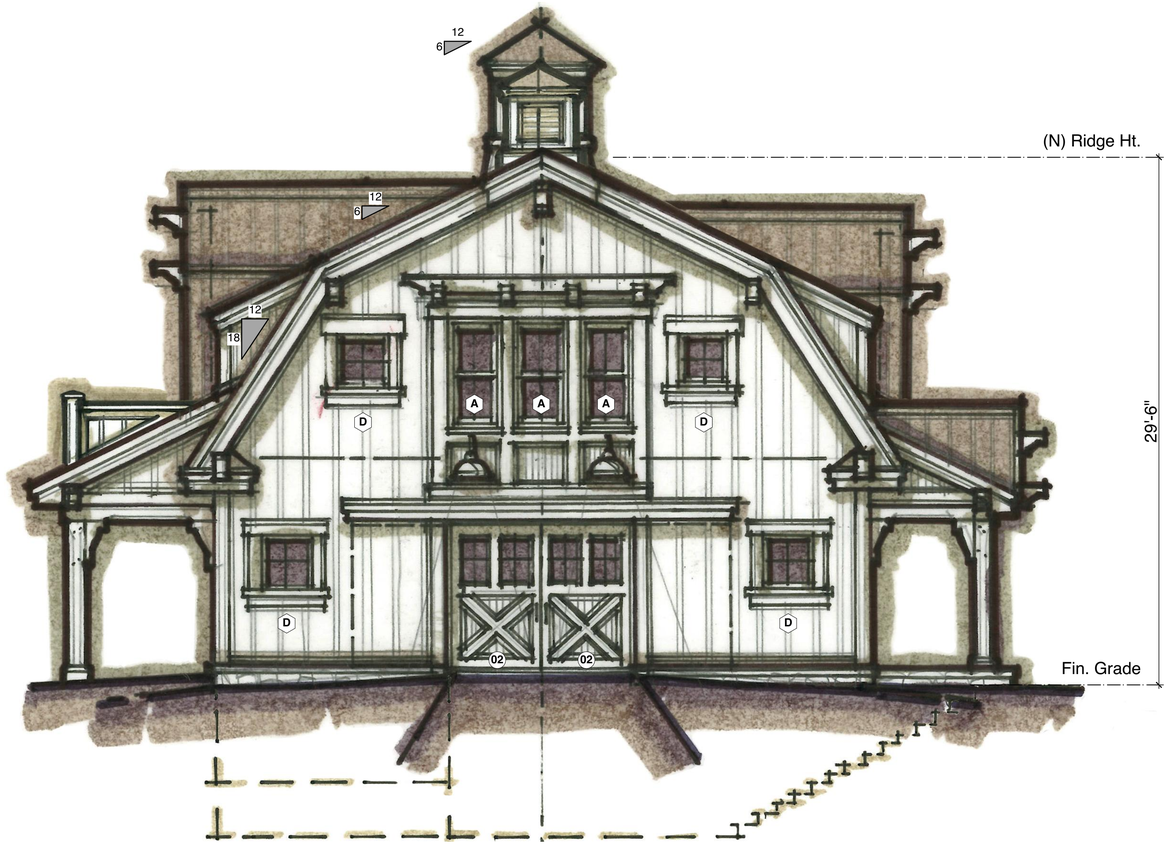
Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.835.8835
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-1.1
DATE: 4/3/25

© 2025 Ekman Design Studio



2 A-1.2 **Stable Left (South) Elevation - HDC**

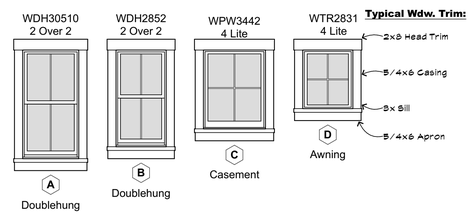
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Materials Legend

Prefinished Standing Seam Metal Roof	
Wood Board & Batten Wall	
Wood T&G Wall	

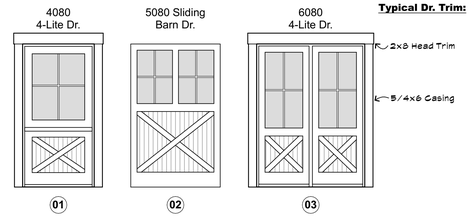
Stable Window Schedule



Window Specifications:

Manufacturer: Andersen Woodwright Doublehung & Awning Windows
Exterior Frame & Sash: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Painted (Bronze/Brown)
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

Stable Door Schedule



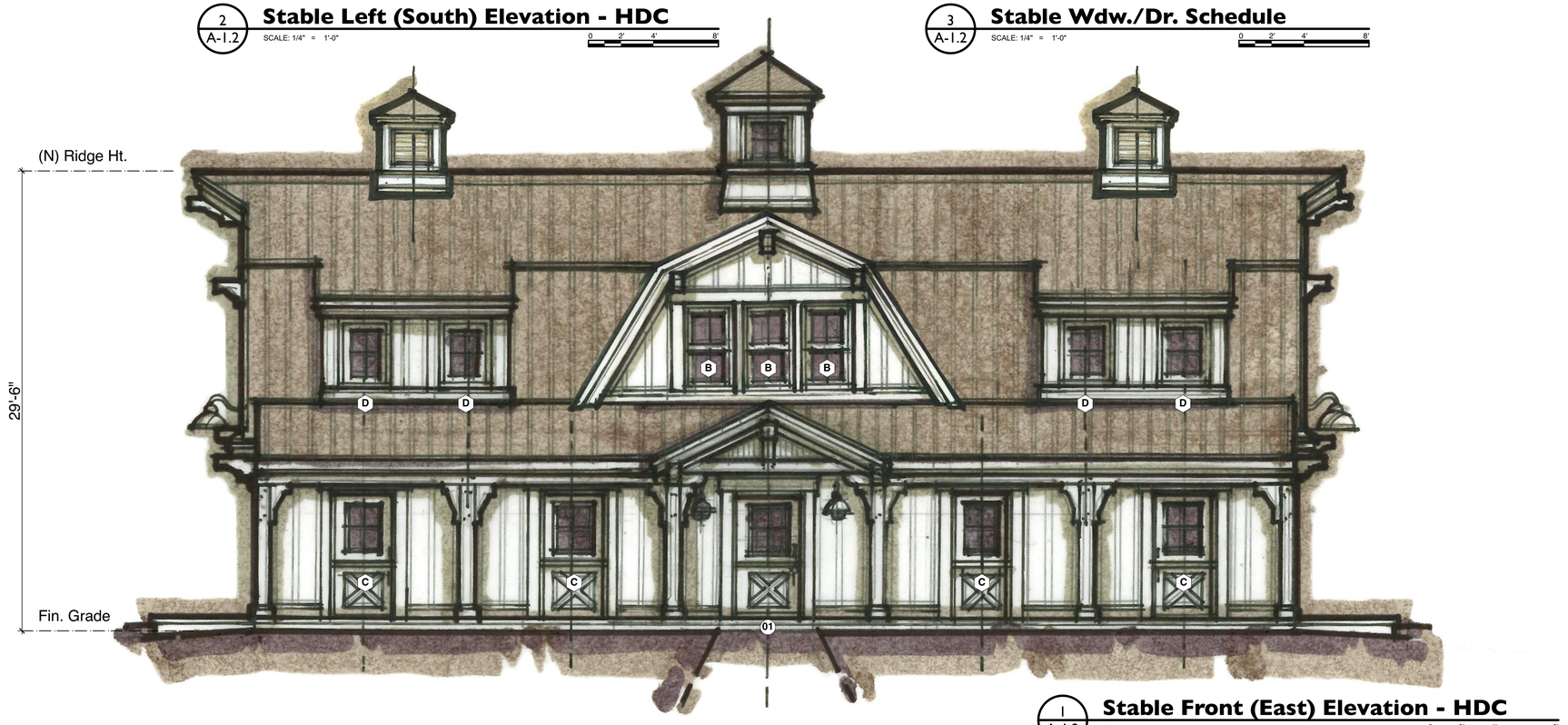
Door Specifications:

Manufacturer: Vintage Millwork
Exterior Frame & Panel: Stained Wood (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Stained Wood (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Bronze Metal
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

3 A-1.2 **Stable Wdw./Dr. Schedule**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 A-1.2 **Stable Front (East) Elevation - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

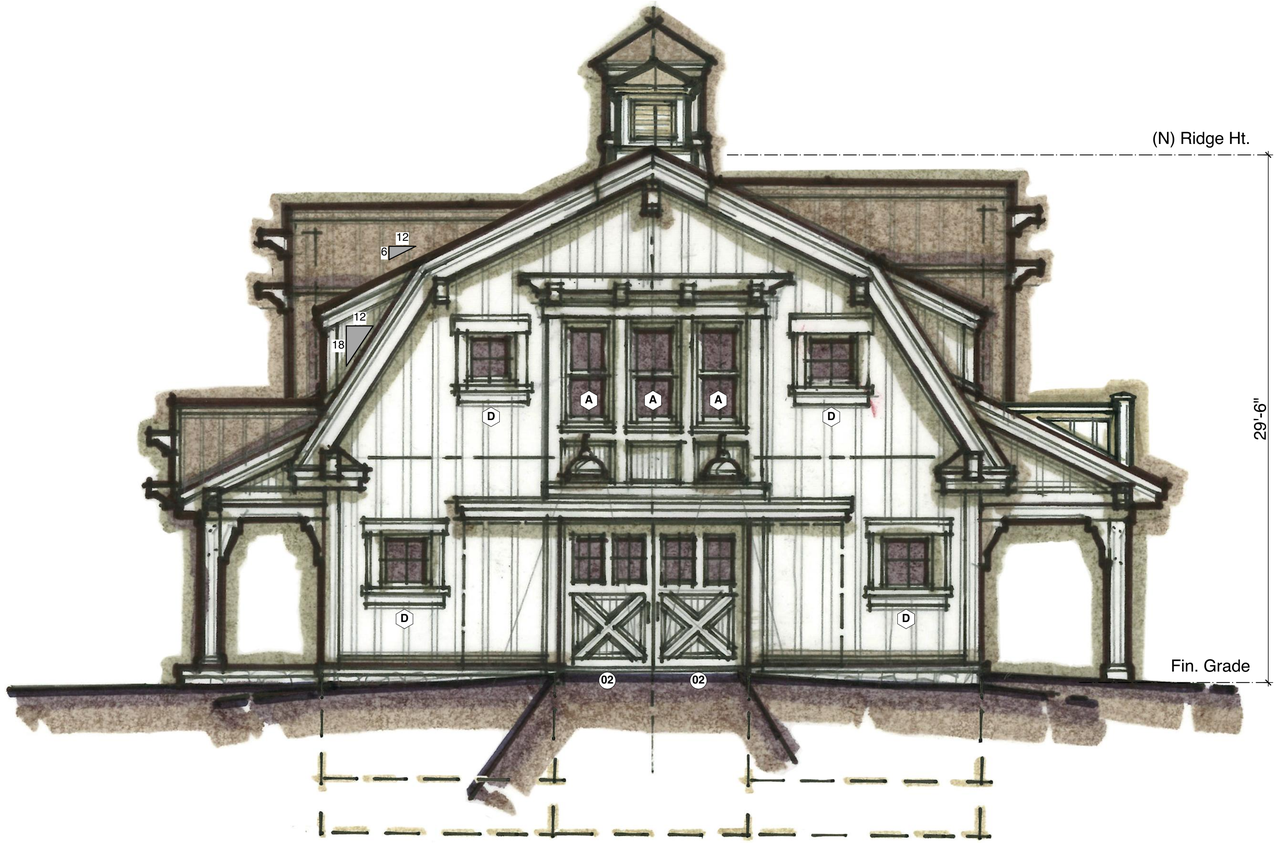
Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed
for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-1.2
DATE: 4/3/25

Tripp Road North Property - HDC: A-1.2 Stable East & South Elevations, Wdw./Dr. Schedule printed by Ryan Rushton at 8:44 AM on 4/3/25
© 2025 Ekman Design Studio



2 A-1.3 **Stable Right (North) Elevation - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Materials Legend

Prefinished Standing Seam Metal Roof	
Wood Board & Batten Wall	
Wood T&G Wall	
Metal Wall Panel	



1 A-1.3 **Stable Rear (West) Elevation - HDC**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Tripp Road North Property - HDC: A-1.3 Stable West & North Elevations printed by Ryan Rushton at 8:44 AM on 4/3/25

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA. 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed
for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-1.3
DATE: 4/3/25

© 2025 Ekman Design Studio

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Beaudette Richard P Tr, Tripp Stable Nom Trust

MAILING ADDRESS..... 25D Old South Rd, P. O. Box 2049, Nantucket, MA 02584

PROPERTY LOCATION..... 14 Tripp Drive

ASSESSORS MAP/PARCEL..... 80/310.1

SUBMITTED BY:..... Roland Voyages

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 7, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 15:42:20 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 14 TRIPP DRIVE NANTUCKET MA 02554

Tax Map Number: 80 Parcel Number: 310.1

Owner of Record: TRIPP STABLE LLC

Description of Proposal:

A NEW TWO-STORY DWELLING/STABLE, A NEW CARRIAGE HOUSE/GARAGE, AND A NEW SHED.

Anticipated HDC Submission Date: 4/14/2025

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.

Abutters Listing

	Name Line 2	Address Line 1	City	State	Zip	Location
RIA J		31 FIRST WAY	NANTUCKET	MA	02554	12 TRIPP DR
D TR	59 S SHORE RD NOM TRUST	59 S SHORE RD	NANTUCKET	MA	02554	59 S SHORE RD
LLY J		2 ZACHARY WAY	NANTUCKET	MA	02554	2 ZACHARY WY
S LLC		PO BOX 650	NORFOLK	MA	02056	120 MIACOMET RD
S LLC		PO BOX 650	NORFOLK	MA	02056	MIACOMET RD

PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

FEELEY JAMES D TR
59 S SHORE RD NOM TRUST
59 S SHORE RD
NANTUCKET, MA 02554

VISCO STEPHEN J & HOLLY J
2 ZACHARY WAY
NANTUCKET, MA 02554

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

9589 0710 5270 1061 3813 95

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Nantucket, MA 02554

Certified Mail Fee	$4.85
$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$0.00
☑ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$9.68
$	

NANTUCKET MA 02584 0056 08
Postmark Here
APR - 8 2025
04/08/2025
USPS

Sent To: DEMO, MARIA J.
Street and Apt. No., or PO Box No.: 31 First Way
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3812 89

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Nantucket, MA 02554

Certified Mail Fee	$4.85
$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$0.00
☑ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$9.68
$	

NANTUCKET MA 02584 0056 08
Postmark Here
APR - 8 2025
04/08/2025
USPS

Sent To: FEELEY JAMES DTR 59 South Shore Nan
Street and Apt. No., or PO Box No.: 59 SOUTH SHORE 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 1061 3814 32

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
$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$0.00
☑ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$9.68
$	

NANTUCKET MA 02584 0056 08
Postmark Here
APR - 8 2025
04/08/2025
USPS

Sent To: VISCO, STEPHEN J & HOLLY J
Street and Apt. No., or PO Box No.: 2 ZACHARY WAY
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3813 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Norfolk, MA 02056

Certified Mail Fee	$4.85
$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$0.00
☑ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$9.68
$	

0056 08
NANTUCKET MA 02584
Postmark Here
APR - 8 2025
04/08/2025
USPS

Sent To: BLUEFIN PARTNERS LLC
Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK, MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3813 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Norfolk, MA 02056

Certified Mail Fee	$4.85
$	$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$0.00
☑ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$9.68
$	

0056 08
NANTUCKET MA 02584
Postmark Here
APR - 8 2025
04/08/2025
USPS

Sent To: BLUEFIN PARTNERS LLC
Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CARRIAGE HSE / 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.

N/A 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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.**

Application to the Historic

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 310.1

Street & Number of Proposed Work: 14 TRIPP DRIVE

Owner of record: TRIPP STABLE LLC

Mailing Address: c/o COTTAGE+CASTLE INC 37 OCC SOUTH ROAD #6, NANTUCKET MA 02554

Contact Phone #: 508.825.8825 E-mail: PAYABLES@COTTAGEANDCASTLEINC.COM

AGENT INFORMATION (if applicable)

Name: ROLAND VOYAGES / COTTAGE+CASTLE, INC.

Mailing Address: 37 OCC SOUTH RD #6 NANTUCKET MA 02554

Contact Phone #: 508 825 8825 E-mail: ROLAND@COTTAGEANDCASTLEINC.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' Width: 24' 6" Sq. Footage 1st floor: 882 GARAGE Sq. footage 2nd floor: 882 Sq. footage 3rd floor: _____

Decks/Patio: Size: 128 SF ☐ 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 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

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 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural BRONZE/BROWN STANDING SEAM METAL @ DORMERS

☑ Wood (Type: Red Cedar, White Cedar, Shakes, 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:~~ BOARD & BATTEN IN AREAS ON PLAN ~~inches)~~ Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☒ Other BRONZE/BROWN

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other AWNINGS

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN WOODWRIGHT

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type 4 PANEL OVERHEAD DOOR Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL | Clapboard (if applicable) BOARD & BATTEN NATURAL | Roof NATURAL (SHAKES) / STANDING SEAM BRONZE/BROWN

Trim BRONZE/BROWN | Sash BRONZE/BROWN | Doors BRONZE/BROWN GARAGE DOORS NATURAL

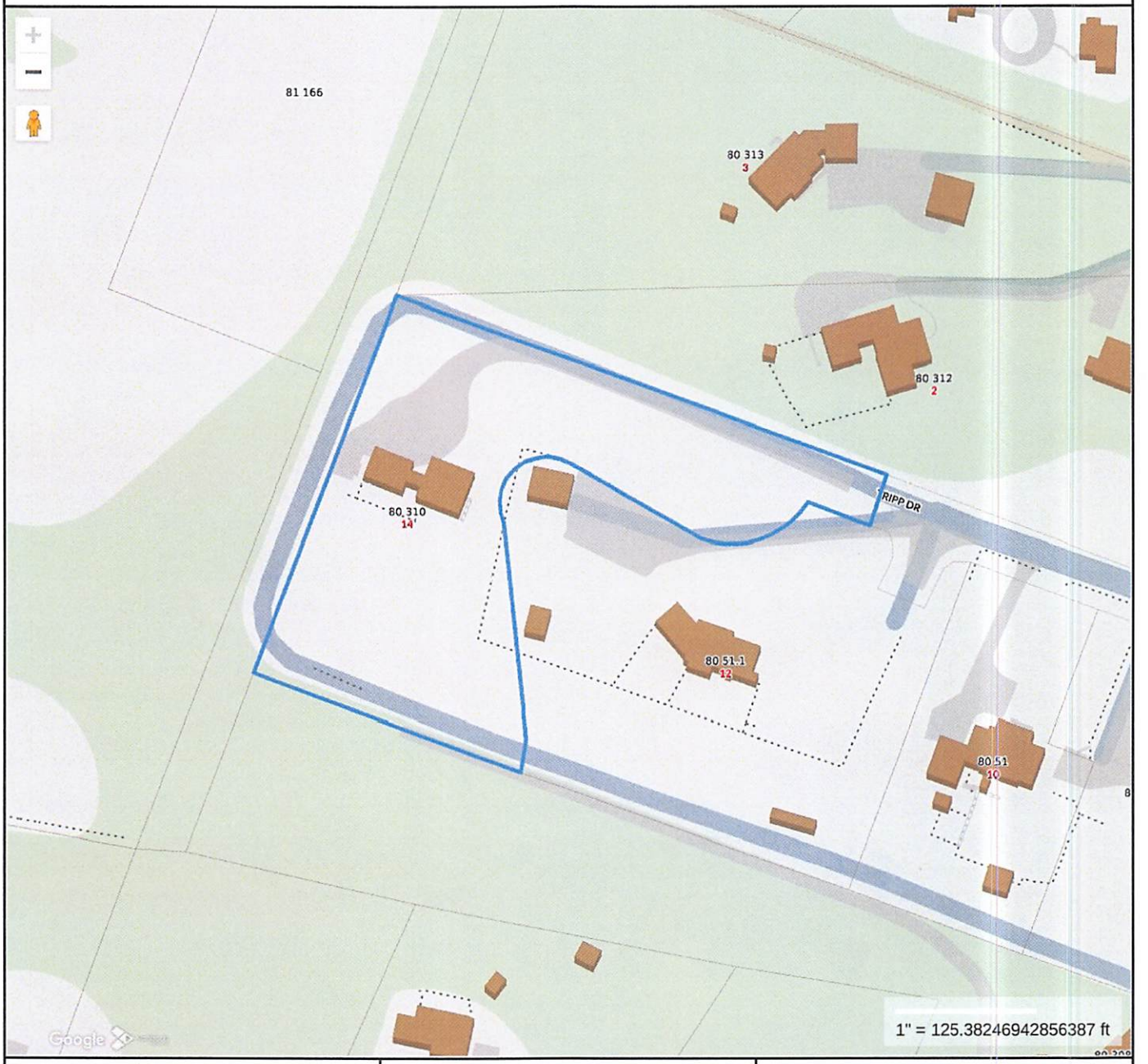
Deck NATURAL | Foundation STONE VENEER 8" | Fence _____ | Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. RAISED IN BROADWAY & WINDOW WELLS

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-8-25 Signature of owner of record _____ Signed under penalties of perjury

14 Tripp Drive Locus Map



Property Information

Property ID	7748
Location	14 TRIPP DR
Owner	14 TRIPP DRIVE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

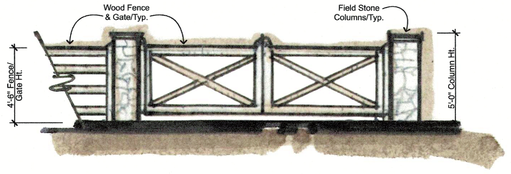
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


neighbors all the
way over at Ellen's Way


12 Tripp Dr
neighbors

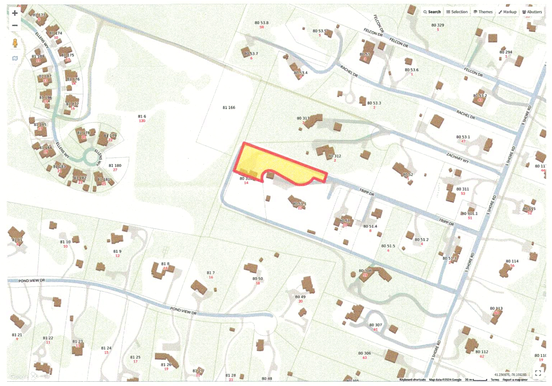


4 G-1.0 **Proposed Gate Elevation**

SCALE: 1/4" = 1'-0"



3 G-1.0 **Proposed 4-Rail 4'-6" Tall Fence**



2 G-1.0 **Locus Map**

Project Directory

Architect:
Ekman Design Studio
Stephen P. Ekman
550 East 8th Ave
Denver, CO 80203
(w) 303.730.2757
(e) Steve@ekmandesign.com

General Contractor:
Cottage & Castle. Inc.
Jamie Feeley
37 Old South Road, Unit #6
Nantucket, MA 02554
(w) 508.825.8825
(e) Jamie@cottagendcastleinc.com

Land Surveyor:
Bracken Engineering, Inc.
Don Bracken, PE, PLS
19 Old South Road, Unit #17
Nantucket, MA 02554
(w) 508.325.0044
(e) Don@brackeneng.com

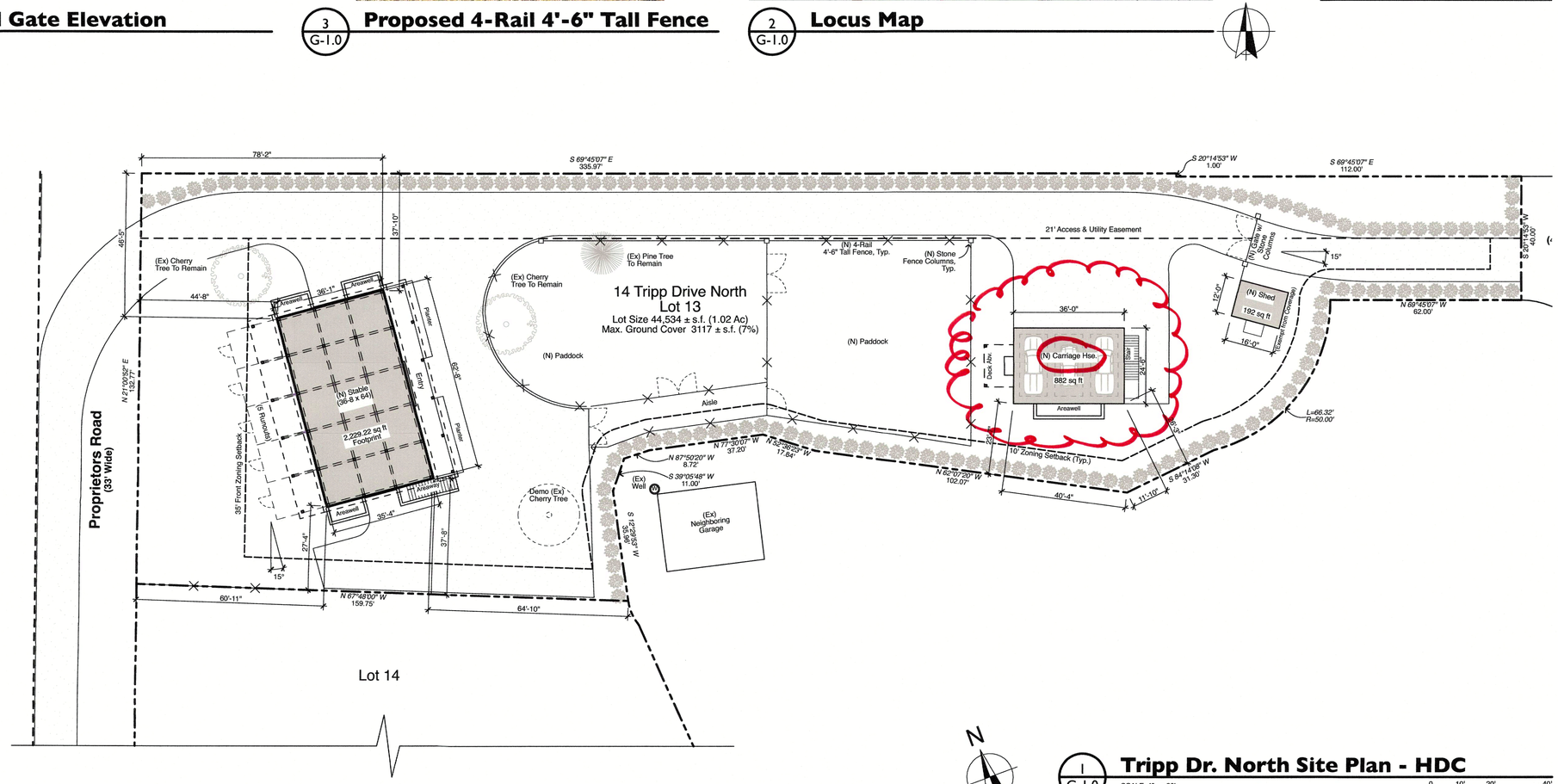
Sheet Index

General:
G.1.0 Site Plan, Locus Map, Project Directory, Sheet Index

Stable:
A.1.0 Stable First Floor & Basement Plans
A.1.1 Stable Second Floor & Roof Plans
A.1.2 Stable East & South Elevations, Wdw./ Dr. Schedule
A.1.3 Stable West & North Elevations

Carriage House:
A.2.0 Carriage House Floor Plans
A.2.1 Carriage House Elevations, Wdw./ Dr. Schedule

Shed:
A.3.0 Shed Plans & Elevations, Wdw./ Dr. Schedule



EKMAN**DESIGN** STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB:WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

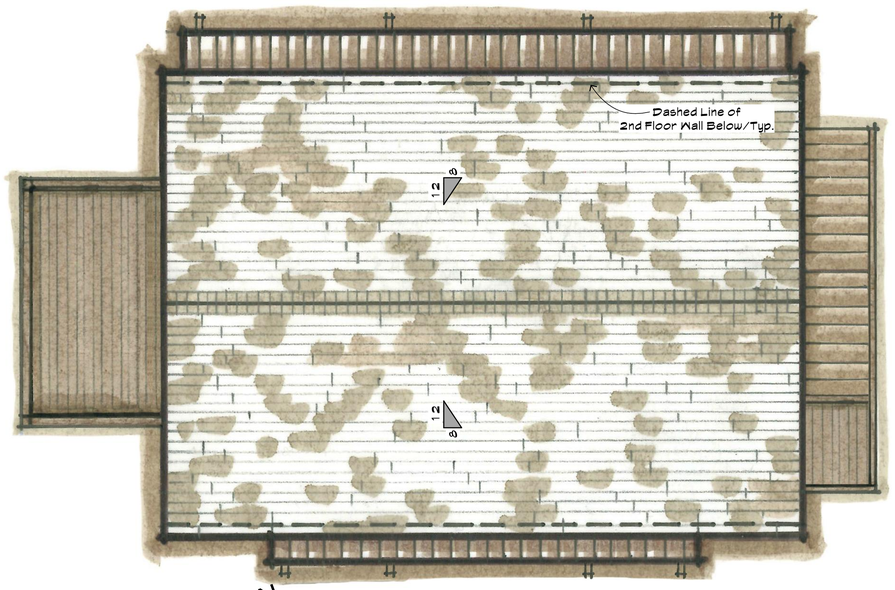
Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed
for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
G-1.0
DATE: 4/3/25

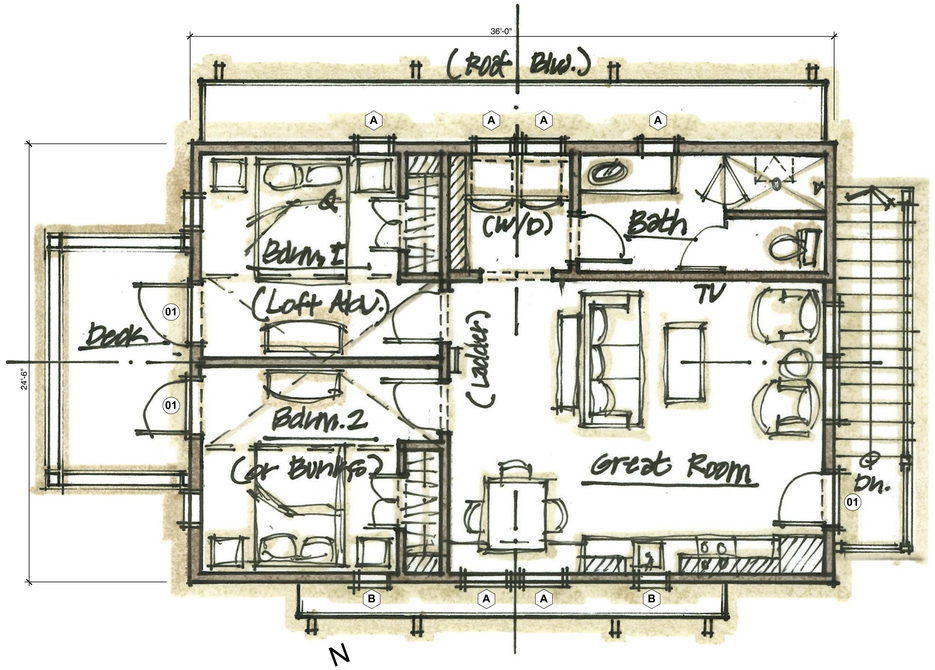
© 2025 Ekman Design Studio

Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet index printed by Ryan Rushton at 8:44 AM on 4/3/25



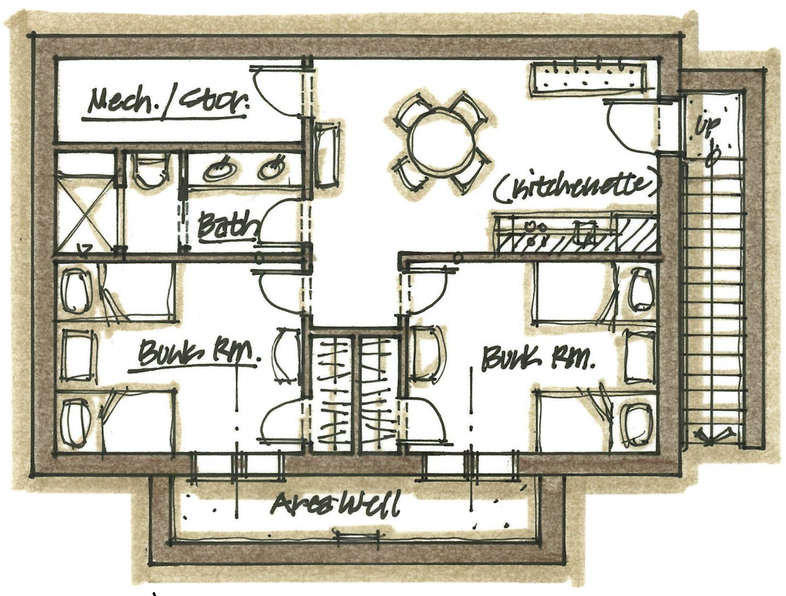
4 A.2.0 **Carriage Hse. Roof Plan - HDC**

SCALE: 1/4" = 1'-0"



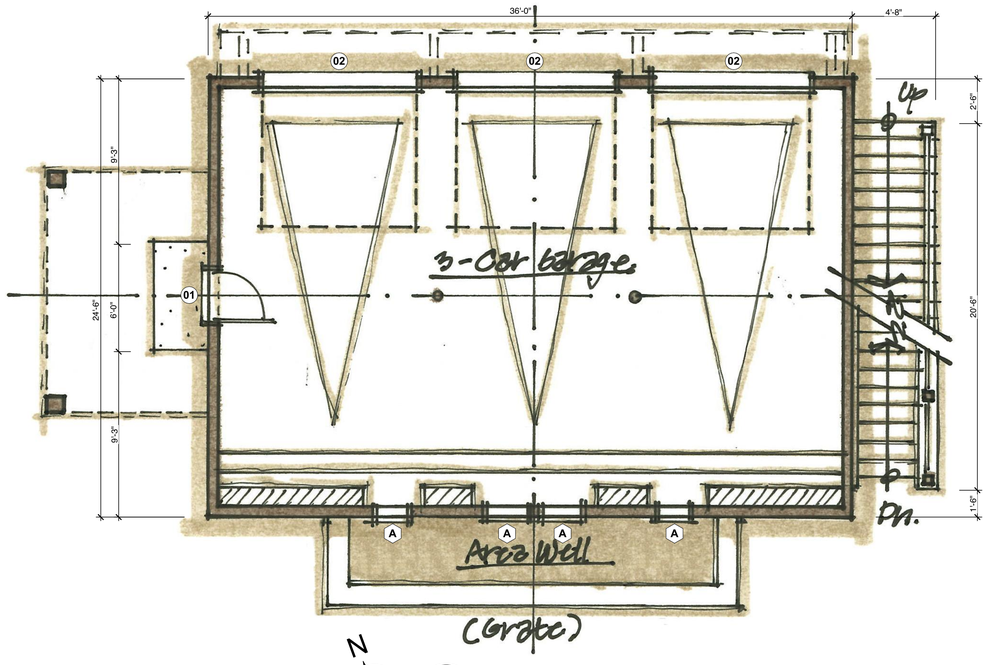
2 A.2.0 **Carriage Hse. Second Floor Plan - HDC**

SCALE: 1/4" = 1'-0"



3 A.2.0 **Carriage Hse. Basement Plan - HDC**

SCALE: 1/4" = 1'-0"



1 A.2.0 **Carriage Hse. First Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

EKMAN**DESIGN**STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.835.8835
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Tripp Road Properties Stables & Carriage House I - HDC A.2.0 Carriage House Floor Plans printed by Symm VoNesbo at 10:25 AM on 2/7/25

Issued :

14 Tripp Dr North

A Stable, Carriage House & Shed
for 14 Tripp Dr LLC

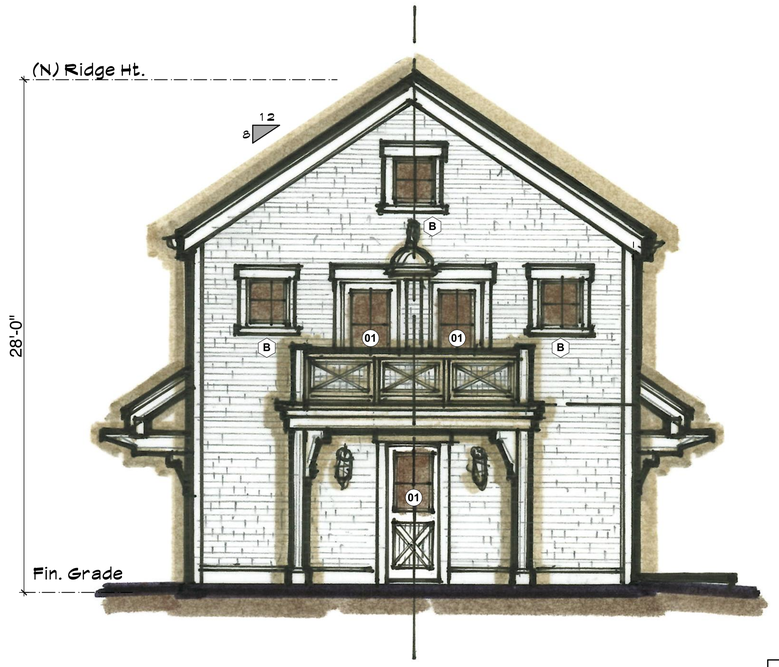
14 Tripp Dr Nantucket MA 02554

SHEET:

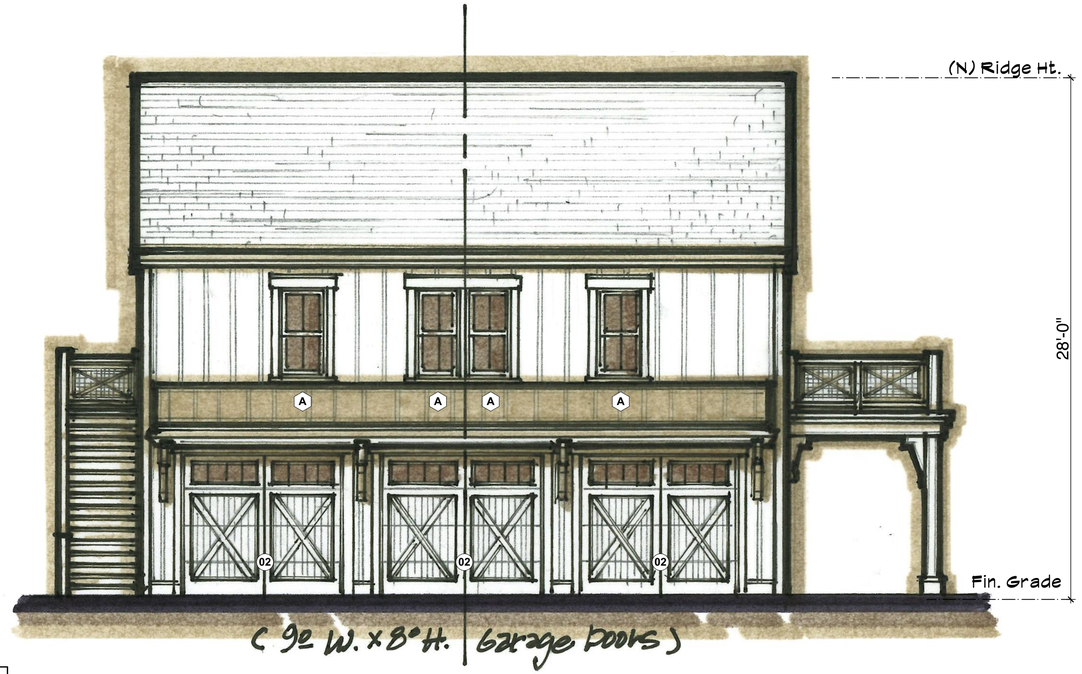
A.2.0

DATE: 2/7/25

© 2025 Ekman Design Studio

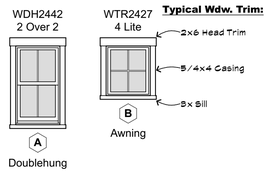


4 A.2.1 **Carriage Hse. Right (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"



3 A.2.1 **Carriage Hse. Front (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"

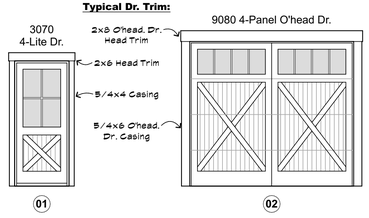
Carriage House Window Schedule



Window Specifications:

Manufacturer: Andersen Woodwright Doublehung & Awning Windows
Exterior Frame & Sash: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Painted (Bronze/Brown)
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

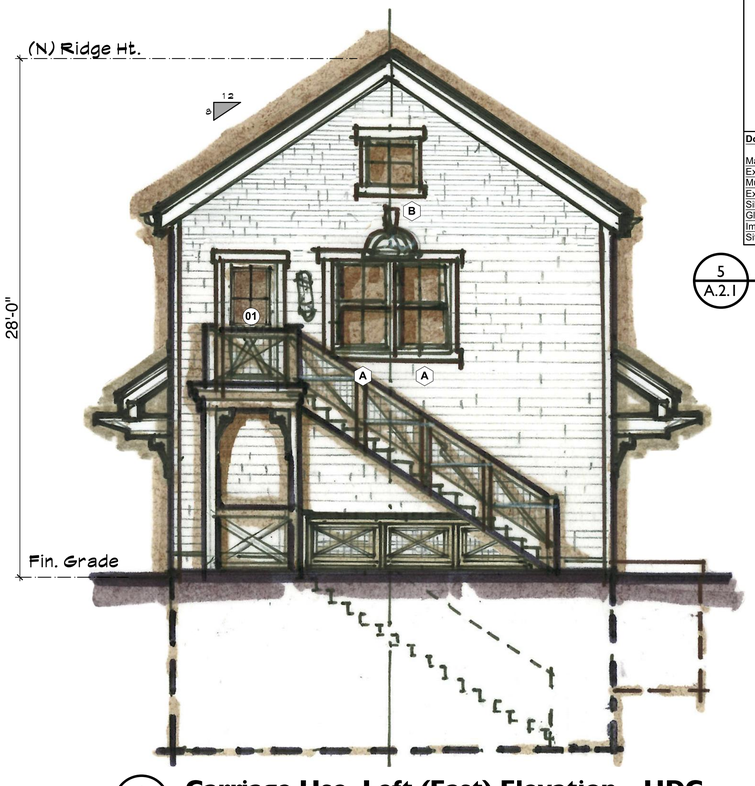
Carriage House Door Schedule



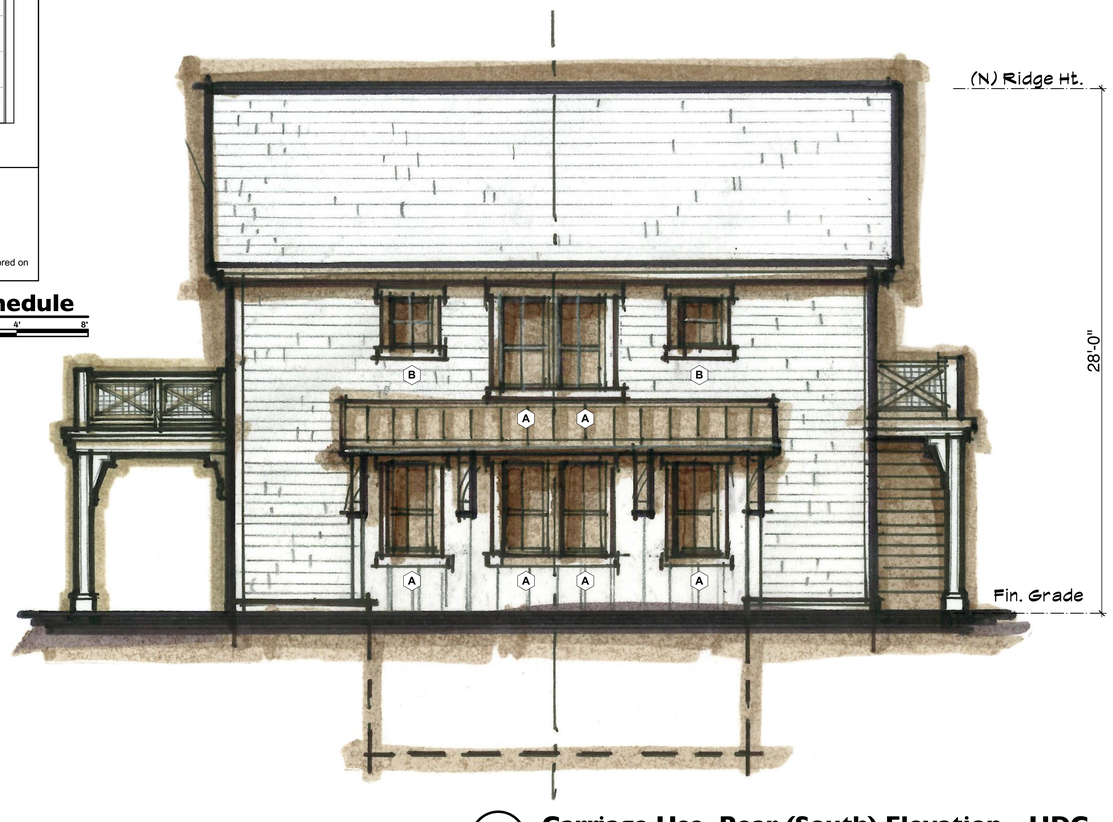
Door Specifications:

Manufacturer: Andersen "A" Series & Overhead Garage Door
Exterior Frame & Panel: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Bronze Metal
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

5 A.2.1 **Carriage Hse. Wdw./Dr. Schedule**
SCALE: 1/4" = 1'-0"



1 A.2.1 **Carriage Hse. Left (East) Elevation - HDC**
SCALE: 1/4" = 1'-0"



2 A.2.1 **Carriage Hse. Rear (South) Elevation - HDC**
SCALE: 1/4" = 1'-0"

EKMAN DESIGN STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A.2.1
DATE: 2/7/25

© 2025 Ekman Design Studio

Tripp Road Properties Stables & Carriage House 1 - HDC: A.2.1 Carriage House Elevations, Wdw./ Dr. Schedule printed by Symm Valeades at 10:25 AM on 2/7/25

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Beaudette Richard P Tr, Tripp Stable Nom Trust...

MAILING ADDRESS...25D Old South Rd, P. O. Box 2049, Nantucket, MA 02584

PROPERTY LOCATION...14 Tripp Drive.....

ASSESSORS MAP/PARCEL...80/310.1.....

SUBMITTED BY:...Roland Voyages.....

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 7, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 15:42:20 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 14 TRIPP DRIVE NANTUCKET MA 02554

Tax Map Number: 80 Parcel Number: 310.1

Owner of Record: TRIPP STABLE LLC

Description of Proposal:

A NEW TWO-STORY DWELLING/STABLE, A NEW CARRIAGE HOUSE/GARAGE, AND A NEW SHED.

Anticipated HDC Submission Date: 4/14/2005

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

	Name Line 2	Address Line 1	City	State	Zip	Location
RIA J		31 FIRST WAY	NANTUCKET	MA	02554	12 TRIPP DR
D TR	59 S SHORE RD NOM TRUST	59 S SHORE RD	NANTUCKET	MA	02554	59 S SHORE RD
LLY J		2 ZACHARY WAY	NANTUCKET	MA	02554	2 ZACHARY WY
S LLC		PO BOX 650	NORFOLK	MA	02056	120 MIACOMET RD
S LLC		PO BOX 650	NORFOLK	MA	02056	MIACOMET RD

PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

FEELEY JAMES D TR
59 S SHORE RD NOM TRUST
59 S SHORE RD
NANTUCKET, MA 02554

VISCO STEPHEN J & HOLLY J
2 ZACHARY WAY
NANTUCKET, MA 02554

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

9589 0710 5270 1061 3813 89

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)

- [x] Return Receipt (hardcopy) $ $0.00
- [x] 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 $7.68

Postmark Here

NANTUCKET MA 02584 APR - 8 2025 USPS

04/08/2025

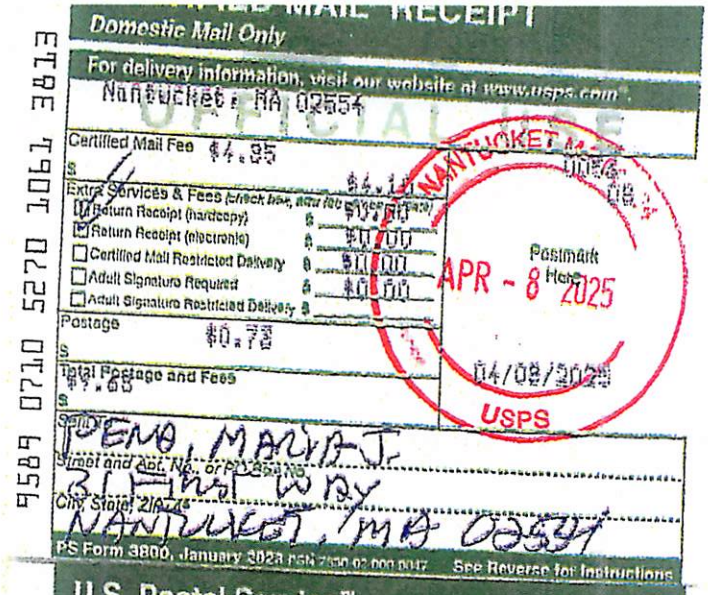
Sent To: PENA, MARIA J.

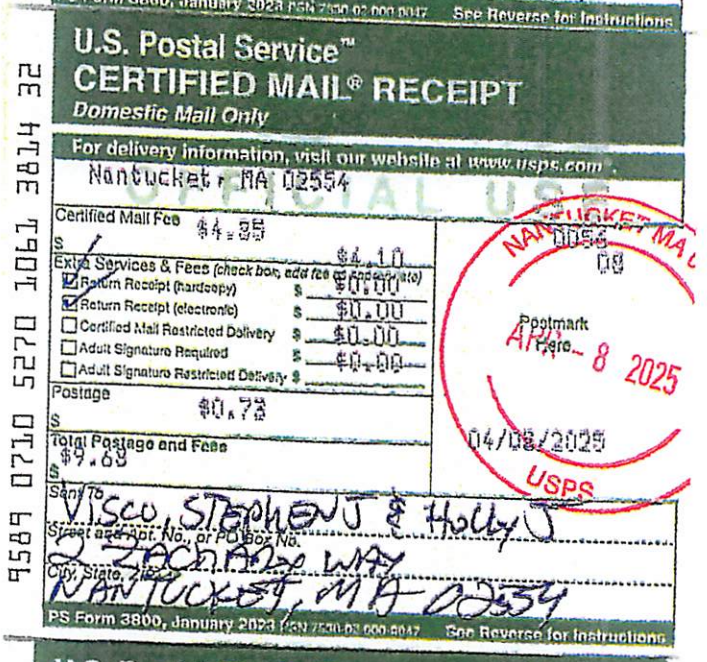
Street and Apt. No., or PO Box No.: 31 FIRST WAY

City, State, ZIP+4: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3814 32





U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)

- [x] Return Receipt (hardcopy) $ $0.00
- [x] 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

Postmark Here

NANTUCKET MA 02584 APR - 8 2025 USPS

04/08/2025

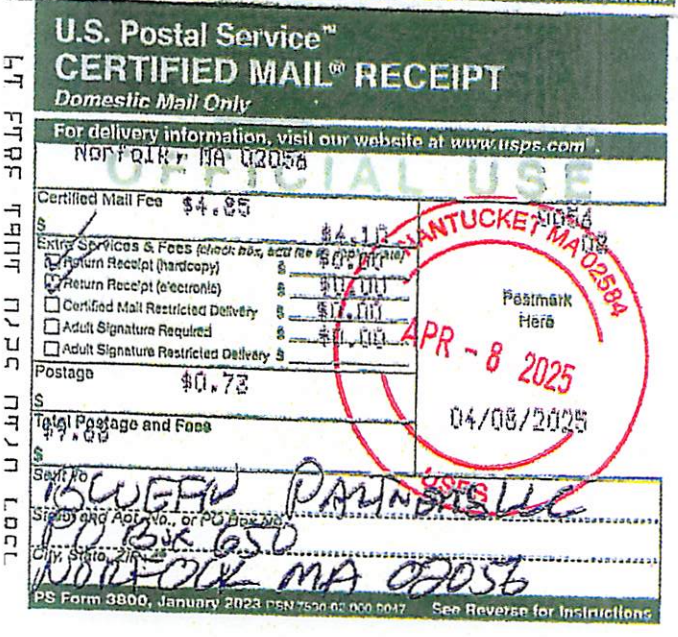
Sent To: VISCO, STEPHEN J & HOLLY J

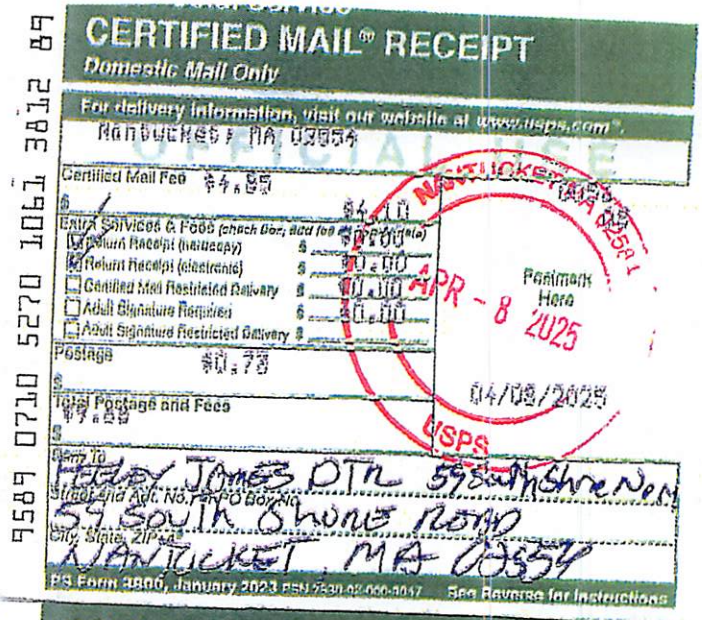
Street and Apt. No., or PO Box No.: 2 ZACHARY WAY

City, State, ZIP+4: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3813 26





U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Norfolk, MA 02056

OFFICIAL USE

Certified Mail Fee $4.85

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)

- [x] Return Receipt (hardcopy) $ $0.00
- [x] 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

Postmark Here

NANTUCKET MA 02584 APR - 8 2025 USPS

04/08/2025

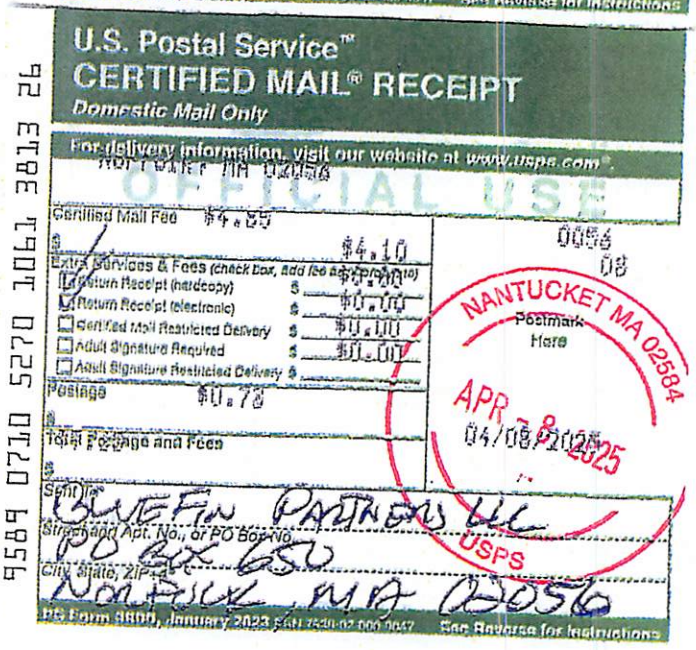
Sent To: BLUEFIN PARTNERS LLC

Street and Apt. No., or PO Box No.: PO BOX 650

City, State, ZIP+4: NORFOLK, MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3813 17



U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Norfolk, MA 02056

OFFICIAL USE

Certified Mail Fee $4.85

$ $4.10

Extra Services & Fees (check box, add fee as appropriate)

- [x] Return Receipt (hardcopy) $ $0.00
- [x] 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

Postmark Here

NANTUCKET MA 02584 APR - 8 2025 USPS

04/08/2025

Sent To: BLUEFIN PARTNERS LLC

Street and Apt. No., or PO Box No.: PO BOX 650

City, State, ZIP+4: NORFOLK MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Sh 50

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

RECEIVED
APR 01 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.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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.**

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

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) COPPER

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☒ ~~Clapboard~~ BOARD & BATTEN (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door 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 WOODWRIGHT

Doors* (type and material): ☐ TDL ☒ SDL Front 2 LITE DOOR Rear N/A Side N/A

Garage Door(s): Type CUSTOM Material WOOD/COMPOSITE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall NATURAL Clapboard (if applicable) BOARD & BATTEN NATURAL Roof NATURAL

Trim BROWN/BRONZE Sash BRONZE/BROWN Doors BRONZE/BROWN

Deck _____ Foundation STONE VENEER 8" Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-8-25 Signature of owner of record [signature] (agent) Signed under penalties of perjury

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 8U PARCEL N°. 310.1

Street & Number of Proposed Work: 14 TRYPP DRIVE

Owner of record: TRYPP STABLE LLC

Mailing Address: C/O COTTAGE AND CASTLE, INC.
3700 SOUTH RD #6 NANTUCKET MA 02554

Contact Phone #: 508.825.8825 E-mail: PAYABLES@COTTAGEANDCASTLEINC.COM

AGENT INFORMATION (if applicable)

Name: ROLANDO VOYADES / COTTAGE AND CASTLE INC

Mailing Address: 3700 SOUTH RD #6
NANTUCKET, MA 02554

Contact Phone #: 508.825.8825 E-mail: ROLANDO@COTTAGEANDCASTLEINC.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: 16' Sq. Footage 1st floor: 192

Width: 12' 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 14'6" South 14'6" East 14'6" West 14'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

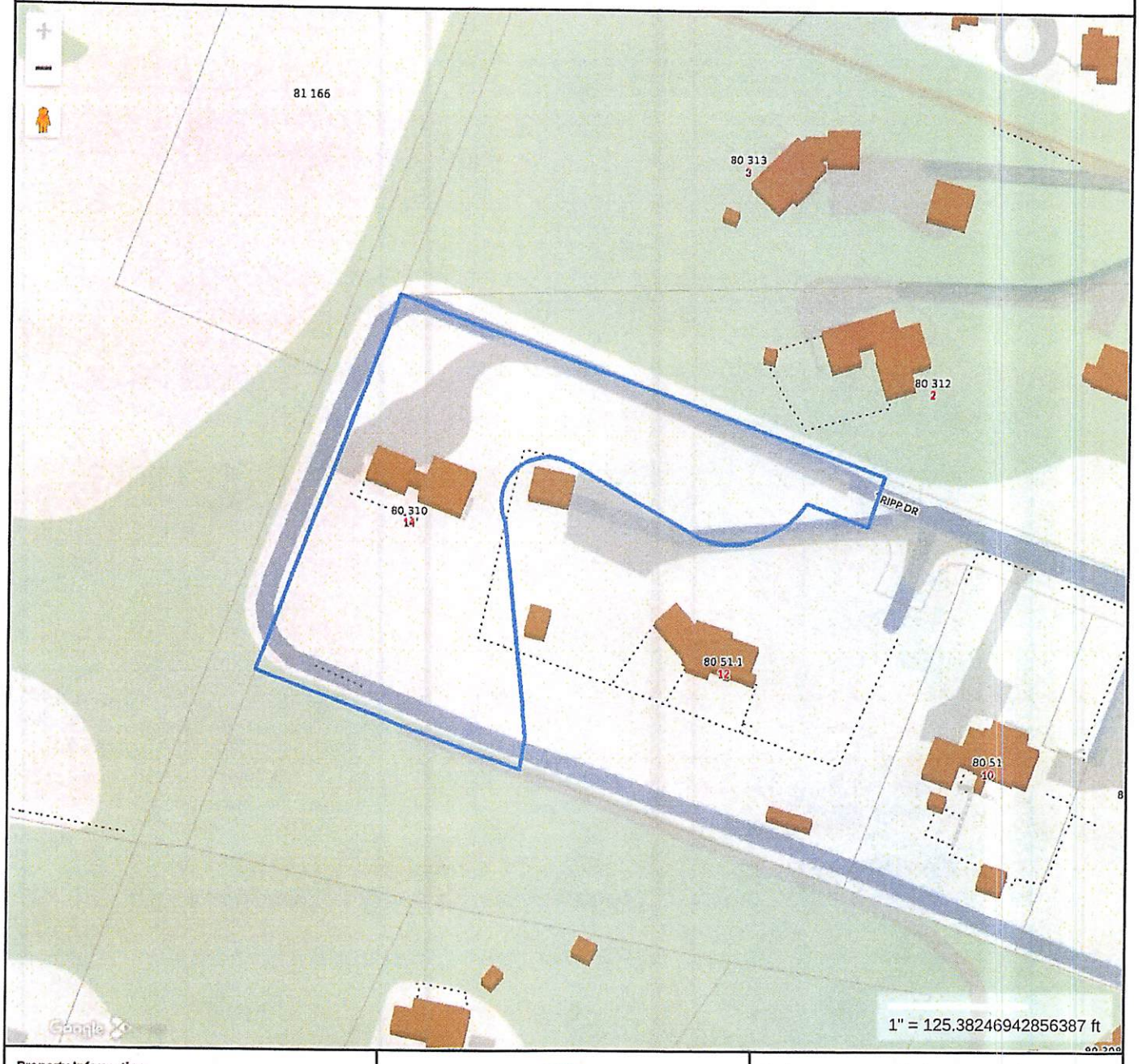
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

14 Tripp Drive Locus Map



Property Information

Property ID	7748
Location	14 TRIPP DR
Owner	14 TRIPP DRIVE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

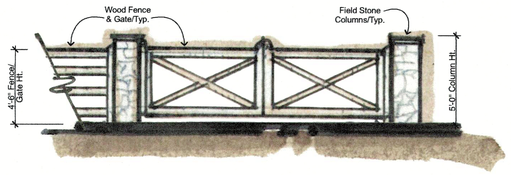
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

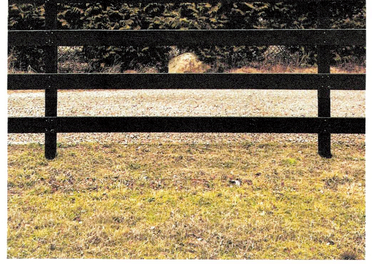

12 Tripp Dr
neighbors


neighbors all the
way over at Ellen's Way

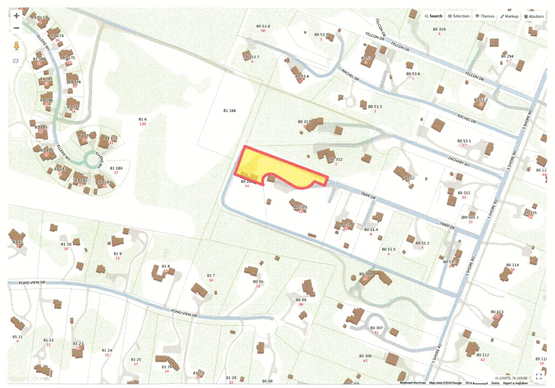


4 G-1.0 **Proposed Gate Elevation**

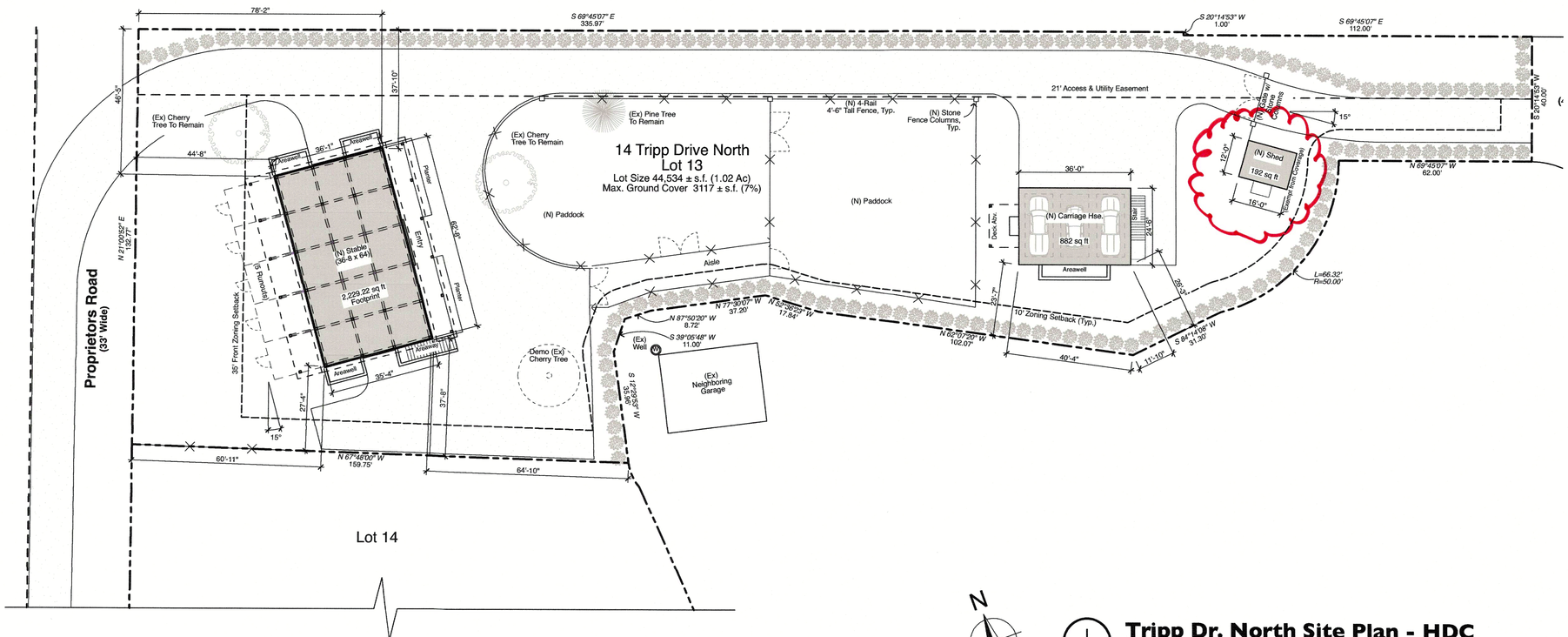
SCALE: 1/4" = 1'-0"



3 G-1.0 **Proposed 4-Rail 4'-6" Tall Fence**



2 G-1.0 **Locus Map**



N

1 G-1.0 **Tripp Dr. North Site Plan - HDC**

SCALE: 1" = 20'

0 10' 20' 40'

Project Directory

Architect:
Ekman Design Studio
Stephen P. Ekman
550 East 8th Ave
Denver, CO 80203
(w) 303.730.2757
(e) Steve@ekmandesign.com

General Contractor:
Cottage & Castle. Inc.
Jamie Feeley
37 Old South Road, Unit #6
Nantucket, MA 02554
(w) 508.825.8825
(e) Jamie@cottagendcastleinc.com

Land Surveyor:
Bracken Engineering, Inc.
Don Bracken, PE, PLS
19 Old South Road, Unit #17
Nantucket, MA 02554
(w) 508.325.0044
(e) Don@brackeneng.com

Sheet Index

General:
G.1.0 Site Plan, Locus Map, Project Directory, Sheet Index

Stable:
A.1.0 Stable First Floor & Basement Plans
A.1.1 Stable Second Floor & Roof Plans
A.1.2 Stable East & South Elevations, Wdw./ Dr. Schedule
A.1.3 Stable West & North Elevations

Carriage House:
A.2.0 Carriage House Floor Plans
A.2.1 Carriage House Elevations, Wdw./ Dr. Schedule

Shed:
A.3.0 Shed Plans & Elevations, Wdw./ Dr. Schedule

EKMAN**DESIGN** STUDIO
A R C H I T E C T U R E
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.1374 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE 508 825 8825
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed
for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
G-1.0
DATE: 4/3/25

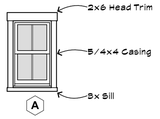
© 2025 Ekman Design Studio

Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/9/25

Shed Window Schedule

WDH2036
2 Over 2

Typical Wdw. Trim:



Doublehung

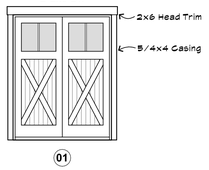
Window Specifications:

Manufacturer: Andersen Woodwright Doublehung Windows
Exterior Frame & Sash: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Painted (Bronze/Brown)
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

Shed Door Schedule

Typical Dr. Trim:

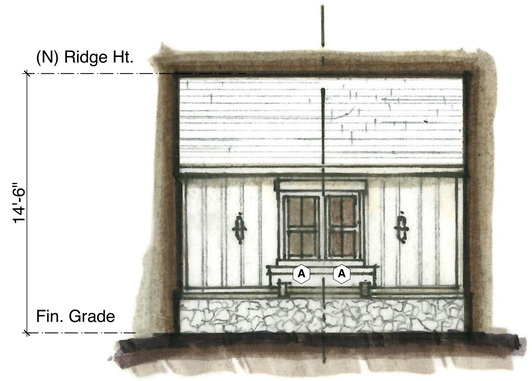
5670
2-Lite Dr.



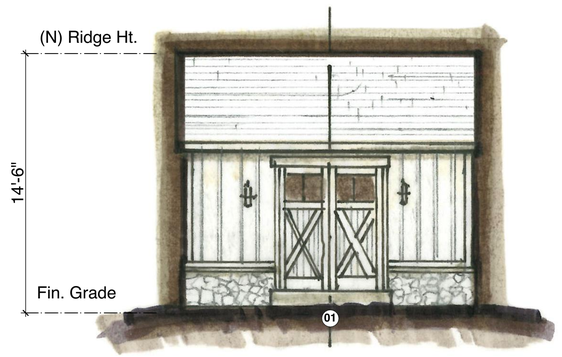
Door Specifications:

Manufacturer: Vintage Millwork
Exterior Frame & Panel: Stained Wood (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Stained Wood (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Bronze Metal
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

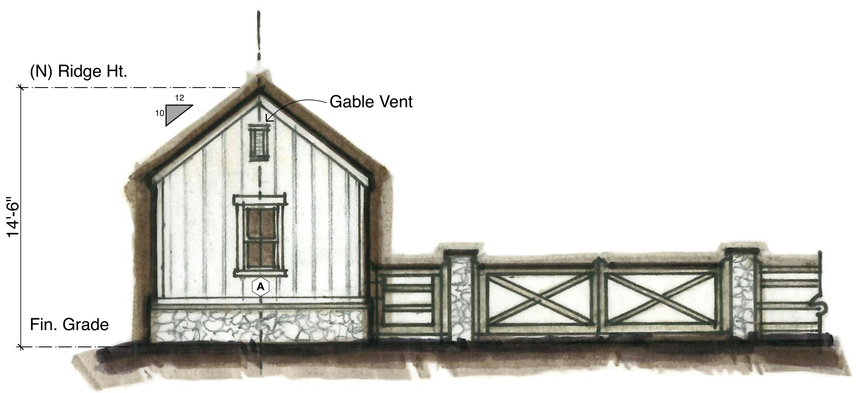
7 / A-3.0 **Shed Wdw./Dr. Schedule**
SCALE: 1/4" = 1'-0"



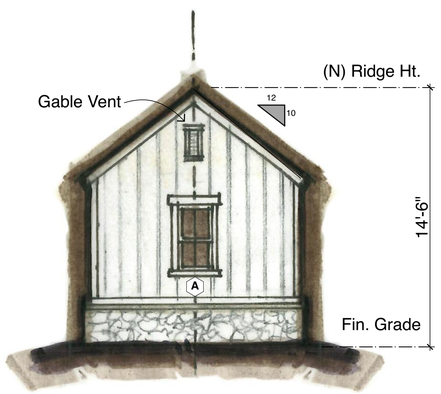
5 / A-3.0 **Shed Rear (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"



4 / A-3.0 **Shed Front (South) Elevation - HDC**
SCALE: 1/4" = 1'-0"



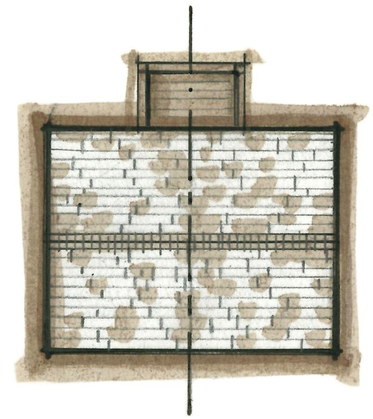
6 / A-3.0 **Shed Side (East) Elevation - HDC**
SCALE: 1/4" = 1'-0"



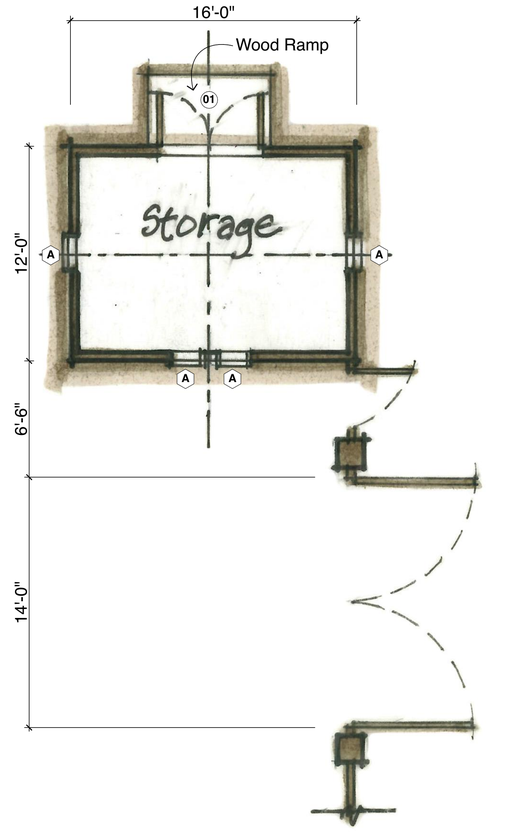
3 / A-3.0 **Shed Side (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"

Materials Legend

- Wood Shingle Roof
- Wood Board & Batten Wall
- Field Stone Wall
- Wood Deck



2 / A-3.0 **Shed Roof Plan - HDC**
SCALE: 1/4" = 1'-0"



N

1 / A-3.0 **Shed Floor Plan w/ Gate - HDC**
SCALE: 1/4" = 1'-0"

EKMAN DESIGN STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation
STUDIO: 303.730.2757 FAX: 303.730.2774 WEB: WWW.EKMANDESIGN.COM
550 EAST 8TH AVENUE DENVER, CO 80203

Tripp Road North Property - HDC: A-3.0 Shed Plans & Elevations. Wdw/Dr. Schedule printed by Ryan Rushton at 8:44 AM on 4/3/25

Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 508.825.8835
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554

Issued :

14 Tripp Dr North
A Stable, Carriage House & Shed for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-3.0
DATE: 4/3/25

© 2025 Ekman Design Studio

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Beaudette Richard P Tr, Tripp Stable Nom Trust...

MAILING ADDRESS...25D Old South Rd, P. O. Box 2049, Nantucket, MA 02584

PROPERTY LOCATION...14 Tripp Drive.....

ASSESSORS MAP/PARCEL...80/310.1.....

SUBMITTED BY:...Roland Voyages.....

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 7, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.07 15:42:20 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 14 TRIPP DRIVE NANTUCKET MA 02554

Tax Map Number: 80 Parcel Number: 310.1

Owner of Record: TRIPP SMILE LLC

Description of Proposal:

A NEW TWO-STORY DWELLING/SMILE, A NEW CARRIAGE HOUSE/GARAGE, AND A NEW SHED.

Anticipated HDC Submission Date: 4/14/2005

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

	Name Line 2	Address Line 1	City	State	Zip	Location
RIA J		31 FIRST WAY	NANTUCKET	MA	02554	12 TRIPP DR
D TR	59 S SHORE RD NOM TRUST	59 S SHORE RD	NANTUCKET	MA	02554	59 S SHORE RD
LLY J		2 ZACHARY WAY	NANTUCKET	MA	02554	2 ZACHARY WY
S LLC		PO BOX 650	NORFOLK	MA	02056	120 MIACOMET RD
S LLC		PO BOX 650	NORFOLK	MA	02056	MIACOMET RD

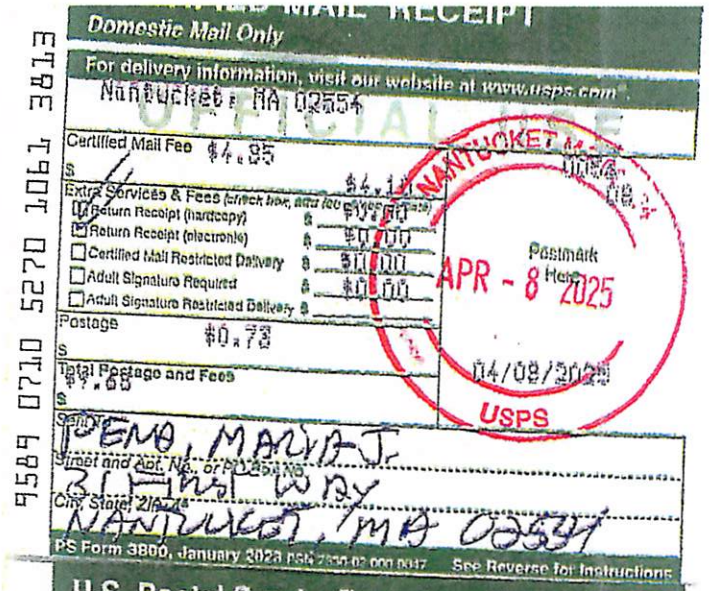
PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

FEELEY JAMES D TR
59 S SHORE RD NOM TRUST
59 S SHORE RD
NANTUCKET, MA 02554

VISCO STEPHEN J & HOLLY J
2 ZACHARY WAY
NANTUCKET, MA 02554

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056

BLUEFIN PARTNERS LLC
PO BOX 650
NORFOLK, MA 02056



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) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: DEMO, MARIA J.
Street and Apt. No., or PO Box No.: 31 Main Way
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 0054 08
APR - 8 2025
Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3813



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) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: VISCO, STEPHEN J & HOLLY J
Street and Apt. No., or PO Box No.: 2 ZACHARY WAY
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 0054 08
APR - 8 2025
Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3814 32



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

NORFOLK, MA 02056

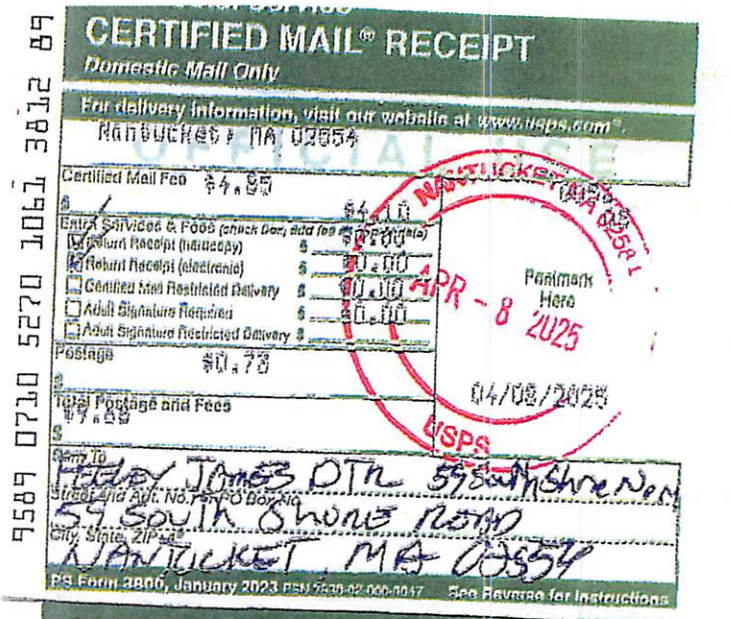
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: BLUEFIN PARTNERS LLC
Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK, MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02584 0054 08
APR - 8 2025
Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3815 47



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

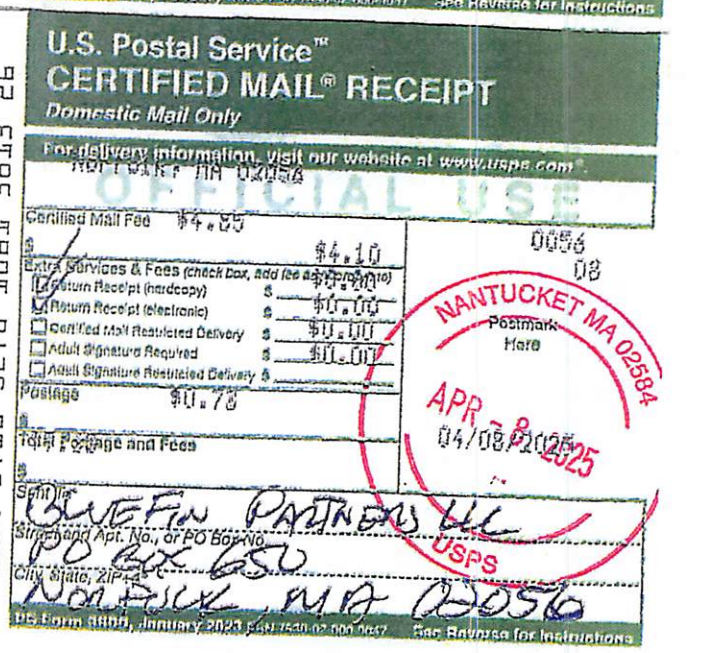
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: FEDDY, JAMES DTR 59 SOUTHSHORE NORTH
Street and Apt. No., or PO Box No.: 59 SOUTH SHORE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 0054 08
APR - 8 2025
Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3812 89



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

NORFOLK, MA 02056

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate) $4.10
☑ Return Receipt (hardcopy) $0.00
☑ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

Sent To: BLUEFIN PARTNERS LLC
Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK, MA 02056

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02584 0054 08
APR - 8 2025
Postmark Here
04/08/2025
USPS

9589 0710 5270 1061 3813 26

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 57 PARCEL N°. 13.1

Street & Number of Proposed Work: 16 DEBLOIS RD.

Owner of record: DAVE & BRENDA RATHJEN

Mailing Address: 16 DEBLOIS RD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: advanolmen@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 _____

Size of Structure or Addition: Length: 12'-0" Sq. Footage 1st floor: 168 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14'-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 13'-2" South 13'-2" East 13'-2" West 13'-2"

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 (TO MATCH EXIST)

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TBD

Doors* (type and material): ☐ TDL ☐ SDL Front FRENCH DOORS Rear _____ Side _____

Garage Door(s): Type — Material —

Hardscape materials: Driveways — Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK

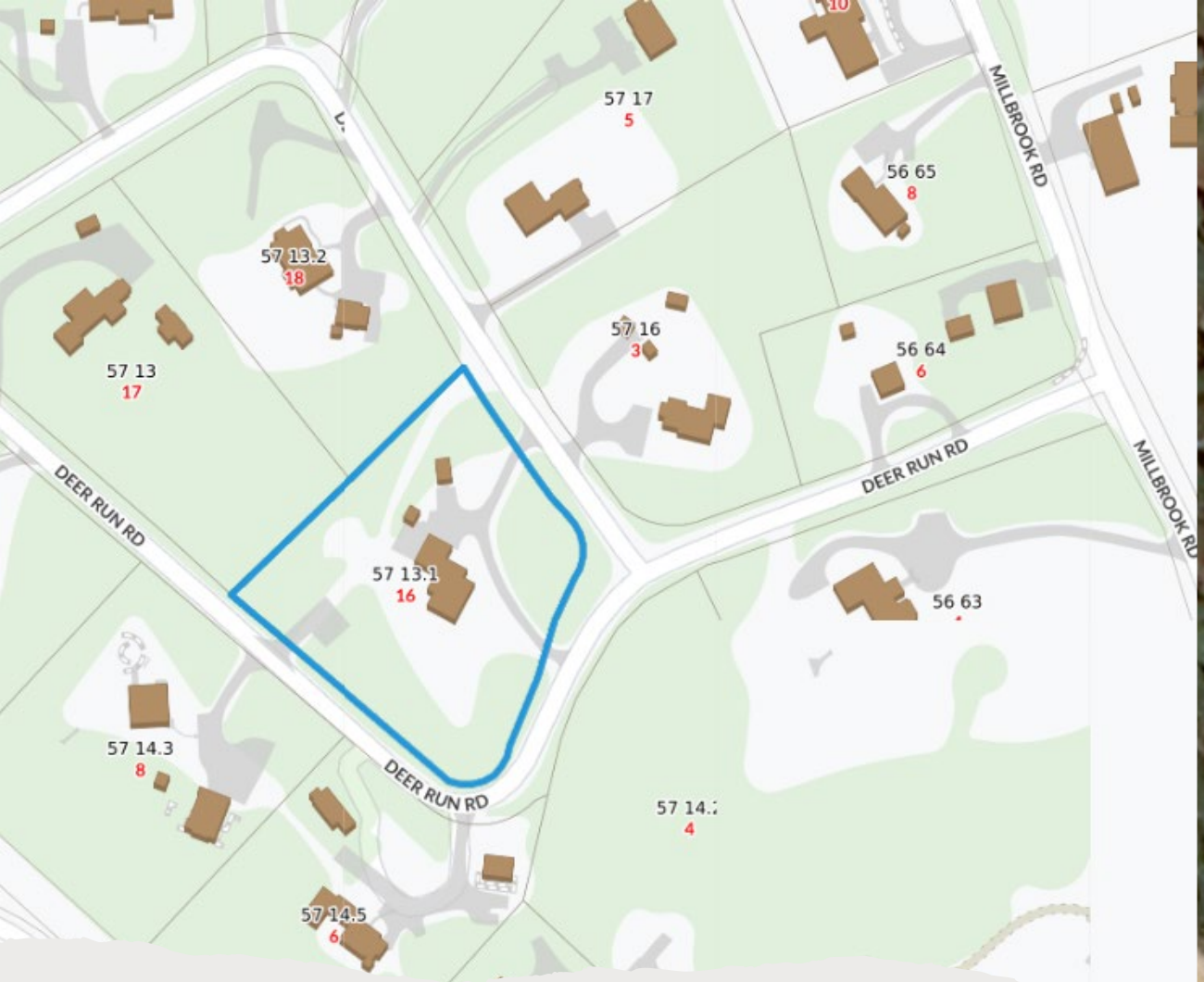
Trim NTW Sash BLACK Doors BLACK

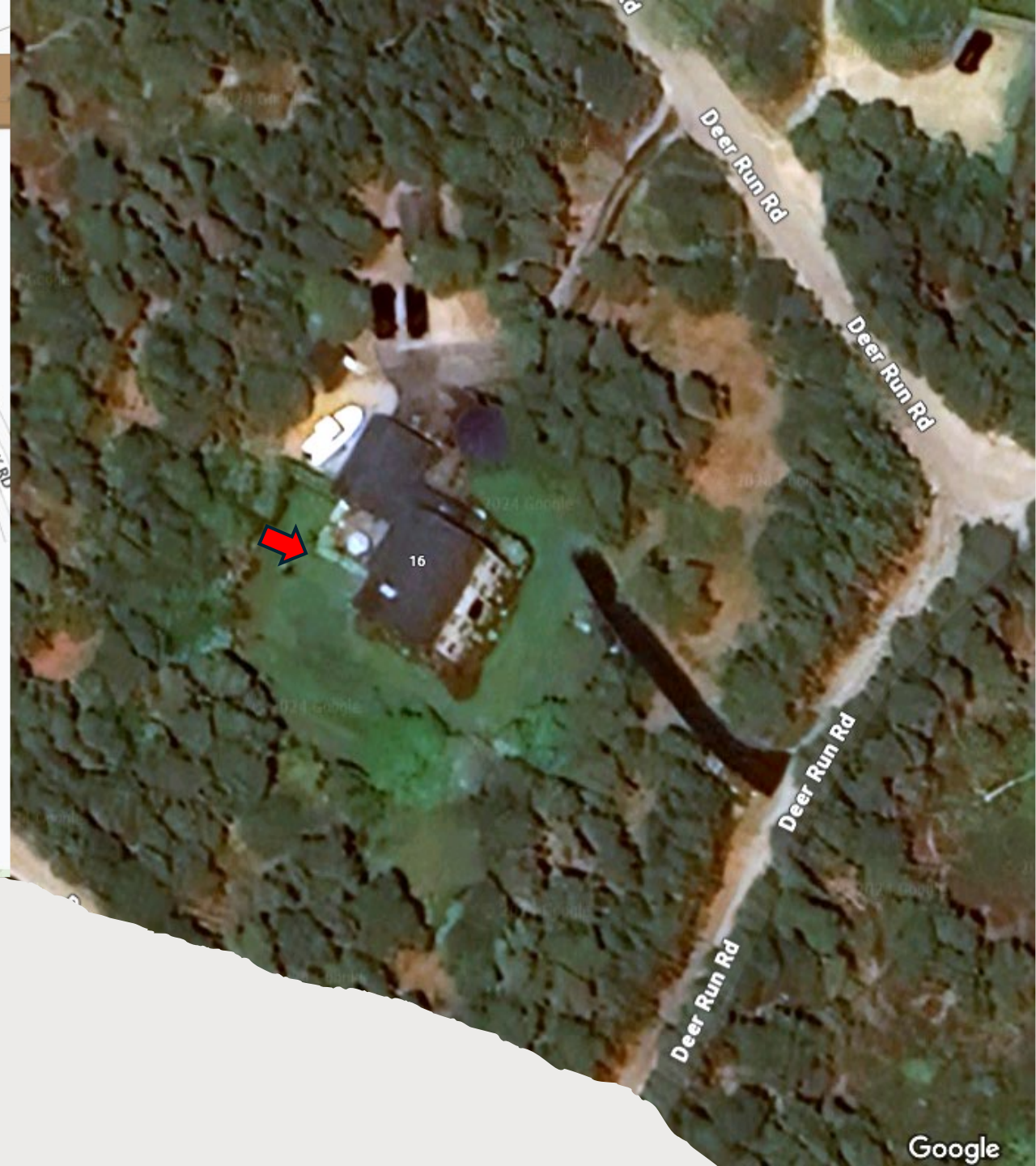
Deck NTW Foundation GREY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/15/25 Signature of owner of record _____ Signed under penalties of perjury



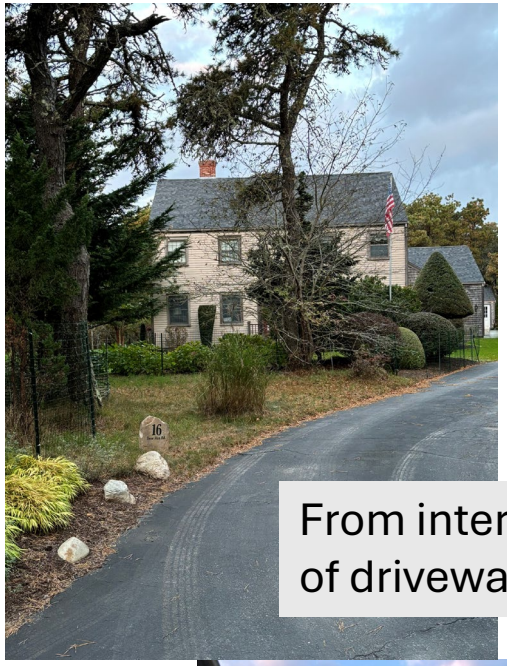


Dunham- 16 Deer Run Rd

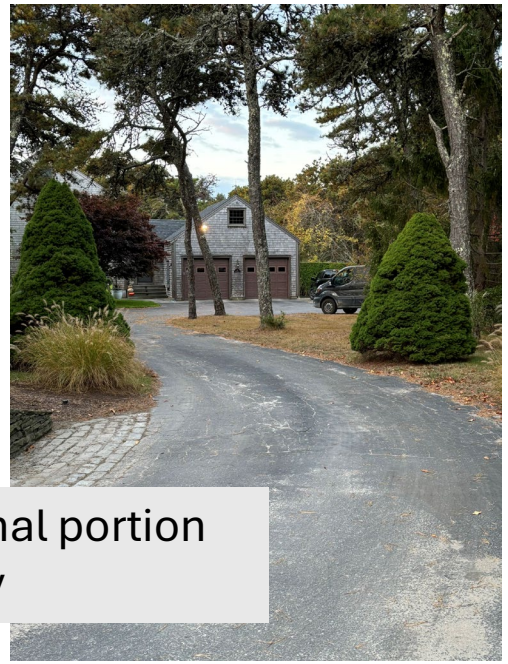
Proposed shed

11-3-24





From internal portion of driveway





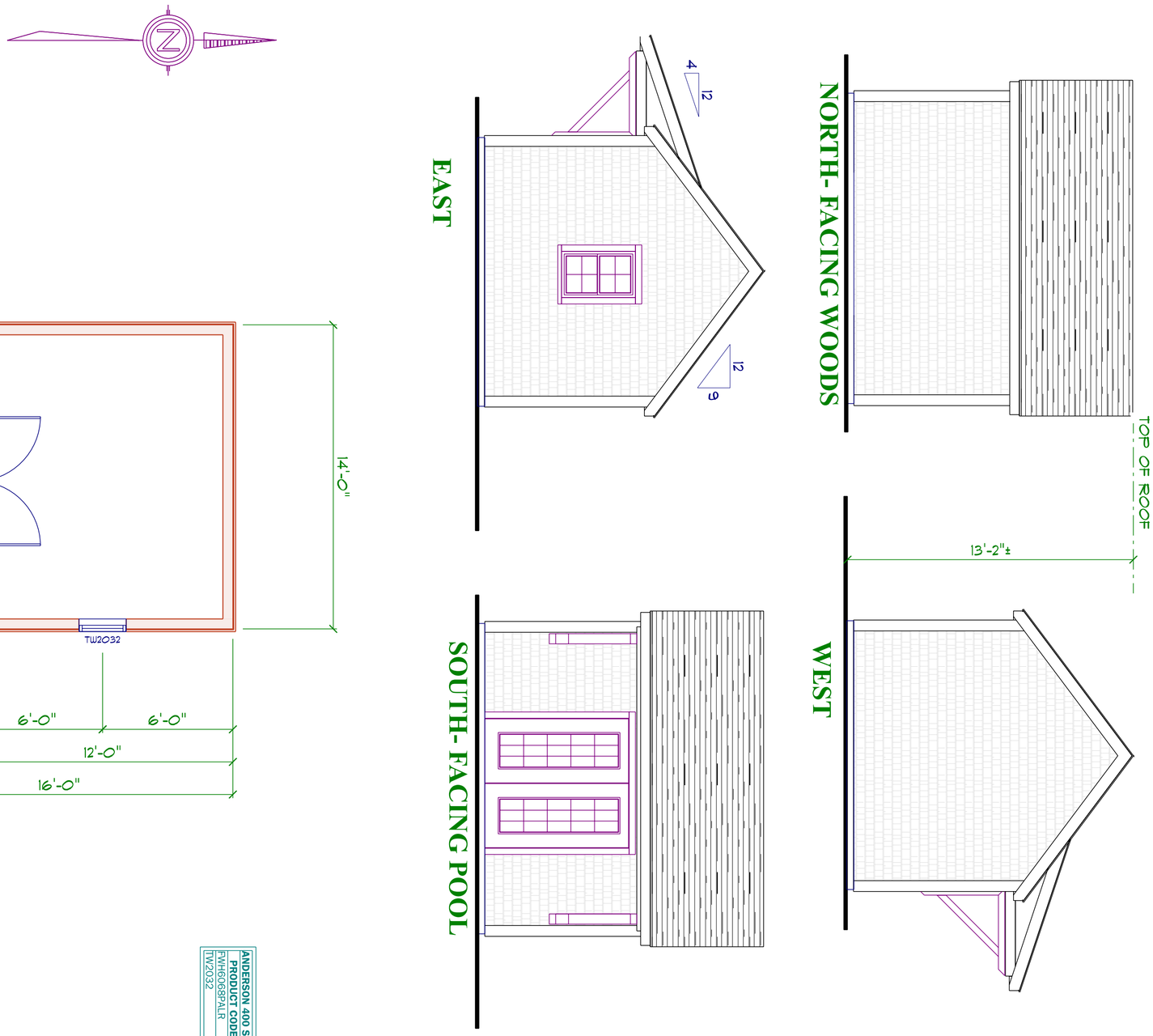
From Deer Run Road





From driveway toward backyard


Deer Run Road
Deer Run Road
Existing Drive Way
Lot 27
Lot Area= 8273
Existing 2½ Sty W.F.D.
122'±
51'±
Deer Road



ANDERSON 400 SERIES (BLACK) SASH AND DOOR		
PRODUCT CODE	SIZE	COUNT
FWH6068PALR	5'-11¼"	1
TW2032	2'-1⅝" x 3'-4⅛"	1

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

DUNHAM- PROPOSED SHED
16 DEER RUN RD

SCALE: 1/4"=1'

DRAWN BY: VO

DATE:: 4-12-25

13 MIZZENMAST - GARAGE APARTMENT

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale.** This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR ACTUALLY OURS LLC

STREET ADDRESS 13 MIZZENMAST

MAP/PARCEL 66 / 378

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON APRIL 16, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

04-15-2025 — Date

new garage
apartment

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 378

Street & Number of Proposed Work: 13 MIZZENMAST

Owner of record: ACTUALLY OURS LLC

Mailing Address: 25 WING MILL RD

ATLANTA, GA 30350

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

APARTMENT/

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____ 19x40

Size of Structure or Addition: Length: 50 Sq. Footage 1st floor: 1300 Decks/Patio: Size: 360# ☒ 1st floor ☐ 2nd floor

2400 x .20 ⇒ $480 — Width: 26 Sq. footage 2nd floor: 1100 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" FRONT TO BACK (LEVEL) South NO △ East NO △ West -1'-0" (LEVEL)

Height of ridge above final finish grade: North 25'-4" South 25'-4" East 27'-3" West 25'-4"

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLAS GUTTER CO (G-60) - WHITE

Leaders (material and size): _____

Sidewall: ☒ White cedar 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~~ 1x6 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other AWNING

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 15LT Side 15LT

Garage Door(s): Type 8LT HINGE/2 BATTEN Material MAHOGANY/CEDAR (NANTUCKET GREY)

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CHARCOAL (MATCH HOUSE)

Trim WHITE Sash WHITE Doors WHITE/NAN. GREY (GAR. DOORS)

Deck BLUESTONE DECK 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 04.16.2025 Signature of owner of record Brook P Mead FOR "ACTUALLY OURS LLC" Signed under penalties of perjury

Application signature

SB

Susan brandt<Sbb1218@comcast.net>

To: You

Tue 4/15/2025 6:38 PM

Dear Brook
I give you permission to sign the HDC application on behalf of ACKtually Ours, LLC.

Sincerely,
Sue Brandt
404-434-2495

Sent from my iPhone

email to: mhaley@nantucket-ma.gov

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER……ACKTUALLY OURS LLC

MAILING ADDRESS……25 WING MILL ROAD; ATLANTA, GA 30350

PROPERTY LOCATION……13 MIZZENMAST

ASSESSORS MAP/PARCEL……66 / 378

SUBMITTED BY:……BROOK MEERBERGEN @ 508.228.1388
email: brooksdesigns@hotmail.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.

APRIL 14, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.14 10:42:47 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THANK YOU!!!

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	369		WHITE DUNCAN A & LYMAN GRISELDA		324 NORWOOD AVE	CRANSTON	RI	02905	20 MIZZENMAST
66	370		MALTBY ANDREW D & MEGAN KEENE		18 MIZZENMAST	NANTUCKET	MA	02554	18 MIZZENMAST
66	377		WEGNER NICHOLAS & CARISSA		616 WHITE OAK LN	GLADSTONE	MO	64116	11 MIZZENMAST
66	379		PIHL DEAN L & EMILY L		PO BOX 2467	NANTUCKET	MA	02584	15 MIZZENMAST
66	384		CASEY MARY & BLACKWELL JEFFREY		10 KEEL LANE	NANTUCKET	MA	02554	10 KEEL LN
Count:	**5**								

7003 2260 0001 1629 2641 White/Lyman

7003 2260 0001 1629 2658 Maltby/Keene

7003 2260 0001 1629 2665 Wegner

7003 2260 0001 1629 2672 Pihl

7003 2260 0001 1629 2689 Blackwell/Casey

7003 2260 0001 1629 2658

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Nantucket, MA 02554

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
0554 07 MA
APR 15 2025
04/15/2025

Sent To: Maltby/Keene
Street, Apt. No.; or PO Box No.: 18 Mizzenmast
City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2641

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Providence, RI 02905

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
NANTUCKET MA 0554 07
APR 15 2025
04/15/2025

Sent To: White/Lyman
Street, Apt. No.; or PO Box No.: 324 Norwood Ave
City, State, ZIP+4: 02905

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2672

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Nantucket, MA 02584

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
0554 07
04/15/2025

Sent To: PIHL
Street, Apt. No.; or PO Box No.: PO Box 2467
City, State, ZIP+4: 02584

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2665

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Kansas City, MO 64116

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
0554 07
04/15/2025

Sent To: Wegner
Street, Apt. No.; or PO Box No.: 616 White Oak Lane
City, State, ZIP+4: 64116

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2689

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
Nantucket, MA 02554

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.73
	$5.58

Postmark Here
NANTUCKET MA 0554 07
APR 15 2025
04/15/2025

Sent To: Blackwell & Casey
Street, Apt. No.; or PO Box No.: 10 Keel
City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 13 MIZZENMAST ROAD

Tax Map Number: 66 Parcel Number: 378

Owner of Record: ACKTUALLY OURS LLC

Description of Proposal:

NEW GARAGE APARTMENT; 26 X 50;
1 1/2 STORY (CAPE STYLE)

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: April 16, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.



EXISTING DWELLING - FACING MIZZENMAST ROAD
NEW STRUCTURE WILL BE TO THE RIGHT (NORTH)



EXISTING DWELLING - FACING SOUTH



EXISTING DWELLING - FACING MIZZENMAST ROAD
NEW STRUCTURE WILL BE TO THE RIGHT (NORTH)



EXISTING DWELLING - REAR (WEST)
NEW STRUCTURE TO LEFT



EXISTING DWELLING - REAR (WEST)
NEW STRUCTURE TO LEFT



EXISTING DWELLING - NORTH
NEW STRUCTURE BLOCKS VIEW



5 LUFF ROAD



2 RUDDER LANE



6 TOPPING LIFT



11 KEEL LANE



14 MIZZENMAST



18 MIZZENMAST



8 MIZZENMAST



2 TOPPING LIFT



10 RUDDER LANE



14 RUDDER LANE

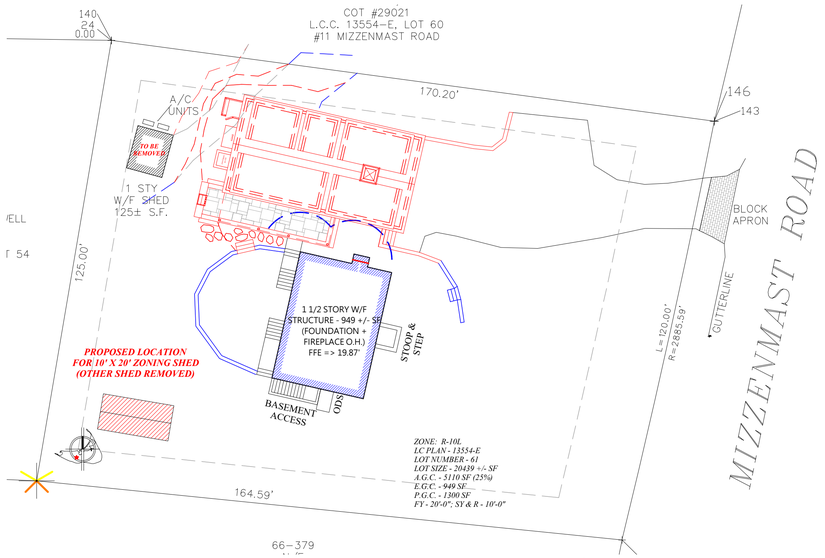


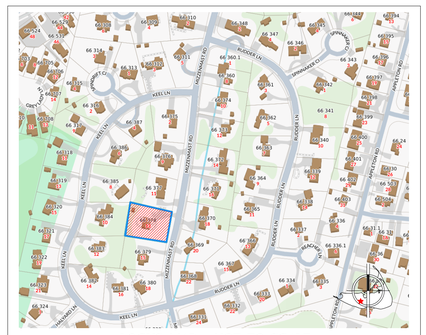
24 RUDDER LANE



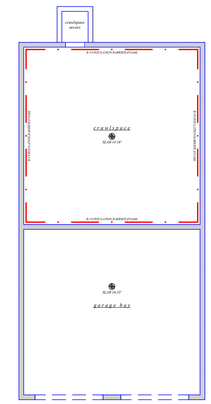
21 KEEL LANE

H.D.C. SUBMISSION

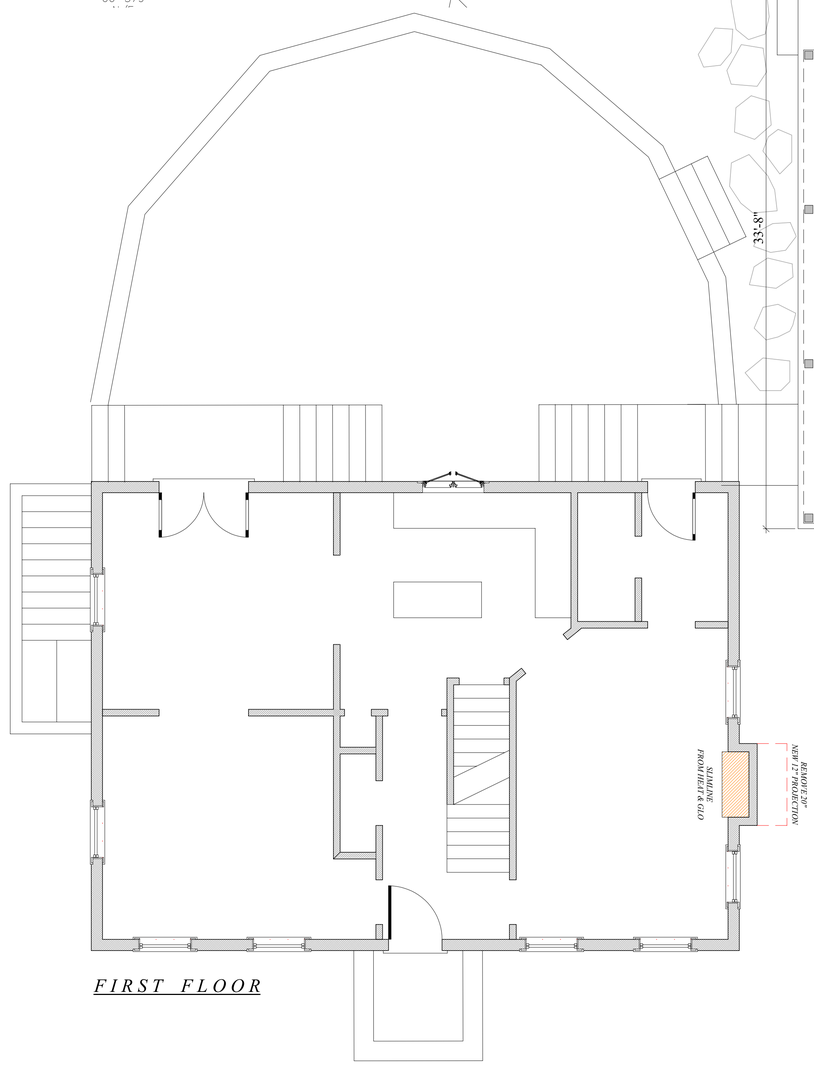




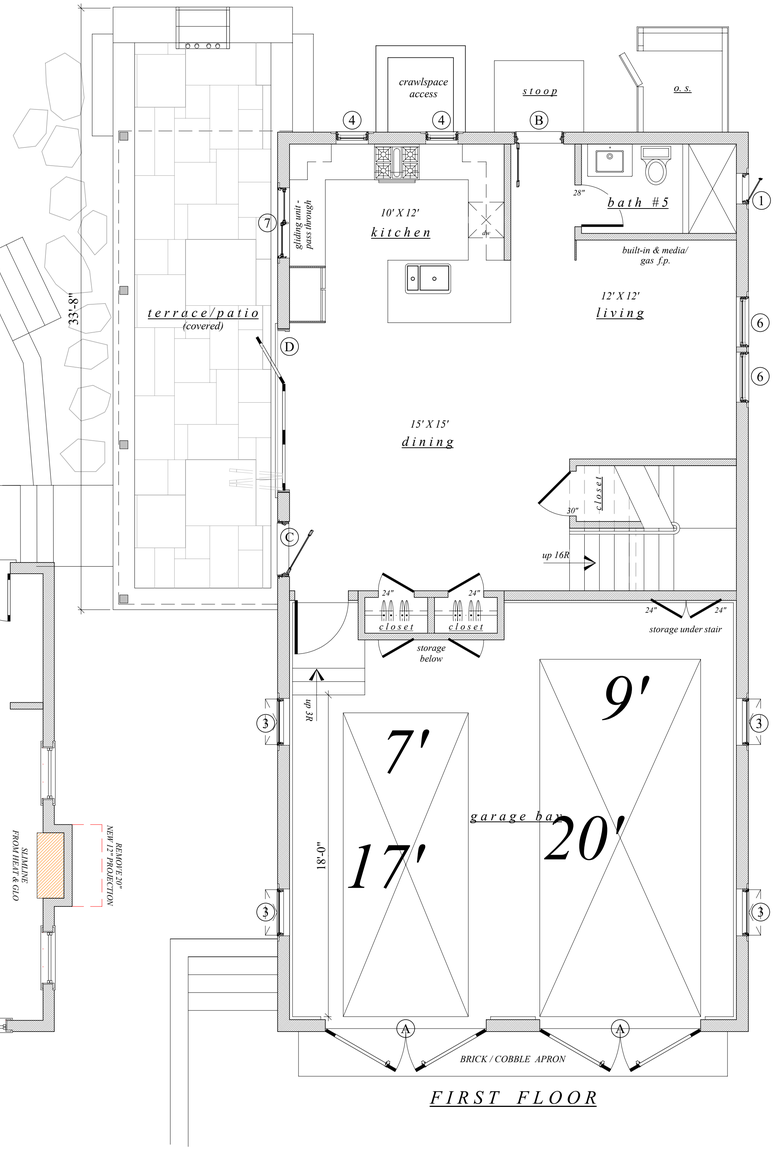
LOCUS MAP - NOT TO SCALE
13 MIZZENMAST - MAP 66; PCL 378



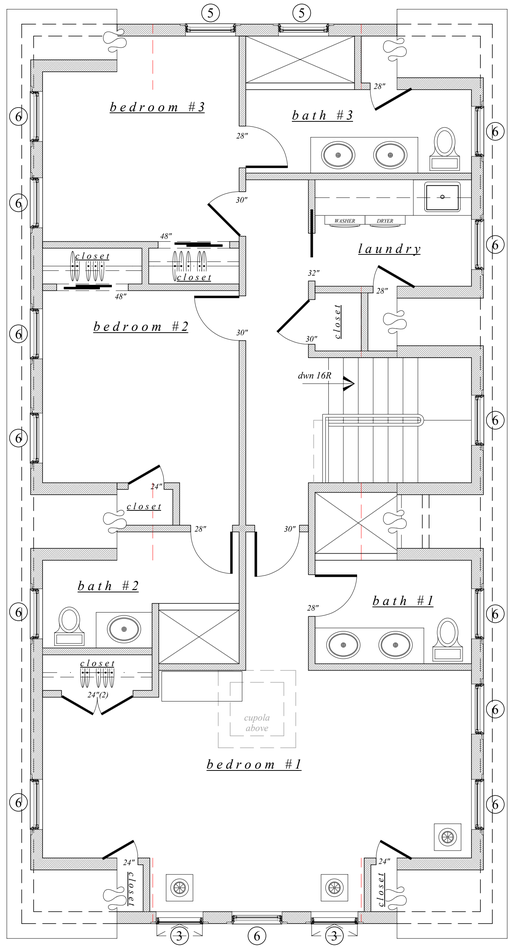
BASEMENT PLAN



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

1

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 15, 2025
FIRST ISSUE

FLOOR PLANS, SITE LOCUS
SCALE: 1/4" = 1'0", 1" = 20'0"
DATE: 09-11-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

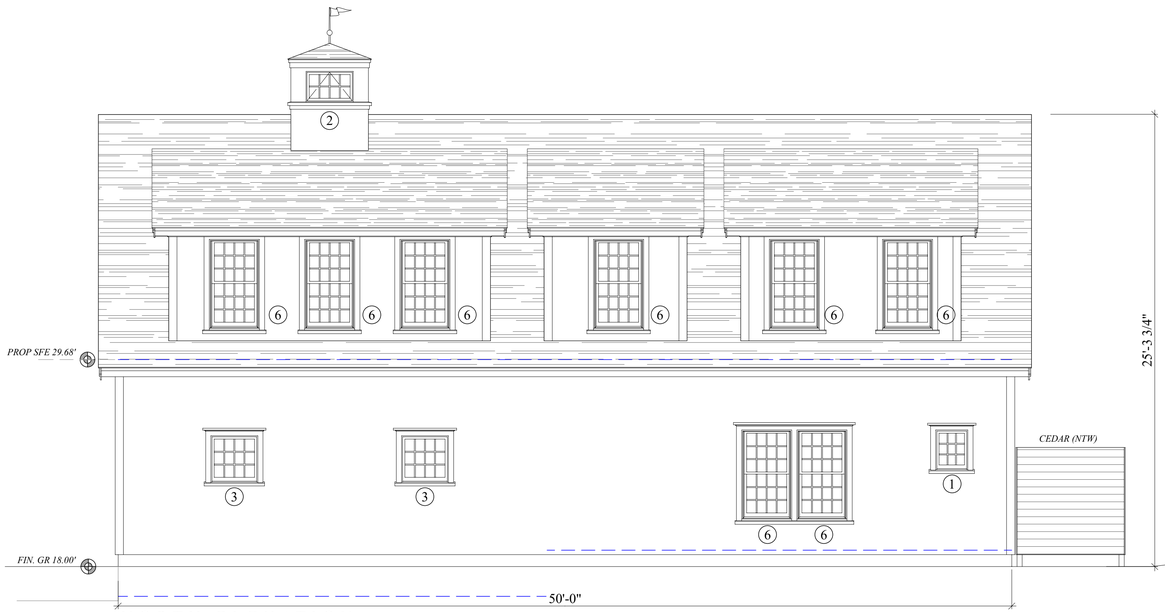
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

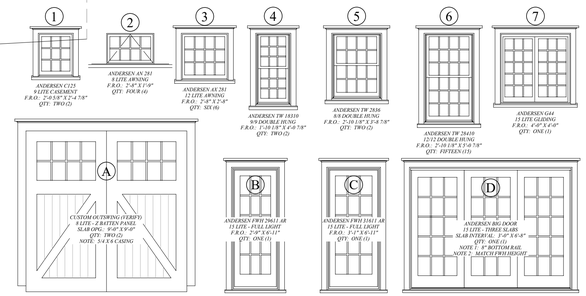
H.D.C. SUBMISSION



EAST ELEVATION
facing mizzenmast (visible)



NORTH ELEVATION
facing 11 mizzenmast (limited visibility)



2

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 15, 2025
ISSUE DATE

EAST & NORTH ELEVATIONS
SCALE: 1/4" = 1'0"
DATE: 09-11-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION



WEST ELEVATION
facing 11 mizzenmast (no visibility)



SOUTH ELEVATION
facing existing house & patio (no visibility)

3

MAP - 66
PCL - 378

NEW GARAGE APARTMENT
13 MIZZENMAST ROAD
NANTUCKET, MA

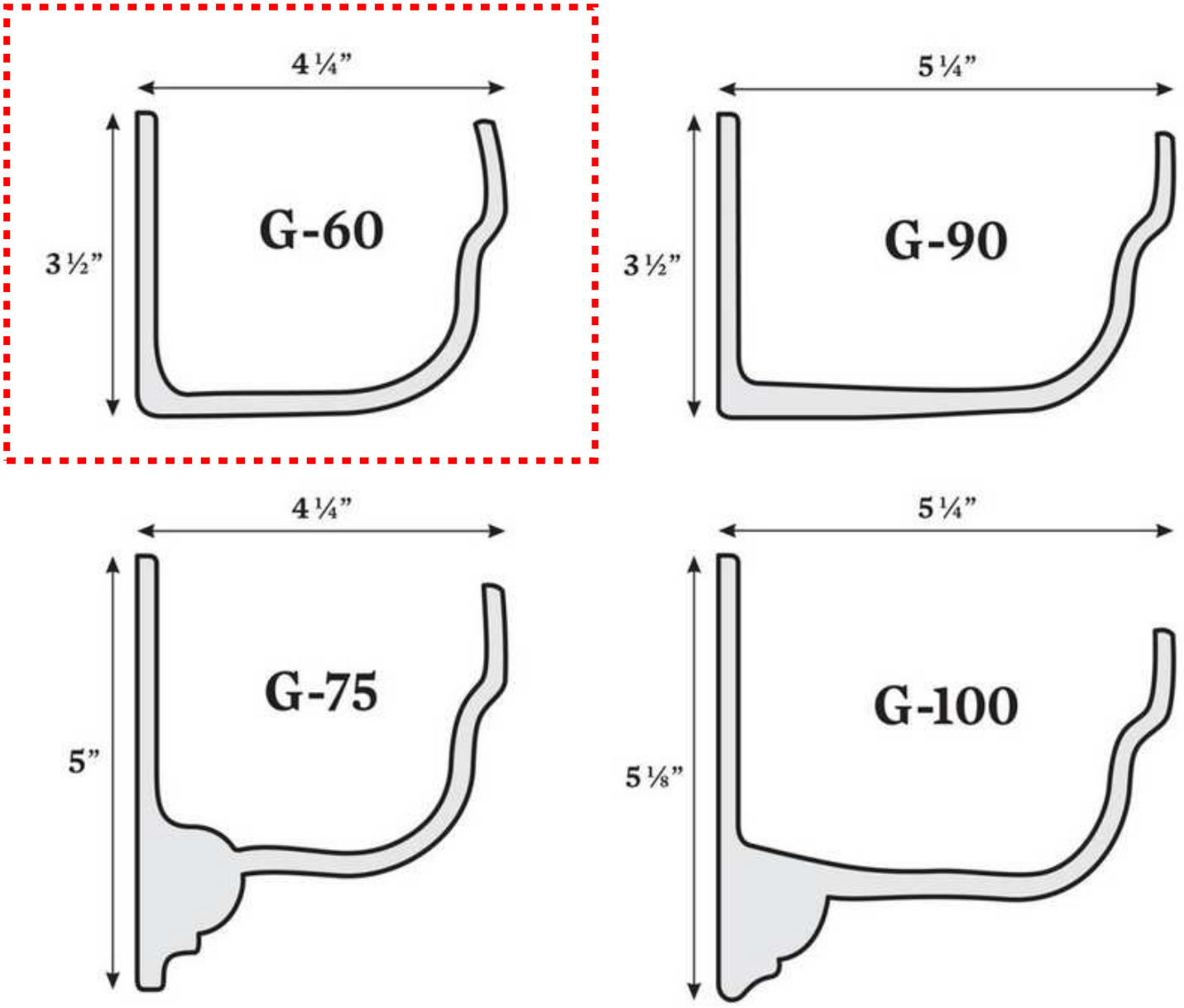
APRIL 15, 2025
PERMIT ISSUE

WEST & SOUTH ELEVATIONS
SCALE: 1/4" = 1'0"
DATE: 04-11-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



9 DOC RYDER - FIBERGLAS GUTTER CO.

13 MIZZENMAST - DEMO EX. SHED

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR ACTUALLY OURS LLC

STREET ADDRESS 13 MIZZENMAST

MAP/PARCEL 66 / 378

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON APRIL 22, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook T Meerbergen — Signature

04-21-2025 — Date

demo shed

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 378

Street & Number of Proposed Work: 13 MIZZENMAST

Owner of record: ACTUALLY OURS LLC

Mailing Address: 25 WING MILL RD
ATLANTA, GA 30350

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other EXISTING 10 X 12 SHED

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Approx (mm) 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

2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 04.21.25 Signature of owner of record Brook P. Meeuf FOR "ACKTUALLY OURS LLC" Signed under penalties of perjury

Application signature

SB

Susan brandt<Sbb1218@comcast.net>

To: You

Tue 4/15/2025 6:38 PM

Dear Brook
I give you permission to sign the HDC application on behalf of ACKtually Ours, LLC.

Sincerely,
Sue Brandt
404-434-2495

Sent from my iPhone

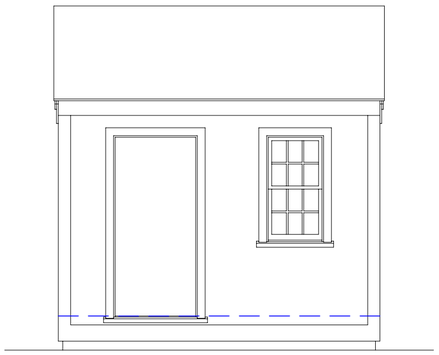




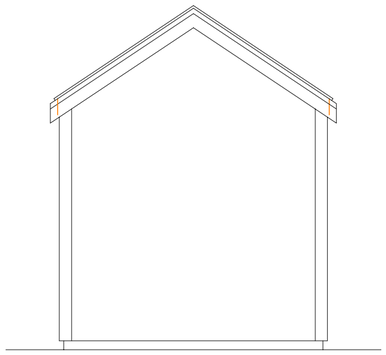


EXISTING 10 X 12 ZONING
SHED TO BE DEMOLISHED

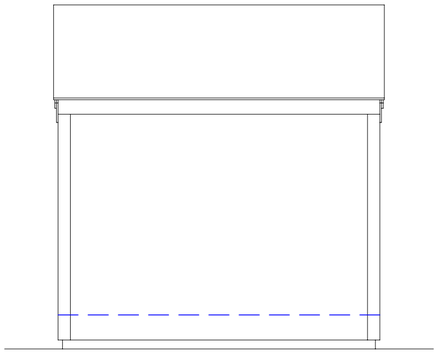
13 MIZZENMAST



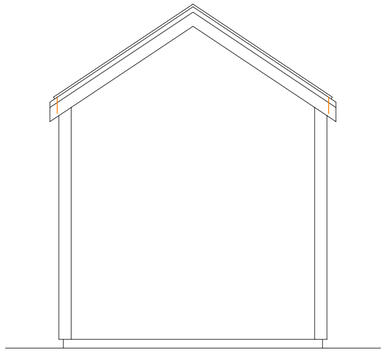
EAST ELEVATION



NORTH ELEVATION

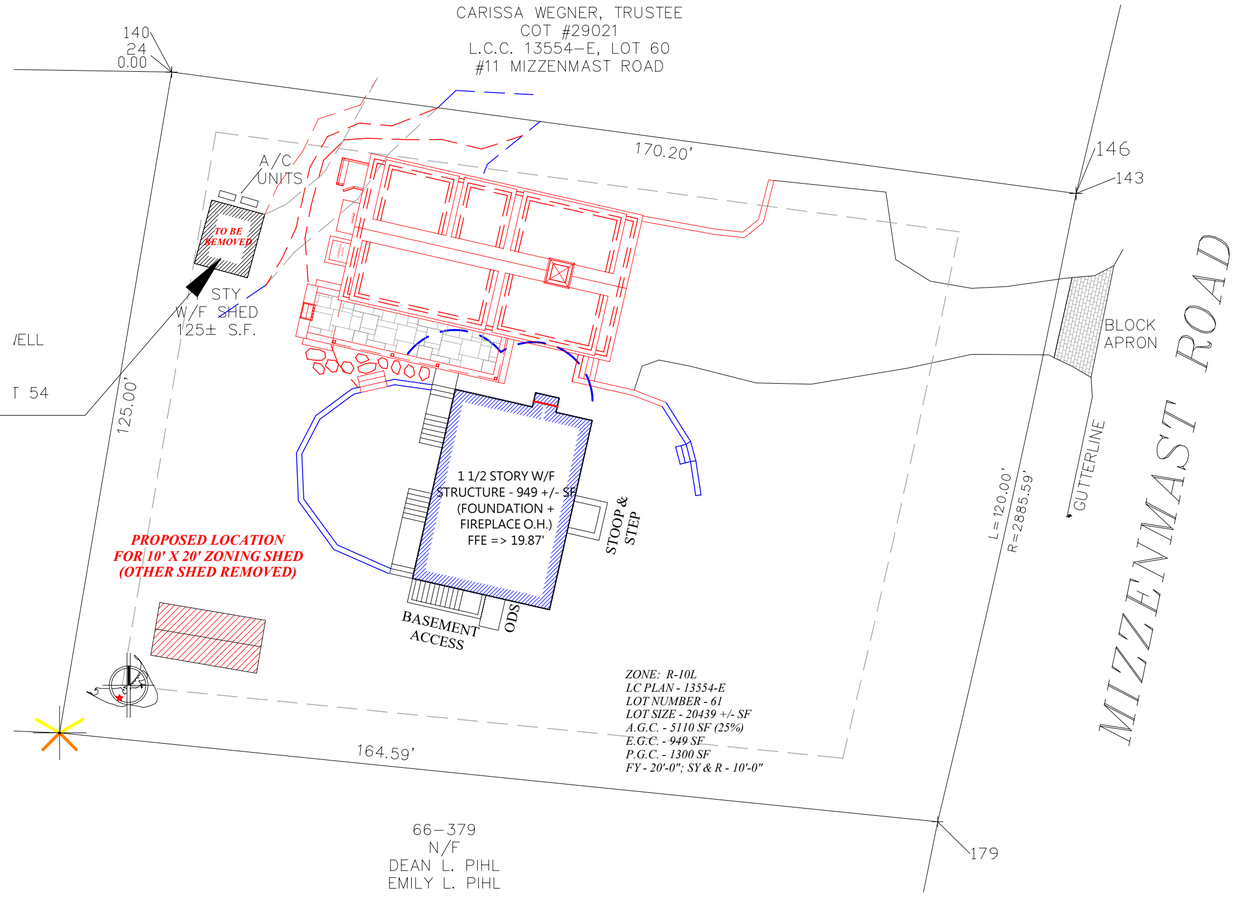


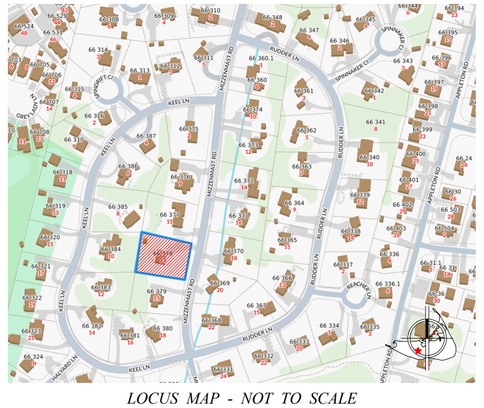
WEST ELEVATION



SOUTH ELEVATION

DEMO EXISTING
10 X 12 SHED





LOCUS MAP - NOT TO SCALE
13 MIZZENMAST - MAP 66; PCL 378

H.D.C. SUBMISSION

1

MAP - 66
PCL - 378

DEMO/MOVE EXISTING SHED
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 21, 2025
PRINT DATE

FLOOR PLANS; ELEVATIONS; SITE; LOCUS
SCALE: 1/4" = 1'-0", 1" = 30'-0"
DATE: 04-21-2025

REVISIONS

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

13 MIZZENMAST - ZONING SHED

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR ACTUALLY OURS LLC

STREET ADDRESS 13 MIZZENMAST

MAP/PARCEL 66 / 378

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON APRIL 22, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

04-21-2025 — Date

zoning shed

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 378

Street & Number of Proposed Work: 13 MIZZENMAST

Owner of record: ACKTUALLY OURS LLC

Mailing Address: 25 WING MILL RD
ATLANTA, GA 30350

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEELBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Zoning

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 200 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

$50.00 (mm)

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 15'-6 1/2" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) Ø Corner boards 5/4x6 Frieze Ø

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 9LT/2PNL Rear _____ Side BOARD & BATTEN

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) Ø Roof CHARCOAL (MATCH HOUSE)

Trim WHITE Sash WHITE Doors NAV. GREY

Deck Ø Foundation Ø Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04.20.25 Signature of owner of record Brook R Neely FOR AKTUALLY BLDRS LLC Signed under penalties of perjury

Application signature

SB

Susan brandt<Sbb1218@comcast.net>

To: You

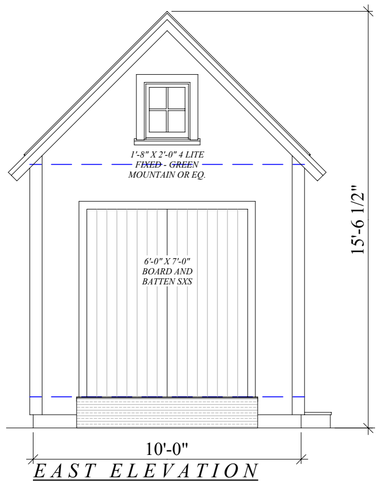
Tue 4/15/2025 6:38 PM

Dear Brook
I give you permission to sign the HDC application on behalf of ACKtually Ours, LLC.

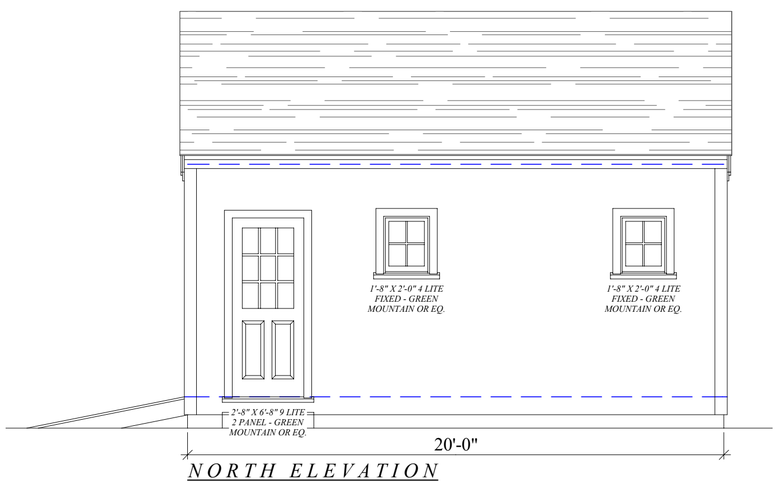
Sincerely,
Sue Brandt
404-434-2495

Sent from my iPhone

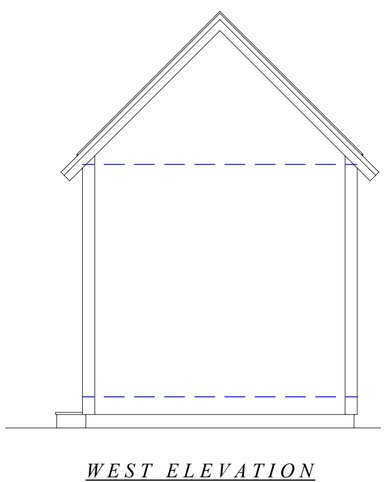
H.D.C. SUBMISSION



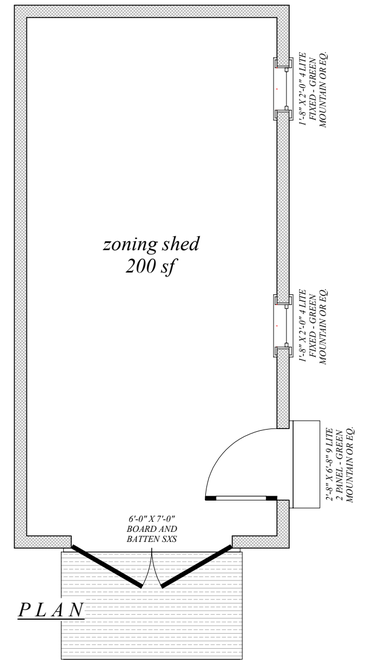
EAST ELEVATION
facing mizzenmast (visible)



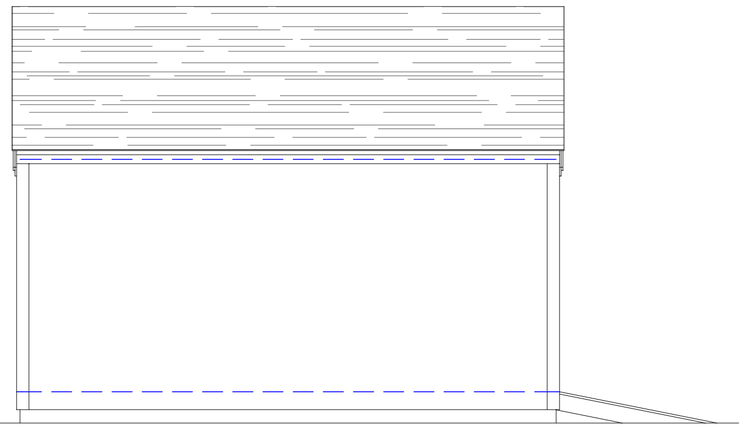
NORTH ELEVATION
facing house (not visible)



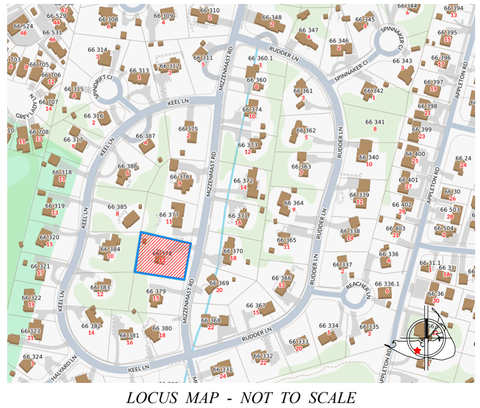
WEST ELEVATION
facing 10 keel (no visibility)



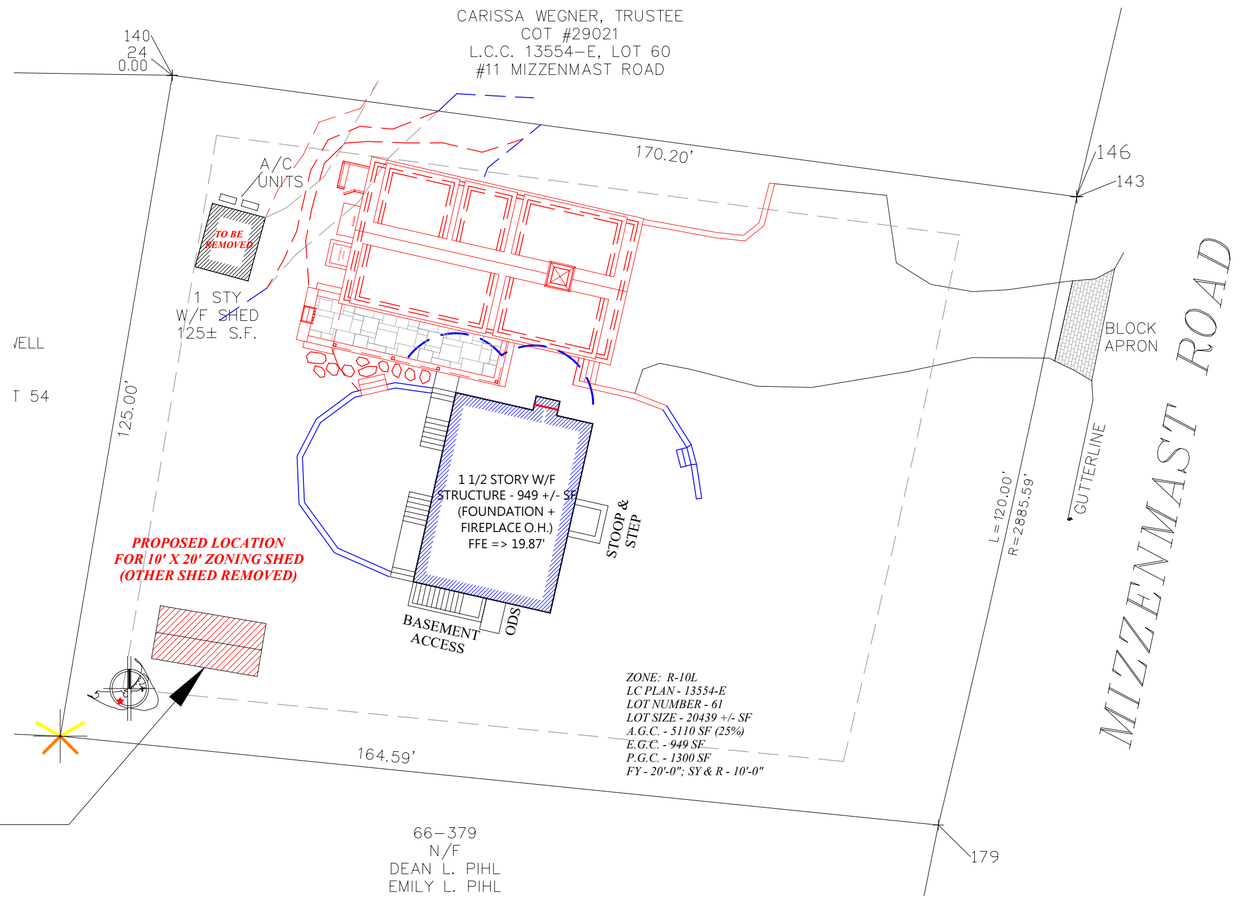
PLAN



SOUTH ELEVATION
facing 15 mizzenmast (not visible)



LOCUS MAP - NOT TO SCALE
13 MIZZENMAST - MAP 66; PCL 378



PROPOSED 10 X 20
ZONING SHED

1

MAP - 66
PCL - 378

NEW ZONING SHED
13 MIZZENMAST ROAD
NANTUCKET, MA

APRIL 21, 2025
PRINT DATE

FLOOR PLANS; ELEVATIONS; SITE; LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 04-21-2025

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



EXISTING DWELLING -
FACING MIZZENMAST ROAD
NEW ZONING SHED WILL BE
TO THE LEFT (SOUTH)



EXISTING DWELLING -
FACING SOUTH
VIEW FROM NEW
ZONING SHED

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 15.1

Street & Number of Proposed Work: 13A WILLARD STREET

Owner of record: MARK & KRISTINA HOWARD

Mailing Address: 27965 DORRIS DRIVE

CARMEL CA 93923

Contact Phone #: 831 601 7158 E-mail: GREYLADYMH@gmail.com

AGENT INFORMATION (if applicable)

Name: SAM HERRICK

Mailing Address: 28 SOUTH SHORE Rd

NANTUCKET MA 02554

Contact Phone #: 508 246 1357 E-mail: SAM@NATIVEDEVELOPMENTTRACK.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

RECEIVED APR 16 2025 By _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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

40 feet along South elevation to mirror existing fence along Brick Walkway to 13C And 13B Willard.

Is there an HDC survey form for 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 Foot x 8 Foot Panels
Type: Cedar w/ Lattice TOP
Length: 16 feet West elevation

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/16/24 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

RECEIVED
APR 16 2025
By

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

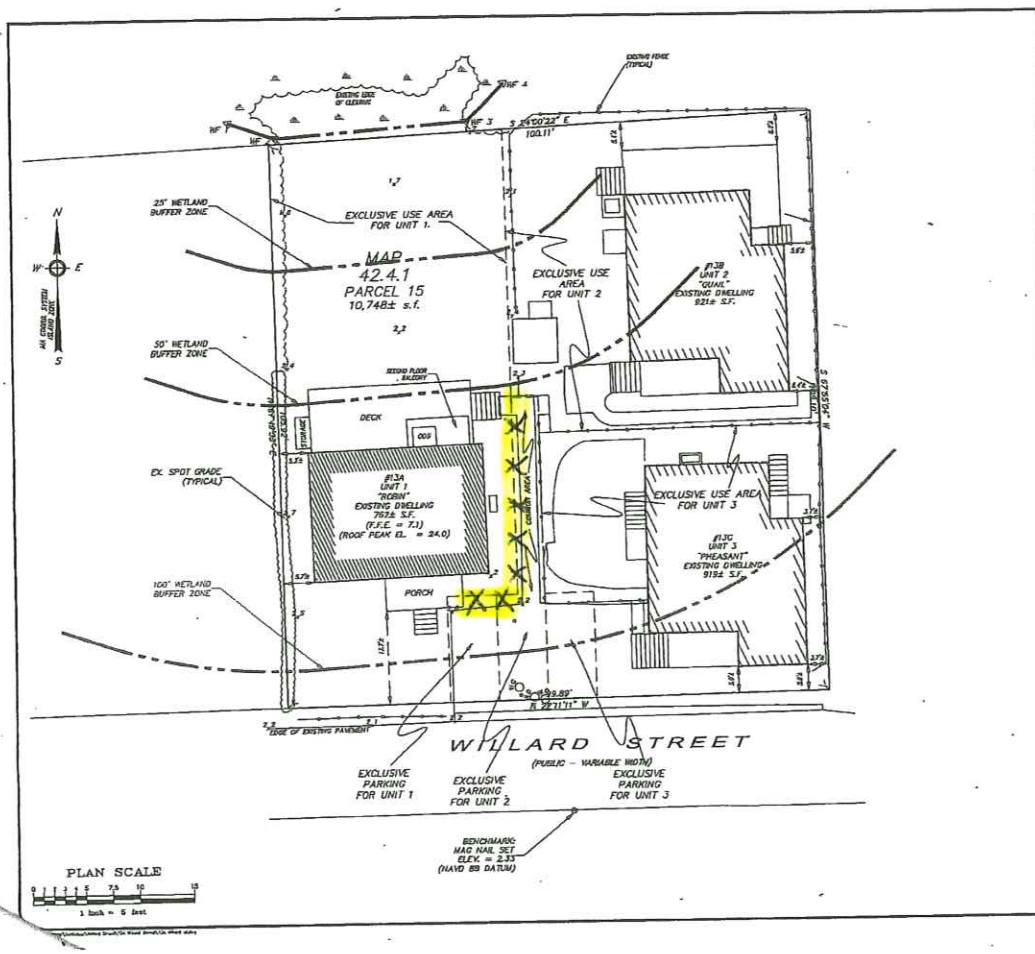
This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*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.
Y	**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).**
Y	All documents MUST be legible. All sets MUST BE collated and stapled.
Y	single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see reverse side.



Notes

1. LOCUS: #13A WILLARD STREET MAP 42.4.1 PARCEL 15.1
2. OWNER: MARK W. and KRISTINA M. HOWARD, TRUSTEES OF THE HOWARD LIVING TRUST
3. CERT. REF: U 42139
4. PLAN REF: PLAN FILE 55-V(UNIT 1 - DRIFTWOOD COTTAGES CONDOMINIUM)
5. SEE MASTER DEED OF DRIFTWOOD COTTAGES CONDOMINIUM RECORDED AS LAND COURT DOCUMENT # 87146.
5. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD ZONE AE(EL 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN ZONE A OF THE HARBOR WATERSHED PROTECTION ZONE.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: R-1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	10,748± s.f.
FRONTAGE:	50'	99.89'
FRONT YARD:	10'	5.0'±(UNIT 3)
SIDE/REAR YARD:	5'	3.7'±(UNIT 3)
GROUND COVER:	30% (MAX)	24.2% (UNITS 1, 2 & 3 - 2,602± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

48 RESINING POND ROAD BUZZARDS BAY, MA 02532 (tel) 508.833.8079 (fax) 508.833.2262

18 OLD SOUTH ROAD NANTUCKET, MA 02554 (tel) 508.228.0044 www.brackenengineering.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MA

Prepared For:

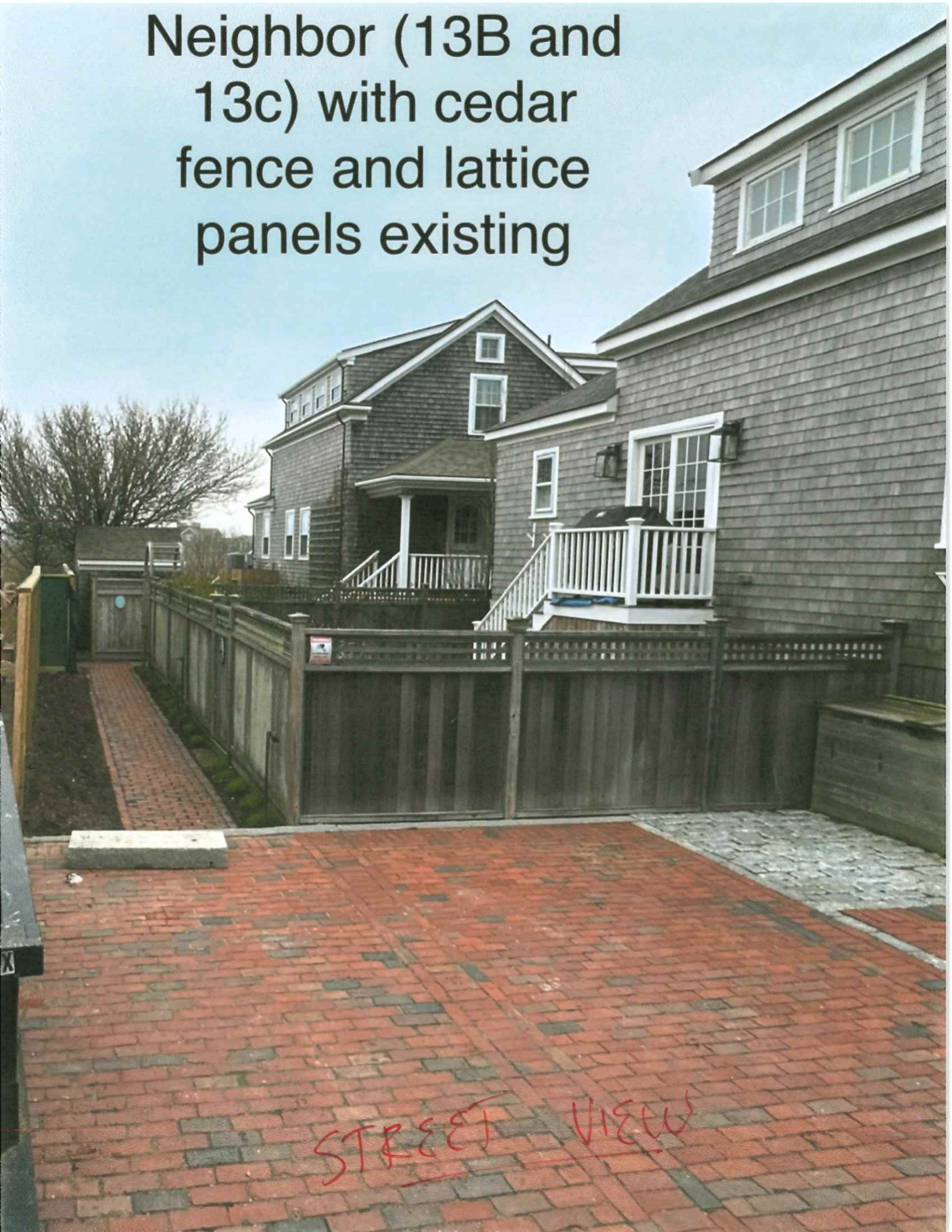
MARK W. and KRISTINA M. HOWARD

13A WILLARD STREET MAP 42.4.1 PARCEL 15.1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 8, 2023	RMM/ERC/BID	DFB/AMC	1 of 1


Search
Selection
Themes
42.4.1 105
23
29 34
21
42.4.1 106
21
WALSH ST
42.4.1 107
16
42.4.1 13
17
42.4.1 14
15
42.4.1 53.2
14
42.4.1 51
15
WILLARD ST
42.4.1 53
12
42.4.1 15
13A
29 28
39
42.4.1 81
1
42.4.1 52
13
42.4.1 53.3
10
SWAIN ST
42.4.1 16
9
42.4.1 55.1
8
42.4.1 82.4
10
42.4.1 55
7
42.4.1 17
7
42.4.1 18
3
42.4.1 83
8
42.4.1 57
4
42.4.1 56
3
42.4.1 20
41
42.4.1 84
6
42.4.1 19
43
EASTON ST
42.4.1 58
45
42.4.1 59
1
42.4.1 22.1
44
42.4.1 85
53
42.4.1 86
Keyboard shortcuts
Map data ©2025 Google
10 m

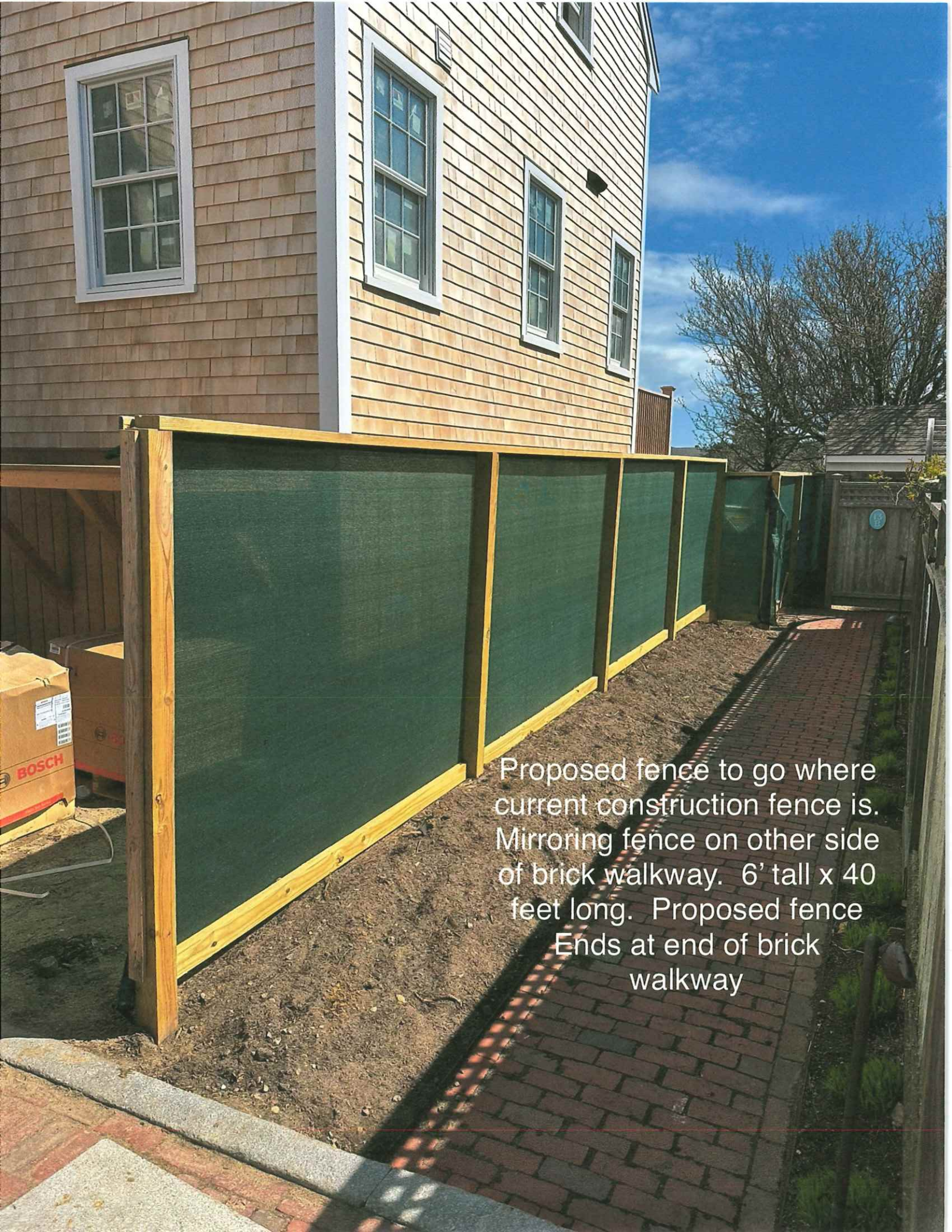

Neighbor (13B and 13c) with cedar fence and lattice panels existing
STREET VIEW



Neighbors at 13C (front) and 13B (back)


2 panels (16' total) to match neighbors adjacent fence panels


Proposed front fence
in red 6 feet tall by 16
feet wide which
matches/mirrors
neighbor at 13C fence
BOSCH


BOSCH
Proposed fence to go where current construction fence is. Mirroring fence on other side of brick walkway. 6' tall x 40 feet long. Proposed fence Ends at end of brick walkway


Proposed fence to match existing fencing mirroring on other side of brick walkway. Currently a construction fence seen here
Matching this existing fence

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 502

Street & Number of Proposed Work: 4 SUNSET HILL LANE

Owner of record: ACK 4 SUNSET HILL LLC

Mailing Address: 1 COURTHOUSE LANE STE 6

CHELMSFORD MA 01824

Contact Phone #: 914 512 4601 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2023 - AS NOTED

☐ 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: 1926

Original Builder: HORACE L. GIBBS

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REQUESTING A HISTORIC DETEMINATION (NO EXTERIOR CHANGE)

Is there an HDC survey form for 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 _____

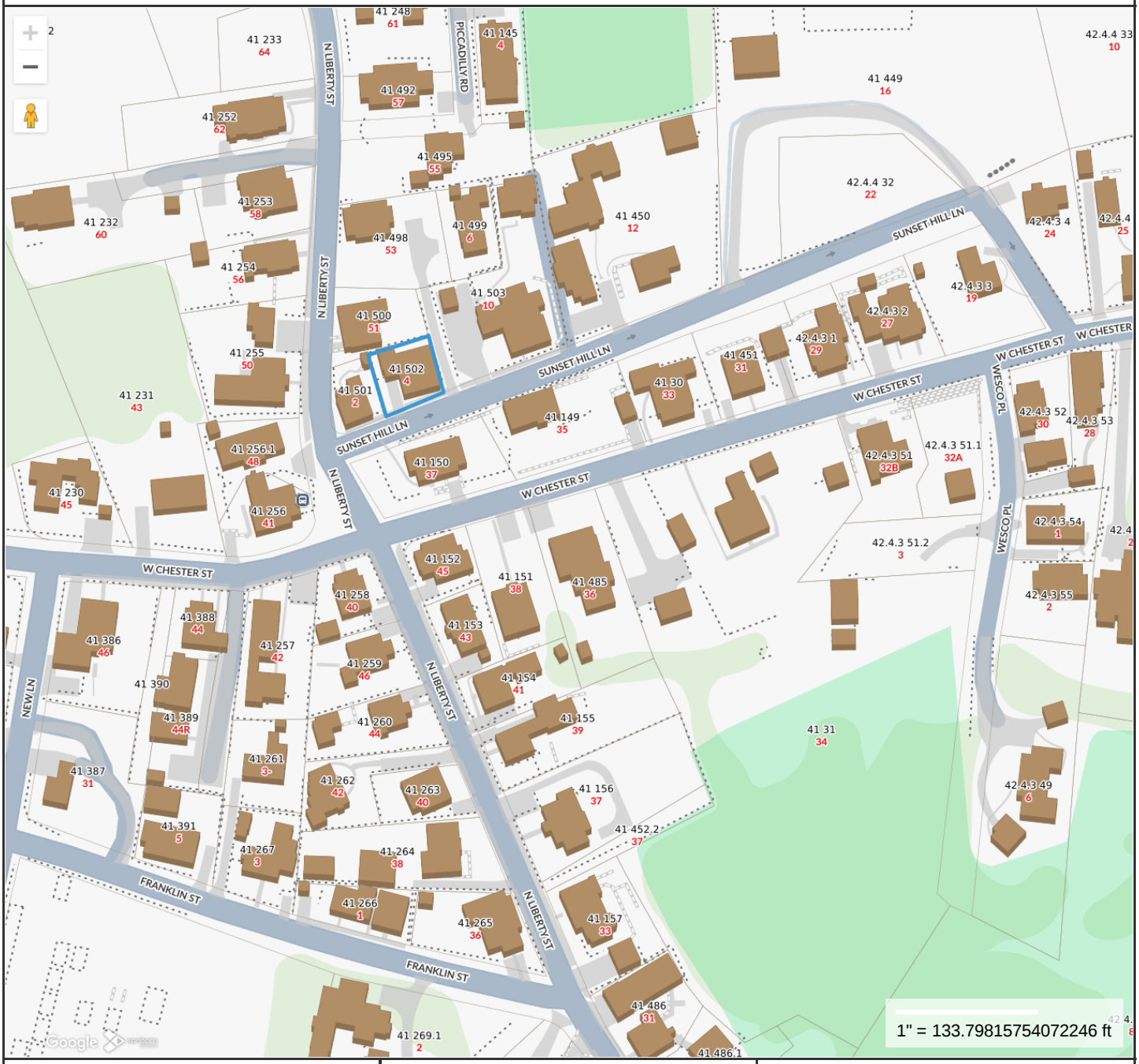
Trim _____ Sash _____ Doors _____

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 4.11.2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	2263
Location	4 SUNSET HILL LN
Owner	ACK 4 SUNSET HILL 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.

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.1587
Historic Name:	
Common Name:	
Address:	4 Sunset Hill Ln
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	41-502; NC8-21;
Year Constructed:	C 1930
Architectural Style(s):	No style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Brick; Wood; Wood Shingle; Foundation: Concrete Cinderblock;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, April 15, 2025 at 10:53 AM

NAN.1587

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC8-21
MAP/PARCEL#: 41-502

1587

Recorded by: CR Date: 06/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 4 SUNSET HILL LN

2. Building Name: N/A

3. Ownership: Private

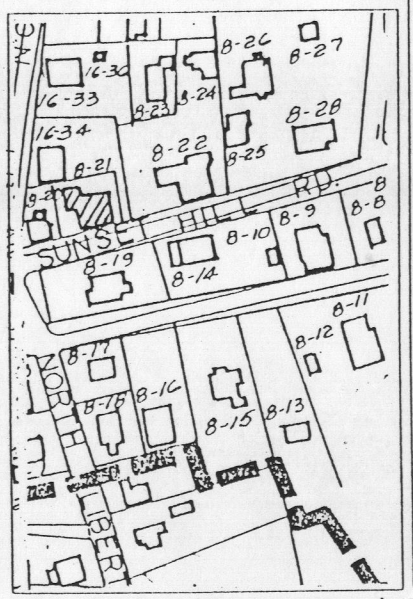
4. Present Owner: BAIRD, KENNETH S & ELIZABETH A

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

NAN. 1587

1587

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.):At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence,Deck, Parking
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Colonial Revival
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/1

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

NAN.1587

1587

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: C.1930
  Source: Sanborn Maps
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records, Sanborn Maps,
Wannacomet Water Company

	Patten - No concerns. **Coombs** - Suggested adding two windows on the first floor, south facing the road, to achieve balance. **Pohl** - Noted that the structure feels very tall in relation to its footprint. - Described it as appearing boxy. - Identified the South elevation facing the road as the least impressive or dynamic. - Expressed uncertainty about how to address the issue, mentioned it might be related to the narrow volume in proportion to its height, being full two stories. **Welch** - Considered suggesting fenestration on the first floor of the South elevation. - Echoed Diane's proposal of placing one window on the second floor centered on the Gable and another on the first floor. - Emphasized the need for first-floor fenestration to improve the overall design. Discussion ensued during which Commissioner's suggested that the South elevation needs more fenestration at a minimum. Proposed the idea of adding lattice, expressing openness to a lattice pattern.
Motion:	**Motion to approve with Exhibit A (through staff), which includes lattice on the south face, covering at least 75% of the open shingled area, with a specific lattice pattern with six inches on center vertically and horizontally. (Welch) (3:10:11)**
Roll-Call Vote:	Carried 5-0 / / Pohl, Welch, Coombs, Patten, Paul (Aye) — Certificate # HDC2023 – (as noted)

20. 45 Shawkemo Rd LLC — 45 Shawkemo Rd — Hardscape Rev 2021-10-4894 — 27/18 — Ahern LLC

Voting:	Pohl, Welch, Coombs, Oliver, Paul
Alternates:	-
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	**Miroslava Ahern**
Staff Comments:	-
Public Comments:	-
Concerns/Questions/ Comments:	**Oliver** - Expressed acceptance, stating that it's okay, acknowledging its very atypical. **Paul** - Expressed the belief that the proposed feature won't be visible as it will be screened with other parts of the landscape. - Pointed out the potential for an organic shape due to the material, providing a more natural feel than a stone wall. - Stated the opinion that the steel will blend in well and is appropriate given its expected lack of visibility. **Welch** - Concurred with Paul. **Coombs** - Stated that if they are buried and tucked in such a way that they are not visible, suggested giving them a try.
Motion:	**Motion to approve as submitted, due to a lack of visibility. (Paul) (3:17:48)**
Roll-Call Vote:	Carried 5-0 / / Pohl, Welch, Coombs, Oliver, Paul (Aye) — Certificate # HDC2023 – (as noted)

21. Robert Atlee — 4 Sunset Hill Rd. — Window & door change — 41/502 — S. Metz

Voting:	Pohl, Camp, Coombs, Oliver, Patten,
Alternates:	Paul
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	**Sophie Metz**
Staff Comments:	**Backus** - HDC survey on file from the 1989 effort, indicating a Circa 1930 structure that aligns with the 1926 date. - Noted the need for window surveys, emphasizing the importance of photographs for age and condition assessment. - Stressed that veneer is inappropriate in the Old Historic District (OHD), especially for a contributing structure, and appreciated the retention of character-defining six-over-one windows.

	- Acknowledged the appropriateness of the colonial revival front door for a Circa 1930s or possibly 1920 structure, recommending keeping it rather than changing it to a different style. - Suggested that changing the garage door in the 1970's garage edition is appropriate, expressing appreciation for the sensitivity to the contributing structure but recommending one with fewer lights.
Public Comments:	**Rowland** - Concurred with Backus. - Expressed concern about the brick foundation, assuming it's a veneer, and the potential conflict with the shingle plane if applied directly to the concrete block. - Emphasized the need for the foundation to be recessed behind the shingles to avoid surface conflicts. - Raised questions about the front window in the basement, noting that a typical foundation window would be recessed into the foundation wall without the possibility of shutters, suggesting a more minimal brick mold casing
Concerns/Questions/ Comments:	**Pohl** - Clarified the understanding of veneer, highlighting the specific approach used. - Described the bricks as literal bricks that are cut and can be mortared onto surfaces, essentially creating a brick appearance without the full thickness. **Camp** - Admired the design and believed it added a certain period style, possibly reminiscent of an 1840s house or a story and a half structure, noting its authentic appearance - Explored options for the foundation, suggesting parge and paint as an alternative to brick for an aged look. - Proposed the possibility of veneer with gray paint to tone down the overall effect. - Expressed satisfaction with changes made, including drawing the front porch back and adding boards, while appreciating the sunroom. - Suggested reconsidering the shutter on the basement, considering it might be a bit cutesy, and recommended waiting to see if it's necessary. - Mentioned that the garage doors could benefit from being toned down a bit. **Oliver** - Commended Ms. Metz for consistently doing an amazing job and expressed gratitude for her work. - Shared a similar appreciation for the proposed front door. **Patten** - Concurred with the previous comments. **Coombs** - Suggested removing the shutters on the window in the basement. - Proposed the idea of a 6-over-1 window, similar to the ones at the back of the basement, as a replacement for the existing 3-over-3 window. - Noted the availability of space to fill in the whole foundation, creating a consistent look for basement windows. - Expressed appreciation for the overall work. **Pohl** - Expressed liking the new fretwork piece on the door, finding it reminiscent of the Light Ship Museum and charming. - Mentioned it also bringing to mind the houses on Darling Street with twin structures and an X foundation. - Appreciated the clarification about the veneer brick, acknowledging that padding it out for insulation could resolve the issue of conflicting planes with shingles. - Favored changing to a brick foundation, particularly the "Nantucket veneer brick", and noted that the shutters would need to be removed the basement window.
Motion:	**Motion to approve, with the exclusion of shutters on the basement window and adding a brick molding trim to the window in the basement. (Camp) (3:34:12)**
Roll-Call Vote:	Carried 4-0 / / Pohl, Welch, Oliver, Patten (Aye) / / Coombs was not audible during the vote.
	Certificate # HDC2023 – (as noted)

22. Richmond Meadows II 20 Nancy Ann ln Commercial dwelling revs 68/339.1 KOH

Concerns: **Application not opened. (3:35:12)**
Motion: **No action.**

Laura Hedrick experienced technical difficulties but is now available to discuss her item, 10 Everett Ave Demo garage. The Commission returned to Item 1 – Listed under Old Business – 10/31/23. (3:36:44)

4 SUNSET HILL LN

Location	4 SUNSET HILL LN	**Mblu**	41/ / 502/ /
Acct#	00002263	**Owner**	ACK 4 SUNSET HILL LLC
Assessment	$2,245,800	**PID**	2263
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,037,600	$1,208,200	$2,245,800

Owner of Record

Owner	ACK 4 SUNSET HILL LLC	**Sale Price**	$2,300,000
Co-Owner		**Certificate**	
Address	1 COURTHOUSE LN STE 6 CHELMSFORD , MA 01824	**Book & Page**	1957/202
		Sale Date	11/07/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 4 SUNSET HILL LLC	$2,300,000		1957/202	00	11/07/2023
ATLEE ROBERT	$0		1087/323	99	06/15/2007
BAIRD KENNETH S & ELIZABETH AT	$0		0131/459		01/05/1968

Building Information

Building 1 : Section 1

Year Built:	1926
Living Area:	2,161
Replacement Cost:	$1,297,050
Building Percent Good:	80
Replacement Cost Less Depreciation:	$1,037,600

Building Attributes	
Field	**Description**

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
SUN ISLAND RD	15		69 29.8						VACANT
SUNSET HILL LN	**16**		**41 449**	**conservation**	**1686**		**FIRST PERIOD**	**C**	**JETHRO COFFIN HOUSE, OLDEST HOUSE, ALFRED SHURROCKS (ARCHITECT), WM SUMNER**
SUNSET HILL LN	24		42.4.3 4		1820		LEAN TO	C	
SUNSET HILL LN	19		42.4.3 3		1915			C	
SUNSET HILL LN	6		41 499		1930			C	
SUNSET HILL LN	12		41 450		1988			NC	
SUNSET HILL LN	2		41 501		1930S		RANCH	C	
SUNSET HILL LN	8		41 503		C.1870S		ASTYLE	C	
SUNSET HILL LN	4		41 502		C.1920S		CR	C	
SUNSET HILL LN	1								?
SUNSET HILL LN	22		42.4.4 32	conservation				C	VACANT
SURFSIDE			90 1	conservation				C	
SURFSIDE			89 6	conservation				C	
SURFSIDE			78 26	conservation				C	
SURFSIDE			78 25	conservation				C	
SURFSIDE			78 18	conservation				C	
SURFSIDE			78 6	conservation				C	
SURFSIDE			78 9	conservation				C	
SURFSIDE			78 22	conservation				C	
SURFSIDE			78 10	conservation				C	
SURFSIDE			78 14	conservation				C	
SURFSIDE			78 19	conservation				C	
SURFSIDE			78 11	conservation				C	
SURFSIDE			78 23	conservation				C	
SURFSIDE			78 8	conservation				C	
SURFSIDE			78 20	conservation				C	
SURFSIDE			78 12	conservation				C	
SURFSIDE			78 24	conservation				C	
SURFSIDE			78 13	conservation				C	
SURFSIDE			90 2	conservation				C	
SURFSIDE			90 7	conservation				C	
SURFSIDE			80 148	conservation				C	
SURFSIDE			80 107	conservation				C	
SURFSIDE			80 39	conservation				C	

JAMES S. WHITING
48 NORTON ROAD
QUINCY, MASS.

Nantucket. July 22. 1926.

This house was built by and for -



in the Summer of 1926.

Horace L. Gibbs did the Carpenter work.

George M. Lake " " plumbing & heating "

Arthur Williams " " cellar & mason "

R. M. Freeborn " " painting & papering "

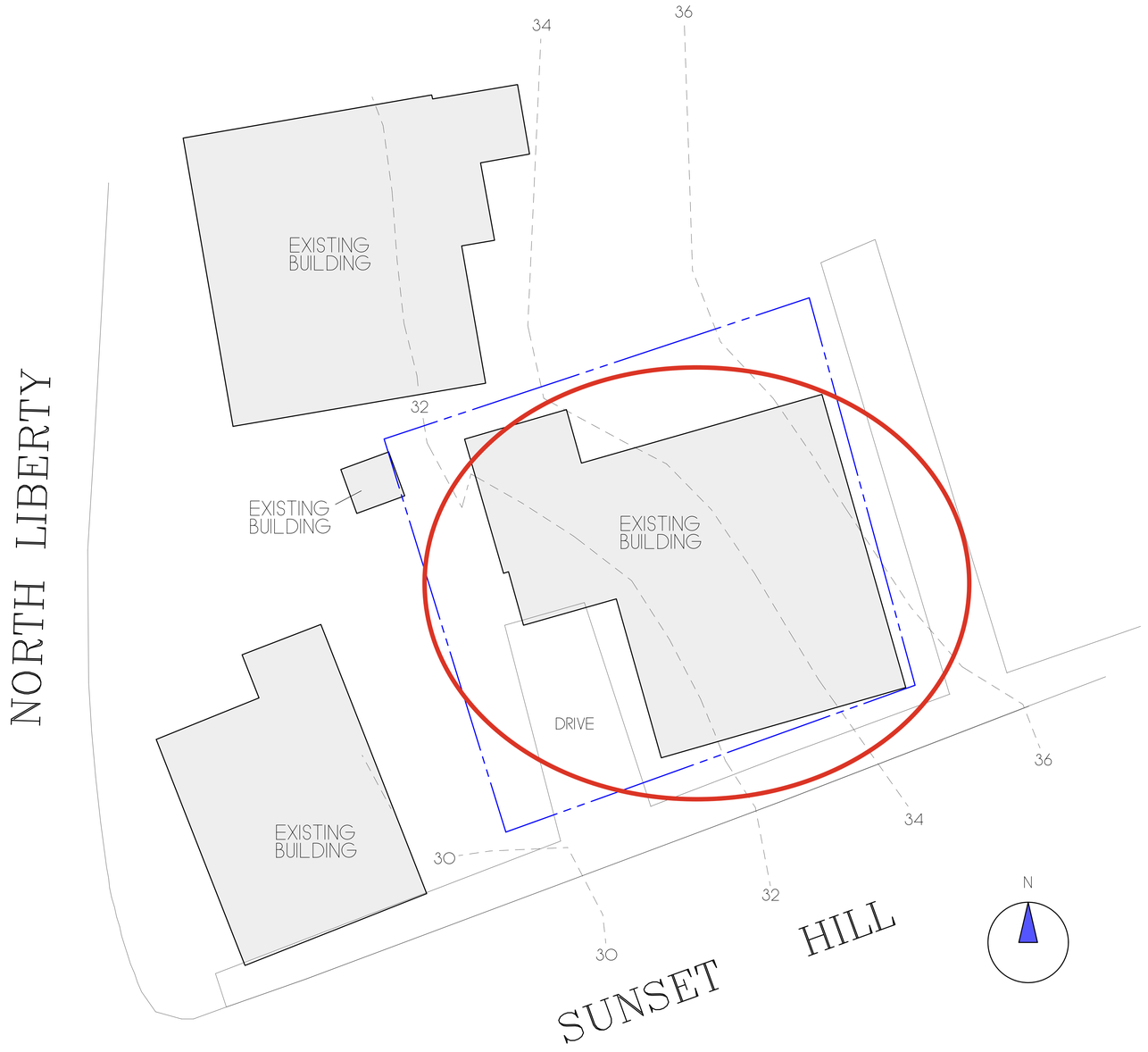
Augustus Lake " " Wiring "

all of Nantucket.


4

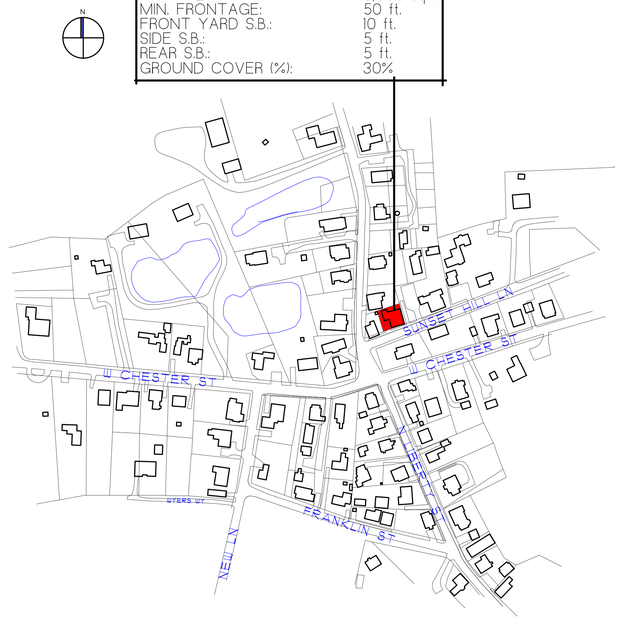



4



ZONING CLASSIFICATION: R-1
MAP: 41 PARCEL: 502

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	10 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	30%



REVISIONS:
4/17/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

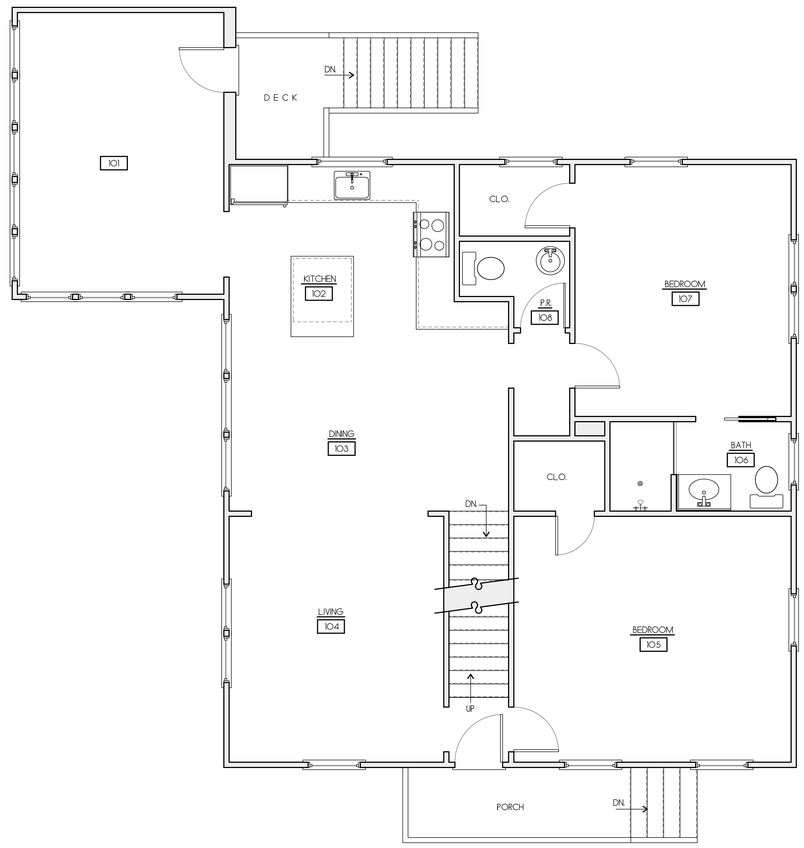
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

ACK 4 SUNSET HILL LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 41 PARCEL: 502
H.D.C. SITE PLAN

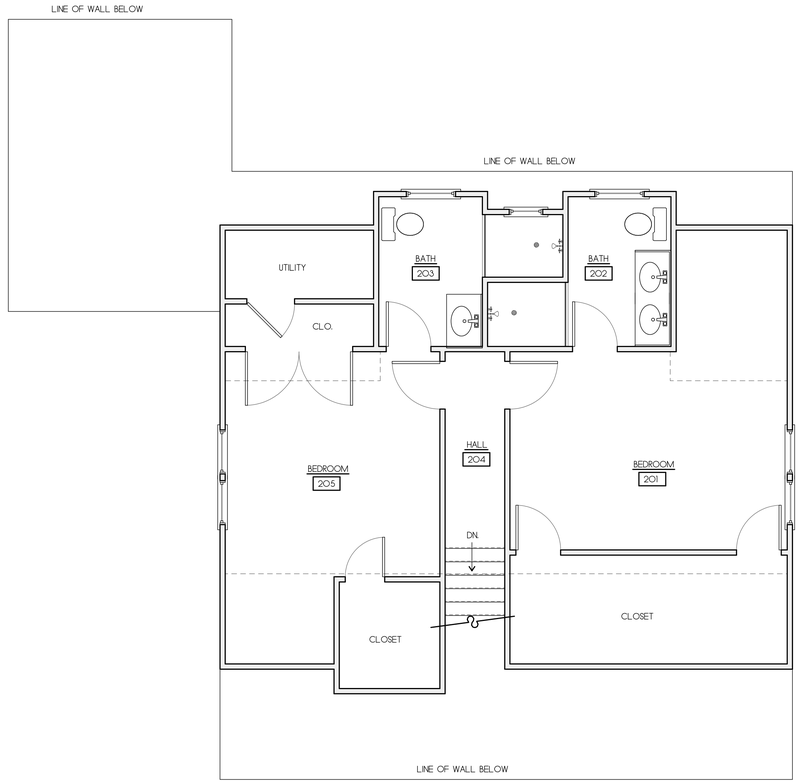
ADDRESS:	DATE:	SCALE:
4 SUNSET HILL LANE NANTUCKET, MA 02554	4/08/2025	1/8" = 1'-0"

SHEET NO.
S 1



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1287 S.F.

N



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 780 S.F.

REVISIONS:
4/17/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

ACK 4 SUNSET HILL LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

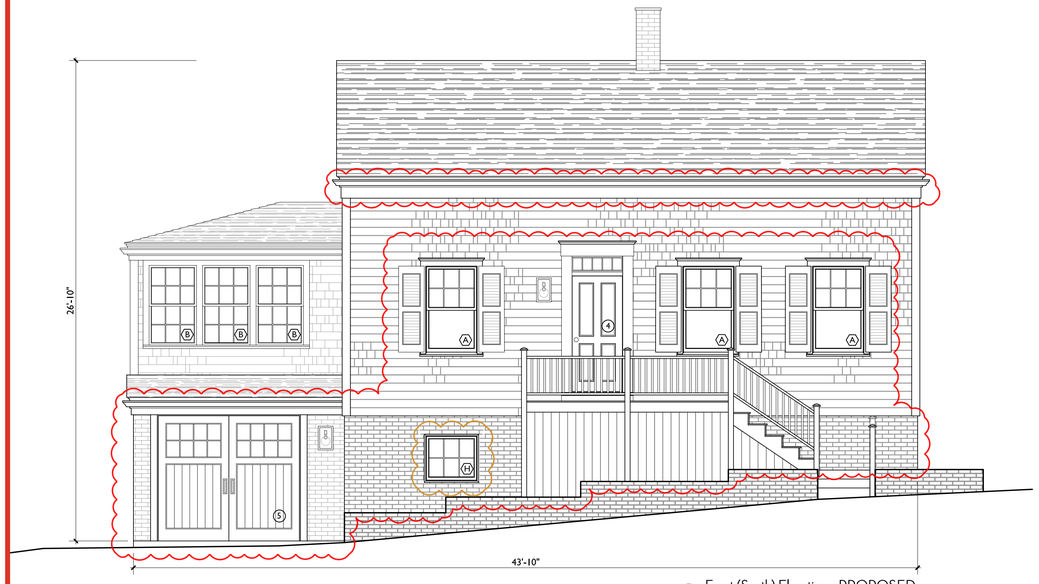
MAP: 41 PARCEL: 302
FLOOR PLANS
ADDRESS: 4 SUNSET HILL LANE NANTUCKET, MA 02554
DATE: 4/08/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



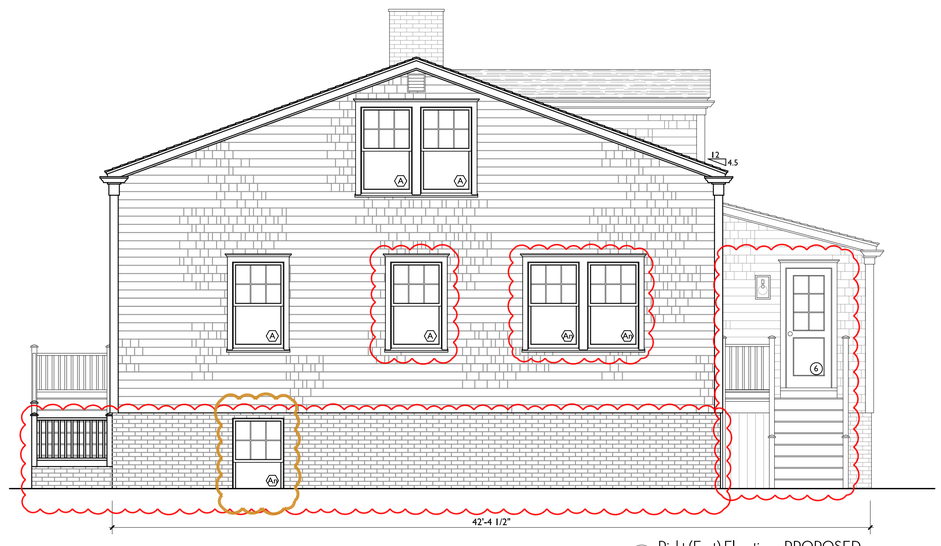
1 Front (South) Elevation - EXISTING
1/4" = 1'0"



2 Right (East) Elevation - EXISTING
1/4" = 1'0"



3 Front (South) Elevation - PROPOSED
1/4" = 1'0"



4 Right (East) Elevation - PROPOSED
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

TBD

Title + Date:
Exterior Elevations

HDC Submittal	10/23/2023
Staff Approval Revisions	2/9/2024

4 SUNSET HILL LN
Nantucket, MA 02554

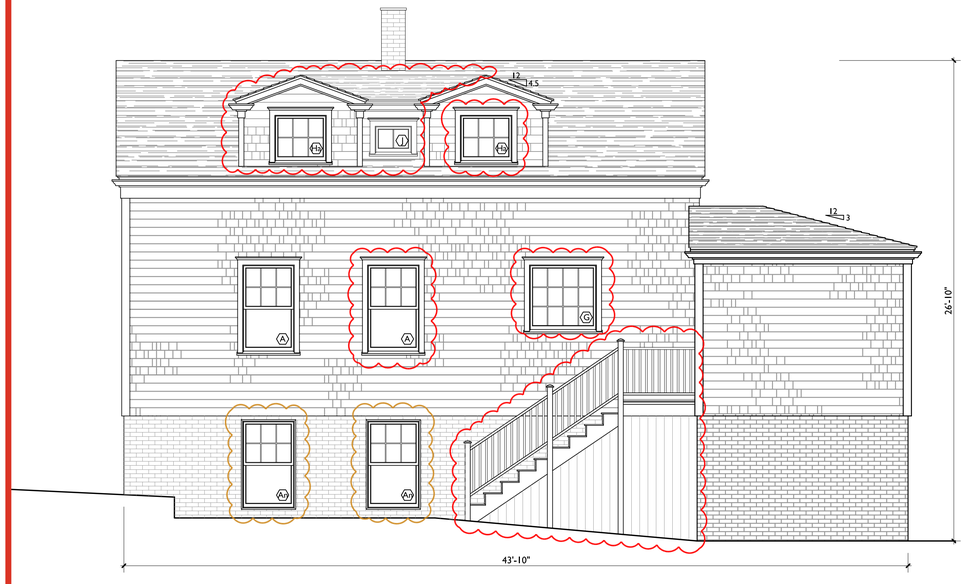
Sheet:
A300



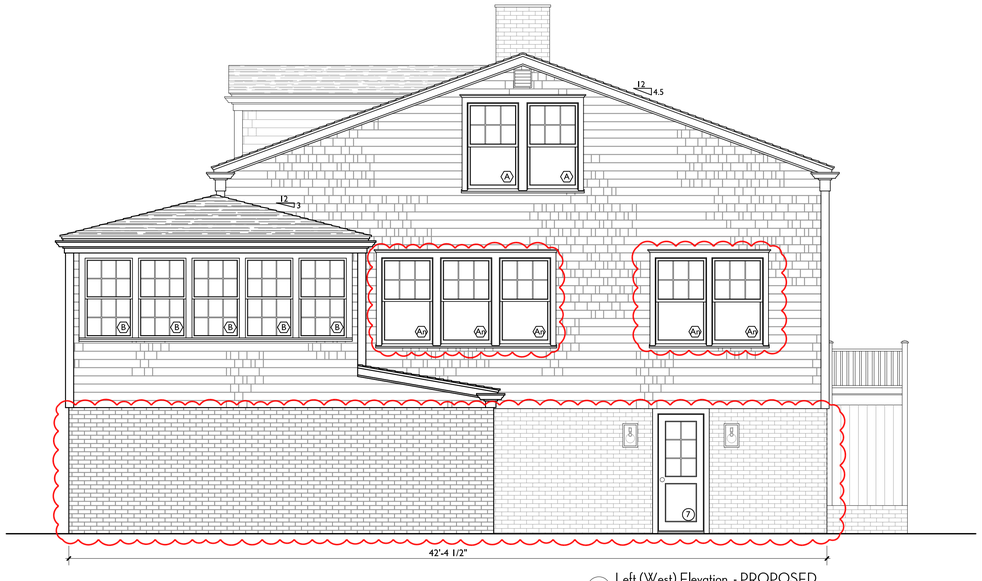
1 Back (North) Elevation - EXISTING
1/4" = 1'0"



2 Left (West) Elevation - EXISTING
1/4" = 1'0"



3 Back (North) Elevation - PROPOSED
1/4" = 1'0"



2 Left (West) Elevation - PROPOSED
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Builder:

TBD

Title + Date:
Exterior Elevations

HDC Submittal	10/23/2023
Staff Approval Revisions	2/9/2024

4 SUNSET HILL LN
Nantucket, MA 02554

Sheet:
A301

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 302

Street & Number of Proposed Work: 4 Sunset Hill Lane

Owner of record: Robert J Atlee

Mailing Address: 4 Sunset Hill Ln

Contact Phone #: 508-332-9394 E-mail: atlee8@comcast.net

AGENT INFORMATION (if applicable)

Name: Sophie Metz

Mailing Address: 15A North Beach St.
Nantucket MA

Contact Phone #: 202-360-7177 E-mail: sophiemetz@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 Window/Door changes, add dormer, new trim

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 36 sq' ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 82 sq' dormer addition 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 26'-10" South 26'-10" East 26'-10" West 26'-10"

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 3'-7" ☑ Block ☐ Block Parged ☑ Brick (type) Veneer over existing block ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) existing ☐ Other _____

Roof Pitch: Main Mass 4.5 /12 Secondary Mass _____/12 Dormer 4.5 /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) Boxed downspouts @ cornerboards

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 7¼" Rake 7¼" Soffit (Overhang) 2" Corner boards 5½" Frieze 7¼"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round ____ Square ✓

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Carriage Material Cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) NA Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Brick Fence White Shutters White

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/29/2023 Signature of owner of record Robert J Atlee Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.3.1 PARCEL N°. 408

Street & Number of Proposed Work: 9 NEW JERSEY AVE | SHED

Owner of record: GANDHI, BALAJI & ALLISON

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: SHELTER7LLC@gmail.com

AGENT INFORMATION (if applicable)

Name: SHELTER 7

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: SHELTER7LLC@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☑ Roof ☑ Other CHANGE FROM WOOD TO ASPHALT 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:

REVISIONS* (describe)
1. East Elevation CHANGE DOOR
2. South Elevation NO CHANGE
3. West Elevation NO CHANGE
4. North Elevation NO CHANGE

Is there an HDC survey form for 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 GEORGETOWN GRAY
Trim NANTUCKET GRAY Sash PLATINUM GRAY 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 4/17/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 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).

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.

ECH 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Erika Hayes

AS AGENT FOR SHELTER 1 LLC | GANDHI, BALAJI & ALISON

STREET ADDRESS 9 NEW JERSEY AVENUE | SHED

MAP/PARCEL 60.3.1 | 408

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/17/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

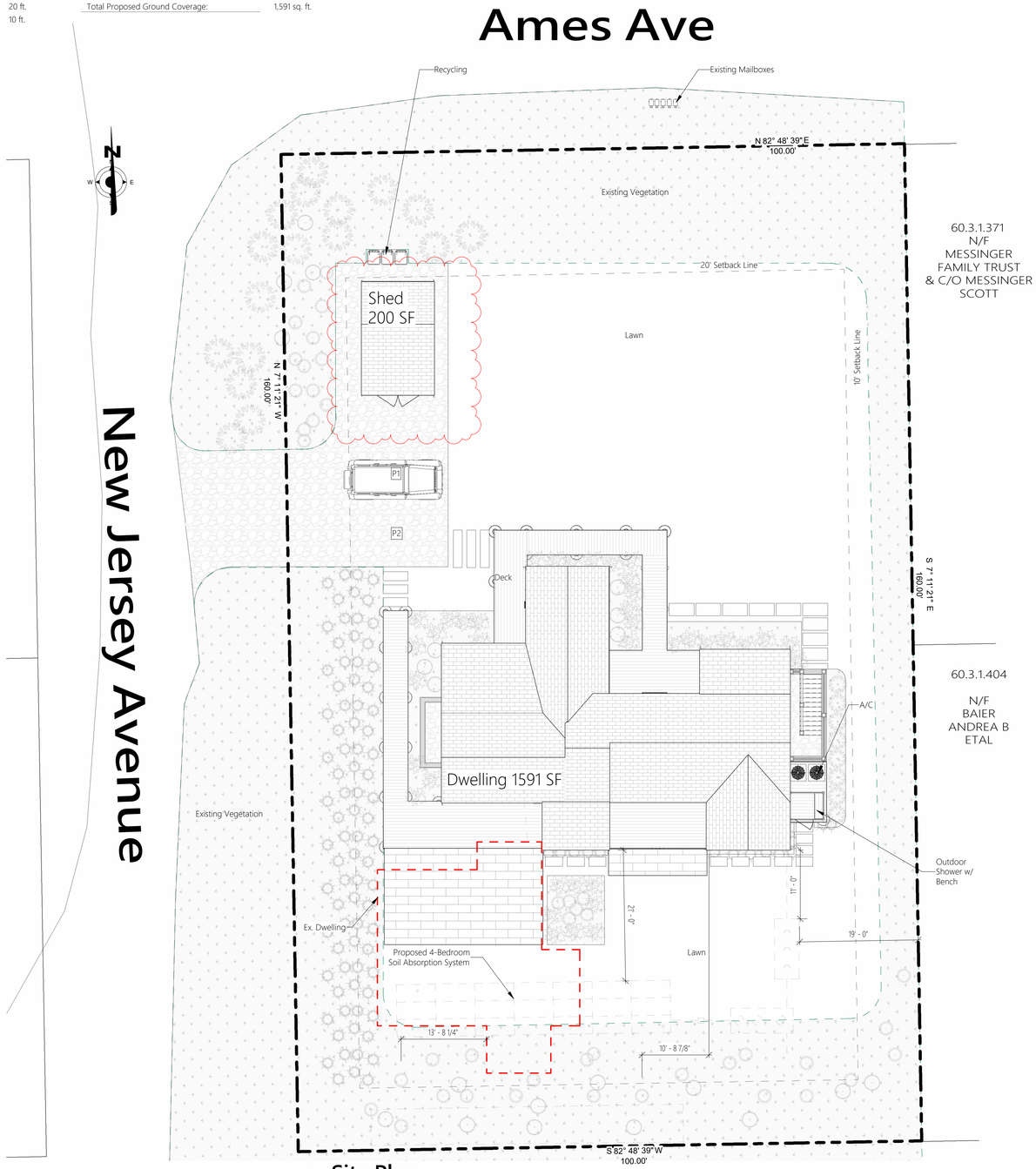
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Erika C. Hayes — Signature

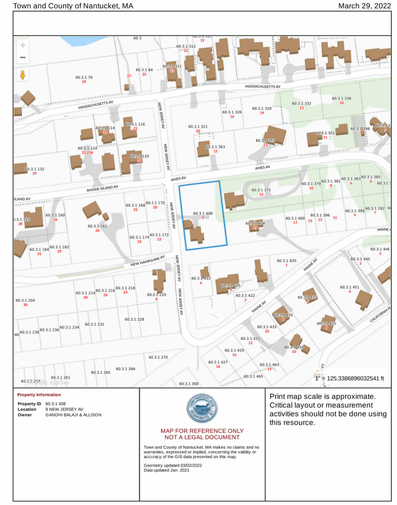
4/17/25 — Date

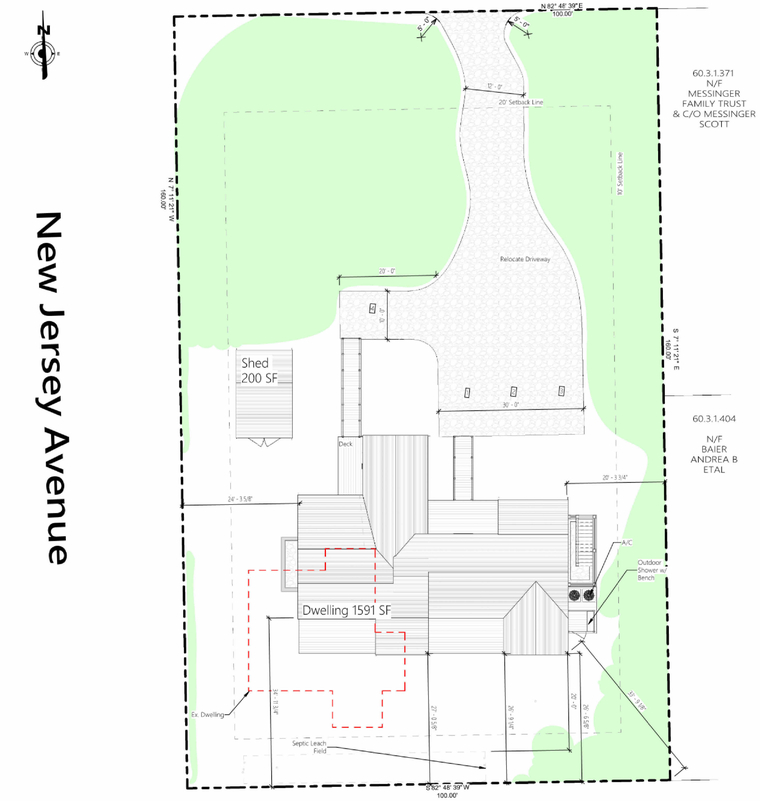
Property Info:

Map & Parcel:	60.3.1/408	Lot Size:	16,000 sq. ft.
District/Zoning:	VR	Allowable Ground Coverage:	1,600 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,136 sq. ft.
Frontage:	100 ft.	Proposed Ground Coverage:	455 sq. ft.
Ground Cover Ratio:	10%		
Front Setback:	20 ft.	Total Proposed Ground Coverage:	1,591 sq. ft.
Side/Rear Setback:	10 ft.		



1 **Site Plan**
1" = 10'-0"





Previously Approved Site Plan

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
04.07.2025
RE-ISSUE

CLIENT
Owner

MAP / PARCEL / **60.3.1/408**

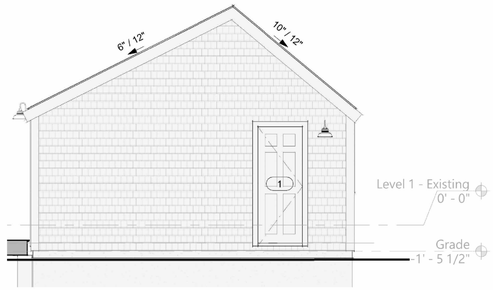
PROJECT
Gandhi Balaji & Allison
Residence - Shed
9 New Jersey Av.
Nantucket, MA 02554

DESCRIPTION
Site Plan

04.07.2025

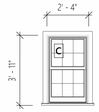
C.101

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY - REGARDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING



2 Previously Approved East Elevation

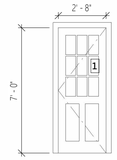
1/4" = 1'-0"



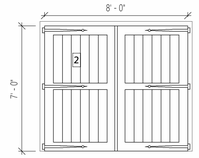
Double Hung Window, 6/6 Lite
Platinum Grey Sash,
Nantucket Grey Trim

Shed Window Schedule

1/4" = 1'-0"



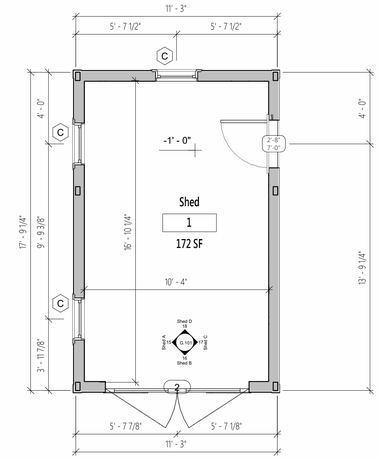
Entry Door, 9 Lites/ 2 Panel
Platinum Grey Sash,
Nantucket Grey Trim



Double Carriage Door,
Platinum Grey Sash,
Nantucket Grey Trim

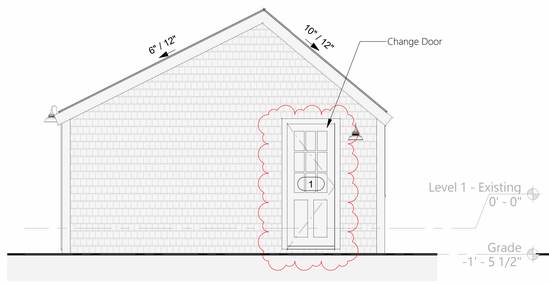
Shed Door Schedule

1/4" = 1'-0"



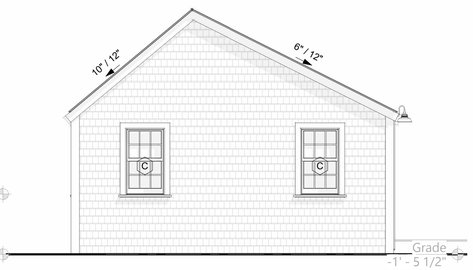
6 Proposed Plan - Shed

1/4" = 1'-0"



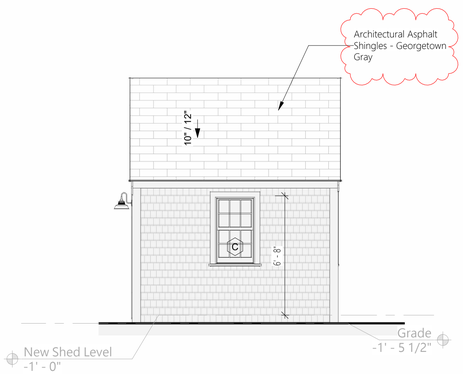
1 East - Shed Proposed

1/4" = 1'-0"



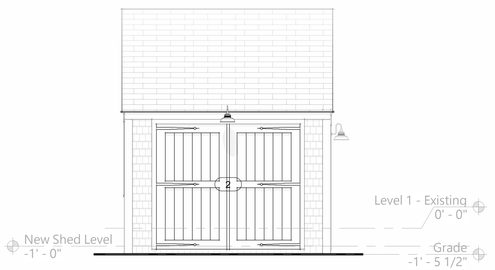
5 West - Shed No Change

1/4" = 1'-0"



3 North - Shed No Change

1/4" = 1'-0"



4 South - Shed No Change

1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
04.07.2025
RE-ISSUE

CLIENT
Owner

MAP / 60.3.1
PARCEL / 408

PROJECT
Gandhi Balaji & Allison
Residence - Shed
9 New Jersey Av.
Nantucket, MA 02554

DESCRIPTION
Shed

04.07.2025

G.100

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF OR CONNECTED WITH ANY OF THESE ARCHITECTURAL

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 603.1 PARCEL N°. 408

Street & Number of Proposed Work: 9 NEW JERSEY AVENUE

Owner of record: GANDHI, BALAJI & ALLISON

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: SHELTER7LLC@gmail.com

AGENT INFORMATION (if applicable)

Name: SHELTER7

Mailing Address: PO BOX 1602
NANTUCKET, MA 02554

Contact Phone #: 508.325.7770 E-mail: SHELTER7LLC@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☑ Roof ☑ Other CHANGE FROM WOOD TO ASPHALT 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:

REVISIONS* (describe)

1. East Elevation REMOVE POSTS & ROPE
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 GEORGETOWN GRAY

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/17/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
✓	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✓	3.	**Application Fee:** See back of application for fee schedule or call the office.
✓	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).
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.
ECH (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Erika Hayes

AS AGENT FOR SHELTER 7 LLC | GANDHI, BALAJI & ALLISON

STREET ADDRESS 9 NEW JERSEY AVENUE

MAP/PARCEL 60.3.1 | 408

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4|17|25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

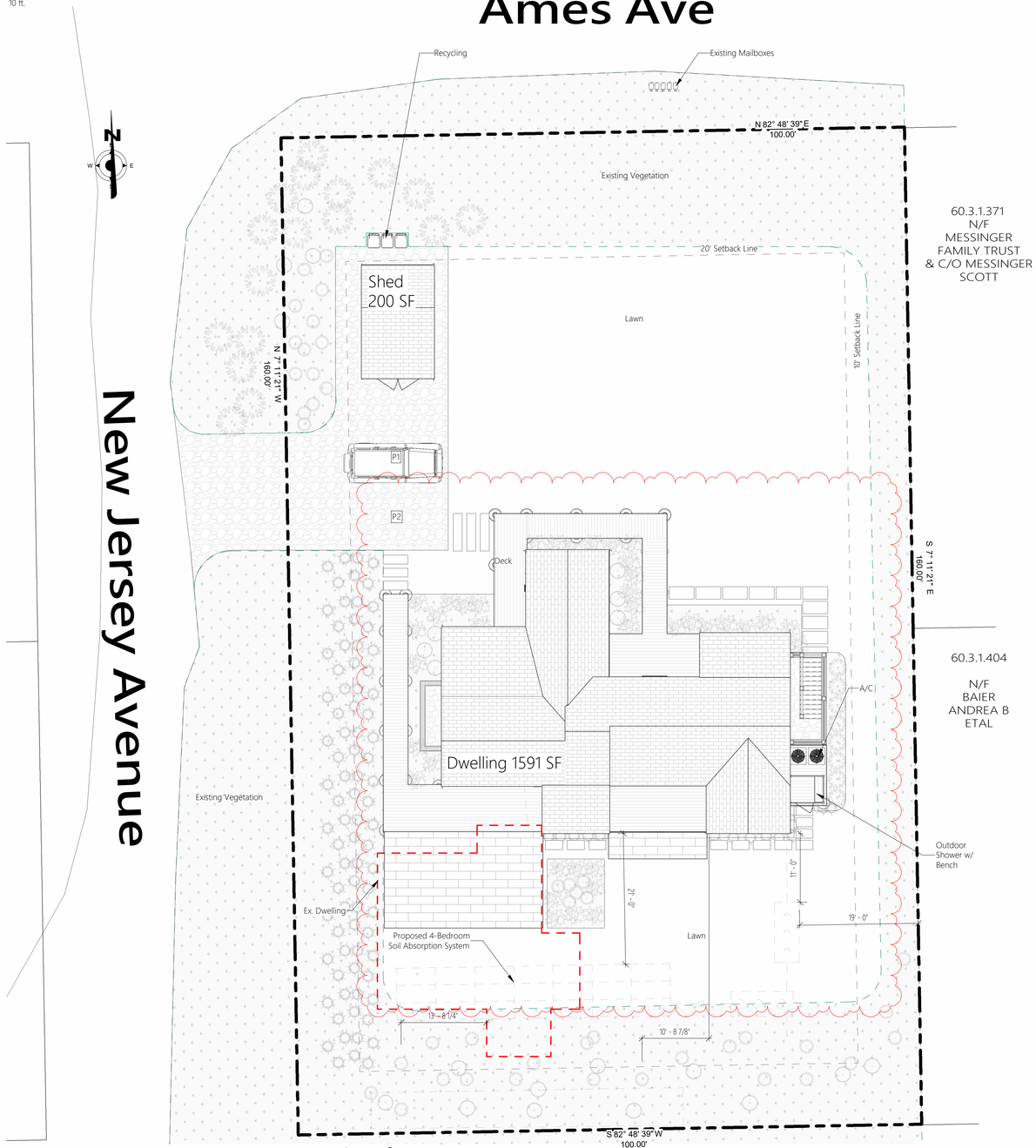
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Erika C Hayes — Signature

4|17|25 — Date

Property Info:

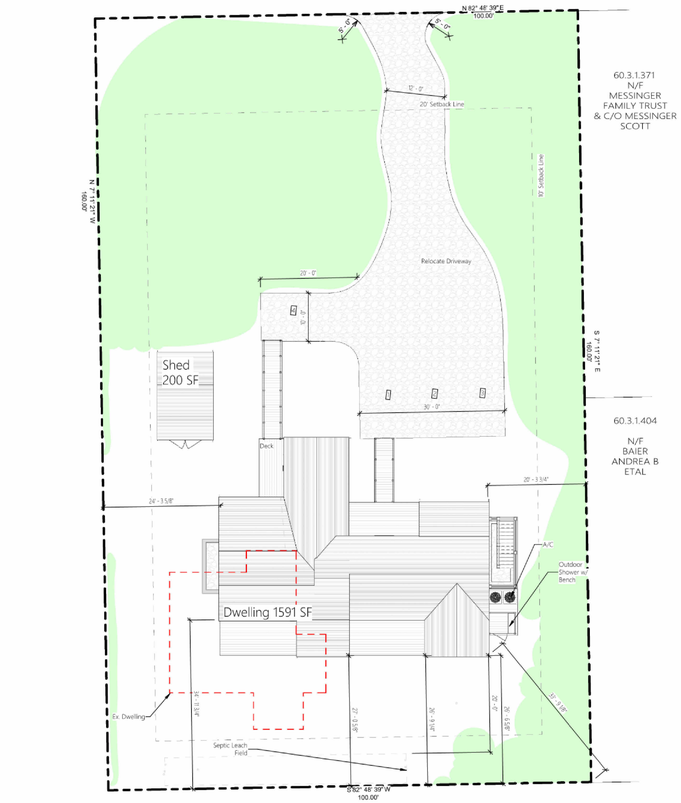
Map & Parcel:	60.3.1/408	Lot Size:	16,000 sq. ft.
District/Zoning:	VR	Allowable Ground Coverage:	1,600 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,136 sq. ft.
Frontage:	100 ft.	Proposed Ground Coverage:	455 sq. ft.
Ground Cover Ratio:	10%		
Front Setback:	20 ft.	Total Proposed Ground Coverage:	1,591 sq. ft.
Side/Rear Setback:	10 ft.		



1 **Site Plan**
1" = 10'-0"

Town and County of Nantucket, MA — March 29, 2022





Previously Approved Site Plan

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
04.07.2025
RE-ISSUE

CLIENT
Owner

MAP / PARCEL / **60.3.1 / 408**

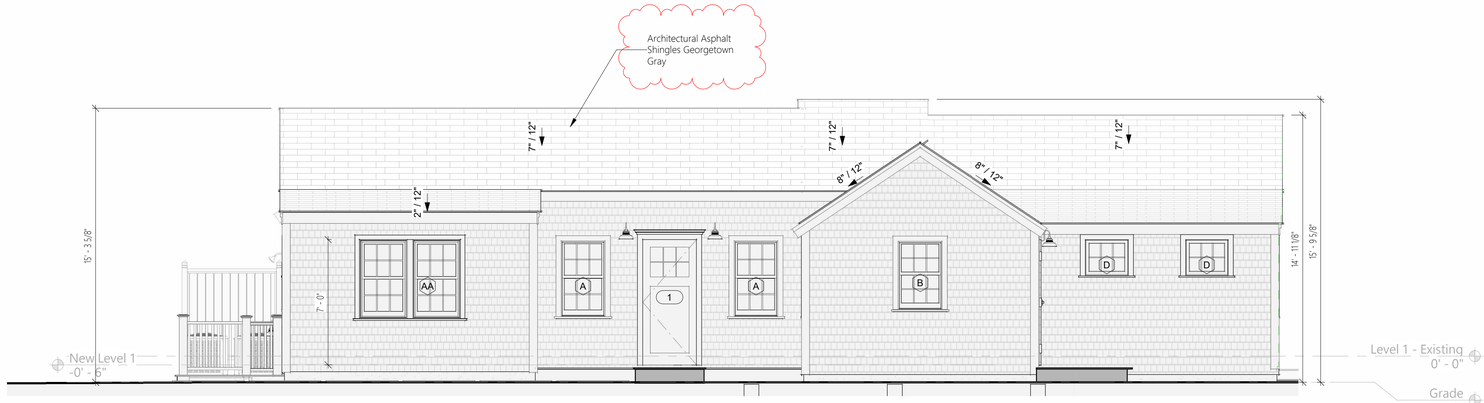
PROJECT
Gandhi Balaji & Allison
Residence - Shed
9 New Jersey Av.
Nantucket, MA 02554

DESCRIPTION
Site Plan

04.07.2025

C.101

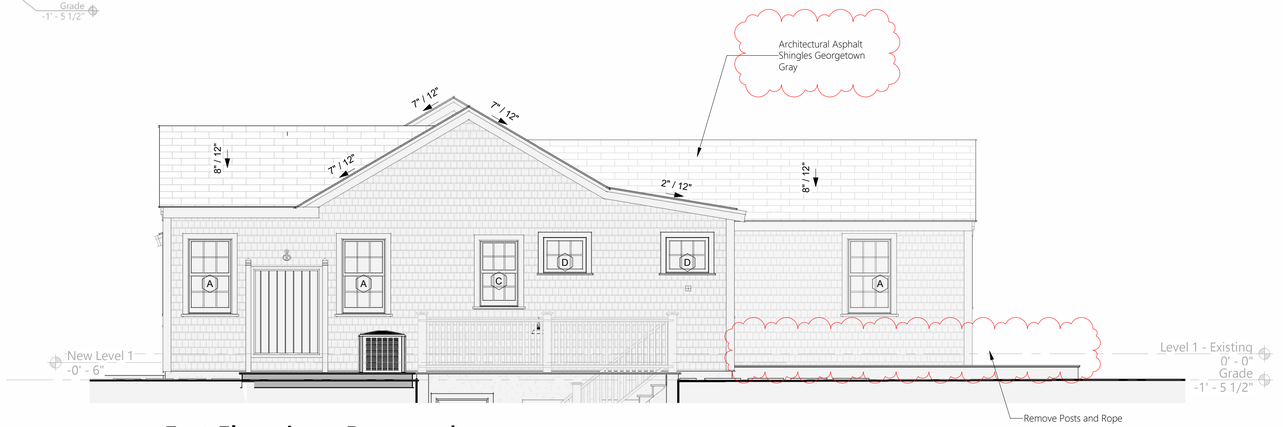
COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY - REGARDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING



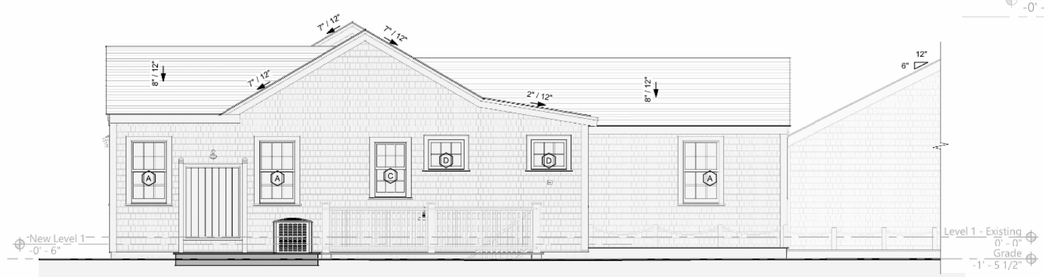
2 North Elevation - Proposed
1/4" = 1'-0"



Previously Approved North Elevation



3 East Elevation - Proposed
1/4" = 1'-0"



Previously Approved East Elevation

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
04.07.2025
RE-ISSUE

CLIENT
Owner

MAP / 60.3.1
PARCEL / 408

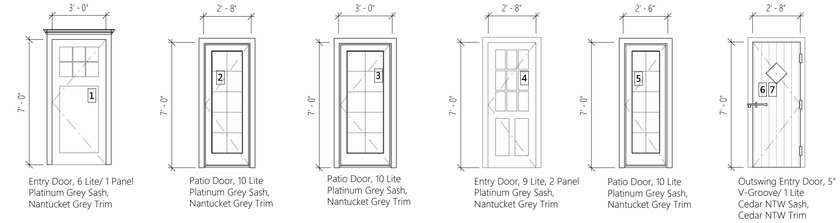
PROJECT
Gandhi Balaji & Allison Residence - Shed
9 New Jersey Av.,
Nantucket, MA 02554

DESCRIPTION
Elevations - N.E

04.07.2025

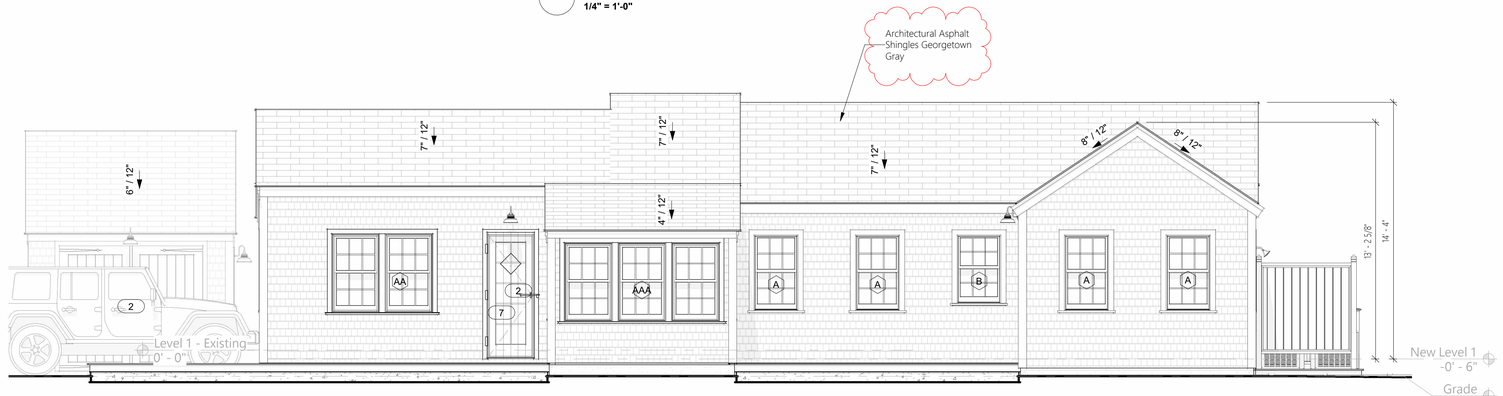
A.201

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.



Main House Door Schedule

1/4" = 1'-0"

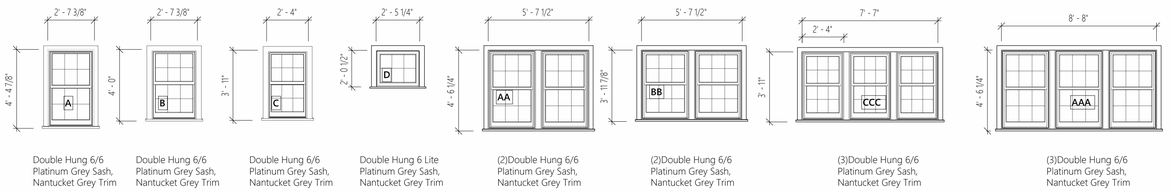


2 South Elevation - Proposed

1/4" = 1'-0"

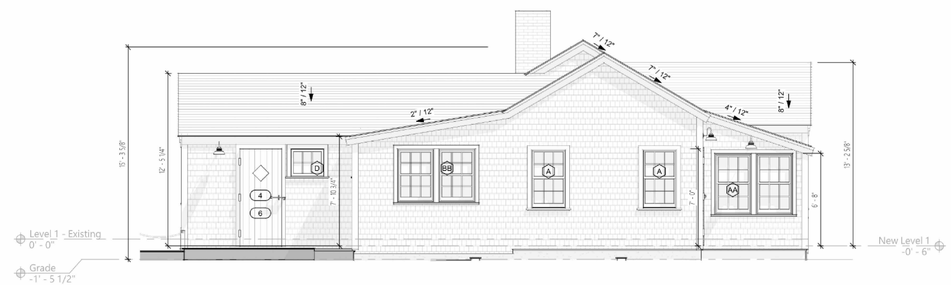


Previously Approved South Elevation

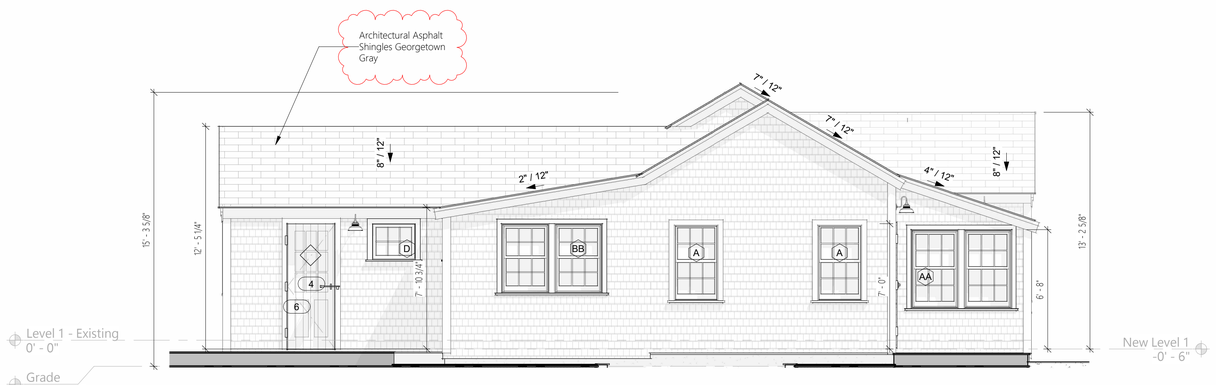


Main House Window Schedule

1/4" = 1'-0"



Previously Approved West Elevation



4 West Elevation - Proposed

1/4" = 1'-0"

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
04.07.2025
RE-ISSUE

CLIENT
Owner

MAP / 60.3.1
PARCEL / 408

PROJECT
Gandhi Balaji & Allison
Residence - Shed
9 New Jersey Av.
Nantucket, MA 02554

DESCRIPTION
Elevations - S,W

04.07.2025

A.202

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IS NOT IN ANY EVENT SHALL BE LIABLE IN ANY CAPACITY - REGARDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWINGS

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 711.1

Street & Number of Proposed Work: 30 B EVERSON

Owner of record: BRIAN CROWLEY (SEA CHANGE PROP. LLC)

Mailing Address: PO Box 5027
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OTTER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: actualize@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 128.90

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 DWELLING ON TO PROPERTY FROM 4 VANDYKE

Size of Structure or Addition: Length: 70'-0" Sq. Footage 1st floor: 344.5 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16'0" Sq. footage 2nd floor: 300± SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 22'-0" South 22'-0" East 22'-0" West 22'-0"

Additional Remarks

Historic Name:

Original Date: 2020 BUILT

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 12"-8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6"-8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

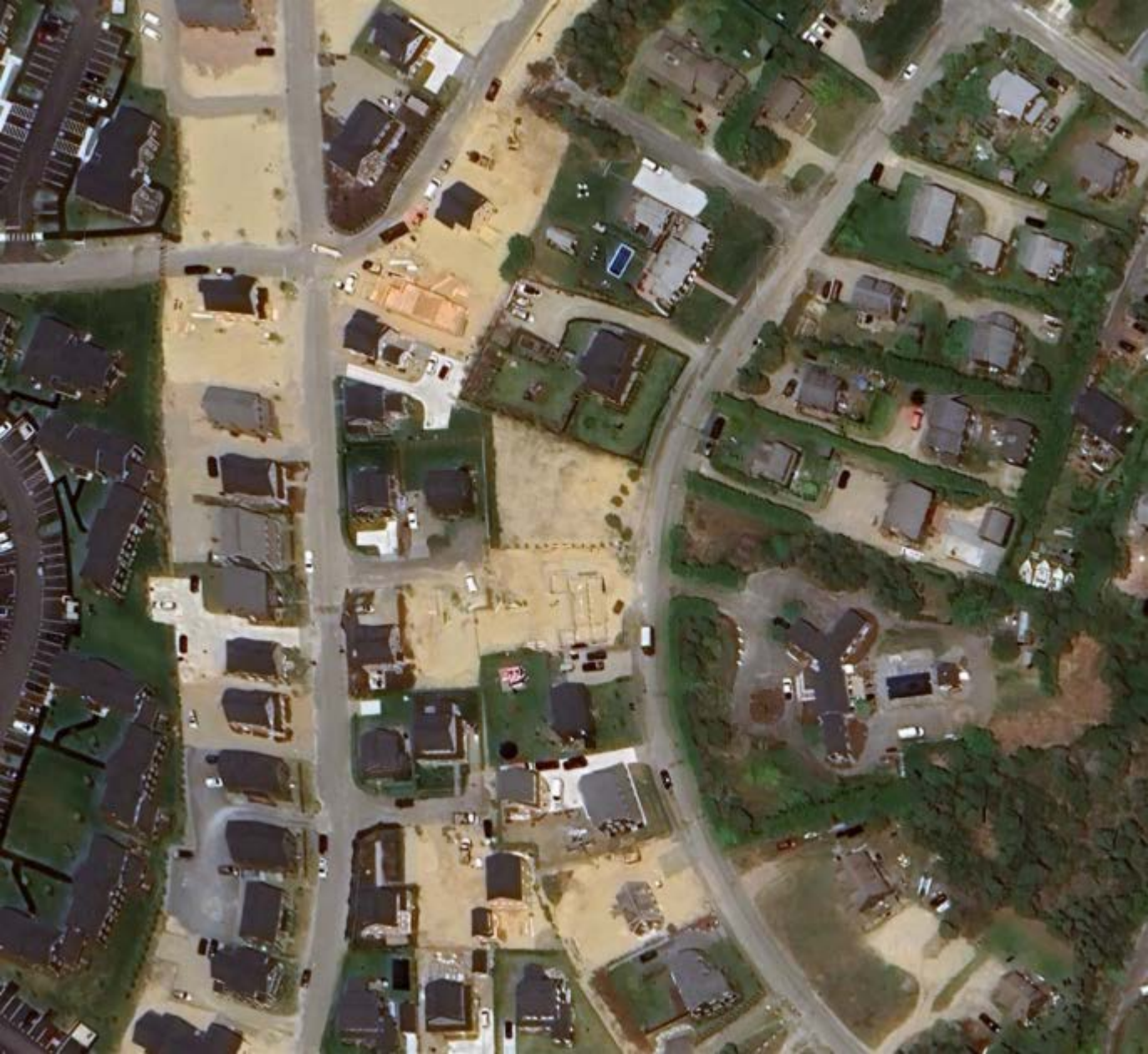
COLORS

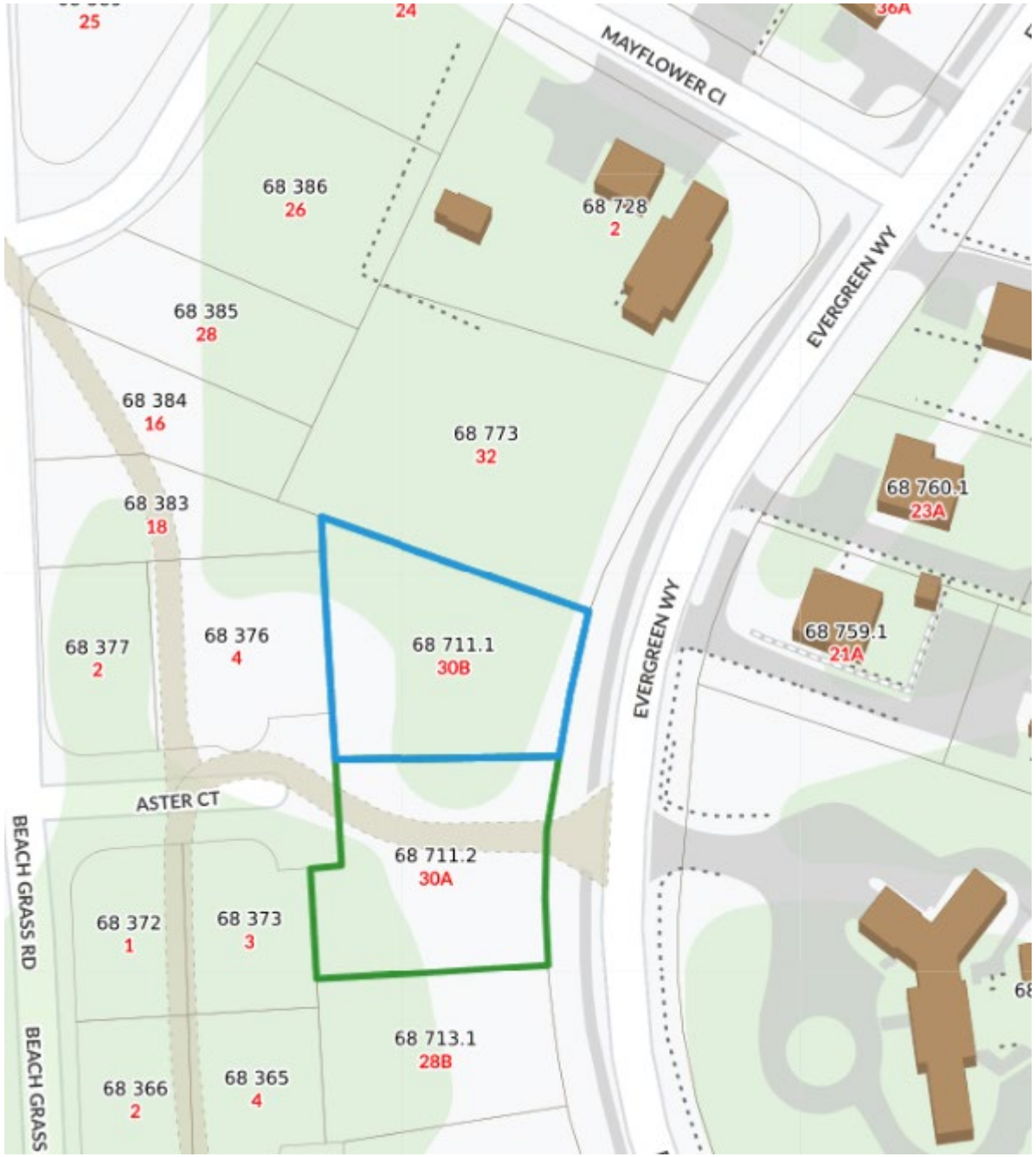
Sidewall NW Clapboard (if applicable) — Roof BEAVER
Trim WHITE Sash WHITE Doors WHITE
Deck NW Foundation CORY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

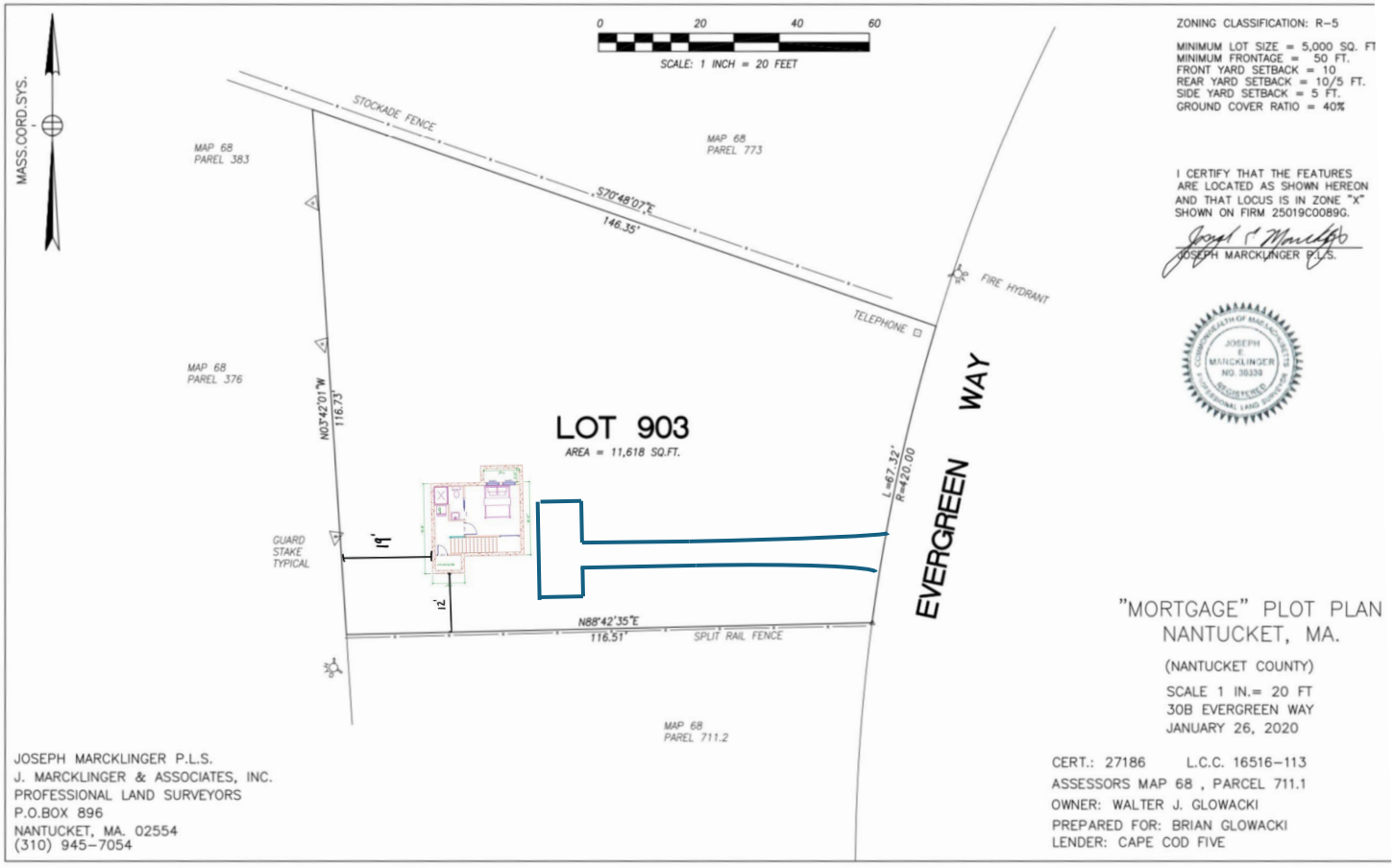
Date 4/14/25 Signature of owner of record _____ Signed under penalties of perjury





Brian Glowacki- 30B Evergreen Way

Move house on from 4 Vanfleet



ZONING CLASSIFICATION: R-5

MINIMUM LOT SIZE = 5,000 SQ. FT
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 10
REAR YARD SETBACK = 10/5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 40%

I CERTIFY THAT THE FEATURES ARE LOCATED AS SHOWN HEREON AND THAT LOCUS IS IN ZONE "X" SHOWN ON FIRM 25019C0089G.

JOSEPH MARCKLINGER P.L.S.

JOSEPH E MARCKLINGER NO. 38339 REGISTERED PROFESSIONAL LAND SURVEYOR

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT
30B EVERGREEN WAY
JANUARY 26, 2020

CERT.: 27186 L.C.C. 16516-113
ASSESSORS MAP 68 , PARCEL 711.1
OWNER: WALTER J. GLOWACKI
PREPARED FOR: BRIAN GLOWACKI
LENDER: CAPE COD FIVE

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

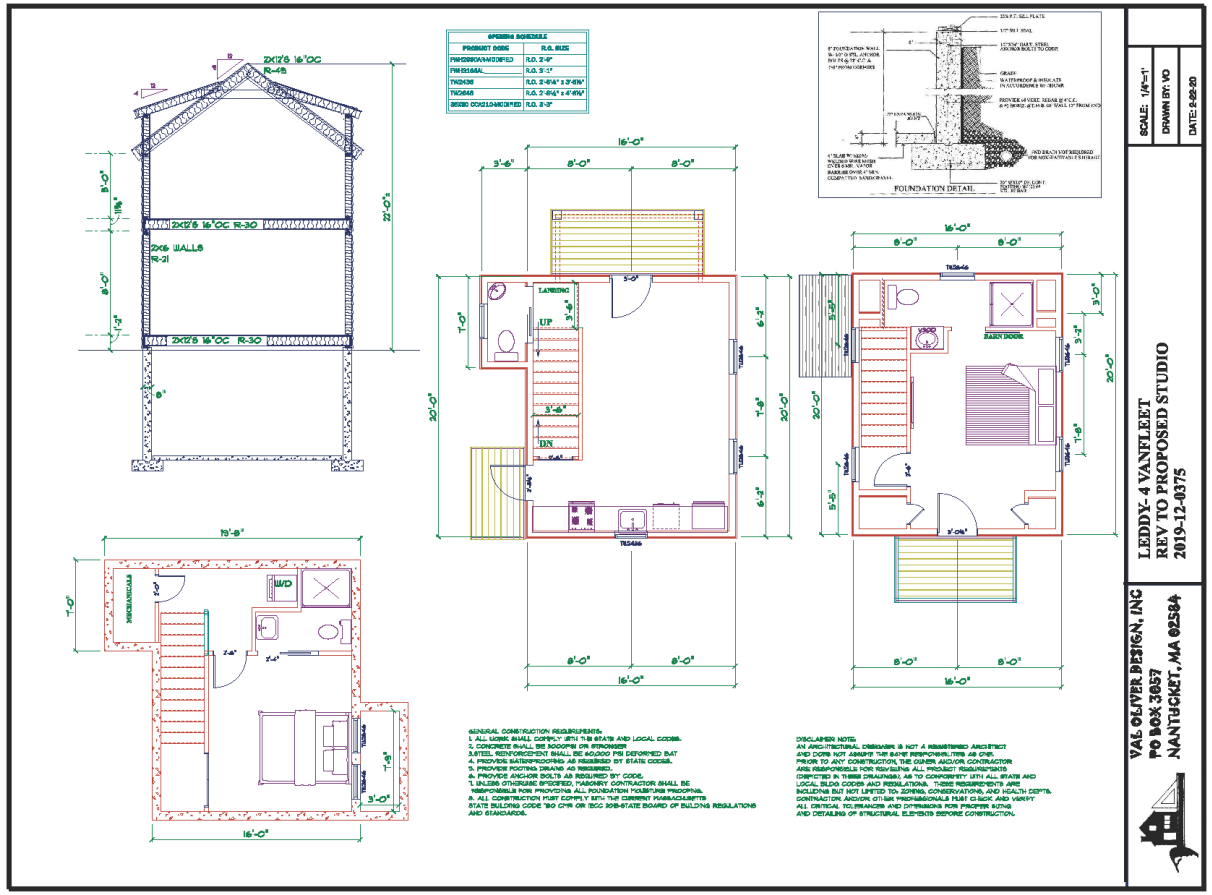












GENERAL CONSTRUCTION REQUIREMENTS:
1. ALL WORK SHALL COMPLY WITH THE STATE AND LOCAL CODES.
2. CONCRETE SHALL BE 3000PSI OR STRONGER
3.STEEL REINFORCEMENT SHALL BE 60,000 PSI DEFORMED BAT
4. PROVIDE WATERPROOFING AS REQUIRED BY STATE CODES.
5. PROVIDE FOOTING DRAINS AS REQUIRED.
6. PROVIDE ANCHOR BOLTS AS REQUIRED BY CODE.
7. UNLESS OTHERWISE SPECIFIED, MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FOUNDATION WATERPROOFING.
8. ALL CONSTRUCTION MUST COMPLY WITH THE CURRENT MASSACHUSETTS STATE BUILDING CODE 780 CMR OR IRCC 2018-STATE BOARD OF BUILDING REGULATIONS AND STANDARDS.

DISCLAIMER NOTE:
AN ARCHITECTURAL DESIGNER IS NOT A REGISTERED ARCHITECT AND DOES NOT ASSUME THE SAME RESPONSIBILITIES AS ONE. PRIOR TO ANY CONSTRUCTION, THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR REVISING ALL PROJECT REQUIREMENTS DEPICTED IN THESE DRAWINGS, AS TO CONFORMITY WITH ALL STATE AND LOCAL BLDG CODES AND REGULATIONS. THESE REQUIREMENTS ARE INCLUSIVE BUT NOT LIMITED TO: ZONING, CONSERVATIONS, AND HEALTH DEPTS. CONTRACTOR AND/OR OTHER PROFESSIONALS MUST CHECK AND VERIFY ALL CRITICAL TOLERANCES AND DIMENSIONS FOR PROPER SIZING AND DETAILING OF STRUCTURAL ELEMENTS BEFORE CONSTRUCTION.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

RECEIVED APR 1 9 2025 By _____

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 294

Street & Number of Proposed Work: 40 Fairgrounds Road

Owner of record: Jesse Geagan

Mailing Address: 61 Old South Rd #177
Nantucket, MA 02554

Contact Phone #: 505-470-3131 E-mail: jessegeagan@gmail.com

AGENT INFORMATION (if applicable)

Name: Isaiah Stover (Stover and Sons, Inc.)

Mailing Address: 2 Braddock Circle
East Sandwich, MA 02537

Contact Phone #: 508-332-9235 E-mail: isaiah@stoverandsonsinc.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 demo / move off

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:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Demo. existing 67 S.F. Shed
move off

Is there an HDC survey form for 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 3/28/25 Signature of owner of record Jesse Geagan Signature of applicant/agent

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 Isaiah Stow

AS AGENT FOR Jesse Geagan

STREET ADDRESS 40 Fairgrounds Road

MAP/PARCEL 67/294

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/18/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 4/18/2025



Property Information

Property ID	5636
Location	40 FAIRGROUNDS RD
Owner	GEAGAN JESSE W & GHERARDINI BROOKE M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

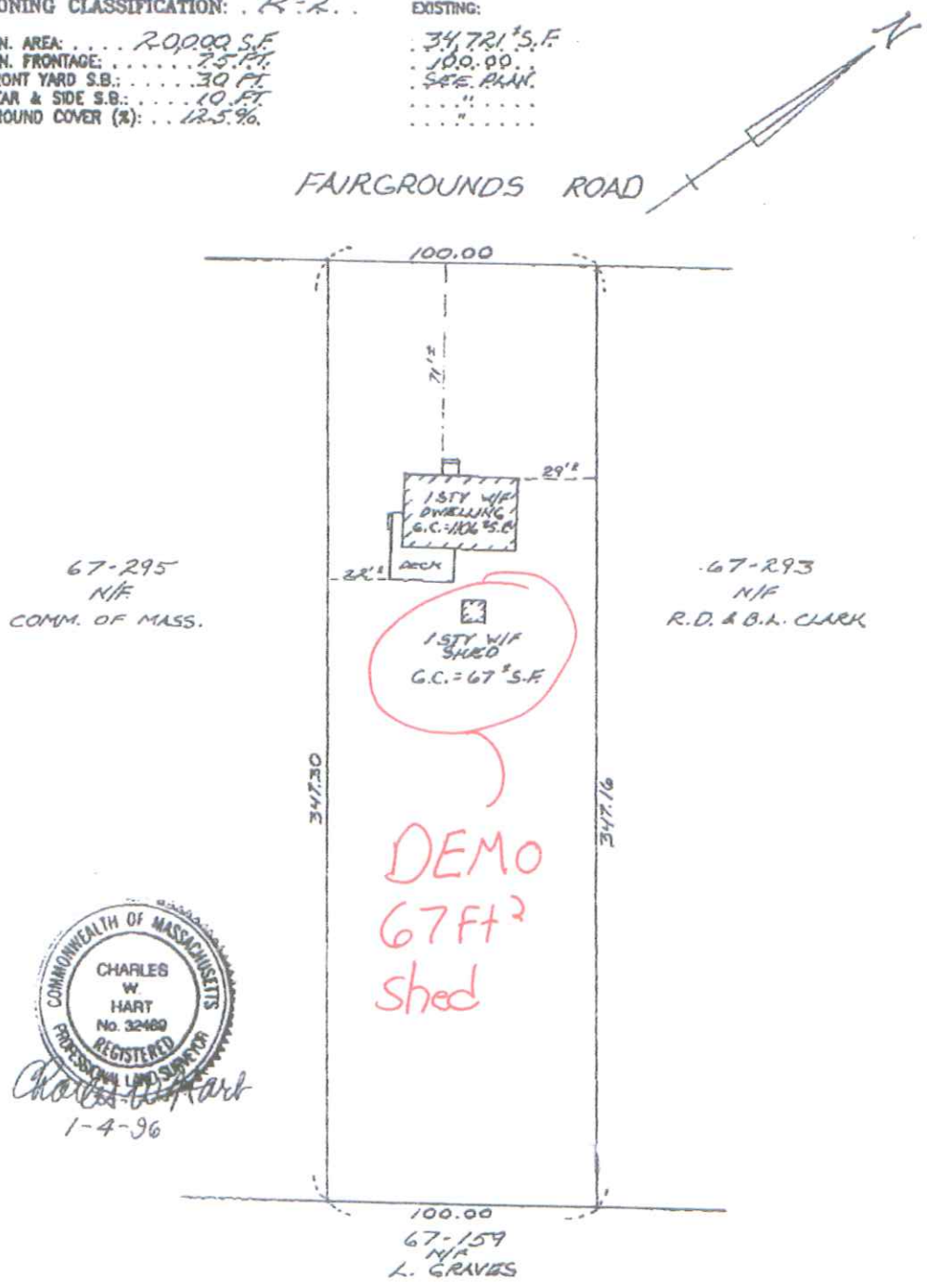
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 18 2025
By

ZONING CLASSIFICATION: . R-2. .

		EXISTING:
MIN. AREA:	20,000 S.F.	34,721 S.F.
MIN. FRONTAGE:	75 FT.	100.00
FRONT YARD S.B.:	30 FT.	SEE PLAN.
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 32489
REGISTERED PROFESSIONAL LAND SURVEYOR

1-4-96

TO: . . CHEMICAL . BANK . . . . . .

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 .12. .C. BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986, AND AS PERIODICALLY REVISED.

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.

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 50' DATE: JAN. 4, 1996

Owner: . JOAN F. TWIGG . LOT 5 . .

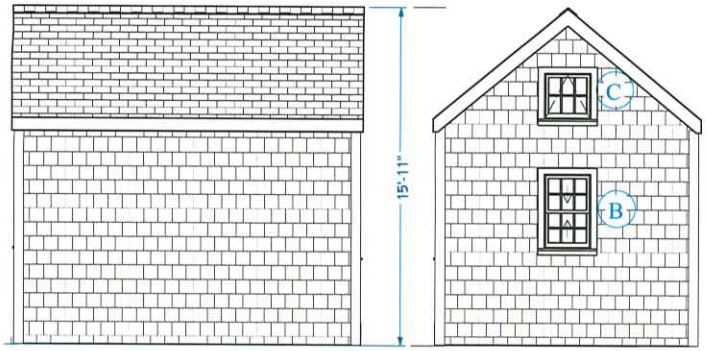
Deed: BK. 179. PG. 53 . Plan: BK. 18, PG. 57, 40

Tax Map: 67-294. . Locus: FAIRGROUNDS ROAD

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-4956

C:\JOBS\CWH\MP7



PROPOSED - EAST VIEW

PROPOSED - SOUTH VIEW



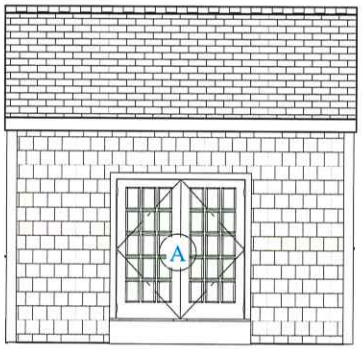
STREET VIEW



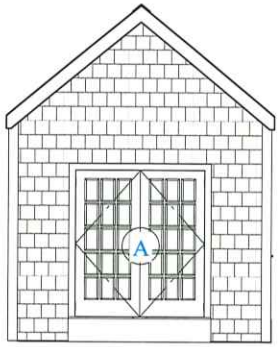
EXISTING - EAST VIEW



EXISTING - SOUTH VIEW



PROPOSED - WEST VIEW



PROPOSED - NORTH VIEW



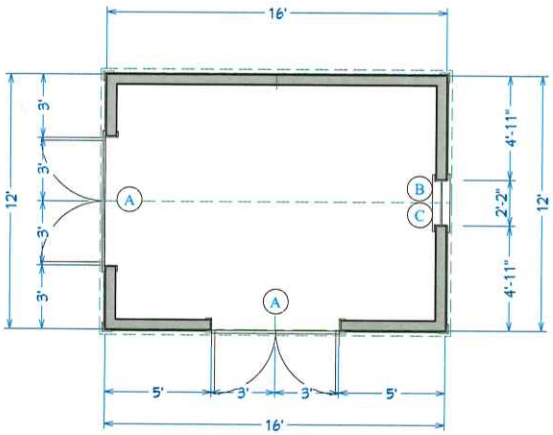
DRIVEWAY VIEW



EXISTING - WEST VIEW



EXISTING - NORTH VIEW



STORAGE AREA
192 SQ FT

N



EXISTING - EAST VIEW



EXISTING - WEST VIEW



EXISTING - SOUTH VIEW



EXISTING - NORTH VIEW

RECEIVED
APR 18 2025
By

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Jesse Geagan
40 Fairgrounds Road
Nantucket, MA 02554

STORAGE SHED

DRAWINGS PROVIDED BY:
STOVER AND SONS

DATE:
4/17/25

SCALE:
VARIES

SHEET:
P-1

A1

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED APR 18 2025

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 294

Street & Number of Proposed Work: 40 Fairgrounds Road

Owner of record: Jesse Geggan

Mailing Address: 61 Old South Road #177
Nantucket, MA 02554

Contact Phone #: 508-470-3131 E-mail: jessegeggan@gmail.com

AGENT INFORMATION (if applicable)

Name: Isaiah Stover (Stover and Sons, Inc.)

Mailing Address: 2 Braddock Circle
East Sandwich, MA 02537

Contact Phone #: 508-332-9235 E-mail: isaiah@stoverandsonsinc.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: 16' Sq. Footage 1st floor: 192 Ft² Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No Δ's South No Δ's East No Δ's West No Δ's
Height of ridge above final finish grade: North 15'-11" 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

Construct 192 Ft² Shed

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia Match MH Rake Match MH Soffit (Overhang) N/A Corner boards Match MH Frieze Match MH
Window Casing Match MH Door Frame Match MH 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 Andersen

Doors* (type and material): ☐ TDL ☒ SDL Front Marvin/Wood Rear N/A Side Marvin/wood
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof Georgetown Grey/Match Existing
Trim NTW Sash Black Doors _____
Deck N/A Foundation NTW 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 4/17/2025 Signature of applicant _____

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 Isaiah Stover

AS AGENT FOR Jesse Geagan

STREET ADDRESS 40 Fairgrounds Road

MAP/PARCEL 67/294

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/18/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: 4/18/2025

SHED CHECKLIST





Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
N/A	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.



Property Information

Property ID	5636
Location	40 FAIRGROUNDS RD
Owner	GEAGAN JESSE W & GHERARDINI BROOKE M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

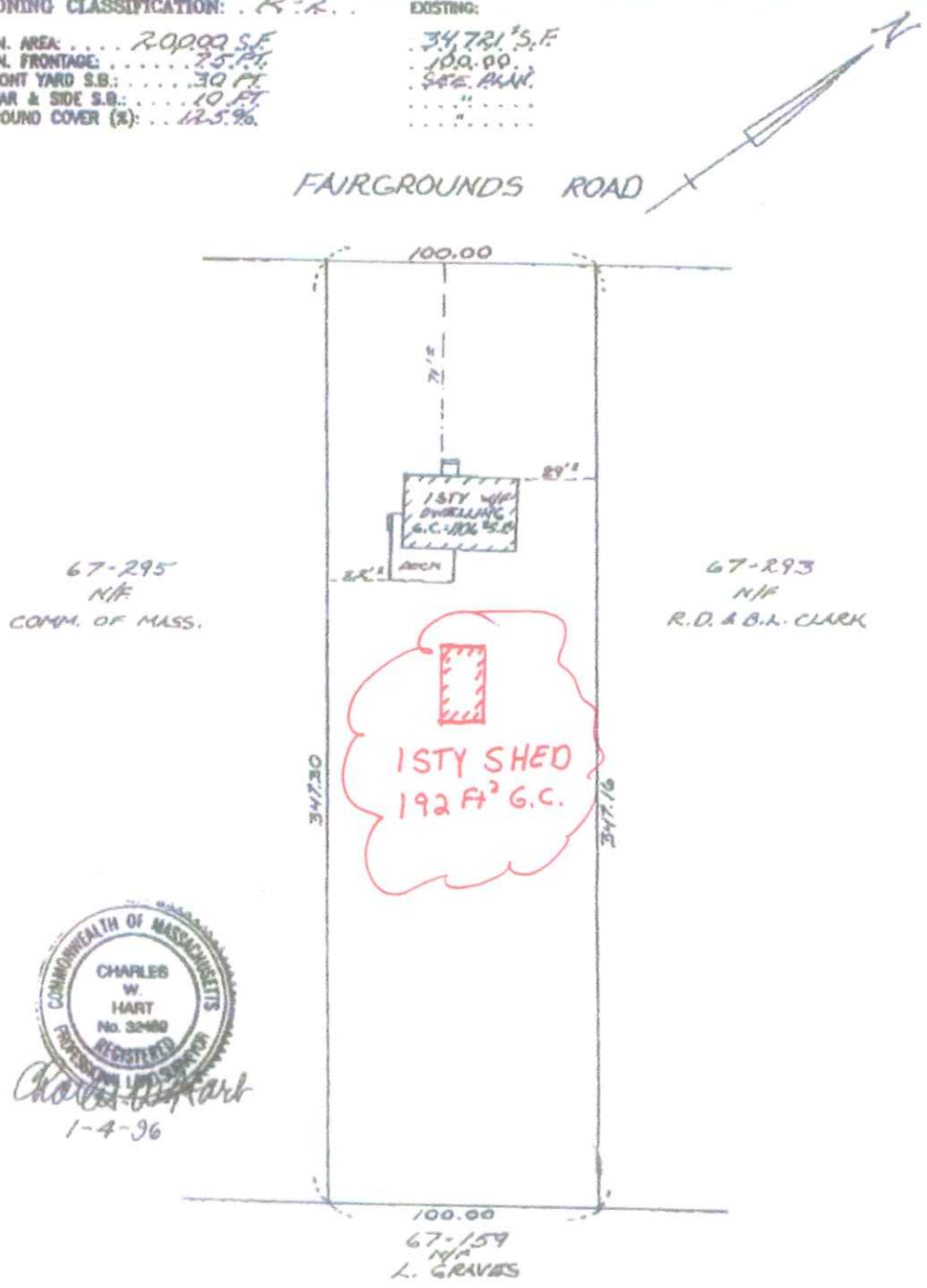
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 18 2025
By

ZONING CLASSIFICATION: R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	34,721 S.F.
MIN. FRONTAGE:	75 FT.	100.00
FRONT YARD S.B.:	30 FT.	SEE PLAN
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



TO: CHEMICAL BANK

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 12 C, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986, AND AS PERIODICALLY REVISED.

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.

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 50' DATE: JAN. 4, 1996

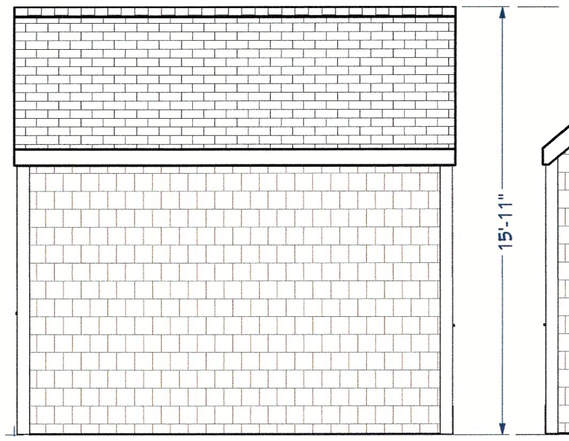
Owner: JOAN F. TWIGG LOT 5

Deed: BK. 179 PG. 53 Plan: BK. 18 PG. 57 40

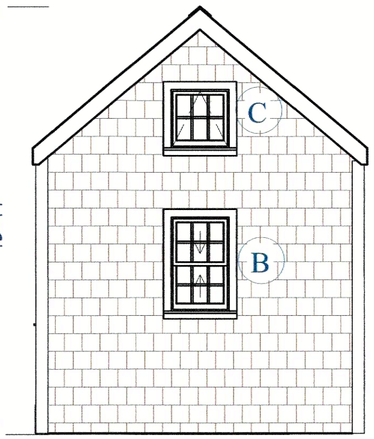
Tax Map: 67-294 Locus: FAIRGROUNDS ROAD

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-4956



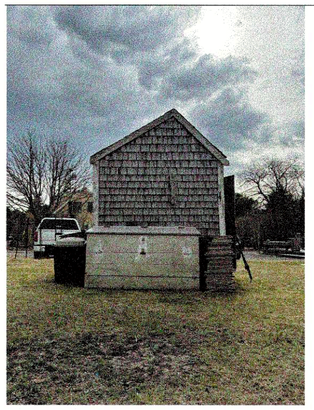
PROPOSED - EAST VIEW



PROPOSED - SOUTH VIEW



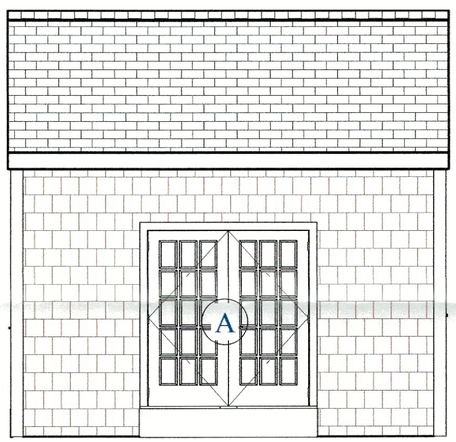
STREET VIEW



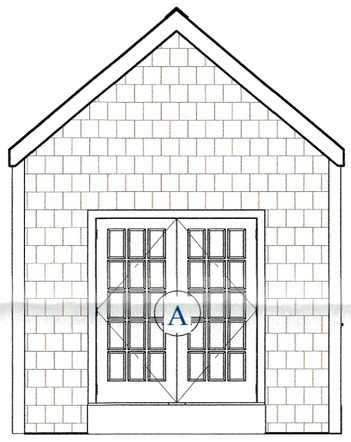
EXISTING - EAST VIEW



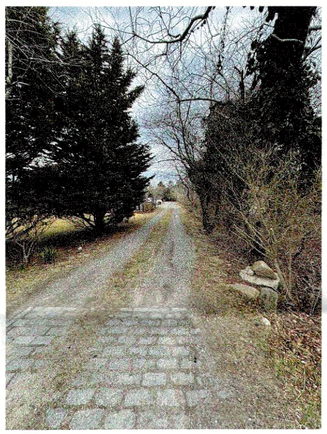
EXISTING - SOUTH VIEW



PROPOSED - WEST VIEW



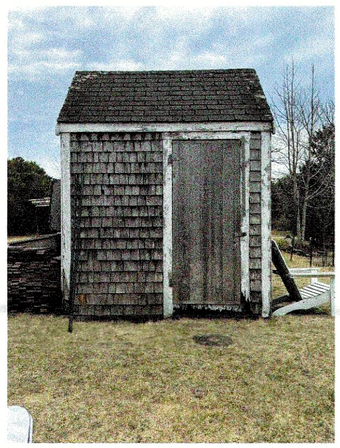
PROPOSED - NORTH VIEW



DRIVEWAY VIEW



EXISTING - WEST VIEW



EXISTING - NORTH VIEW



EXISTING - EAST VIEW



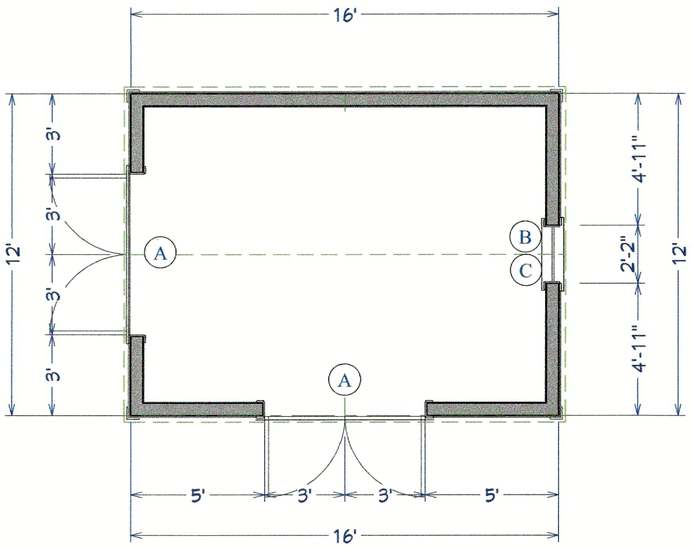
EXISTING - WEST VIEW



EXISTING - SOUTH VIEW



EXISTING - NORTH VIEW



STORAGE AREA
192 SQ FT

N

RECEIVED
APR 18 2025
By

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Jesse Geagan
40 Fairgrounds Road
Nantucket, MA 02554

STORAGE SHED

DRAWINGS PROVIDED BY:
STOVER AND SONS

DATE:
4/17/25

SCALE:
VARIES

SHEET:
P-1

A1

HDC Shed Window and Door Schedule
40 Fairground Road
Map: 67, Parcel: 294

Item	Manufacturer	Size	Quantity	SDL/TDL	Notes
A	Marvin	7070	2	SDL	
B	Andersen	26”x42”	1	SDL	
C	Andersen	26”x26”	1	SDL	

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 285.1

Street & Number of Proposed Work: 7A New Lane

Owner of record: 7A New Lane Realty Trust

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Dutra

Mailing Address: PO Box 2518
Nantucket MA 02584

Contact Phone #: 508-654-2822 E-mail: jesse@nantucketpools.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

*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' Height Typ II Picket
Type: Typ II
Length: Gate + Fence Total 10' wide

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 _____

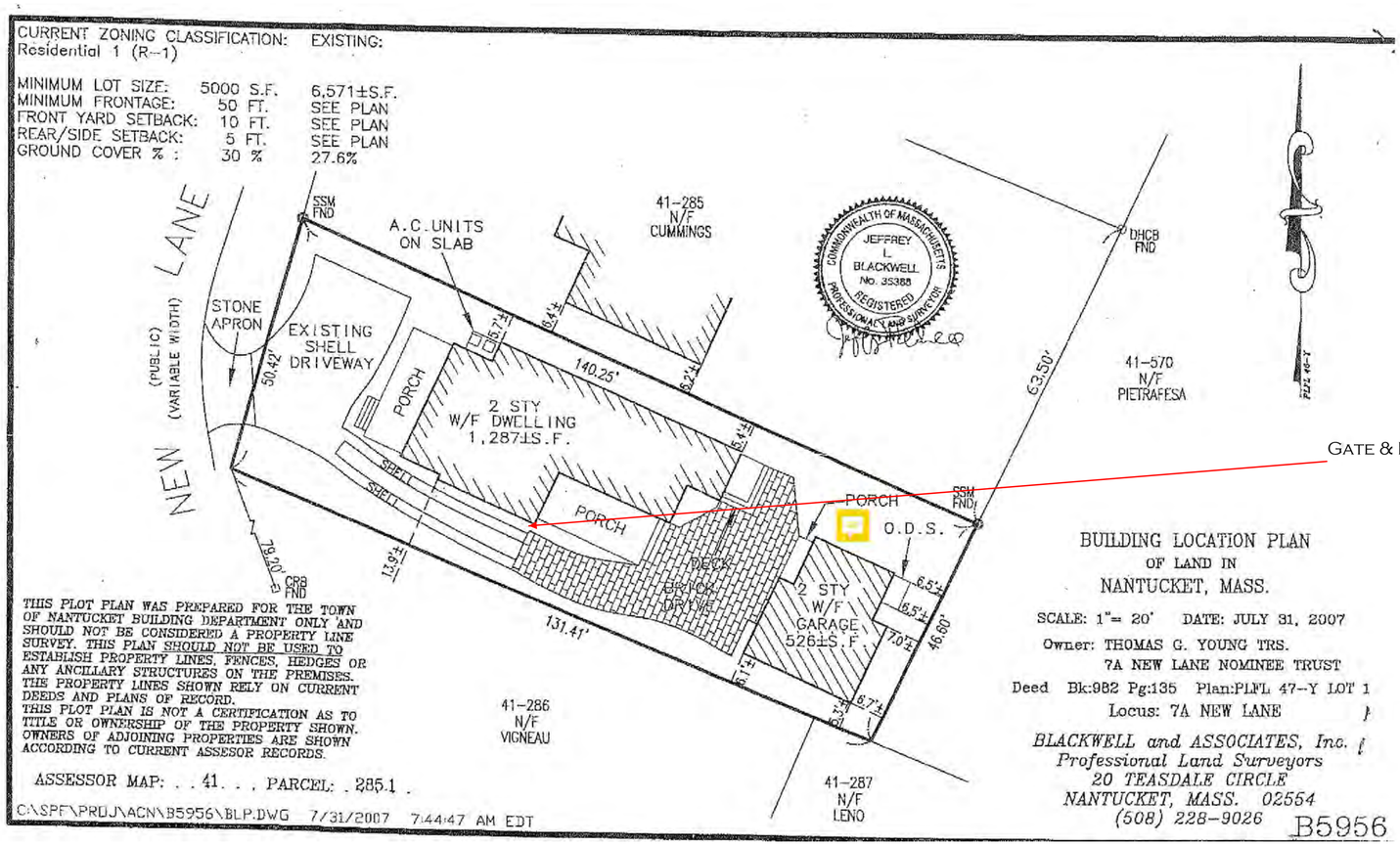
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

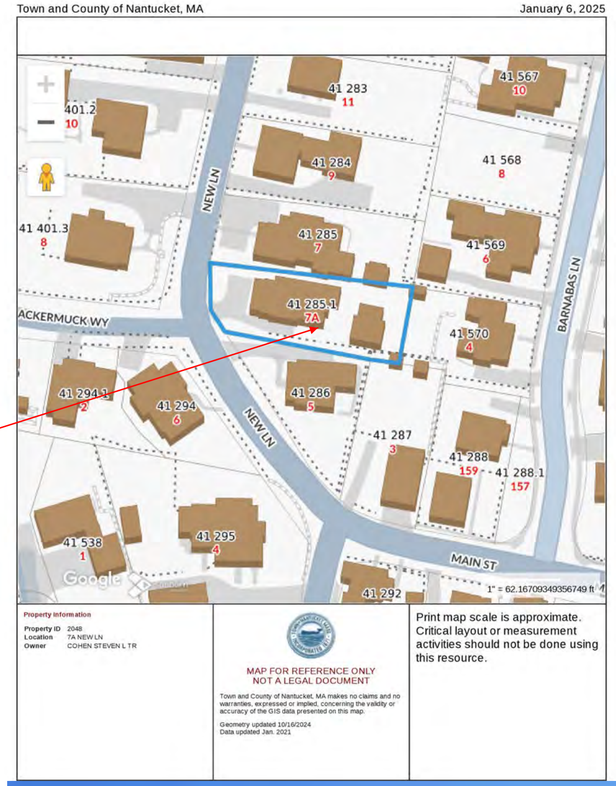
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/19/25 Signature of owner of record _____ Signed under penalties of perjury

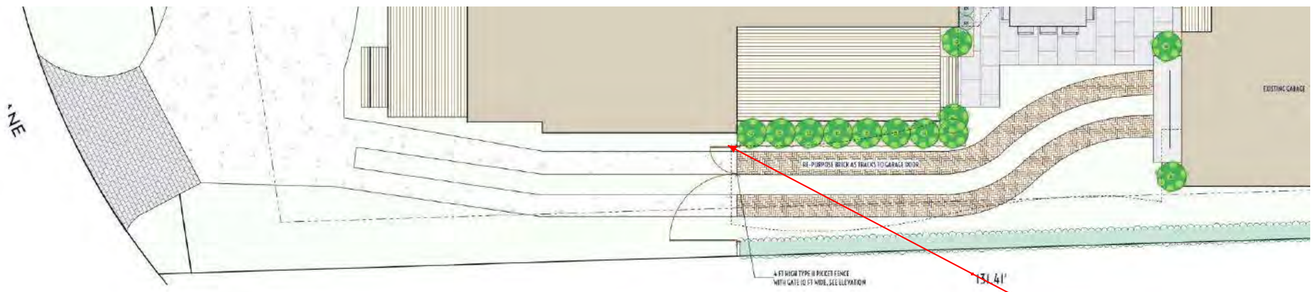
7A New Street / HDC Fence and Gate / Waterscapes by Jesse Dutra / 4 17 25



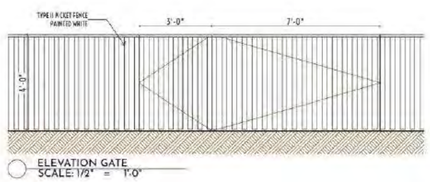
Gate & Fence Location







Gate & Fence to match Ex.
on property painted white





Scale: 1/8" = 1 ft

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

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Interscapes by Jesse Dutra

AS AGENT FOR 7A New Lane Realty Trust

STREET ADDRESS 7A New Lane

MAP/PARCEL 41 285.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/17/25

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 4/17/25

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 163

Street & Number of Proposed Work: 10 MILK ST, NANTUCKET, MA, 02554

Owner of record: CHRIS CLARK

Mailing Address: 10 MILK ST, NANTUCKET, MA, 02554

Contact Phone #: 646-763-3225 E-mail: Lapin51518@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: BORIS BRAUN (BRAUN Builders Inc)

Mailing Address: 6B PARK CIRCLE
NANTUCKET, MA, 02554

Contact Phone #: 508-332-6947 E-mail: office@borisbraun.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

Is there an HDC survey form for 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.) IKO Cambrigde Charcoal Gray

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 Charcoal grey

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist must be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
✓	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4/22/2025

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

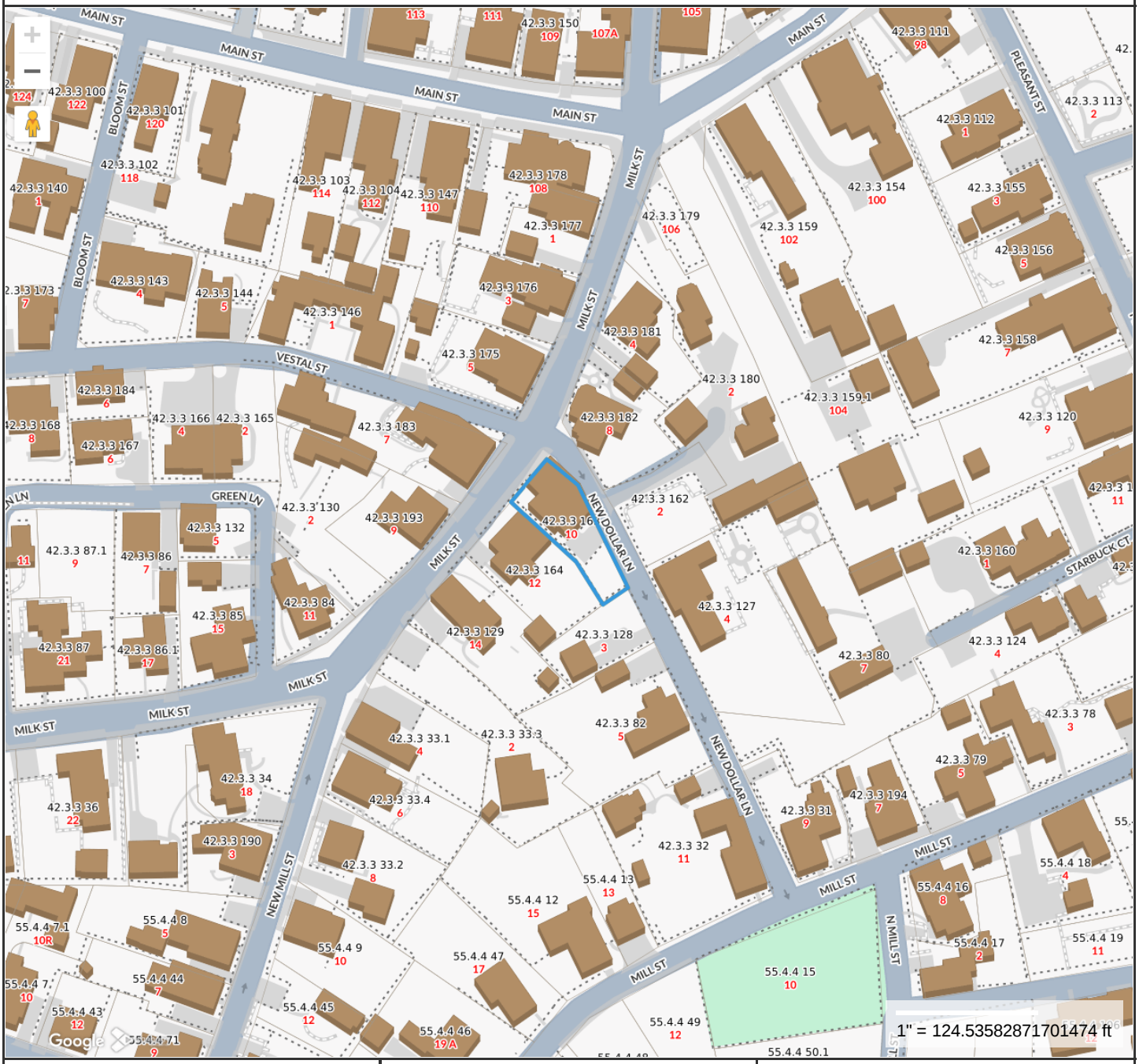
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021



Property Information

Property ID	10104
Location	10 MILK ST
Owner	MILK PAIL 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.


EAST


NORTH


WEST


South












IKO
IKO.COM
Cambridge
3 PAQUETS COUVRENT UN
CARRÉ COMPLET
PUREAU DE 5-7/8 PO
CHARCOAL GREY
GRIS CHARBON
8277



CHARCOAL GREY
GRIS CHARBON
CSA A123.5 Compliant/Comforme
8277 HY11:31 01
H01 Made in/Fabriqué au Canad
P-036
3 PAQUETS COUVRENT UN
CARRÉ COMPLET
PUREAU DE 5-7/8 PO
3 BUNDLES EQUALS
TRUE SQUARE
5-7/8" EXPOSURE
ICC-ESR-3537
ICC-ES
ICC-EVR

CERTIFICATE NO: _____ NO VISABILITY DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 2025-04-12466

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 112

Street & Number of Proposed Work: 43 CHUCK HOLLAN RD

Owner of record: BARBARA TIBBETTS

Mailing Address: P.O. BOX 3124

NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET STRUCTURES UNLTD

Mailing Address: 17 NANCY ANN LANE

NANTUCKET

Contact Phone #: 2280689 E-mail: STRUCTURESUNLTD @GMAIL.COM

FOR OFFICE USE ONLY 10464

Date application received: 04/22/25 Fee Paid: $ 50.00

Must be acted on by: 07/05/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 194 SF

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation (194 SF)
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 8 /12 Secondary Mass 12 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x5 Frieze 1x5

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 9 LITE Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK - Charcoal

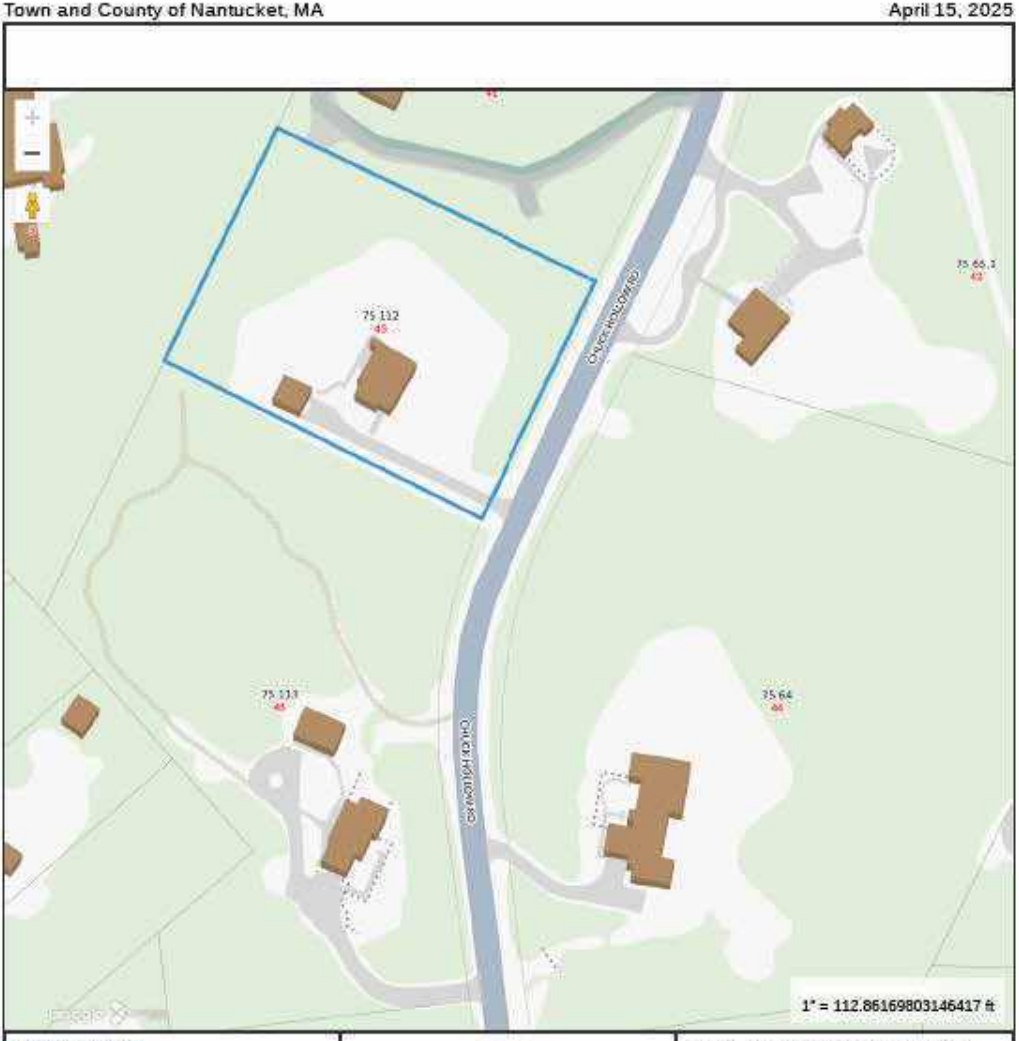
Trim WHITE Sash WHITE Doors WHITE

Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date APR 22, 2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7111
Location	43 CHUCK HOLLOW RD
Owner	TIBBETTS RICHARD B & BARBARA S

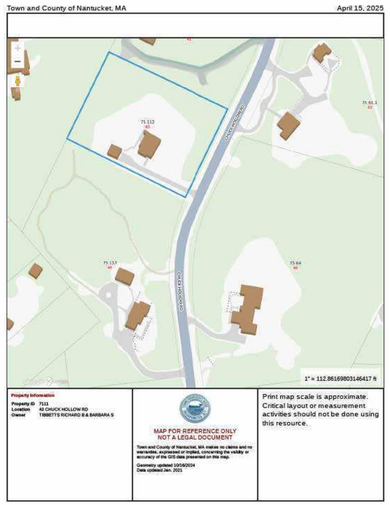
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

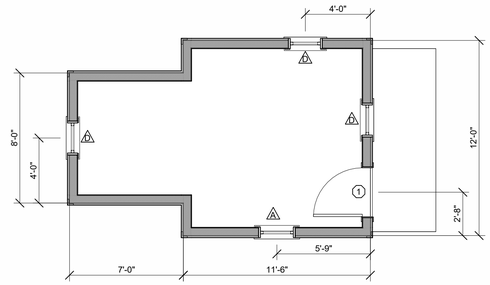
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Locus Map



Locus Map



First Floor
1/4" = 1'-0"

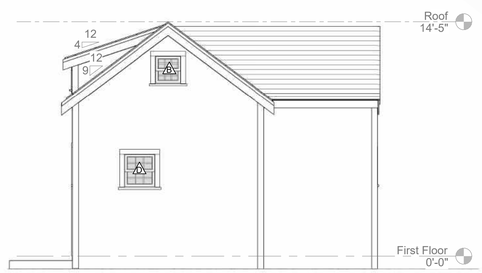


Site Plan
1" = 30'-0"

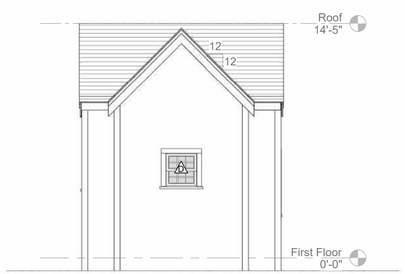
MAP: 75 PARCEL: 112
Owner: Barbara Tibbitts
Zoning Classification: LUG-3
Min Area: 120,000 SF / 65,775 SF
Min Frontage: 200 FT
Front Yard Setback: 35 FT
Side/Rear Setback: 20 FT
Ground Cover: 3% allowable/2.7% existing



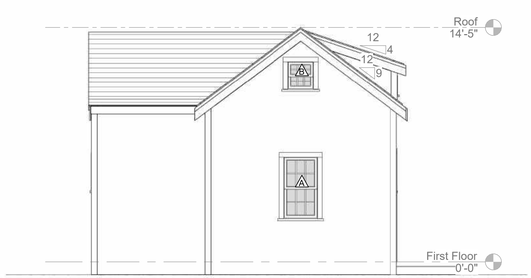
East Elevation - Proposed
1/4" = 1'-0"



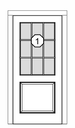
North Elevation - Proposed
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"

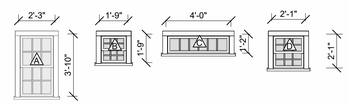


South Elevation - Proposed
1/4" = 1'-0"



9 Lite Door
3'-0" x 6'-8"

Door Legend
1/4" = 1'-0"



6/6 Window
Double-Hung
Andersen SDL
QTY: 1

6/6 Window
Double-Hung
Andersen SDL
QTY: 2

6/1 Window
Fixed
Andersen SDL
QTY: 1

6/6 Window
Double-Hung
Andersen SDL
QTY: 2

Window Legend
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Tibbitts
43 Chuck Hollow Rd
Nantucket, MA 02554

DA	04/21/2025
PEOJECT NO	2510055
REVISION	DATE
1	Date 1

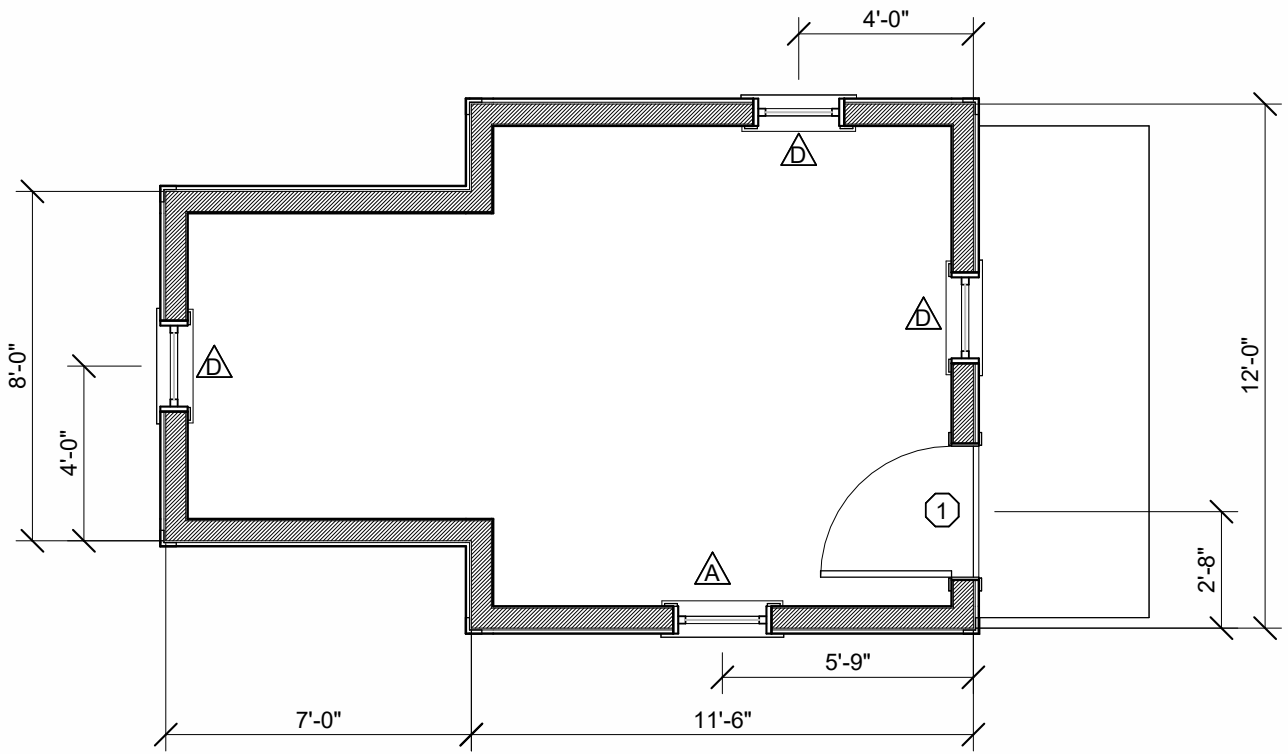
NOTES:

HDC Submission

Plan

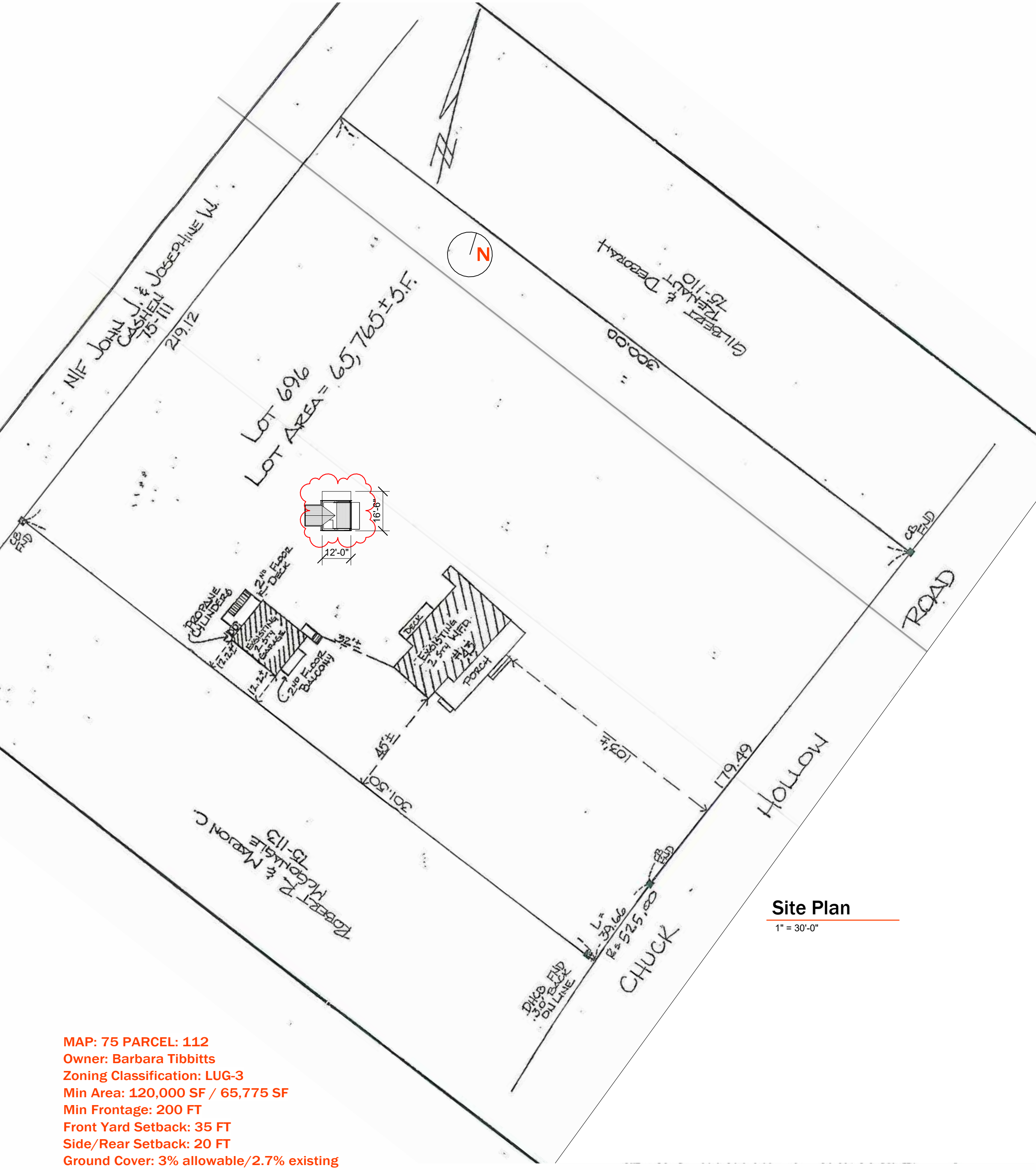
A.100

DRAWN BY: PQ



First Floor

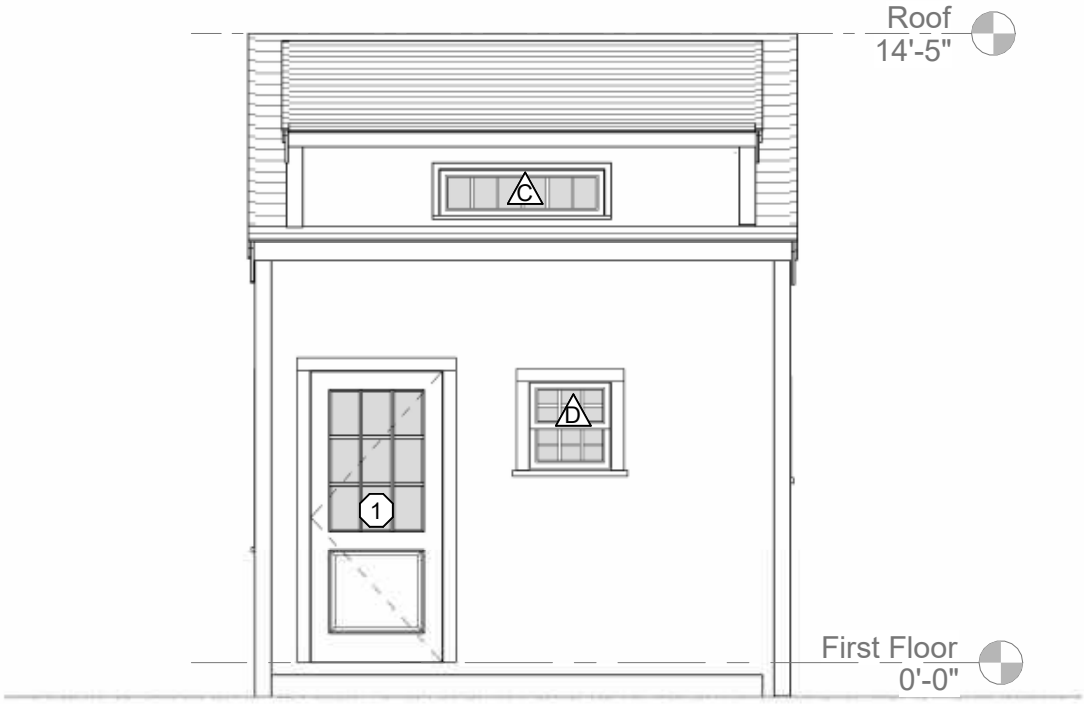
1/4" = 1'-0"



Site Plan

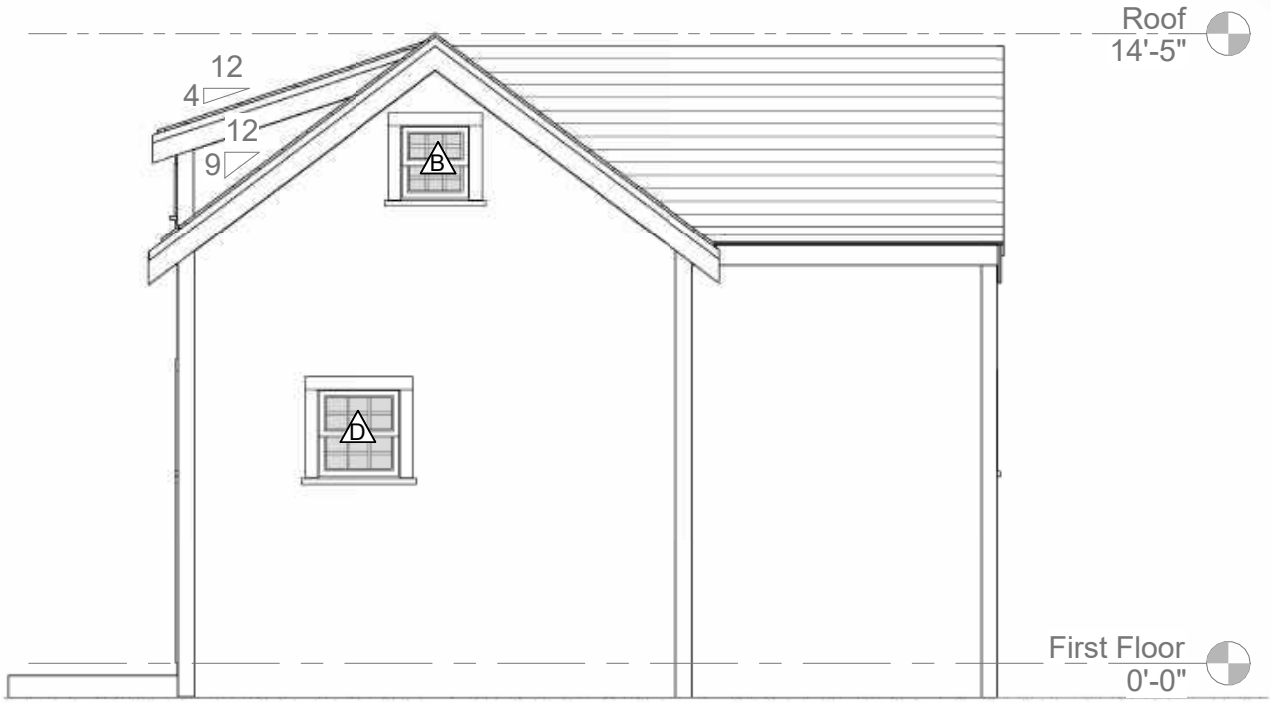
1" = 30'-0"

MAP: 75 PARCEL: 112
Owner: Barbara Tibbitts
Zoning Classification: LUG-3
Min Area: 120,000 SF / 65,775 SF
Min Frontage: 200 FT
Front Yard Setback: 35 FT
Side/Rear Setback: 20 FT
Ground Cover: 3% allowable/2.7% existing



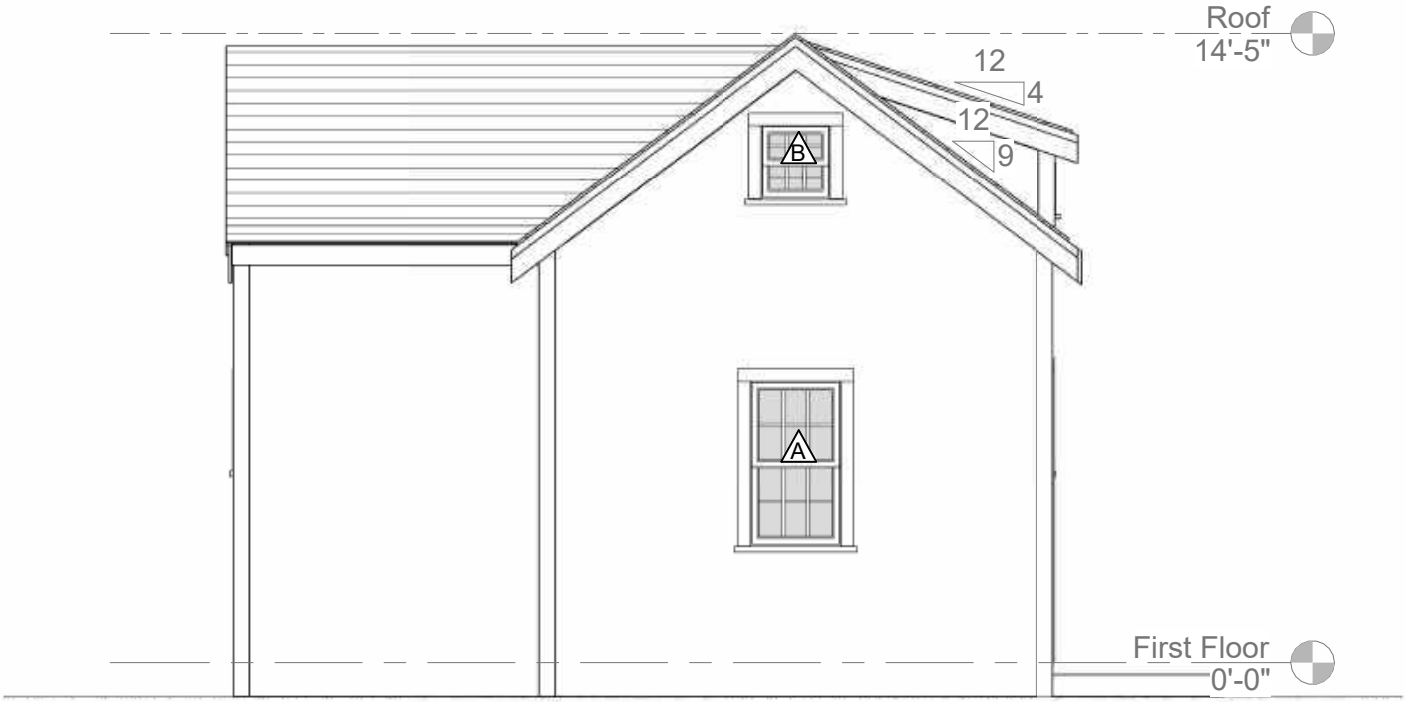
East Elevation - Proposed

1/4" = 1'-0"



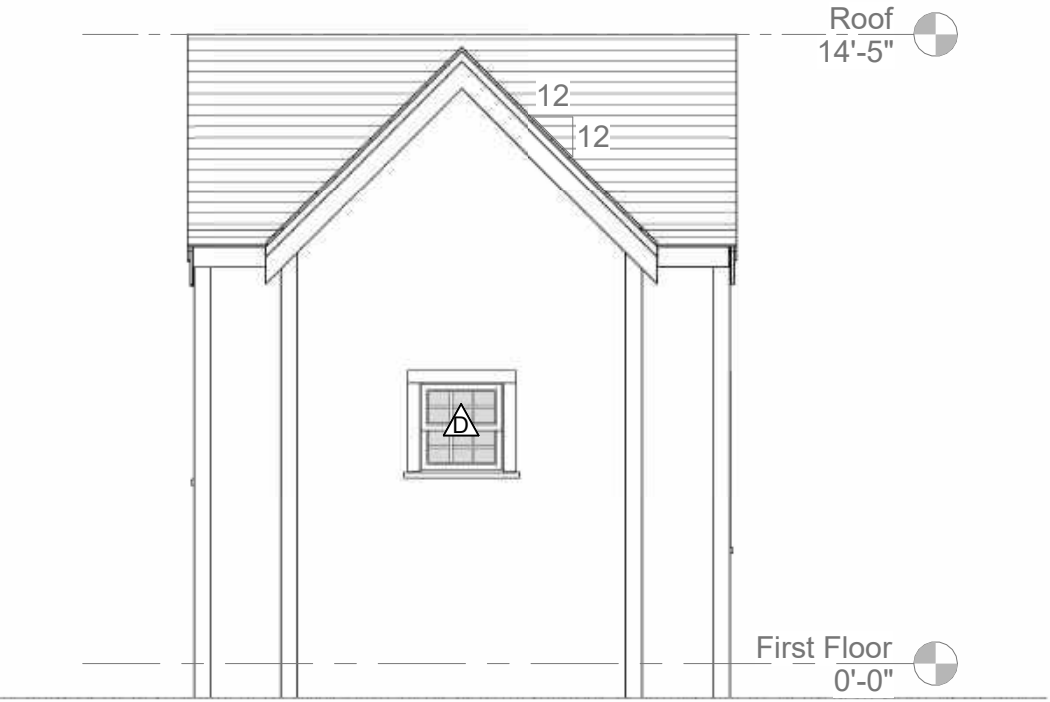
North Elevation - Proposed

1/4" = 1'-0"



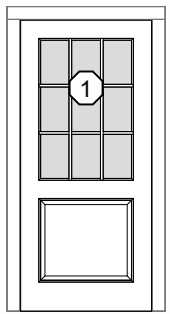
South Elevation - Proposed

1/4" = 1'-0"

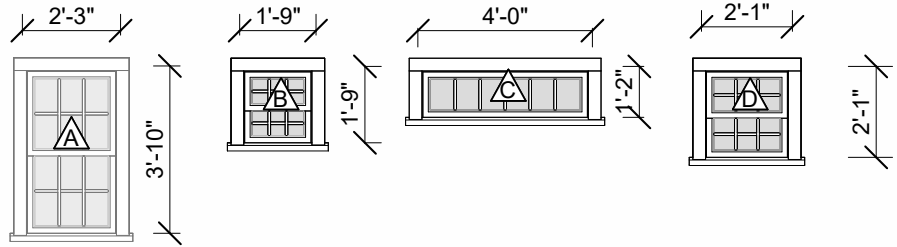


West Elevation - Proposed

1/4" = 1'-0"



9 Lite Door
3'-0" x 6'-8"



6/6 Window
Double-Hung
Andersen SDL
QTY: 1

6/6 Window
Double-Hung
Andersen SDL
QTY: 2

6/1 Window
Fixed
Andersen SDL
QTY: 1

6/6 Window
Double-Hung
Andersen SDL
QTY: 2

Door Legend

1/4" = 1'-0"

Window Legend

1/4" = 1'-0"

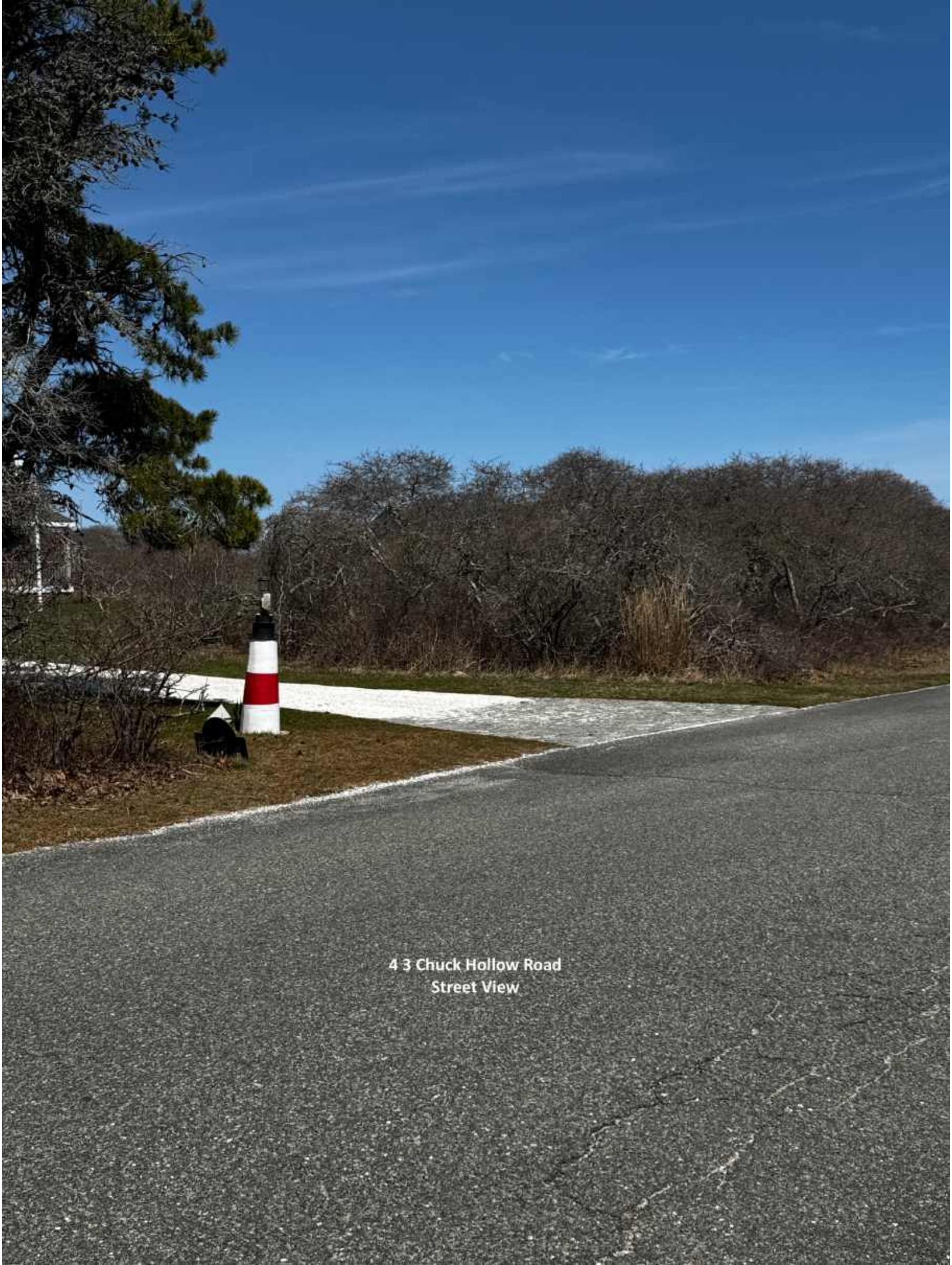
43 Chuck Hollow Rd- Shed

On the street looking towards the small lighthouse at the driveway of 43 chuck hollow rd.



In the street, in the same spot as last photograph turned and now looking towards the bushes with the house and backyard in the background.





4 3 Chuck Hollow Road
Street View


43 Chuck Hollow Road
Up Driveway to Right corner of House



43 Chuck Hollow Road
Right Side of House


Location of Proposed ADU
43 Chuck Hollow Road
Right Side of House Looking
into Back yard ADU location


Loaction of Proposed ADU


Location of Proposed ADU

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 7613 PARCEL N°. 285

Street & Number of Proposed Work: 24 Arlington St

Owner of record: BERNICE JITTA

Mailing Address: 24 Arlington St, P.O Box 3876
Nantucket, MA 02584

Contact Phone #: 508-825-6022 E-mail: bjjblueskies@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. # Concrete slab for Shed

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 8' Sq. Footage 1st floor: 120 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

16' 9' Width: 15' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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: 12/01/1994

Original Builder: Marie E. Lemberg

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 45 deg angle

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

● High-Density Polyethylene (HDPE)

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Lifetime Rough Opening 29.5"Lx20.5W Size _____ Location Roof

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☒ High-Density Polyethylene (HDPE)

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other NO TRIM

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other Polycarbonate-Shatterproof, Impact resistant

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Lifetime

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Light gray Clapboard (if applicable) N/A Roof Dark gray

Trim NO TRIM Sash N/A Doors Dark gray

Deck NO Deck Foundation Concrete Fence N/A Shutters Dark gray

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04-22-2025 Signature of owner of record Bernice Jitta Signed under penalties of perjury

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
N/A	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
Yes	Completed Application
Yes	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Yes	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Yes	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.
N/A	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Yes	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
yes	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

yes	**All documents MUST be legible. All sets MUST be collated and stapled.**
New	**Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.**
yes	**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: Rebecca Sitta Date: 04-22-2025

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 Bernice Jitta

AS AGENT FOR _____

STREET ADDRESS 24 Arlington St, Nantucket MA 02554

MAP/PARCEL 7613 / 285

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04-23-2025

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.

Bernice Jitta 04-23-2025

Signature Date

24 Arlington Street, Tom Nevers, Nantucket MA 02584

Lifetime 15'W x 8'D Plastic Outdoor Storage Shed Kit (High-Density Polyethylene (HDPE) with Double Doors & Floor (model 60406)

Lifetime 15ft x 8ft Plastic Outdoor Shed (HDPE) comes with customizable adjusting shelf system and enjoys the convenience of the centralized doors, which offer easy and convenient access to the shed. Large skylights (6) give natural light to the interior and attractive design. The shed is designed for ease of use and low maintenance featuring a high-pitched roof (45 Deg.) that allows for quick drainage of rain and snow. The UV-protected material resists weather damage, and the impact- and slip-resistant high-density polyethylene floor protects against oil, solvents, stains, and damage from drops and dings. Made with a sturdy, steel-reinforced frame and **Double Wall System** construction for maximum durability and longevity with lockable latches.

Lifetime 15 x 8 Outdoor Storage Shed 60406 Includes: (6) ridge skylights, (2) wall windows, (2) screened vents, (1) 3 pane door set, (1) slider latch, (2) 8" x 90" FIH height-adjustable wall shelf, (1) FIH shed floor, (4) corner shelves, (12) wall hooks, and (4) shutters.

- FIH, in the context of Lifetime sheds refers to "Free-In-House", a term that means the delivery of the shed in included in the price and will be brought into the home or shed location.

Features:

This shed is a HDPE resin shed with steel reinforcement throughout the doors, roof, and walls and an interior floor space of 106.5 square feet.
The shed is a side-entry design with textured vertical siding and a gable roof design.
Constructed of dual walls, High-density Polyethylene (HDPE) and powder-coated steel.
Shed is made in the USA with US & imported parts.
Lifetime shed will NOT crack, warp, chip, peel, fade or stain.
10-year limited warranty

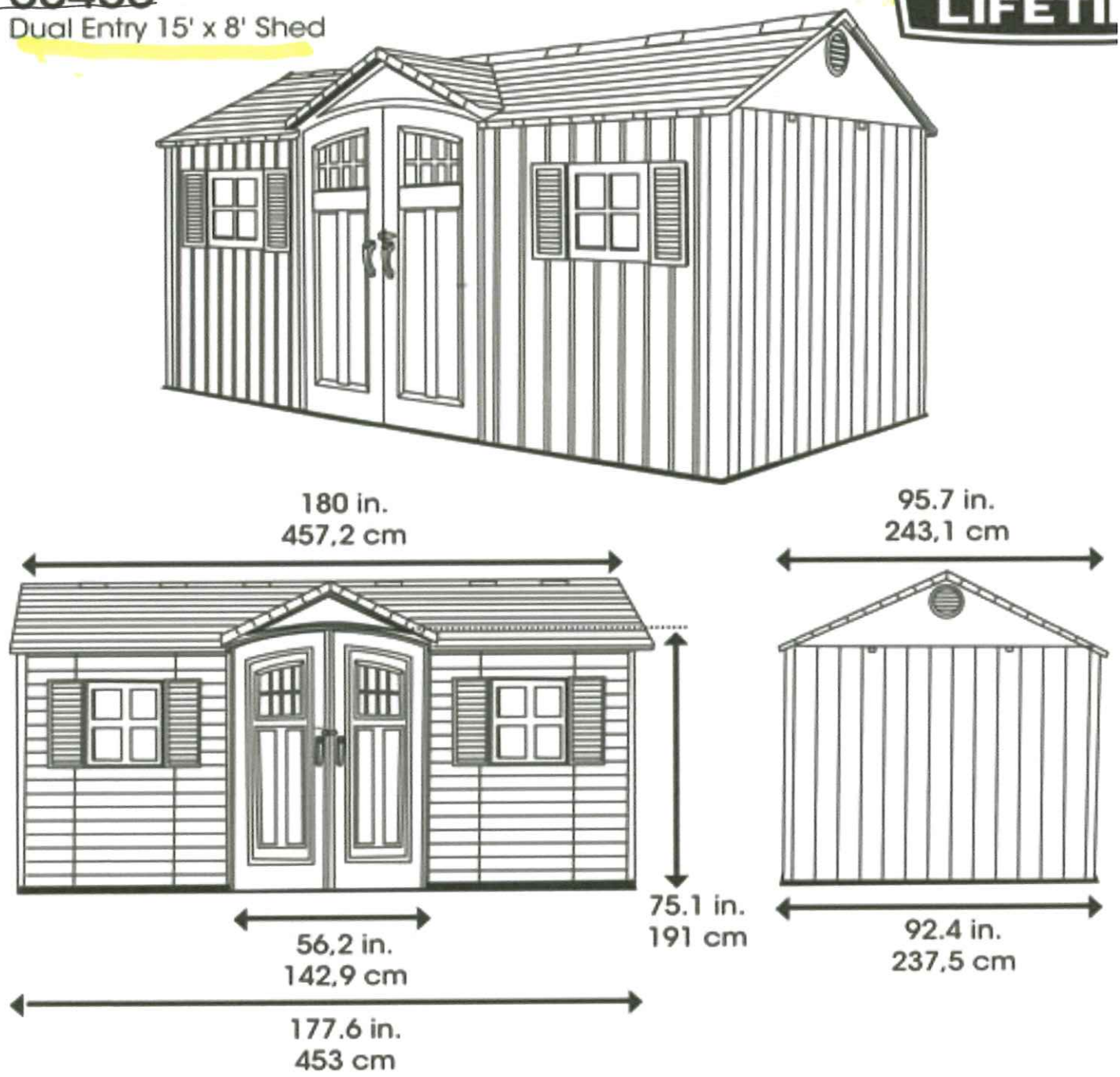
Specifications:

Width: 15 Feet
Depth: 8 Feet
Wall Color: **Light Gray** (Gray Matters)
Wall Texture: Wood Grain
Roof Color: **Dark Gray** (Carbonized Gray)
Door Color: **Dark Gray** (Carbonized Gray)
Steel Powder Coat Color: Black Sand (Trusses, Wall Supports, Brackets, etc.)
Door Opening Dimensions: 56" x 76"(4'.7" x 6'.3")
Door Latch: Slide Bar Latch
Siding Direction: Vertical
Steel Reinforced: L Channel
Windows Size: 16.5" x 16.5" x ¼ " thick
Warranty: 10 Year Limited

24 Arlington St, Nantucket, MA 02584

Model: **60406**

Dual Entry 15' x 8' Shed



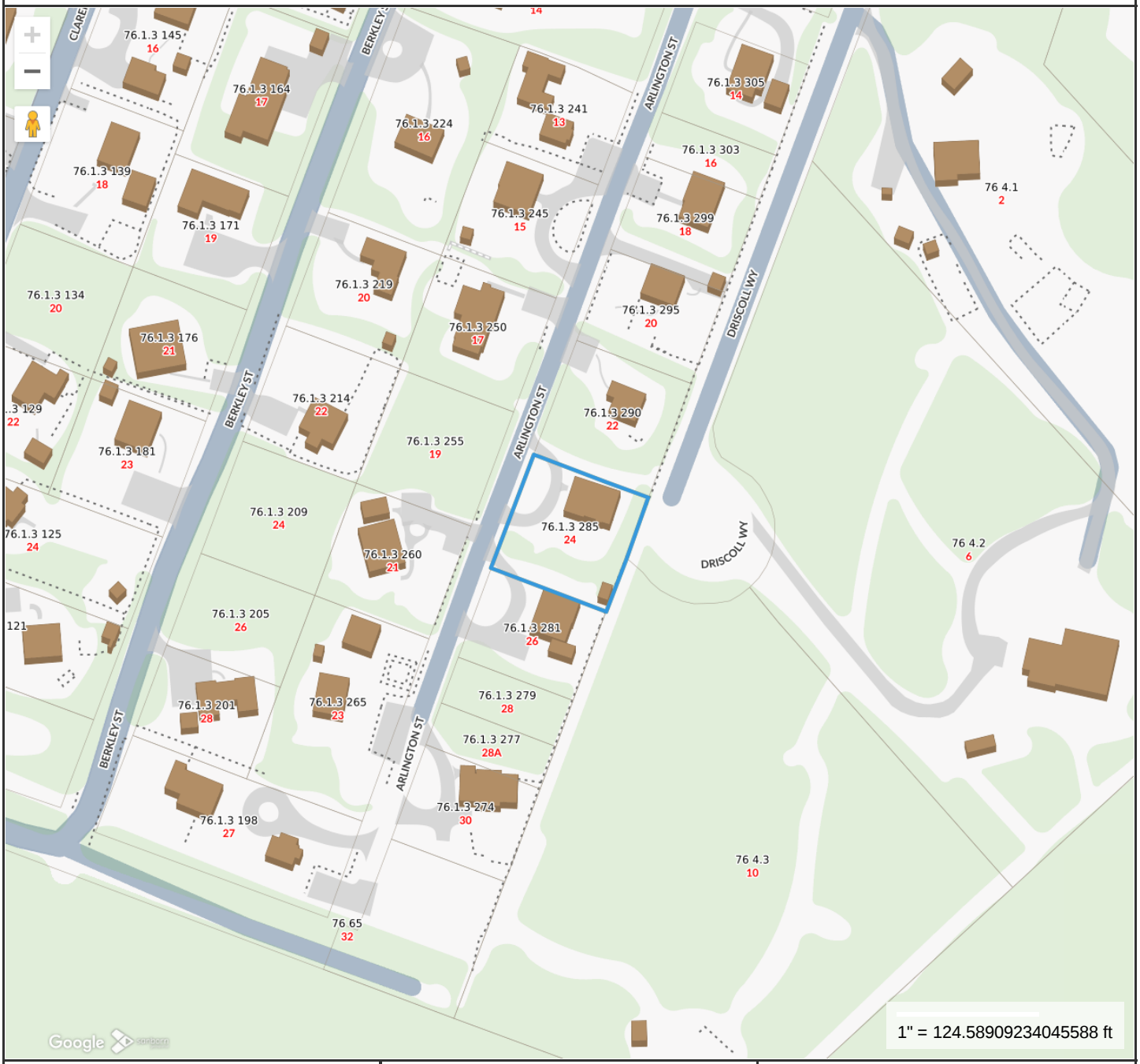
©2023 Lifetime Products, Inc. Clearfield, UT 84016-0010 USA

California Residents: Click Here for Proposition 65 Warning

Videos Images







Property Information

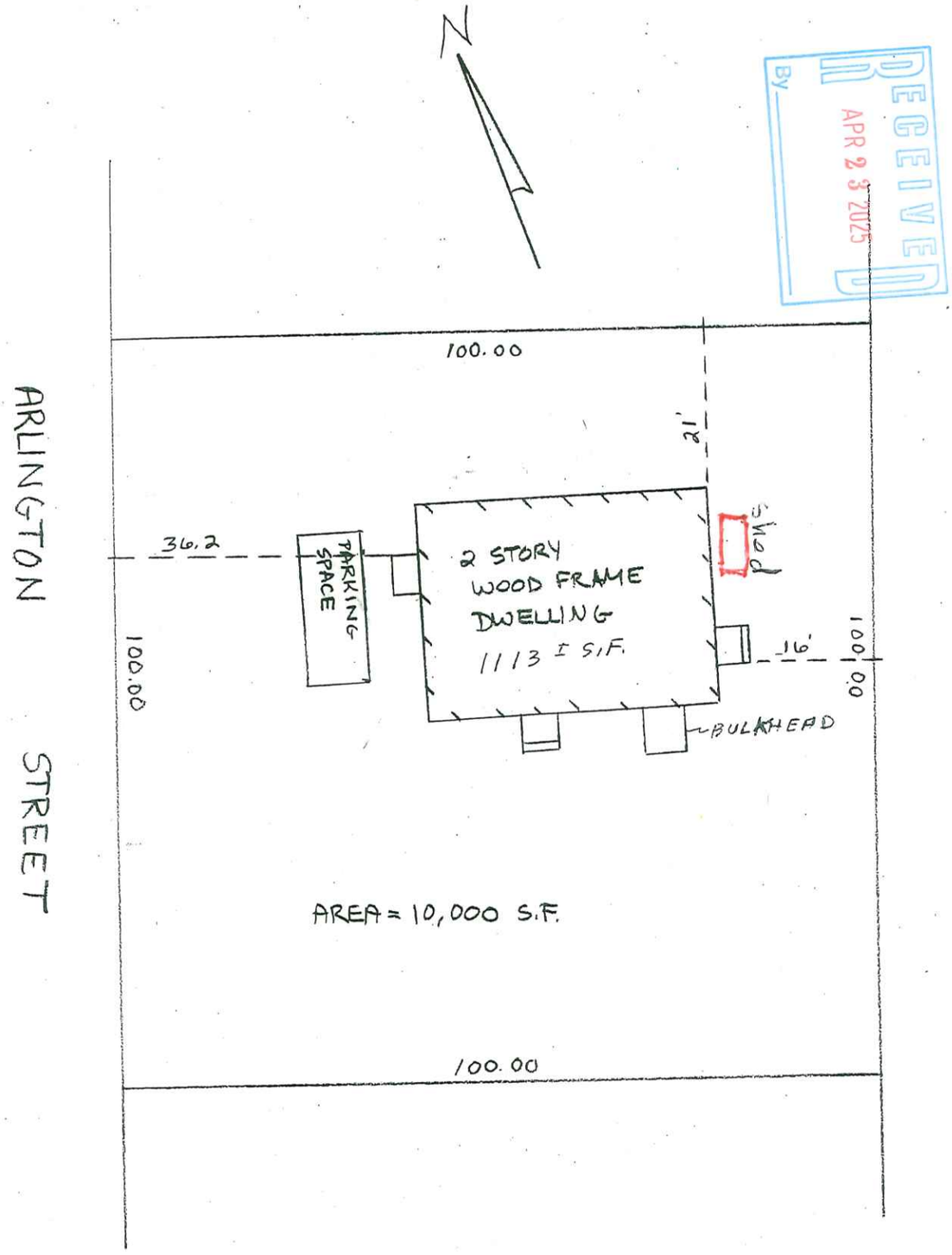
Property ID	12400
Location	24 ARLINGTON ST
Owner	JITTA BERNICE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



RECEIVED
APR 23 2025
BY

NOTE: LOT OF RECORD
SIDE YARD 10'

ZONING: WG-3
MINIMUM LOT SIZE 120,000 S.F.
MINIMUM FRONTAGE: 200'
FRONT YARD SETBACK: 35'
REAR & SIDE SETBACK: 20'
GROUND COVER RATIO: 3%

PLOT PLAN OF LAND IN
NANTUCKET, MASS.

SCALE 1" = 20'

DATE: APRIL 27, 1994

JOHN J. SHUGRUE INC.
57 OLD SOUTH ROAD
NANTUCKET, MA. 02554

FOR: EDWARD LEMBERG

THE STRUCTURES SHOWN ARE LOCATED AS SHOWN.

JOHN J. SHUGRUE PLS

DATE: APRIL 27, 1994

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE No. 23529 REGISTERED
PROFESSIONAL LAND SURVEYOR

ASSESSORS MAP 76.1.3 PARCEL NO. 285-289

#2757





CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2025-04-12475

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 PARCEL N°. 34114

Street & Number of Proposed Work: 22 LIBERTY ST

Owner of record: PETER HOLMES

Mailing Address: SAME

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JAMES LYDON

Mailing Address: 20 EVERGREEN WAY
NANTUCKET, MA 02554

Contact Phone #: 508.221.1333 E-mail: JLYDONJR @aol.com

FOR OFFICE USE ONLY 2446

Date application received: 04/23/25 Fee Paid: $ 50.00

Must be acted on by: 07/05/25

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 3 TABS TO MATCH STYLE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof COLONIAL SLATE (CERT.

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

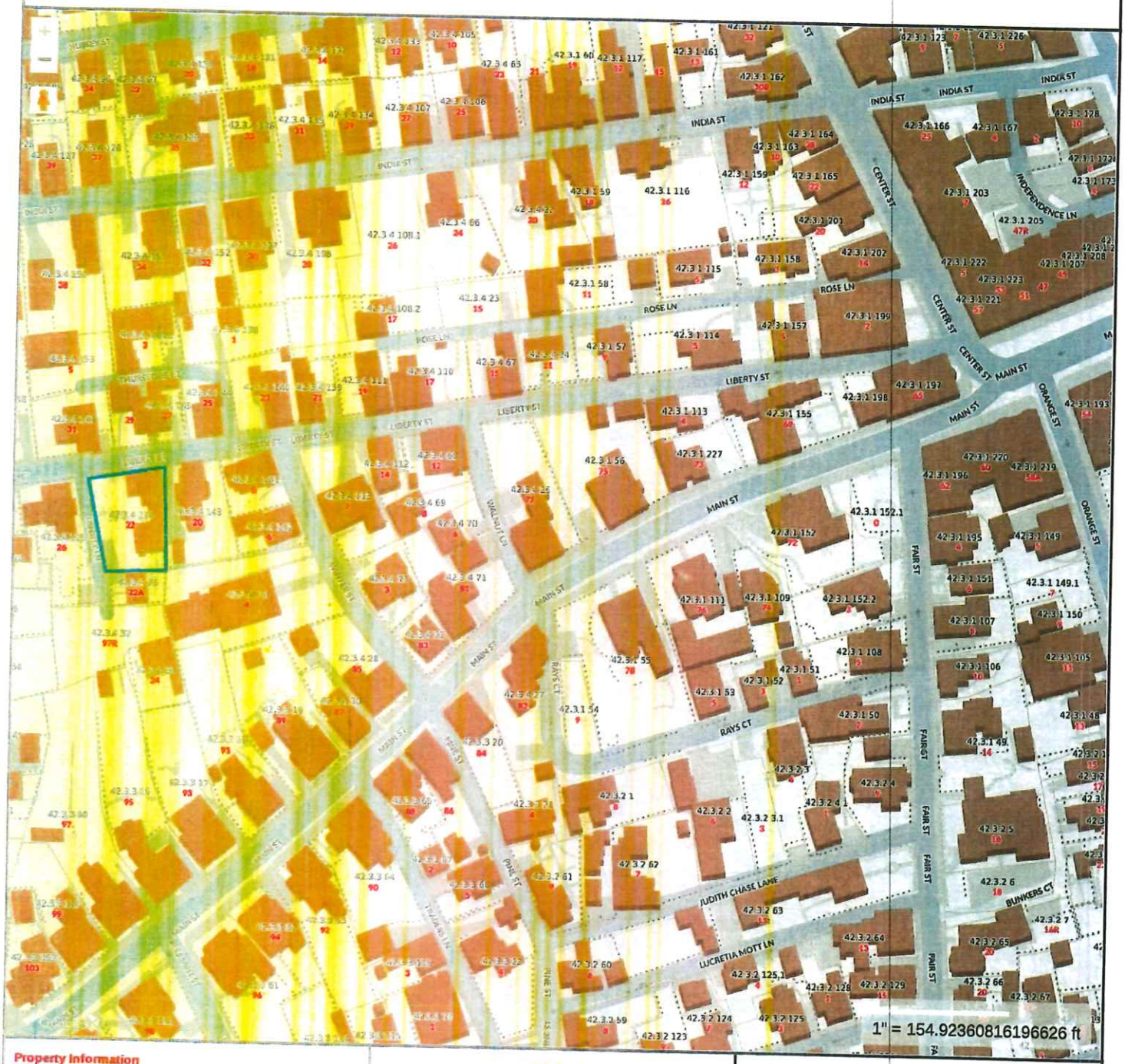
* Attach manufacturer's color samples if color is not from HDC approval list.

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 4/22/25 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

April 23, 2025



Property Information

Property ID 10225
Location 22 LIBERTY ST
Owner HOLMES PETER B & ANN J 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. 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 23 2025
By



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2025-04-12474

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 347

Street & Number of Proposed Work: 54 WASHINGTON AVE

Owner of record: HITHEN CREEK BOAT YARD

Mailing Address: 50 N CAMBRIDGE ST

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JAMES LYDON

Mailing Address: 20 EVERGREEN WAY

NANTUCKET, MA 02554

Contact Phone #: 508 221 1333 E-mail: JLYDONJR@AOL.COM

FOR OFFICE USE ONLY

Date application received: 04/23/25 Fee Paid: $ 50.00 2444

Must be acted on by: 07/05/25

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 3 TABS to ARCH SHNGL

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof MOIRÉ BLACK (LOOK.)
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

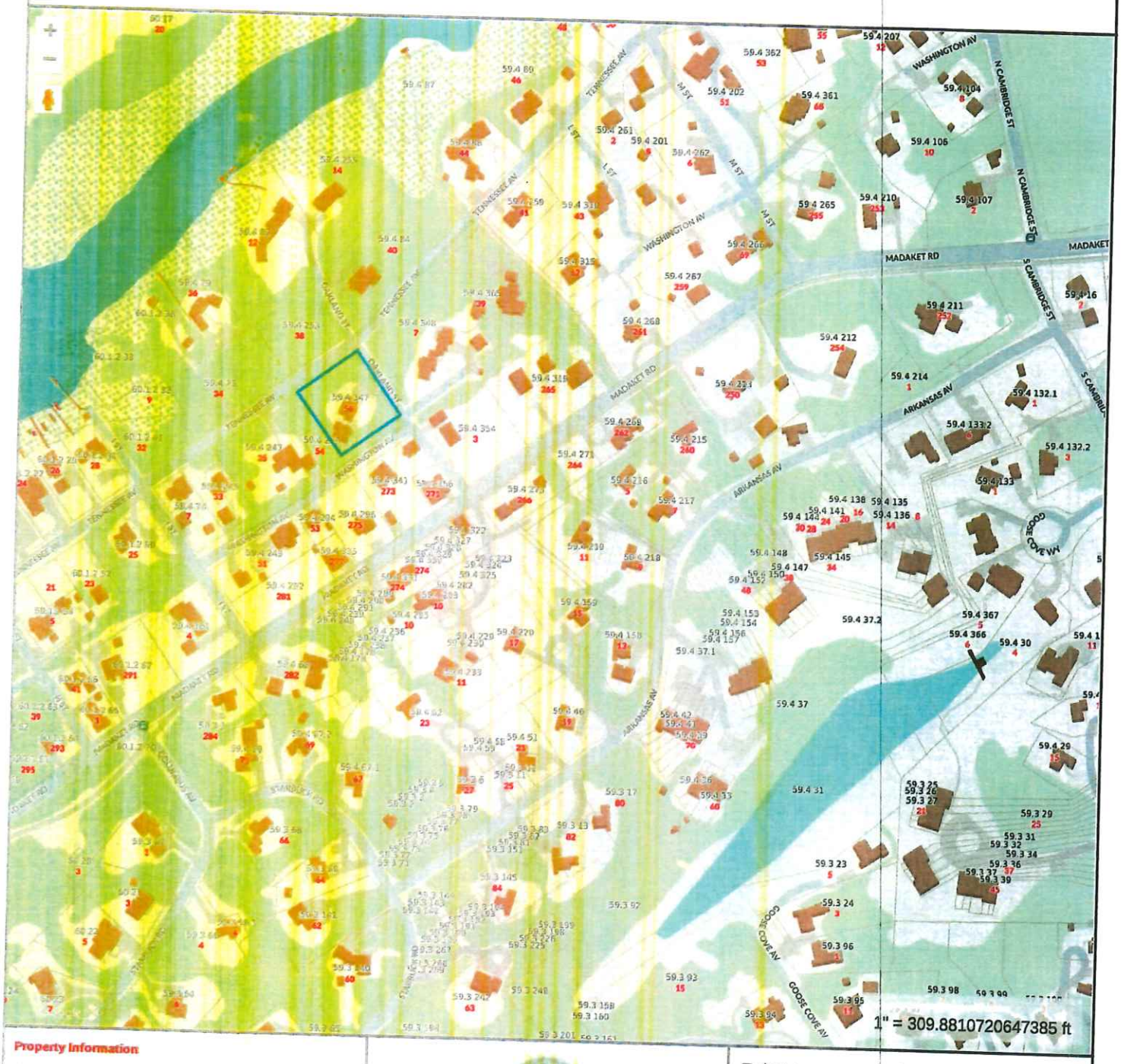
* Attach manufacturer's color samples if color is not from HDC approval list.

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 4/22/25 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

April 23, 2025



Property Information

Property ID	9206
Location	56 WASHINGTON AV
Owner	MADAKET MARINE LLC

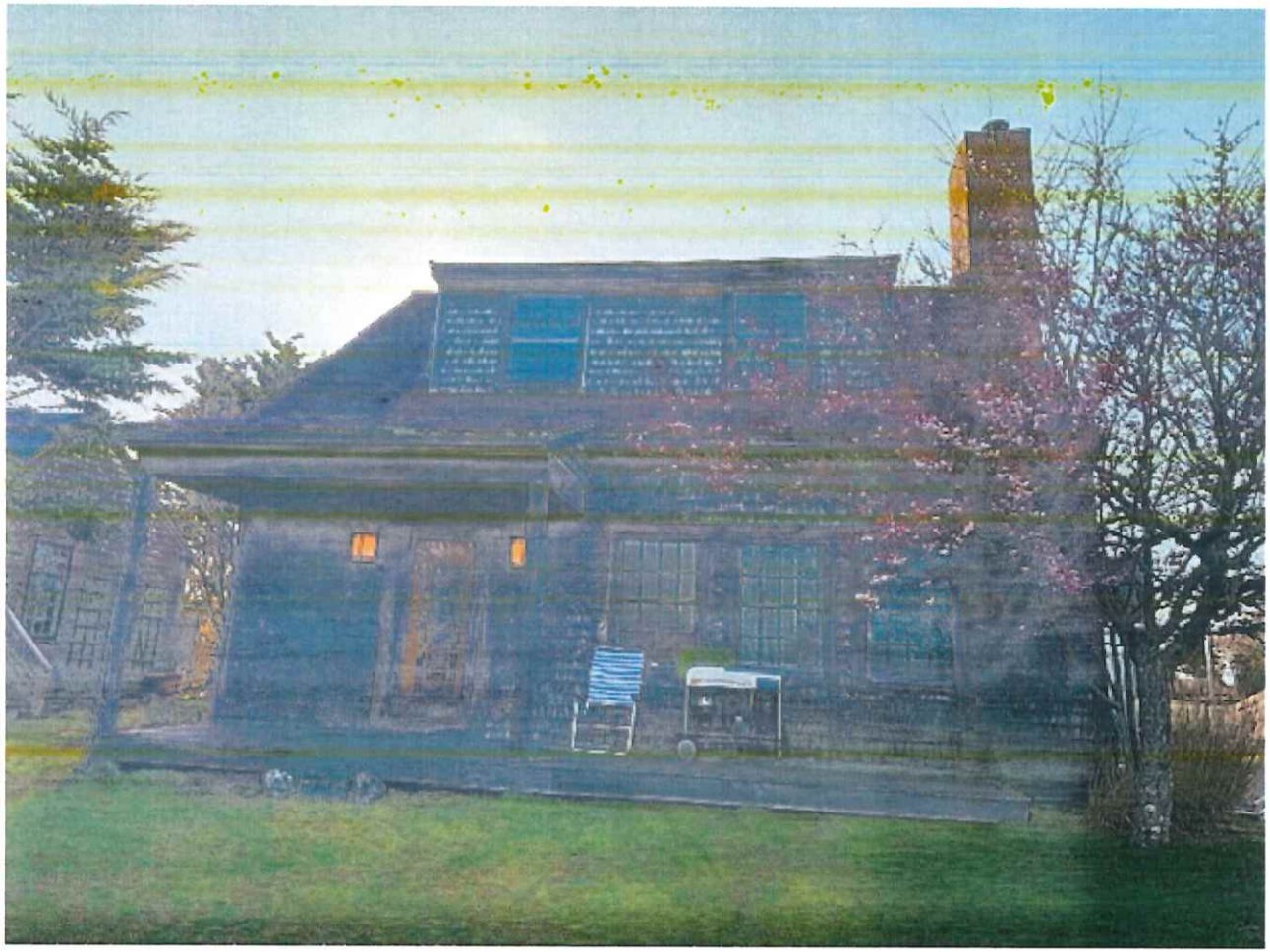
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 1, 2025

RECEIVED
APR 23 2025
QV

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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.

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.

ry 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 36

Street & Number of Proposed Work: 30 Appleton Rd

Owner of record: APP ACK LLC

Mailing Address: 1636 3rd Ave Suite 314

New York, NY 10128

Contact Phone #: 917-414-8333 E-mail: gerald.platt@gmail.com

AGENT INFORMATION (if applicable)

Name: Reid Yeaw

Mailing Address: 54 old South rd

Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyeaw@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: 17'-6" Sq. Footage 1st floor: 236.25 ± Decks/Patio: Size: 6'x4' ☒ 1st floor ☐ 2nd floor

Width: 13'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 15'-6" South 15'-6" East 15'-6" West 15'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4'-5" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 1X6 Corner boards 5/4X6 Frieze _____

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 6-Over-6

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front Existing Rear _____ Side Existing

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Grey

Trim White Sash White Doors White

Deck NTW Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Gmail **Reid Yenor <rkyenor@gmail.com>**

Re: HDC - Authorization

2 messages

Gerald Platt <gerald.platt@gmail.com> Mon, Feb 17, 2025 at 12:21 PM
To: Dustin Maury <dustin@mauryassociates.com>, Yenor Reid <rkyenor@gmail.com>
Cc: Gideon Platt <gideon.platt@gmail.com>

TO WHOM IT MAY CONCERN,

PLEASE BE ADVISED THAT MAURY ASSOCIATES, DUSTIN MAURY AND REID YENOR ARE AUTHORIZED TO REPRESENT *APP ACK LLC* AND *GERALD PLATT* AND *GIDEON PLATT* IN ANY AND ALL MATTERS PERTAINING TO HDC AND THE DEPT OF BUILDINGS.

THANK YOU

GERALD PLATT

On Mon, Feb 17, 2025 at 10:57 AM Dustin Maury <dustin@mauryassociates.com> wrote:

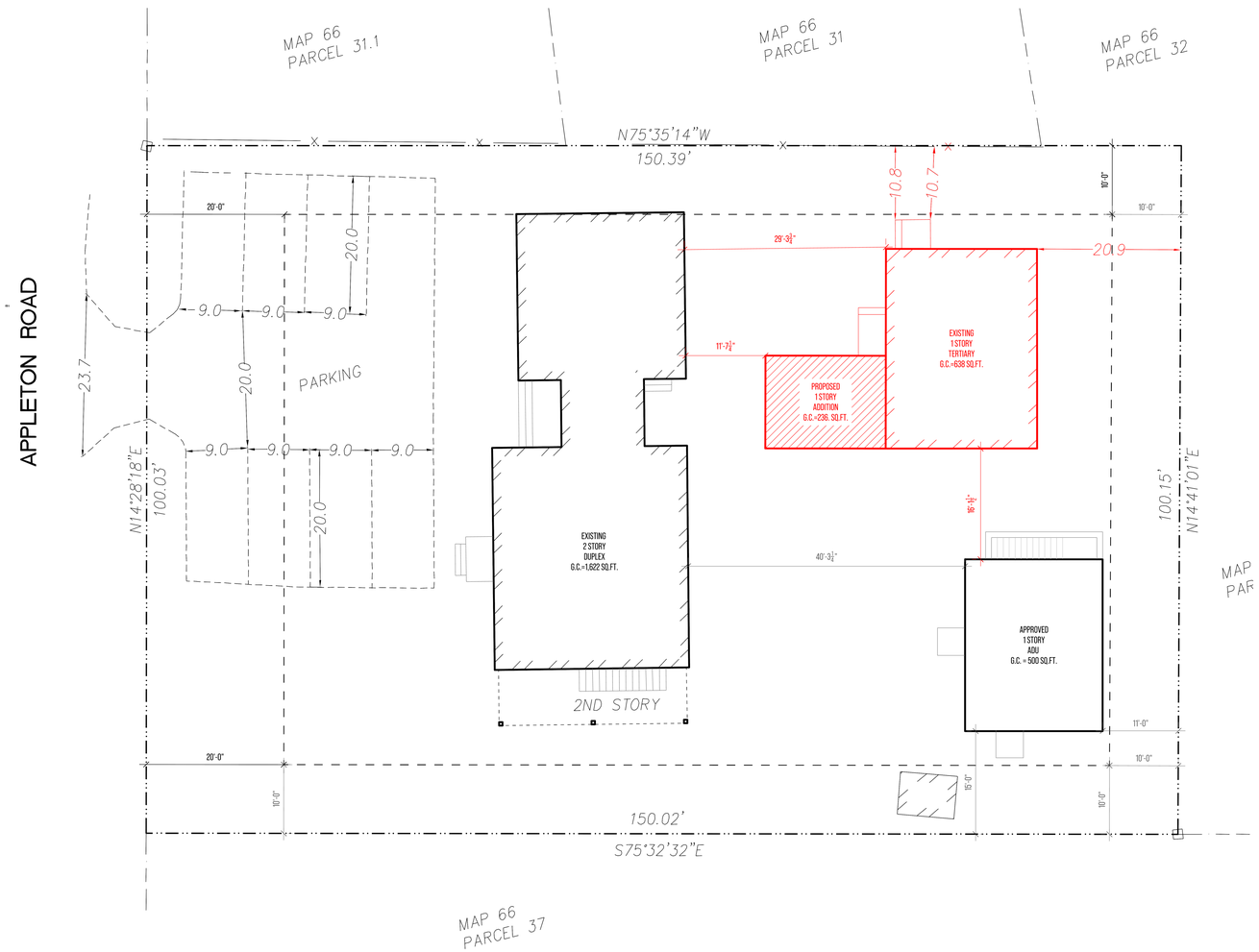
> Can one of you two reply to this email saying that Maury Associates and Reid Yenor have your authorization to represent you in all matters pertaining to HDC with regard to 30 Appleton Road?
>
> Thanks
>
> --
> Dustin Maury
> Maury Associates
> General Contracting Since 1979
> Construction Supervisor License #CS-108621
> mauryassociates.com
> 54 Old South Rd.
> Nantucket, Ma. 02554
> Cell 508-654-8315

Dustin <dustin@mauryassociates.com> Mon, Feb 17, 2025 at 12:21 PM
To: Yenor Reid <rkyenor@gmail.com>

Dustin Maury
General Contractor
Maury Associates, Inc.
Since 1979
(508) 654-8315

Begin forwarded message:

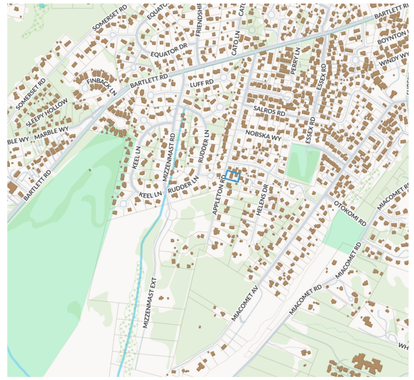
> **From:** Gerald Platt <gerald.platt@gmail.com>
> **Date:** February 17, 2025 at 12:21:24 PM EST
> **To:** Dustin Maury <dustin@mauryassociates.com>, Yenor Reid <rkyenor@gmail.com>
> **Cc:** Gideon Platt <gideon.platt@gmail.com>
> **Subject: Re: HDC - Authorization**
>
> [Quoted text hidden]



1 SITE PLAN

SCALE : 1:10

0' 5' 15' 35'



2 LOCUS MAP

NOTES

ADDRESS: 30 APPLETON

MAP/PARCEL: 66 / 36

ZONING CODE: R10

LOT AREA = 15,304 SQ.FT. ±

SETBACKS

FRONT = 20'

SIDE/REAR = 10'

GROUND COVER (25%)

TOTAL ALLOWABLE = 3,826 SQ.FT. ±

EXISTING DUPLEX= 1,622 SQ.FT.±

PROPOSED TERTIARY= 874 SQ.FT.±

PROPOSED ADU #1 = 500 SQ.FT.±

TOTAL PROPOSED =2,996 SQ.FT. ±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
30 APPLETON RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
TERTIARY RENOVATION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

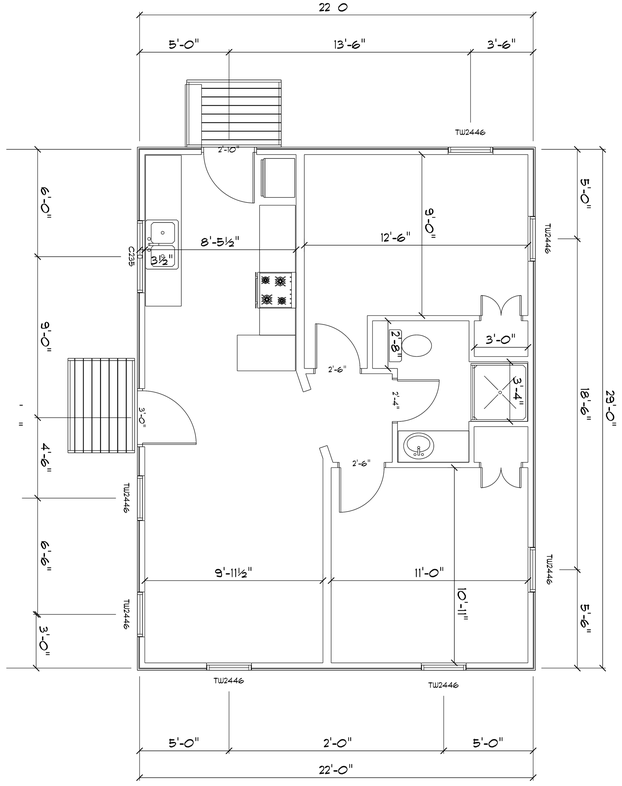
SITE
PLAN

SHEET NUMBER

A-0.00

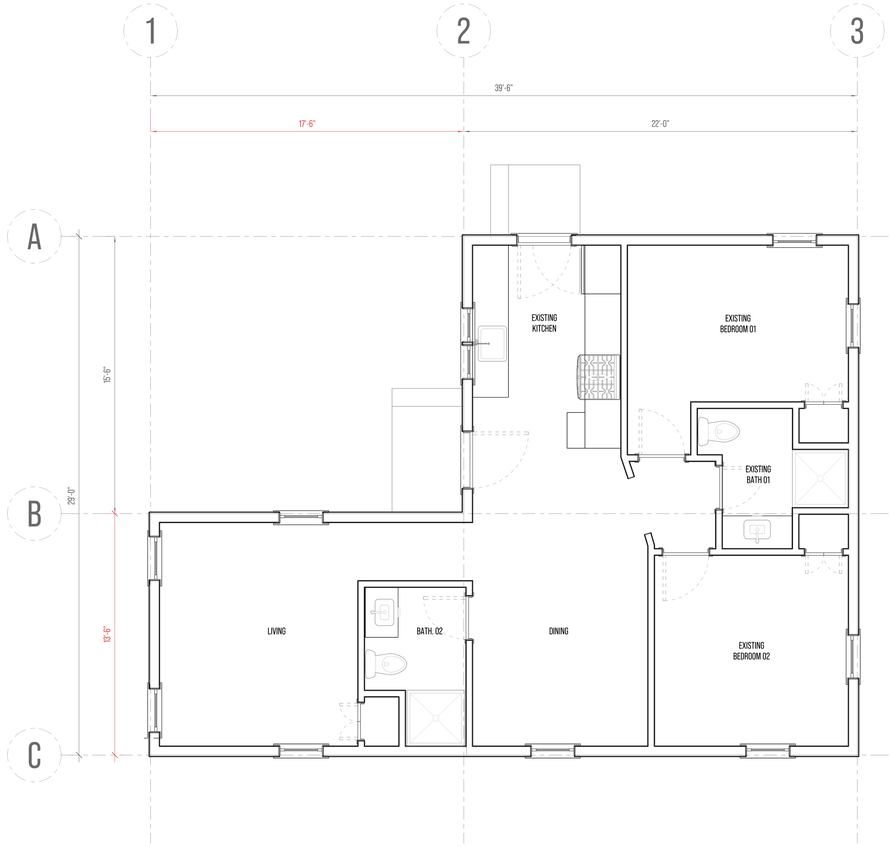
DRAWN BY

REID YENOR



1 EXISTING FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1



2 POROPOSED FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
30 APPLETON RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
TERTIARY RENOVATION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
02/03/25	ADU CONCEPT 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

FLOOR
PLAN

SHEET NUMBER

A-1.00

DRAWN BY

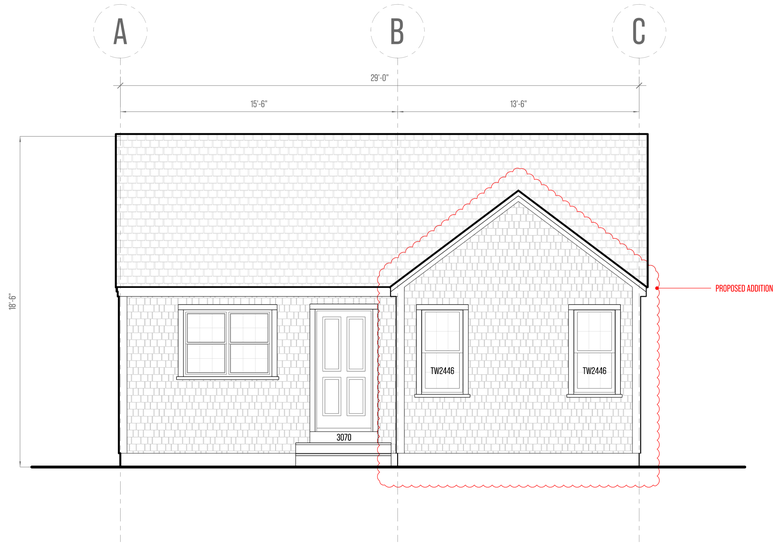
REID YENOR

0' 4' 8' 16'



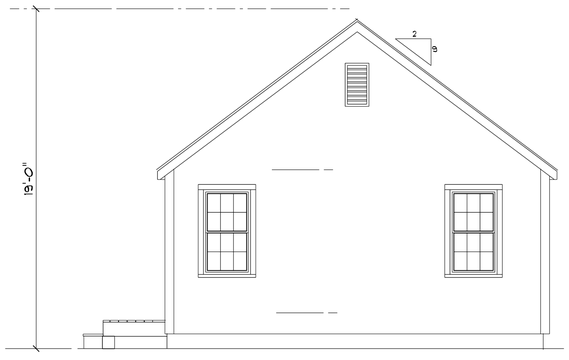
3 EXISTING FRONT ELEVATION

SCALE : $\frac{1}{4}$" = 1



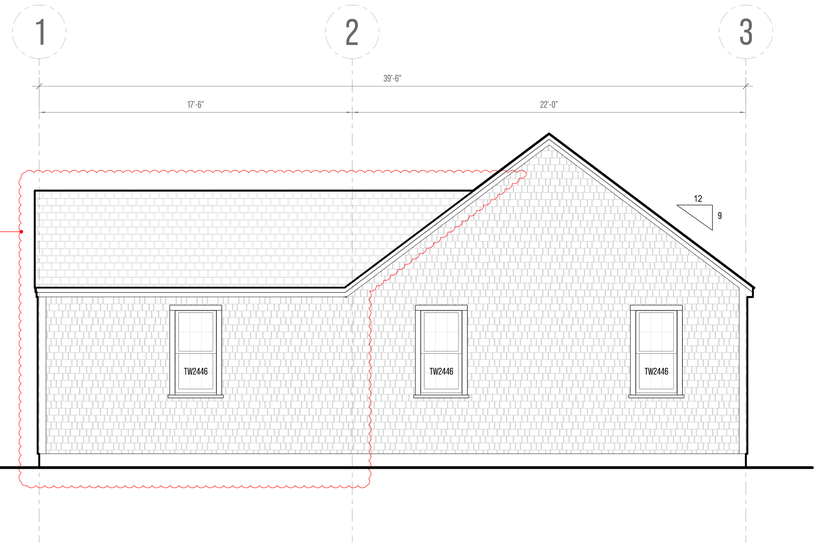
2 PROPOSED FRONT ELEVATION

SCALE : $\frac{1}{4}$" = 1



4 EXISTING RIGHT ELEVATION

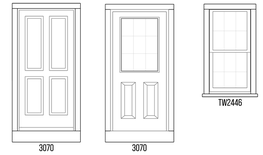
SCALE : $\frac{1}{4}$" = 1



5 PROPOSED RIGHT ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE



0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
30 APPLETON RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
TERTIARY RENOVATION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

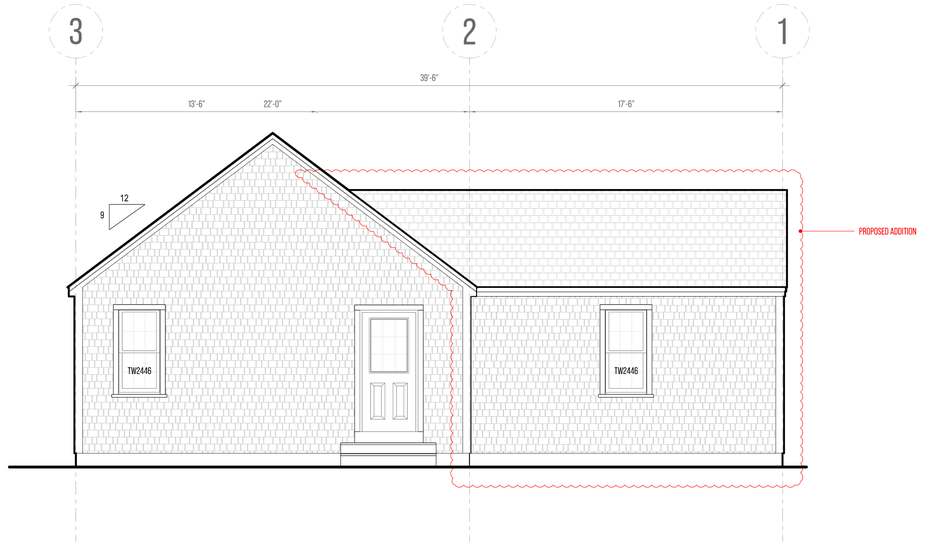
DRAWN BY

REID YENOR



3 LEFT ELEVATION

SCALE : $\frac{1}{4}$" = 1



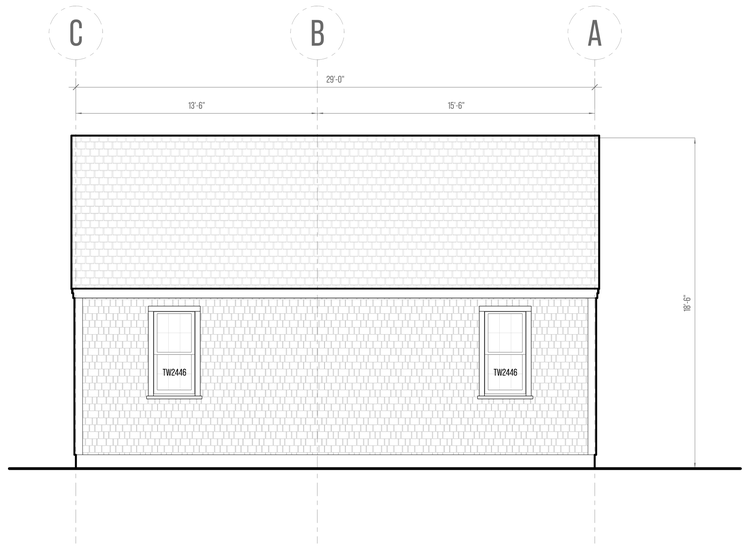
2 PROPOSED LEFT ELEVATION

SCALE : $\frac{1}{4}$" = 1



4 REAR ELEVATION

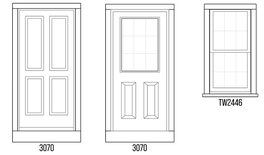
SCALE : $\frac{1}{4}$" = 1



5 PROPOSED REAR ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE



0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
30 APPLETON RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
TERTIARY RENOVATION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

30 APPLETON VIEW FROM PUBLIC RIGHT OF WAY



VIEW OF EXISTING EAST ELEVATION



VIEW OF EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION (PARTIAL)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR APP ACK LLC

STREET ADDRESS 30 Appleton Rd

MAP/PARCEL 66 / 36

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Wednesday, April 23rd 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

04/23/2025 — 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.

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.

ry 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 13.1

Street & Number of Proposed Work: 9 Bartlett Rd

Owner of record: 9 Bartlett LLC

Mailing Address: 56 Downing parkway
Pittsfield, MA 01201

Contact Phone #: 413-822-4242 E-mail: mryan@sampco.com

AGENT INFORMATION (if applicable)

Name: Reid Yenor

Mailing Address: 54 old South rd
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyenor@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 12-11636

☐ 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 Replace Existing windows with like-kind replacements + Add gable window
2. South Elevation Replace Existing windows with like-kind replacements
3. West Elevation Replace Existing windows with like-kind replacements + Add gable window
4. North Elevation Replace Existing windows with like-kind replacements

Is there an HDC survey form for 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 1x4 Door 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

Doors* (type and material): ☐ TDL ☒ 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) Grey Roof _____

Trim white Sash White 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.

Gmail **Reid Yenor <rkyenor@gmail.com>**

HDC Authorization

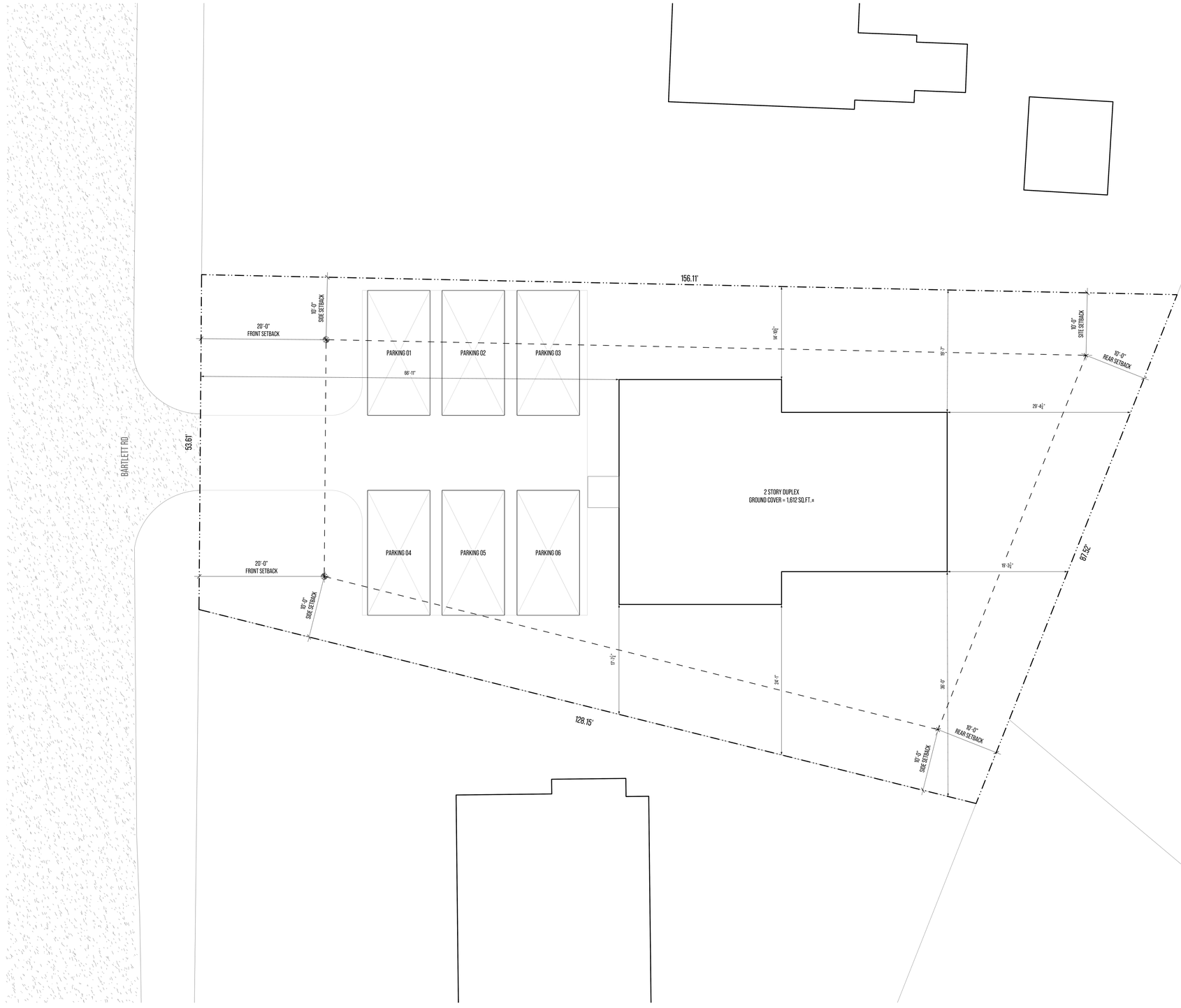
Michael O. Ryan <mryan@sampco.com> Tue, Nov 19, 2024 at 5:04 PM
To: Yenor Reid <rkyenor@gmail.com>

"I authorize Reid Yenor to represent 9 Bartlett Rd in all matters regarding the HDC."

On Nov 19, 2024, at 3:26 PM, Reid Yenor <rkyenor@gmail.com> wrote:

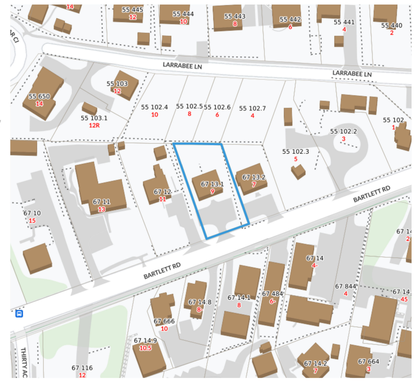
[Quoted text hidden]

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.



1 SITE PLAN

SCALE : $\frac{1}{8}$" = 1'



2 LOCUS MAP

NOTES

ADDRESS: 9 BARTLETT RD

MAP/PARCEL: 67/13.1

ZONING CODE: R10

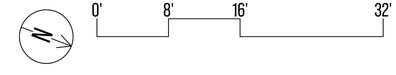
LOT AREA = 9,746 SQ.FT. ±

SETBACKS

- FRONT = 20'
- SIDE/REAR = 10'

GROUND COVER (25%)

- TOTAL ALLOWABLE = 2,436 SQ.FT. ±
- TOTAL OCCUPIED= 1,612 SQ.FT. ±



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2024

PROJECT:
DUPLEX ADDITION

CLIENT:
RYAN

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

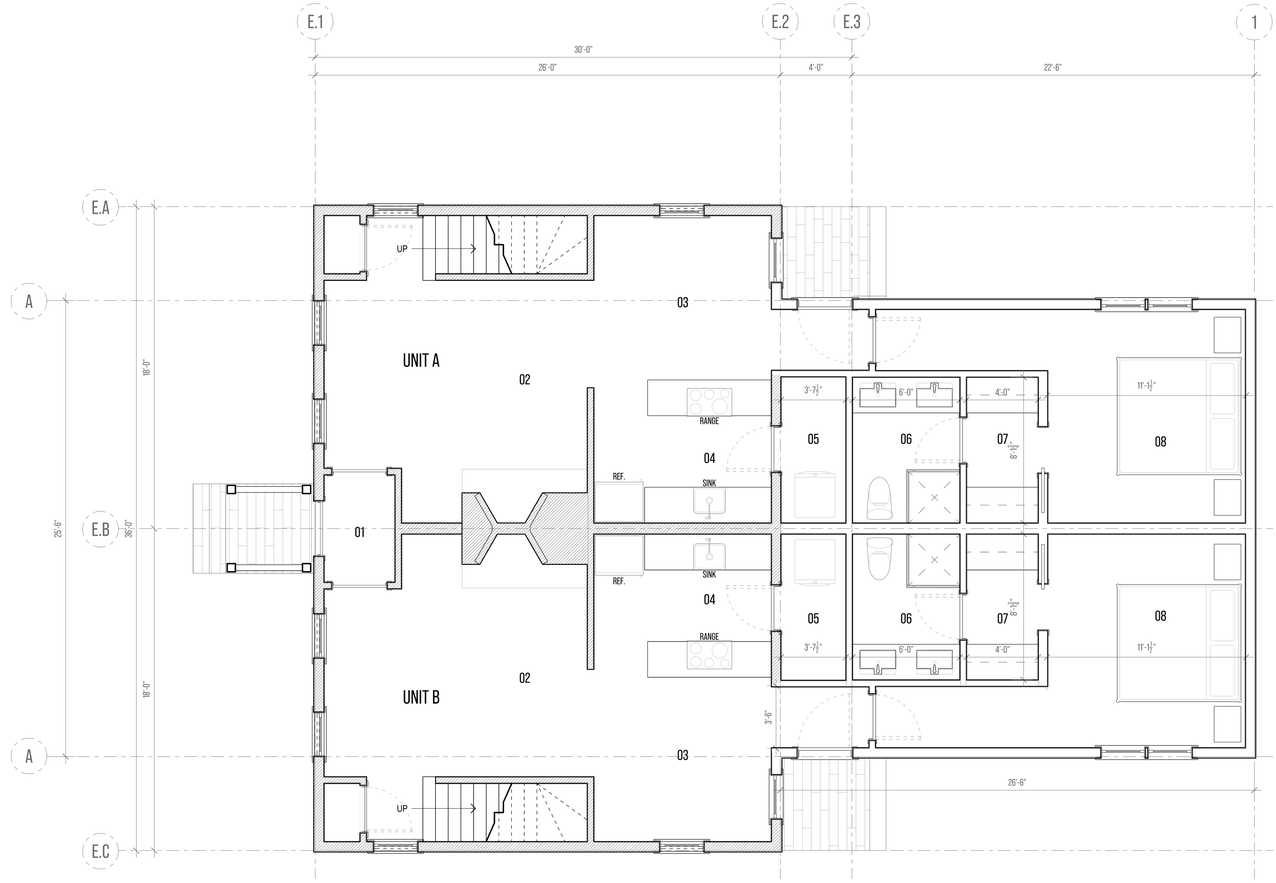
SITE PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR



2 FIRST FLOOR PLAN (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1'

LEGEND

01 EXISTING FOYER
02 EXISTING LIVING
03 EXISTING DINING
04 EXISTING KITCHEN
05 EXISTING LAUNDRY
06 PROPOSED BATHROOM
07 PROPOSED CLOSET
08 PROPOSED BEDROOM
EXISTING STRUCTURE
PROPOSED STRUCTURE

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
DUPLEX ADDITION

CLIENT:
RYAN

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

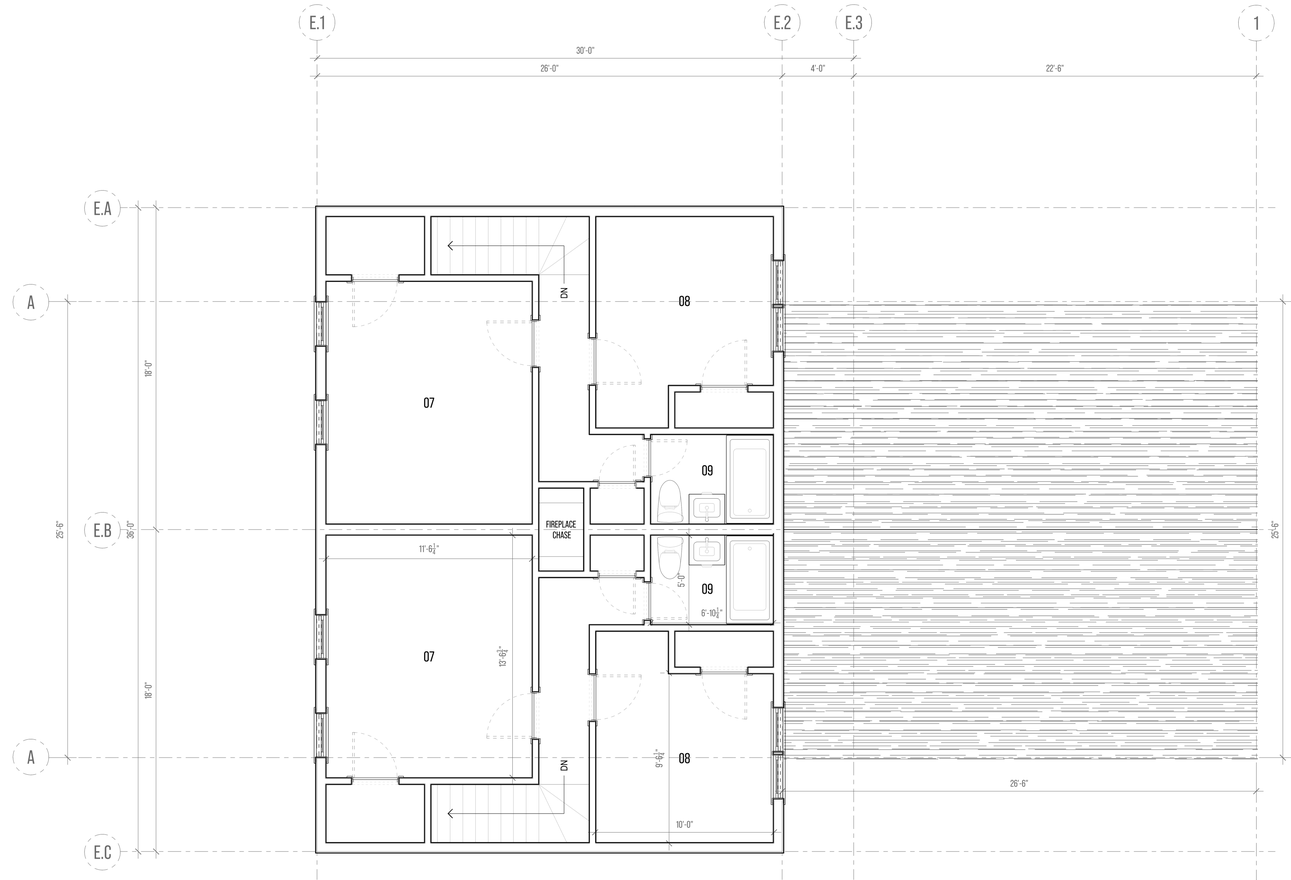
DRAWING TITLE

FIRST
FLOOR PLAN

SHEET NUMBER

A-1.10

DRAWN BY



2 SECOND FLOOR PLAN (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1'

LEGEND

07 BEDROOM 01 (FRONT)
08 BEDROOM 02 (REAR)
09 BATHROOM

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
DUPLEX ADDITION

CLIENT:
RYAN

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

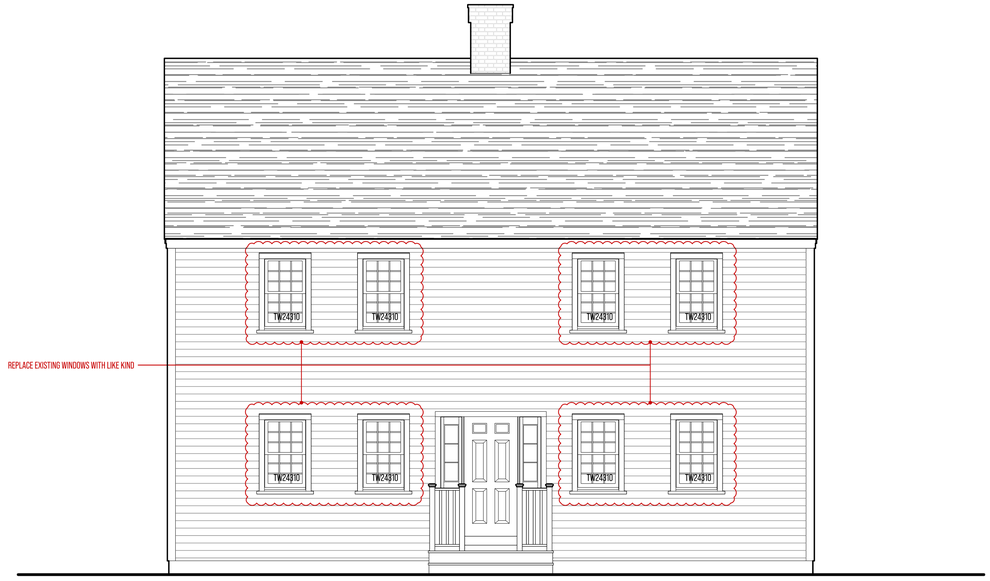
DRAWING TITLE

SECOND FLOOR PLAN

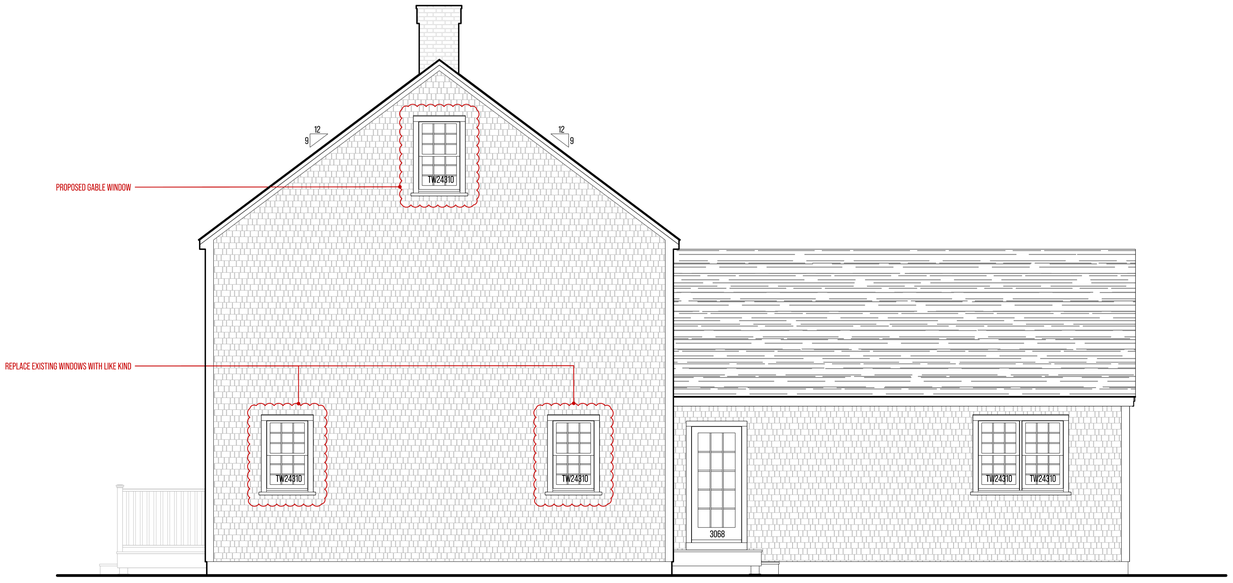
SHEET NUMBER

A-1.20

DRAWN BY



1 PROPOSED SOUTH ELEVATION (NO CHANGE)
$\frac{1}{4}$" = 1'-0"



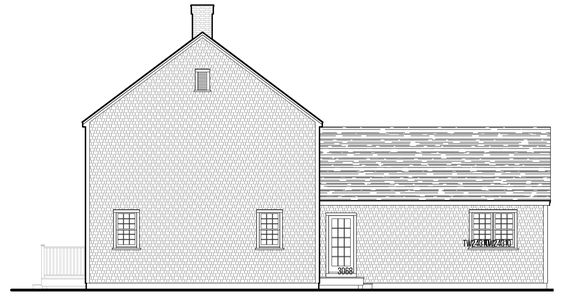
2 PROPOSED EAST ELEVATION
$\frac{1}{4}$" = 1'-0"

PROPOSED WINDOW & DOOR SCHEDULE





1 PREVIOUSLY APPROVED SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



2 PREVIOUSLY APPROVED EAST ELEVATION
$\frac{1}{4}$" = 1'-0"

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
DUPLEX ADDITION

CLIENT:
RYAN

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

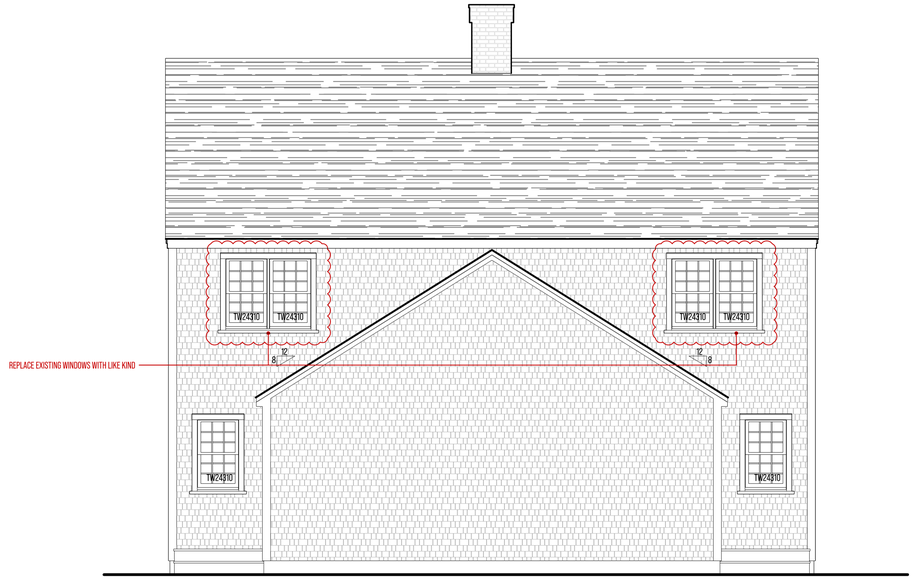
DRAWING TITLE

EXTERIOR ELEVATIONS

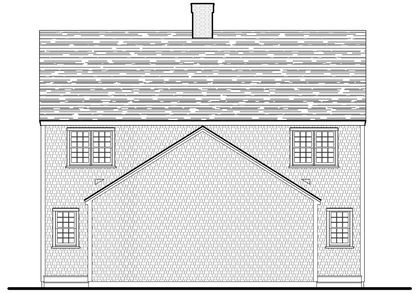
SHEET NUMBER

A-3.00

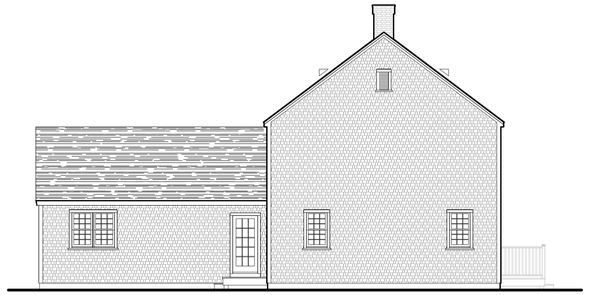
DRAWN BY



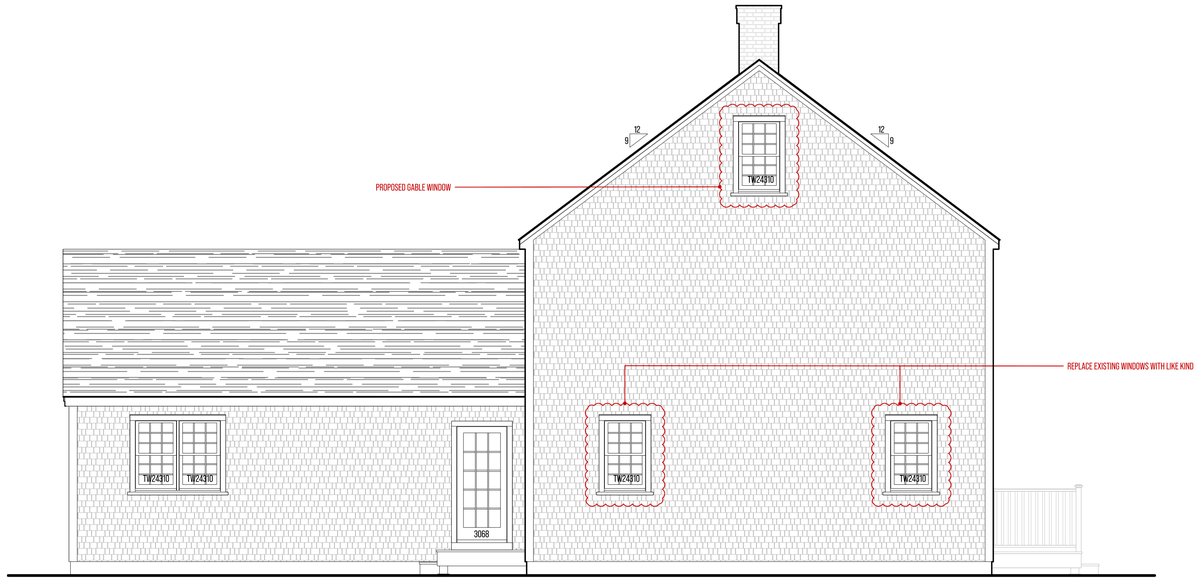
3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



3 PREVIOUSLY APPROVED NORTH ELEVATION
1/4" = 1'-0"



4 PREVIOUSLY APPROVED WEST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

PROPOSED WINDOW & DOOR SCHEDULE



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
9 BARTLETT RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 21, 2025

PROJECT:
DUPLEX ADDITION

CLIENT:
RYAN

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

9 BARTLETT RD - VIEW FROM BARTLETT RD



FRONT OF HOUSE



RIGHT SIDE



LEFT SIDE

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR 9 Bartlett LLC

STREET ADDRESS 9 Bartlett rd

MAP/PARCEL 67 / 13.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Wednesday, April 23rd 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

04/23/2025 — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 61.1

Street & Number of Proposed Work: 6 FARGO WAY

Owner of record: MARY KAYE AND WARNER PEACOCK

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE

Mailing Address: 11 S SHORE DRIVE
NANTUCKET. MA 02554

Contact Phone #: 508-228-3600 E-mail: AMY@CHIPWEBSTER.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: Add 191 SF ☐ 1st floor ☒ 2nd floor REAR
Size: Remove 306 SF ☒ 1st floor ☐ 2nd floor FRONT

Difference between existing grade and proposed finish grade: North 0 South _____ East _____ West _____

Height of ridge above final finish grade: North NO CHANGES South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1988

Original Builder:

REVISIONS* (describe)

1. East Elevation - Reduce front deck & add porch roof
2. South Elevation - Remove both skylights
3. West Elevation - Expand rear second floor deck
4. North Elevation - Window and door updates

Is there an HDC survey form for 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 FRONT PORCH 3 1/2:12

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 1x10 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing MATCH EXISTING Door Frame MATCH EXISTING 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 NTW Clapboard (if applicable) _____ Roof NTW
Trim WHITE Sash WHITE Doors WHITE
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04/07/25 Signature of owner of record Amy Ledon Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

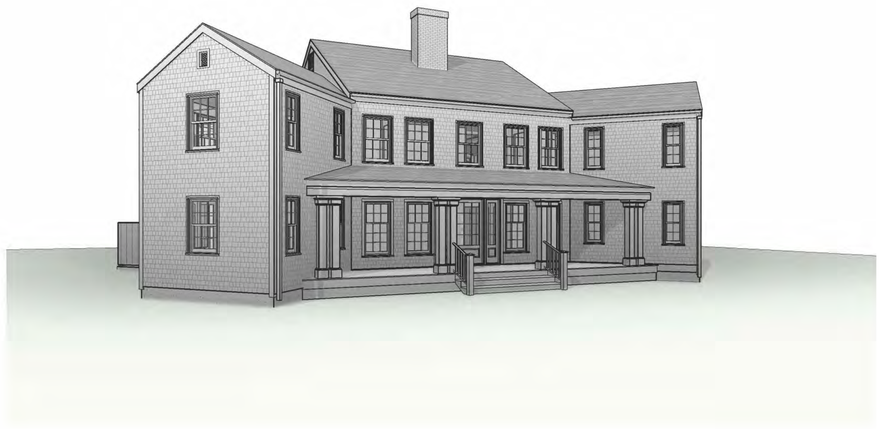
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

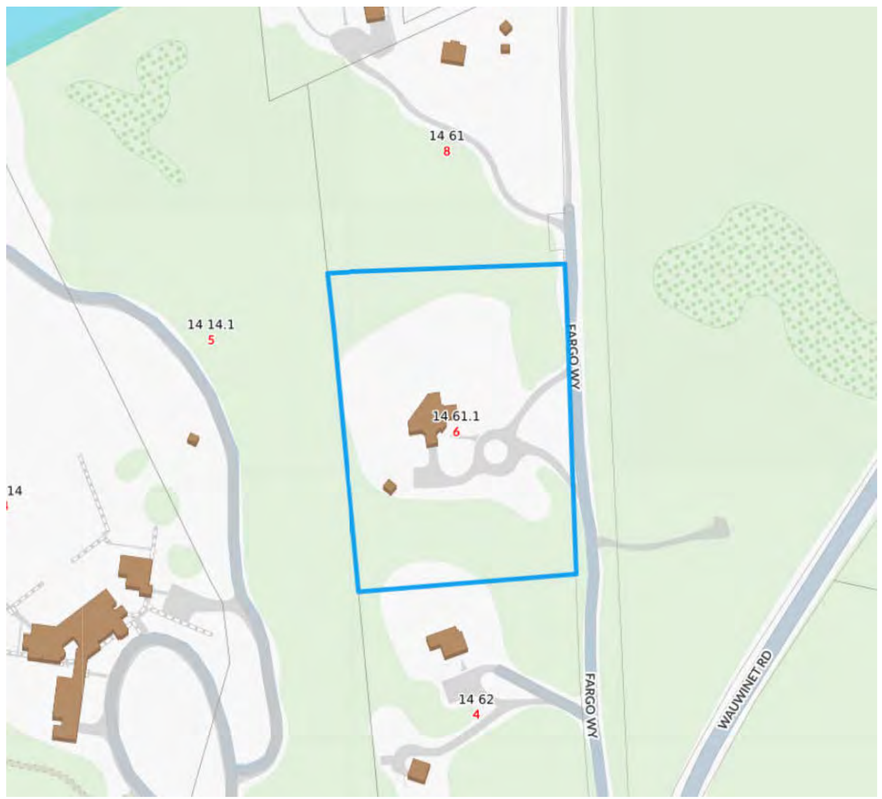
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

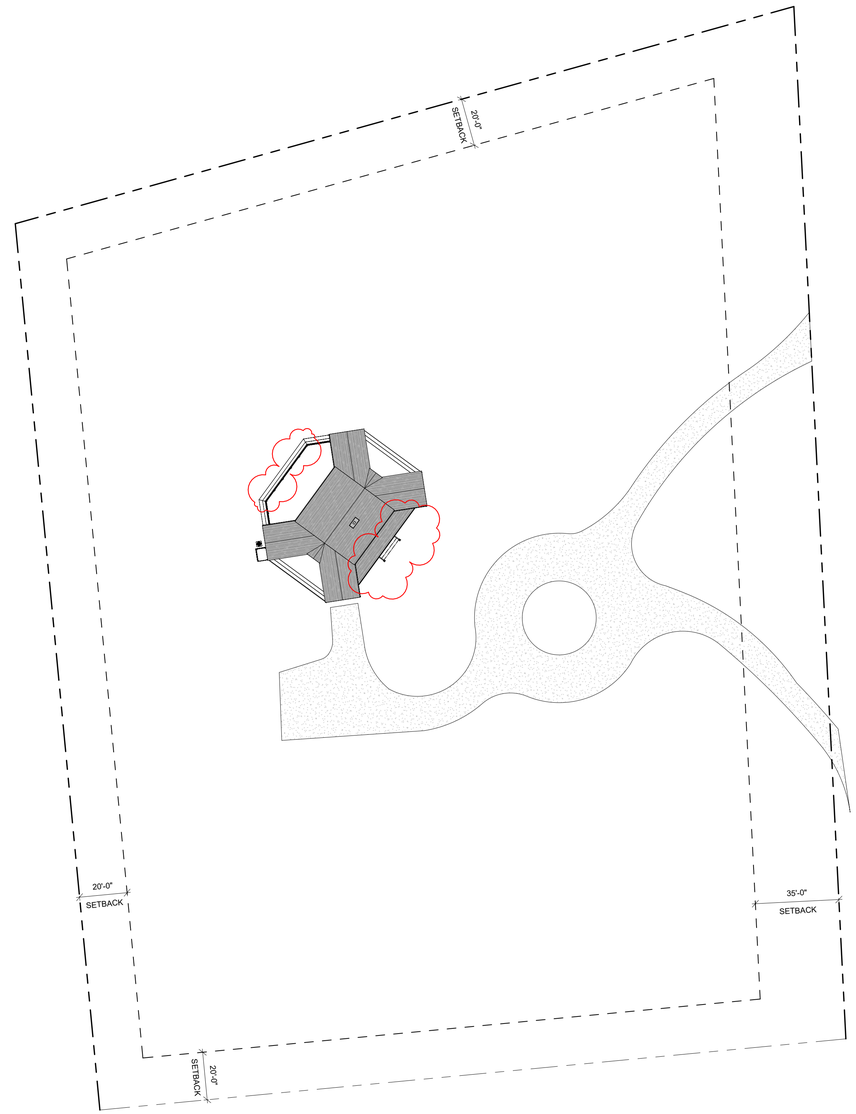
Peacock

New Business - Renovation

6 Fargo Way, Nantucket, MA







1 Site Plan
1" = 30'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Site
HDC.1 Site Plan

#	Date	Note
4	2025.03.24	Site Plan
5	2025.04.16	HDC Submission

HDC.1

4/16/2025 2:57:38 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



VIEW FROM FARGO WAY LOOKING DOWN DRIVEWAY



VIEW FROM DRIVEWAY ON PROPERTY



SOUTH



SOUTHEAST



EAST



NORTHEAST



NORTH



NORTHWEST



WEST



SOUTHWEST

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC2 Photos

#	Date	Note
2	2025.04.16	HDC Submission

HDC2

4/22/2025 1:12:44 PM

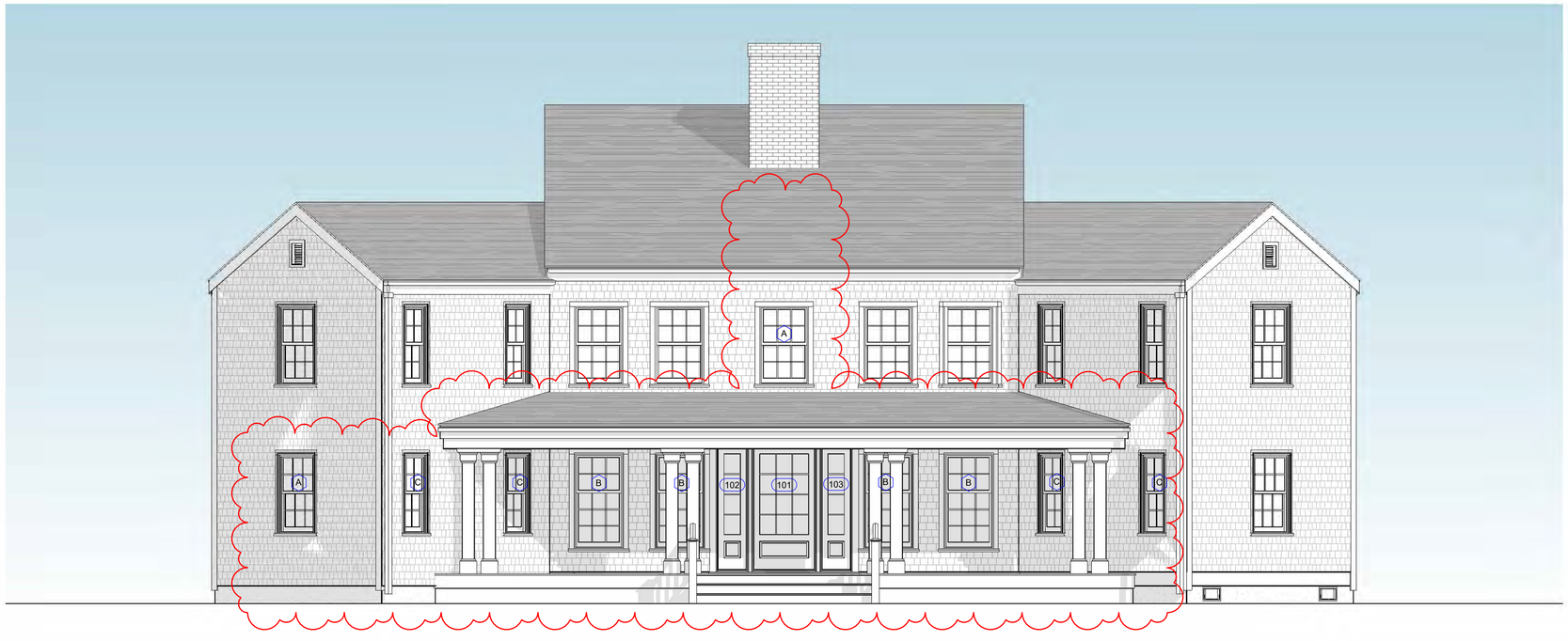
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 Existing Southeast Elevation
1/4" = 1'-0"

EXISTING

PROPOSED



2 Southeast Elevation
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC3 Southeast Elevation

#	Date	Note
1	2025.03.26	Existing
2	2025.04.16	HDC Submission

HDC3

4/22/2025 1:12:47 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 Existing Northwest Elevation
1/4" = 1'-0"

EXISTING

PROPOSED



2 Northwest Elevation
1/4" = 1'-0"

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC4 Northwest Elevation

#	Date	Note
1	2025.03.26	Existing
2	2025.04.16	HDC Submission

HDC4

4/22/2025 1:12:49 PM



1 Existing Southwest Elevation
1/4" = 1'-0"

EXISTING

PROPOSED



2 Southwest Elevation
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC5 Southwest Elevation

#	Date	Note
2	2025.04.16	HDC Submission

HDC5

4/22/2025 1:12:51 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 Existing Northeast Elevation
1/4" = 1'-0"

EXISTING

PROPOSED



2 Northeast Elevation
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

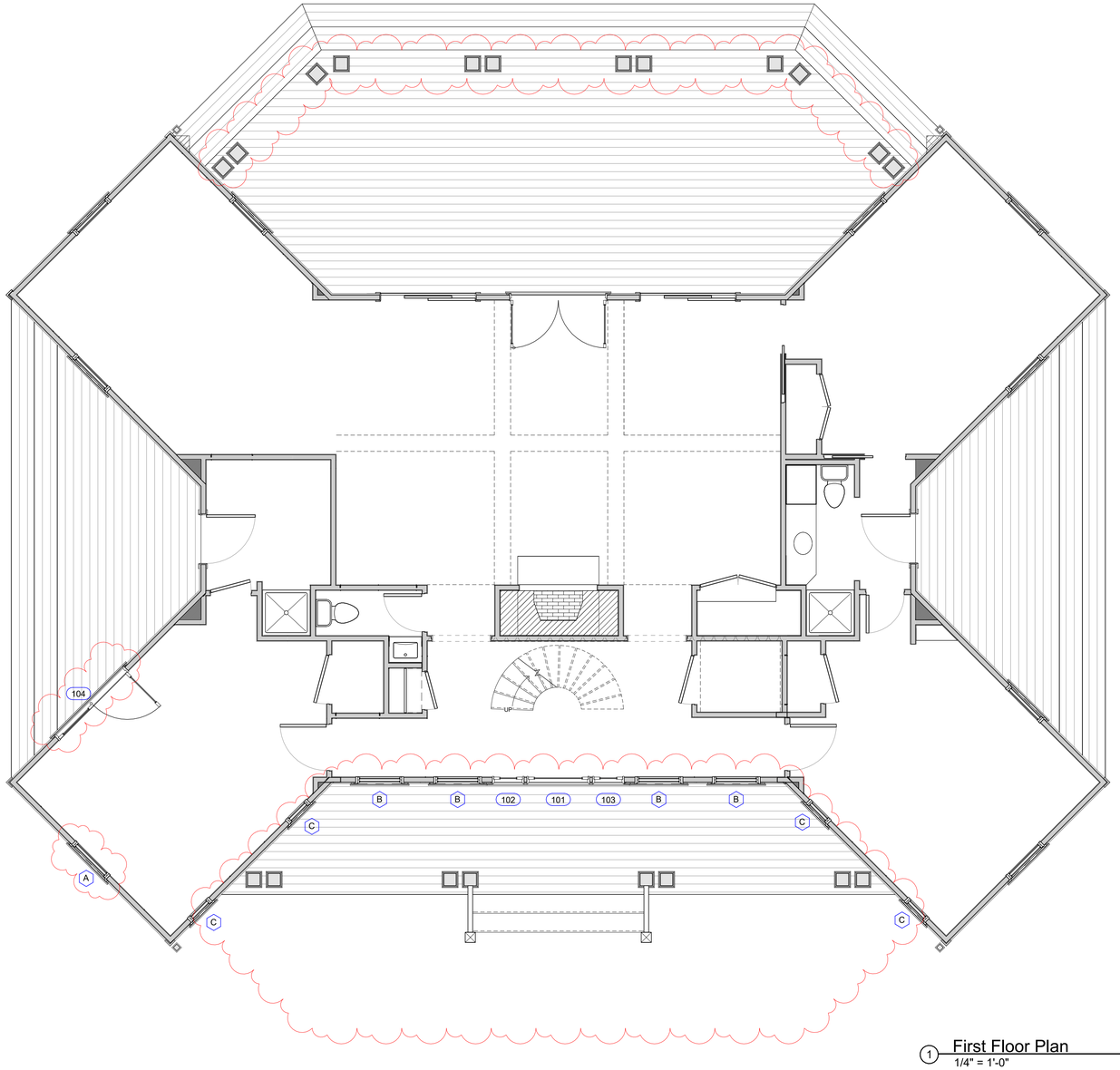
Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC6 Northeast Elevation

#	Date	Note
2	2025.04.16	HDC Submission

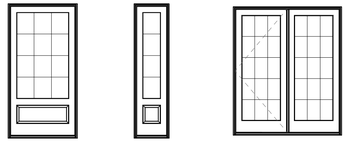
HDC6

4/22/2025 1:12:53 PM

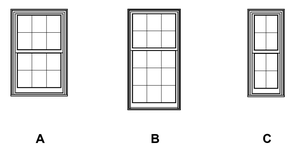
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 First Floor Plan
1/4" = 1'-0"



Door Legend
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"

DOOR SCHEDULE - HDC

MARK	MANUFACTURER	DOOR TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
101	TBD	Inswing Front Door	3976	3'-11 7/16"	7'-6 1/2"	White	
102	TBD	Sidelite	11076	2'-0 7/16"	7'-6 1/2"	White	
103	TBD	Sidelite	11076	2'-0 7/16"	7'-6 1/2"	White	
104	Marvin Windows and Doors	Inswing French Door	UIFD6070	6'-1 5/8"	7'-2 1/2"	White	

WINDOW SCHEDULE - HDC

MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Marvin or Similar	Double Hung	Match Existing	3'-1"	4'-10"	White	
B	Marvin Windows and Doors	Clad Ultimate Double Hung Cottage Style	CUDH3024/36	3'-0 3/8"	5'-8 7/8"	White	
C	Marvin or Similar	Double Hung	Match Existing	1'-11"	4'-10"	White	

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

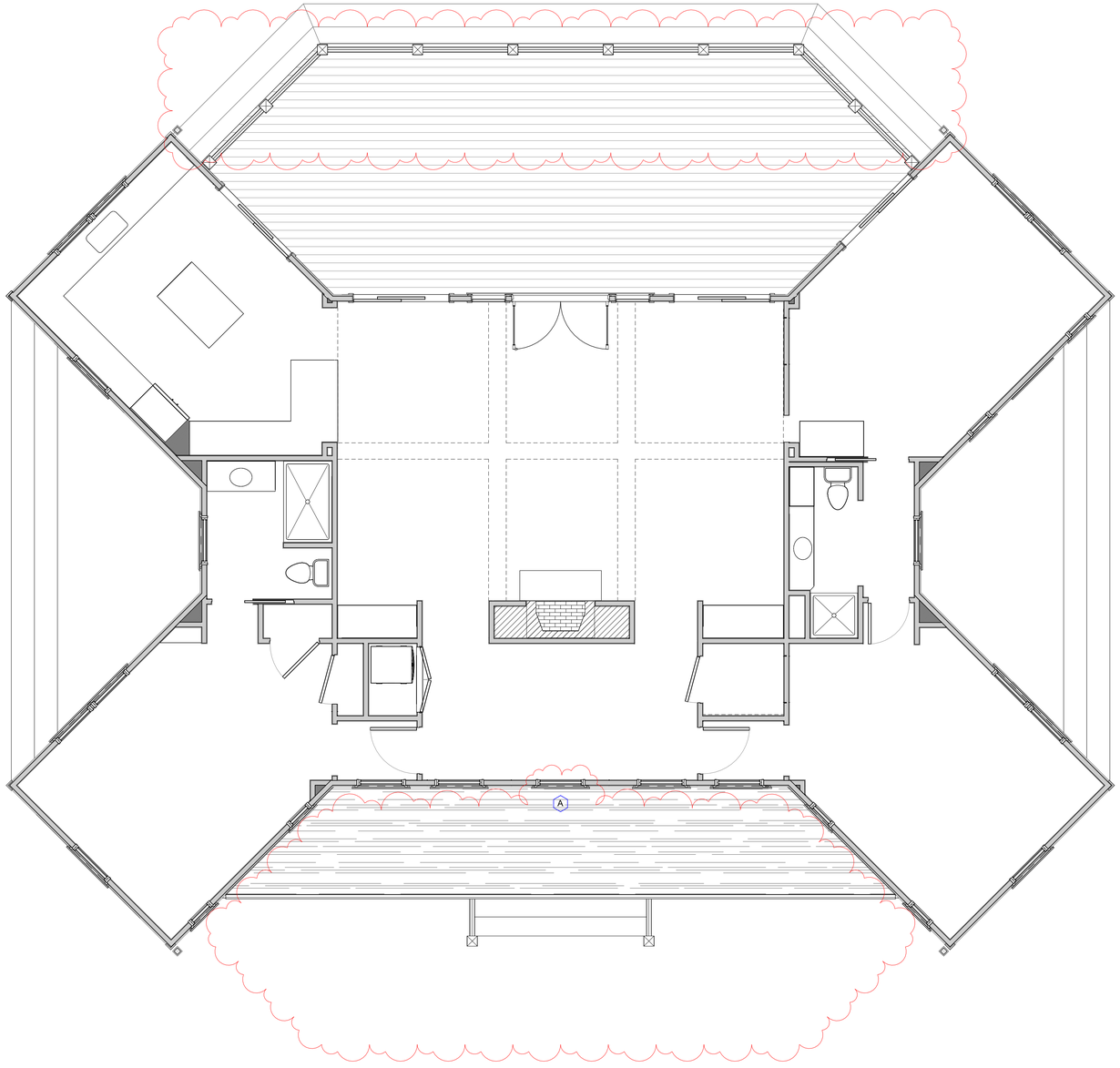
Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC7 First Floor Plan

#	Date	Note
1	2025.03.26	Existing
2	2025.04.16	HDC Submission

HDC7

4/22/2025 1:12:53 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



1 Second Floor Plan
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC8 Second Floor Plan

#	Date	Note
1	2025.03.26	Existing
2	2025.04.16	HDC Submission

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC8

4/22/2025 1:12:54 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

2 Dukes Rd
Add/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:

✓ 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.

$241.80 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Dukes Road Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Relocate existing structure on lot + Addition / Renovation

Size of Structure or Addition: Length: 50'9" Sq. Footage 1st floor: 1209 Decks/Patio: Size: 3'6" x 9'0" ☑ 1st floor ☐ 2nd floor
Width: 28'-0" Sq. footage 2nd floor: _____ Size: 3'6" x 9'0" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -18" South +10" East -12" West 0

Height of ridge above final finish grade: North 23'-9" South 23'-9" East 23'-9" West 23'-9"

Additional Remarks

Historic Name:

Original Date: 1940

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 16" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Waterstruck ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Existing Facade ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Batten Board

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 5/4x6 Frieze 1x4
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front Existing Rear Batten/wood Side Batten/wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Natural Sash Cottage Red Doors Cottage Red
Deck Natural Foundation Natural Fence _____ Shutters Cottage Red

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 0681 6388 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
Miel Mer LLC
Street and Apt. No., or PO Box No.
30 Chatham Road #644
City, State, ZIP+4®
Short Hills, NJ 07078

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6389 02

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
Mark + Michael Ray Ingela Ray Life Est.
Street and Apt. No., or PO Box No.
57 Vestal Street
City, State, ZIP+4®
Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
4 Dukes Realty LLC
Street and Apt. No., or PO Box No.
127 South Alhambra Circle
City, State, ZIP+4®
Coral Gables, FL 33146

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
Kimberly DeCosta, Dney TR KDO TRUST
Street and Apt. No., or PO Box No.
PO Box 804
City, State, ZIP+4®
Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
Holly E. MacDonald TRST 24 Madaket Rd Nom Trst
Street and Apt. No., or PO Box No.
PO Box 884
City, State, ZIP+4®
Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To
Charles A + Karen G. Ernst IV TRST
Street and Apt. No., or PO Box No.
24 Dockside Lane PMB 152
City, State, ZIP+4®
Key Largo, FL 33037

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Registered No. RF575888359US

Date Stamp

To Be Completed By Post Office		
	Postage $ $1.65	Extra Services & Fees (continued) ☐ Signature Confirmation $_____ ☐ Signature Confirmation Restricted Delivery $_____
	Extra Services & Fees ☐ Registered Mail $ $21.75 ☐ Return Receipt (hardcopy) $ $0.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	**Total Postage & Fees** $ $23.40
	Customer Must Declare Full Value $ $0.00	Received by 04/23/2025

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	
FROM	[illegible]
TO	[illegible]

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust, Steven Cohen Trustee

Description of Proposal: Relocate existing structure on lot, Addition

Anticipated HDC Submission Date: April 28, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Dukes Road Trust, Steven Cohen Trustee

MAILING ADDRESS 34 Main Street

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 16, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.16 10:39:39 -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	57		RAY MARK & MICHAEL & RAY INGELA LIFE EST		57 VESTAL ST	NANTUCKET	MA	02554	57 VESTAL ST
41	58	2	MIOL MOR LLC		30 CHATHAM RD #644	SHORT HILLS	NJ	07078	61 VESTAL ST
41	185	2	OLNEY KIMBERLEY DECOSTA TR	KDO TRUST	PO BOX 804	NANTUCKET	MA	02554	55 VESTAL ST
41	188		4 DUKES REALTY LLC		727 SOUTH ALHAMBRA CIR	CORAL GABLES	FL	33146	4 DUKES RD
41	305		ERNST CHARLES A IV & KAREN G TRST		24 DOCKSIDE LN PMB 152	KEY LARGO	FL	33037	22 MADAKET RD
41	306		MACDONALD HOLLY E TRST	24 MADAKET RD NOM TRUST	PO BOX 884	NANTUCKET	MA	02554	24 MADAKET RD
41	602		ROSENBERG JOHN C & RACHEL J		123 HAMILTON TERRACE	LONDON		NW8 9QR	15 HEDGEBURY LN
Count:	7								

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

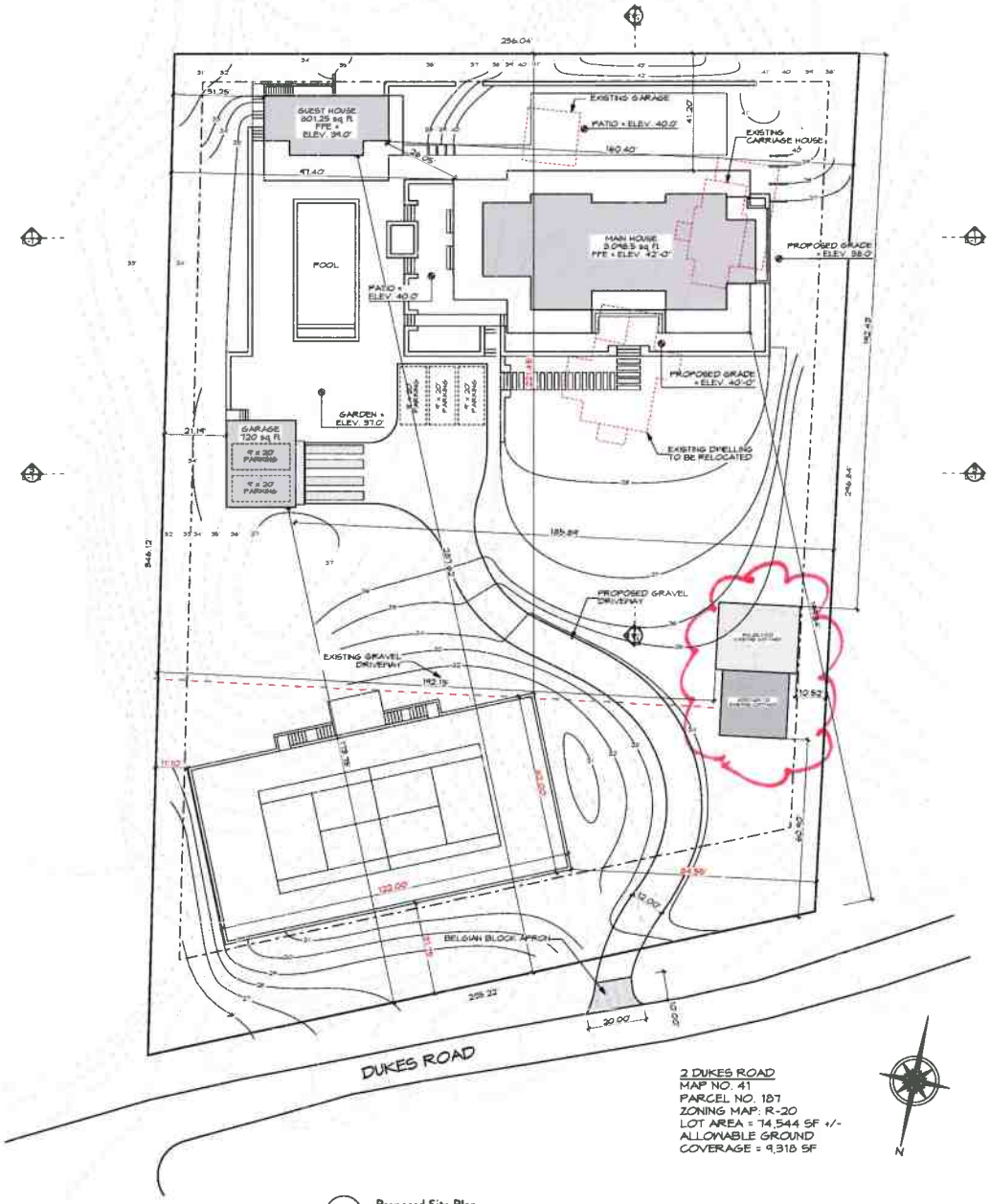
OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

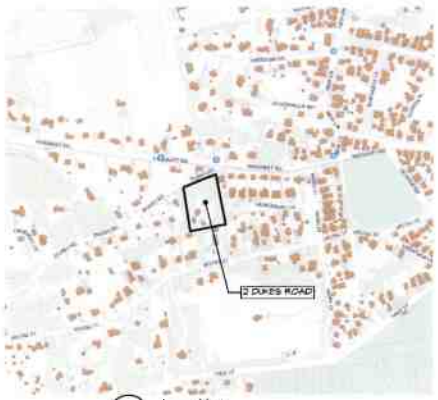
ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR



1 Proposed Site Plan
Scale: 1" = 20'



2 Locus Map
NOT TO SCALE

BOTTICELLI & POHL

REVISIONS:

REVISED DATE:

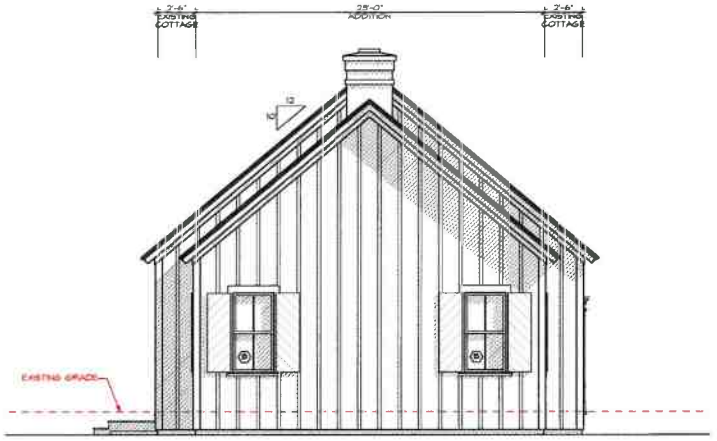
Site Plan

Main House
2 Dukes Road
Nantucket, MA 02554
MAP NO.: 41 ZONING INFO: R-20
PARCEL NO.: 187 PROJECT NO.: ISSUED: 3/31/25

ID#
L-1.1



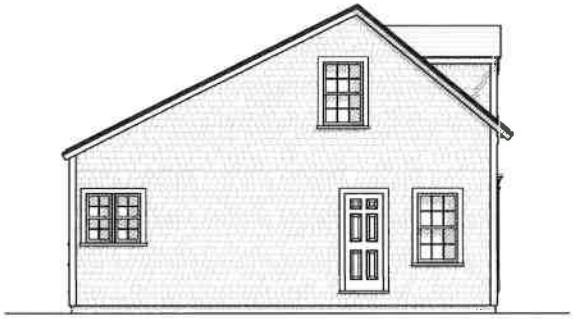
West Elevation
Scale: 1/4" = 1'-0"



North Elevation
Scale: 1/4" = 1'-0"



Existing West Elevation



Existing North Elevation

Barn
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission 4/22/25
Rev:

Notes:

1. All windows to be double glazed 5/8" SDL with muntin configurations as shown on drawings unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be double glazed 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. 123 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
5. Storm/screens TBD
6. Provide tempered glass in all locations required by code

Window Schedule

No.	Qty.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
EX-A	2	Double Hung	Boston Sash	N/A	2'-6 5/8" x 4'-5"	2'-9" x 4'-9"	6 over 6	9 x 12 glass size
B	6	Double Hung	Boston Sash	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	Initial pan house B size
C	1	Fixed Casement	Boston Sash	N/A	2'-10" x 5'-6"	TBD	9	

Door Schedule

No.	Qty.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Existing 6 panel door	N/A	N/A	Frame size *		N/A	Reuse existing door sidelights & frontspiece
		w/ (2) sidelights	N/A	N/A	65" W x 80" H		3	
2	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
3	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
4	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors

BOTTICELLI & POHL

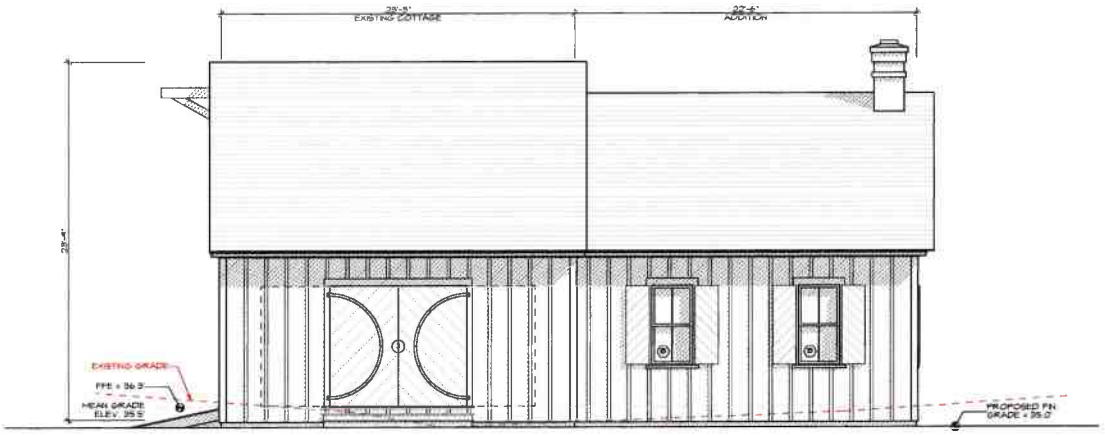
REVISIONS:

REVISED DATE:

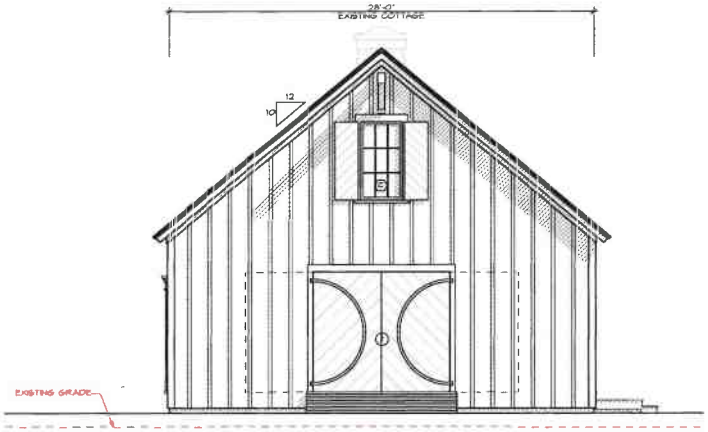
North & West Elevations

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 4/22/25

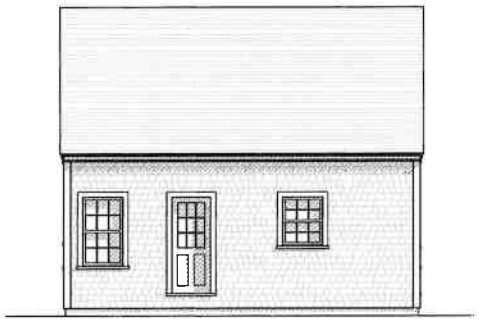
ID#
B-2.1



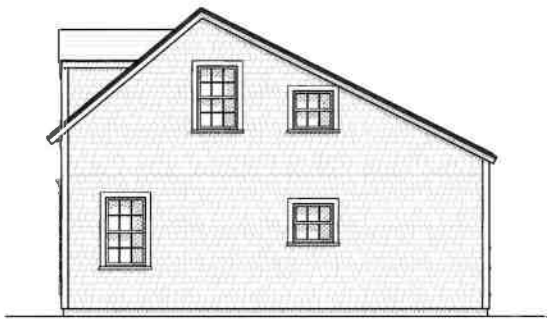
East Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation



Existing South Elevation

BOTTICELLI & POHL

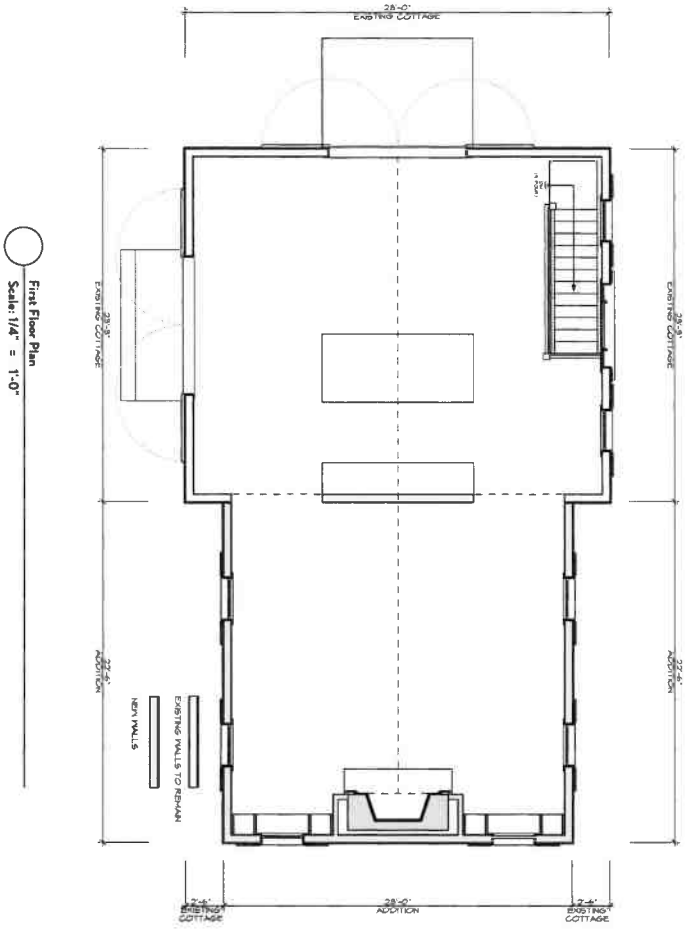
REVISIONS:

REVISED DATE:

South & East Elevations

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO. 41 ZONING INFO: R-20
PARCEL NO. 187 PROJECT NO. ISSUED: 4/23/25

ID#
B-2.2



First Floor Plan
Scale: 1/4" = 1'-0"

B-1.1 ID #

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 4/22/25

Floor Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

Barn
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/25
Rev:

Notes:

1. All windows to be double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be 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.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

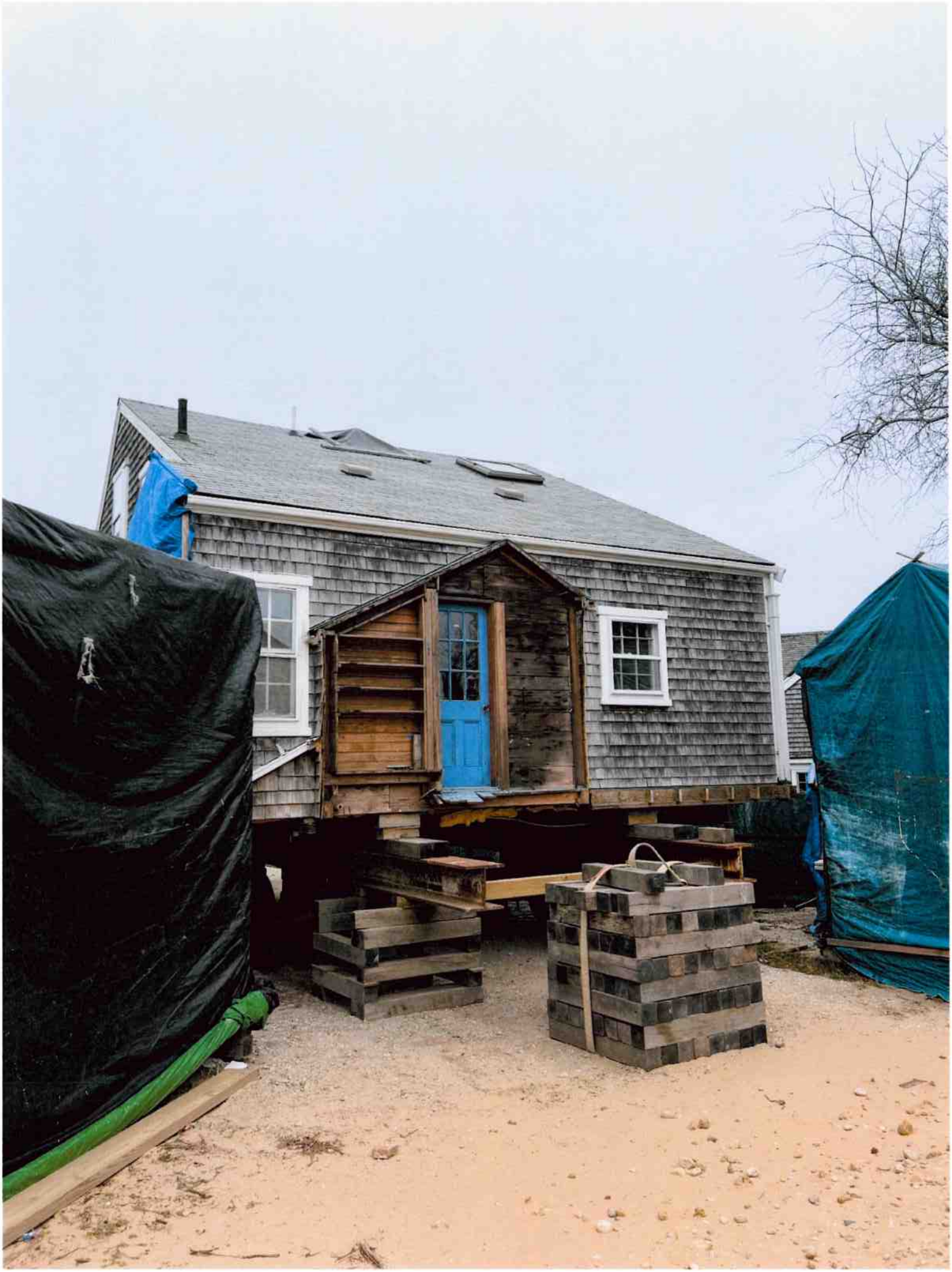
No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
EX-A	2	Double Hung	Boston Sash	N/A	2'-6 5/8" x 4'-5"	2'-9" x 4'-9"	6 over 6	9 x 12 glass size
B	6	Double Hung	Boston Sash	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	match main house B size
C	1	Fixed Casement	Boston Sash	N/A	2'-10" x 5'-6"	TBD	9	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Existing 6 panel door	N/A	N/A	Frame size =		N/A	Reuse existing door, sidelights, & frontispiece
		w/ (2) sidelights	N/A	N/A	65" W x 80" H		3	
2	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
3	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors
4	1	Batten Doors	Custom	N/A		TBD	N/A	vertical batten doors


NO
TRESPASSING







HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sead
Land Use Specialist
[illegible]

HDC Liaison
Holly Burbus
Preservation Board
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 23, 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] 4/22/25

Signature Date

33 Cliff Rd
Garg REVS

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Road LLC

Mailing Address: 13941 Cuba Road
Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED 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 2025-02-11949
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 14 sf. ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 478 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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 Reuse Fenestration
2. South Elevation N/C
3. West Elevation N/C
4. North Elevation Add Dormer

*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.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x4 Rake 1x8 Soffit (Overhang) 8+/- Corner boards 1x6 Frieze 1x6
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☐ SDL Front _____ 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 _____
Deck Natural Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/22/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 4/1/25

HPX2025-02-11949

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Road LLC

Mailing Address: 13941 Cuba Road,
Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 1101d South Road
Nantucket, MA 02554

Contact Phone #: 508-228-3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 2/7/25 Fee Paid: $ 1130 / 133.40

Must be acted on by: 7/30/25 ~~4/10/25~~

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: 30'-4" Sq. Footage 1st floor: 667 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 N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 24'-3½" South 24'-3½" East 24'-3½" West 24'-3½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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 11/12 Secondary Mass _____/12 Dormer 5/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: (Red Cedar,) White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

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 1 x 4 Rake 1 x 8 Soffit (Overhang) 8"+/- Corner boards 1 x 6 Frieze 1 x 6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☒ SDL Front 4 Lite | Panel Rear _____ Side _____
Garage Door(s): Type Overhead Material Wood-8 Lite | Vertical Panel

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

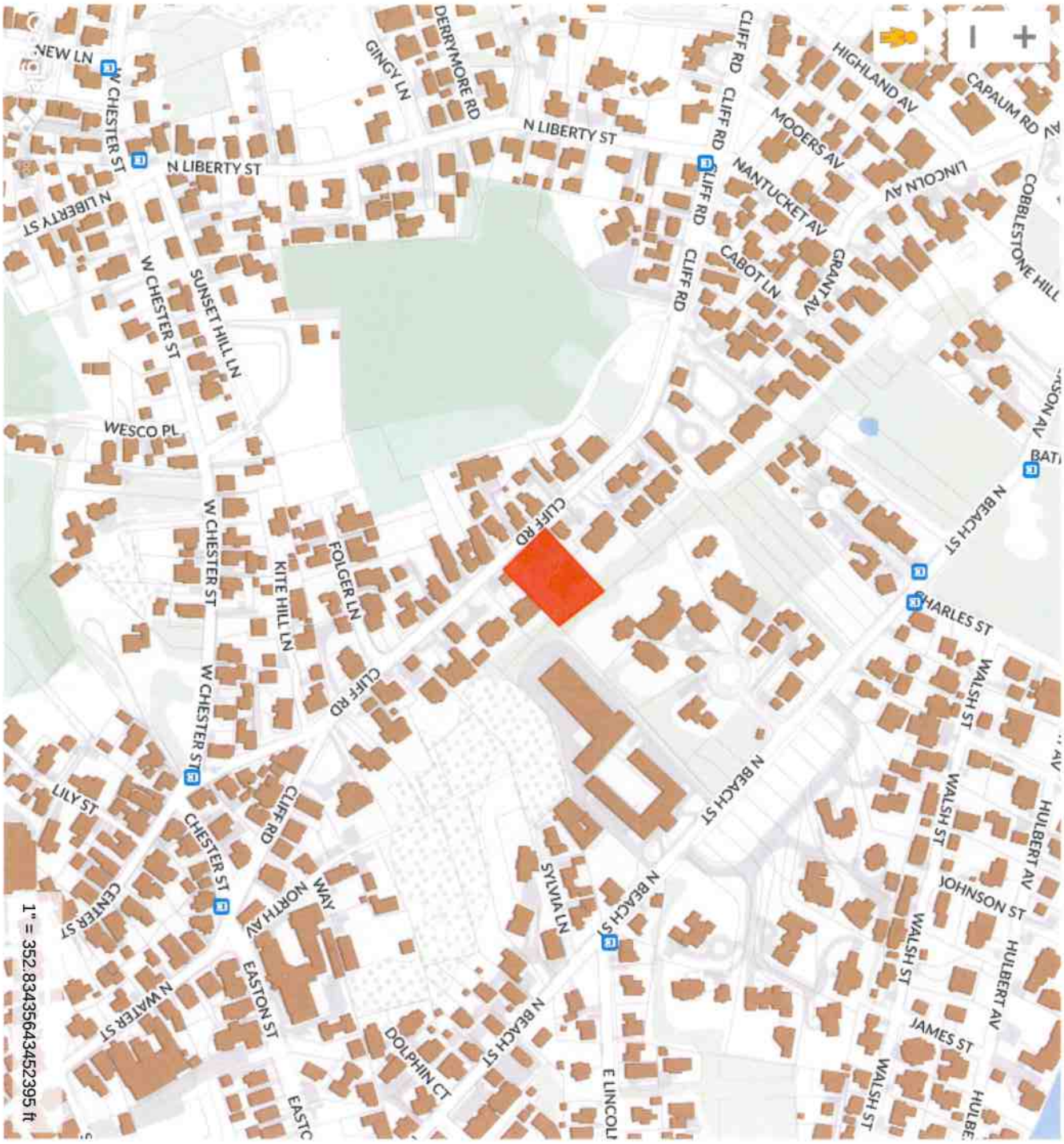
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/6/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Garage at
33 Cliff Rd
Nantucket, MA 02554

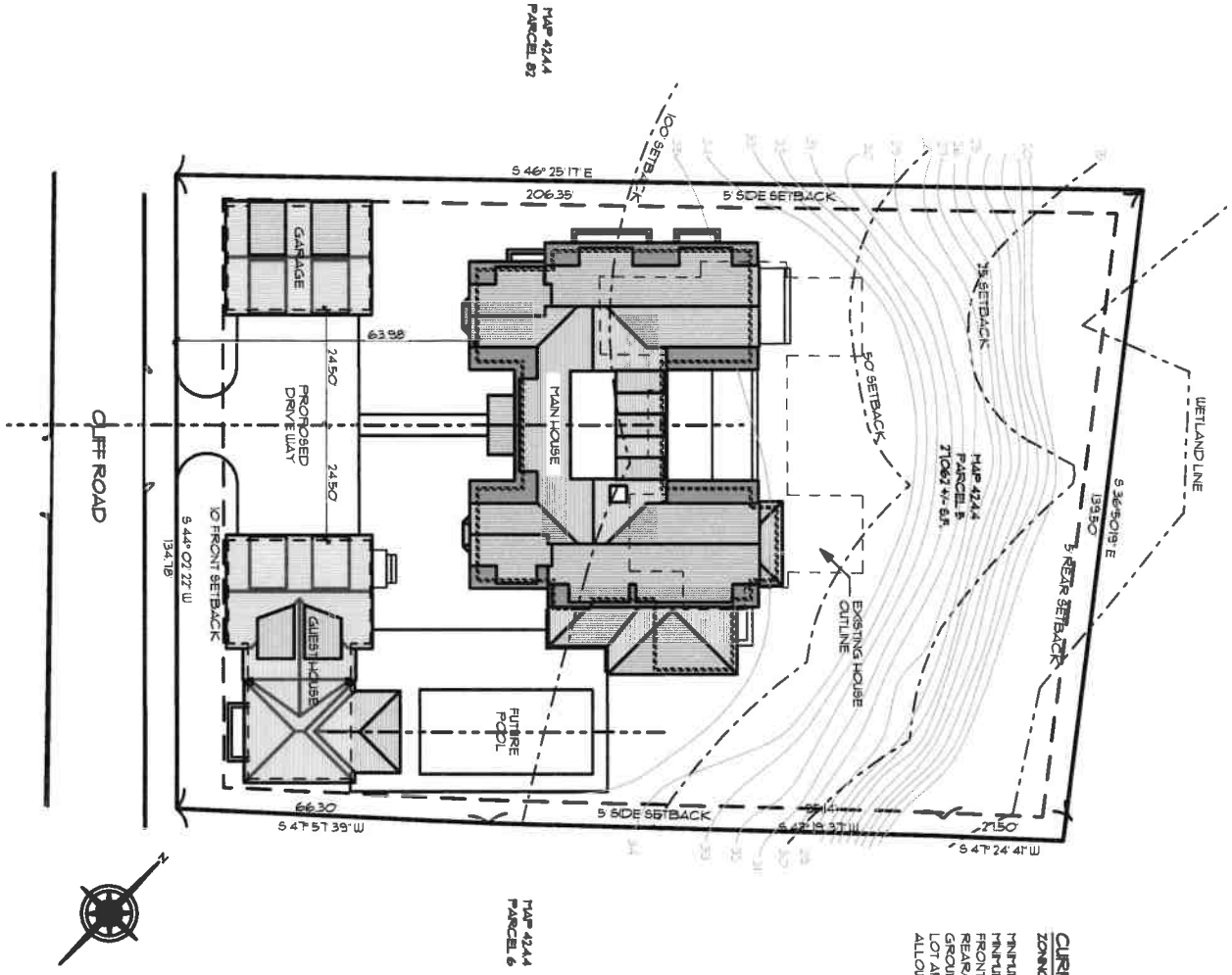
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT: R1

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	27,062 SF +/-
ALLOWABLE G.C.:	8,118 SF

ID# L-1.2

Garage at
33 Cliff Rd
Nantucket, MA 02554

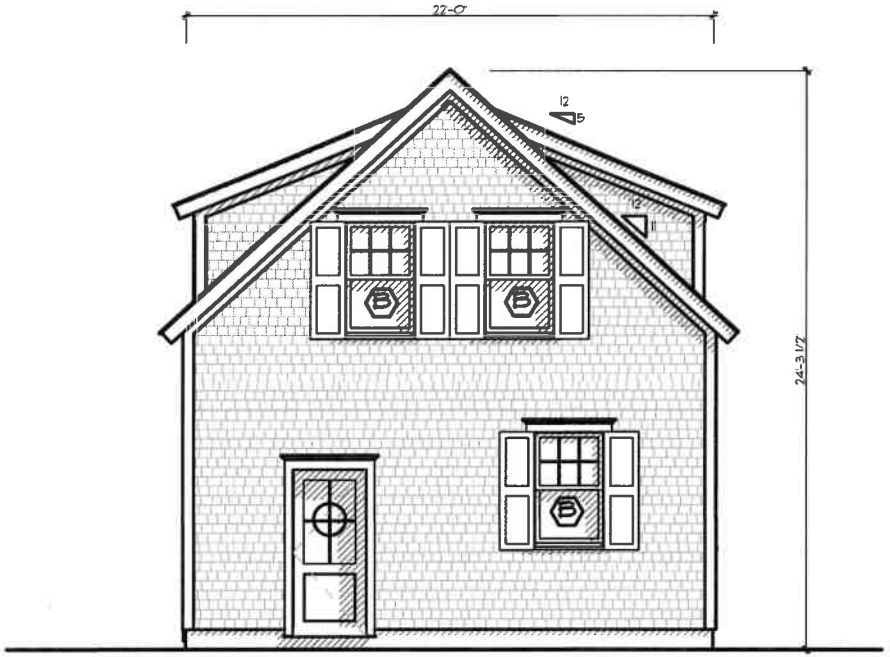
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

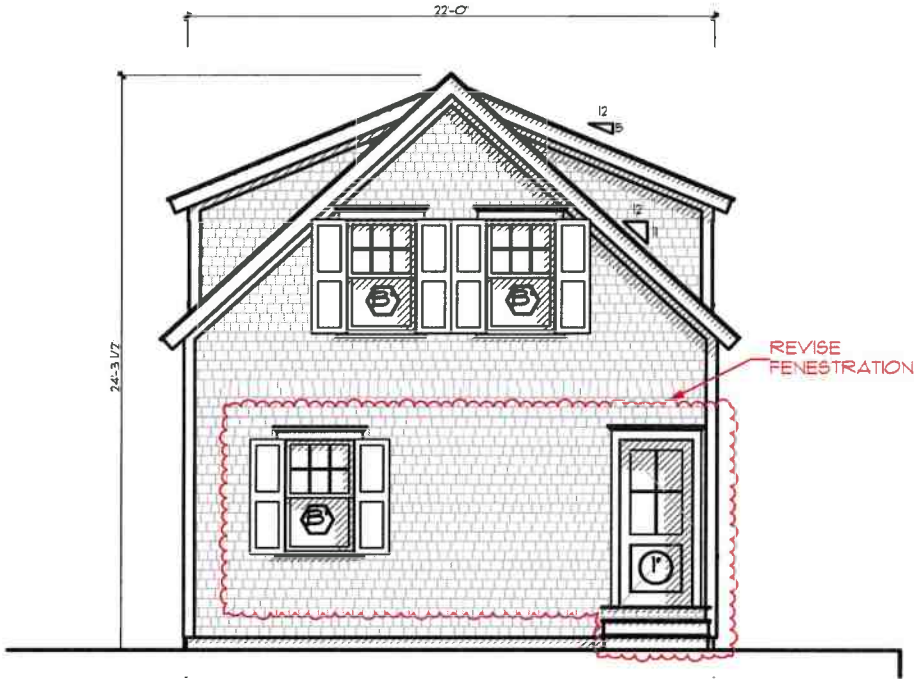
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED EAST ELEVATION



EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

East Exterior Elevations

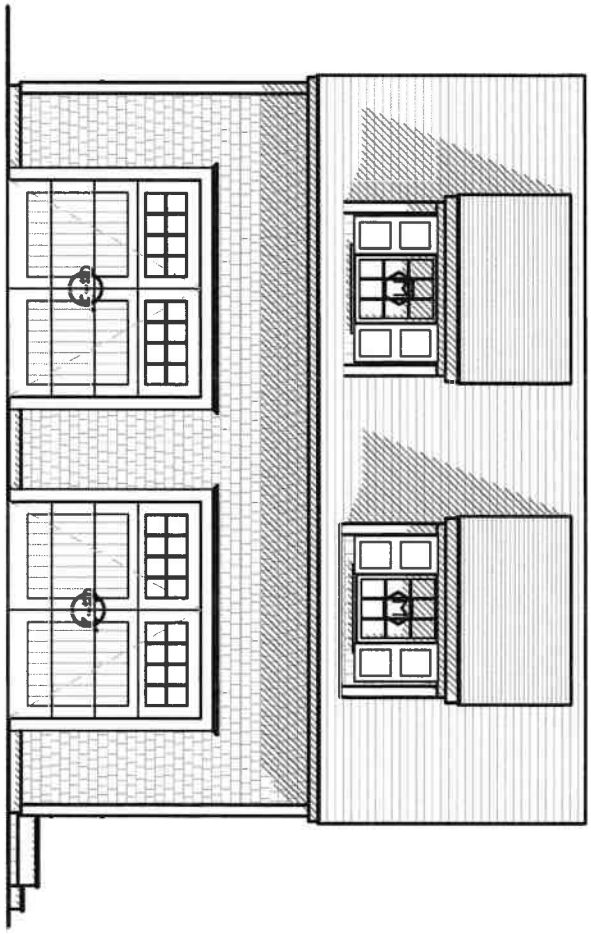
Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

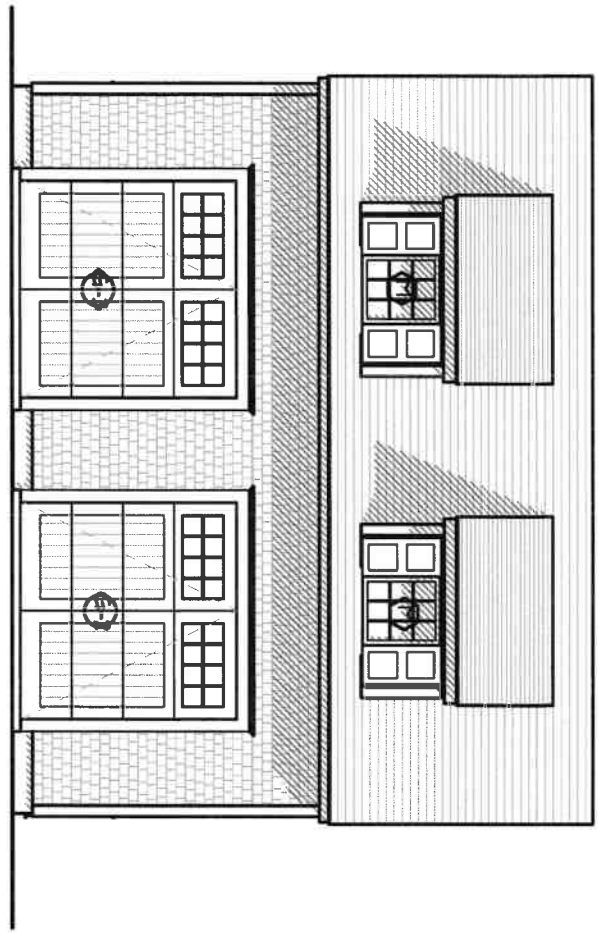
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
A-2.1

SOUTH ELEVATION



PREVIOUSLY APPROVED SOUTH ELEVATION



ID#
A-2.2

Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

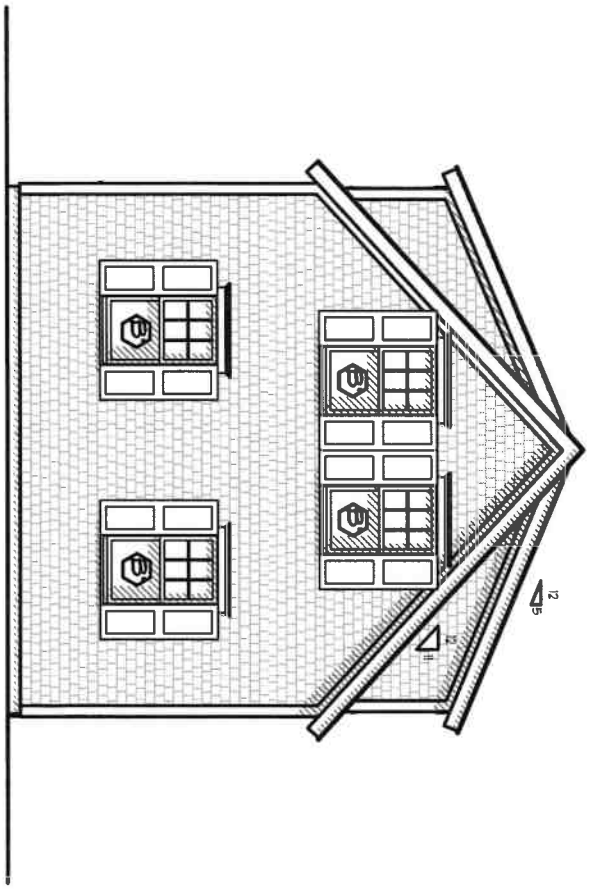
South Exterior Elevations

BOTTICELLI & POHL

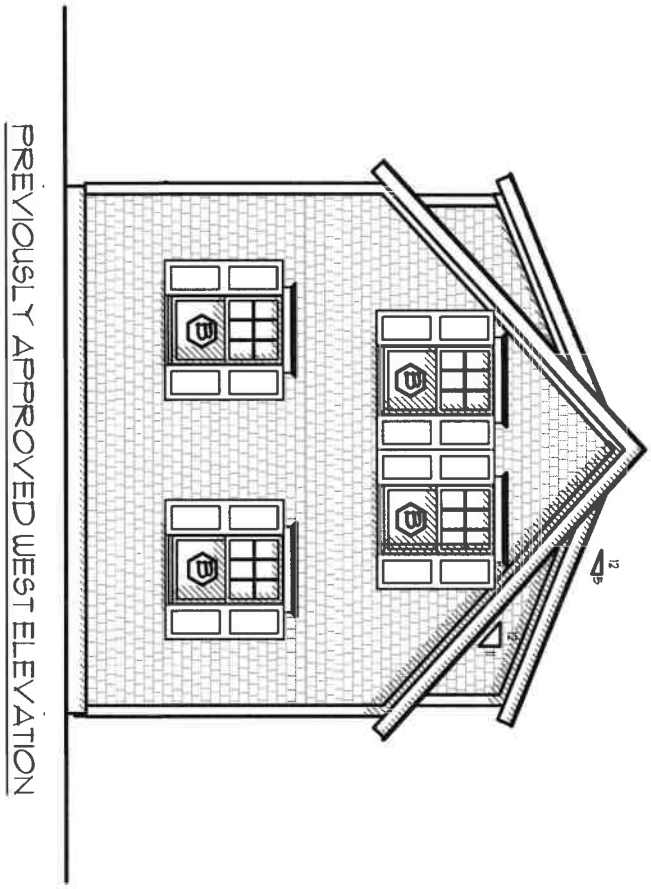
11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



WEST ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION

ID#
A-2.3

Garage at
33 Cliff Rd
Nantucket, MA 02554

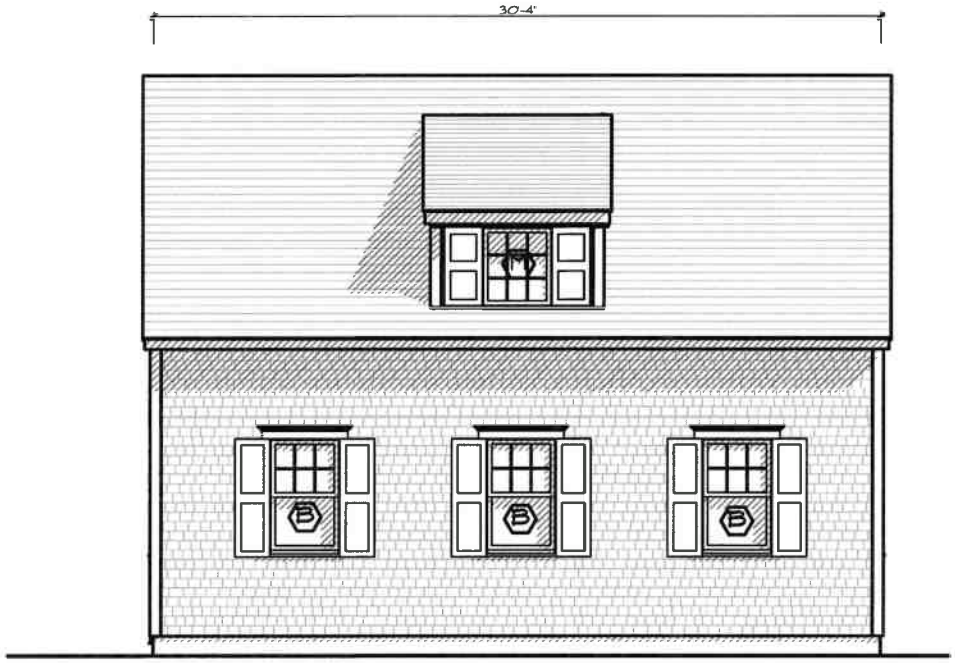
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Exterior Elevations

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED NORTH ELEVATION



NORTH ELEVATION

North Exterior Elevations

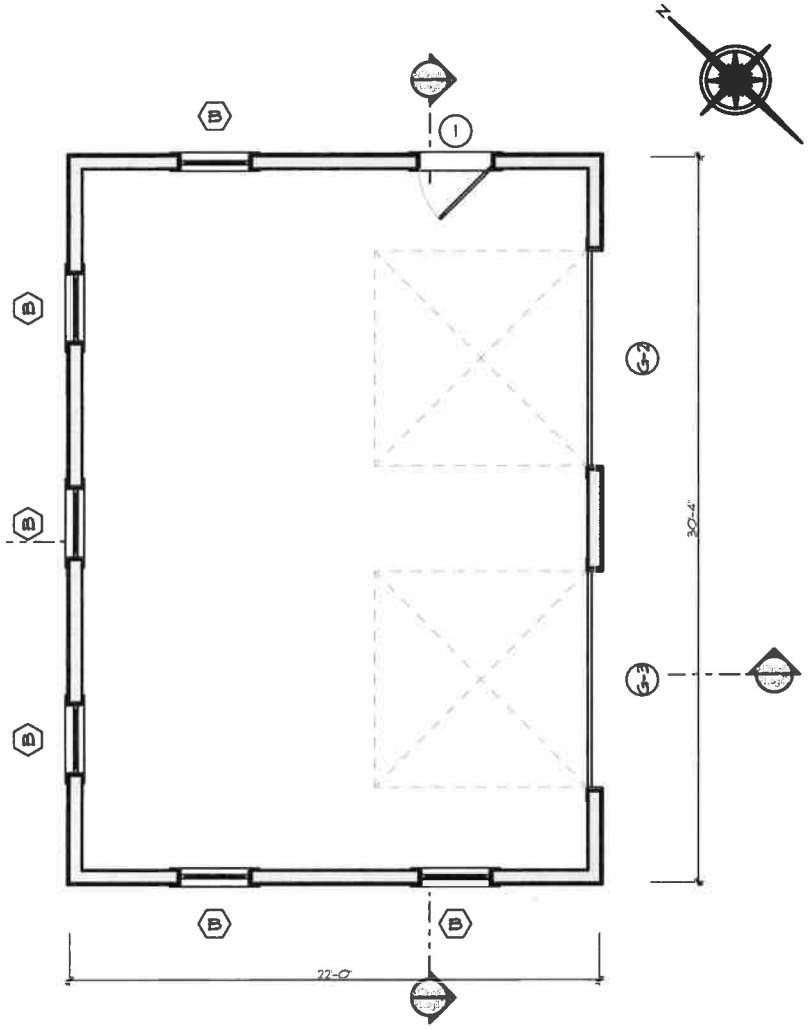
Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

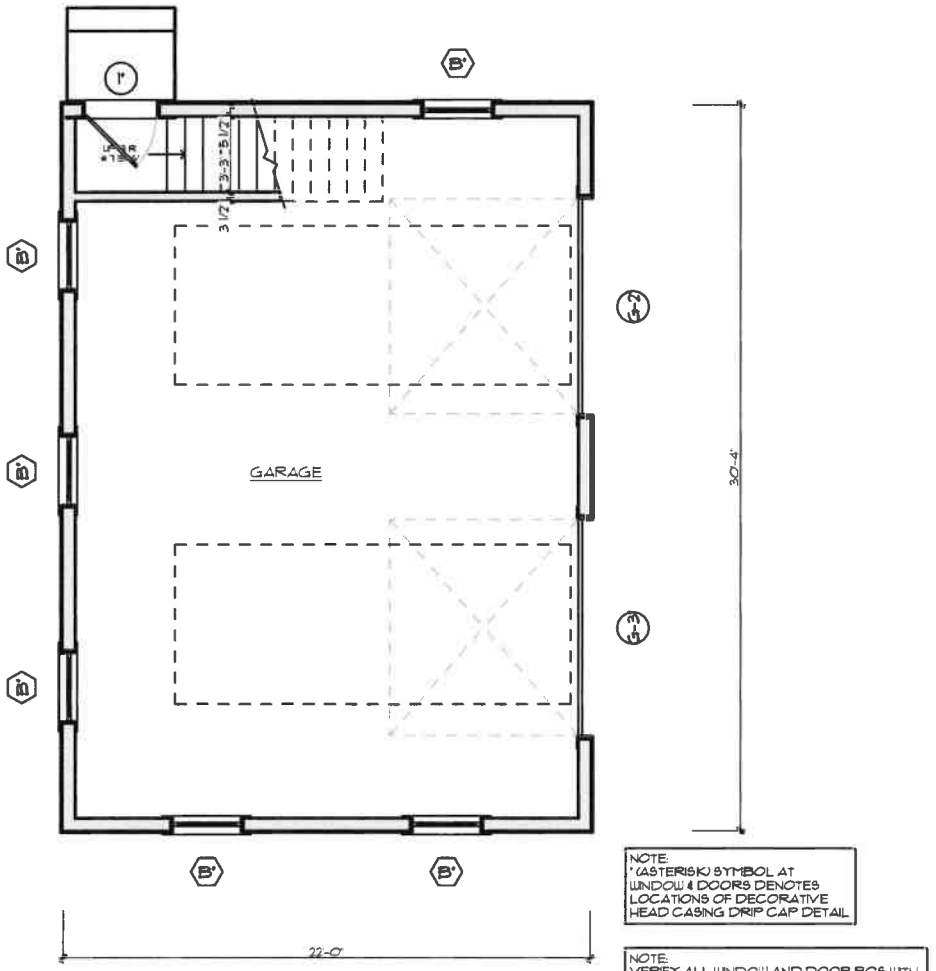
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.4

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543



PREVIOUSLY APPROVED
FIRST FLOOR PLAN



NOTE:
* (ASTERISK) SYMBOL AT WINDOW & DOORS DENOTES LOCATIONS OF DECORATIVE HEAD CASING DRIP CAP DETAIL

NOTE:
VERIFY ALL WINDOW AND DOOR ROS WITH MANUFACTURER'S SPECIFICATIONS

PROPOSED FIRST FLOOR PLAN

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508.228.5455 | P 617.482.4543

First Floor Plan

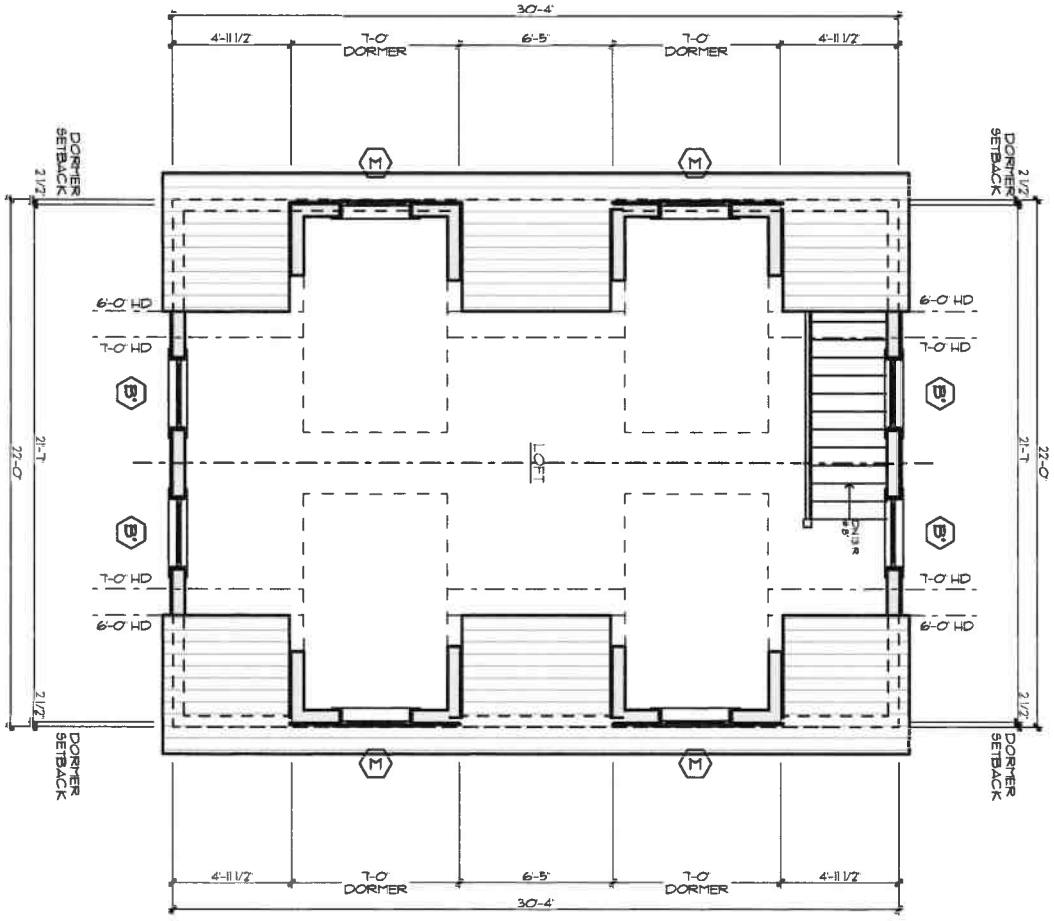
Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
A-1.1

PROPOSED SECOND FLOOR PLAN



ID # A-1.2	**Garage at** **33 Cliff Rd** **Nantucket, MA 02554** MAP NO: 42.4.4 ZONING INFO: R1 PARCEL NO: 5 PROJECT NO: 10 REVISED:	**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

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Garage at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/28/2025
Build. Dept. Sub:
Revs: 4/15/25

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
B	10	Double Hung	KSD	2'-11 3/8" x 4'-11"		6 over 1	w/ Shutters / with cap
M	4	Fixed	KSD	2'-11 3/8" x 3'-5"		9	w/ Shutters

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-0" x 7'-0"		4	Over panel / with cap
G-2	1	Garage Door	KSD	9'-0" x 8'-0"		8	Over Vertical Boards / with cap
G-3	1	Garage Door	KSD	9'-0" x 8'-0"		8	Over Vertical Boards / with cap

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Saad
Land Use Specialist
[illegible]

HDC Liaison
Polly Buckus
Preservation Plan Co
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4 | 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/23/25

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] 4/22/25

Signature Date

33 Cliff Rd
GH Revs

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Road LLC

Mailing Address: 13941 Cuba Road
Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

Guest House

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2025-02-12000
☐ 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 — Add Dormers, Revise roof slope; 4. North Elevation N/C

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 7/12 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 1x4 Rake 1x8 Soffit (Overhang) 6" ff Corner boards 1x6 Frieze 1x6
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

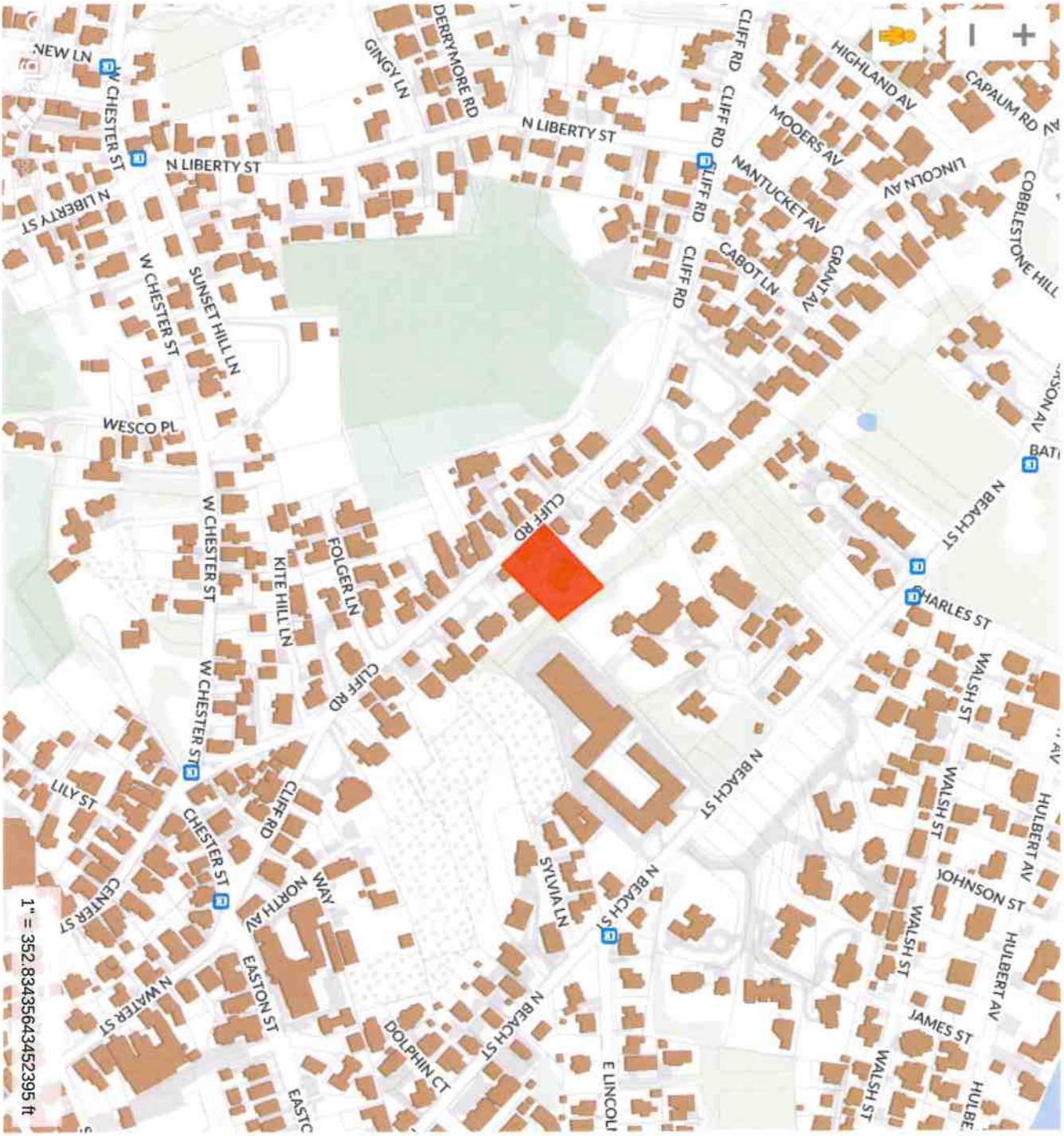
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/22/25 Signature of owner of record _____ Signed under penalties of perjury



ID#
L-1.1

Guest House at
33 Cliff Rd
Nantucket, MA 02554

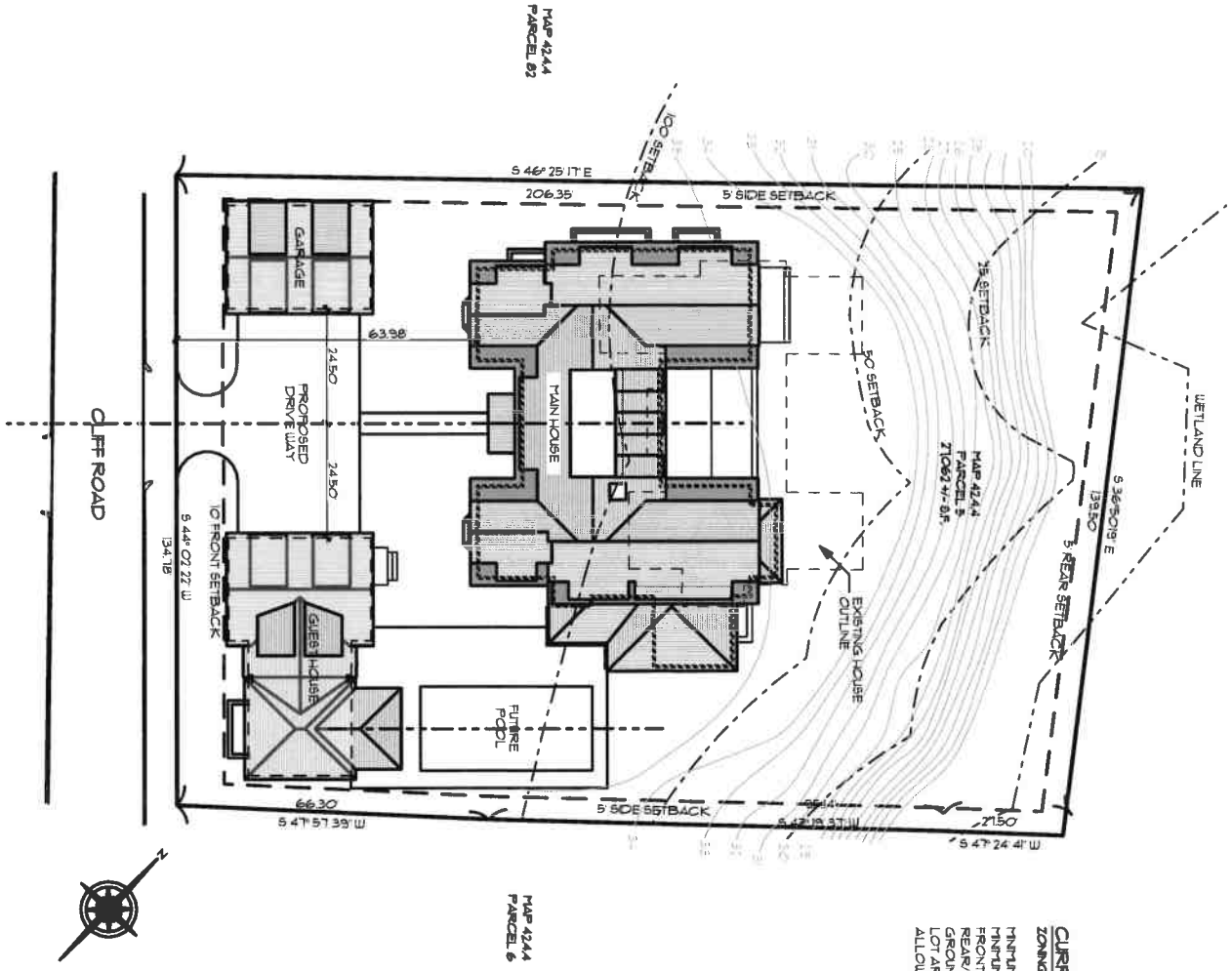
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT: R1

MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	21062 SF +/-
ALLOWABLE G.C.:	6318 SF

ID # L-1.2

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED EAST ELEVATION



PROPOSED EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

East Exterior Elevations

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.1



PREVIOUSLY APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

South Exterior Elevation

Guest House at
33 Cliff Rd
Nantucket, MA 02554

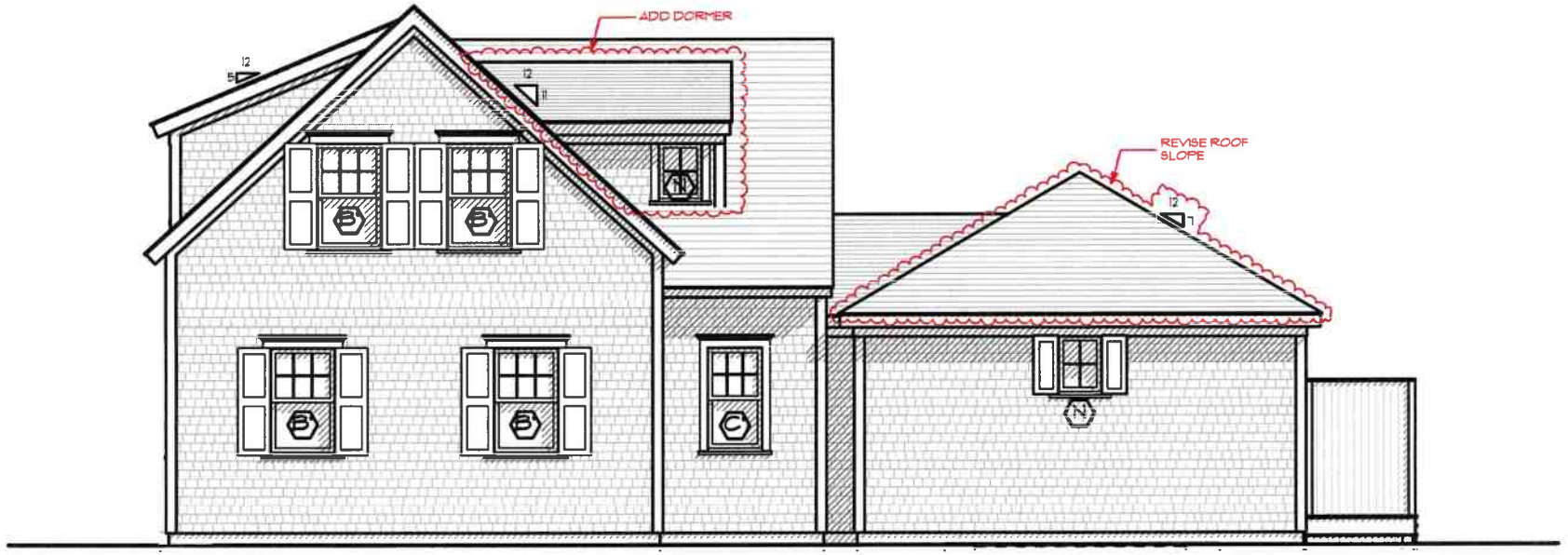
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2



PREVIOUSLY APPROVED WEST ELEVATION



PROPOSED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

West Exterior Elevations

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO. 42.4.4 ZONING INFO: R1
PARCEL NO. 5 PROJECT NO. 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.3



PREVIOUSLY APPROVED NORTH ELEVATION



PROPOSED NORTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM

North Exterior Elevation

Guest House at
33 Cliff Rd
Nantucket, MA 02554

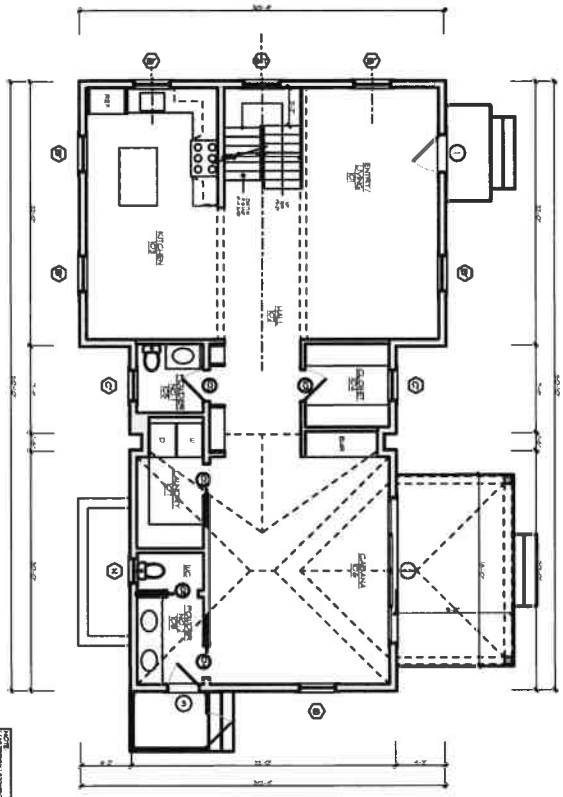
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and design contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is **permitted** without prior **approval** from Botticelli & Pohl, P.C.

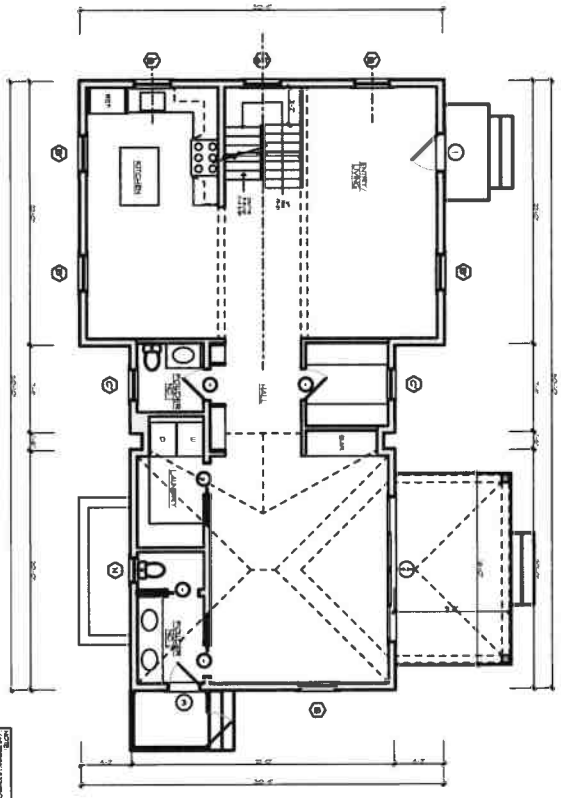
ID#

A-2.4

PROPOSED FIRST FLOOR PLAN



PREVIOUSLY APPROVED
FIRST FLOOR PLAN



ID#
A-1.1

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

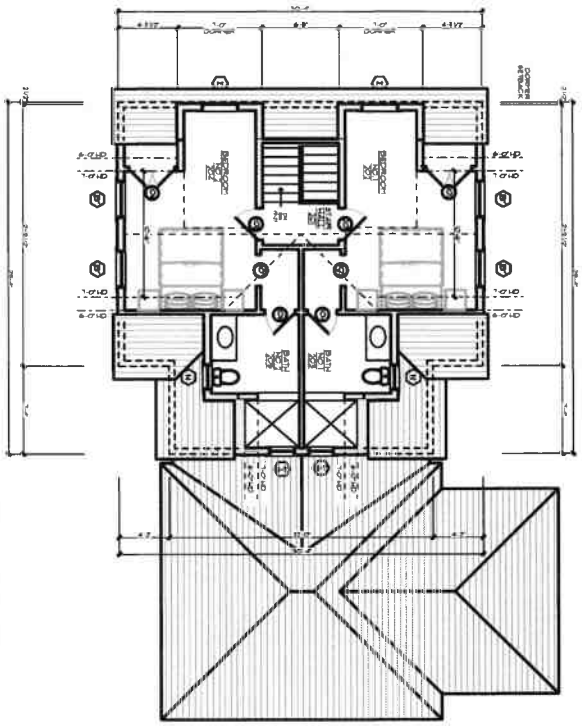
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

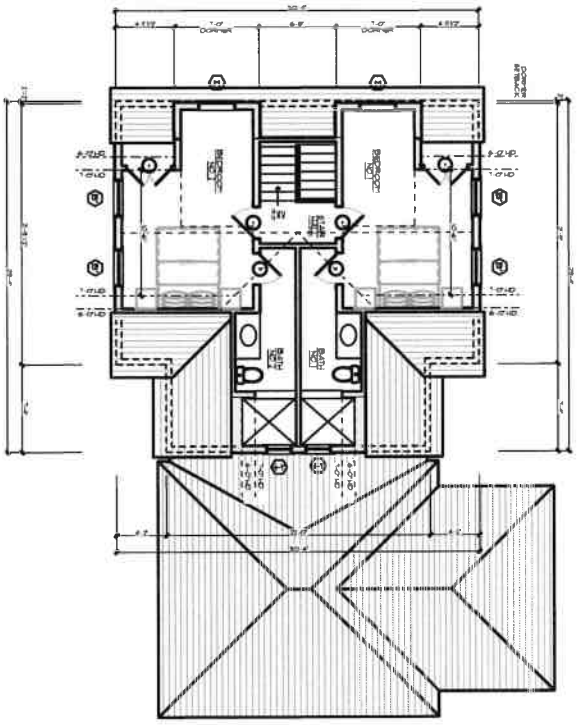
BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

PROPOSED SECOND FLOOR PLAN



PREVIOUSLY APPROVED SECOND FLOOR PLAN



ID# A-1.2

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Guest House at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/28/25
Build. Dept. Sub:
Revs: 3/13/25, 4/15/25

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
C	2	Double Hung	KSD	2'-6 3/8" x 4'-9"		6 over 1	with cap
B	10	Double Hung	KSD	2'-11 3/8" x 4'-11"		6 over 1	(9) with cap
B-T	1	Double Hung	KSD	2'-11 3/8" x 4'-11"			Tempered, with cap
B3	1	Double Hung	KSD	(3) 2'-11 3/8" x 4'-11"			
M	2	Fixed	KSD	2'-11 3/8" x 3'-5"		9	
N	3	Fixed	KSD	2'-0" x 2'-9"		4	
N-T	2	Fixed	KSD	2'-0" x 2'-9"		4	Tempered, with cap

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-0" x 7'-0"		4	Over panel
2	1	Double French Sliding	KSD	12'-0" x 7'-6"		8	Over Panel
		w/ (2) Fixed Side Lights				8	Over Panel
3	1	Single French	KSD	2'-6" x 7'-0"		4	Over Panel

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Saad
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 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/23/25

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] 4/22/25

Signature Date

8 Cannonbary Lane
New Dwelling

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.

955.60 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 8

Street & Number of Proposed Work: 8 Cannonbury Lane

Owner of record: Robert + Katherine Hatcher

Mailing Address: 501 Lindenwood Drive
Houston, TX 77024

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other 44'-6" x 13'-0" at First Floor

Size of Structure or Addition: Length: 110'-6" Sq. Footage 1st floor: 2517 Decks/Patio: Size: 10'x32', 8'6" x 33'-8" ☒ 1st floor ☐ 2nd floor
Width: 51'-0" Sq. footage 2nd floor: 2261 Size: 7'10"x12'6" ☒ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____ 14'6"x34'-8", 36'-8"x13'-0" 12'-6"x5'-0"

Difference between existing grade and proposed finish grade: North +2' South +2' East +2' West +2'

Height of ridge above final finish grade: North 28'-3" South 28'-3" East 28'-3" West 28'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other Connecticut Field Stone

Roof Pitch: Main Mass 7 /12 Secondary Mass 6 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Copper 2" dia.

Sidewall: ☒ White cedar 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) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round _____ Square 13" tapered to 9"

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 1 Lite/1 Panel x 2 Rear 4 Lite/2 Panel/Wood Side 8 Lite French
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 Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters Hamilton Blue

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/23/25 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 1687 7540 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: John B. Brescher TE B+D Realty TRST
Street and Apt. No., or PO Box No.: 37 Center Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: US Coast Guard
Street and Apt. No., or PO Box No.: 10 Easton Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7541 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: Iren Hollo + Nicole Emposimato TRS
Street and Apt. No., or PO Box No.: 281 Claremont Road
City, State, ZIP+4®: Bernardsville, NJ 07924

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7540 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: Brian + Toni Franz
Street and Apt. No., or PO Box No.: 22 Liberty Drive, Apt 10D
City, State, ZIP+4®: Boston, MA 02210

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7541 08

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

APR 23 2025

Sent To: Iren Hollo + Nicole Emposimato TRS
Street and Apt. No., or PO Box No.: 281 Claremont Road
City, State, ZIP+4®: Bernardsville, NJ 07924

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Cannonbury Lane

Tax Map Number: 74 Parcel Number: 8

Owner of Record: Robert + Katherine Hatcher

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: April 28, 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 Robert + Katherine Hatcher

MAILING ADDRESS 501 Underwood Drive Houston, TX 77024

PROPERTY LOCATION 8 Cannonbury Lane

ASSESSORS MAP/PARCEL 74/8

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

April 10, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.04.10 16:17:36 -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
74	1		U S COAST GUARD		10 EASTON ST	NANTUCKET	MA	02554	55 LOW BEACH RD
74	7		BRESCHER JOHN B TR	B&D REALTY TRUST	37 CENTER ST	NANTUCKET	MA	02554	6 CANNONBURY LN
74	9		FRANZ BRIAN & TONI		22 LIBERTY DR APT 10D	BOSTON	MA	02210	10 CANNONBURY LN
74	30		HOLLO IREN & EMPOSIMATO NICOLE TRS		281 CLAREMONT RD	BERNARDSVILLE	NJ	07924	5 CANNONBURY LN
74	31		HOLLO IREN & EMPOSIMATO NICOLE TRS		281 CLAREMONT RD	BERNARDSVILLE	NJ	07924	3 CANNONBURY LN
Count:	**5**								

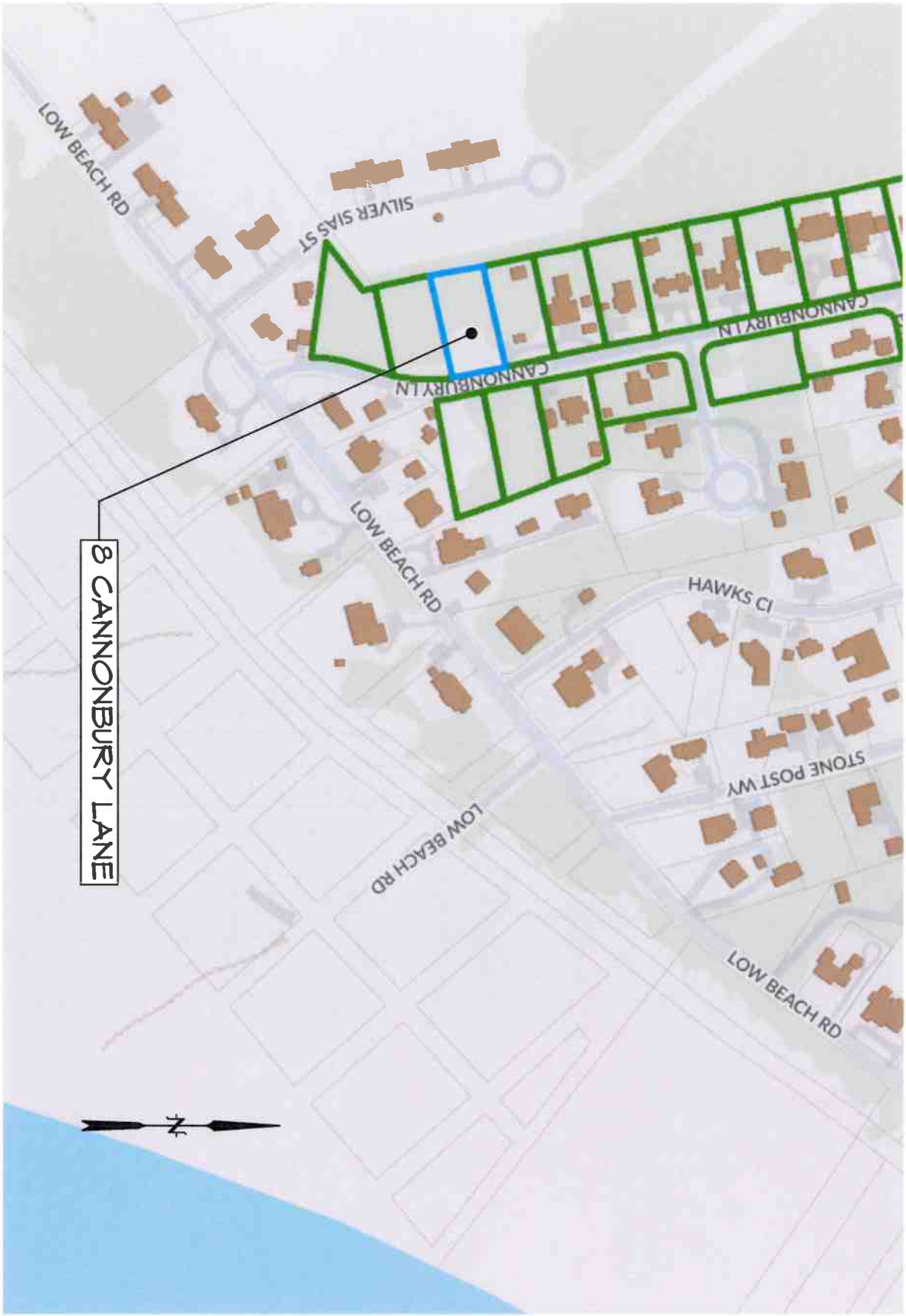
U S COAST GUARD
10 EASTON ST
NANTUCKET, MA 02554

BRESCHER JOHN B TR
B&D REALTY TRUST
37 CENTER ST
NANTUCKET, MA 02554

FRANZ BRIAN & TONI
22 LIBERTY DR APT 10D
BOSTON, MA 02210

HOLLO IREN & EMPOSIMATO NICOLE TRS
281 CLAREMONT RD
BERNARDSVILLE, NJ 07924

HOLLO IREN & EMPOSIMATO NICOLE TRS
281 CLAREMONT RD
BERNARDSVILLE, NJ 07924



ID #
L-1.1

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

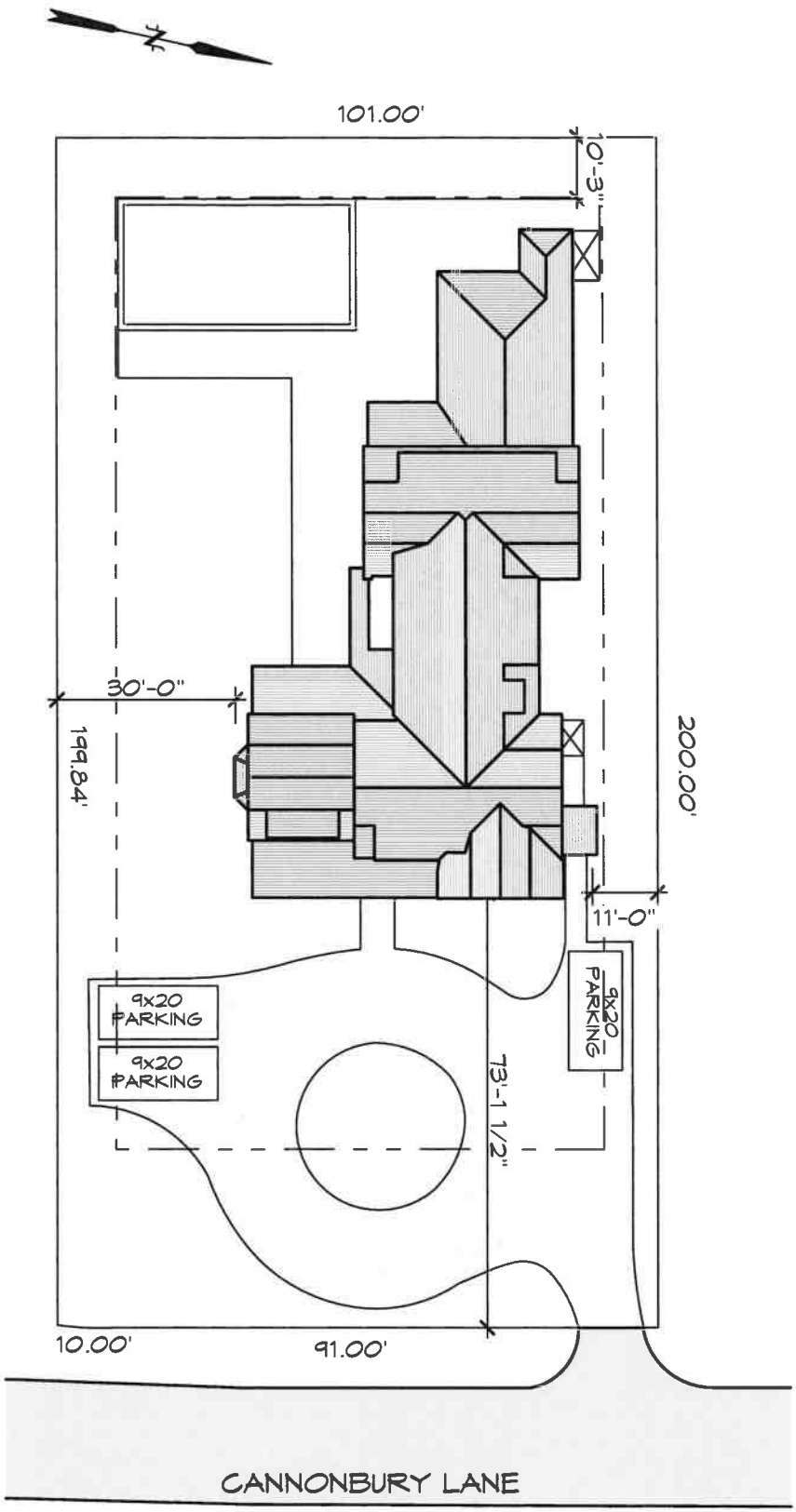
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

REVISED DATE: REVISIONS:

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
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

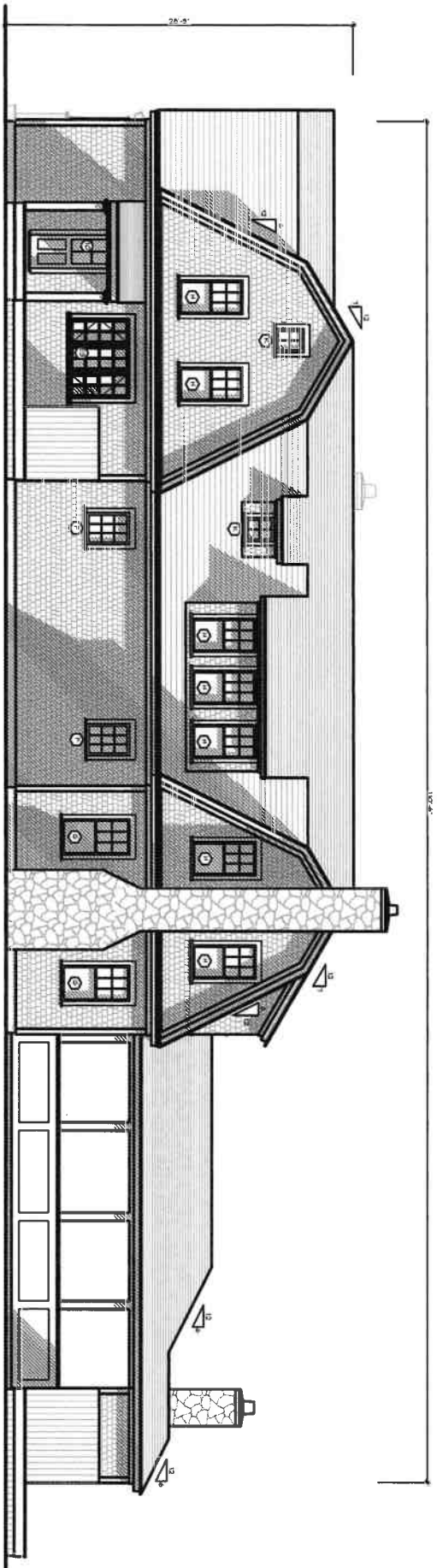
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

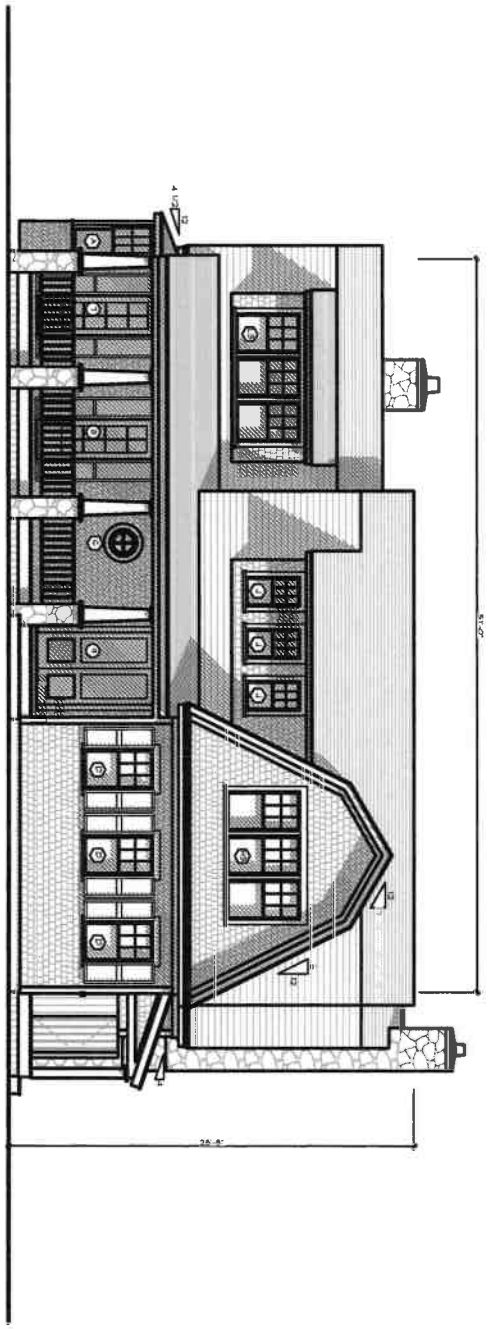
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

REVISED DATE: REVISIONS:

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-2.2

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

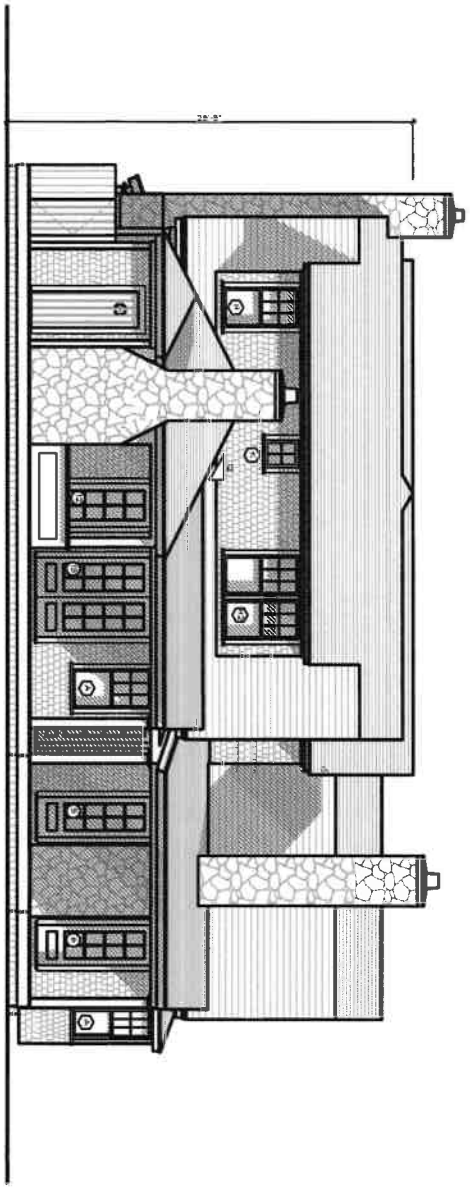
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

REVISED DATE: REVISIONS:

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-2.3

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

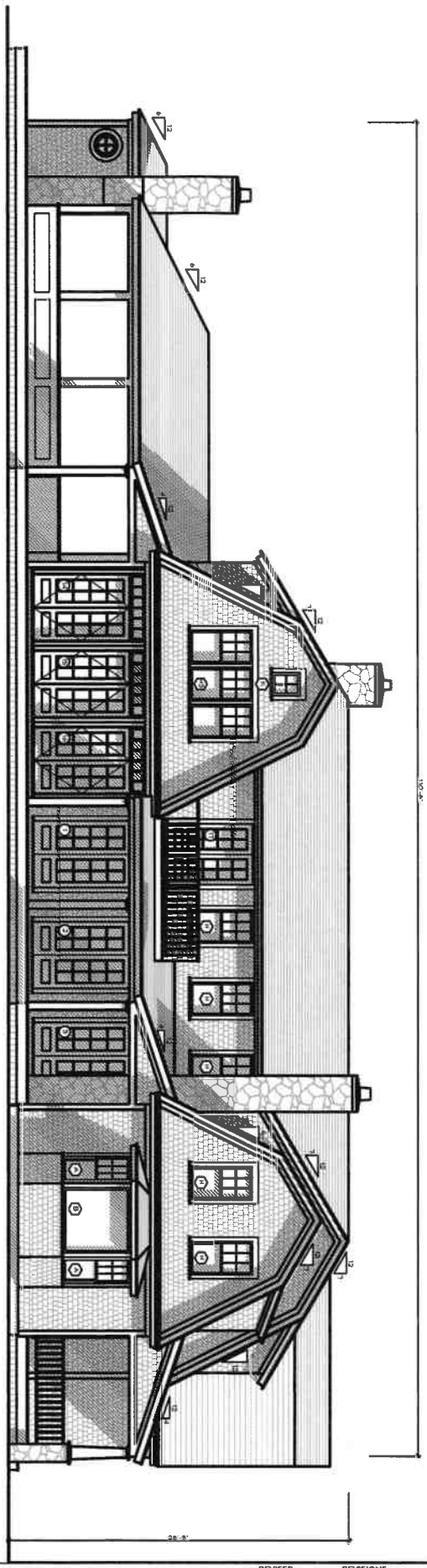
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

REVISED DATE: REVISIONS:

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-2.4

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

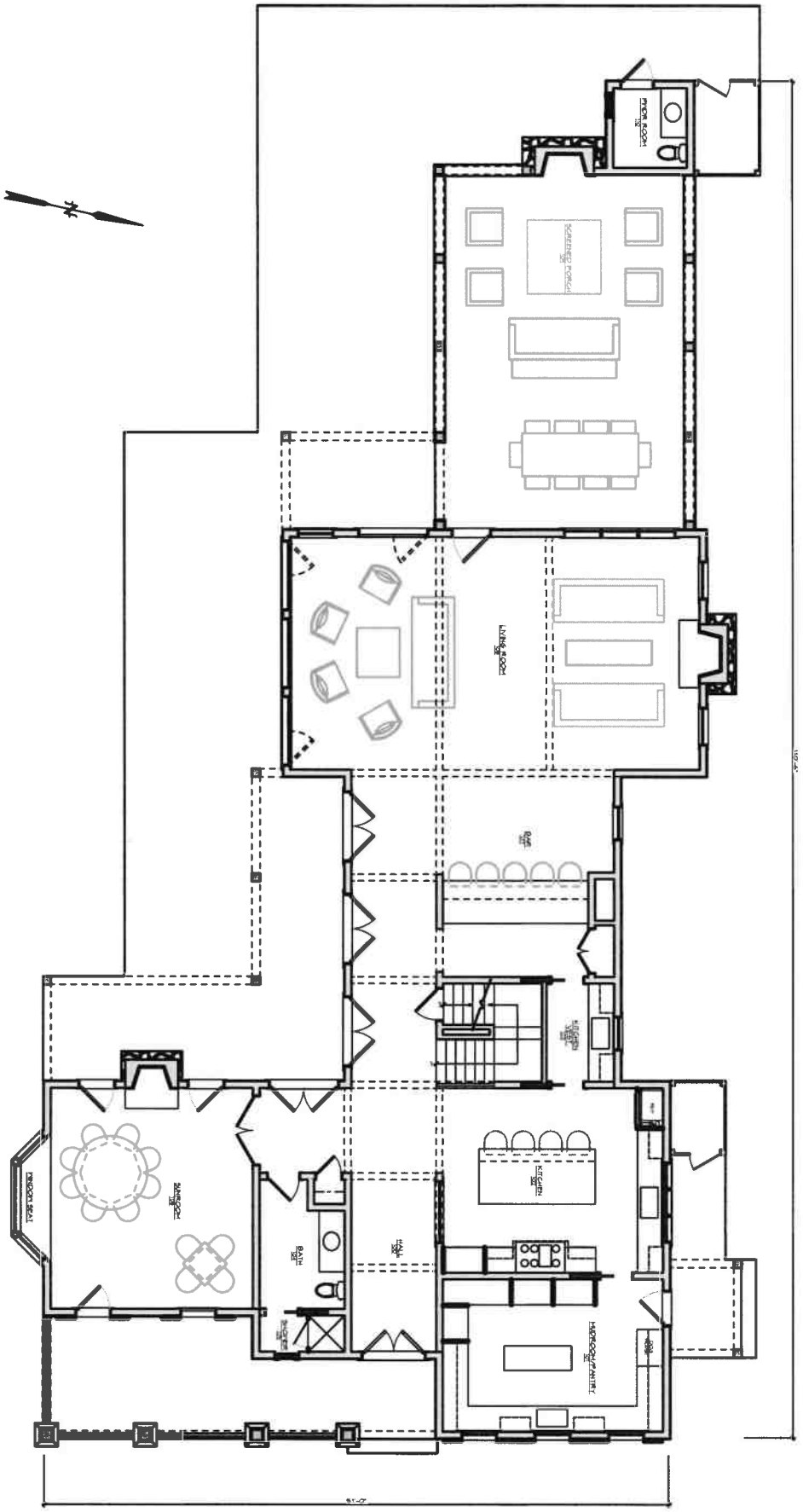
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

ID#

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

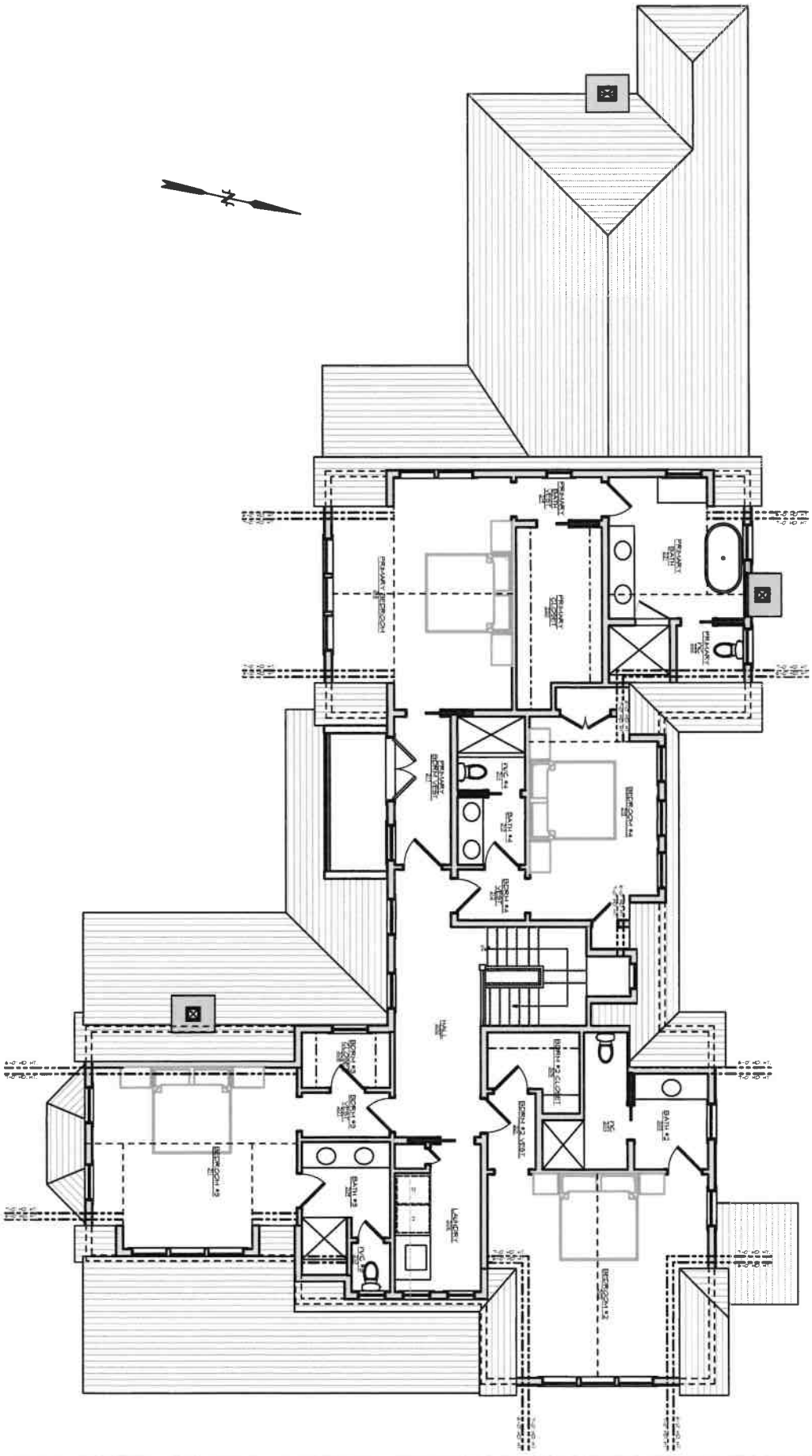
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



ID# A-1.2

Residence at
8 Cannonbury Lane
Nantucket, MA 02554

MAP NO: 74 ZONING INFO: SR-20
PARCEL NO: 8 PROJECT NO: XX ISSUED: 4/07/25

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

REVISED DATE: REVISIONS:

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

Residence at
8 Cannonbury Lane
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission

Revi

Build Depts

Notes:

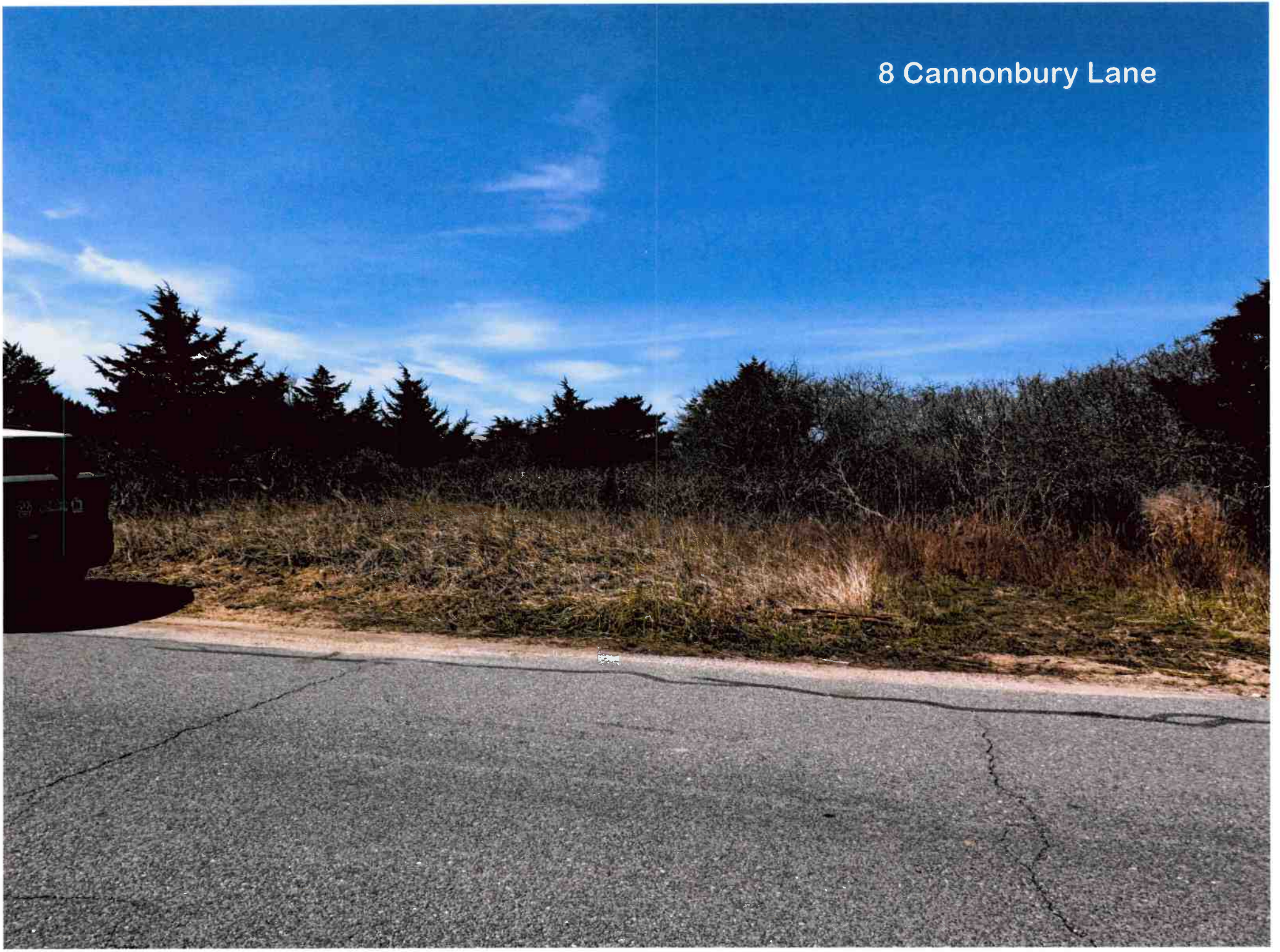
1. All windows to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be custom, 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.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qty.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	3	Double Hung	Custom	N/A	2'-10" x 5'-8"	T.B.D.	6 over 1	
B	1	Picture	Custom	N/A	5'-6" x 5'-8"	T.B.D.	1	
C	2	Round Picture	Custom	N/A	2'-0" x 2'-0"	T.B.D.	4	
D	3	Double Hung	Custom	N/A	2'-10" x 5'-0"	T.B.D.	6 over 1	
E3	1	(3) Casement	Custom	N/A	(3) 2'-2" X 5'-0"	T.B.D.	6 ea.	3" Stud Pockets
F	2	Casement	Custom	N/A	2'-8" x 3'-8"	T.B.D.	9	
G	2	Double Hung	Custom	N/A	3'-0" x 5'-8"	T.B.D.	6 over 1	
G3	1	(3) Double Hung	Custom	N/A	(3) 3'-0" x 5'-8"	T.B.D.	6 over 1 ea.	3" Stud Pockets
H	14	Double Hung	Custom	N/A	2'-10" x 5'-4"	T.B.D.	6 over 1	
H2	1	(2) Double Hung	Custom	N/A	(2) 2'-10" x 5'-4"	T.B.D.	6 over 1 ea.	3" Stud Pockets
H3	2	(3) Double Hung	Custom	N/A	(3) 2'-10" x 5'-4"	T.B.D.	6 over 1 ea.	3" Stud Pockets
J	3	Double Hung	Custom	N/A	2'-2" x 4'-0"	T.B.D.	6 over 1	
K	4	Casement	Custom	N/A	2'-0" x 2'-6"	T.B.D.	4	
L3	1	(3) Double Hung	Custom	N/A	(3) 2'-10" x 4'-8"	T.B.D.	6 over 1	3" Stud Pockets

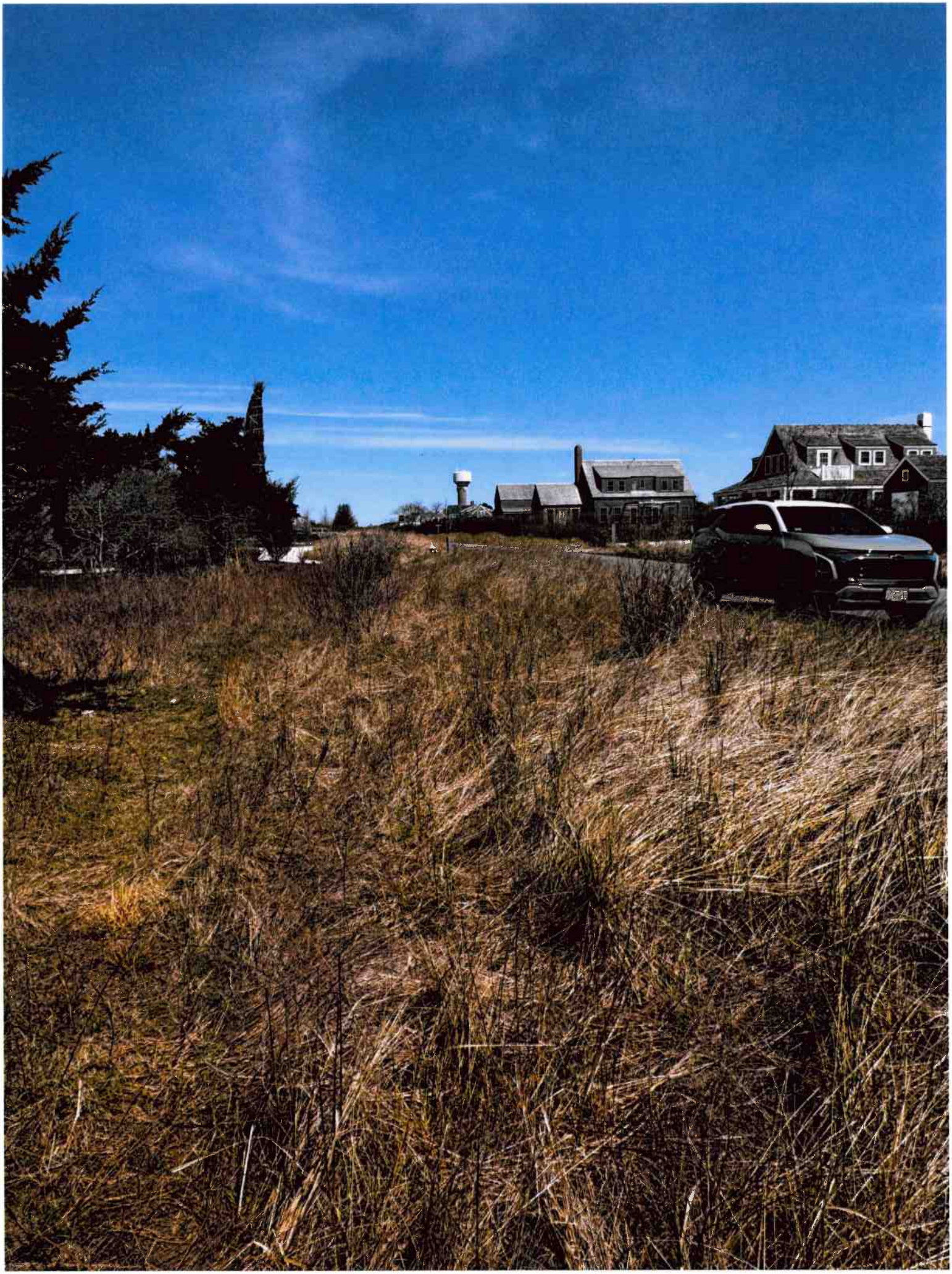
Door Schedule

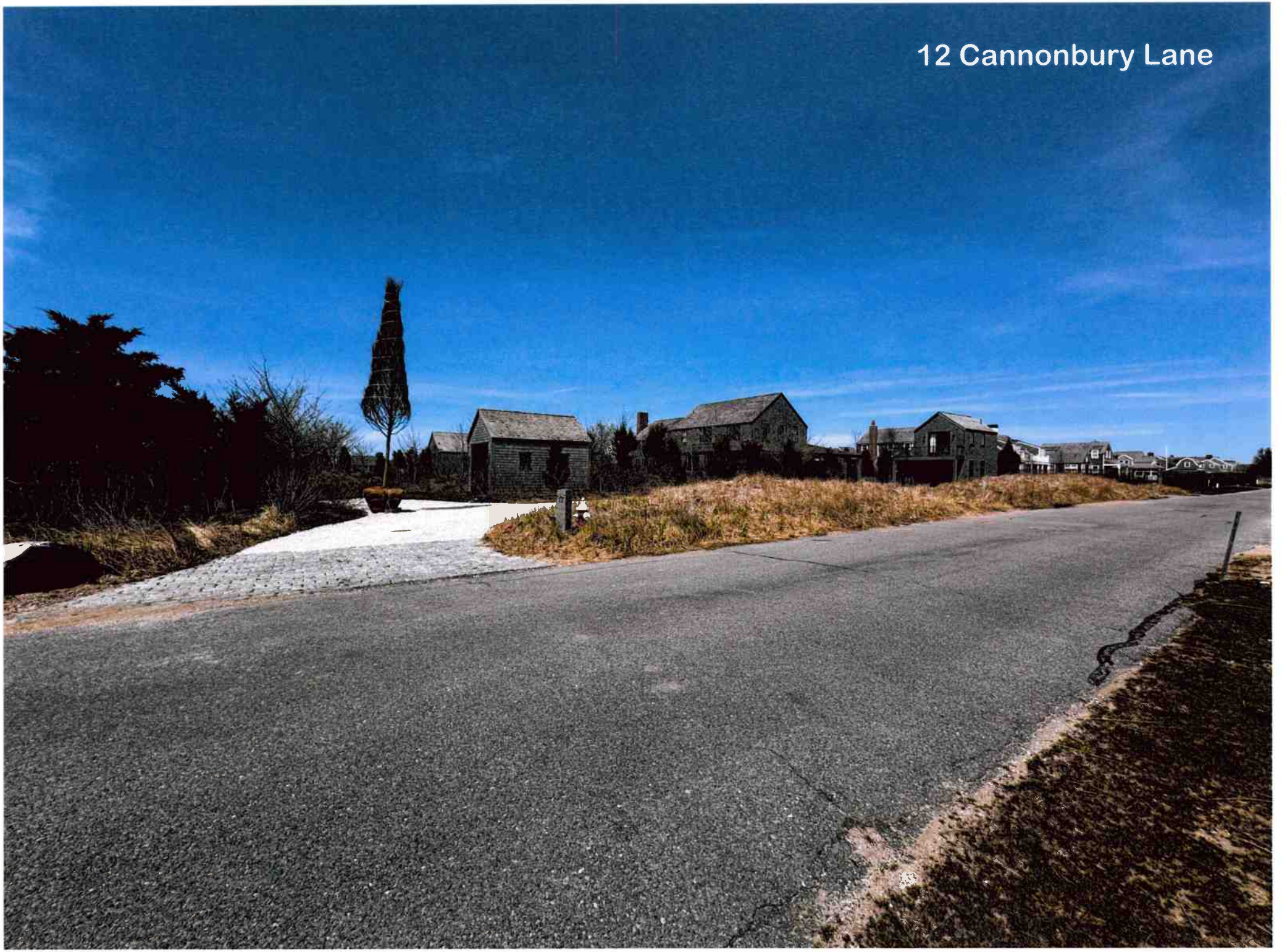
No.	Qty.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
2	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D	6	
3	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D	6	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
5	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
6	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
7	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
8	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	Raised Panel
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
9	1	Entry Door	Custom	N/A	(2) 2'-6" x 8'-0"	T.B.D.	1 ea.	Raised Panels
10	1	Side Door	Custom	N/A	2'-8" x 8'-0"	T.B.D.	4	Raised Panels
11	1	Side Door	Custom	N/A	2'-8" x 8'-0"	T.B.D.	T.B.D.	Vertical Siding
12	1	Inswing French Door	Custom	N/A	2'-9" x 8'-0"	T.B.D.	8	
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
13	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
14	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
15	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
16	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
17	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	T.B.D.	8 ea.	Raised Panels


8 Cannonbury Lane


8 Cannonbury Lane


8 Cannonbury Lane




12 Cannonbury Lane


7 & 9 Cannonbury Lane

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Bill Saad
Land Use Specialist
[illegible]

HDC LIBRARY
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Robert + Katherine Hatcher

STREET ADDRESS 8 Cannonbury Lane

MAP/PARCEL 74/8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 23, 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] 4/23/25

Signature Date

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

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
✓	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
n/a	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
✓	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

✓	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: 4/23/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 37/2

Street & Number of Proposed Work: 6 Nobadeer Ave.

Owner of record: Kaizer, Peter T. JR & Caroline S.

Mailing Address: 6 Nobadeer Ave
Nantucket, MA 02554

Contact Phone #: 508-560-8675 E-mail: PTKaizer@gmail.com

AGENT INFORMATION (if applicable)

Name: Owner

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

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. HDC-2024-03-10099

☐ 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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 _____

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 4/23/2025 Signature of owner of record _____ Signed under penalties of perjury

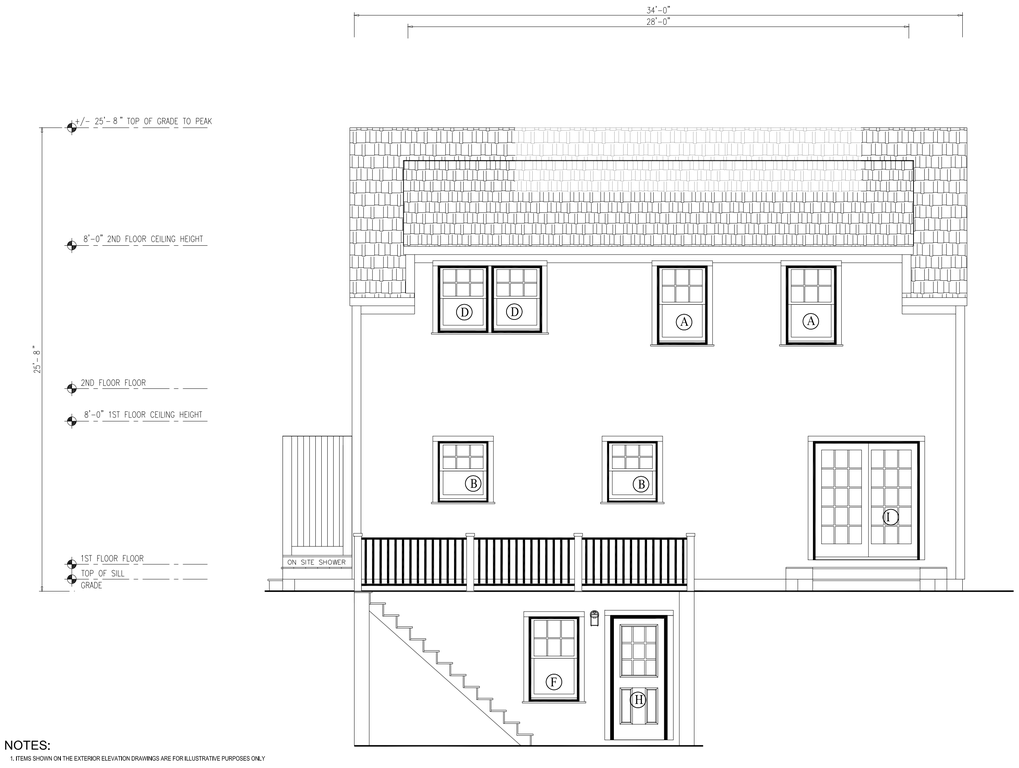
SOUTH



WEST



NORTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

EAST



6 NOBADEER
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
6 NOBADEER

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

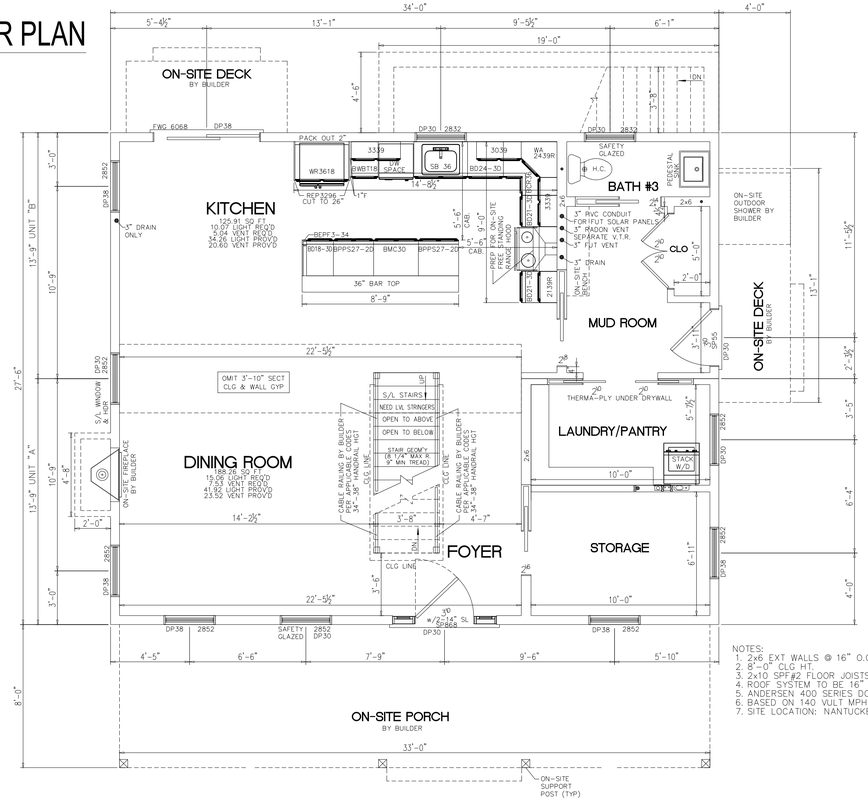
PROJECT:
45028
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/22/24
SCALE: 1/4"=1'-0"
FILENAME: 45028 PD

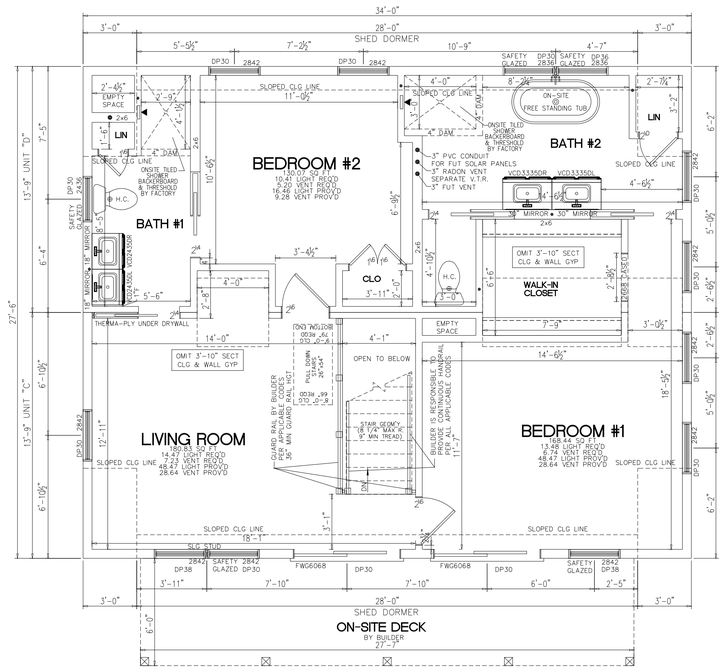
SHEET:
ELEV-

FIRST FLOOR PLAN



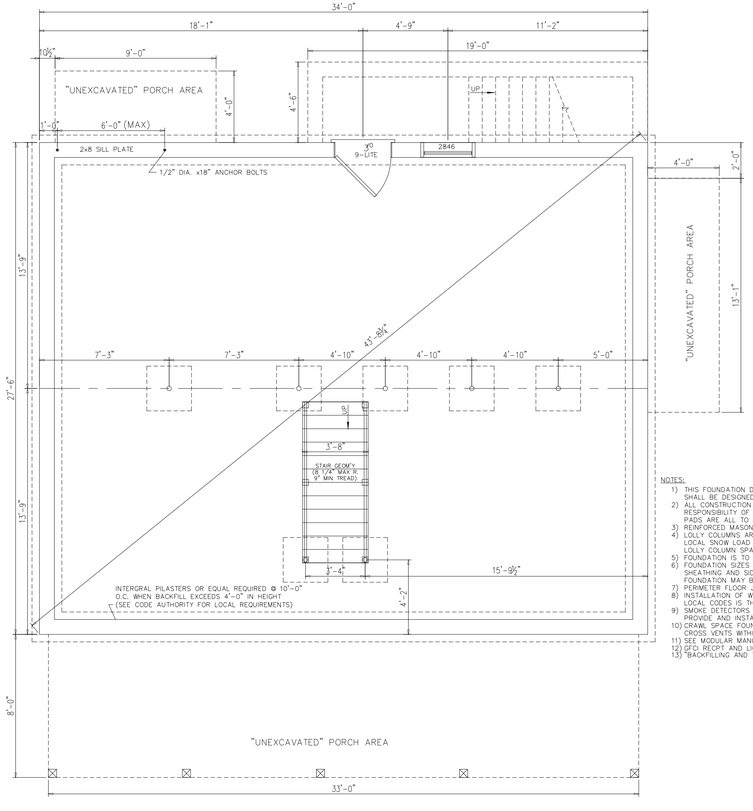
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. FLR GIRDER UNDER LIVING RM/BATH #1 TO BE: 2-1 1/2"x20"x24'-0" M.L. (2 PER MODULE)
7. CLG BEAM OVER WALK-IN CLOSET TO BE: 2-1 1/2"x9 1/4"x12'-8" M.L. (2 PER MODULE)

FOUNDATION



SQUARE FOOTAGE:

FIRST FLOOR:	935	SQ. FT.
SECOND FLOOR:	935	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1870	SQ. FT.
OVERALL SIZE	27'-6" x 34'-0"	
MODEL:	2-STORY	

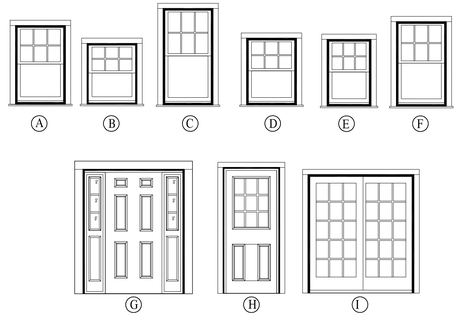
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF CHAMPION MODULAR/ BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN; LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2842	A	34 1/8"x52 7/8"	ANDERSEN 400	DH WINDOW	.31	12.34	8.23	4.64
2832	B	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.31	9.54	5.98	3.39
2852	C	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.31	15.14	10.48	5.88
2836	D	34 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.31	10.47	6.73	3.81
2436	E	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.31	9.23	5.73	3.18
2846	F	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.31	13.28	8.98	5.07
DOORS								
SP868/SPSL145 36" w/2-14" SL	G	73 3/4"x82 3/4"	MILLIKEN MILLWORK	EGRESS	.25	42.4	6.4	19.26
SP55	H	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWG6068-2	I	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.32	39.34	23.78	14.72



BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
6 NOBADEER

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

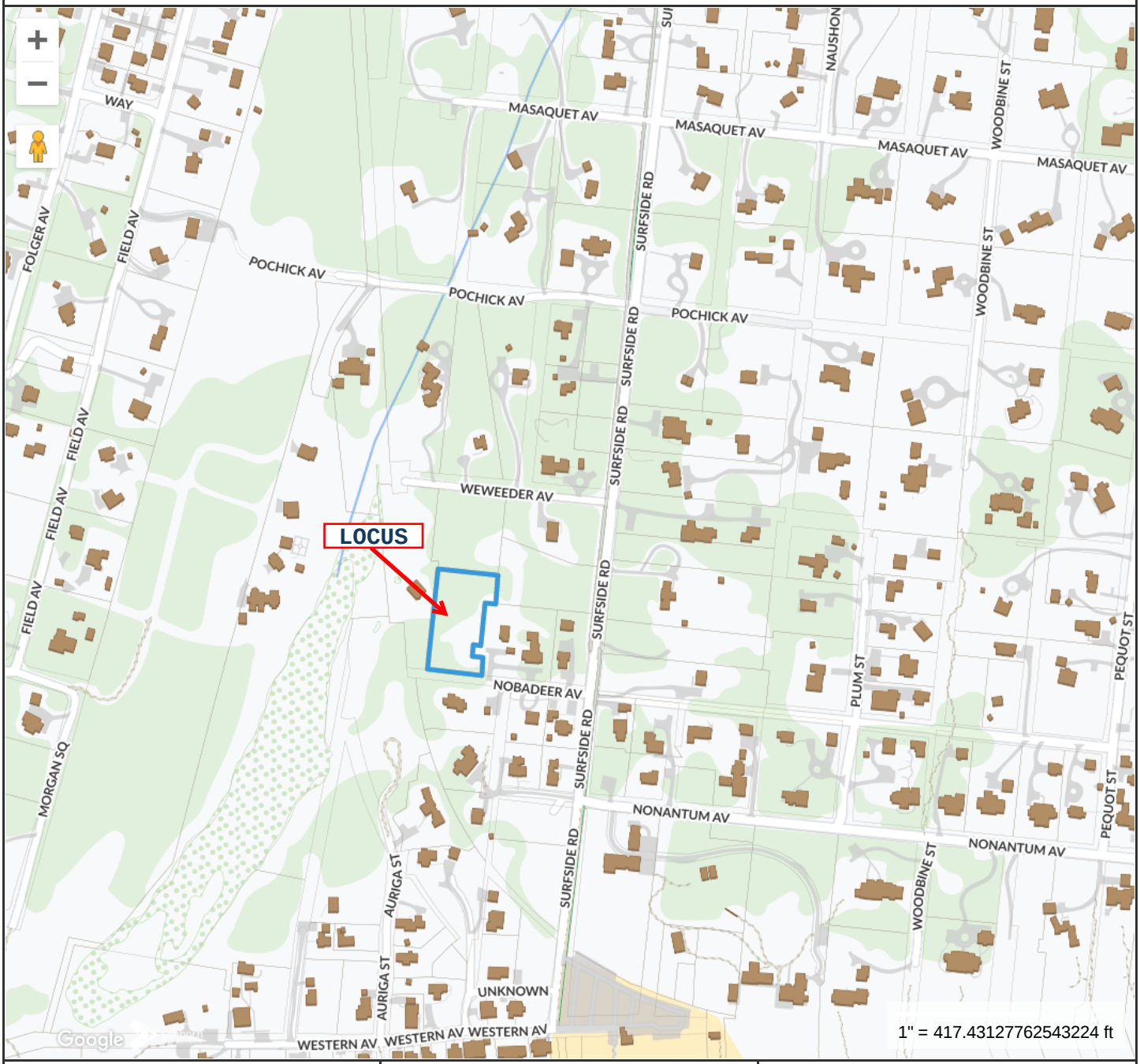
PROJECT:
45028
2-STORY

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 2/22/24
SCALE: 1/4"=1'-0"
FILENAME: 45028 PD

SHEET:
PLAN -

Town and County of Nantucket, MA



Property Information

Property ID	188264
Location	6 NOBADEER AV
Owner	KAIZER THEA K & PETER H

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.

CERTIFICATE NO: _____ DATE ISSUED: 3/19/24

HDC2024-03-10099

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 37/2

Street & Number of Proposed Work: 6 Nobadeer Avenue

Owner of record: Kaizer, thea K + Peter H

Mailing Address: PO BOX 1500

NANTUCKET MA 02554

Contact Phone #: 508 560 8625 E-mail: PTKAIZER@gmail.com

AGENT INFORMATION (if applicable)

Name: Kris Megna

Mailing Address: 2A Blueberry Ln.

Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: 3/20/24 Fee Paid: $ 3-22-24 374.00

Must be acted on by: 5/10/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Approval Subject to removal of Roof Walk

Consent w/conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 935 Decks/Patio: Size: 8'x33' ☒ 1st floor ☐ 2nd floor

Width: 27.5 Sq. footage 2nd floor: 935 Size: 4'x13', 6'x27', 8'6"x12' ☒ 1st floor ☐ 2nd floor ☒ 2ND ☒ ROOF

Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 25'8" South 25'8" East 25'8" West 25'8"

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
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6" Corner boards 6" Frieze 6"

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 400

Doors* (type and material): ☐ TDL ☒ SDL Front Milliken Millwork Rear sliders AND 400 Side Milliken Millwork

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shells/Existing Walkways Shells Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) NA Roof Certainteed Peterwood (MATCH GARAGE)

Trim NTW Sash Sandtan/Match Garage Doors Match Primary Hamilton Blue

Deck Mahogany Decking Foundation Grey Fence Existing Shutters NA

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/3/24 Signature of owner of record _____ Signed under penalties of perjury

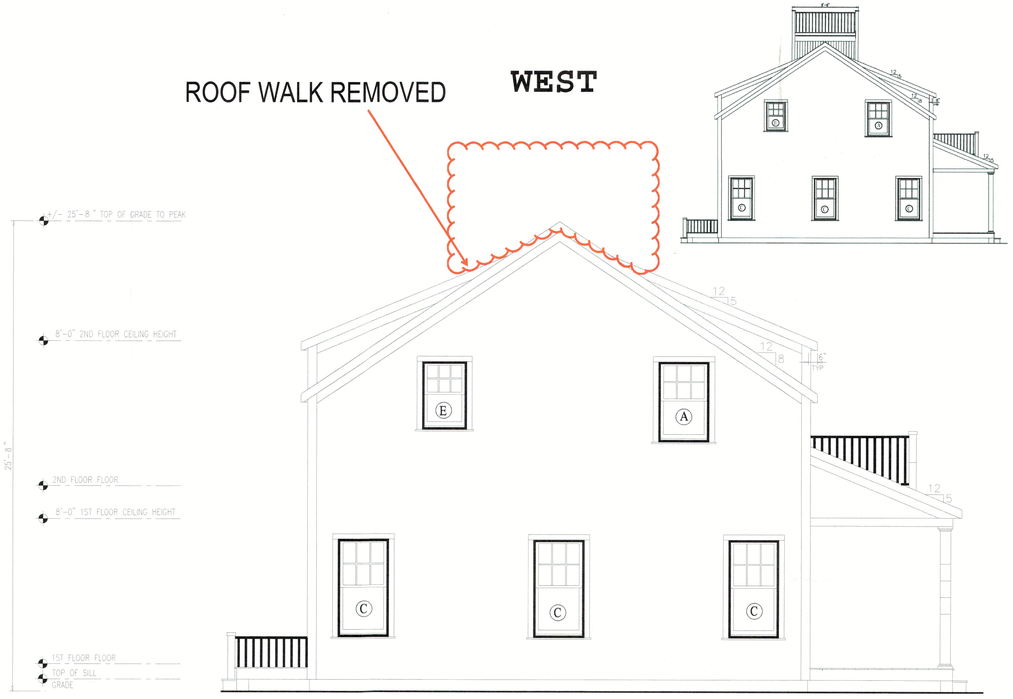


SOUTH

ROOF WALK REMOVED

WEST

ROOF WALK REMOVED



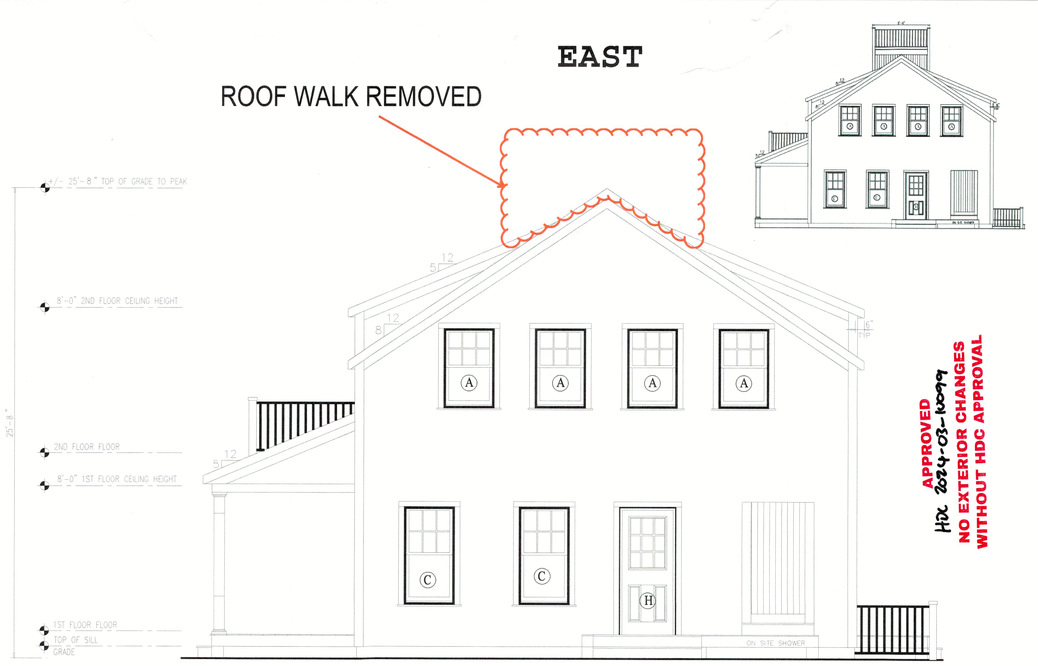


NORTH

ROOF WALK REMOVED

EAST

ROOF WALK REMOVED



APPROVED
HDC 2024-03-14099
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
MAR 20 2024
By

NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

6 NOBADEER
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
6 NOBADEER

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

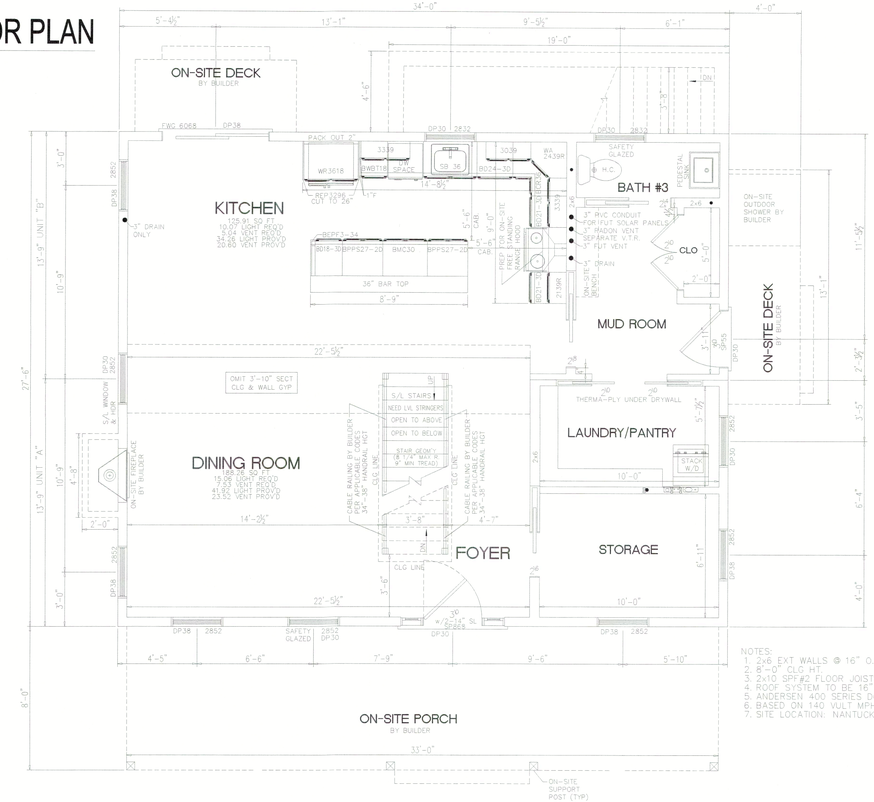
PROJECT:
45028
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/22/24
SCALE: 1/4"=1'-0"
FILENAME: 45028 PD

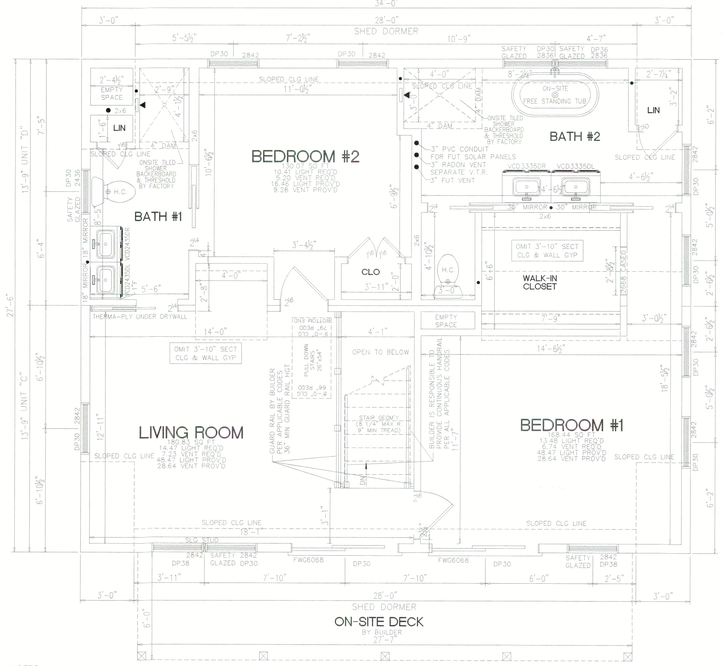
SHEET:
ELEV-

FIRST FLOOR PLAN



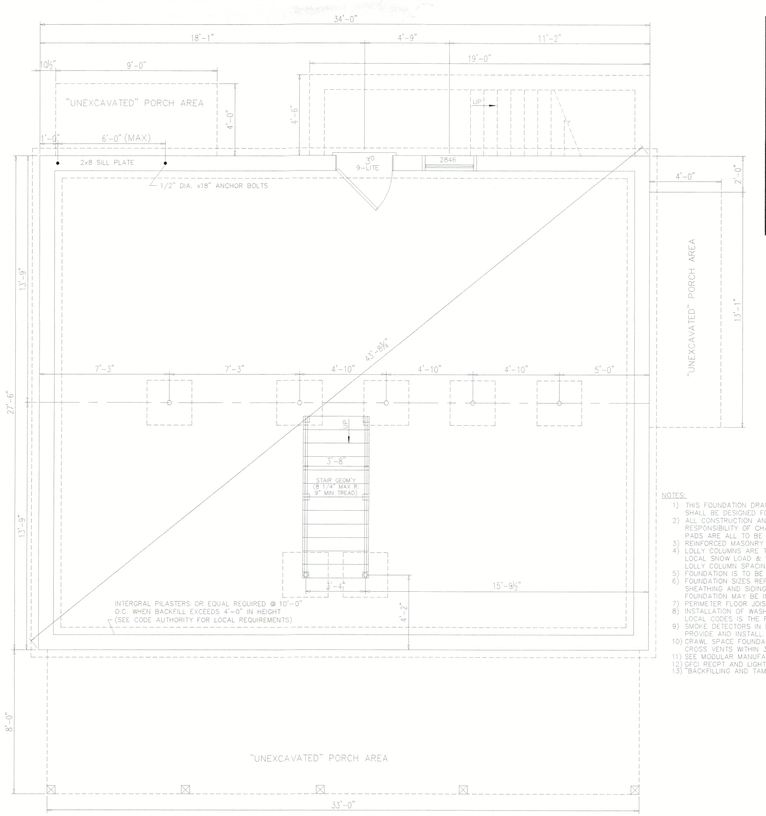
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. FLR GIRDER UNDER LIVING RM/BATH #1 TO BE 2-1 1/2"x20"x24'-0" M.L. (2 PER MODULE)
7. CLG BEAM OVER WALK-IN CLOSET TO BE: 2-1 1/2"x9 1/4"x12'-8" M.L. (2 PER MODULE)

FOUNDATION



NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF CHAMPION MODULAR BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS.
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADDTL COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC.)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

SQUARE FOOTAGE:

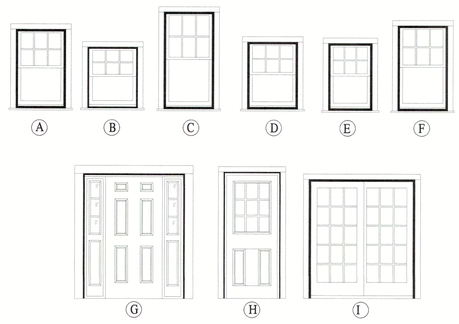
FIRST FLOOR	935	SQ. FT.
SECOND FLOOR	935	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1 870	SQ. FT.
OVERALL SIZE	27'-6" x 34'-0"	
MODEL	2-STORY	

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT VENT
2842	A	34 1/8"x52 7/8"	ANDERSEN 400	DH WINDOW	.31	12.34	8.23	4.64
2832	B	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.31	9.54	5.98	3.39
2852	C	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.31	15.14	10.48	5.88
2836	D	34 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.31	10.47	6.73	3.81
2436	E	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.31	9.23	5.73	3.18
2846	F	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.31	13.28	8.98	5.07
DOORS								
SP868/SP3145 36" w/2-3/4" SL	G	73 3/4"x82 3/4"	MILLIKEN MILLWORK	EGRESS	.25	42.4	6.4	19.26
SP55	H	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWG6068-2	I	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.32	39.34	23.78	14.72



RECEIVED
MAR 20 2024
By

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
6 NOBADEER

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45028
2-STORY

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 2/22/24
SCALE: 1/4"=1'-0"
FILENAME: 45028 PD

SHEET:
PLAN -

MULLINS
MOVE-OFF/DEMO

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:

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. $100

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ (6) **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ (7.) **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address. NOTE.

✓ (8.) **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A. 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ (3.) **As-Built Plans (1copy):** of existing elevations 4 COPIES.

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.

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).

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.

N/A. (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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.**

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

STREET ADDRESS 11 Plum Street

MAP/PARCEL 80/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/23/25

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.



4/23/25

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 11 Plum Street, Map 80 / Parcel 28

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,

Kevin Mullins

04/17/2025

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°: 80 PARCEL N°. 28

Street & Number of Proposed Work: 11 PLUM STREET

Owner of record: KEVIN & EMILY MULLINS

Mailing Address: 8 EDGAR WALKER COURT
HINGHAM, MA 02043

Contact Phone #: _____ E-mail: kevin.m.mullins@gmail.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 _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: +703 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 40' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing 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: N/A.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE OFF/DEMO EXIST 2BR COTTAGE.

Is there an HDC survey form for 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.

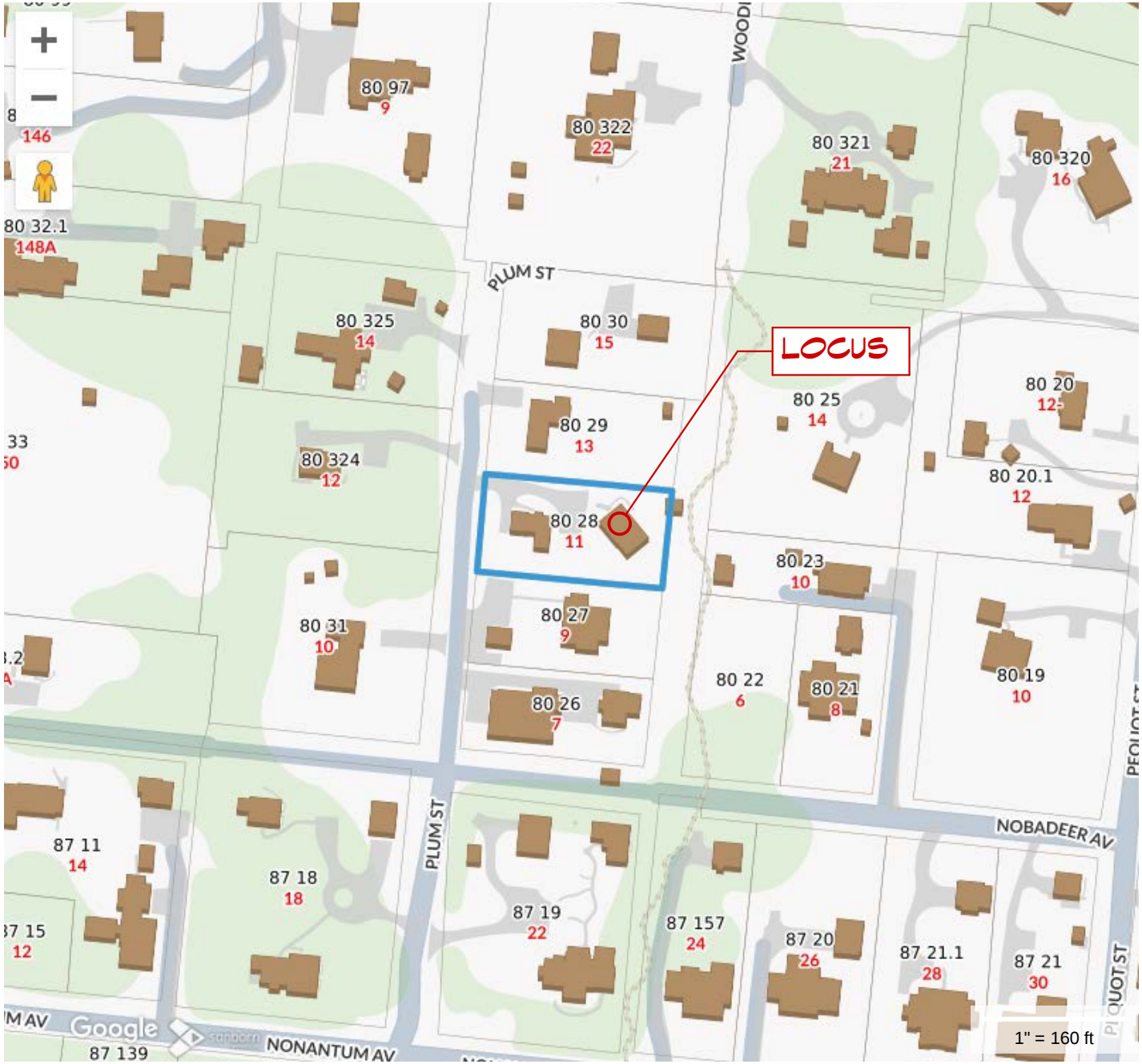
COLORS

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 4/22/25 Signature of owner of record _____ AGENT Signed under penalties of perjury



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

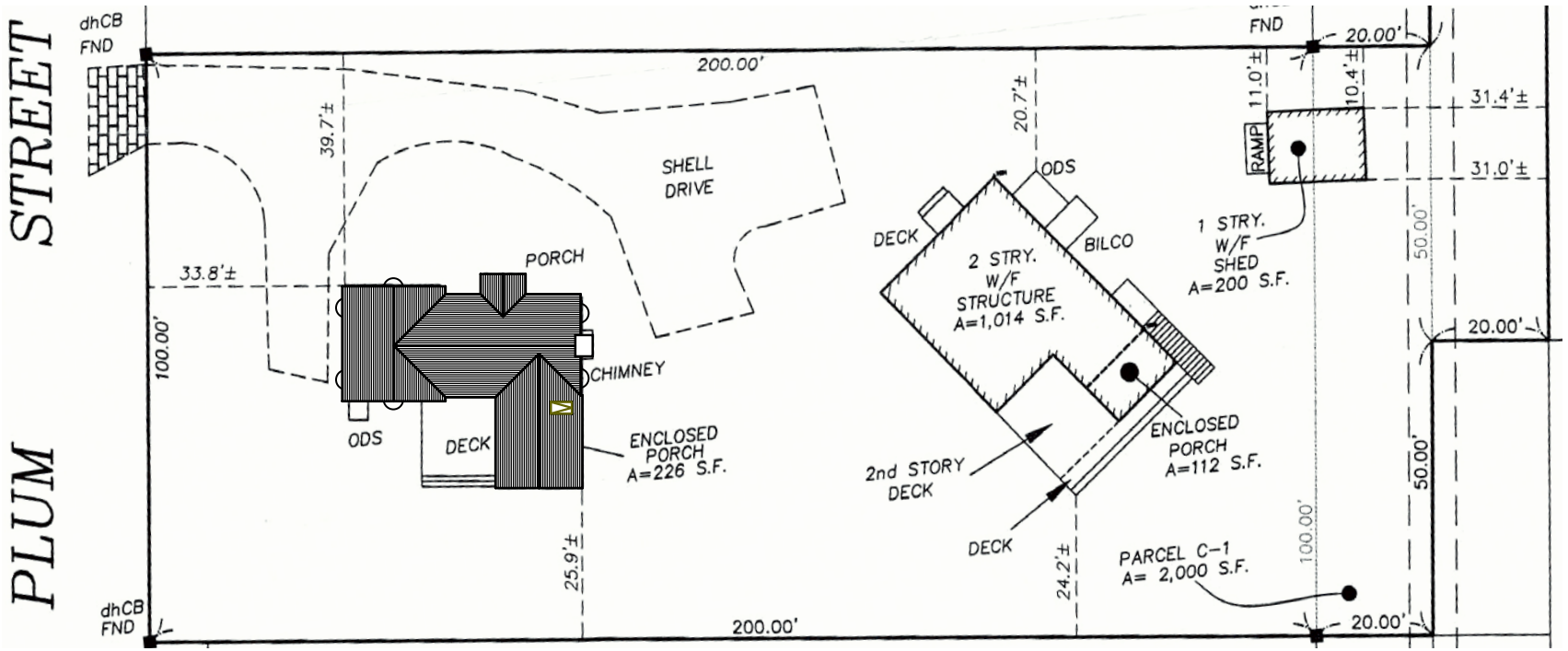
LOCUS

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-0.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

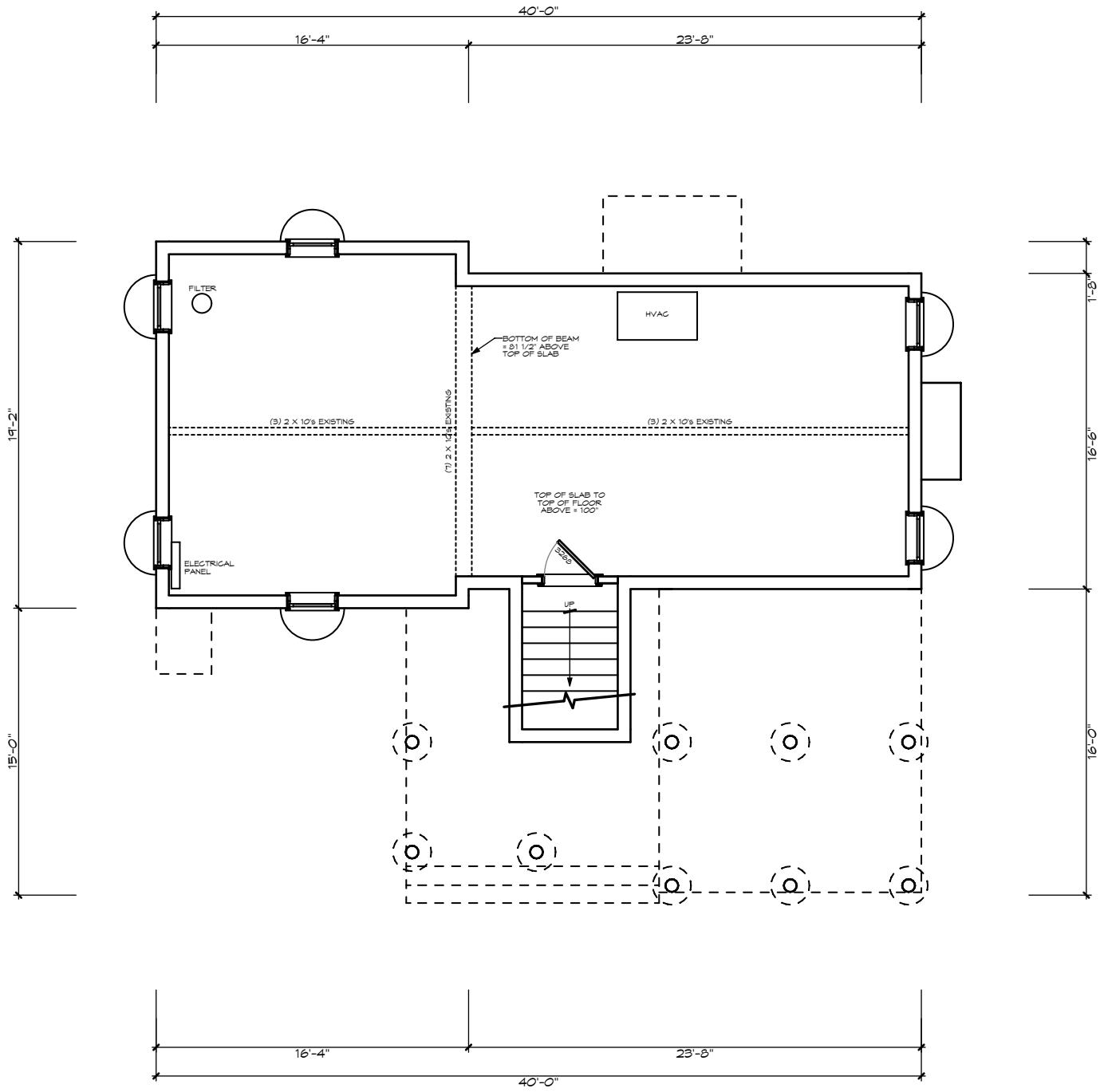
SITE PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-0.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

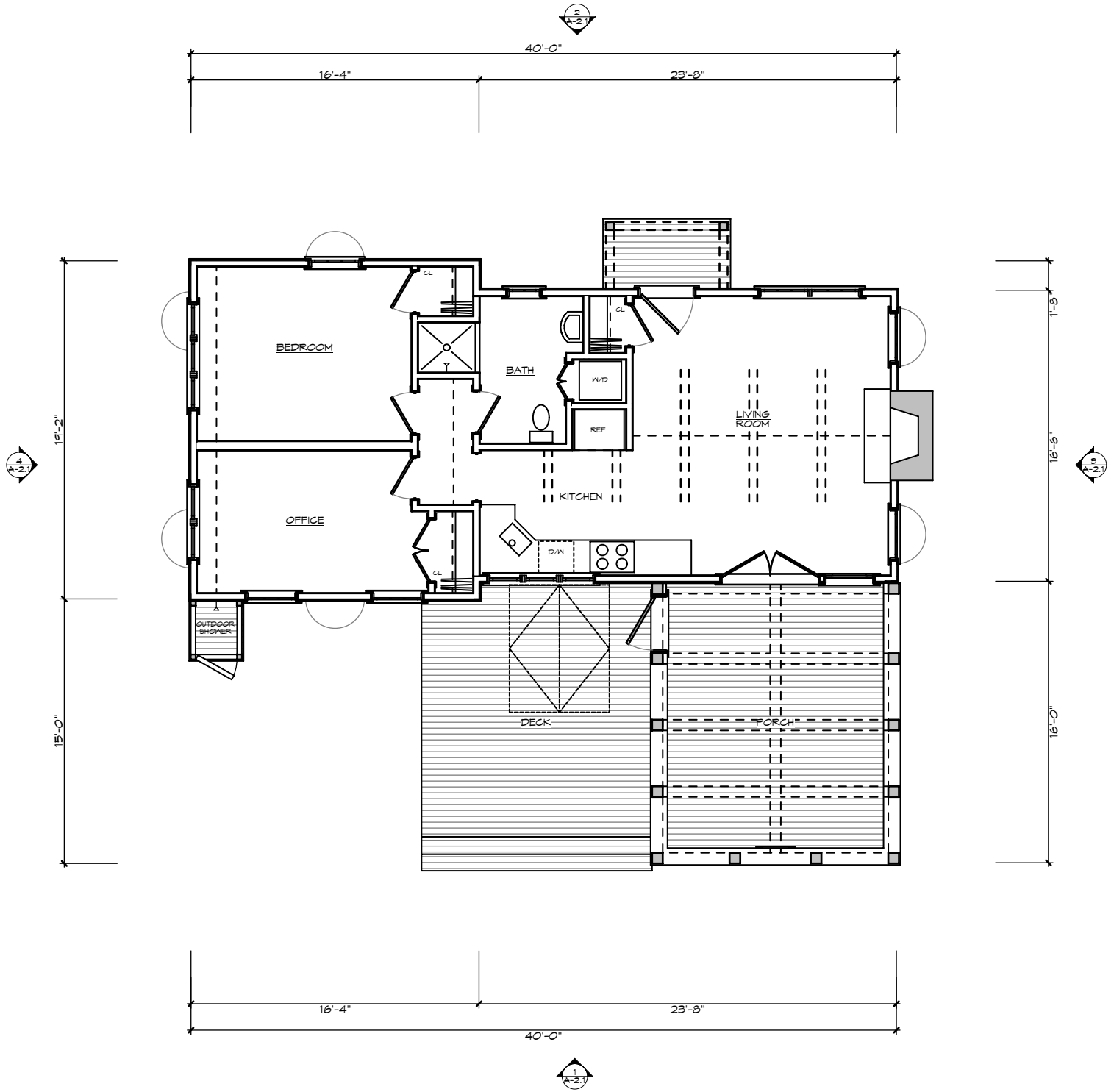
PROPOSED BASEMENT FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-1.0



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED FIRST FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-1.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

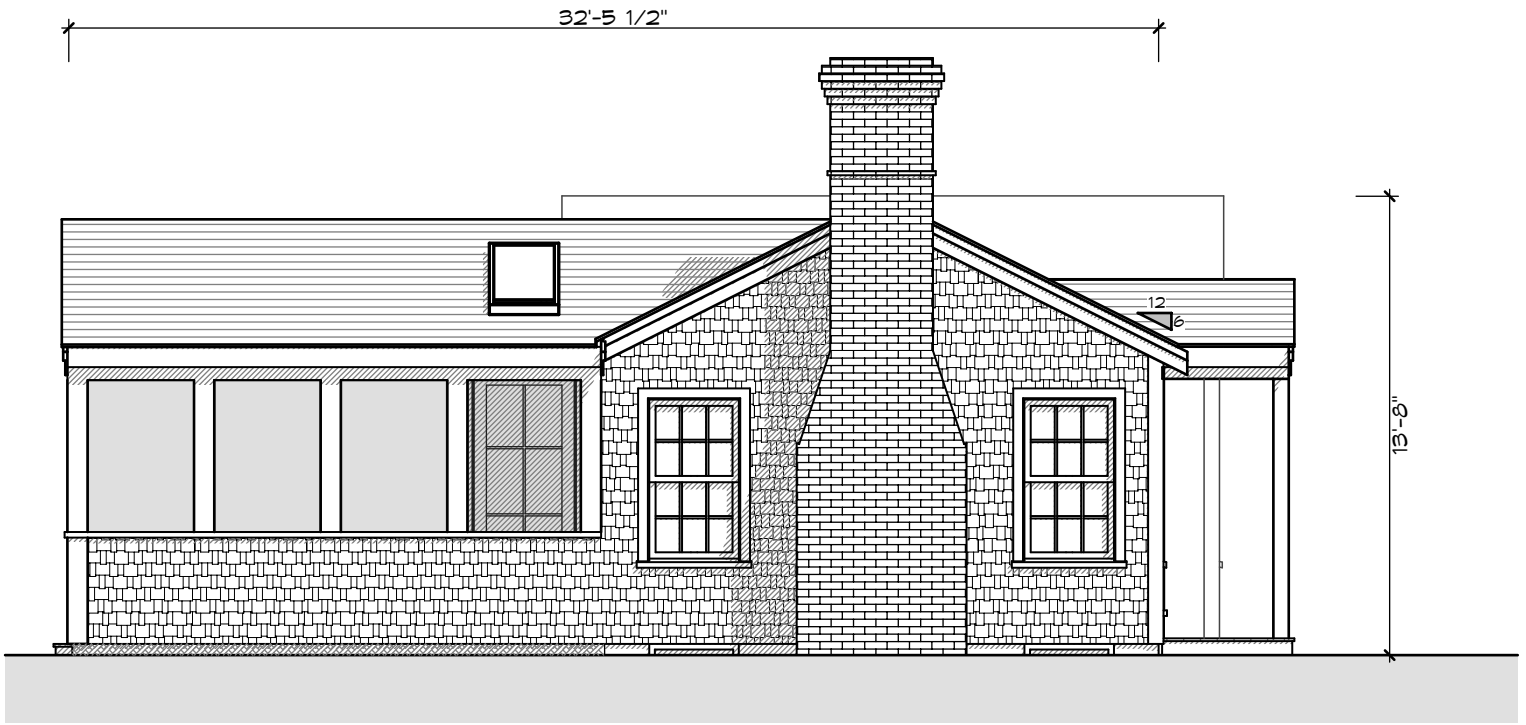
PROPOSED NORTH ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-2.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

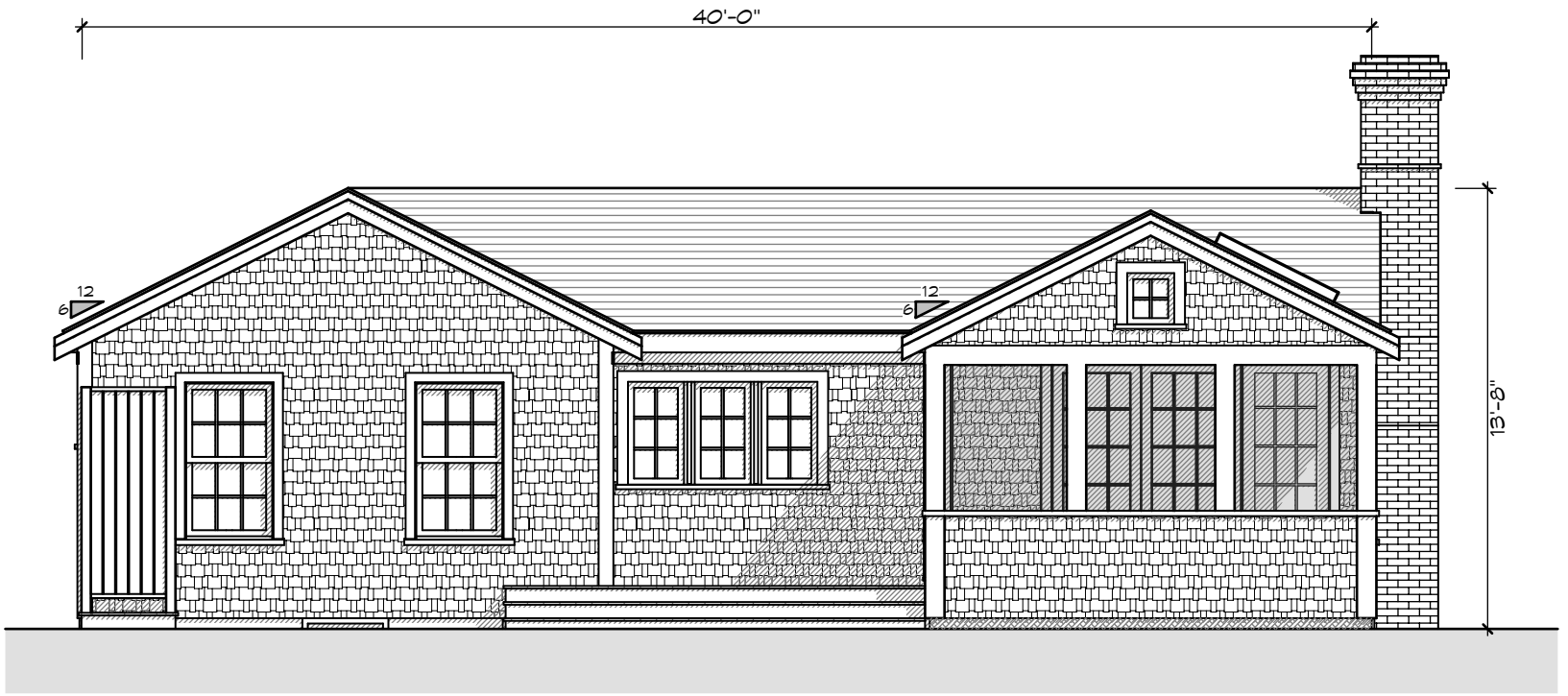
PROPOSED EAST ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-2.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SOUTH ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-2.3



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED WEST ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
4/23/25

EX-2.4


Existing Cottage

Existing Cottage




Existing Cottage


Existing Cottage

Existing Cottage




Existing Cottage

Existing Main House




Existing Main House

Existing Main House



Existing Main House




Existing Shed

Existing Shed



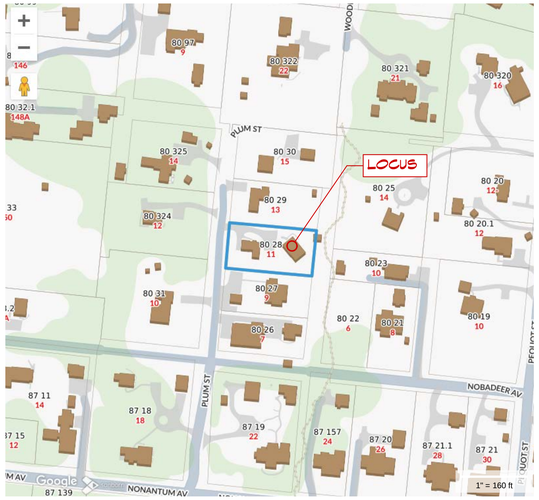
Existing Shed



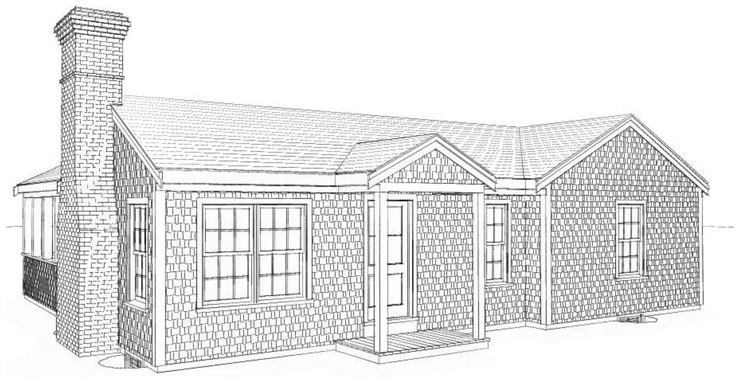

Existing Shed

11 Plum Street - Cottage

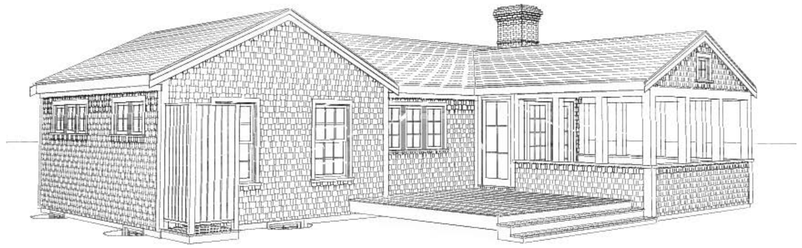
11 Plum Street Nantucket MA 02554



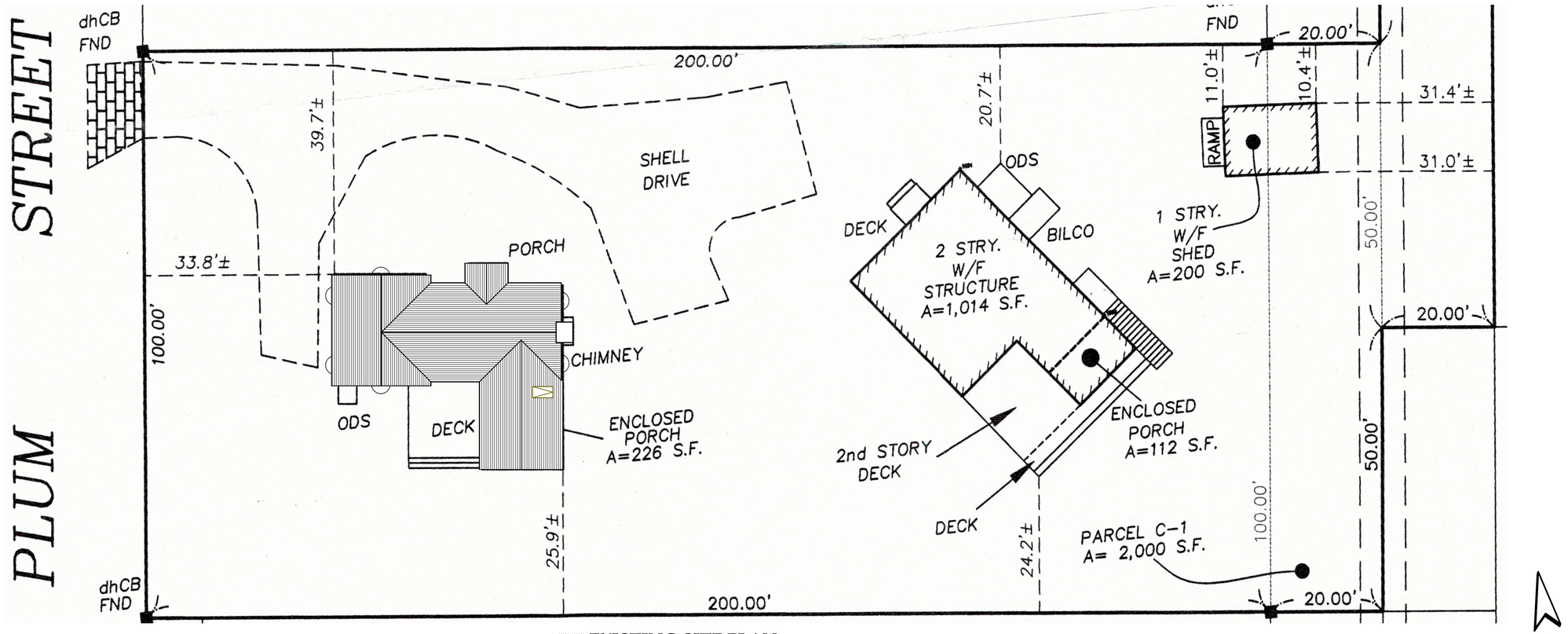
LOCUS PLAN



FRONT PERSPECTIVE



REAR PERSPECTIVE



1 EXISTING SITE PLAN

Scale: 1' = 1'-0", 1" = 10',
1:0.71, 1:0.63

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

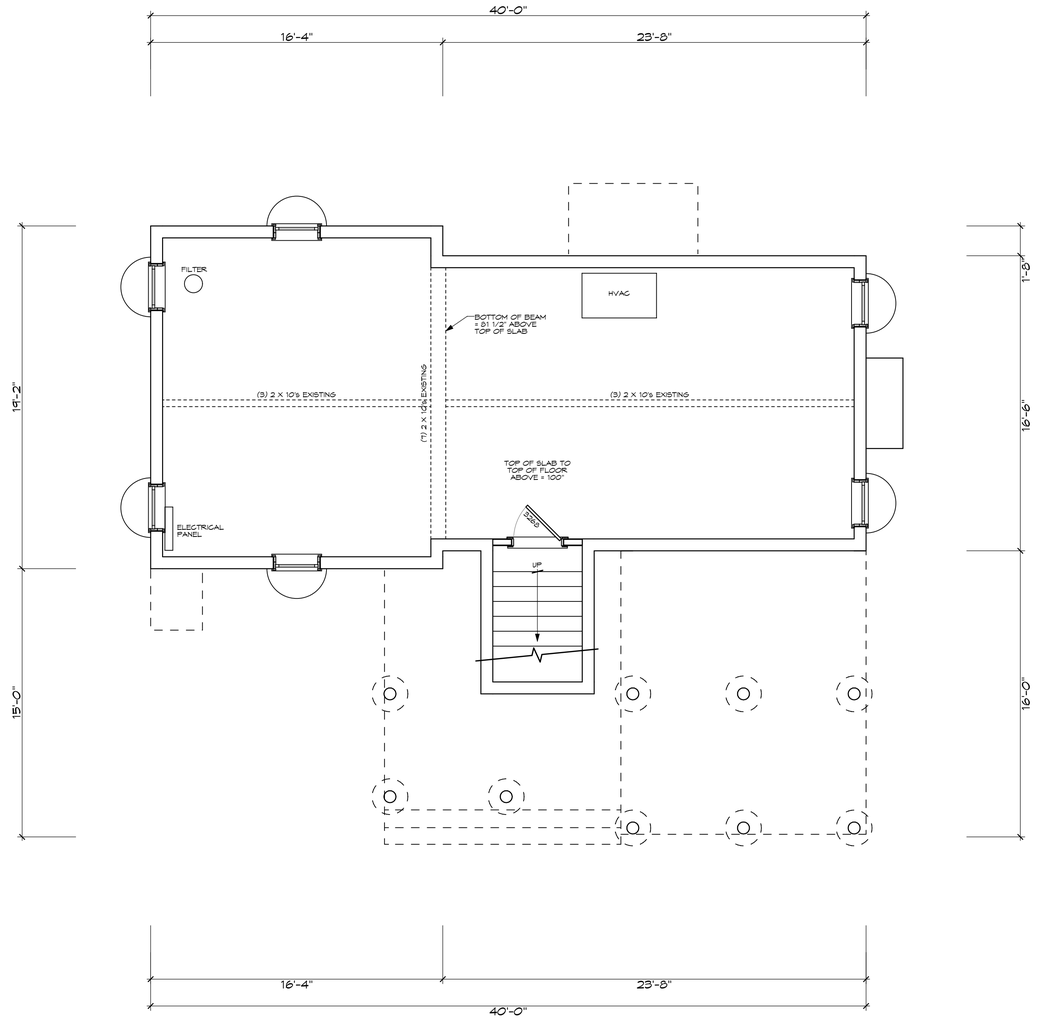
EXISTING SITE PLAN & COVER SHEET

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
12/30/24

EX-0.1



1 **EXISTING BASEMENT PLAN - 703 Sq. Ft.**

Scale: 1/4" = 1'-0"

N

EXISTING BASEMENT PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

S. M. ROETHKE
design, inc.

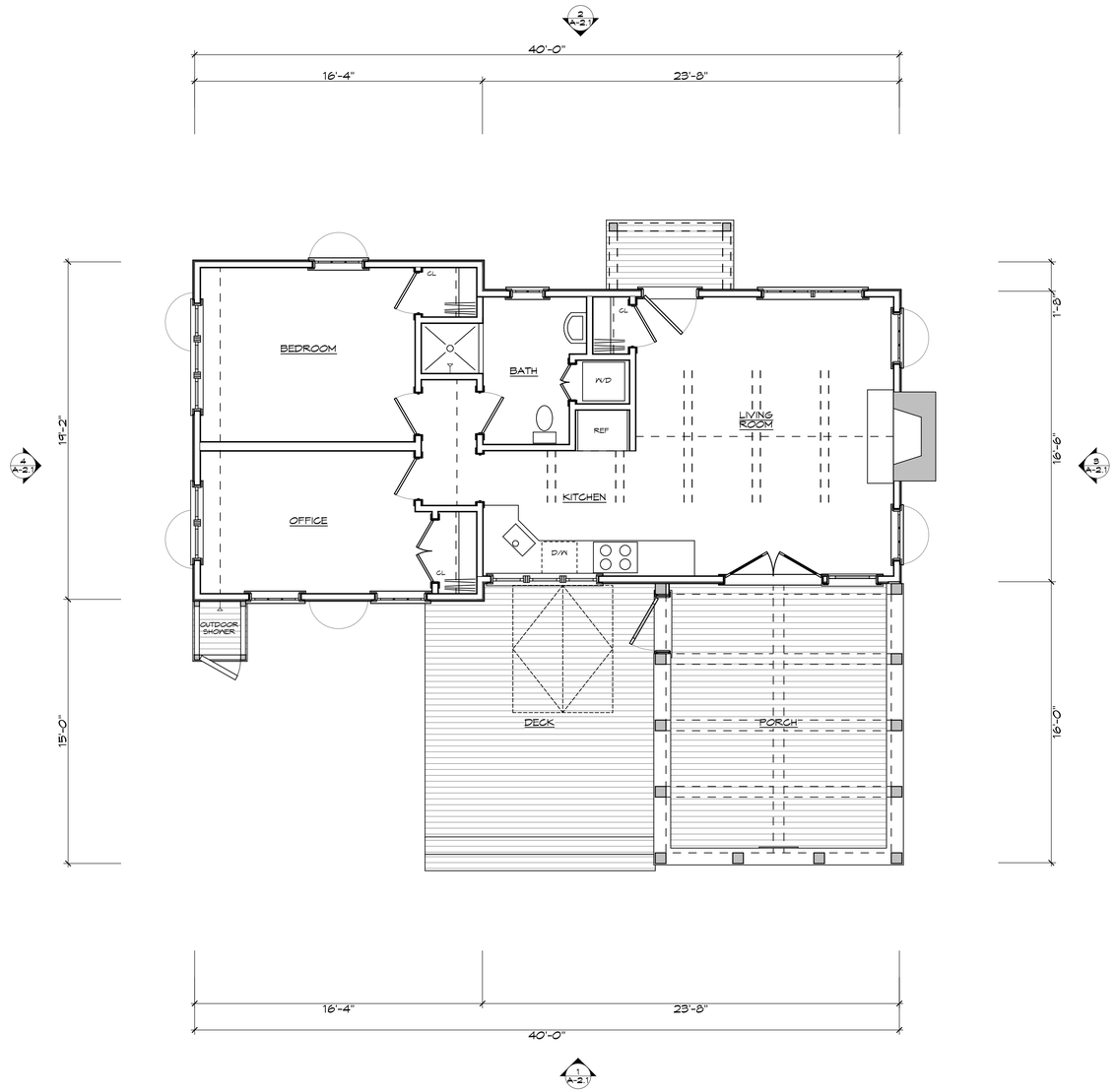
S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

REVISIONS:

Existing Conditions
12/30/24

EX-1.0



1 EXISTING FIRST FLOOR PLAN - 703 Sq. Ft.

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

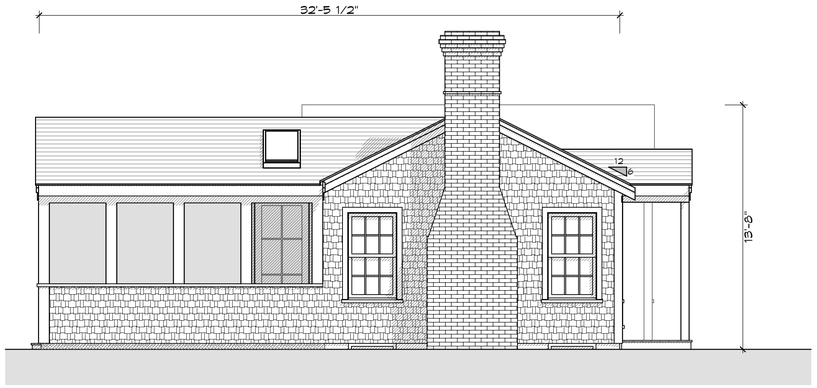
EXISTING FIRST FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

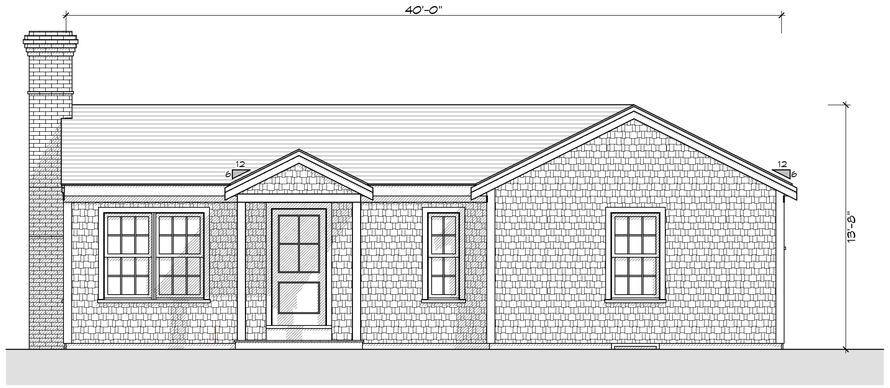
Existing Conditions
12/30/24

EX-1.1



2 EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0"



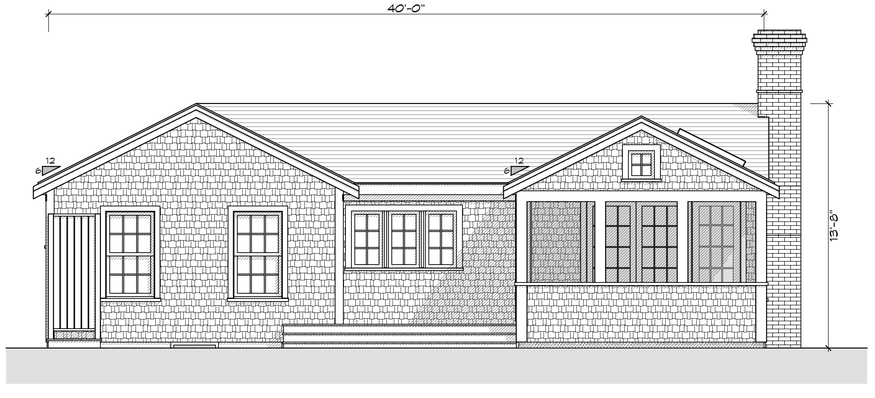
1 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION

Scale: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

EXISTING EXTERIOR ELEVATIONS

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

Existing Conditions
12/30/24

EX-2.1

MULLINS
PROPOSED COTTAGE

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: 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 (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. N/A. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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. N/A. **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. N/A. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. ✓ **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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. N/A. **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

STREET ADDRESS 11 Plum Street

MAP/PARCEL 80/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/23/25

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.



4/23/25

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 11 Plum Street, Map 80 / Parcel 28

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,

Kevin Mullins

04/17/2025

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°: 80 PARCEL N°. 28

Street & Number of Proposed Work: 11 PLUM STREET

Owner of record: KEVIN & EMILY MULLINS

Mailing Address: 8 EDGAR WALKER COURT
HINGHAM, MA 02043

Contact Phone #: _____ E-mail: kevin.m.mullins@gmail.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 _____

Size of Structure or Addition: Length: 61' Sq. Footage 1st floor: 1536
Width: 36' Sq. footage 2nd floor: 840
Sq. footage 3rd floor: —

Decks/Patio: Size: 15×32 ☒ 1st floor ☐ 2nd floor
Size: 6×21 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North +/- 12" South +/- 12" East +/- 12" West +/- 12"

Height of ridge above final finish grade: North 25'-2" South 25'-2" East 16' West 25'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

1.5 STORY COTTAGE W/ ATTACHED 1-CAR GARAGE.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ± 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) MATCH HOUSE ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /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): COPPER 2½" ϕ

Sidewall: ☒ White cedar 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 6" Soffit (Overhang) 1" Corner boards 6" Frieze ± 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6"

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 12-LITE/1 PANEL Rear 15-LITE COMBOS Side 9-LITE/1 PANEL
Garage Door(s): Type OVERHEAD Material CEDAR, WHITE.

Hardscape materials: Driveways SHELL Walkways BLUESTONE STEPPERS Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof DUAL GREY
Trim WHITE Sash WHITE Doors WHITE/HDC COLOR
Deck NAT. Foundation NAT. Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/22/25 Signature of owner of record _____ AGENT. Signed under penalties of perjury



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

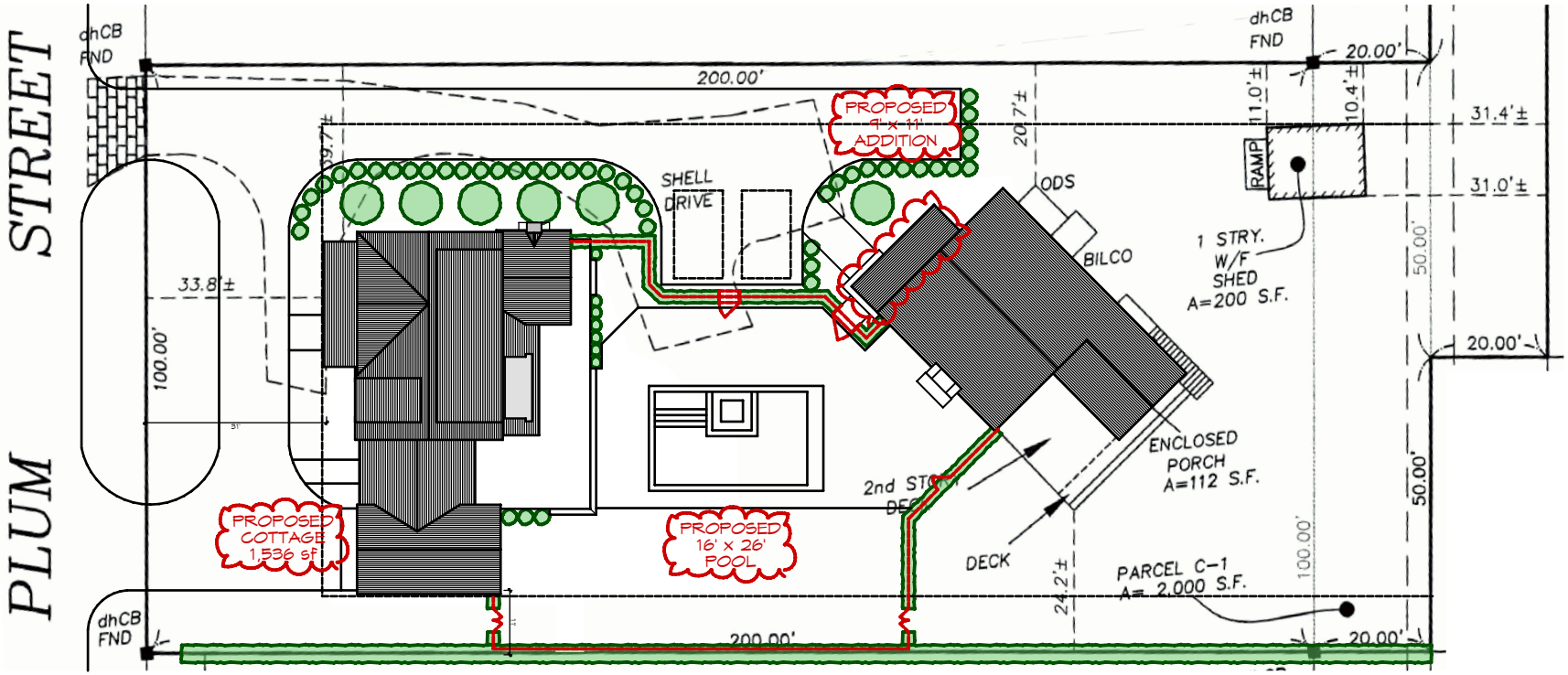
LOCUS

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 0.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

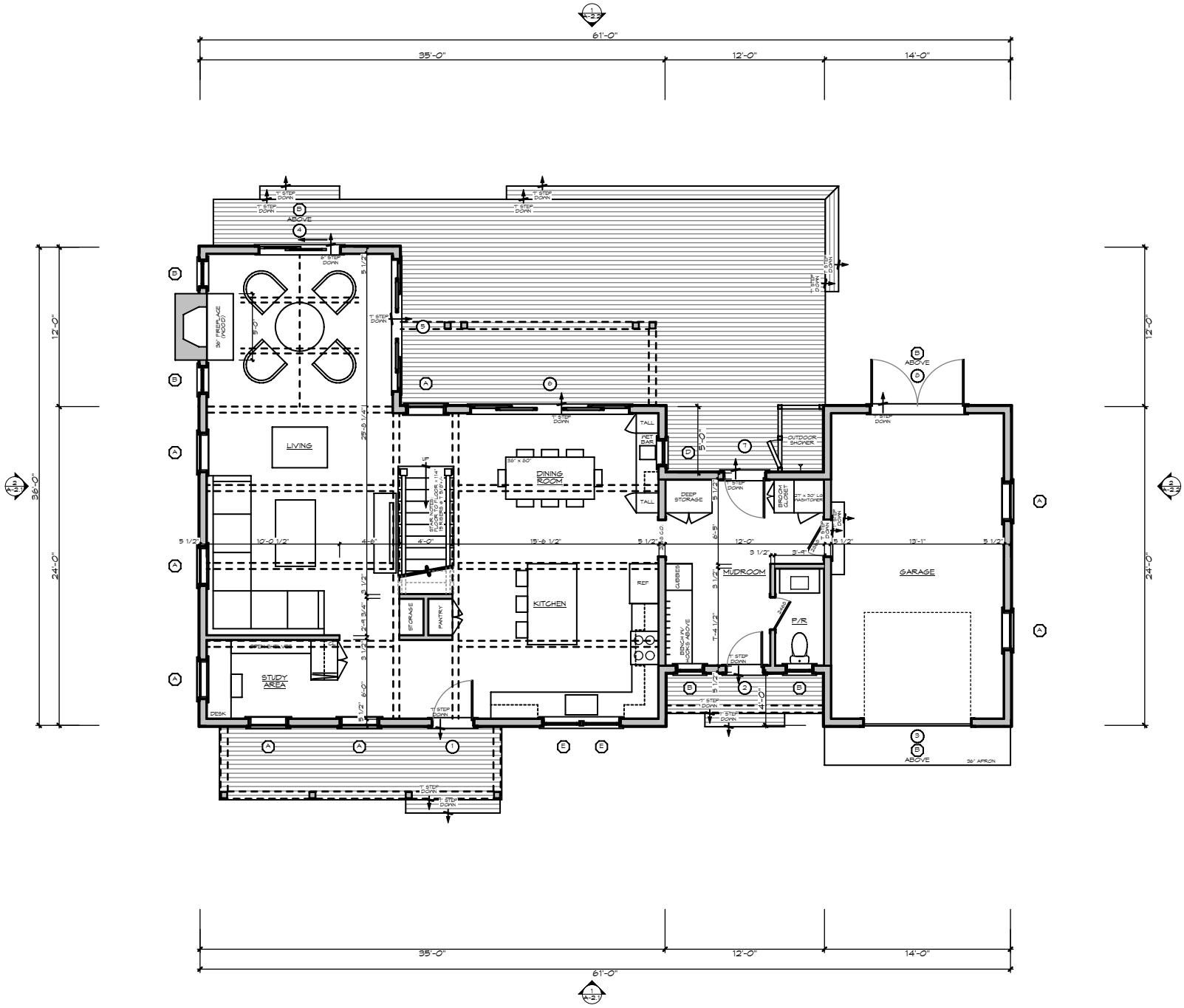
SITE PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 0.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

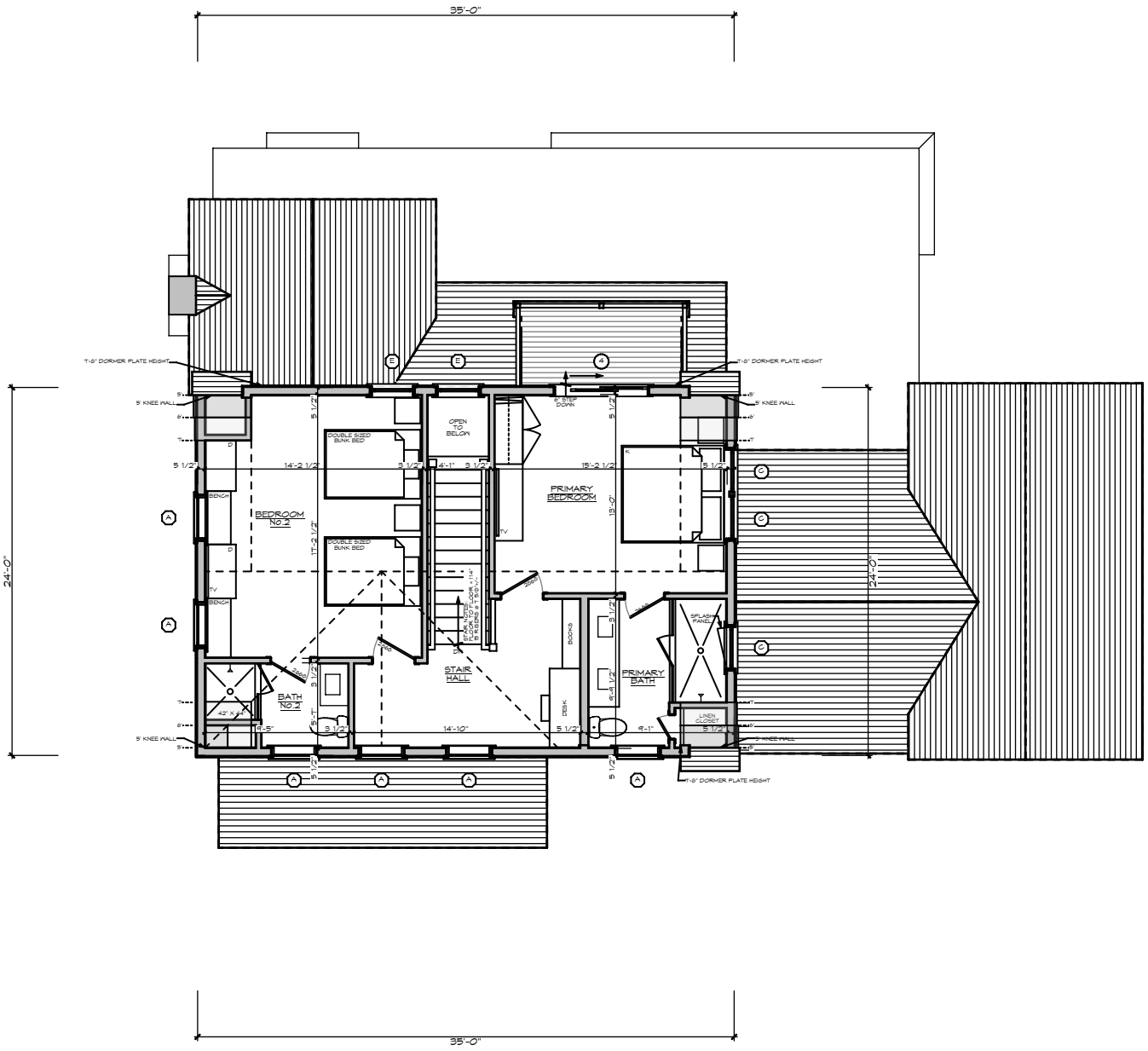
PROPOSED FIRST FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 1.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SECOND FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 1.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED WEST ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED NORTH ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED EAST ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.3



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SOUTH ELEVATION

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.4

11 Plum Street Cottage

11 PLUM STREET, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, White Sash, Clad, Simulated Divided Light. Double Hungs to have sash locks only, no finger or sash pulls. All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white, Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3450	6 over 1	
B	Awning	AAN2428	4	
C	Awning	AAN3028	6	
D	Double Hung	ADH2034	4 over 1	
E	Casement	AAN3038	9	

DOOR SCHEDULE

Exterior Doors to be Andersen Doors, White, SDLS (5/8" Sim. Div. Lite w/ Spacer Bar), w/ Dark Bronze Anodized On Floor Drainage Sill. Interiors to be primed wood or pre-finished white. Verify jamb widths and provide extension jambs where necessary.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Front Door	3070	12	12 Lite w/ 1 V-Groove Panel
2	Side Door	2870	9	9 Lite w/ 1 V-Groove Panel
3	Garage Door	8080	8	8 Lite w/ 2 V-Groove Panels, Overhead Door
4	Gliding Door	FWMGD60611	15	
5	Gliding Door	FWMGD910611-4	15	
6	Gliding Door	FWMGD1112611-4	15	
7	Back Door	31611AL	9	9 Lite w/ 1 V-Groove Panel
8	Back Garage Door	FWMGD18076	0	Outswing Custom V-Groove 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.
4. G.C. to verify all hardware finish to match cottage.

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

WINDOW & DOOR SCHEDULE

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

W&D

Existing Main House




Existing Main House

Existing Main House



Existing Main House




Existing Shed

Existing Shed



Existing Shed




Existing Shed

11 Plum Street - Cottage

11 Plum Street Nantucket MA 02554



LOCUS PLAN

11 Plum Street Cottage	11 PLUM STREET, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, White Sash, Clad, Simulated Divided Light, Double Hungs to have sash locks only, no finger or sash pulls. All casing to be Field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3450	6 over 1	
B	Awning	AAN2428	4	
C	Awning	AAN3028	6	
D	Double Hung	ADH2034	4 over 1	
E	Casement	AAN3038	9	

DOOR SCHEDULE

Exterior Doors to be Andersen Doors, White, SDLS (5/8" Sim. Div. Lite w/ Spacer Bar), w/ Dark Bronze Anodized On Floor Drainage Sill. Interiors to be primed wood or pre-finished white. Verify jamb widths and provide extension jambs where necessary.

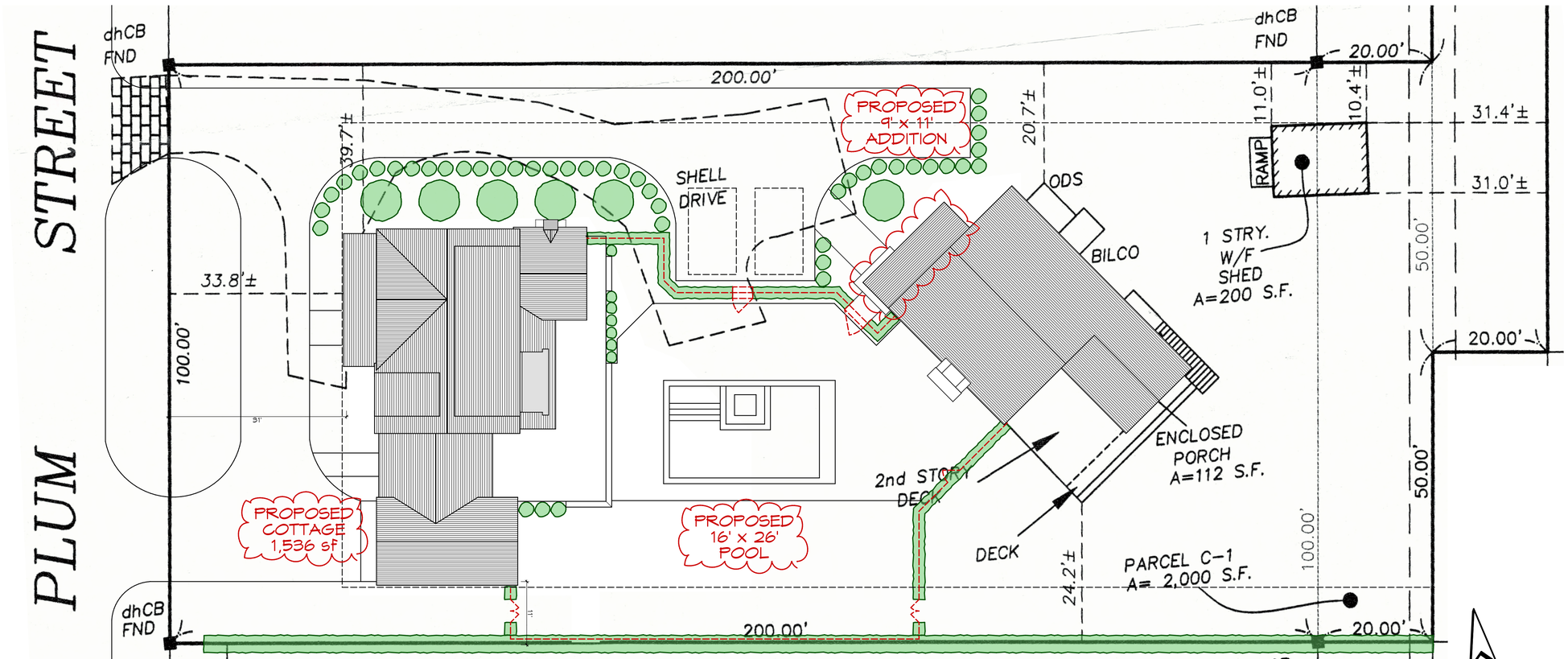
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Front Door	3070	12	12 Lite w/ 1 V-Groove Panel
2	Side Door	2870	9	9 Lite w/ 1 V-Groove Panel
3	Garage Door	8080	8	8 Lite w/ 2 V-Groove Panels, Overhead Door
4	Gliding Door	FWMGD60611	15	
5	Gliding Door	FWMGD910611-4	15	
6	Gliding Door	FWMGD1112611-4	15	
7	Back Door	31611AL	9	9 Lite w/ 1 V-Groove Panel
8	Back Garage Door	FWMGD18076	0	Outswing Custom V-Groove 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 DP50 or better.
4. G.C. to verify all hardware finish to match cottage.







1 PROPOSED SITE PLAN

Scale: 1" = 10'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

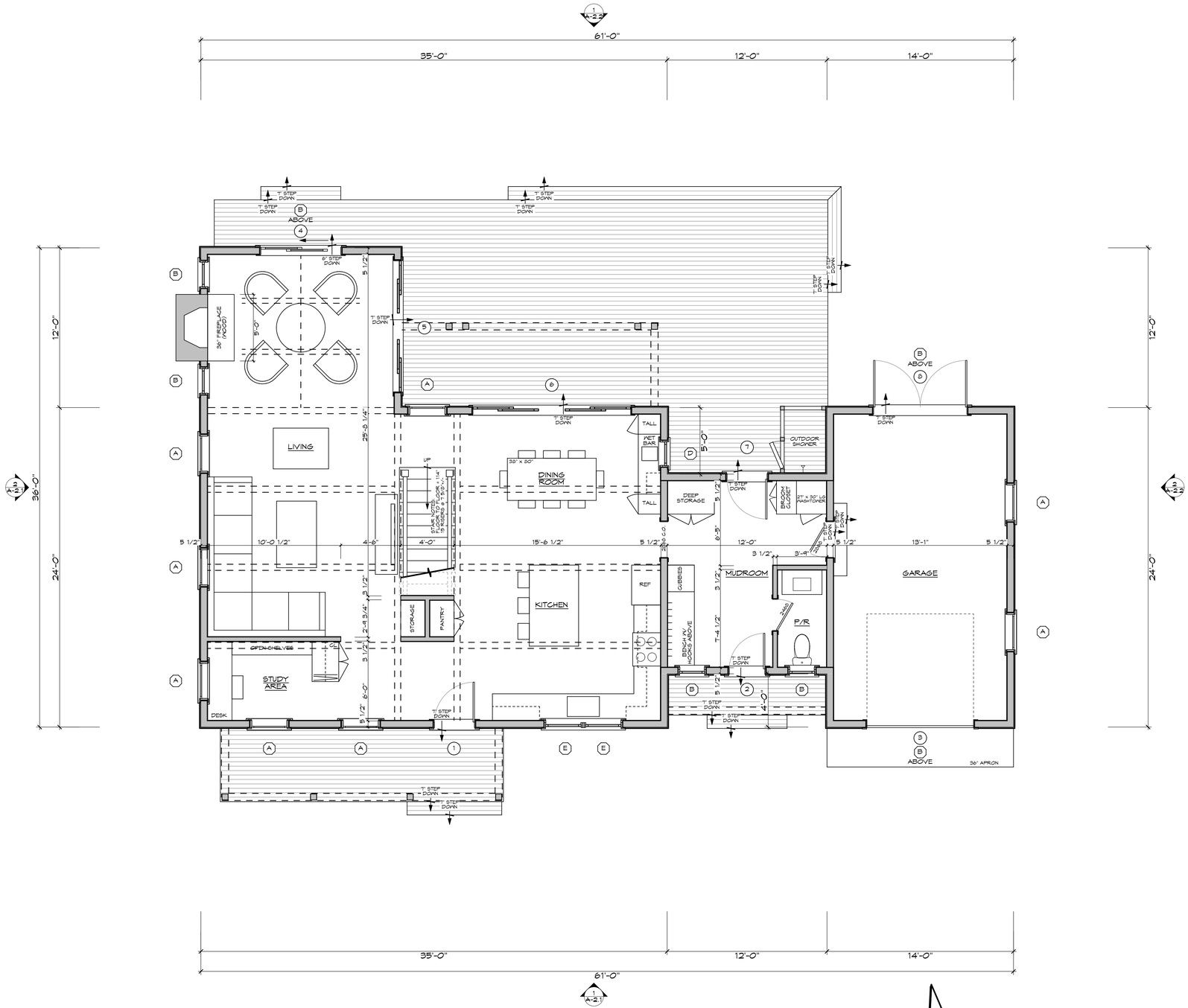
PROPOSED SITE PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-0.1



1 PROPOSED FIRST FLOOR PLAN - 1,536 Sq. Ft.

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

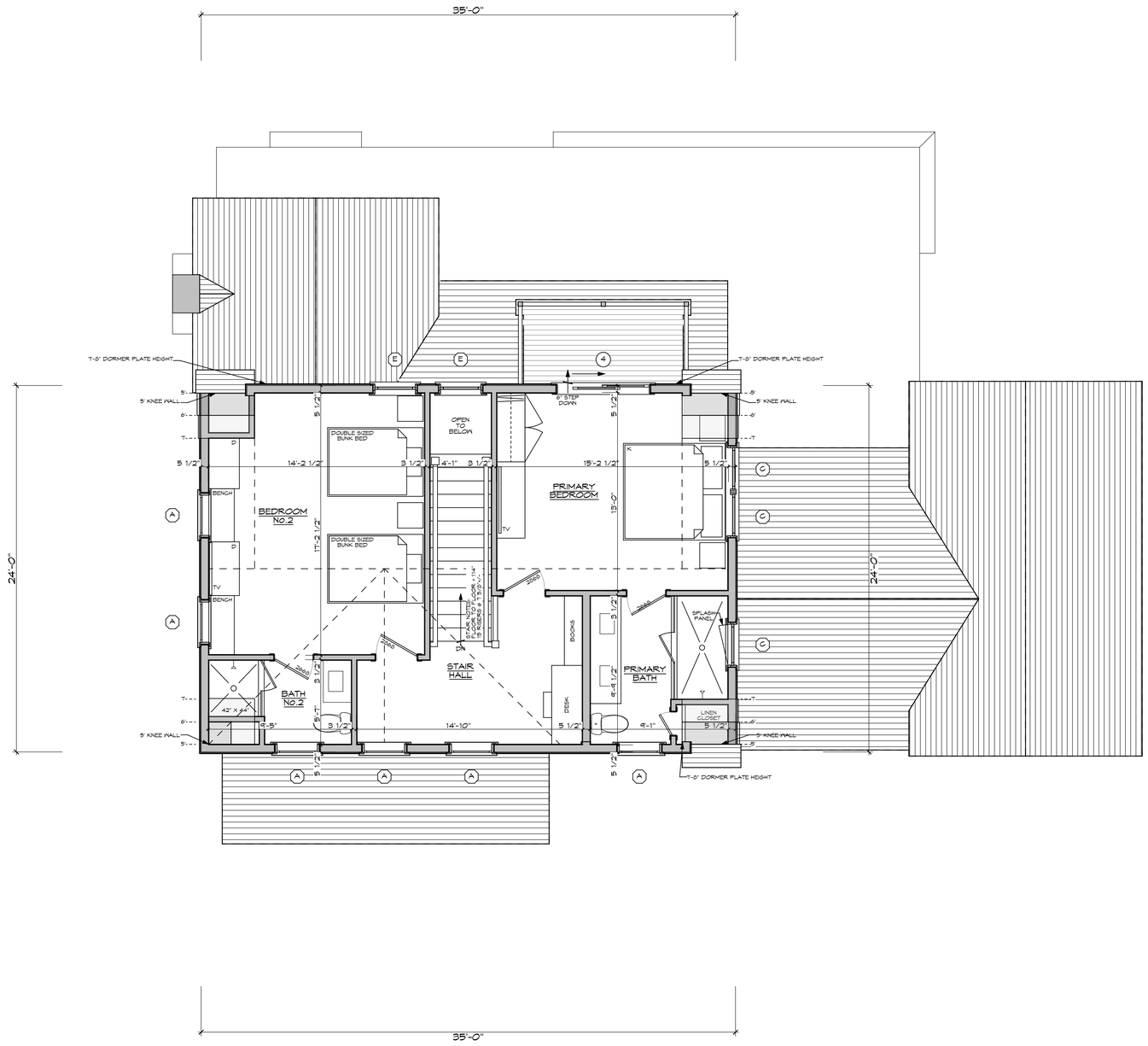
PROPOSED FIRST FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-1.1



1 PROPOSED SECOND FLOOR PLAN - 840 Sq. Ft.

Scale: 1/4" = 1'-0"

N

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SECOND FLOOR PLAN

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-1.2



1 PROPOSED WEST (PLUM STREET) ELEVATION

Scale: 1/4" = 1'-0"

11 Plum Street Cottage

11 PLUM STREET, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, White Sash, Clad, Simulated Divided Light. Double Hungs to have sash locks only, no finger or sash pulls. All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3450	6 over 1	
B	Awning	AAN2428	4	
C	Awning	AAN3028	6	
D	Double Hung	ADH2034	4 over 1	
E	Casement	AAN3038	9	

DOOR SCHEDULE

Exterior Doors to be Andersen Doors, White, SDL5 (5/8" Sim. Div. Lite w/ Spacer Bar), w/ Dark Bronze Anodized
On Floor Drainage Sill. Interiors to be primed wood or pre-finished white.
Verify jamb widths and provide extension jambs where necessary.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Front Door	3070	12	12 Lite w/ 1 V-Groove Panel
2	Side Door	2870	9	9 Lite w/ 1 V-Groove Panel
3	Garage Door	8080	8	8 Lite w/ 2 V-Groove Panels, Overhead Door
4	Gliding Door	FWMGD60611	15	
5	Gliding Door	FWMGD91O611-4	15	
6	Gliding Door	FWMGD1112611-4	15	
7	Back Door	31611AL	9	9 Lite w/ 1 V-Groove Panel
8	Back Garage Door	FWMGD18076	O	Outswing Custom V-Groove 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.
4. G.C. to verify all hardware finish to match cottage.



2 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED EXTERIOR ELEVATIONS

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-2.1



1 **PROPOSED EAST ELEVATION**
Scale: 1/4" = 1'-0"

11 Plum Street Cottage — 11 PLUM STREET, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, White Sash, Clad, Simulated Divided Light. Double Hungs to have sash locks only, no finger or sash pulls. All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3450	6 over 1	
B	Awning	AAN2428	4	
C	Awning	AAN3028	6	
D	Double Hung	ADH2034	4 over 1	
E	Casement	AAN3038	9	

DOOR SCHEDULE

Exterior Doors to be Andersen Doors, White, SDL8 (5/8" Sim. Div. Lite w/ Spacer Bar), w/ Dark Bronze Anodized On Floor Drainage Sill. Interiors to be primed wood or pre-finished white. Verify jamb widths and provide extension jambs where necessary.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Front Door	3070	12	12 Lite w/ 1 V-Groove Panel
2	Side Door	2870	9	9 Lite w/ 1 V-Groove Panel
3	Garage Door	8080	8	8 Lite w/ 2 V-Groove Panels, Overhead Door
4	Gliding Door	FWMGD6O611	15	
5	Gliding Door	FWMGD910611-4	15	
6	Gliding Door	FWMGD1112611-4	15	
7	Back Door	31611AL	9	9 Lite w/ 1 V-Groove Panel
8	Back Garage Door	FWMGD18076	0	Outswing Custom V-Groove 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.
4. G.C. to verify all hardware finish to match cottage.



2 **PROPOSED SOUTH ELEVATION**
Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED EXTERIOR ELEVATIONS

11 Plum Street - Cottage
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-2.2

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... **Kevin & Emily Mullins**

MAILING ADDRESS..... **8 Edgar Walker Court Hingham, MA 02043**

PROPERTY LOCATION..... **11 Plum Street Nantucket, MA 025545**

ASSESSORS MAP/PARCEL..... **80 / 28**

SUBMITTED BY:..... **S. M. Roethke Design 508-825-7588**

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 16, 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
80	25		SURFSIDE BLUE CHIP LLC		52 PIPPENS WAY	MORRISTOWN	NJ	07960	14 PEQUOT ST
80	27		9 PLUM LLC		21 BRYNWOOD LN	GREENWICH	CT	06831	9 PLUM ST
80	28		MULLINS KEVIN & EMILY		257 WEST THIRD ST UNIT 1	SOUTH BOSTON	MA	02127	11 PLUM ST
80	29		FITZPATRICK WILLIAM R & SUSAN L		56 TURNERS WY	NORWELL	MA	02061	13 PLUM ST
80	31		MANN JOHN VINCENT	MANN VINCENT L & ELIZABETH T LIFE ESTATE	PO BOX 2223	NANTUCKET	MA	02584	10 PLUM ST
80	324		HARLACHER JENNIFER M & MARC A TR	HARLACHER LIVING TRUST	1551 COOMBER CT	HERNDON	VA	20170	12 PLUM ST
Count:	**6**								



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Greenwich, CT 06831

OFFICIAL USE

Certified Mail Fee $4.85
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
APR 23 2025
0056 03
04/23/2025

Sent To: 9 PLUM LLC
Street and Apt. No.: 21 BRYNWOOD LN
City, State, ZIP+4®: GREENWICH, CT 06831

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 2757 5646



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morristown, NJ 07960

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

Postmark Here
APR 23 2025
0056 03
04/23/2025

Sent To: SURFSIDE BLUE CHIP LLC
Street and Apt. No.: 52 PIPPENS WAY
City, State, ZIP+4®: MORRISTOWN, NJ 07960

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 2757 5653



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

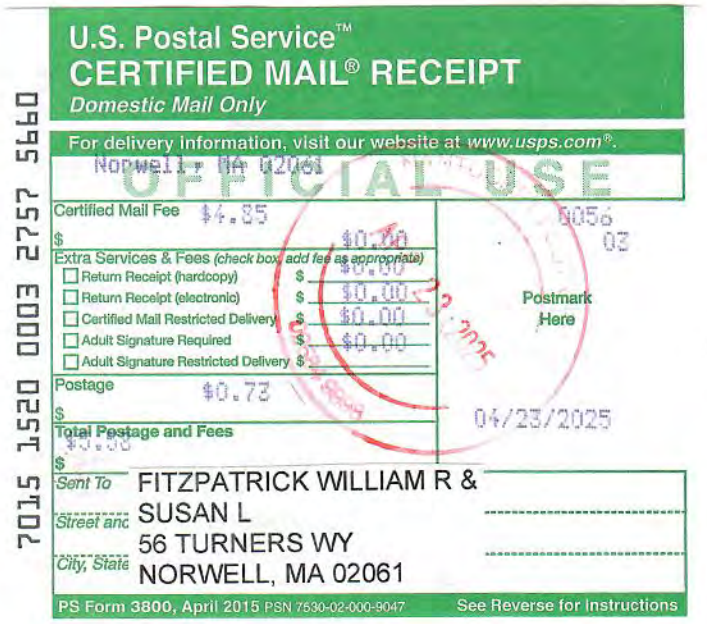
Postage $0.73
Total Postage and Fees $5.58

Postmark Here
APR 23 2025
0056 03
04/23/2025

Sent To: MANN JOHN VINCENT
MANN VINCENT L & ELIZABETH
Street: T LIFE ESTATE
City, S: PO BOX 2223
NANTUCKET, MA 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 2757 5677



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Norwell, MA 02061

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 $

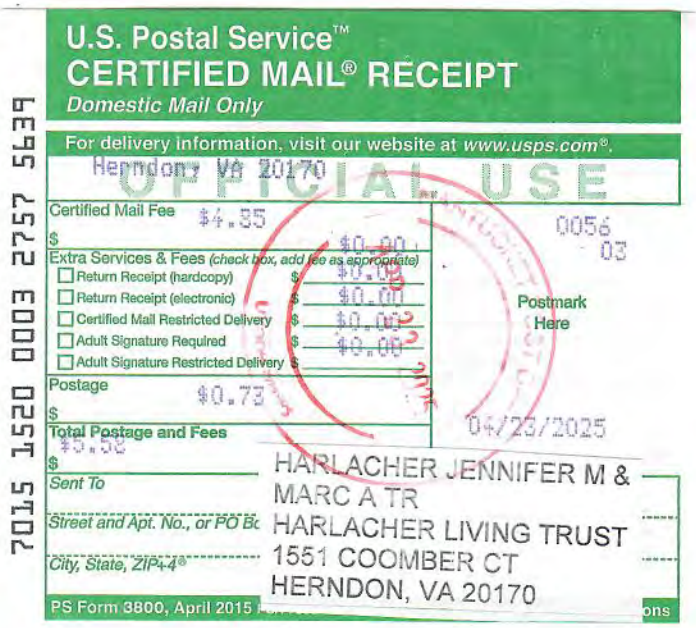
Postage $0.73
Total Postage and Fees $5.58

Postmark Here
APR 23 2025
0056 03
04/23/2025

Sent To: FITZPATRICK WILLIAM R &
Street and: SUSAN L
56 TURNERS WY
City, State: NORWELL, MA 02061

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0003 2757 5660



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Herndon, VA 20170

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

Postmark Here
APR 23 2025
0056 03
04/23/2025

Sent To: HARLACHER JENNIFER M &
MARC A TR
Street and Apt. No., or PO Bo: HARLACHER LIVING TRUST
City, State, ZIP+4®: 1551 COOMBER CT
HERNDON, VA 20170

PS Form 3800, April 2015 ons

7015 1520 0003 2757 5639

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 Plum Street

Tax Map Number: 80 Parcel Number: 28

Owner of Record: Kevin & Emily Mullins

Description of Proposal:

Remove existing cottage and replace it with a new 1.5 story wood frame dwelling.

Anticipated HDC Submission Date: 4/28/25

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.

MULLINS
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: 10DAY 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 (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. MH + SHED.

✓ 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 (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.

N/A. 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A. 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

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

STREET ADDRESS 11 Plum Street

MAP/PARCEL 80/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/23/25

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.



4/23/25

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°. 28

Street & Number of Proposed Work: 11 PLUM STREET

Owner of record: KEVIN & EMILY MULLINS

Mailing Address: 8 EDGAR WALKER COURT
HINGHAM, MA 02043

Contact Phone #: _____ E-mail: kevin.m.mullins@gmail.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 R20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26 Sq. Footage 1st floor: N/A. Decks/Patio: Size: SEE ☐ 1st floor ☐ 2nd floor

Width: 16 Sq. footage 2nd floor: _____ Size: PLANS ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North _____ 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

16x26 IN-GROUND GUNITE POOL W/ INTEGRAL SPA & AUTO-COVER. BLUESTONE POOL COPING & PATIO.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 48" BLACK MESH
Type: ON 4x4 PT POSTS
Length: IN HEDGE.

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 N/A.

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/22/25 Signature of owner of record _____ AGENT. Signed under penalties of perjury

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 11 Plum Street, Map 80 / Parcel 28

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,

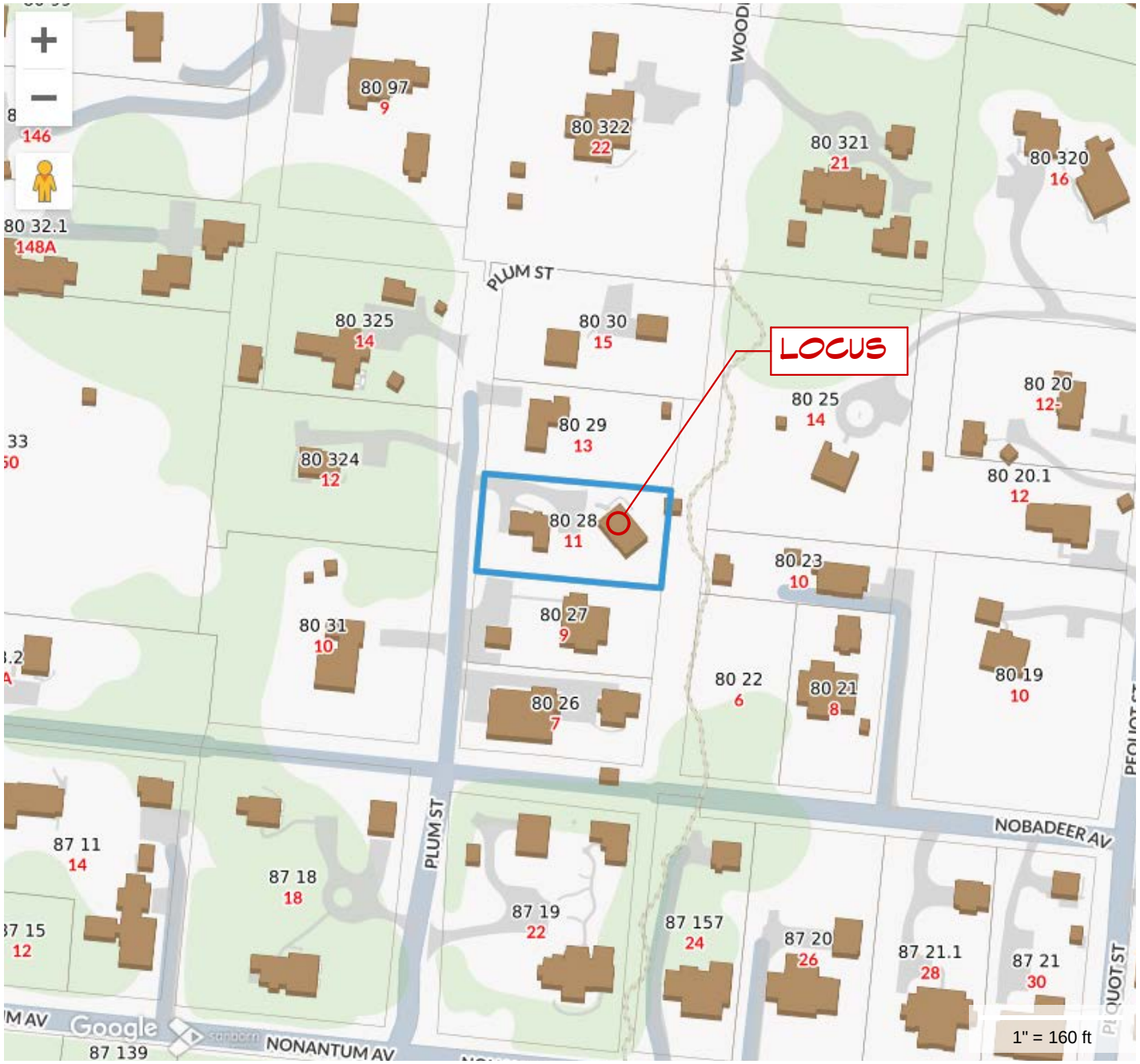
Kevin Mullins

04/17/2025

architecture | planning | development

19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589

www.smroethkedesign.com



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

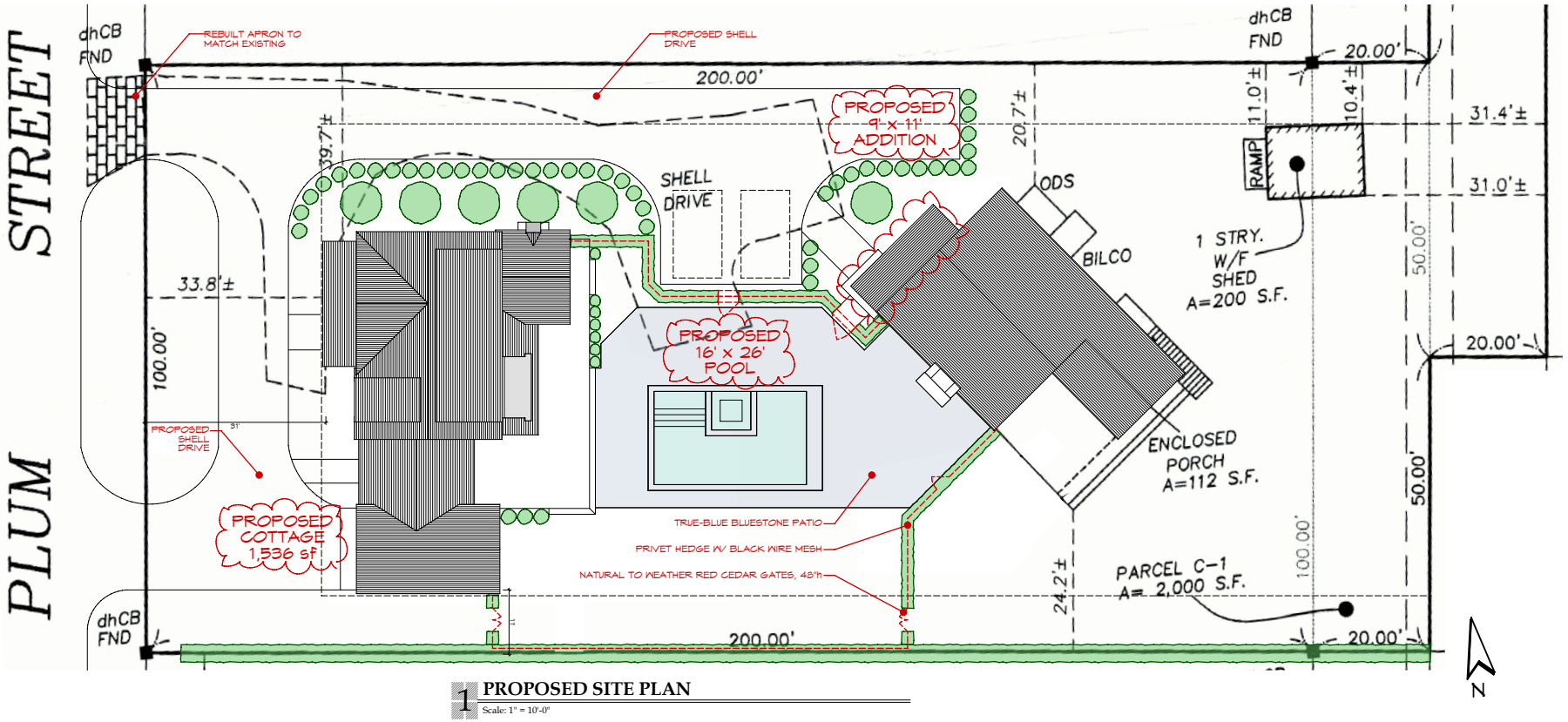
LOCUS

11 Plum Street - Pool & Hardscape
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 0.1



1 **PROPOSED SITE PLAN**
Scale: 1" = 10'-0"

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

SITE PLAN

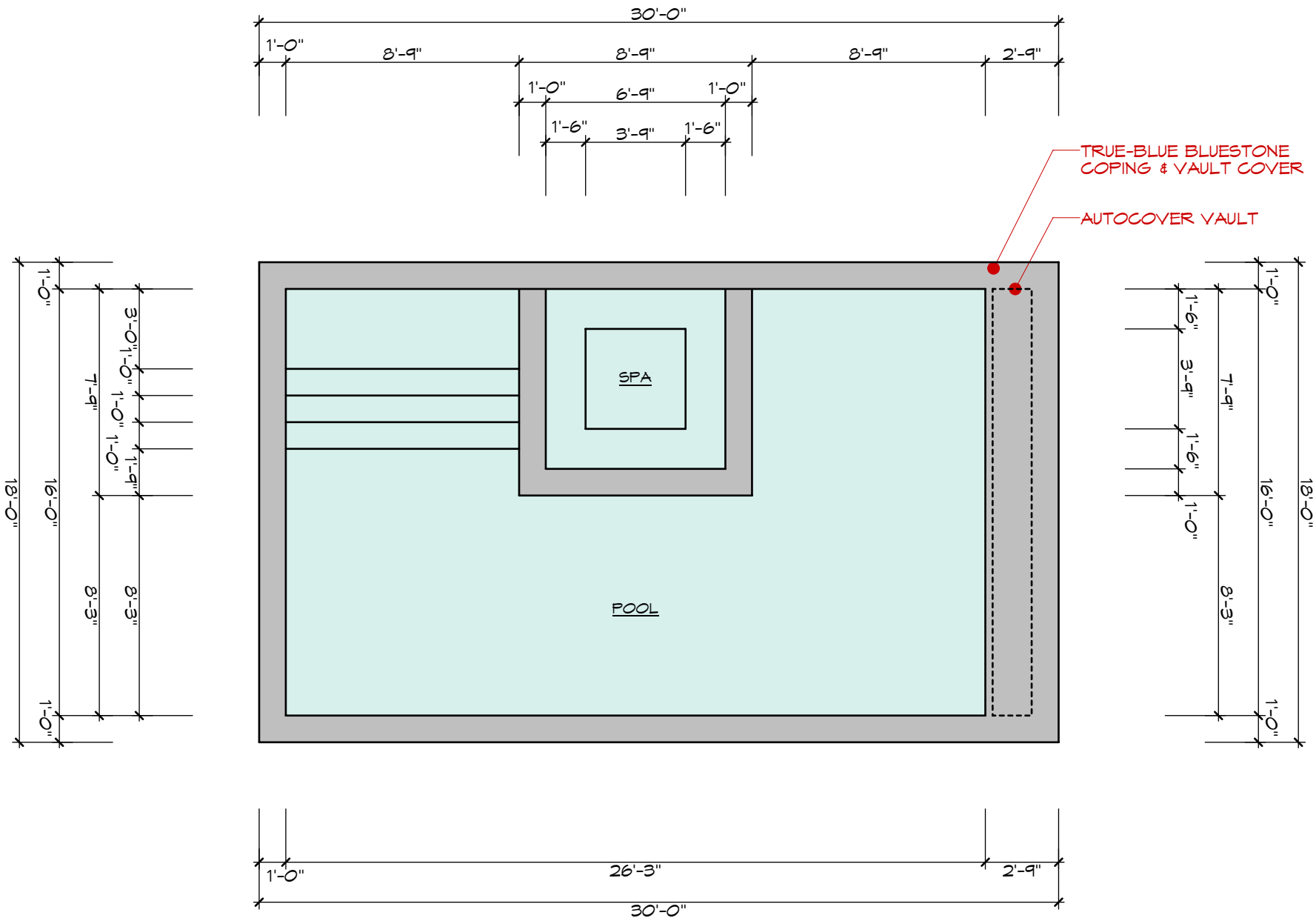
11 Plum Street - Pool & Hardscape

11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 0.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED POOL PLAN

11 Plum Street - Pool & Hardscape

11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

HDC 1.1

Existing Main House




Existing Main House

Existing Main House



Existing Main House




Existing Shed

Existing Shed



Existing Shed



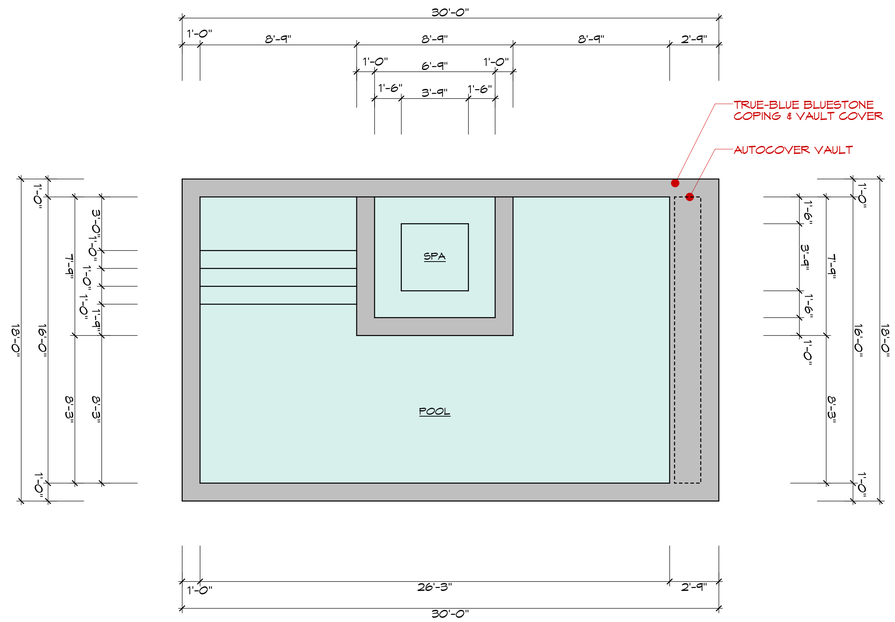

Existing Shed

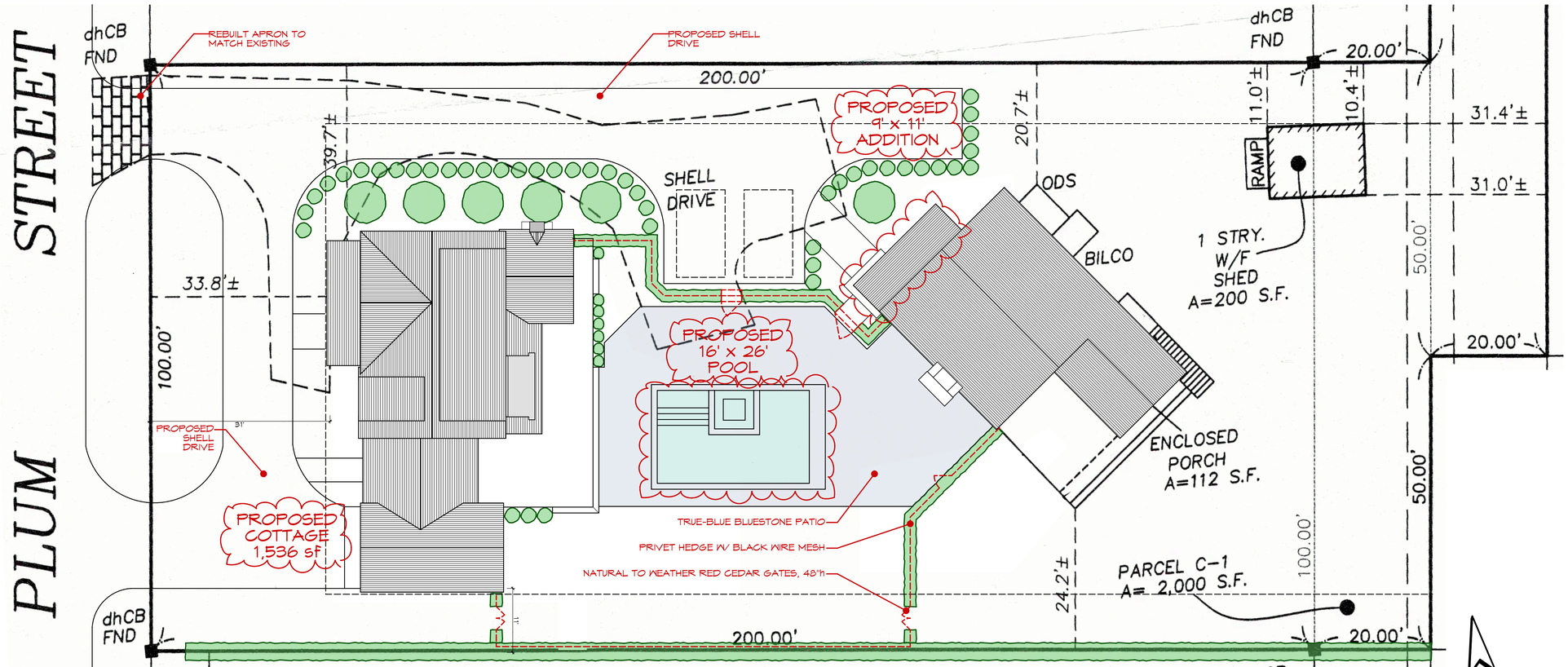
11 Plum Street - Pool & Hardscape

11 Plum Street Nantucket MA 02554



L LOCUS PLAN





1 PROPOSED SITE PLAN

Scale: 1" = 10'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SITE PLAN

11 Plum Street - Pool & Hardscape
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/22/25

A-0.1

MULLINS
MH ADDT'N

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: 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 (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A. 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** 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).

✓ 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.

SMW (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.

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

STREET ADDRESS 11 Plum Street

MAP/PARCEL 80/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/23/25

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.



4/23/25

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 11 Plum Street, Map 80 / Parcel 28

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,

Kevin Mullins

04/17/2025

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°: 80 PARCEL N°. 28

Street & Number of Proposed Work: 11 PLUM STREET

Owner of record: KEVIN & EMILY MULLINS

Mailing Address: 8 EDGAR WALKER COURT
HINGHAM, MA 02043

Contact Phone #: _____ E-mail: kevin.m.mullins@gmail.com

AGENT INFORMATION (if applicable)

Name: S. M. ROETHLE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethledesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 11' Sq. Footage 1st floor: 99'
Width: 9' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x9 PORCH ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 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 14' South 14' East 14' West 14'

Additional Remarks

Historic Name:

Original Date: C. 1850/1874.

Original Builder: 1995

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation ADD 9'x11' ENTRY ADDITION W/ 8'x9' PORCH W/ SHED ROOF.
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 ±12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2½" 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 _____
C. Dimensions: Fascia 8" Rake 6" Soffit (Overhang) 2" Corner boards 6" Frieze 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES T.M.E.

Doors* (type and material): ☐ TDL ☐ SDL Front 6 LITE/2 PANEL Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

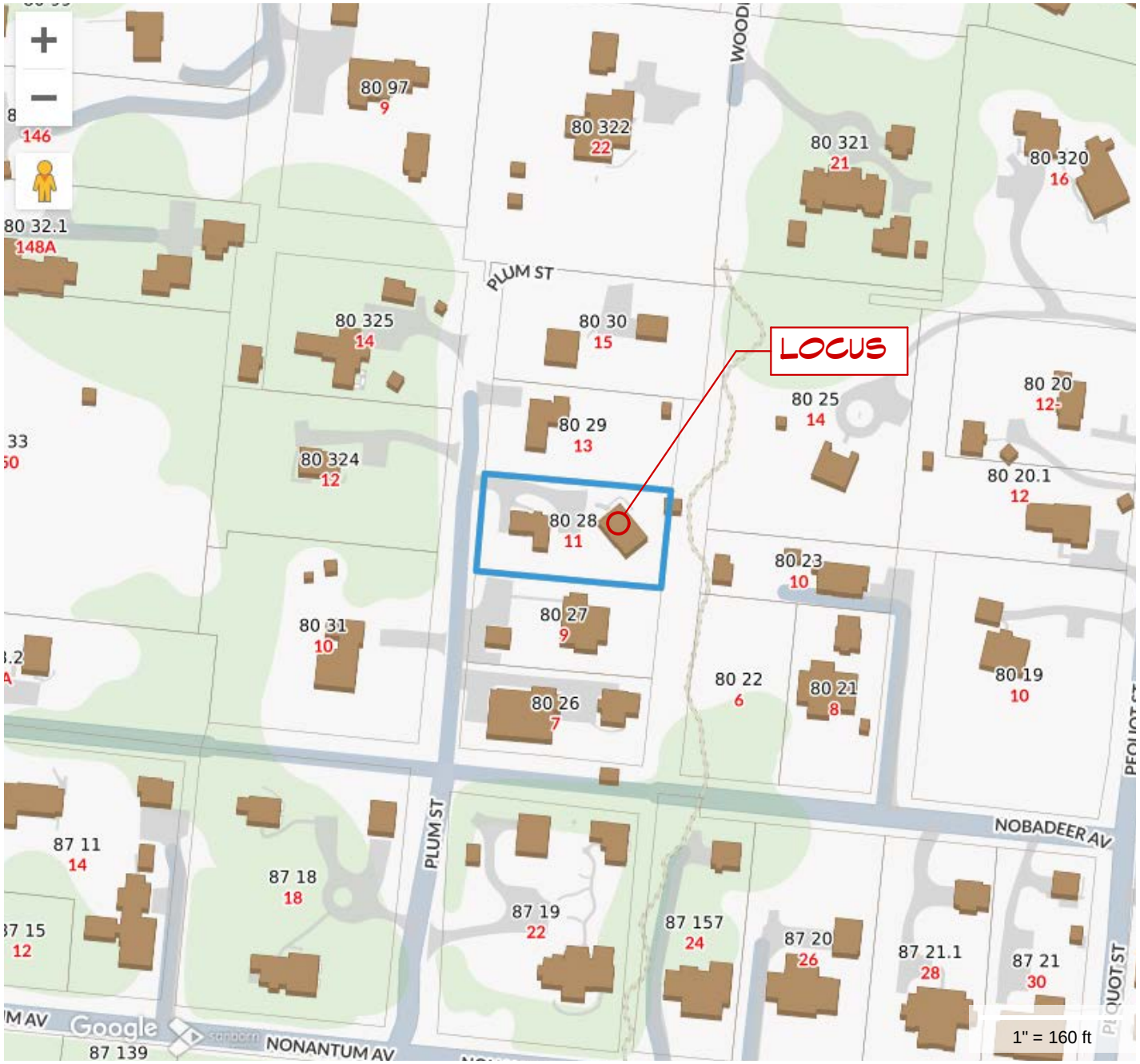
COLORS

Sidewall NAT. Clapboard (if applicable) — Roof DUAL GREY
Trim WHITE. Sash WHITE Doors WHITE
Deck NAT. Foundation NAT. Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/22/25 Signature of owner of record _____ AGENT. Signed under penalties of perjury



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

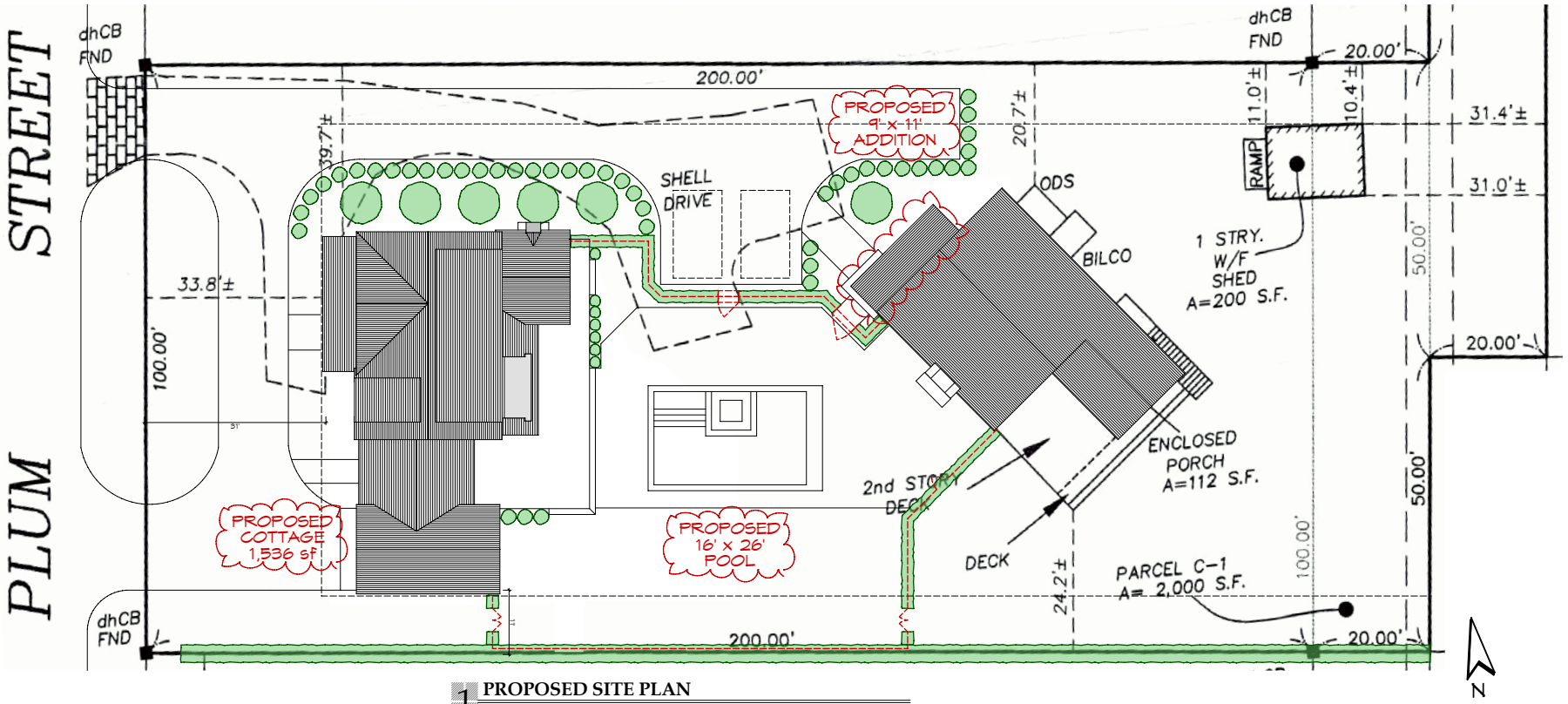
LOCUS

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 0.1



1 **PROPOSED SITE PLAN**

Scale: 1" = 10'-0"

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

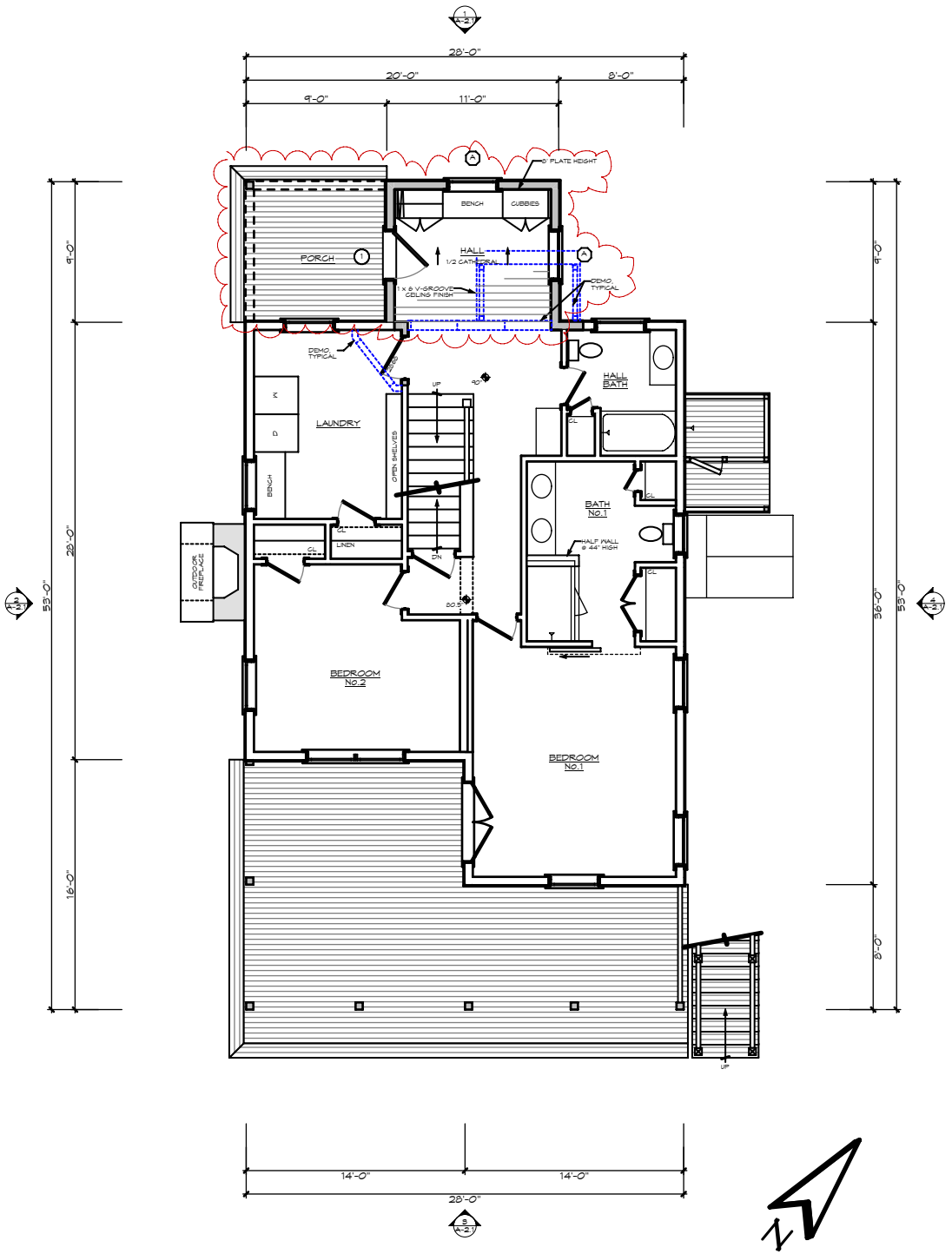
SITE PLAN

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 0.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

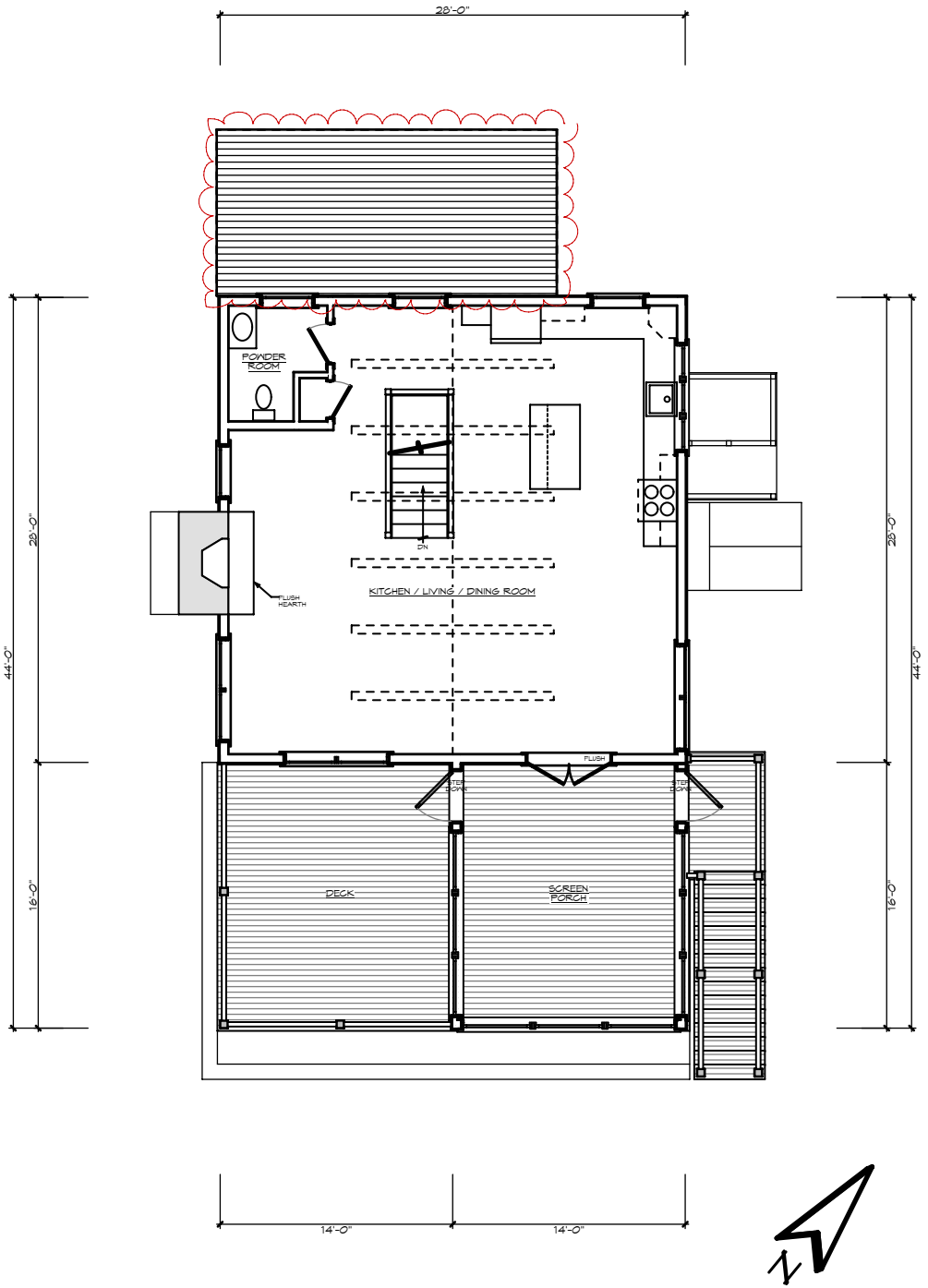
PROPOSED FIRST FLOOR PLAN

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 1.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

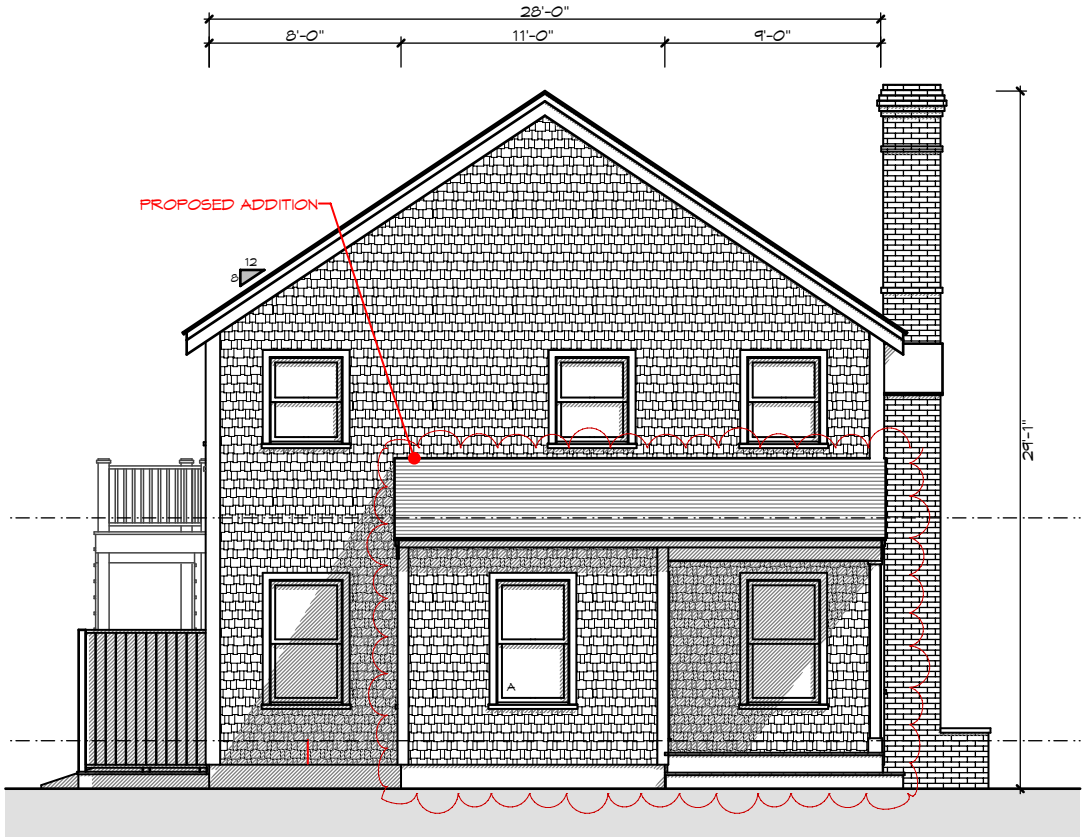
PROPOSED SECOND FLOOR PLAN

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 1.2



PROPOSED NORTHWEST ELEVATION

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

REVISIONS:

HDC Review Set
4/21/25

HDC 2.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SOUTHWEST ELEVATION

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SOUTHEAST ELEVATION

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.3



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED NORTHEAST ELEVATION

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

HDC 2.4

11 Plum Street Main House

11 PLUM STREET, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen Tilt-Wash Units, White Sash, Clad, 1/1 to Match Existing. Double Hungs to have sash locks only, no finger or sash pulls.
All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white,
Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	TW30410	1 over 1	V.I.F: Match Window Size to Either Side of Existing Front Door

DOOR SCHEDULE

Exterior Doors to be Andersen Doors, White, SDLS (5/8" Sim. Div. Lite w/ Spacer Bar), w/ Dark Bronze Anodized
On Floor Drainage Sill. Interiors to be primed wood or pre-finished white.
Verify jamb widths and provide extension jambs where necessary.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Front Door	3068	6	Re-Use Existing Front Door, 6 Lite w/ 2 Panels

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.
4. G.C. to verify all hardware finish to match cottage.

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

WINDOW & DOOR SCHEDULE

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

W&D

Existing Main House




Existing Main House

Existing Main House



Existing Main House




Existing Shed

Existing Shed



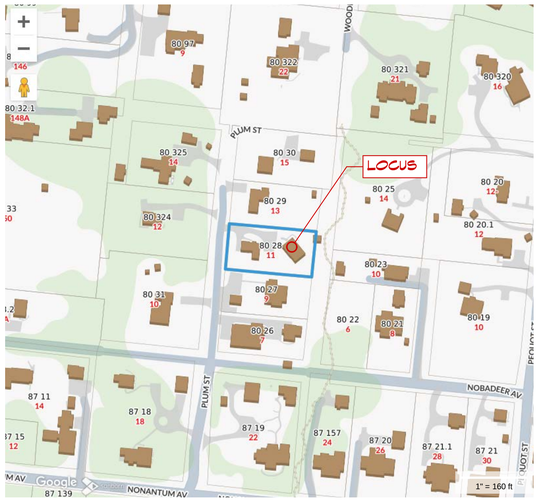
Existing Shed




Existing Shed

11 Plum Street - MH

11 Plum Street Nantucket MA 02554



L **LOCUS PLAN**

11 Plum Street Main House	11 PLUM STREET, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen Tilt-Wash units, White Sash, Clad. 1/1 to Match Existing. Double Hungs to have sash locks only. no finger or sash pulls.
All casing to be field applied per drawings. All screens to be aluminum framed, full screens, interiors to be primed wood or pre-finished white.
Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	TW30410	1 over 1	V.I.F: Match Window Size to Either Side of Existing Front Door

DOOR SCHEDULE

Exterior Doors to be Andersen Doors, White, SDLS (9/8" Sim. Div. Lite w/ Spacer Bar), w/ Dark Bronze Anodized
On Floor Drainage Sill, Interiors to be primed wood or pre-finished white.
Verify jamb widths and provide extension jambs where necessary.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Front Door	3068	6	Re-Use Existing Front Door, 6 Lite w/ 2 Panels

GENERAL NOTES

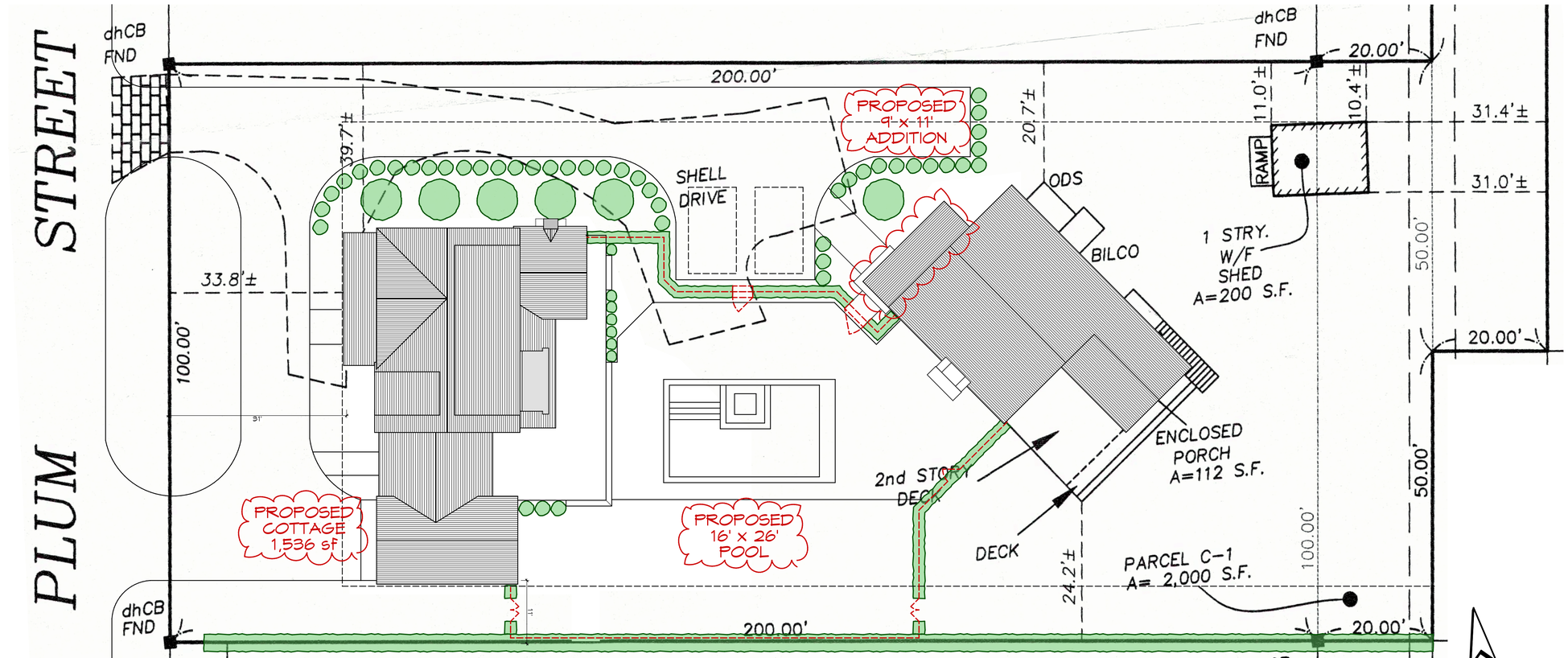
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP50 or better.
4. G.C. to verify all hardware finish to match cottage.



PERSPECTIVE - B



PERSPECTIVE - A



1 **PROPOSED SITE PLAN**
Scale: 1" = 10'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

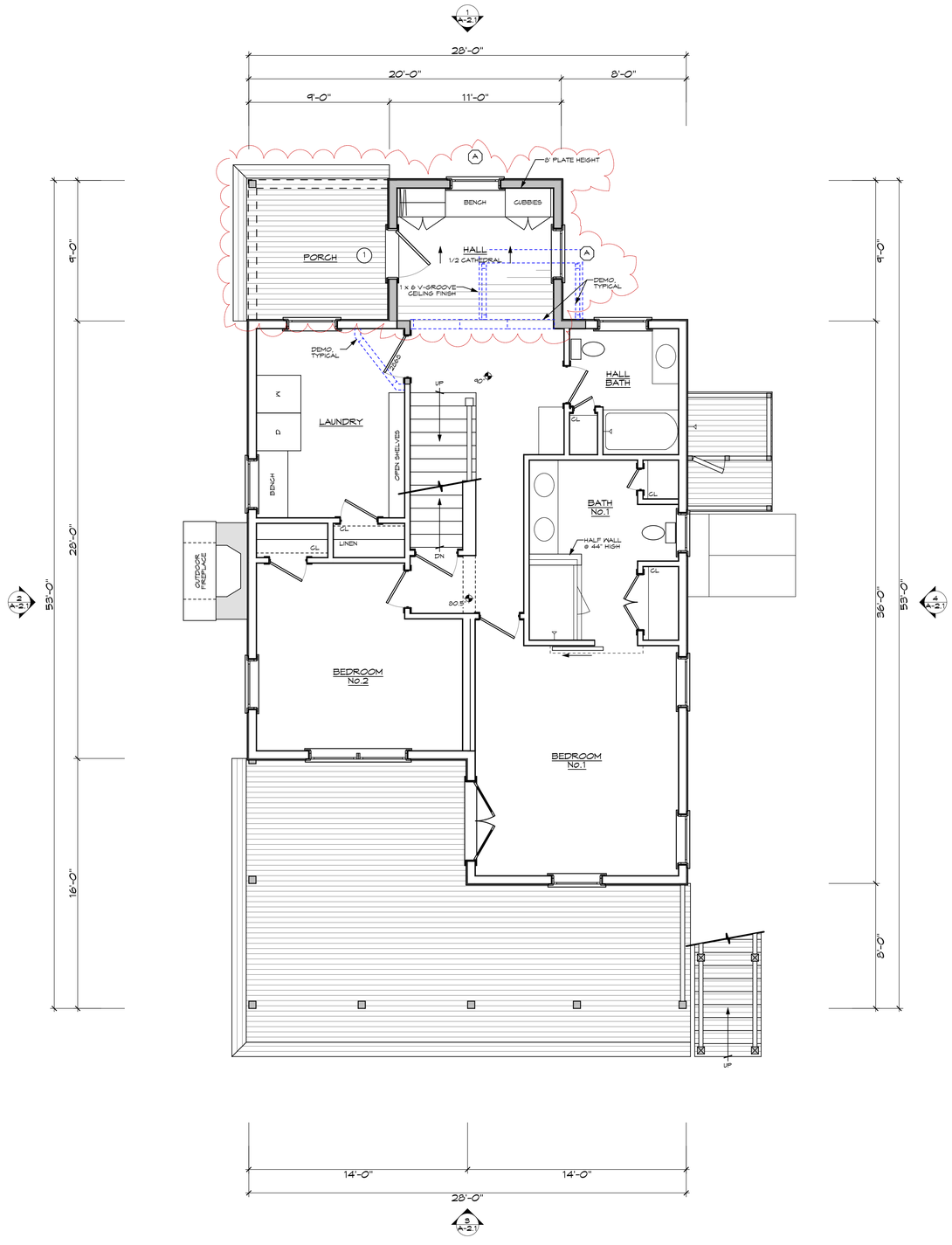
PROPOSED SITE PLAN

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-0.1



1 PROPOSED FIRST FLOOR PLAN - 995 Sq. Ft.

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

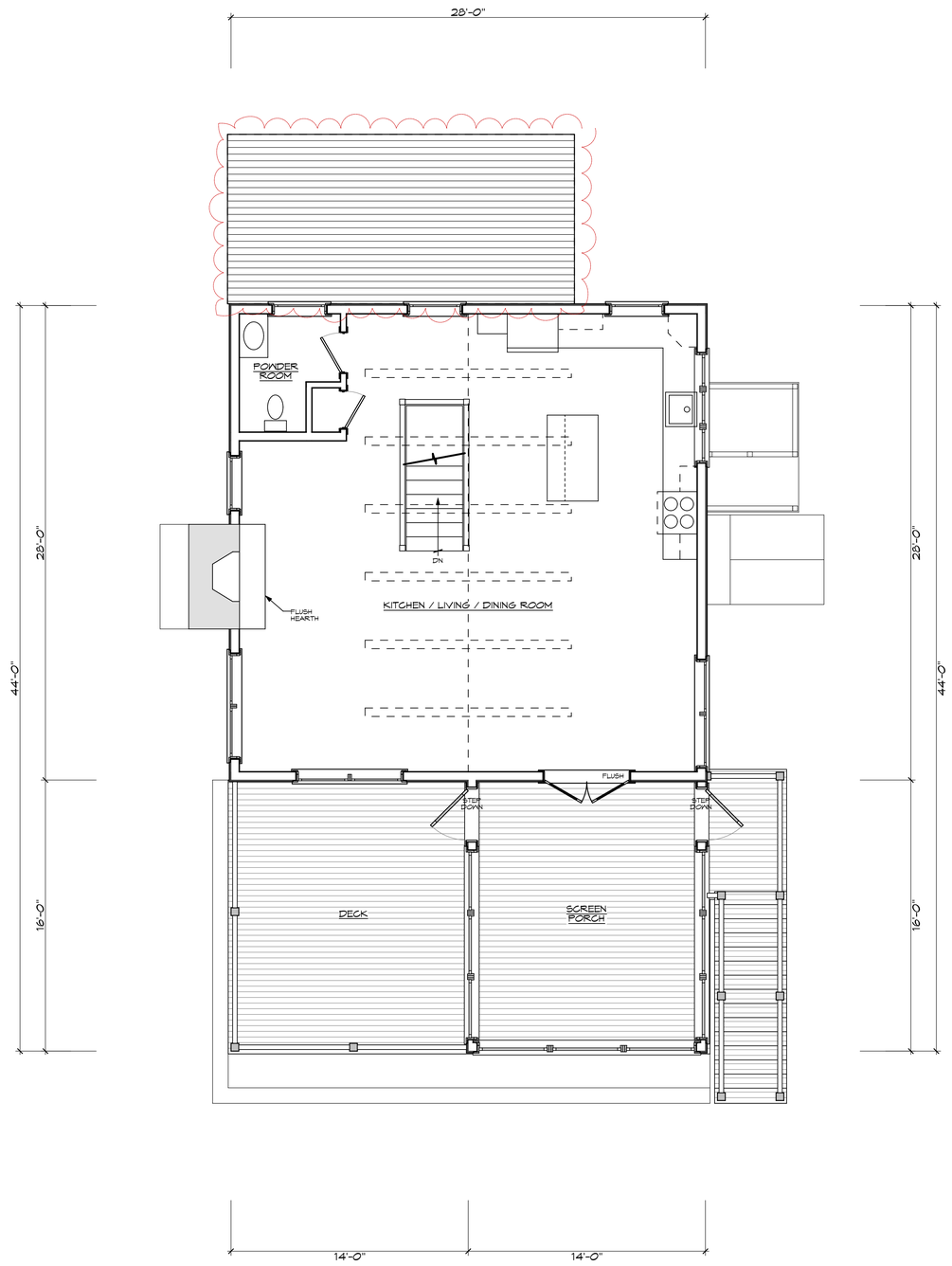
PROPOSED FIRST FLOOR PLAN

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/21/25

A-1.1



1 PROPOSED SECOND FLOOR PLAN - 784 Sq. Ft.

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

PROPOSED SECOND FLOOR PLAN

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

REVISIONS:

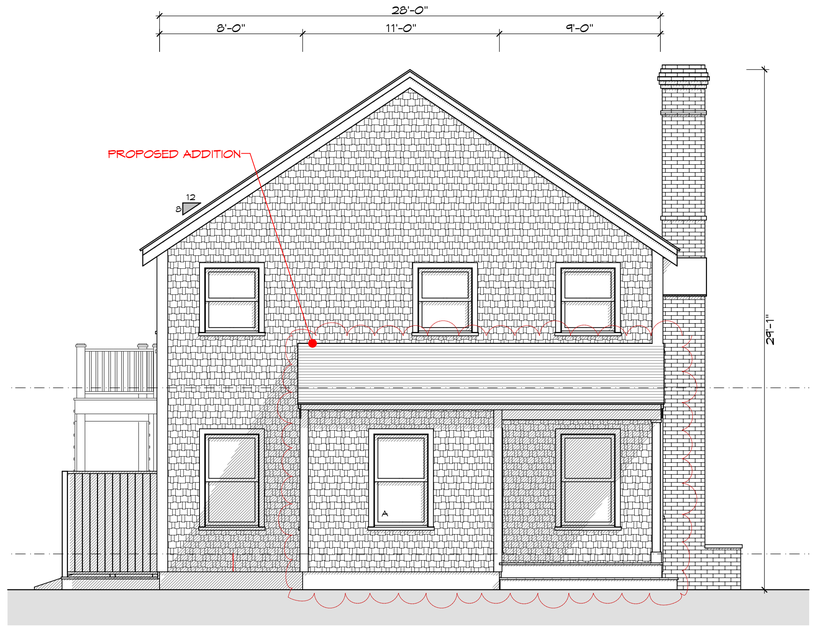
HDC Review Set
4/21/25

A-1.2



2 PROPOSED SOUTHWEST ELEVATION

Scale: 1/4" = 1'-0"



1 PROPOSED NORTHWEST ELEVATION

Scale: 1/4" = 1'-0"



4 PROPOSED NORTHEAST ELEVATION

Scale: 1/4" = 1'-0"



3 PROPOSED SOUTHEAST ELEVATION

Scale: 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

11 Plum Street - MH
11 Plum Street
Nantucket, MA 02554

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2025

REVISIONS:

HDC Review Set
4/21/25

A-2.1

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°: 66 PARCEL N°. 340

Street & Number of Proposed Work: 10 RUDDER LANE

Owner of record: SEA HERO LLC

Mailing Address: 218 WILLARD ST STE # 301
QUINCY MA 02169

Contact Phone #: 617 923 2838 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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: 1989

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation ALL BROSCO WINDOWS TO BE REPLACED W/ ANDERSEN 2/2
2. South Elevation REMOVE BAY UNIT
3. West Elevation REPLACE YELLOW CLAPBOARD W/ CEDAR SHINGLES
4. North Elevation NEW ROOF (TME)

*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.) TO MATCH EXISTING

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 TO MATCH EXISTING ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front N/C Rear ANDERSEN Side _____
Garage Door(s): Type N/C Material N/C

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

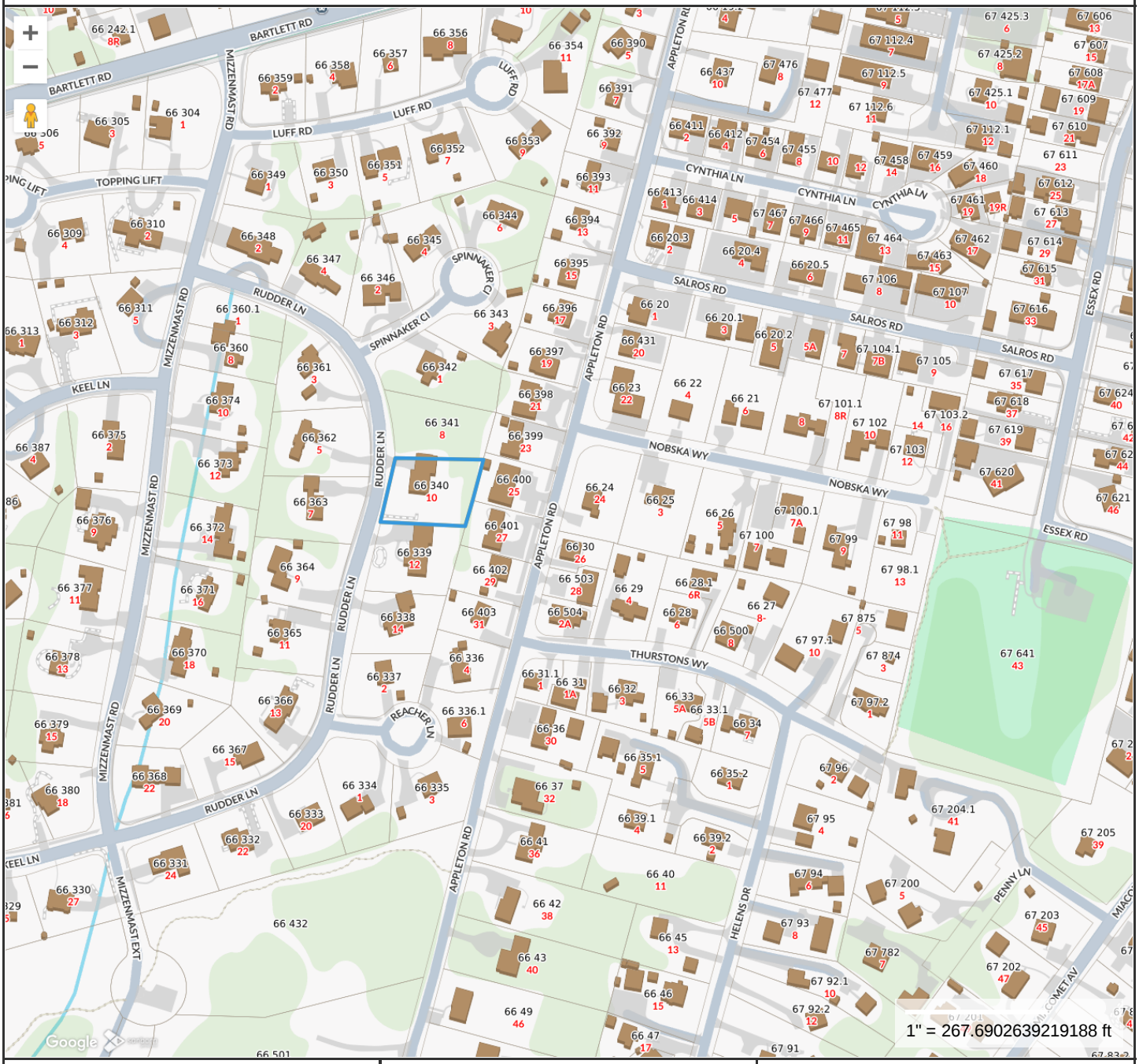
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof BLACK TO MATCH EXISTING
Trim WHITE (TME) 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 4·2·2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	5156
Location	10 RUDDER LN
Owner	SEA HERO LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

10 RUDDER LN

Location	10 RUDDER LN	**Mblu**	66/ / 340/ /
Acct#	00005156	**Owner**	SEA HERO LLC
Assessment	$1,855,700	**PID**	5156
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,150,100	$705,600	$1,855,700

Owner of Record

Owner	SEA HERO LLC	**Sale Price**	$2,200,000
Co-Owner		**Certificate**	
Address	218 WILLARD ST STE#301 QUINCY, MA 02619	**Book & Page**	C29759/0
		Sale Date	11/01/2024
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SEA HERO LLC	$2,200,000		C29759/0	00	11/01/2024
CONGDON RICHARD L & AMANDA P	$0		C23436/0	99	12/15/2009
CONGDON RICHARD L & AMANDA P	$0		C18712/0	99	12/21/1998
CONGDON RICHARD L	$285,000		C17716/0	00	01/10/1997
WOODRUFF GLENN & MARY	$93,000		C13997/0	1P	03/24/1989

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SEA HERO LLC	$2,200,000		C29759/0	00	11/01/2024

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 2,626
Replacement Cost: $1,237,893
Building Percent Good: 92
Replacement Cost Less Depreciation: $1,138,900

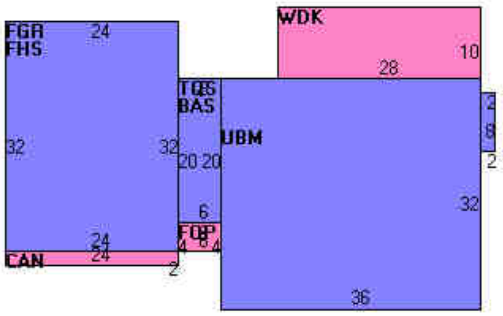
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
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	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\08\69.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5156_5947.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,288	1,288
TQS	Three Quarter Story	1,272	954
FHS	Half Story, Finished	768	384
CAN	Canopy	48	0
FGR	Garage, Finished	768	0
FOP	Porch, Open, Finished	24	0
UBM	Basement, Unfinished	1,152	0
WDK	Deck, Wood	280	0
		5,600	2,626

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R10L
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.40
Frontage	0
Depth	0
Assessed Value	$705,600

Outbuildings

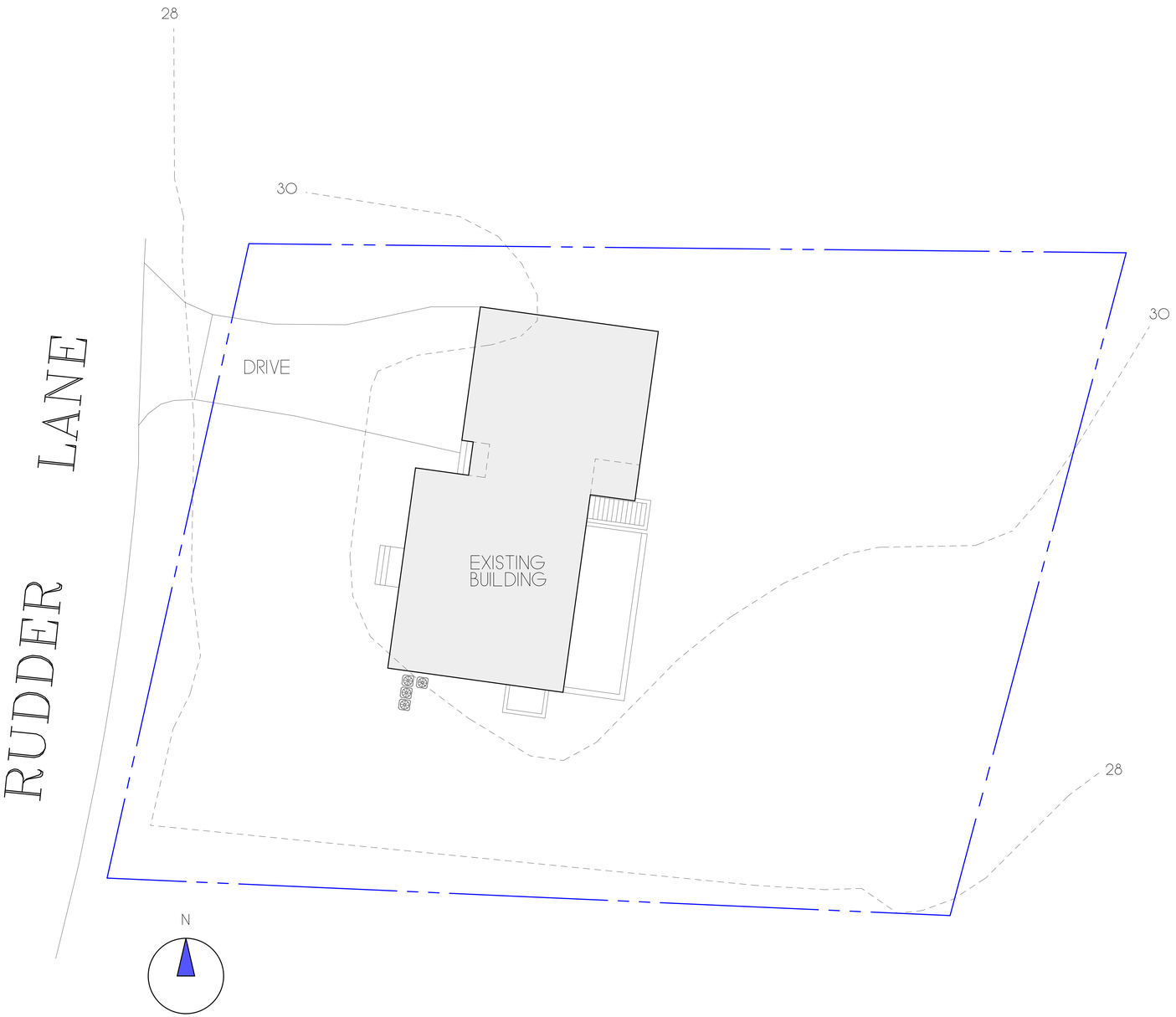
Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,150,100	$705,600	$1,855,700
2024	$1,114,800	$705,600	$1,820,400
2023	$878,000	$672,600	$1,550,600
2022	$736,900	$543,500	$1,280,400
2021	$719,200	$562,200	$1,281,400

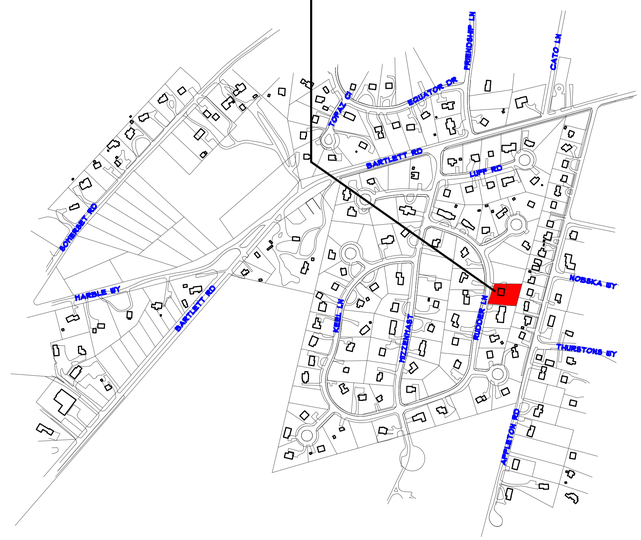
(c) 2025 Vision Government Solutions, Inc. All rights reserved.





ZONING CLASSIFICATION: R 10L
MAP: 66 PARCEL: 340

MIN. AREA:	10,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	20 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	25%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-0" X 4'-8 1/2"	9	2/2 D.H.
B	ANDERSEN	3'-0" X 3'-10"	3	2/2 D.H.
C	ANDERSEN	2'-6" X 3'-10"	1	2/2 D.H.
D	ANDERSEN	2'-8" X 4'-6"	3	2/2 D.H.
E	ANDERSEN	3'-0" X 3'-6 1/2"	3	2/2 D.H.
F	ANDERSEN	2'-8" X 3'-6 1/2"	3	2/2 D.H.
G	ANDERSEN	2'-6" X 3'-10"	3	4 LT. CASEMENT
H	ANDERSEN	T.M.E.	1	4' PICTURE UNIT W/ 2' X 4'-8 1/2" D.H. EACH SIDE
1	BROSCO	3'-0" X 6'-8"	2	4 LT. 2 PNL. EXTERIOR WD. DR.
2	ANDERSEN	3'-0" X 6'-8"	1	6 LT. FRENCH DOOR
3				
4				
5				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

(NOTE: ALL WINDOWS TO MATCH EXISTING R.O. AS REQUIRED)

REVISIONS:
4/17/2025: AS-BUILT PLANS
4/22/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

SEA HERO LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 340

ADDRESS: 10 RUDDER LANE, NANTUCKET, MA 02554
DATE: 4/22/2025
SCALE: 3/32" = 1'-0"

SHEET NO. S 1



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/17/2025: AS-BUILT PLANS
4/22/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER ℄ ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY ℄ SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

SEA HERO LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 340
ELEVATIONS
ADDRESS: 10 RUDDER LANE NANTUCKET, MA 02554
DATE: 4/22/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/17/2025: AS-BUILT PLANS
4/22/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

SEA HERO LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 340
ELEVATIONS

ADDRESS:
10 RUDDER LANE
NANTUCKET, MA 02554

DATE: 4/22/2025

SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 130

Street & Number of Proposed Work: 31 PEQUOT ST.

Owner of record: 31 Pequot St Realty Trust

Mailing Address: 6204 Kennedy Drive
Chevychase, MD 20815

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: GRIFFIN LAW LLC

Mailing Address: 12 Oak Street Suite D
Nantucket MA 02554

Contact Phone #: 508.228.2281 E-mail: semesgriffin.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 renew COA #6218 New Do

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: 2018

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 4/11/2025 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:
PARAGAMIAN JAMES B ETAL TRS

PROPERTY OWNER....31 PEQUOT ST REALTY TRUST.....

MAILING ADDRESS....6204 KENNEDY DR., CHEVY CHASE, MD 20815

PROPERTY LOCATION....31 PEQUOT ST.....

ASSESSORS MAP/PARCEL....80/130.....

SUBMITTED BY:..SUSAN McCARTHY, ESQUIRE.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.04.11 14:37:50 -04'00'

APRIL 11, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MISS BELLA LLC
1314 30TH STREET NW
WASHINGTON, DC 60007

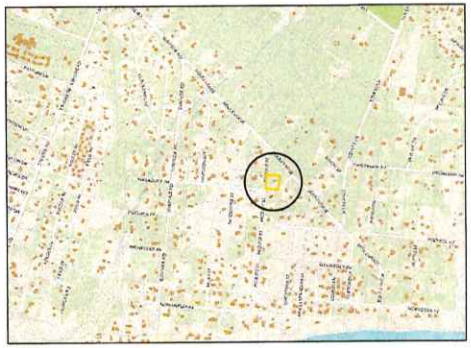
POST LARRY TR
27 PEQUOT STREET REALTY TRUST
142 MARLBOROUGH ST
BOSTON, MA 02116

HARRINGTON FREDERICK E &
KATHERINE M
7 LAKEVIEW RD
WINCHESTER, MA 01890

GARAY RAMIRO & SARA H
279 FOOTE RD
DORSET, VT 05251

MBLU	Lot	Lot Cut	Name Line 1	
80	130	1	MISS BELLA LLC	
80	134		POST LARRY TR	2
80	268		HARRINGTON FREDERICK E & KATHERINE M	
80	270		GARAY RAMIRO & SARA H	
Count:	**4**			

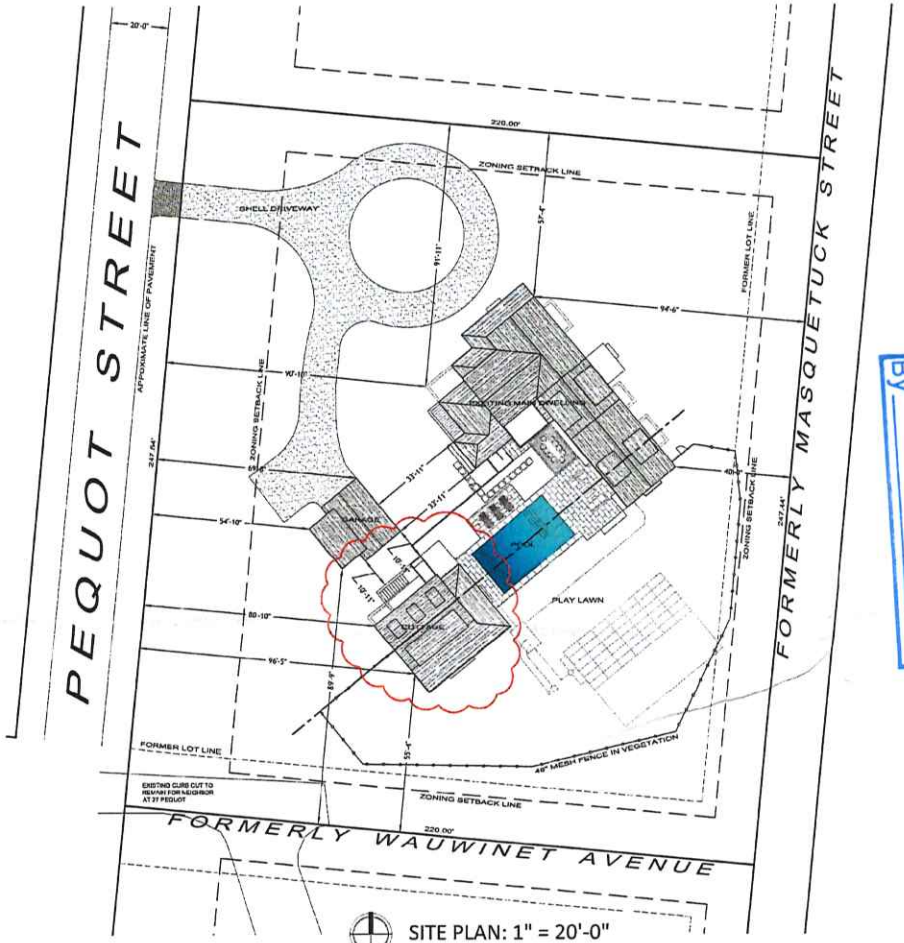
DUPONT - 31 PEQUOT STREET



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

RECEIVED
By
APR 16 2025






VIEWS OF PROPERTY FROM PEQUOT STREET

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

CONTRACTOR
CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

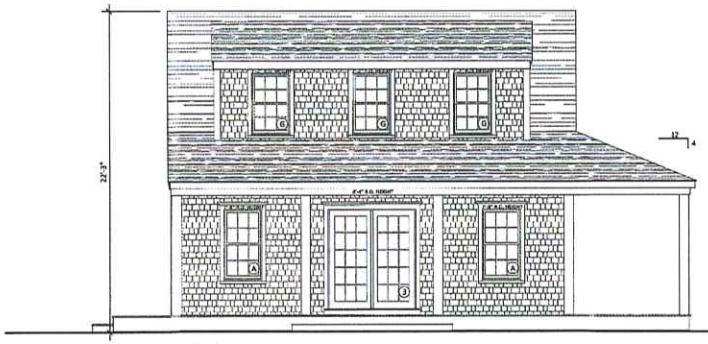
COTTAGE
HDC RENEWAL

DUPONT
31 PEQUOT STREET
NANTUCKET, MA 02554
MAP: 80 PARCEL: 130

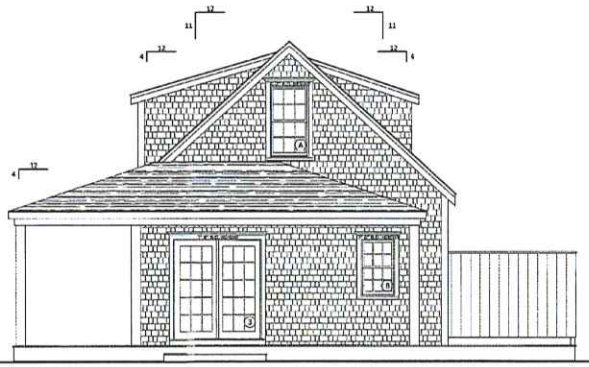
COVER SHEET

C1.1

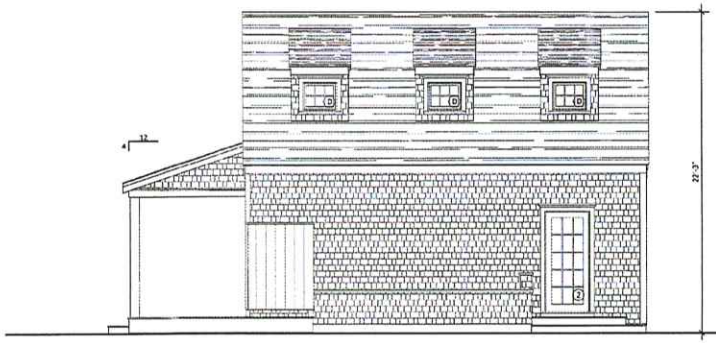
25 APRIL 2022



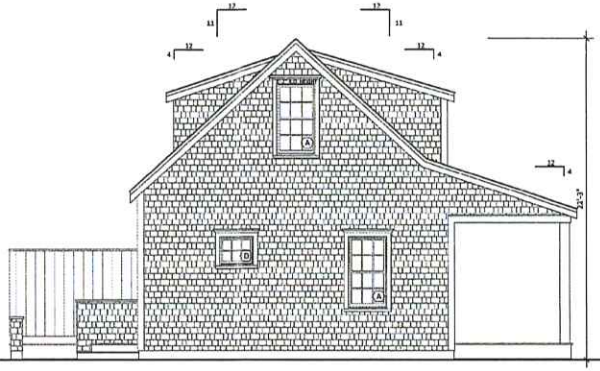
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
APR 16 2025
BY

HDC 2022-04-219

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

CONTRACTOR
CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

COTTAGE
HDC RENEWAL

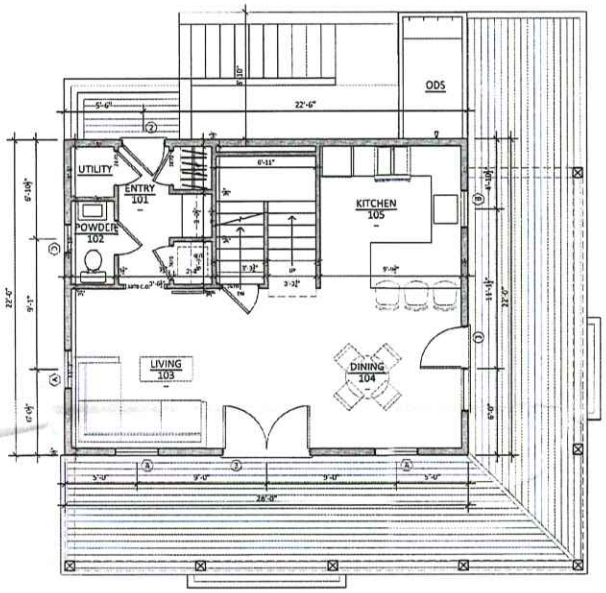
DUPONT
31 PEQUOT STREET
NANTUCKET, MA 02554
MAP: 80 PARCEL: 130

ELEVATIONS

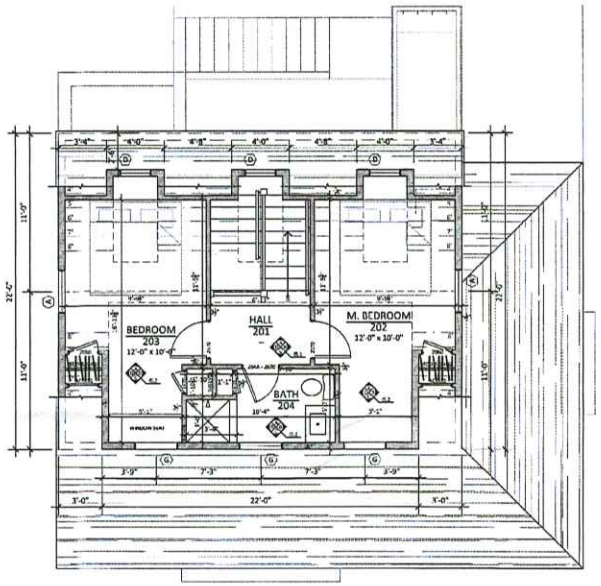
A2.1

25 APRIL 2022

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	ANDERSEN ADH2850	R.O.: 2'-8" x 5'-0"	6/6 DOUBLE HUNG WINDOW
B	1	ANDERSEN ADH2440	R.O.: 2'-4" x 4'-0"	6/6 DOUBLE HUNG WINDOW
D	3	ANDERSEN AAN2420	R.O.: 2'-4" x 2'-0"	6 LIGHT FIXED WINDOW
G	3	ANDERSEN ADH2844	R.O.: 2'-8" x 4'-4"	6/6 DOUBLE HUNG WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
2	2	ANDERSEN FWHID31611	R.O.: 3'-1" x 6'-11"	15 LIGHT PATIO DOOR
3	2	ANDERSEN FWHID60611	R.O.: 6'-0" x 6'-11"	(2) 15 LIGHT PATIO DOORS



COTTAGE FIRST FLOOR PLAN - 616SF
SCALE: 1/4" = 1'-0"



COTTAGE SECOND FLOOR PLAN - 616SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR
CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

COTTAGE
HDC RENEWAL

DUPONT
31 PEQUOT STREET
NANTUCKET, MA 02554
MAP: 80 PARCEL: 150

FLOOR PLANS

A1.1

25 APRIL 2022

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), ~~John McLaughlin,~~ Diane Coombs, Vallorie Oliver, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~
Tuesday, May 17, 2022
Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance:	Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriquez, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill
Remote Participants:	Coombs
Absent Members:	None
Late Arrivals:	None
Early Departures:	Camp, 8:35 pm

Adoption of Agenda.

Motion	**Motion to Approve as drafted. (Coombs)**
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye

I. PUBLIC COMMENT

1. Welch – On Tuesday, May 31 from 6-8 at the VFW, the HDC will ratify the appointment of McLaughlin as Commissioner Emeritus. Asked Staff to send announcements to the designer community and that those wishing to attend to please RSVP at Nantuckethonoringjohn@gmail.com
2. Oliver – Asked a discussion on the Park Wind turbine project be put on the agenda for discussion.

II. ELECTION OF OFFICERS

1. Chair: Nominees – No action at this time.
2. Vice chair: Nominees – No action at this time.

III. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. James & Jennifer Soltesz **05-6252**	2 Grey Lady	Fence and Driveway	66/701	Val Oliver
2. Scott Valero **04-6224**	9 Exeter Street	New Shed	76.4.1/410.1	Val Oliver
3. Stoyan Ivanov **05-6319**	18 South Shore Road	Rev. 72057: main house	80/66	Norman Resid
4. 5QPR, LLC **05-6242**	5 Quaise Pasture Road	Vehicular Gate/Sports Cart	26/21	Jardin's International
5. Jean Francois Formela **04-6212**	8 Old Westmoor Fm Rd	Fence	41/822	Ahern
6. Andrew & Brooke Reger **05-6229**	7 East Lincoln Avenue	Fencing	42.4.1/8	Jardin's International
7. Stephen Fitzpark **04-6127**	4 Grey Lady Lane	Shed	66/702	Val Oliver
8. Stop This Train, LLC **04-6218**	31 Pequot Street	New Dwelling (Renewal)	80/130	MCA+
9. Jon & Suzanne Bohn **05-6262**	111 Somerset Road	Relplace window	66/140	Eric Shurm
10. Conscious Living **05-6309**	49 Fairgrounds Road	MH window replacement	67/306	Gryphon Architects
11. Conscious Living **05-6308**	49 Fairgrounds Road	Cottage window replace	67/306	Gryphon Architects
12. Hale Everetts **05-6311**	46 Monomoy Road	Rev. 12-0300: Wndw& door	54/71	EMDA
13. Suzanne Turner **05-6238**	9 Long Pond Drive	Rev.11-2257: Relocate Grg	59/33	Botticelli + Pohl
14. Jeanette & Bob, LLC **05-6283**	43 Kendrick	Pool Cabana	76.4.3/31	CWA
15. Pamela Alexander **04-6176**	4 Mayhew Road	Shed	92.4/221	SMRD

Voting	Camp (acting chair), Coombs, Welch. Dutra, Thornewill
Alternates	None
Recused	Pohl, Oliver
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve. (Welch)**
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Coombs, Welch, and Camp-aye

Certificate # **HDC2022-(as noted)**

CERTIFICATE NO: HDC2022-04-6218

DATE ISSUED: 5/17/22

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°: 80 PARCEL N°. 130

Street & Number of Proposed Work: 31 PEQUOT ST

Owner of record: STOP THIS TRAIN LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail:

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

FOR OFFICE USE ONLY

Date application received: 4/27/22 Fee Paid: $ ✓4756 246.40

Must be acted on by: 8/14/22

Extended to:

Approved: ✓ Disapproved:

Chairman: (acting)

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

Motion to Approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.
☐ Pool (Zoning District ____) ☐ Roof ☐ Other

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: 616SF Decks/Patio: Size: 8'X28' ☒ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 616SF Size: 8'X22' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 1232SF TOTAL

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 22'-3" South 11 East 11 West 11

Additional Remarks: RENEWAL OF COA #'s 69338 & 70181

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main Mass 11 /12 Secondary Mass 4 /12 Dormer 4 /12 Other

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type:
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☒ White cedar 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+3 Soffit (Overhang) — Corner boards 6 Frieze —
Window Casing 4 Door Frame 4 Columns/Posts: Round ____ Square X

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer

Doors* (type and material): ☐ TDL ☒ SDL Front 15 LITE Rear (2) 15 LITE Side (2) 15 LITE

Garage Door(s): Type Material

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

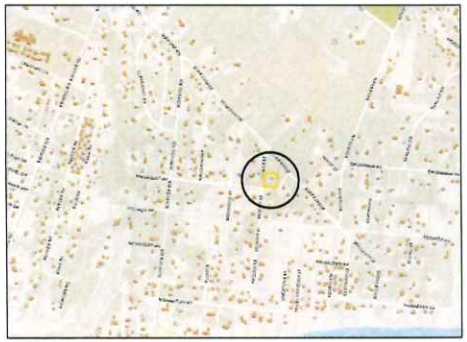
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim WHITE Sash WHITE Doors WHITE
Deck — Foundation NTW Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/26/22 Signature of owner of record STOP THIS TRAIN LLC Signed under penalties of perjury

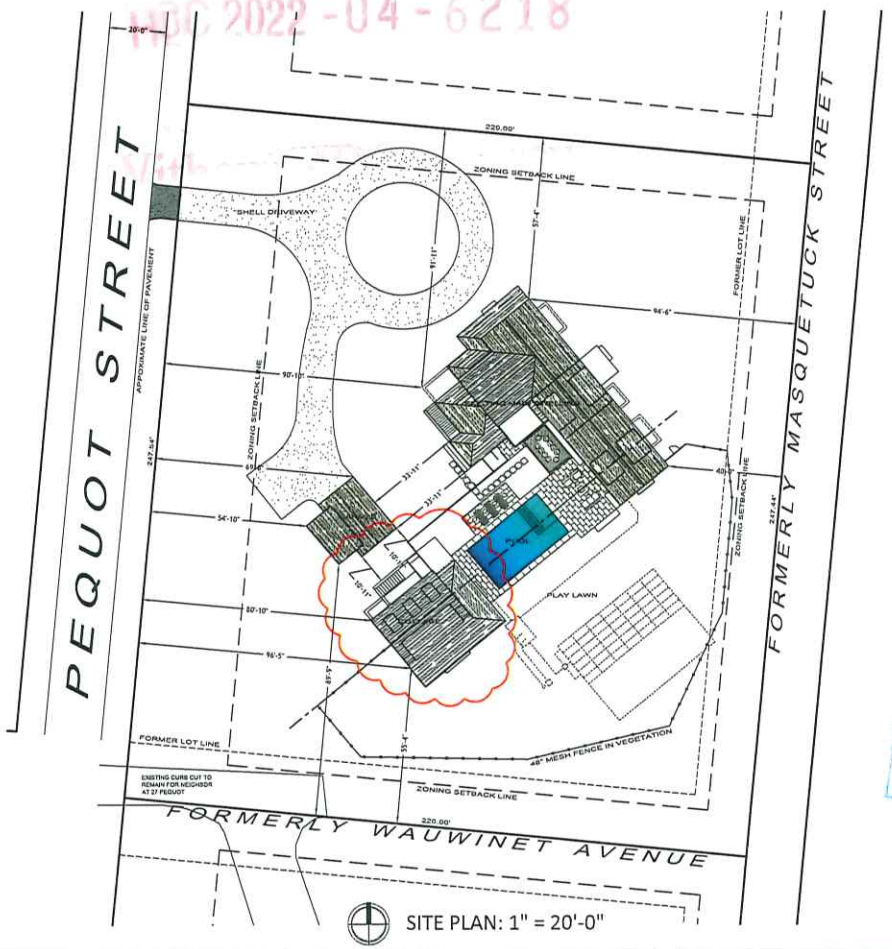
DUPONT - 31 PEQUOT STREET



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

HDC 2022-04-6218

APR 28 2022






VIEWS OF PROPERTY FROM PEQUOT STREET

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

CONTRACTOR
CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

COTTAGE
HDC RENEWAL

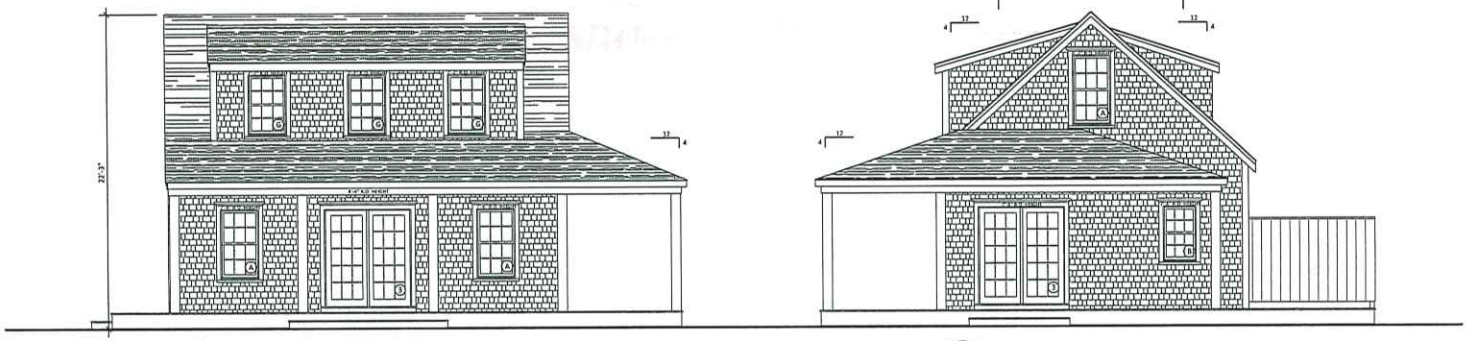
DUPONT
31 PEQUOT STREET
NANTUCKET, MA 02554
MAP: 80 PARCEL: 130

COVER SHEET

C1.1

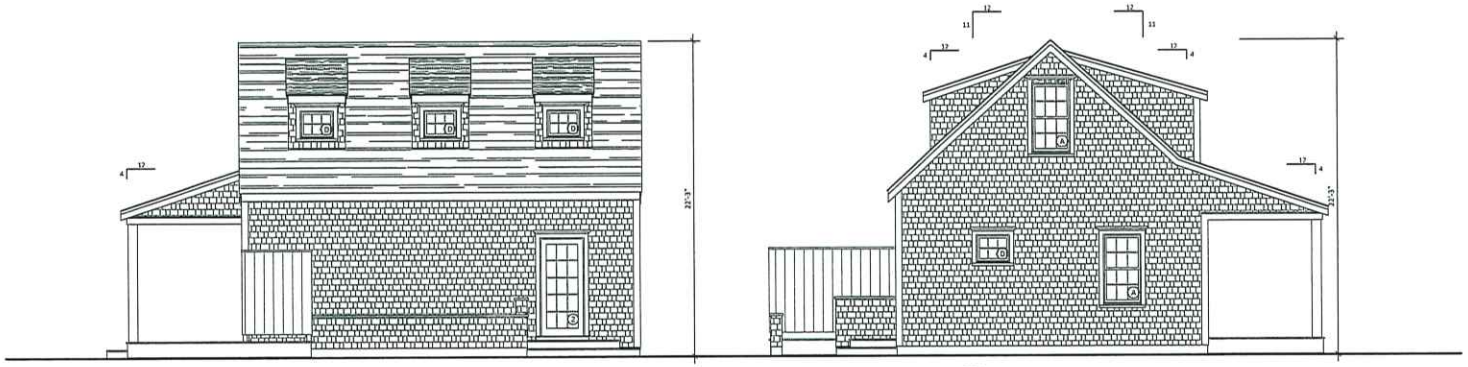
25 APRIL 2022

HDC 2022-04-6218



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR
CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

COTTAGE
HDC RENEWAL

DUPONT
31 PEQUOT STREET
NANTUCKET, MA 02554
MAP: 80 PARCEL: 130

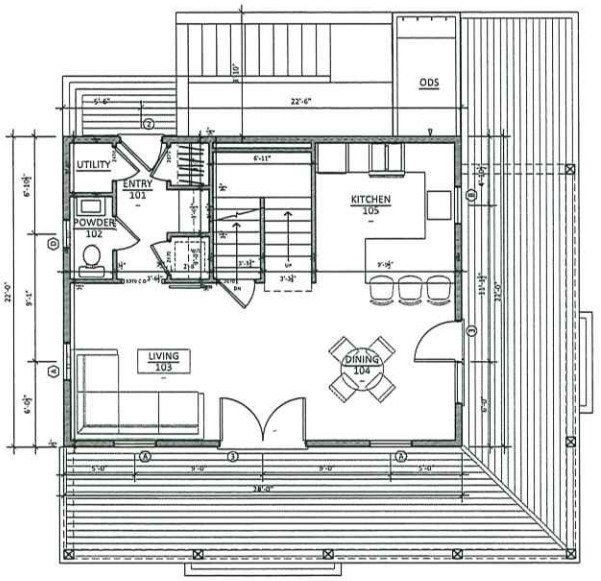
ELEVATIONS

A2.1

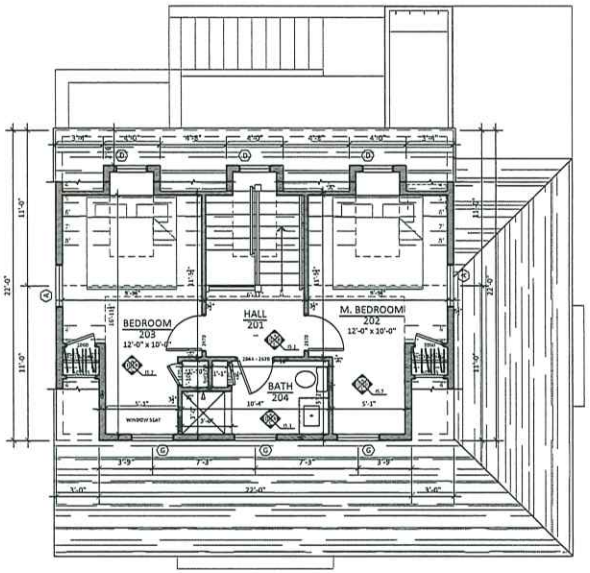
25 APRIL 2022

APR 28 2022

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	ANDERSEN ADH2850	R.O.: 2'-8" x 5'-0"	6/6 DOUBLE HUNG WINDOW
B	1	ANDERSEN ADH2440	R.O.: 2'-4" x 4'-0"	6/6 DOUBLE HUNG WINDOW
D	3	ANDERSEN AAN2420	R.O.: 2'-4" x 2'-0"	6 LIGHT FIXED WINDOW
G	3	ANDERSEN ADH2844	R.O.: 2'-8" x 4'-4"	6/6 DOUBLE HUNG WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
2	2	ANDERSEN FWHID31611	R.O.: 3'-1" x 6'-11"	15 LIGHT PATIO DOOR
3	2	ANDERSEN FWHID60611	R.O.: 6'-0" x 6'-11"	(2) 15 LIGHT PATIO DOORS



COTTAGE FIRST FLOOR PLAN - 616SF
SCALE: 1/4" = 1'-0"



COTTAGE SECOND FLOOR PLAN - 616SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR
CROSSRIP
P.O. BOX 3051
NANTUCKET, MA 02584
508.228.1007

COTTAGE
HDC RENEWAL

DUPONT
31 PEQUOT STREET
NANTUCKET, MA 02554
MAP: 80 PARCEL: 130

FLOOR PLANS

A1.1

25 APRIL 2022

9589 0710 5270 1006 2179 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Washington, DC 60007

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

0856 4

Postmark Here

APR 19 2025

04/19/2025

Sent To: Miss Bella LLC
Street and Apt. No., or PO Box No.: 1314 30th St NW
City, State, ZIP+4®: WASHINGTON DC 20007

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2178 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Boston, MA 02116

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

0856 4

Postmark Here

APR 19 2025

04/19/2025

Sent To: 27 Peabody Sheet Realty Trust
Street and Apt. No., or PO Box No.: 142 MARLBOROUGH ST
City, State, ZIP+4®: BOSTON MA 02116

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2178 95

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Winchester, MA 01890

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

0856 4

Postmark Here

APR 19 2025

04/19/2025

Sent To: Mr. + Mrs. Harrington
Street and Apt. No., or PO Box No.: 7 Lakeview DRIVE
City, State, ZIP+4®: Winchester MA 01890

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2179 01

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Dorset, VT 05251

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

0856 4

Postmark Here

APR 19 2025

04/19/2025

Sent To: Sara + Gregg Ramirez
Street and Apt. No., or PO Box No.: 279 FOOTE Rd
City, State, ZIP+4®: DORSET VT 05251

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 297.6

Street & Number of Proposed Work: 10 South Pasture Lane

Owner of record: Albert & Carol Ann Gird

Mailing Address: 10 South Pasture Lane
Nantucket, MA 02554

Contact Phone #: 774-330-9162 E-mail: carolgird@yahoo.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways asphalt apron 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 4/21/2025 Signature of owner of record Carol Ann Gird Albert T Gird 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.
	_____ a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE-GATE-ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Albert Girard Carol Girard Date: 4-22-2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Albert & Carol Gill

AS AGENT FOR _____

STREET ADDRESS 10 South Pasture Lane

MAP/PARCEL 80 297.6

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.

Albert Gill Carol Gill 4/22/2025

Signature Date



Property Information

Property ID	7732
Location	10 S PASTURE LN
Owner	GIRD ALBERT & CAROL ANN

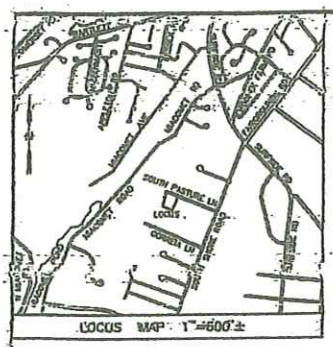
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 24 2025
By



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR DATE

NANTUCKET REGISTRY OF DEEDS

Date

Time

Plan BK. PG.

Plan File

Attest: Register

RESERVED FOR REGISTRY USE ONLY

RECEIVED
APR 24 2025
By

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED FILE #

PLAN OF LAND FOR REAR LOT SUBDIVISION IN NANTUCKET, MA

JULY 25, 2024

SCALE: 1"=30'

PREPARED FOR:
ALBERT GIRD & CAROL ANN GIRD
ADDRESS: 10 SOUTH PASTURE LANE
ASSESSOR'S MAP 80 PARCEL 297.6

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5065

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1 inch = 30 ft.

OWNER INFORMATION
OWNERS: ALBERT GIRD & CAROL ANN GIRD
ADDRESS: 10 SOUTH PASTURE LANE
ASSESSOR'S MAP 80 PARCEL 297.6
DEED BOOK 1896 PAGE 92
PLAN FILE 8-F, LOT 6

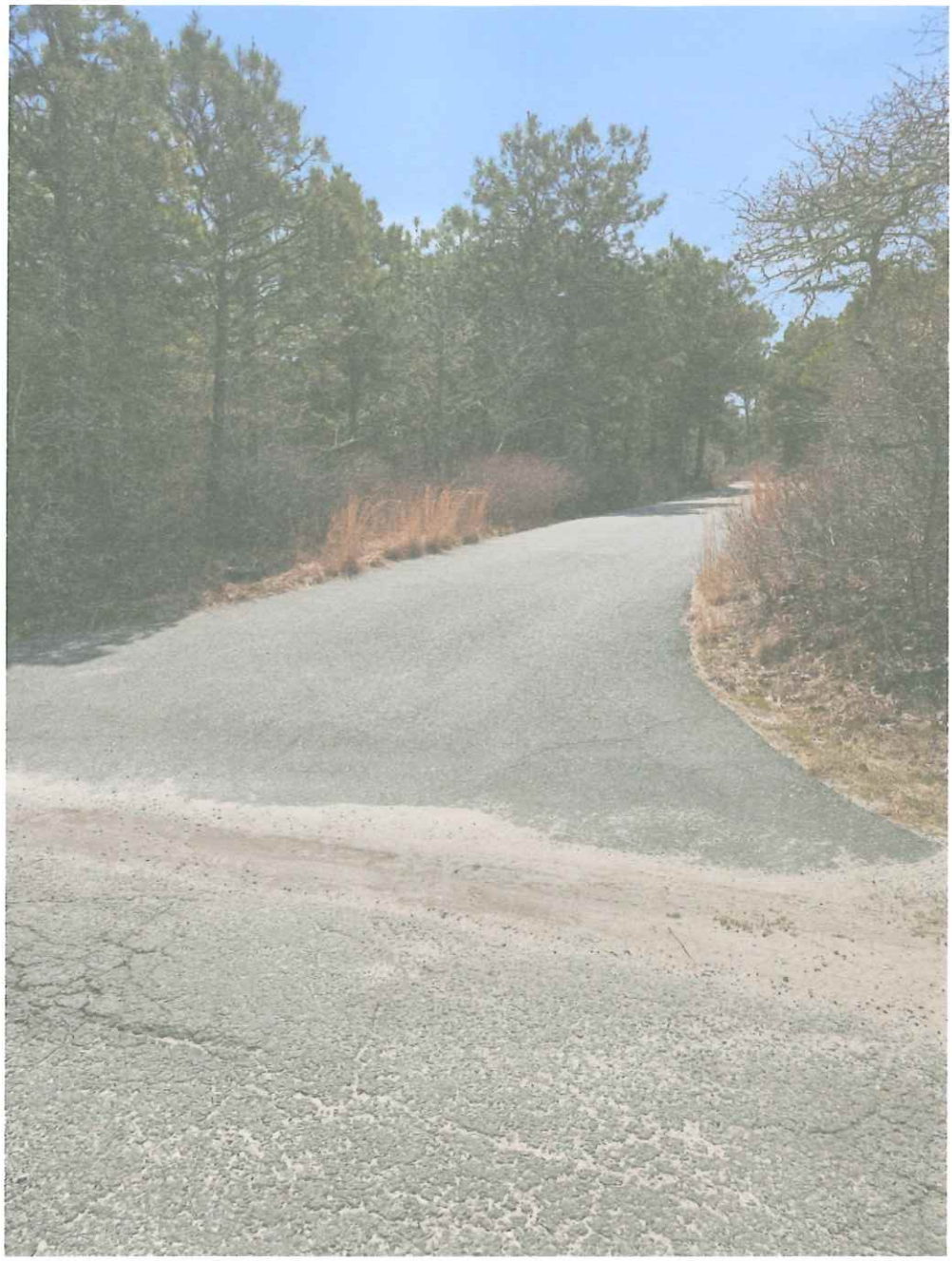
LOT AREA = 80,040± S.F.

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL-1 (LUG-1)
MINIMUM LOT SIZE: 40,000 SF
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 35 FT.
SIDE & REAR SETBACK: 10 FT.
GROUND COVER % (GCR): 7%

albert + Carol Gird
10 South Pasture Lane



12' between posts
proposed new driveway/apron



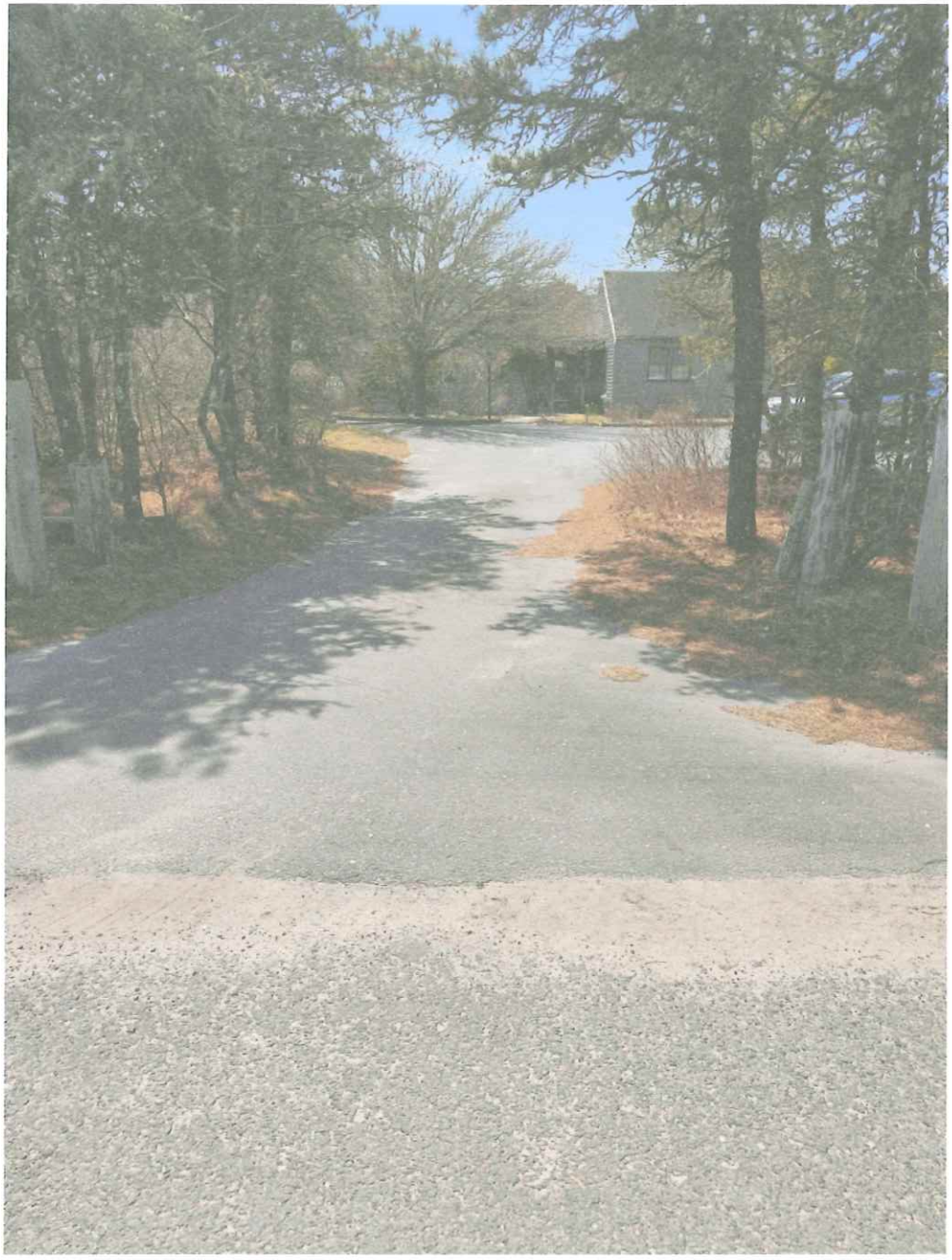
Albert & Carol Gird
10 South Pasture Lane

6 South Pasture Lane

albert + Carol Gird
10 South Pasture Lane



8 South Pasture Lane



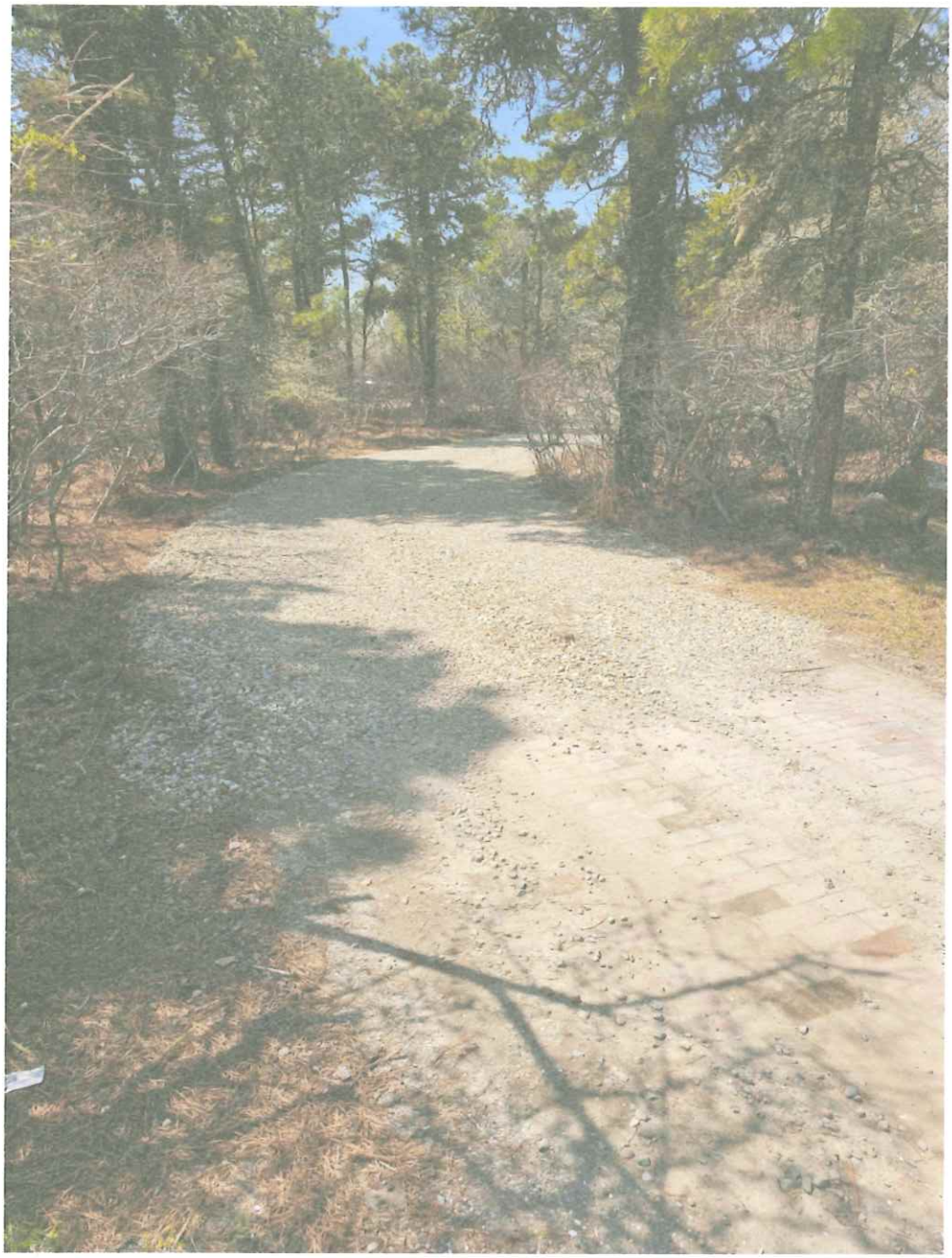
Albert + Carol Gird
10 South Pasture Lane

8½ South Pasture Lane



Albert + Carol Gird
10 South Pasture Lane

8 1/2 South Pasture Lane



Albert & Carol Gird
10 South Pasture Lane

12 South Pasture Lane

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Site Address: 75 Hooper Farm Road

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist ✔ ✔ Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 329

Street & Number of Proposed Work: 75R Hooper Farm Rd.

Owner of record: Lentawski, James F + Priscilla

Mailing Address: PO Box 281, Nantucket MA 02554

Contact Phone #: 508 332 9454 E-mail: lentawski@gmail.com

AGENT INFORMATION (if applicable)

Name: Kris Meyna

Mailing Address: 24 Blueberry Ln
Nantucket MA 02584

Contact Phone #: 508 525 5500 E-mail: KrisMeyna@dreamlinemail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 473.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof, ☐ Other _____

Size of Structure or Addition: Length: 35'6" Sq. Footage 1st floor: 1404
Width: 27'6"/13' Sq. footage 2nd floor: 963
Sq. footage 3rd floor: NA

Decks/Patio: Size: 5x25'6" ☑ 1st floor ☐ 2nd floor
Size: 13x15 ☑ 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 24'11" South 24'11" East 24'11" West 16'6"/24'11"

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 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass 10/12 Dormer 5/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 8"
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer And. 400

Doors* (type and material): ☐ TDL ☒ SDL Front And. 400 Rear And. 400 Side And. 400
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shells Walkways Shells Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Charcoal Black
Trim NTW Sash Black Doors Black
Deck NTW Mahogany Foundation Gray Fence _____ Shutters _____

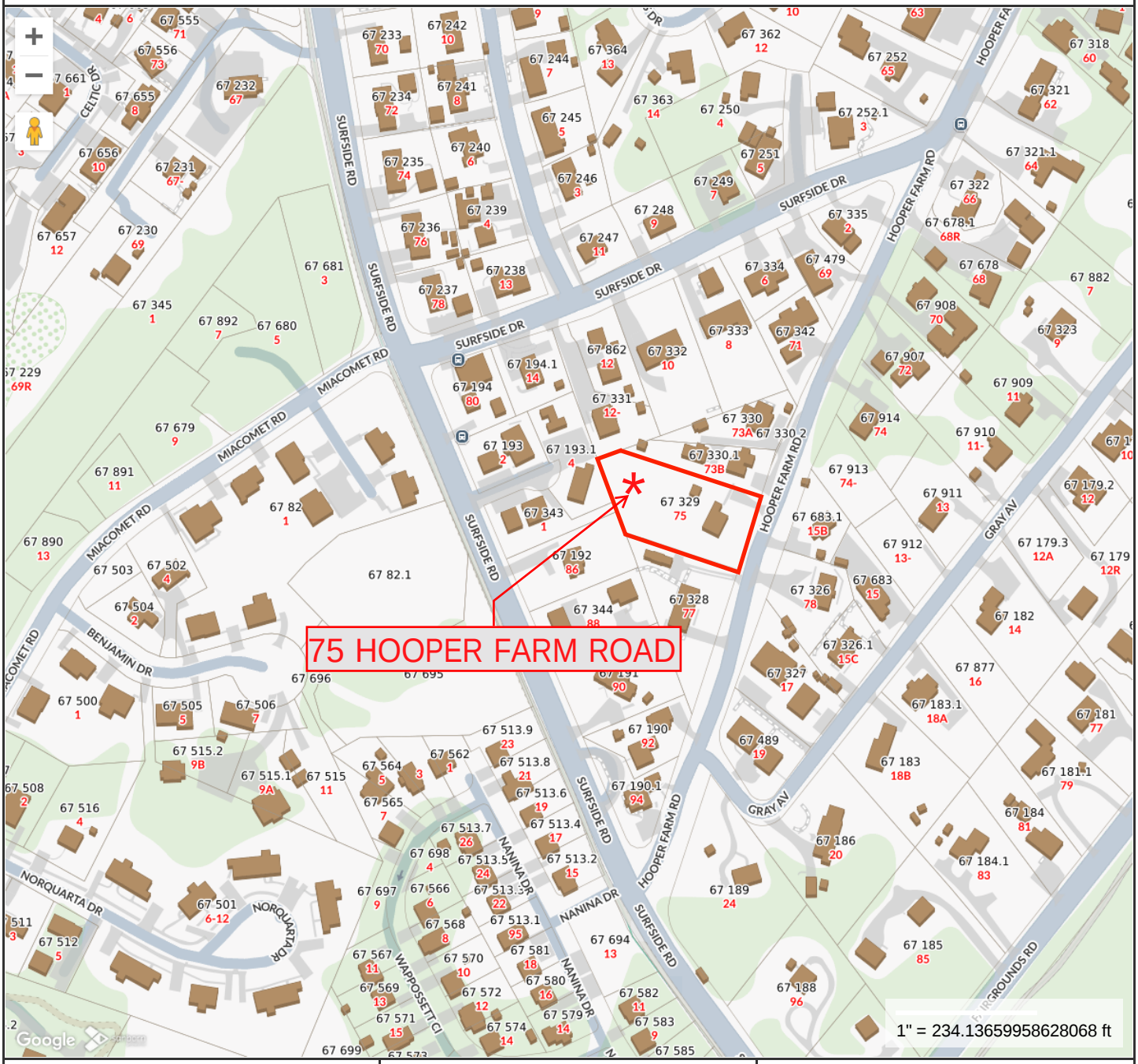
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/21/25 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

LOCUS- 75 HOOPER FARM ROAD



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCUS MAP SCALE: 1"=1600'±

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL–10 (R–10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	25 %

" I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

" I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 7–22–2024 AND 11–4–2024."

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

" I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY 6–22–1987 WITH THE EXCEPTION OF SOME TRAVERSE POINTS.

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

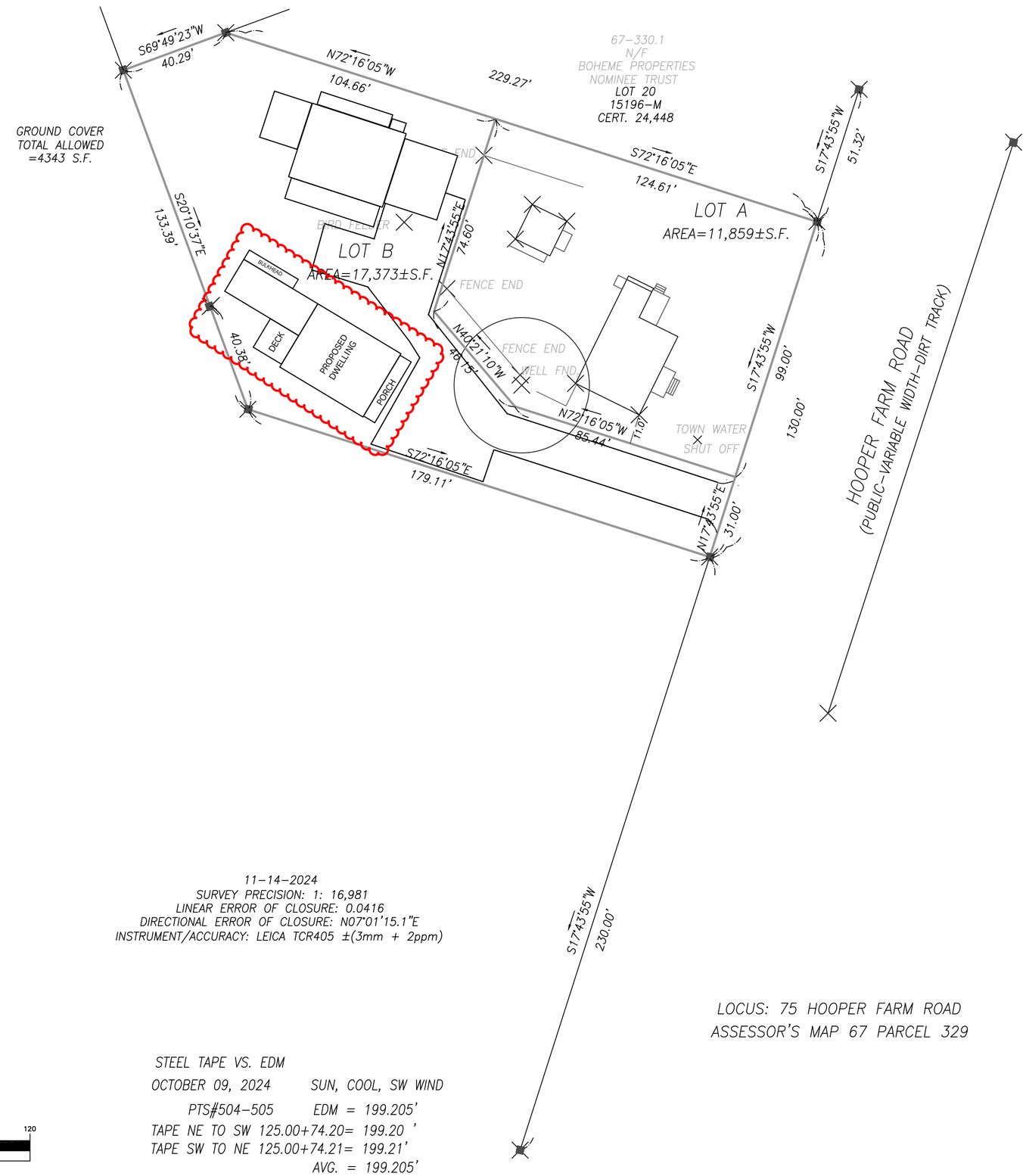
" I CERTIFY THAT I USE REDUNDANT MEASUREMENTS, DIRECT AND INDIRECT, FOR ALL MY ANGLES AND DISTANCES."

DATE: 11–4–2024

PROFESSIONAL LAND SURVEYOR

LEGEND

- DHCB FD. DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
- CRB FD. DENOTES COUNTY ROAD BOUND FOUND
- SPK SET. DENOTES 12" GALVANIZED SPIKE SET



N

TOTAL AREA
29,232±S.F.

SPECIAL PERMIT REQUIRED
SEC. 138–E
REAR LOT SUBDIVISION

BEING A DIVSION
OF L.C. 37210–B, LOT 9
CREATING 2 LOTS

SUBDIVISION PLAN OF LAND IN NANTUCKET, MA.

SCALE: 1"=30' DATE: DEC. 16, 2024

PREPARED FOR:
PRISCILLA P. LENTOWSKI
CERT. 16303
L.C. 37210–B, LOT 9

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508–228–8910

11–14–2024
SURVEY PRECISION: 1: 16,981
LINEAR ERROR OF CLOSURE: 0.0416
DIRECTIONAL ERROR OF CLOSURE: N07°01'15.1"E
INSTRUMENT/ACCURACY: LEICA TCR405 ±(3mm + 2ppm)

STEEL TAPE VS. EDM
OCTOBER 09, 2024 SUN, COOL, SW WIND
PTS#504–505 EDM = 199.205'
TAPE NE TO SW 125.00+74.20= 199.20 '
TAPE SW TO NE 125.00+74.21= 199.21'
AVG. = 199.205'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOCUS: 75 HOOPER FARM ROAD
ASSESSOR'S MAP 67 PARCEL 329

TITLE: HDC HOUSE LOCATION DRAWING

DATE: 4/24/2025

REV: 1

SITE SKETCH FOR HDC SITING PURPOSES ONLY. LOCATION TO BE CONFIRMED BY HOMEOWNER AND GENERAL CONTRACTOR.

EAST



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45549
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
ELEV-

SOUTH



NORTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

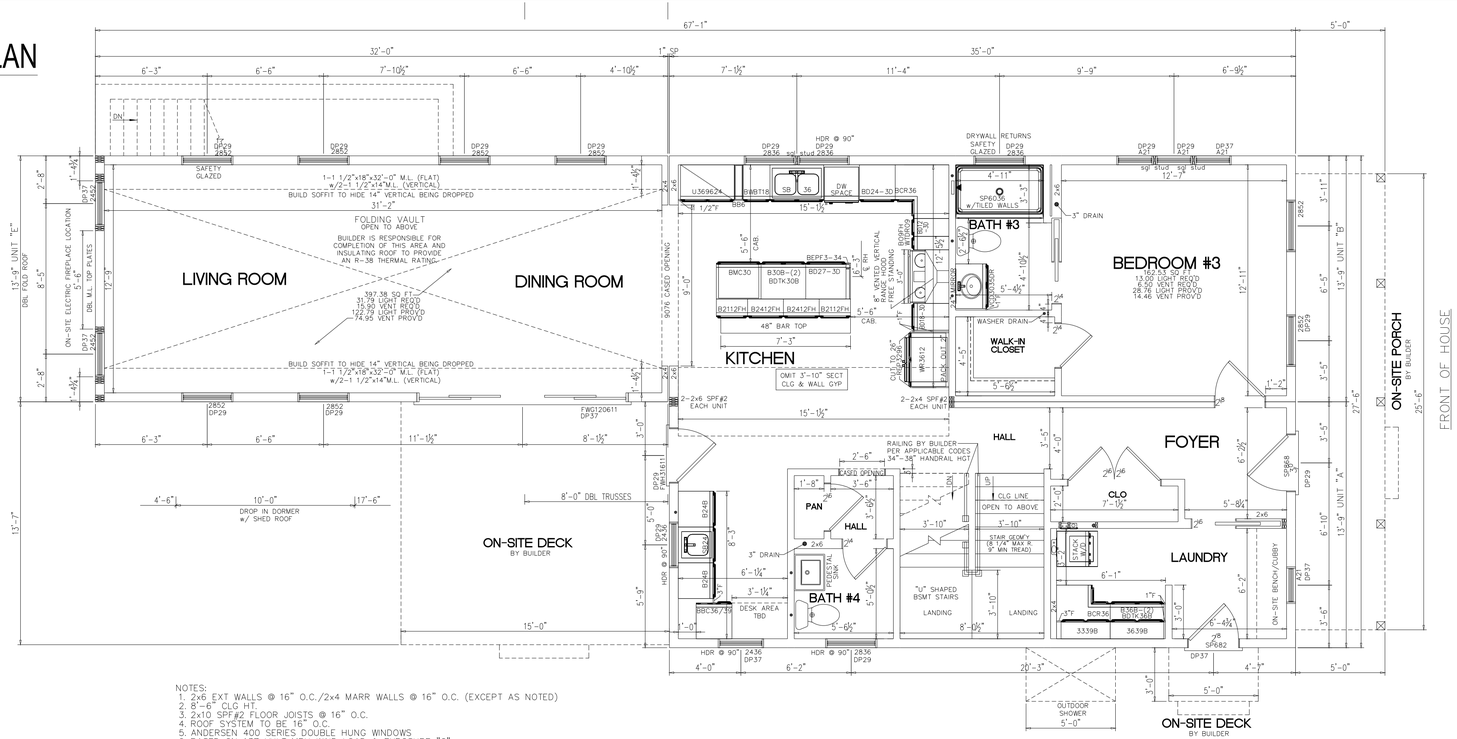
PROJECT:
45549
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
ELEV- (2)

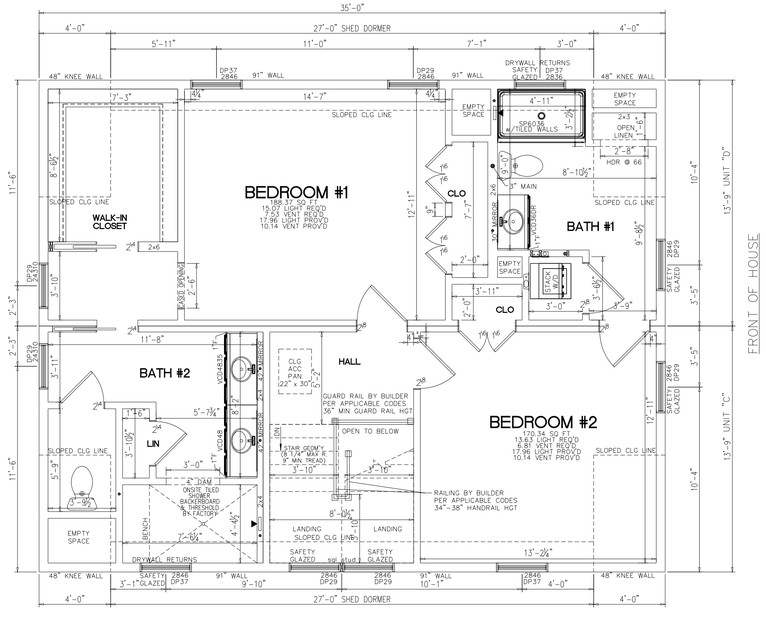
FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 137 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY: 25 PSF GROUND SNOW LOAD
8. CLG GIRDER OVER KITCHEN/HALL TO BE: 2-1 1/2"x11 1/4"x16'-8" M.L. (PER MODULE)

* PICTURE FRAME INTERIOR WINDOWS IN PLACE OF SILL
* PICTURE FRAME INTERIOR DOORS – NO REVEAL

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. FLR GIRDER UNDER BATH #2/BDRM #1 TO BE: 2-1 1/2"x9 1/4"x16'-8" M.L. (PER MODULE)

* PICTURE FRAME INTERIOR WINDOWS IN PLACE OF SILL
* PICTURE FRAME INTERIOR DOORS – NO REVEAL

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45549
2-STORY

TITLE:
FLOOR PLANS

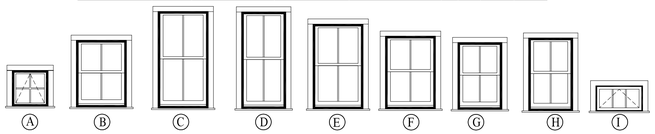
DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

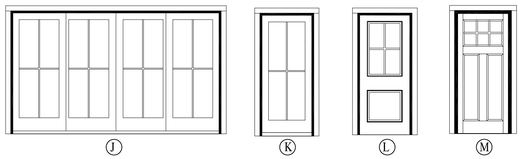
SHEET:
PLAN -

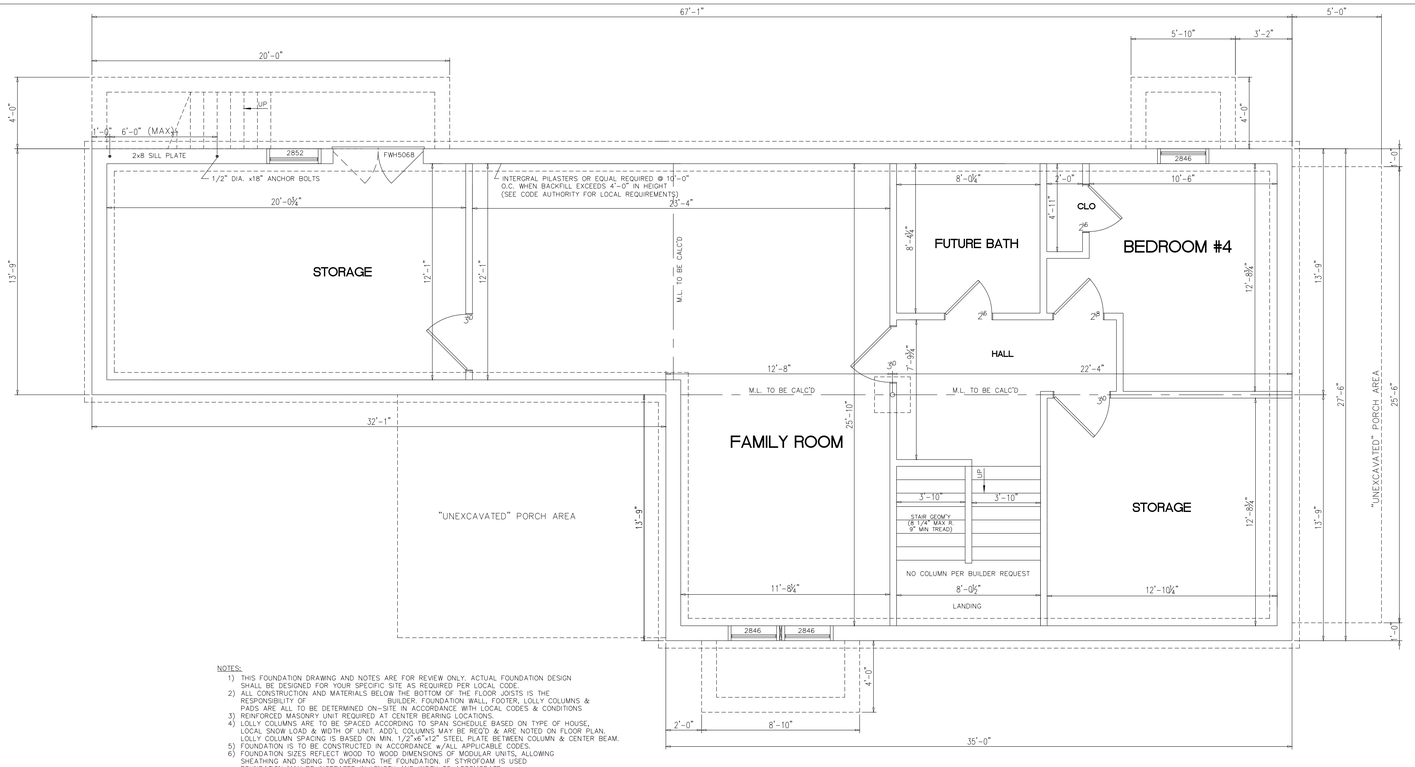
DOOR/WINDOW SCHEDULE

SQUARE FOOTAGE:		
FIRST FLOOR:	1,404	SQ. FT.
SECOND FLOOR:	963	SQ. FT.
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL:	2,367	SQ. FT.
OVERALL SIZE	27'-6"x67'-1"	
MODEL:	2-STORY	

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
A21	A	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING	.26	4.0	2.60	.9
2836	B	34 1/8" x 44 7/8"	ANDERSEN 400	DH WINDOW	.28	10.47	6.73	3.81
2852	C	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
2452	D	30 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	8.92	5.10	4.39
2846	E	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
28310	F	34 1/8" X 48 7/8"	ANDERSEN 400	DH WINDOW	.28	11.41	7.48	4.15
2436	G	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.28	9.23	5.73	3.18
24310	H	30 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	11.70	7.65	4.39
AR281	I	32 " x 17 1/2"	ANDERSEN 400	AWNING	.26	3.70	2.30	1.20
DOORS								
FWG120611-4	J	141 3/4" x 83"	ANDERSEN	GLILDING PATIO DOOR	.29	80.66	49.71	30.89
FWH31611	K	37" x 83"	ANDERSEN	HINGED INSWING DOOR	.29	20.64	11.45	16.72
SP682	L	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" CRAFTSMAN DOOR	.16	20.1	1.5	17.33
SP868	M	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
FWH5068-2	N	60" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98







NOTES:

1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF _____ BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

FOUNDATION

75R HOOPER FARM RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZACHARIAS

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45549
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
PLAN - (2)

SIDE ENTRANCE AND VIEW TO THE BACK OF THE LOT WHERE NEW HOUSE WILL BE GOING (THIS IS THE DRIVEWAY ENTRANCE). House starts about 20' behind that blue barrel

70 Hooper Farm Rd ACROSS THE STREET. Two Story in front of lot



FRONT HOUSE (THIS IS A SEPARATE LOT THAT THE MOM LIVES IN AND OWNS)

NEIGHBORING HOUSE ACROSS THE STREET INCLUDING TWO STORY IN THE REAR OF THE LOT

STREET VIEW OF WHERE THE DRIVEWAY ENTRANCE WILL

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER. LENTOWSKI JAMES F & PRISCILLA

MAILING ADDRESS. PO BOX 281, NANTUCKET, MA 02554

PROPERTY LOCATION. 75 Hooper Farm Rd

ASSESSORS MAP/PARCEL. 67/329

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 2, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.02 14:06:11 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 75 Hooper Farm Rd (Part of)

Tax Map Number: 67 Parcel Number: 329 (Part of)

Owner of Record: LENTOWSKI JAMES F & PRISCILLA

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 4/25/2025

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
67	192		BURKE ELIZABETH N		86 SURFSIDE RD	NANTUCKET	MA	02554	86 SURFSIDE RD
67	193	1	SURF ACK LLC	C/O PLATT GEOFFREY	1636 3RD AVE SUITE 314	NEW YORK	NY	10128	4 HATIKVA WY
67	326		MORROW JANE E & GRITZKE D		78 HOOPER FARM RD	NANTUCKET	MA	02554	78 HOOPER FARM RD
67	328		SABRAH FOWZIE F		PO BOX 3108	NANTUCKET	MA	02554	77 HOOPER FARM RD
67	330	1	GOOD VIBRATIONS ON THE DINGHY LLC		19 CENTER STREET	NANTUCKET	MA	02554	73B HOOPER FARM RD
67	331		MIDDLETON FAMILY 2022 LIVING TRUST		141 COURTLAND DRIVE	NORTH ANDOVER	MA	01845	12- SURFSIDE DR
67	~~343~~		~~SURF ACK LLC~~	~~C/O PLATT GEOFFREY~~	~~1636 3RD AVE SUITE 314~~	~~NEW YORK~~	~~NY~~	~~10128~~	1 HATIKVA WY
67	683	1	PENOVA MILENA & JORDAN		76 HOOPER FARM RD	NANTUCKET	MA	02554	15B GRAY AV
Count:	8								

9589 0710 5270 1555 3371 67

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0056 02

Postmark Here

04/22/2025

GOOD VIBRATIONS ON THE DINGHY LLC
19 CENTER STREET
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1555 3371 50

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

New York, NY 10128

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
$5.58

0056 02

Postmark Here

04/22/2025

SURF ACK LLC
C/O PLATT GEOFFREY
1636 3RD AVE SUITE 314
NEW YORK, NY 10128

9589 0710 5270 1555 3371 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

North Andover, MA 01845

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total $5.58
$

0056 02

Postmark Here

04/22/2025

MIDDLETON FAMILY 2022 LIVING TRUST
141 COURTLAND DRIVE
NORTH ANDOVER, MA 01845

9589 0710 5270 1555 3371 43

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total $5.58
$

0056 02

Postmark Here

04/22/2025

BURKE ELIZABETH N
86 SURFSIDE RD
NANTUCKET, MA 02554

9589 0710 5270 1555 3371 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total $5.58
$

0056 02

Postmark Here

04/22/2025

SABRAH FOWZIE F
PO BOX 3108
NANTUCKET, MA 02554

9589 0710 5270 1555 3371 74

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
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total $5.58
$

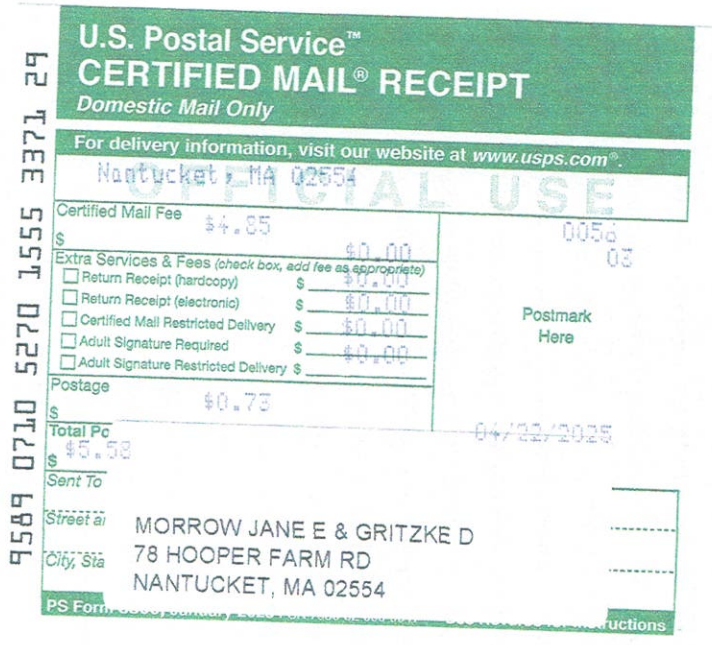
0056 02

Postmark Here

04/22/2025

PENOVA MILENA & JORDAN
76 HOOPER FARM RD
NANTUCKET, MA 02554

9589 0710 5270 1555 3371 29



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 Po $ $5.58

0056
03

Postmark Here

04/22/2025

Sent To

Street a

City, Sta

MORROW JANE E & GRITZKE D
78 HOOPER FARM RD
NANTUCKET, MA 02554

PS Form ... uctions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Lentawski, James & Priscilla

STREET ADDRESS 75 Hooper Farm Road

MAP/PARCEL 67/329

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/25/2025

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 4/22/2025 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 113

Street & Number of Proposed Work: 13 STARBUCK RD

Owner of record: STEVEN GARFINKEL

Mailing Address: 465 GLEN RD
WESTON, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET MA 02554

Contact Phone #: 228 9161 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 VR) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 18 X 12 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

GRANITE PATIO

Difference between existing 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

7' x 13' PLUNGE POOL
21" MAX ABOVE GRADE
24" GRANITE COPING W/
STONE SIDES - SEE PHOTO

Is there an HDC survey form for 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 4/24/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

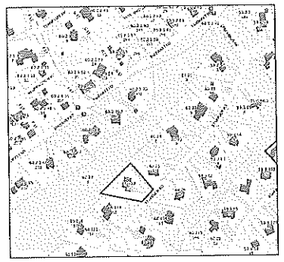
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

ZONING INFORMATION
MAP 60 PARCEL 113
ZONE VR

MINIMUM LOT SIZE- 20,000 S F
MINIMUM FRONTAGE- 100 FT
FRONT YARD SETBACK- 20 FT
REAR & SIDE SETBACK- 10 FT
GROUND COVER RATIO- 10.0%

EXISTING HOUSE GROUND COVER- 1678 SF
SHED- 198 SF

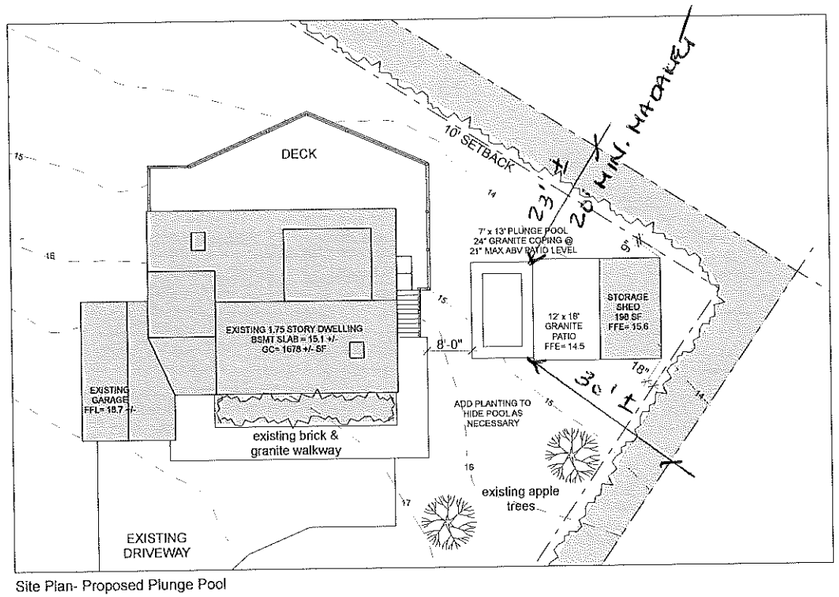
EXISTING
22,475 S F



Locus

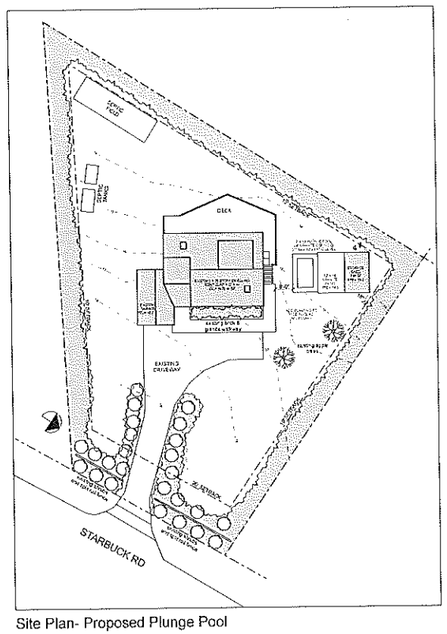
A Proposed Plunge Pool for Steven & Michelle Garfinkel 13 Starbuck Road

Nantucket , Massachusetts



Site Plan- Proposed Plunge Pool

SCALE 1/8" = 1'-0"



Site Plan- Proposed Plunge Pool

SCALE 1" = 20'

ISSUES/REVISION DATE

NOC 1 4/14/23

A Proposed Plunge Pool for
Steven & Michelle Garfinkel
13 Starbuck Road
Nantucket, Massachusetts

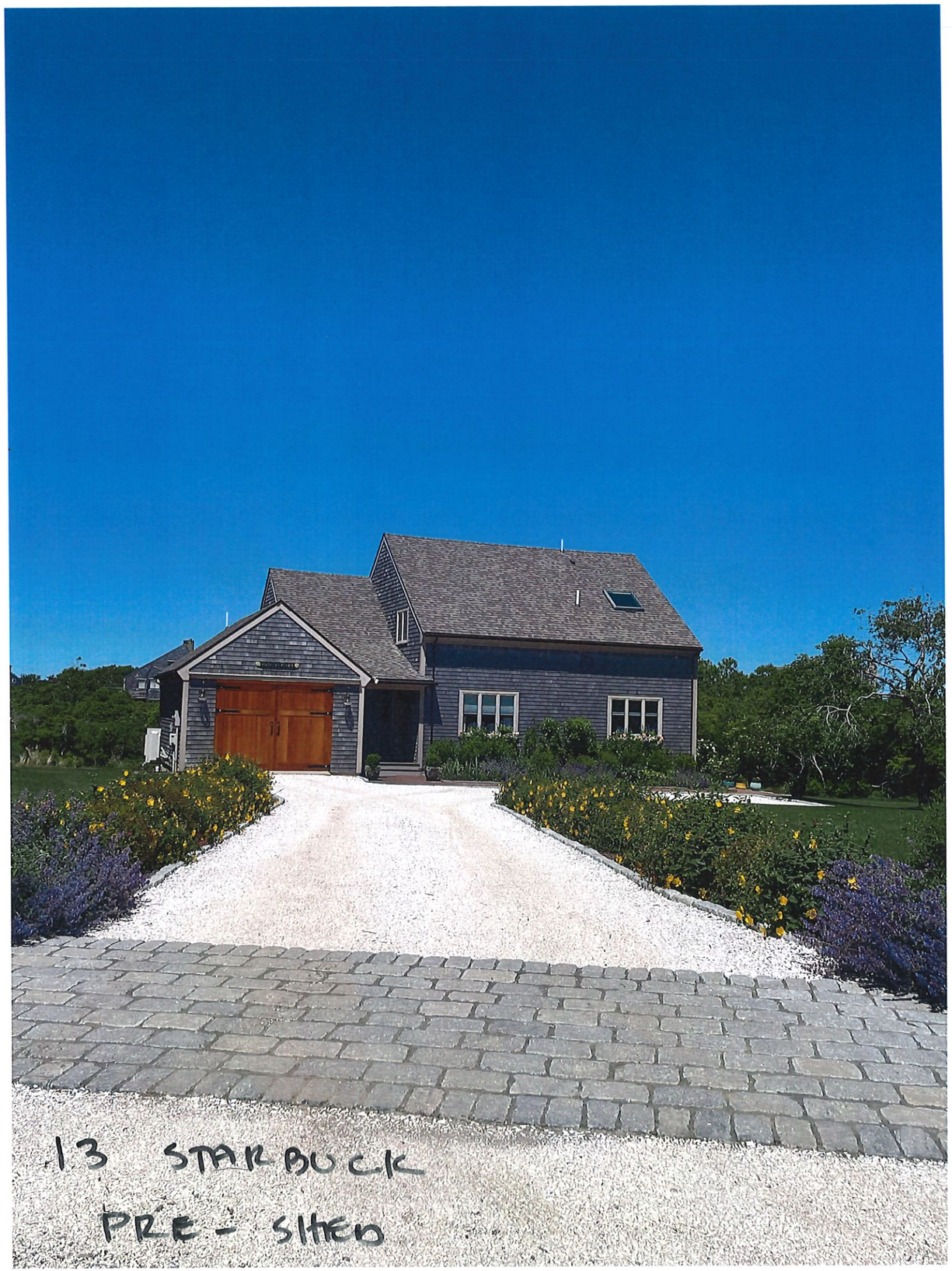
USE OF DRAWING

© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 4161 Fax 508 228 3165

Sheet No:
A0.1




13 STARBUCK
PRE - SITED


3LHE 12
13 STARBUCK W/ SHED

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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°: 69 PARCEL N°. 3.1

Street & Number of Proposed Work: 10 Sun Island Road

Owner of record: Nantucket Airport Commision

Mailing Address: / Town of Nantucket

16 Broad st Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

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. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'0" South — East — West —

Height of ridge above final finish grade: North Top of fence is 6'6" 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

Construct fence for Trash Enclosure + Concrete Pad

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-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: 6'6"
Type: Board
Length: 60' Total

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 _____

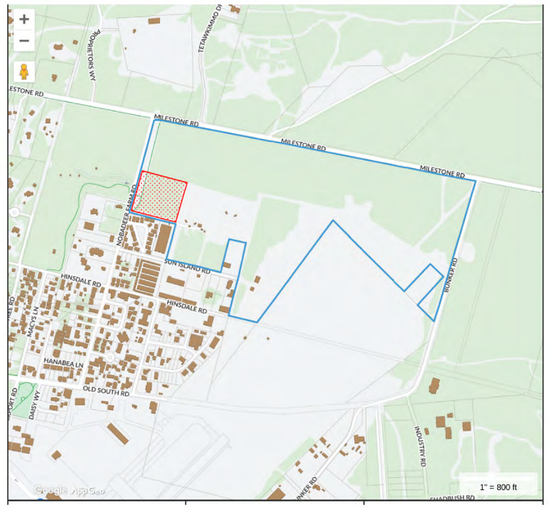
Deck _____ Foundation NTW Fence Quaker Gray Shutters _____

* 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.

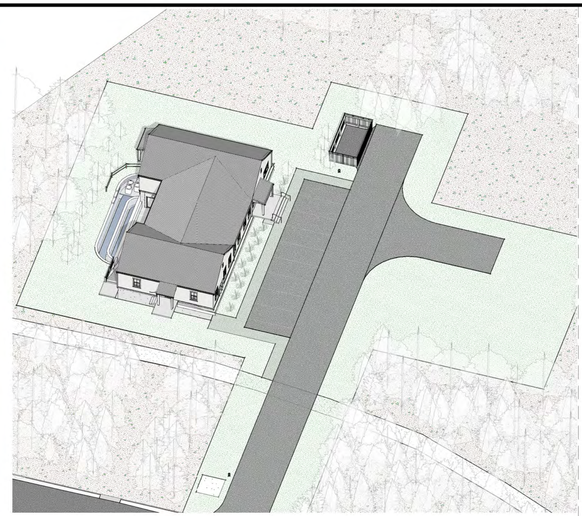
Date 4.21.21 Signature of owner of record _____ Signed by GA under Consent of owner Signed under penalties of perjury

HDC Submission





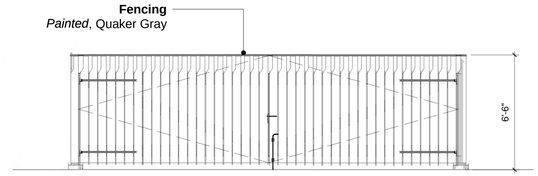
2 Site - Aerial - TE
1" = 200'-0"



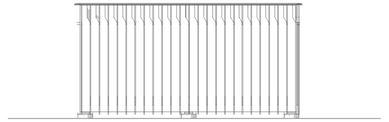
3 Birdseye - HDC



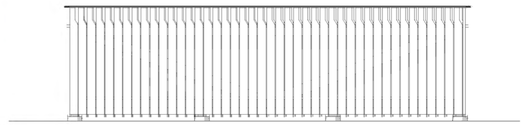
1 Site - HDC Plan - TE
1" = 40'-0"



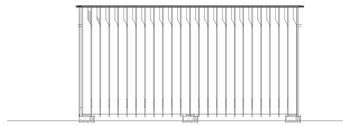
1 South Elevation - Gates - HDC
1/4" = 1'-0"



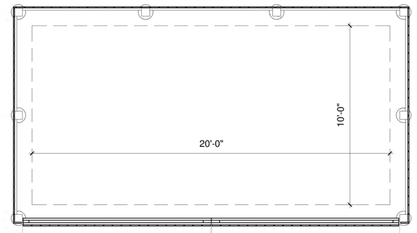
4 West Elevation - HDC
1/4" = 1'-0"



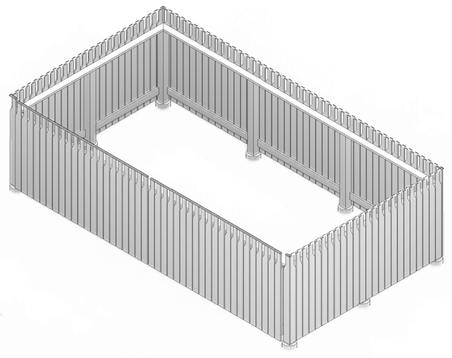
2 North Elevation - HDC
1/4" = 1'-0"



3 East Elevation - HDC
1/4" = 1'-0"



5 Floor 1 - HDC
1/4" = 1'-0"



6 AXON

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nantucket Memorial Airport

Project
Airport Staff Housing

Location
10 Sun Island Rd
Nantucket MA
Portion of 69 / 3.1

Structure
Building 1

Airport Representatives

Architecture & Engineering
McFarland Johnson Inc.
Richard Lasdin, P.E.
rlasdin@mjinc.com
978-692-0522

Project Manager
CHA Companies
Phillip Cox, Assoc. AIA
pcox@chacompanies.com
401-862-8134

Design Team

Civil Engineering
Bracken Engineering Inc.
Donald F. Bracken, P.E.
don@brackeneng.com
508-833-0070

Geotechnical Engineering
McArdle Gannon Associates Inc.
Wayne A. McArdle, P.E.
wmcardle@mcardlegannon.com
781-826-0040

Structural Engineering
Tighe & Bond
Marshall H. Puffer, P.E.
mpuffer@tighebond.com
508-255-6511

MEP + FP Engineering
CSI Engineering
Jim O'Brien, P.E.
jobrien@csi-engineers.com
603-319-8244

Code Compliance
Jensen Hughes
Brian Merrifield, P.E.
bmerrifield@jensenhughes.com
508-273-8483

Specifications
Kalin Associates Inc.
Cynie Linton, CSI, Assoc AIA
clinton@kalinassociates.com
617-766-5079

Cost Estimating
Rider Levett Bucknall Ltd.
Michael O'Reilly, CCP
michael.oreilly@us.rlb.com
617-888-9948

Energy Modeling
Stephens & Company Inc.
Andrew Buccino
andyb@stephensandcoinc.com
508-325-5736

#	Description	Date
16	HDC Submission	2025.04.28

Plans & Elevations

HDC1.0

This drawing represents a design intent and concept only. The 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 © 4/30/2025 1:55:34 PM

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 © 4/23/2025 3:38:31 PM



Fencing Example

Nantucket Memorial Airport

10 Sun Island Rd
Nantucket MA

Reference Photos

Portion of 69 / 3.1

No.	Description	Date
13	HDC Submission	2025.04.28

Fence

HDC-TE

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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°: 69 PARCEL N°. 3.1

Street & Number of Proposed Work: 10 Sun Island Rd

Owner of record: Nantucket Airport Commision

Mailing Address: Town of Nantucket

16 Broad st Nantucket MA, 02554

Contact Phone #: 228-2820 E-mail: Hello@cg-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228-2820 E-mail: Hello@cg-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. _____

☐ 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'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2024

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation • Construct parking & walkways for site
3. West Elevation
4. North Elevation • Connect bike path across site

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Asphalt Walkways Concrete Walls Block

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4.24.25 Signature of owner of record Signed by GA under consent of owner Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 3.1

Street & Number of Proposed Work: 10 Sun Island Road

Owner of record: Nantucket Airport Commission / Town of Nantucket

Mailing Address: 16 Broad St Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sypher Architects

Mailing Address: PO Box 525 02554

Contact Phone #: 228 2820 E-mail: hello@sg-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. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 84' Sq. Footage 1st floor: 3491 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 46' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-24" South 0-24" East 0-24" West 0-24"

Height of ridge above final finish grade: North 22' ± South 22± East 22'± West 22'±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Previous Application

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 0 /12 Secondary Mass 5 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"
Type: 1x4 Vert Board Picket
Length: as needed

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): 4x6 Box

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 2/1x3d/1x8 Rake 1x3d 1x6 Soffit (Overhang) 2-4" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4#6 Door Frame match windows Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 9 Lite/panel Rear French Side French

Garage Door(s): Type Metal Mandoors Material _____

Hardscape materials: Driveways Asphalt Walkways Concrete Walls Versa Lok

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTV Clapboard (if applicable) N/A Roof Matte Black

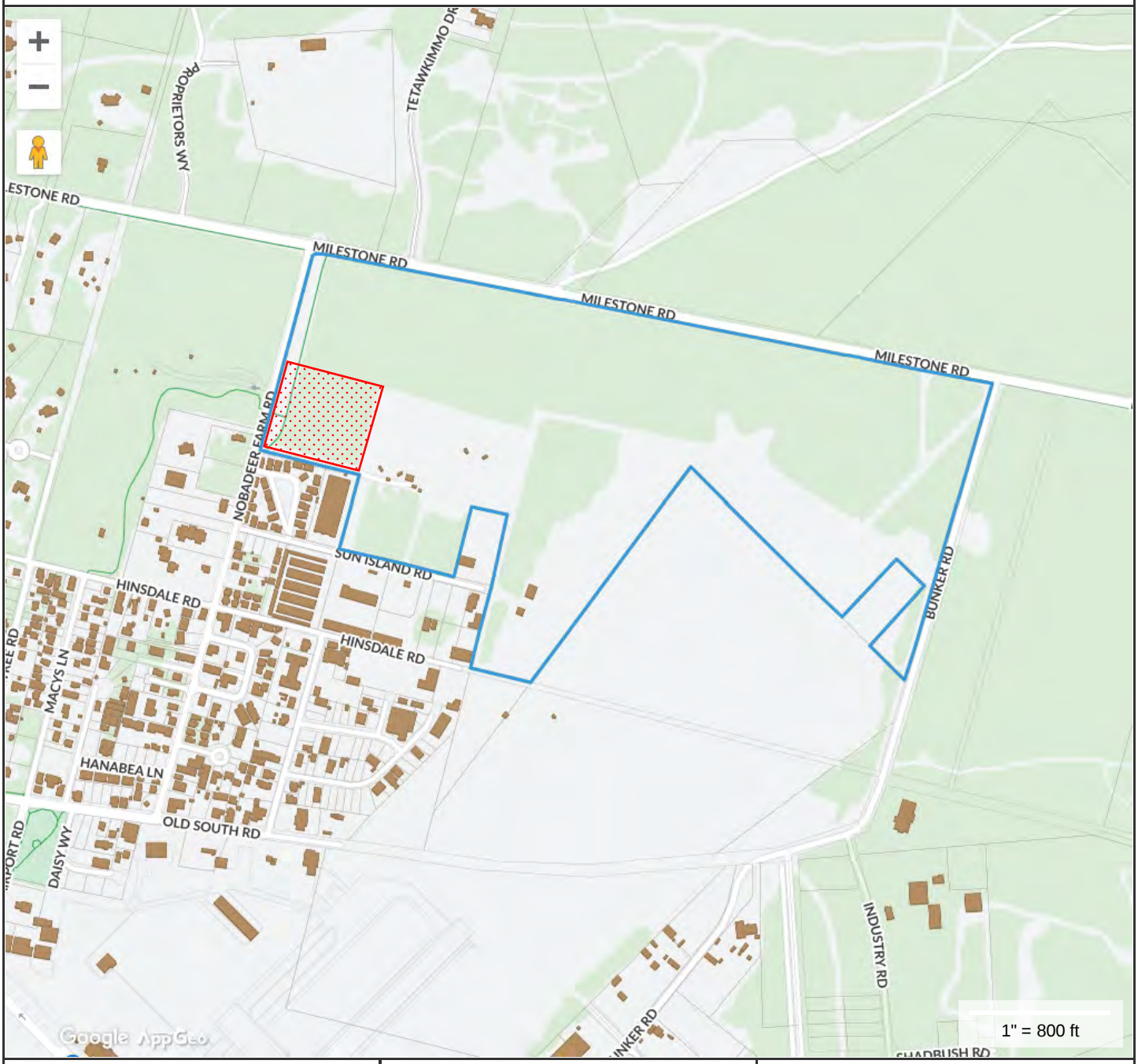
Trim White Sash White Doors White

Deck N/A Foundation NTV Fence NTV Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list. if required

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7-17-23 Signature of owner of record _____ Signed By Grundy Signed under penalties of perjury



Property Information

Property ID	69 3.1
Location	10 SUN ISLAND RD
Owner	NANTUCKET AIRPORT COMMISSION

Site

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/02/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



MASS COORDINATE SYSTEM
MAINLAND ZONE MERIDIAN
DETERMINED USING A
CARLSON BRx7 GPS RTK UNIT
COLLECTION DATE 06/16/2023

MA. COORD. SYSTEM
ISLAND ZONE

EDGE OF PAVEMENT
GRAVEL PULL-OFF
NOBADEER FARM ROAD
PAVED BIKE PATH
SIGN "NO MOTOR VEHICLES"
SIGN "↑"
SIGN "BIKE PATH"
PROPOSED SIGN "STOP" (R1-1)
PROPOSED SIGN "CAUTION WATCH FOR ENTERING TRAFFIC"
PROPOSED 10'X12' ELECTRIC EASEMENT FOR THE BENEFIT OF NGrid
TERRACED RET. WALLS
PROPOSED DORMITORY BUILDING
(3,505 s.f.)
T.O.F. = 58.08
F.F.E. = 59.20
B.F.E. = 48.83
PORCH
EGRESS
SSMH
4' CONCRETE WALK
H.C. SIGN
RAMP
5' CONCRETE WALK
9 SPACES
VCC
CBB
4' BIT. WALK
PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURE PLANS FOR MORE DETAIL)
109'±
104'±
198'±
545.00'
N 76°27'21" W
CBDH FND
BRICK SIDEWALK

LAYOUT & ZONING

0 4 8 12 16 20 30 40 60
1 inch = 20 feet

PARKING SUMMARY
per §139-18

USE	REQUIRED	TOTAL
EMPLOYER DORMITORY	1/BDRM	9
SPACES REQUIRED		9
SPACES PROVIDED		9

ADA PARKING
per §521 CMR 23.2.1

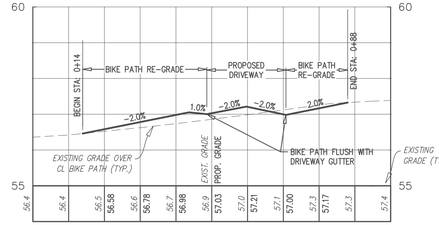
REQUIRED:
TOTAL PARKING SPACES = 9
ACCESSIBLE SPACES REQUIRED = 1
(MIN. of 1 VAN ACCESSIBLE)

PROVIDED:
(1) VAN ACCESSIBLE SPACE TOTAL

ZONING SUMMARY *
ZONE: CN

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,500 S.F.	4,568,930± S.F.
MINIMUM FRONTAGE	50'	SEE PLAN
MINIMUM FRONT YARD	10'	104'
MINIMUM SIDE YARD	5'	198'
MINIMUM REAR YARD	10'	>10'
MAX. GROUND COVER	40%	<40%

*ZONING SUMMARY IS FOR THE PROPOSED STRUCTURE ONLY. ADDITIONAL STRUCTURES AND ZONING DISTRICTS EXIST ON THE SITE WHICH MAY HAVE CLOSER YARD SETBACKS AND/OR GROUNDCOVER THAT WOULD IMPACT THE OVERALL SITE CALCULATIONS.



BIKE PATH RE-GRADE PROFILE

HOR. SCALE: 1"=20'
VER. SCALE: 1"=2'

PROPOSED DRYWELL FOR ROOF RUNOFF (SEE DETAIL #1)
PROPOSED DRYWELL FOR ROOF RUNOFF (SEE DETAIL #2)
PROPOSED 6" ROOF HEADER PIPE (TYP.) S=0.01 ft/ft MIN.
PROPOSED FIELD DRAIN RIM=56.8 INV.=53.5
END OF BIKE PATH RE-GRADING [STA: 0+88]
START OF BIKE PATH RE-GRADING [STA: 0+14]
ACCESSIBLE ROUTE 2% MAX. SLOPE IN THIS AREA
PROPOSED STORMWATER MANAGEMENT AREA (SEE DETAIL)
CB 1 RIM=55.5± 10" INV.=52.0
CB 2 RIM=55.5± 10" INV.=52.0
DMH 1 RIM=55.7± (SEE DETAIL)
OGS 1 RIM=56.1± (SEE DETAIL)
INV.=53.75
INV.=53.25
SITE BENCHMARK: TOP CONC. BOUND EL.=54.50 (NAVD88)

GRADING & DRAINAGE

0 4 8 12 16 20 30 40 60
1 inch = 20 feet

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

Sheet Title:
LAYOUT & ZONING
and
GRADING & DRAINAGE

Project:
PROPOSED DORMITORY BUILDING
IN NANTUCKET, MASSACHUSETTS
PREPARED FOR:
NANTUCKET AIRPORT COMMISSION
#10 SUN ISLAND ROAD
MAP 69 PARCEL 3.1

No.	Date	Revision Description	By
1	02/21/24	ISSUED FOR BID	RMM

Date: NOVEMBER 10, 2023 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 2 of 5

S:\Autocad Drawings\Nantucket\Sun Island Road\10 Sun Island Road – Airport Housing\ACK Housing\10 Sun Island Road – ACK Housing_rev2.dwg

GENERAL CONSTRUCTION NOTES:

1. ALL NECESSARY POLICE DETAIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
3. ALL EXISTING CONDITIONS SHOWN SHALL BE CONSIDERED APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOW EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLING ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOW ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN, AND "DIGSAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE CONFLICTS BETWEEN THE PROPOSED UTILITIES AND FIELD LOCATED UTILITIES AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED, INCOMPLETELY OR INACCURATELY SHOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND EXISTING UTILITIES FOUND DURING CONSTRUCTION FOR THE PREPARATION OF THE AS-BUILT PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES IN WORKING ORDER, INCLUDING THE SEPTIC SYSTEM,AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. ALL COST RELATED TO THE REPAIR OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
6. THE CONTRACTOR SHALL UTILIZE ALL PRECAUTIONS AND MEASURES TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL, AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAIL AND/OR FLAG MEN AS DETERMINED NECESSARY BY THE ENGINEER AND/OR TOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF POLICE DETAIL AND FOR COORDINATING WITH THE LOCAL OR STATE POLICE DEPARTMENT FOR ALL REQUIRED POLICE DETAIL.
7. ALL TRENCHING WORK WITHIN A ROADWAY SHALL BE COORDINATED WITH THE PROPER LOCAL & STATE AGENCY. TRENCH SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCH WORK. THIS WORK MAY BE REQUIRED TO TAKE PLACE OUTSIDE OF NORMAL HOURS OF OPERATION FOR THE FACILITY, THE CONTRACTOR SHALL PLAN ACCORDINGLY.
8. THE CONTRACTOR SHALL MAKE ALL CONNECTION ARRANGEMENTS WITH UTILITY COMPANIES, AS REQUIRED.
9. ALL IMPORTED MATERIAL, IF REQUIRED, SHALL BE CLEAN. NO MATERIAL WILL BE ACCEPTED FROM AN EXISTING OR FORMER 21E SITE AS DEFINED BY THE MASSACHUSETTS CONTINGENCY PLAN 310 CMR 40.0000.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS DURING CONSTRUCTION INCLUDING BENCHMARK LOCATIONS AND ELEVATIONS AT CRITICAL AREAS. THE LOCATION OF ALL CONTROL POINTS AND BENCHMARKS SHALL BE COORDINATED WITH THE ENGINEER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL GRADE STAKES SET BY THE SURVEYOR. GRADE STAKES SHALL REMAIN UNTIL A FINAL INSPECTION OF THE ITEM HAS BEEN COMPLETED BY THE ENGINEER. ANY RE-STAKING OF PREVIOUSLY SURVEYED SITE FEATURES SHALL BE THE RESPONSIBILITY (INCLUDING COSTS) OF THE CONTRACTOR.
12. UNLESS OTHERWISE SPECIFIED ON THE PLANS AND DETAILS/SPECIFICATIONS, ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE MOST RECENT VERSION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (THE MASSACHUSETTS HIGHWAY DEPARTMENT 1988 STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES, THE 2002 SUPPLEMENTAL SPECIFICATIONS AND THE 2006 SPECIAL PROVISIONS).
13. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, AND TRENCH WORK.
14. SOLID WASTES SHALL BE COLLECTED AND STORED IN A SECURED DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
15. THE CONTRACTOR SHALL RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES, OTHER LANDSCAPING, AND/OR NATURAL FEATURES. WHEREAS THE PLANS DO NOT SHOW ALL LANDSCAPE FEATURES, EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF THE WORK.
16. ALL UNPAVED AREAS DISTURBED BY THE WORK SHALL HAVE A MINIMUM OF 6-INCHES OF LOAM INSTALLED AND BE SEEDED WITH GRASS SEED AS SHOWN ON THE PLAN AND/OR DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ANY LOAM AND SEEDED AREAS UNTIL LAWN GROWTH IS ESTABLISHED AND APPROVED BY THE ENGINEER AND/OR OWNER.
17. ALL PROPOSED STRUCTURES SHALL BE DESIGNED BY THEIR MANUFACTURERS FOR AASHTO H-20 LOADING, PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED HEREIN.
18. ALL WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 521 CMR 5.00 ARCHITECTURAL ACCESS BOARD REQUIREMENTS. CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILED INFORMATION.
19. LEDGE OR BOULDER EXCAVATION IS NOT ANTICIPATED FOR THIS SITE. HOWEVER, THE CONTRACTOR SHALL PROVIDE A UNIT PRICE COST IN CUBIC YARD MEASURE FOR LEDGE AND/OR BOULDER REMOVAL. LEDGE AND/OR BOULDERS LESS THAN 1 CUBIC YARD IN SIZE BASED ON THE AVERAGE DIMENSIONS WILL NOT BE CONSIDERED PAYABLE ROCK. UNIT PRICE SHALL BE GIVEN FOR BOTH ON AND OFF SITE DISPOSAL. COST OF REPLACEMENT MATERIAL SHALL BE INCLUDED IF ADDITIONAL FILL MATERIAL IS REQUIRED.
20. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO AN APPROVED DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
21. CONCRETE TRUCKS SHALL NOT BE WASHED ONSITE. ANY CEMENT OR CONCRETE DEBRIS LEFT IN THE DISTURBED AREA SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
22. BURIAL OF ANY STUMPS, SOLID DEBRIS, AND/OR STONES/BOULDERS ONSITE IS PROHIBITED. NO ROAD SALT OR OTHER DE-ICING CHEMICALS SHALL BE USED ON THE PARKING AREAS, DURING OR AFTER CONSTRUCTION.
23. IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED, THE CONTRACTOR IS TO IMMEDIATELY CONTACT AND COORDINATE WITH THE ENGINEER AND OWNER.
24. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF ALL THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE.

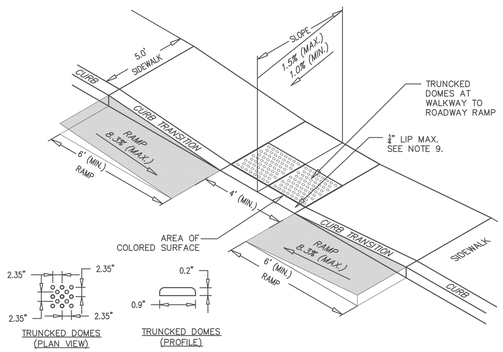
GENERAL GRADING & DRAINAGE NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
5. PROPOSED ELEVATIONS ARE SHOWN TO FINISH PAVEMENT OR GRADE UNLESS NOTED OTHERWISE.
6. BACKFILL ADJACENT TO PIPES AND STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. BACKFILL SHALL BE PLACE IN HORIZONTAL LAYERS NOT TO EXCEED SIX INCHES IN THICKNESS AND COMPACTED TO A DENSITY OF 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF OPTIMUM. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99. TESTING OF BACKFILL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER AND OWNER.

STORMWATER FACILITY OPERATION & MAINTENANCE:

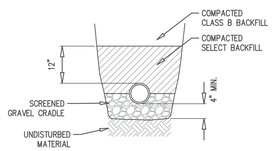
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES UNTIL SUCH TIME THAT THE PARKING LOT, BUILDING, AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER AND THE ENGINEER.
2. THE CONTRACTOR SHALL INSPECT AND RESTORE/CLEAN ALL FACILITIES (INLETS, MANHOLES, INFILTRATION BASINS, ETC.) OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
3. ALL SEDIMENT AND DEBRIS SHALL BE DISPOSED OF PROPERLY IN A PRE-APPROVED LOCATION.
4. THE CONTRACTOR SHOULD REFER TO THE OPERATION & MAINTENANCE PLAN FOR ADDITIONAL INFORMATION PERTAINING TO STORMWATER FACILITY OPERATION AND MAINTENANCE REQUIREMENTS AND SHALL MAINTAIN A WORKING COPY ON SITE AT ALL TIMES.
5. ALL STORMWATER FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AFTER EVERY MAJOR RAINFALL EVENT FOR THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT AND THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.

NOTE: OPERATION AND MAINTENANCE CHECKLIST AVAILABLE UPON REQUEST

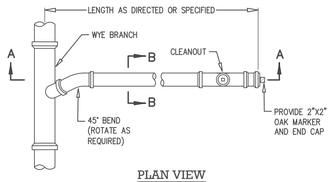


NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1.0% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM DISTANCE OF 3' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN THE ACCESSIBLE ROUTE (I.E.,HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200'.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWING TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY AND AUDIBLY WITH ADJOINING SURFACES.

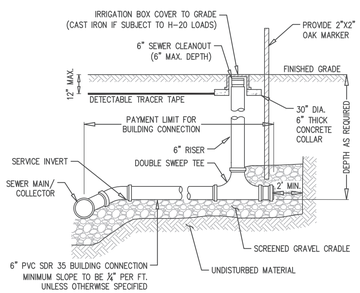
HANDICAP RAMP DETAIL
NOT TO SCALE



SECTION B - B

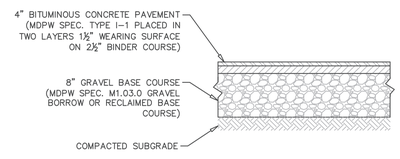


PLAN VIEW



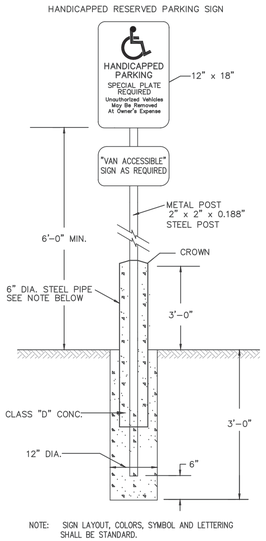
SECTION A - A

BUILDING SEWER CONNECTION
NOT TO SCALE



NOTE:
1. SANDY LOAM and/or LOAMY SAND TOPSOIL MATERIAL SHALL BE EXCAVATED FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. SUB-GRADE (EXISTING MATERIAL) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE and/or COARSE SAND, FREE FROM LOAM and CLAY TO A DEPTH NOT LESS THAN 4 FEET BELOW THE FINISH PAVEMENT SURFACE.
3. BASE COURSE AND SUBGRADE FILL SHALL BE COMPACTED TO 95% COMPACTION.
4. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH and LOCATION.
5. SEE GRADING PLAN FOR PAVEMENT SLOPE and CROSS SLOPE.
6. PRIOR TO INSTALLING THE WEARING COURSE, THE EXISTING BINDER COURSE SURFACE SHALL BE SWEPT COMPLETELY CLEAN BY A STREET SWEEPING MACHINE AND A TACK COAT SHALL BE INSTALLED TO A LEVEL APPROVED BY THE ENGINEER.

PAVEMENT SECTION
NOT TO SCALE



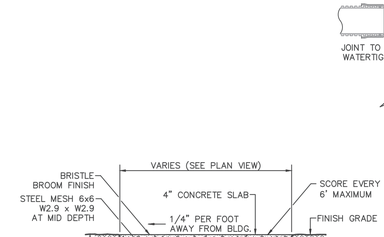
NOTE: SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.

HANDICAP PARKING SIGN
NOT TO SCALE



NOTE:
GRADE TO BE 2% MAXIMUM IN ANY DIRECTION ACROSS HANDICAP STALLS AND LOADING AREAS.

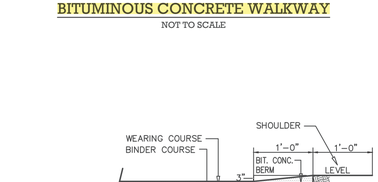
HANDICAP PARKING DETAIL
NOT TO SCALE



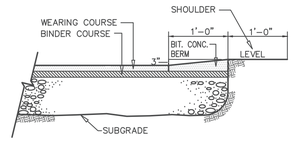
CEMENT CONCRETE WALK
NOT TO SCALE

NOTES:
SEWERS SHALL BE SEPARATED AT LEAST 10' HORIZONTALLY AND 18" VERTICALLY FROM ANY WATER LINES WHEN PROPER HORIZONTAL AND VERTICAL SEPARATION CANNOT BE ACHIEVED, THE FOLLOWING SHALL BE REQUIRED:
1. THE WATER AND SEWER LINES SHALL BE PLACED IN SEPARATE TRENCHES.
2. WHEN THE WATER MUST CROSS BELOW THE SEWER, THE BOTTOM OF THE SEWER PIPE SHALL BE AT LEAST 24" ABOVE THE TOP OF THE WATER PIPE AND THE SEWER PIPE SHALL BE ENCASED IN A CONCRETE SLEEVE 10' IN BOTH DIRECTIONS OF THE CROSSING. CONCRETE ENCASEMENT SHALL BE 3" OF 3,000 PSI CONCRETE POURED INTO A FORM (NOT FREE FLOW). ENCASEMENT MUST BE INSPECTED BY THE PROJECT ENGINEER PRIOR TO BACKFILLING.
3. BOTH THE WATER AND SEWER PIPE SHALL BE DUCTILE IRON FOR A LENGTH OF 10' IN BOTH DIRECTIONS OF THE CROSSING.
4. ALL CROSSINGS WITHIN THESE VERTICAL CLEARANCES SHALL BE FILLED WITH CLASS I MATERIAL (CRUSHED STONE).

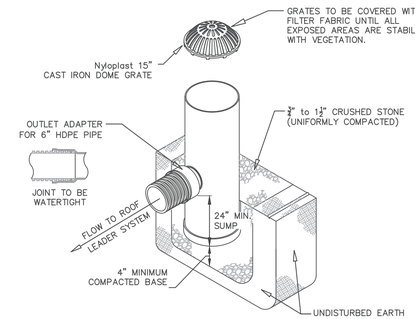
SEWER AND WATER CROSSING
NOT TO SCALE



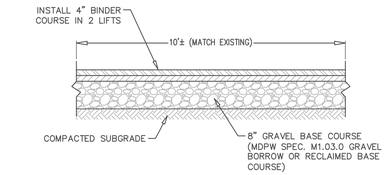
BITUMINOUS CONCRETE WALKWAY
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE

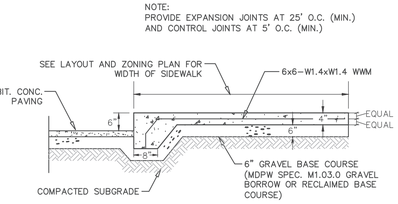


FIELD DRAIN DETAIL
NOT TO SCALE

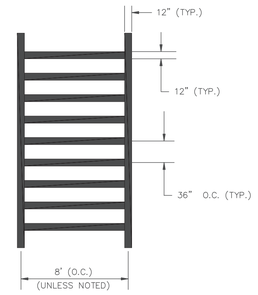


NOTE:
1. MATCH EXISTING CROSS SLOPE AND BLEND.

BIKE PATH RESTORATION
NOT TO SCALE

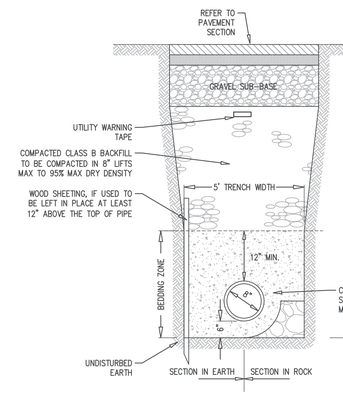


INTEGRAL SIDEWALK / CURB DETAIL
NOT TO SCALE



CROSSWALK MARKING DETAIL
NOT TO SCALE

CROSSWALK SHALL BE STRAIGHT LINES OF WHITE TRAFFIC PAINT. TO BE INSTALLED AS SHOWN IN PLAN VIEW



- SHEETING IF USED IS TO BE LEFT IN PLACE BELOW A LINE 12" ABOVE THE TOP OF THE SEWER PIPE UNLESS OTHERWISE REQUIRED BY THE ENGINEER.
- UNSUITABLE MATERIAL BELOW PIPE BEDDING IS TO BE REMOVED AND REPLACED WITH CRUSHED STONE.
- PVC SEWER PIPE TO BE SDR 35 OR SCH 40.

TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE

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

Sheet Title:
CONSTRUCTION NOTES and DETAILS

Project:
PROPOSED DORMITORY BUILDING
IN NANTUCKET, MASSACHUSETTS
PREPARED FOR:
NANTUCKET AIRPORT COMMISSION
#10 SUN ISLAND ROAD
MAP 69 PARCEL 3.1

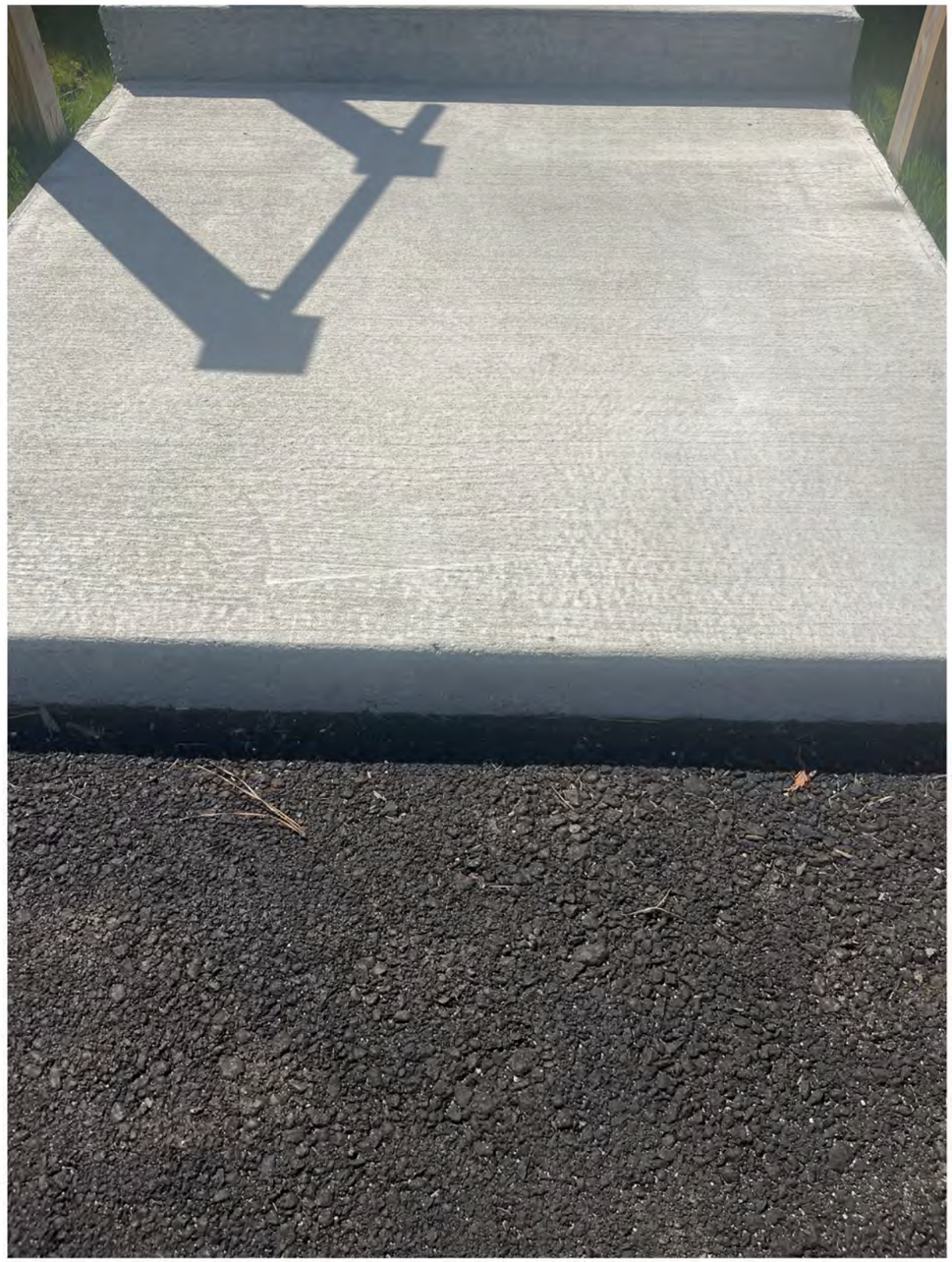
No.	Date	Revision Description	By
1	02/21/24	ISSUED FOR BID	RMM

Date: NOVEMBER 10, 2023 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 5 of 5

ISSUED FOR BID



Cape Cod Berm



Integrated Concrete Curb

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 © 4/23/2025 3:27:31 PM

Nantucket Memorial Airport

10 Sun Island Rd
Nantucket MA

Reference Photos

Portion of 69 / 3.1

No.	Description	Date
13	HDC Submission	2025.04.28

Hardscaping

HDC- HS

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

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.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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°: 66 PARCEL N°. 69

Street & Number of Proposed Work: 125 Somerset Rd

Owner of record: Nantucket Islands Land bank

Mailing Address: 22 Broad St

02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects inc.

Mailing Address: PO Box 325

Nantucket MA 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. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other fenestration

Size of Structure or Addition: Length: 0' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 0' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North NO change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1830

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Remove & Replace Existing windows

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash & Anderson

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall No change Clapboard (if applicable) _____ Roof _____

Trim Existing to Remain Sash TME - White Doors No change

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 4.21.2025 Signature of owner of record _____ Signed under penalties of perjury

Signed by GA under Consent of owner

Fenestration Analysis

Owner
Nantucket Island Land Bank

Property
The Farmhouse at
125 Somerset Road
Nantucket MA
66 / 69

Abstract

Built in 1830, The Farmhouse was once the primary residential structure on the Starbuck Farm. Originally owned by Joseph and William Starbuck, the farm ran through a handful of owners before the final acquisition by the Nantucket Land Bank in 1994.

In 2011, The Farmhouse was relocated on site and placed on a new concrete foundation. The tertiary, rear L, circa 1920's, was demolished. This work was approved under HDC COA 56516. In 2023, modifications for a basement apartment were approved under HDC2023-05-8499 but never constructed. Some time prior to 2011 two sets of modern Andersen Casement windows installed on the West elevation.

The Farmhouse is being used to house a mix of seasonal and year-round employees of the NILB. To the extent possible, NILB would like to improve performance and long term maintenance of the windows and structure.

Windows

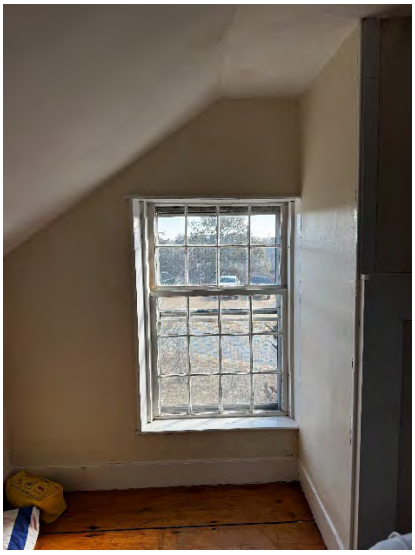
Window Type 1

A majority of the windows are double or single hung sashes with single strength billet (SSB) glazing and true divided lite (TDL) muntins in a 4 wide x 3 high configuration (12/12). The sashes are installed in a jamb that also serves as the exterior casing. This configuration is commonly referred to as “Plank Framed”.



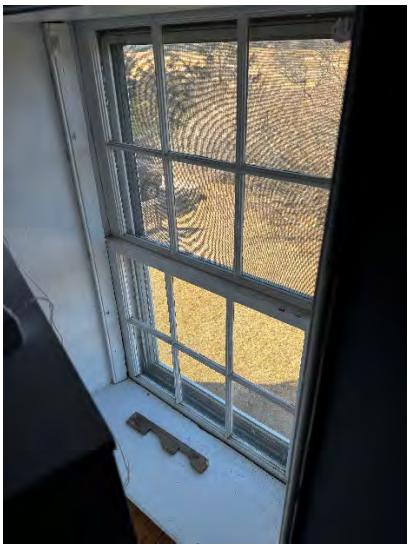
Window Type 2

Same as Type 1 but 8/12 cottage style, limited to the second floor. One of these windows may have had a contemporary jamb and sash set swapped out.



Window Type 3

Same as Type 1 but 6/6, limited to second floor



Window Type 4

SSB/TDL, 6/6 installed in modern jambs with plastic jamb liners. Likely a post 1980's replacement of a type 3 at the first floor pantry.



Window Type 5

Same as Type 4, but 3/3 installed in modern compression jambs at the second floor dormers. Likely installed post1990's.



Window Type 6

Andersen 400 or 200 series casements. Vinyl clad, double glazed windows without muntins, Likely installed post 2000's



Storms

Triple track storms, installed over the casing (Eastern Style) on all widows with the exception of the Andersen units. The storms are equal sash heights and therefore do not align with the meeting rail of the cottage style units



Window Condition

All TDL windows show signs of continued maintenance. All glazing putty appears to be ending useful life. It is evident that the Plank Framed units cannot seal off the elements, relying on careful closure of the storm windows. Operation of storms may be challenging as the sashes are not counterweighted (supported by sash sticks) which can make adjustment of the storm sashes difficult and dangerous considering the weight of the sashes. Interior sash stops have come loose and, in some cases, fallen across the window or been lost entirely.

locus



Property Information

Property ID	66 69
Location	125 SOMERSET RD
Owner	NANTUCKET ISLANDS LAND BANK

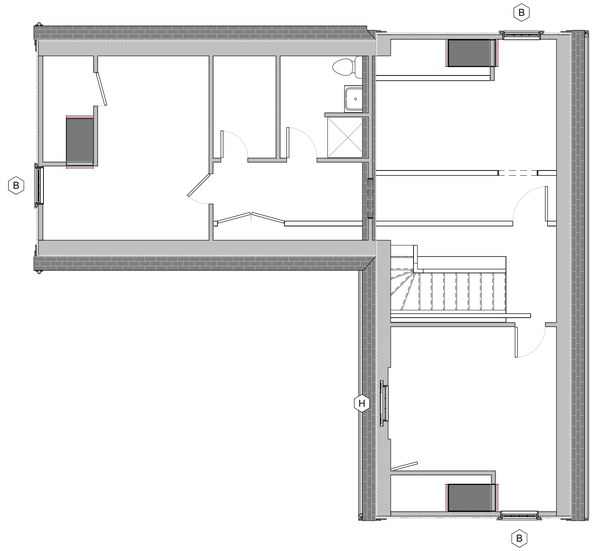
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

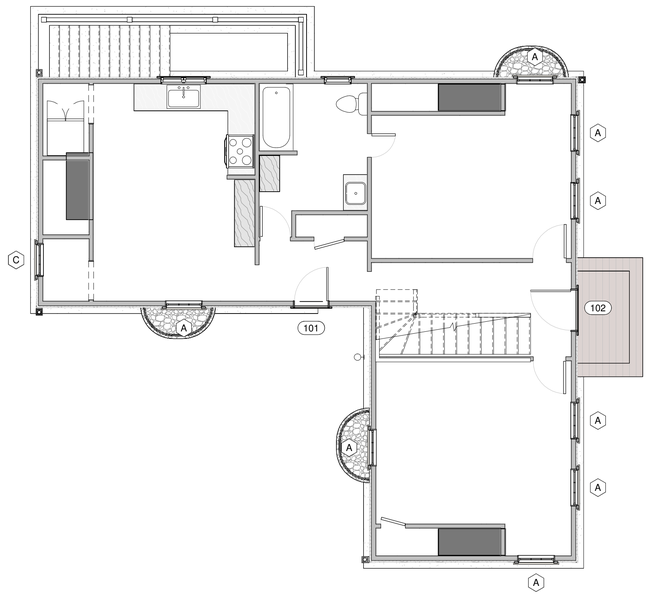
Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HDC Submission



6 **Floor 2 - HDC - Proposed**
3/16" = 1'-0"



5 **Floor 1 - HDC - Proposed**
3/16" = 1'-0"



4 **East - HDC - Window Replacement**
3/16" = 1'-0"



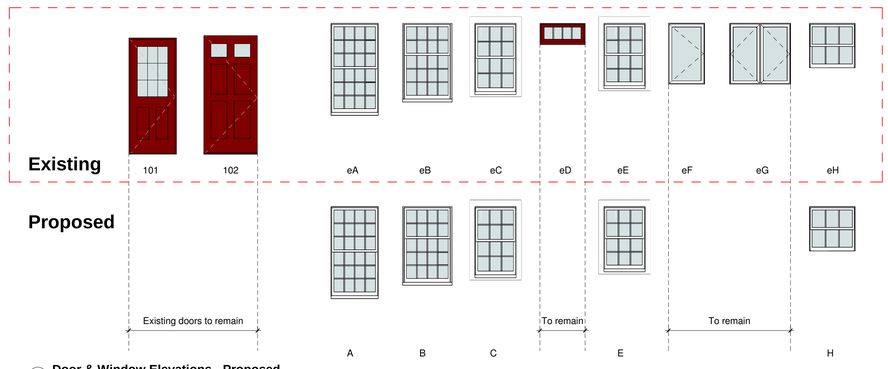
1 **North - HDC - Window Replacement**
3/16" = 1'-0"



3 **West - HDC - Window Replacement**
3/16" = 1'-0"



2 **South - HDC - Window Replacement**
3/16" = 1'-0"



Door & Window Elevations - Proposed
1/4" = 1'-0"

Window Schedule - Existing

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Phase Demolished	Comments
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eA	Original	12/12	7 x 9	2'-10"	5'-3"	Existing	New Construction	
Floor 1	eC	Brosco	6/6	8" x 10"	2'-6"	4'-1"	Existing	New Construction	
Floor 1	eD	Original	4 Light Transom	6 x 8	2'-6"	1'-6 1/2"	Existing	None	
Floor 1	eF	Andersen Corporation	400-Series Casement	24-1/8" x 40-13/16"	2'-0 5/8"	3'-5 5/16"	Existing	None	
Floor 1	eG	Andersen Corporation	400-Series Casement	40-3/4" x 40-13/16"	3'-5 1/4"	3'-5 5/16"	Existing	None	
Floor 2	eB	Original	8/12	7 x 9 9/6	2'-10"	4'-6"	Existing	New Construction	
Floor 2	eB	Original	8/12	7 x 9 9/6	2'-10"	4'-6"	Existing	New Construction	
Floor 2	eB	Original	8/12	7 x 9 9/6	2'-10"	4'-6"	Existing	New Construction	
Floor 2	eE	Original	6/6	8" x 9"	2'-6"	3'-9"	Existing	New Construction	
Floor 2	eH	Brosco	3/3	9" x 12"	2'-9"	2'-9"	Existing	New Construction	

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	A	Boston Sash	12/12	7 x 9 (NC)	2'-10"	5'-3"	New Construction	
Floor 1	C	Boston Sash	6/6	8" x 10" (NC)	2'-6"	4'-1"	New Construction	
Floor 1	E	Boston Sash	6/6	8" x 9" (NC)	2'-6"	3'-9"	New Construction	
Floor 2	B	Boston Sash	8/12	7 x 9 9/6 (NC)	2'-10"	4'-6"	New Construction	
Floor 2	B	Boston Sash	8/12	7 x 9 9/6 (NC)	2'-10"	4'-6"	New Construction	
Floor 2	B	Boston Sash	8/12	7 x 9 9/6 (NC)	2'-10"	4'-6"	New Construction	
Plate - Knee	H	Boston Sash	3/3	9" x 12" (NC)	2'-9"	2'-9"	New Construction	

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 © 4/28/2025 11:22:20 AM.

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nantucket Islands Land Bank

Project
Window Replacement

Location
125 Somerset Road
Nantucket MA
66 / 69

Structure
Farmhouse

Coordination

#	Description	Date
10	HDC Submission	2025.04.28

HDC Submission

HDC1.1

NO.	DATE	DESCRIPTION	BY

LEGEND

- dhCB ■ — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- 20 — — — DENOTES EXIST. GRADE CONTOUR LINE
- x22.6 — DENOTES EXIST. GRADE SPOT ELEVATION
- DENOTES EXIST. SOIL TEST PIT
- —EL— DENOTES EXISTING PUMP CHAMBER ELECTRICAL SERVICE
- —FM— DENOTES EXISTING 1.5" PVC FORCE MAIN
- C.O. DENOTES EXISTING CLEANOUT

CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM DEPICTED HERON WAS INSTALLED IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5) AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.

ARTHUR D. GASBARRO, PE, PLS
SYSTEM DESIGNER

T.C.E., LLC
SYSTEM INSTALLER

SEPTIC AS-BUILT SCHEDULE OF ELEVATIONS
10/12/19 & 10/23/19

INSTALLED BY: T.C.E., LLC

INV. OUT OF STRUCTURE-KITCHEN C.O. #1	24.18
INV. OUT OF STRUCTURE-DORM C.O. #2	23.27
INV. OUT OF STRUCTURE-DORM C.O. #3	22.84
INV. INTO GREASE TRAP	23.31
INV. OUT OF GREASE TRAP	22.74
INV. INTO SEPTIC TANK	22.45
INV. OUT OF SEPTIC TANK	22.12
INV. INTO PUMP CHAMBER	21.98
INV. OUT OF PUMP CHAMBER	21.77
INV. INTO D-BOX	23.35
AVG. INV. OUT OF D-BOX	22.94
AVG. INV. INTO BED	22.86
BOTTOM OF BED	21.90
EST. SEASONAL HIGH G.W. (NONE OBS.)	< 14.3
MIN SEPARATION DISTANCE	7.6'

NOTE:
SEPTIC SYSTEM AND WELL LOCATIONS OTHER THAN LOCUS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.

OWNER INFORMATION
NANTUCKET ISLANDS LAND BANK
Cert. #16345
LCC 28933-R, LOTS 160 & 161
#123 & 125 SOMERSET ROAD
ASSESSORS MAP 66 PARCELS 69 & 69.1

T:\LEO 25 JOB #24
V:\DRAWFILES\B8309\AB DORM SEPTIC.dwg 5/12/2020 4:33:35 PM EDT

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

LOT AREAS: 46.9± ACRES
LOT CREATED JUNE 18, 1987

CONTACTS

Dig-Safe	1-888-344-7233
On-Target	1-800-598-0628
Health Department	508-228-7200
National Grid	1-800-322-3223
Public Works	228-7244
Water, Wannacomet	228-0022
Building Dept	325-7587
Conservation Comm	228-7230
Police, EMERGENCY	911
Environmental Police	257-6932
State Police	228-0706

COMMONWEALTH OF MASSACHUSETTS — ARTHUR D GASBARRO — CIVIL — No. 45951 — REGISTERED PROFESSIONAL ENGINEER
5/12/20

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

RECORD PLAN OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM IN NANTUCKET, MA
PREPARED FOR
NANTUCKET ISLANDS LAND BANK
#123 & #125 SOMERSET ROAD: ASSESSORS MAP: 66 PARCELS: 69 & 69.1

Design/Drawn by: ADG/CLR	Date: MAY 12, 2020
Approved by: ADG/LCA	Scale: 1" = 30'

SHEET 1 OF 1 B8309

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.




36

37





















100 Wauwinet
Barnlong Rev5
01-11811

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.

$150 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street 2nd Floor
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 508 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. 2025-01-1181

☐ 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 Revise Fenestration
2. South Elevation Move Stairs, Revise Fenestration
3. West Elevation Revise fenestration, Revise stair location, widen porch
4. North Elevation Revise Fenestration, Move stairs + add railing

*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 4/24/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 1/21/25

HDC2025-01-1181

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust, Steven Cohen Trustee

Mailing Address: 34 Main Street 2nd floor
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 1/7/25 1/17 Fee Paid: $ 50

Must be acted on by: 2/28/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 08-10938
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 41'-6½" (17'-6½") Sq. Footage 1st floor: 816 (168sf)
Width: 24' (-6'-0") Sq. footage 2nd floor: 816 (168sf)
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8' x 20' ☒ 1st floor ☐ 2nd floor
Size: 13'-1" x 37'-4" (Patio) ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North -1½" South +4'-0" East -1'-0" West +5'-0"

Height of ridge above final finish grade: North 27'-1" South 23'-5½" East 28'-7" West 23'-11½"

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 Revise Roof + Fenestration
2. South Elevation Remove Porch, Revise Roof + fenestration
3. West Elevation Add Porch, Revise fenestration + Roof
4. North Elevation Revise Roof + Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 6 Lite/Panel Rear _____ Side Batten/Wood
Garage Door(s): Type Overhead Material 8 Lite/Panel x 2

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

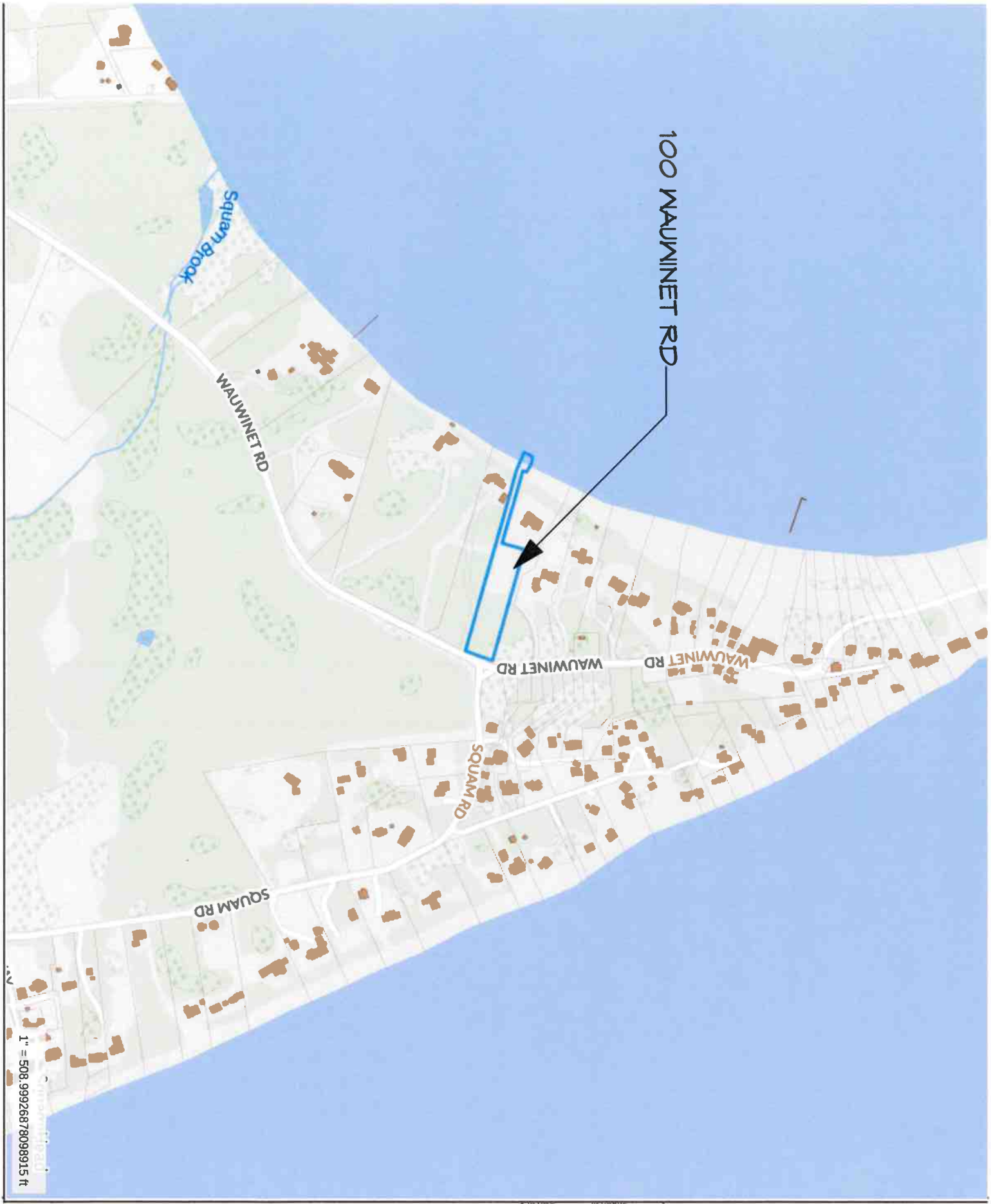
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/7/2025 Signature of owner of record _____ Signed under penalties of perjury



1" = 508.99926878098915 ft

L-1.1

ID#

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

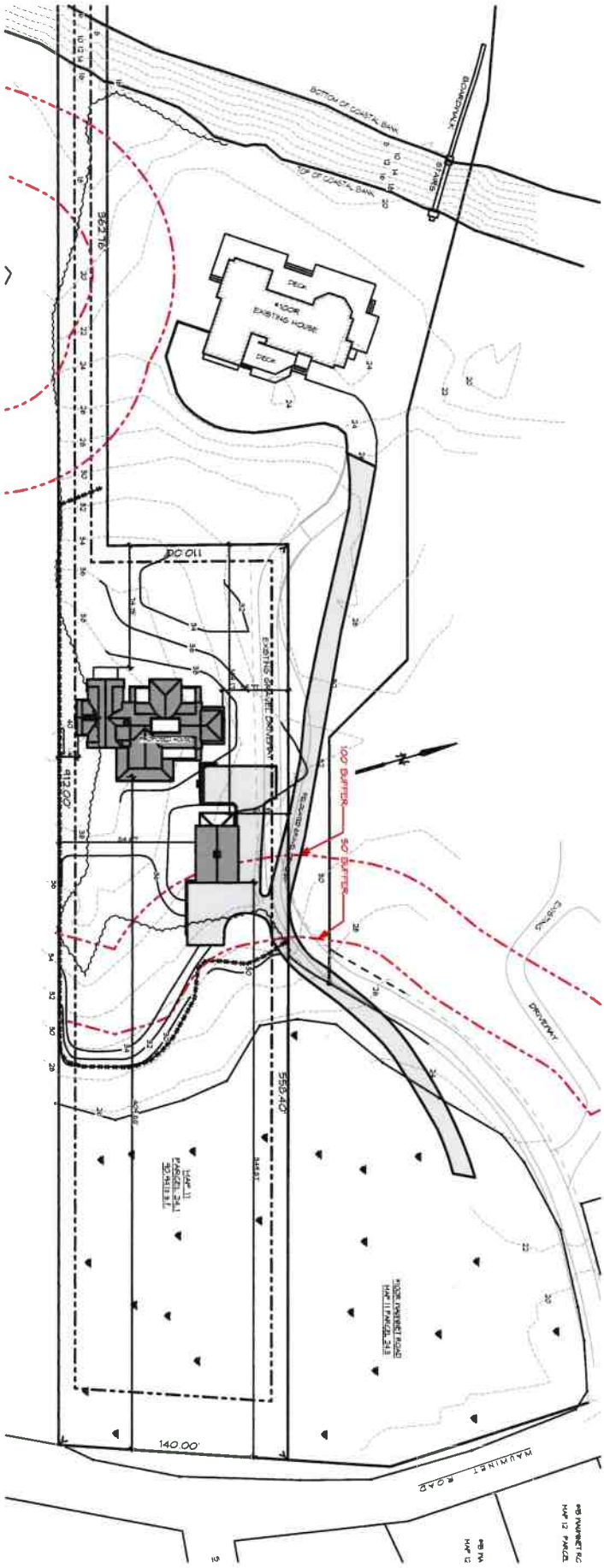
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

DATE:

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



L-1.2

ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 12 ZONING INFO: LUG-1
PARCEL NO: 243 PROJECT NO: 9 ISSUED: 7/5/24

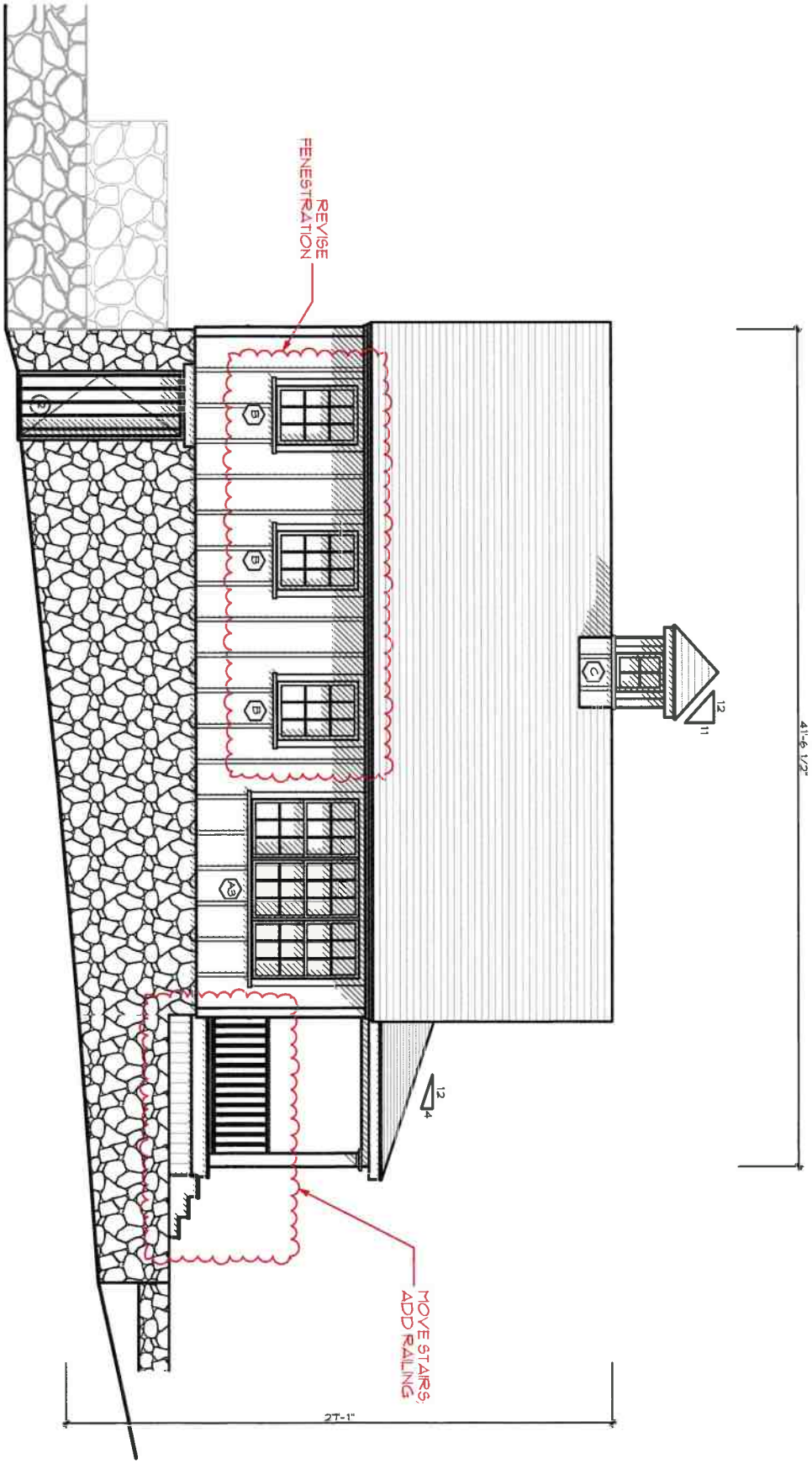
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

REVISED DATE:	REVISIONS:

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-2.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

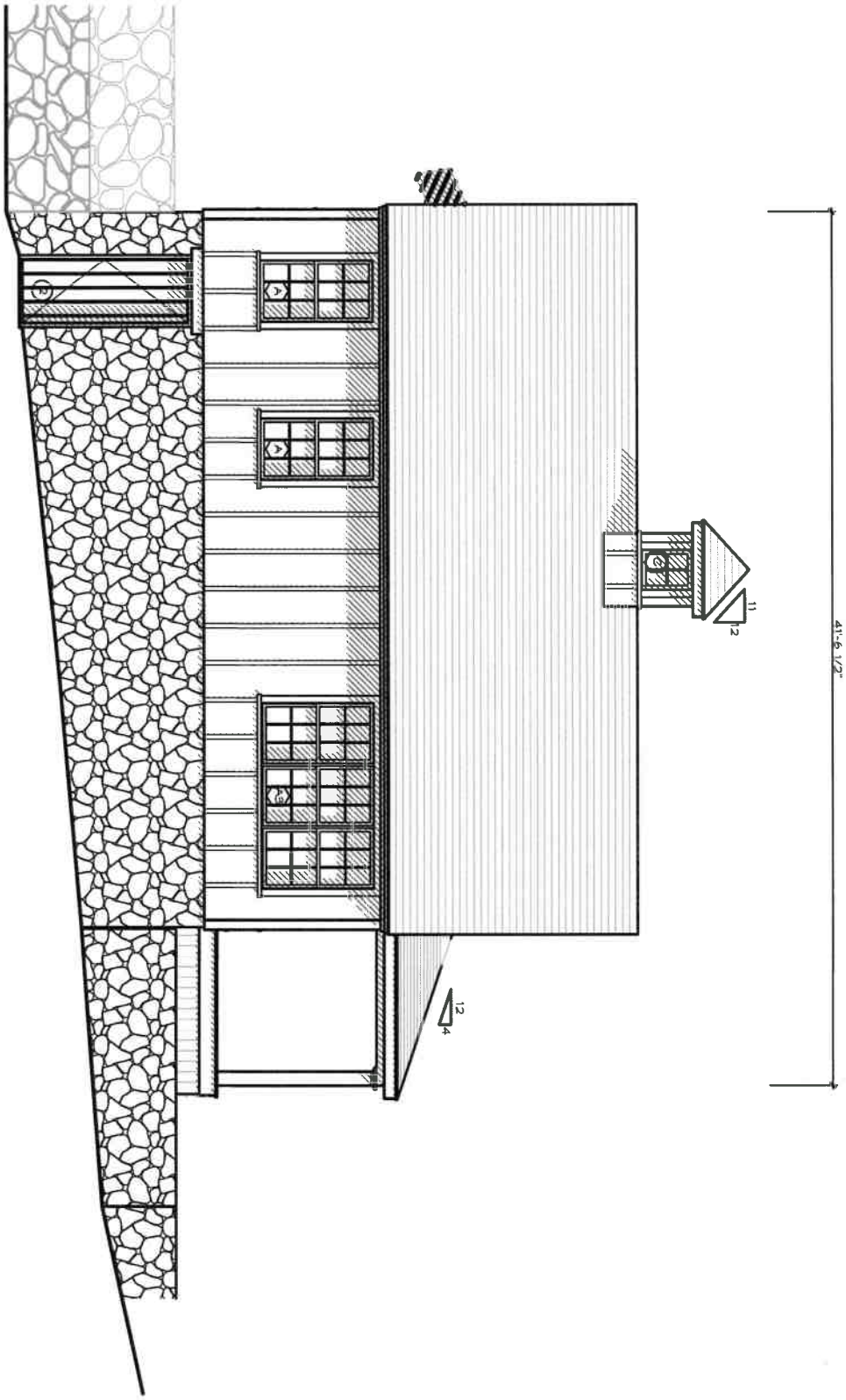
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

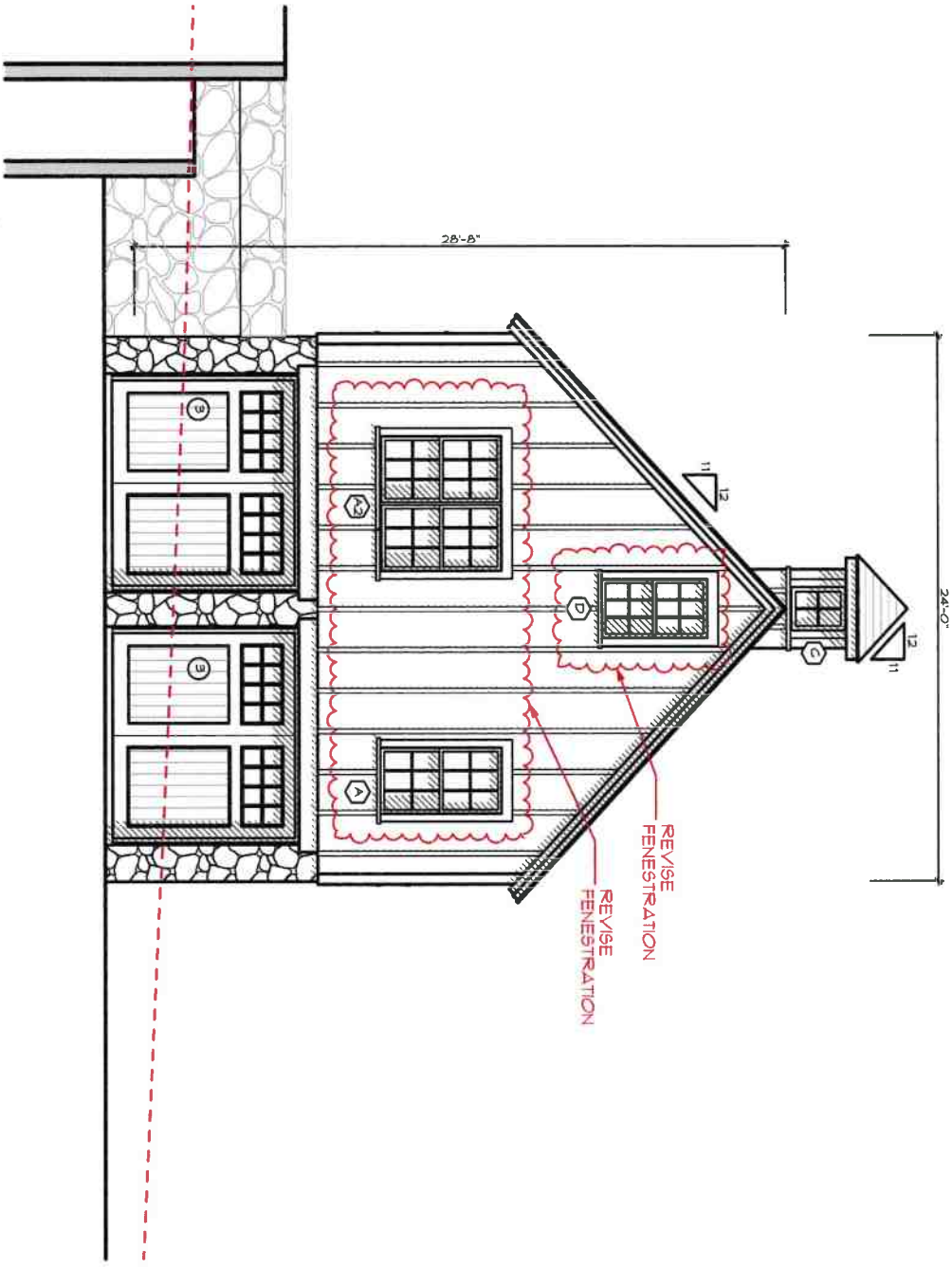
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

REVISED DATE: REVISIONS:

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-2.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

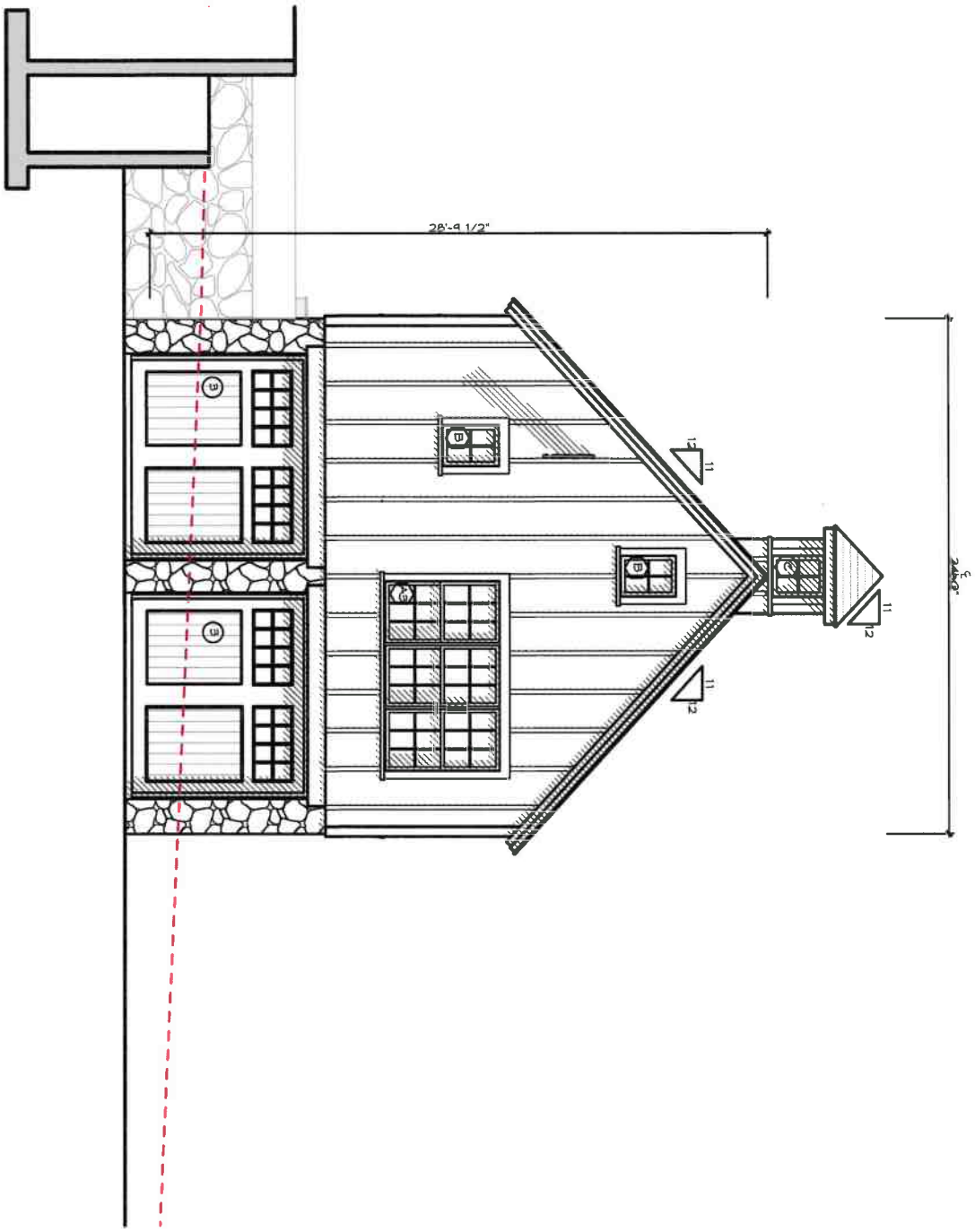
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P 617.482.4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.2 ID#

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 9055SUED: 7/5/24

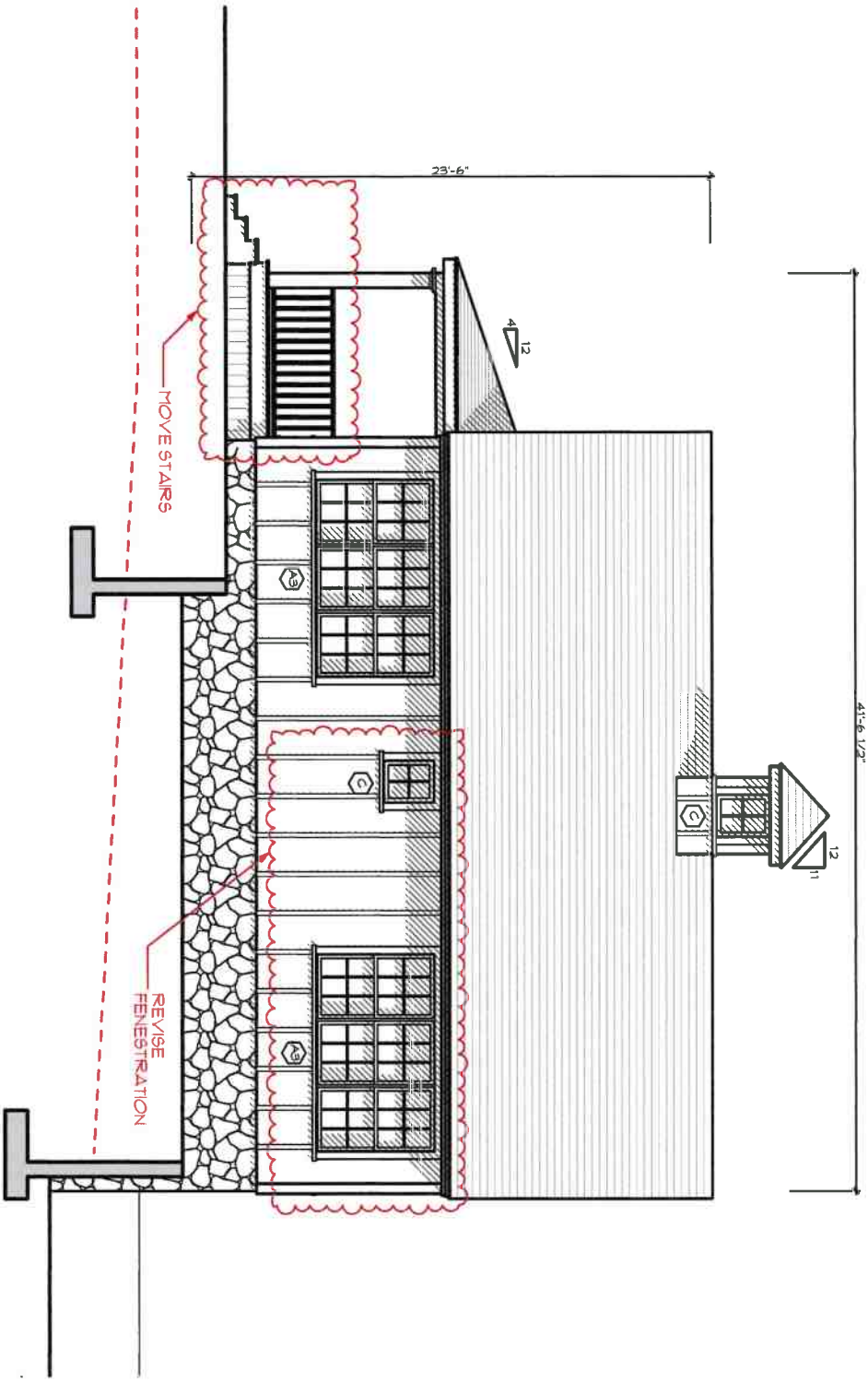
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

REVISED DATE: REVISIONS:

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-2.3

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

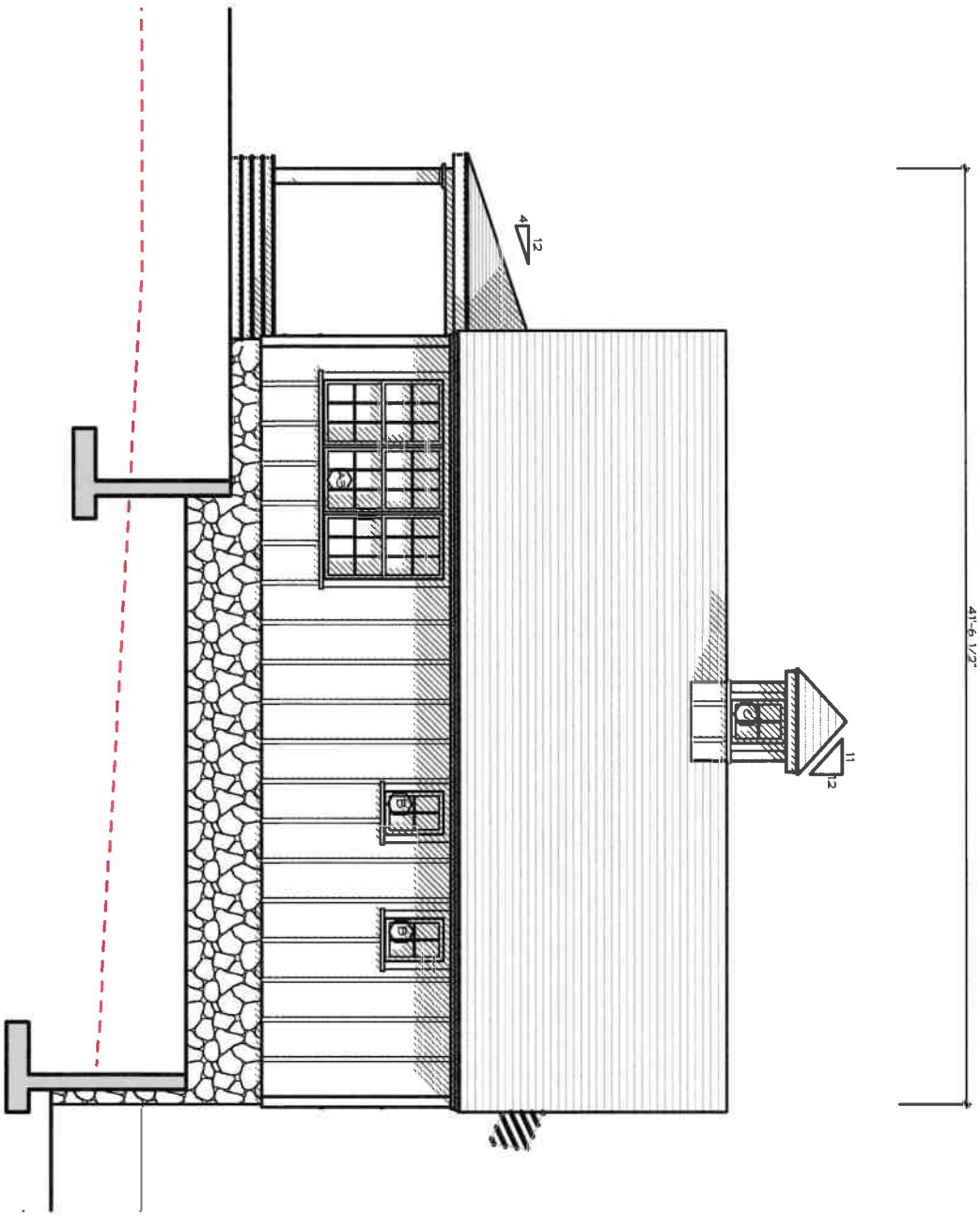
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

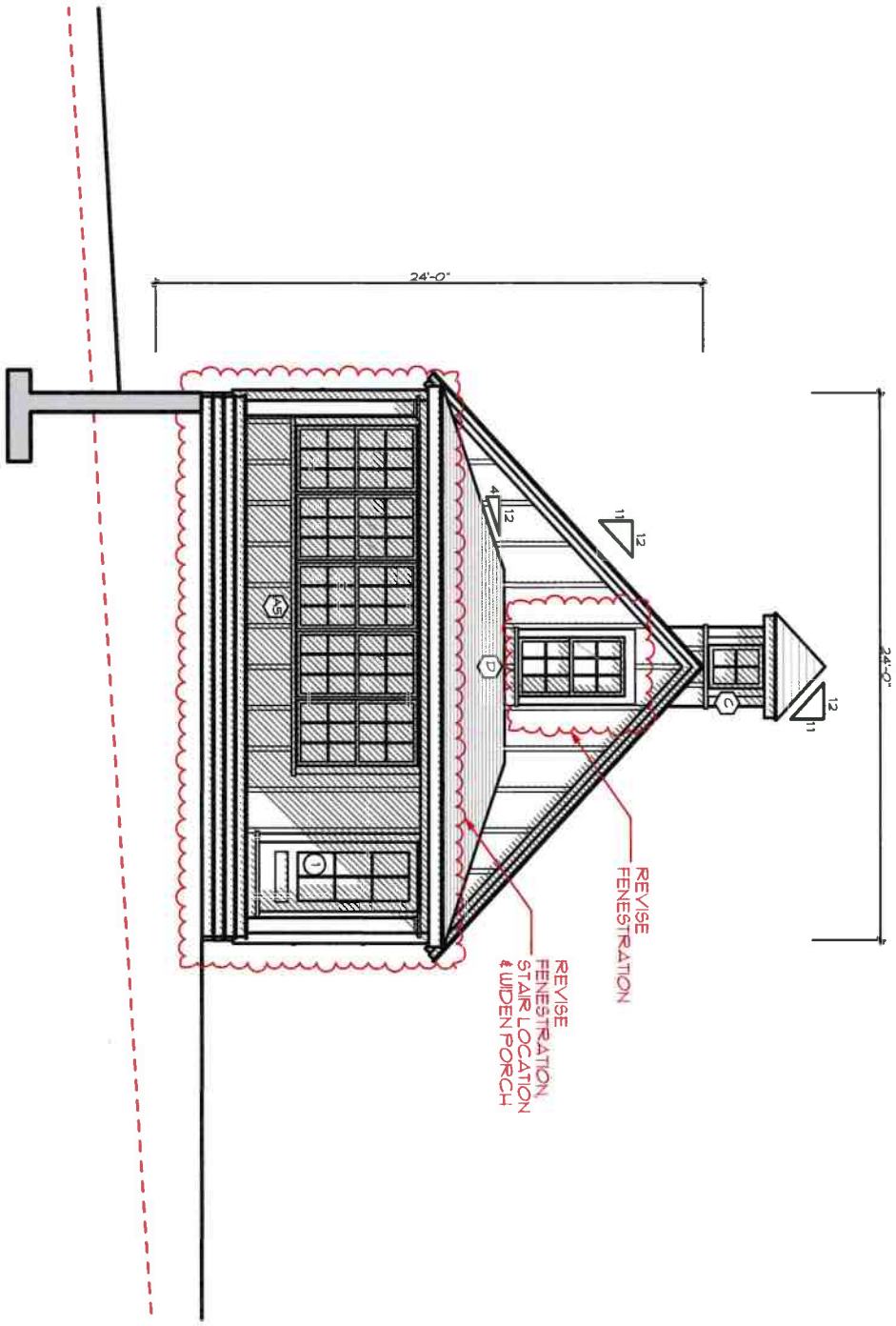
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

REVISED DATE: REVISIONS:

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-2.4

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

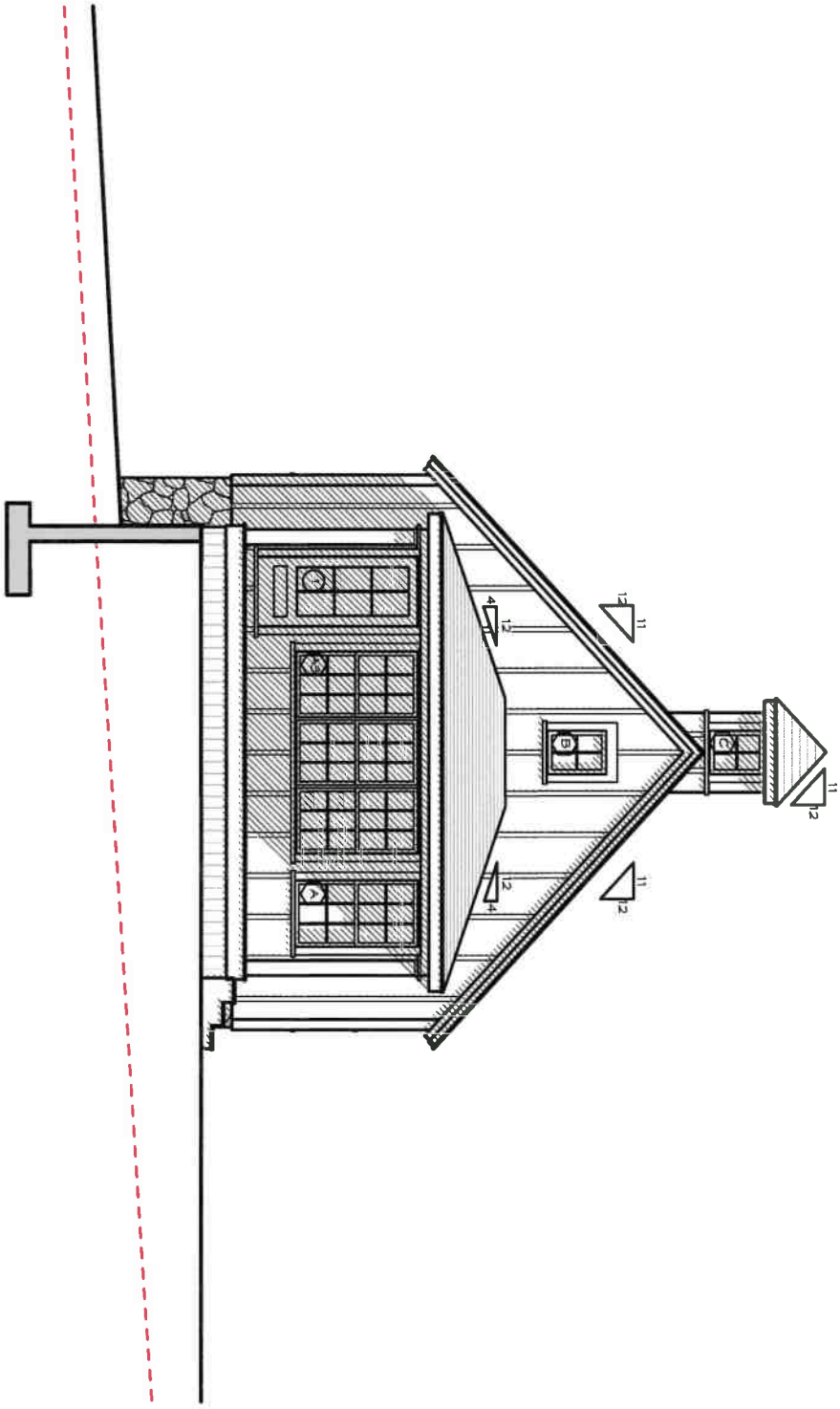
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.4

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

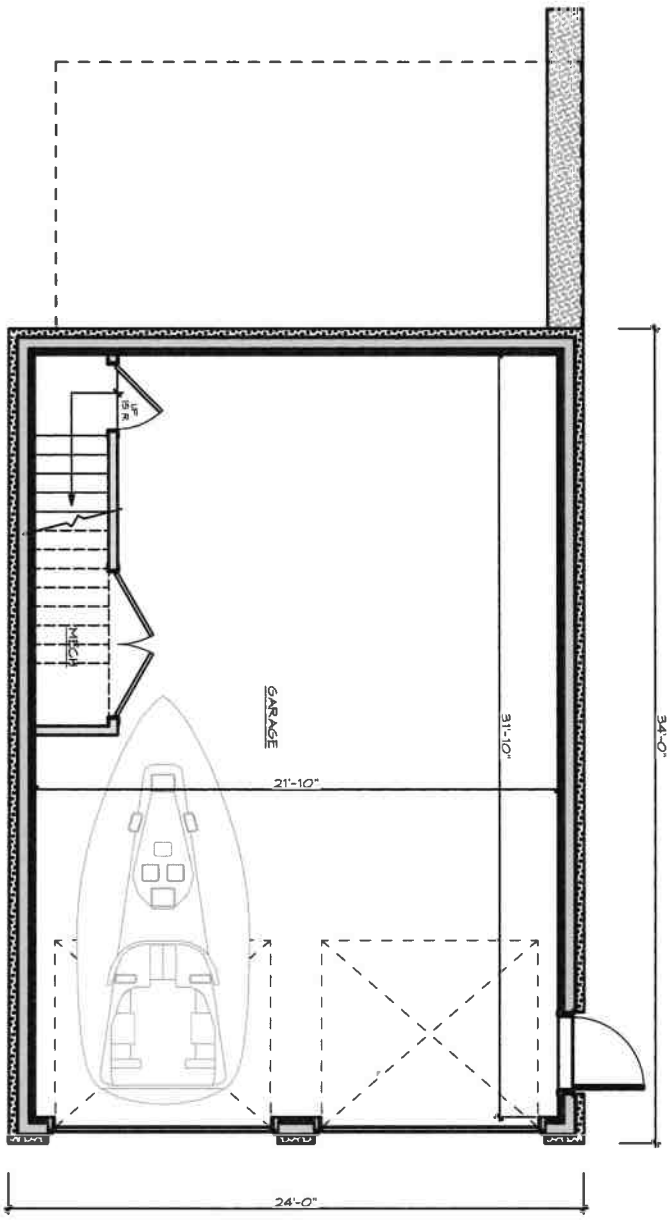
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543



ID# A-1.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

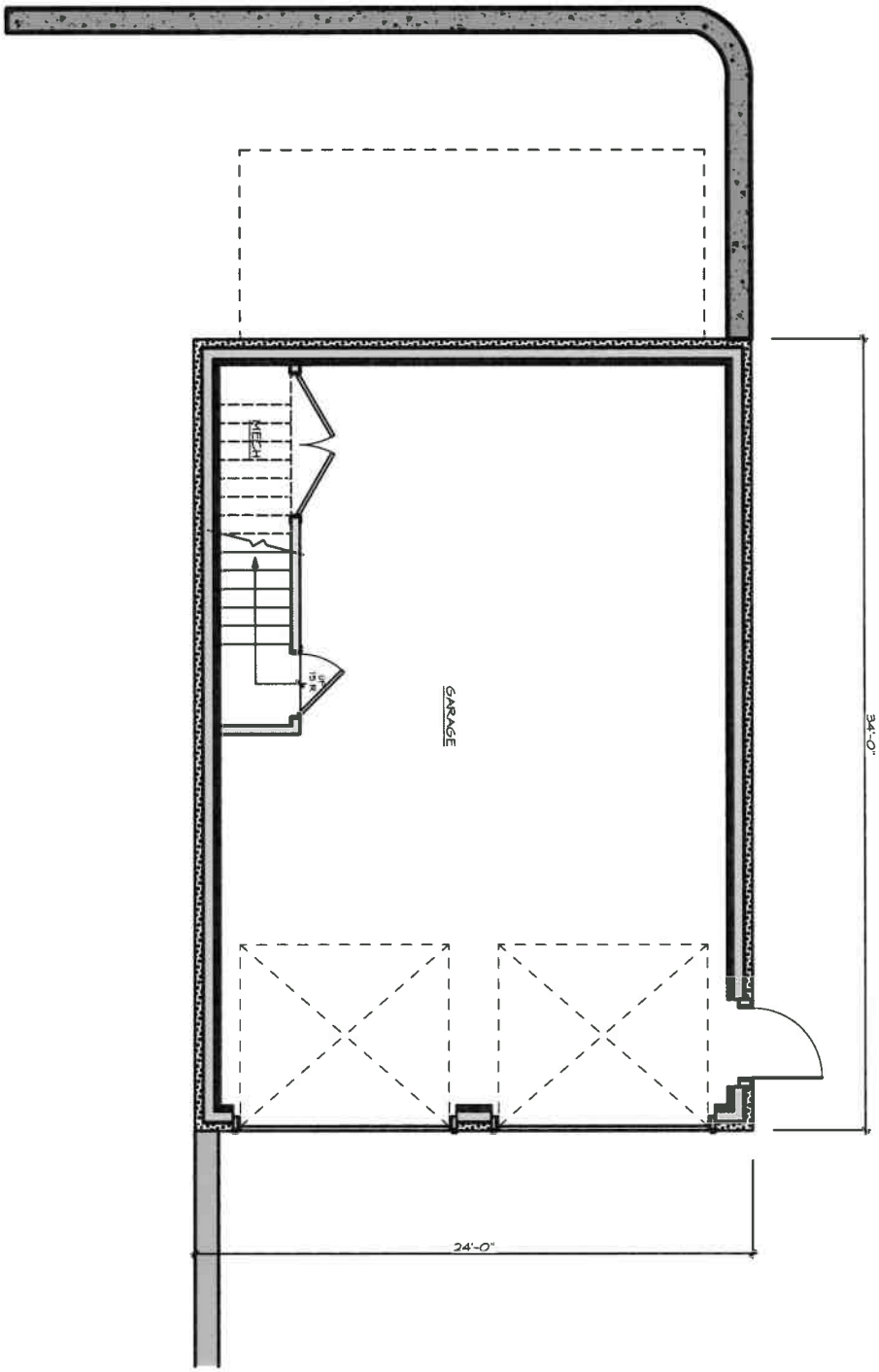
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Garage Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-1.1

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 12 ZONING INFO: LUG-1
PARCEL NO: 26 PROJECT NO: 90 ISSUED: 7/5/24

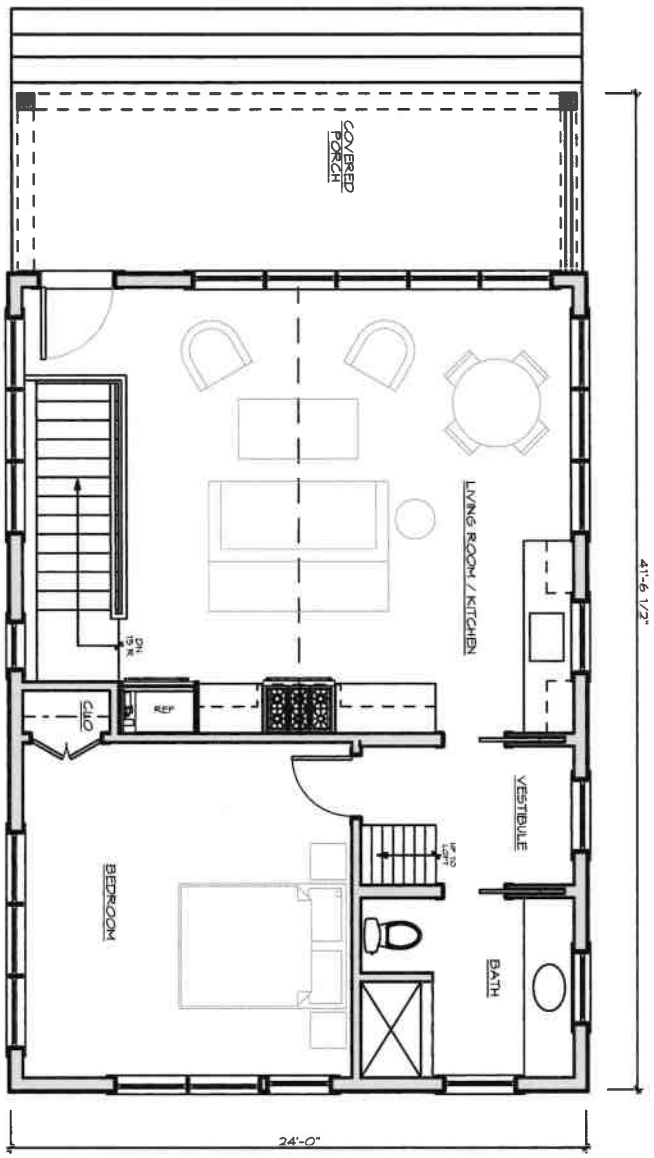
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Garage Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2
ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

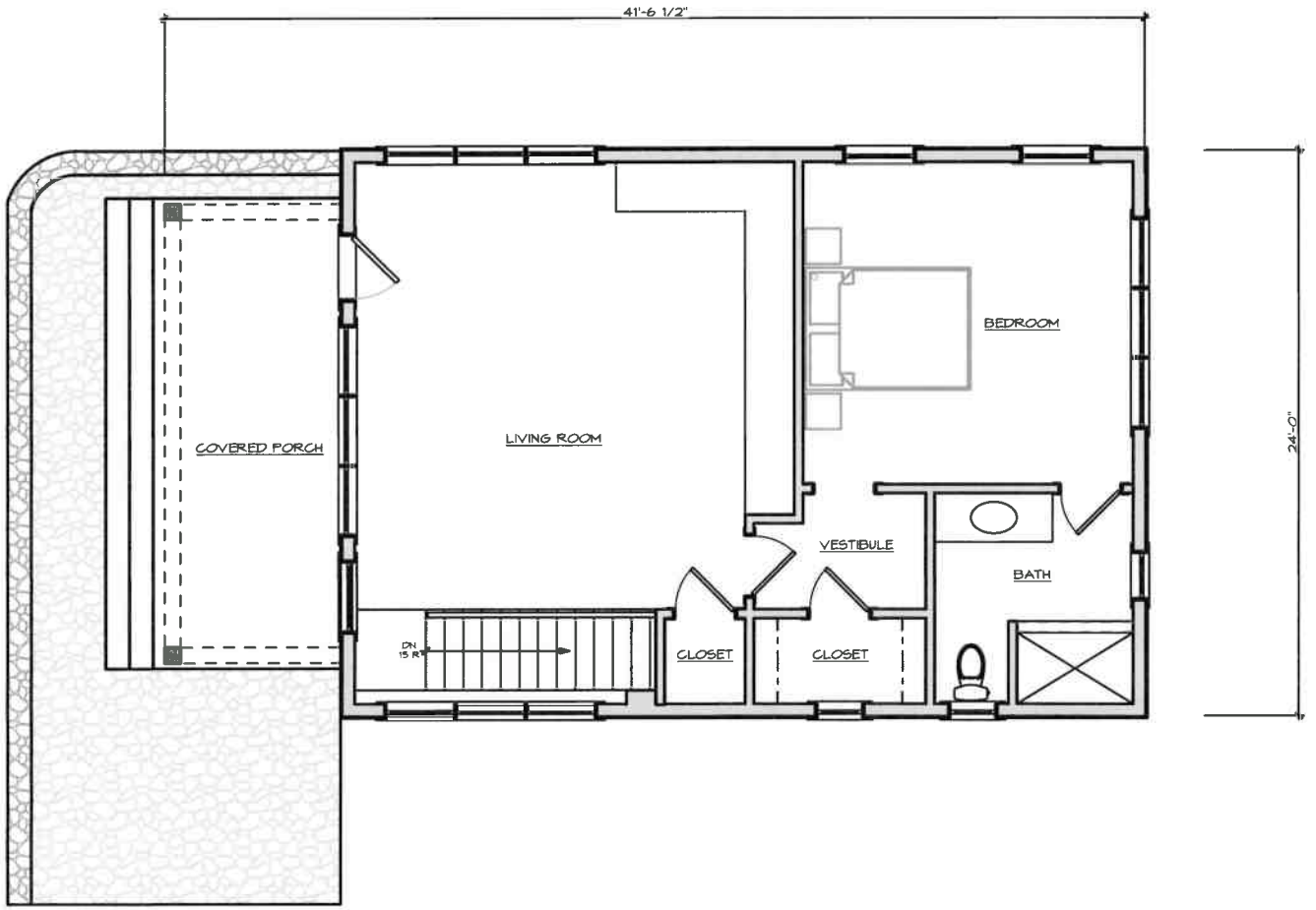
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P: 508.228.5455
21 STATE STREET, BOSTON, MA 02109 | P: 617.482.6543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

First Floor Plan

ID#
A-1.2

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO:
PARCEL NO:
ZONING INFO: LUG-1
PROJECT NO: 9055UED: 7/5/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Barn at
100 Wauwinet Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 8/12/24
Rev: 01/02/2025, 04/11/2025 PH, 04/23/2025 PH
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, 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.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	1	Double Hung	Custom	N/A	3'-0" x 5'-6"	3'-1" x 5'-6 1/2"	6 over 6	
A2	1	(2) Double Hung	Custom	N/A	(2) 3'-0" x 5'-6"	6'-1" x 5'-6 1/2"	6 over 6	
A3	3	(3) Double Hung	Custom	N/A	(3) 3'-0" x 5'-6"	9'-1" x 5'-6 1/2"	6 over 6	
A5	1	(5) Double Hung	Custom	N/A	(5) 3'-0" x 5'-6"	15'-1" x 5'-6 1/2"	6 over 6	
B	3	Casement	Custom	N/A	3'-0" x 4'-3"	3'-1" x 4'-3 1/2"	9 lite	
C	5	Casement	Custom	N/A	2'-0" x 2'-6"	2'-1" X 2'-6 1/2"	4 lite	
D	2	Double Hung	Custom	N/A	2'-8" x 4'-10"	2'-9" X 4'-10 1/2"	6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	2'-8" x 7'-0"	TBD	6	Raised Panel
2	1	Batten Door	Custom	N/A	3'-0" x 8'-0"	TBD	N/A	
3	2	Overhead Garage Door	Custom	N/A	9'-0" x 8'-0"	TBD	16	vgroove panels & putty glaze muntins

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sean
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 100 Wauwinet Trust

STREET ADDRESS 100 Wauwinet Road

MAP/PARCEL 11/24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 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] 4/23/25

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Irina Paul

AS AGENT FOR 89 Easton Street Nominee Trust

STREET ADDRESS 89 Easton Street

MAP/PARCEL 42.4.4 / 21

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 22, 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

04/08/2025
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 2020**

89 Easton Street

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

IP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4. PARCEL N°. 21

Street & Number of Proposed Work: 89 Easton st

Owner of record: 89 Easton Nominee Trust

Mailing Address: P.O. Box 822

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822

Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@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. HDC 2023-11-3431

☐ 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 Window change
2. South Elevation No changes
3. West Elevation No changes
4. North Elevation Window change

Is there an HDC survey form for 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 White Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

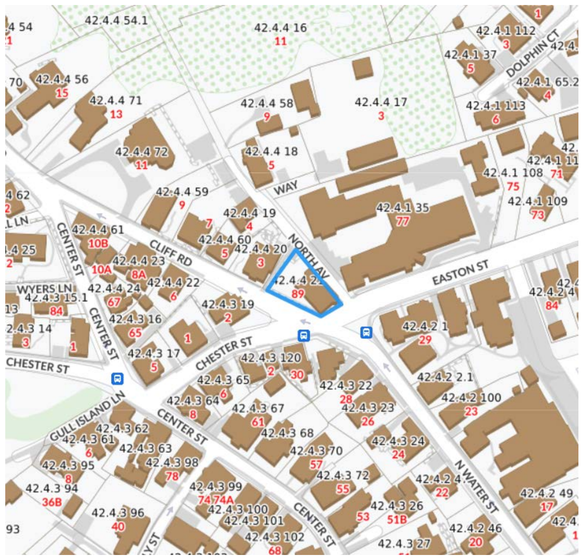
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/10/25 Signature of owner of record _____ Signed under penalties of perjury

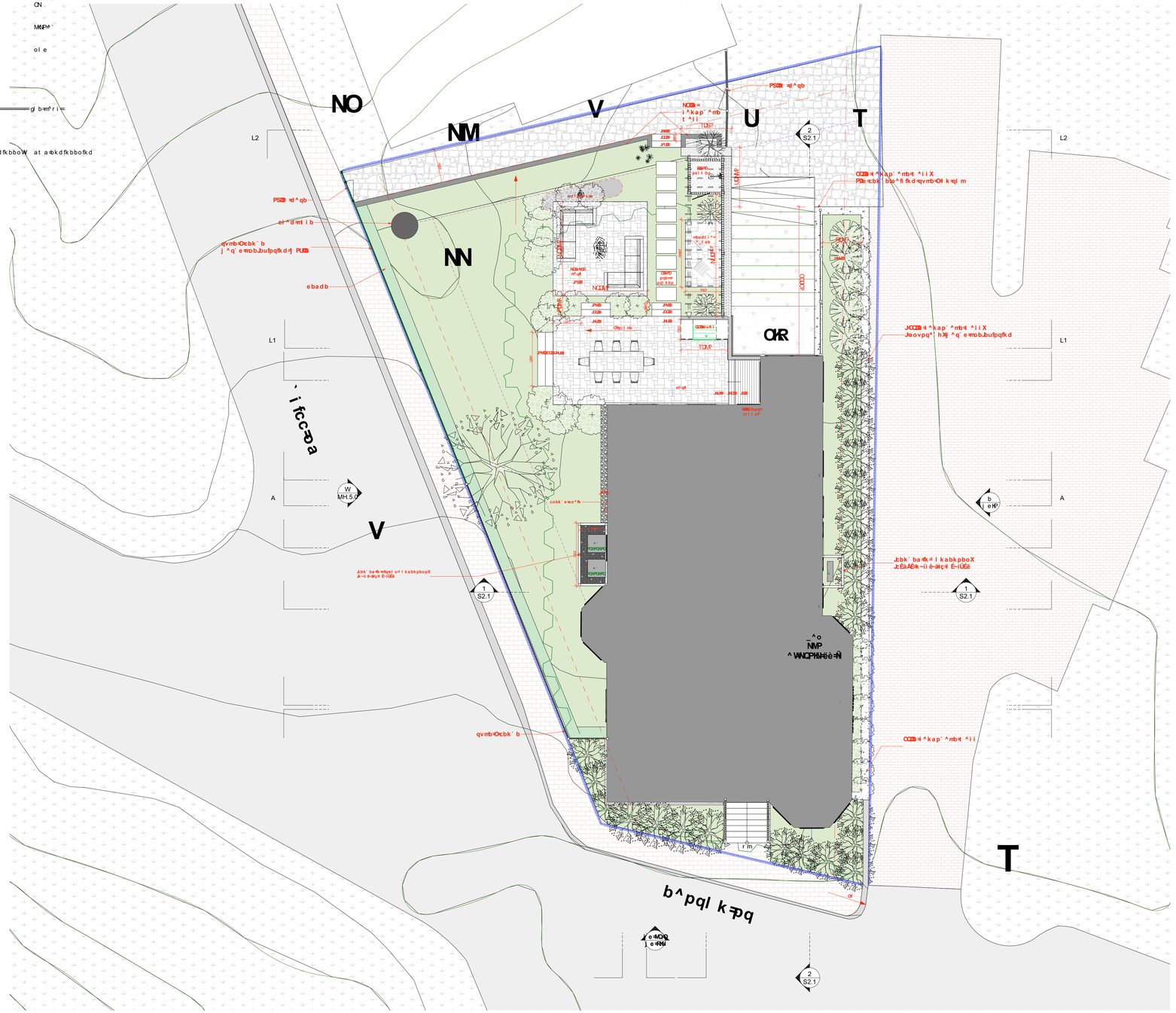
89 EASTON ST NOMINEE TRST



sf` fk fqv=
j ^m



pfqb=
^bof^i



bpc

04.19.2025

REVISIONS

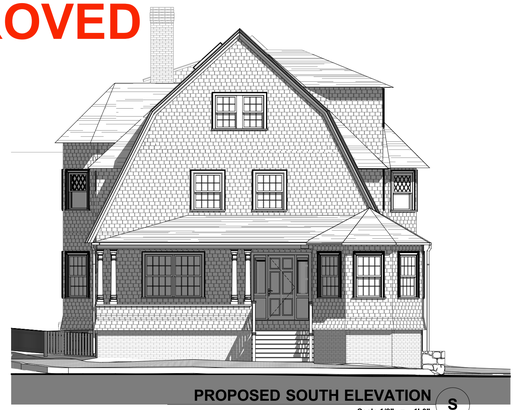
PLOTTED: 4/23/2025

89 EASTON ST NOMINEE TRST
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

MAIN HOUSE
COVER SHEET

MH.1

APPROVED



PROPOSED SOUTH ELEVATION
Scale 1/8" = 1'-0" S

No Changes



PROPOSED WEST ELEVATION
Scale 1/8" = 1'-0" W

No Changes



PREVIOUS NORTH ELEVATION
Scale 1/8" = 1'-0" N



PREVIOUS EAST ELEVATION
Scale 1/8" = 1'-0" E

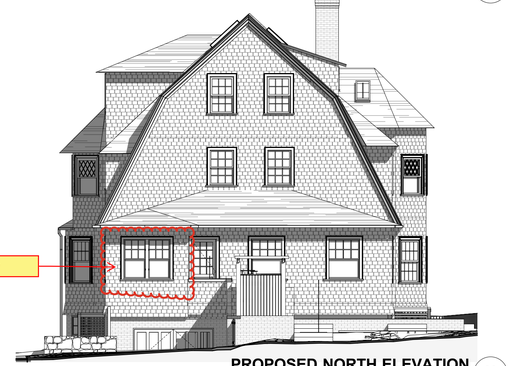
PROPOSED



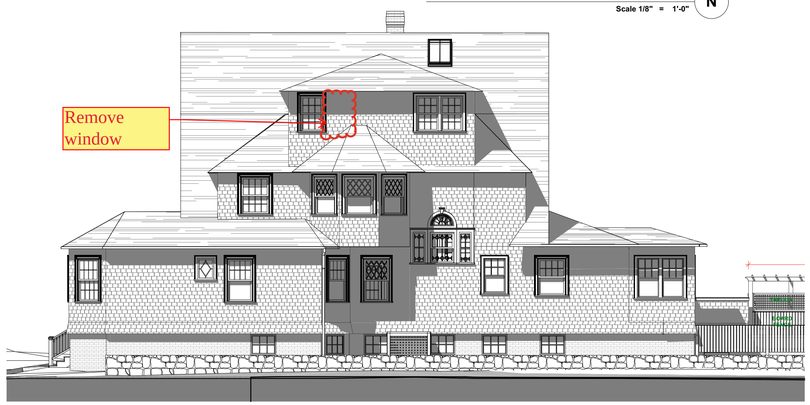
PROPOSED SOUTH ELEVATION
Scale 1/8" = 1'-0" S



PROPOSED WEST ELEVATION
Scale 1/8" = 1'-0" W



PROPOSED NORTH ELEVATION
Scale 1/8" = 1'-0" N



PROPOSED EAST ELEVATION
Scale 1/8" = 1'-0" E

bpc

04.19.2025

REVISIONS PLOTTED: 4/23/2025

89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

HDC
COMPARISON

MH.5.0



No Changes

S **PROPOSED SOUTH ELEVATION**
Scale 1/4" = 1'-0"



No Changes

W **PROPOSED WEST ELEVATION**
Scale 1/4" = 1'-0"

bpc

04.19.2025

REVISIONS PLOTTED: 4/23/2025

89 EASTON ST NOMINEE TRST

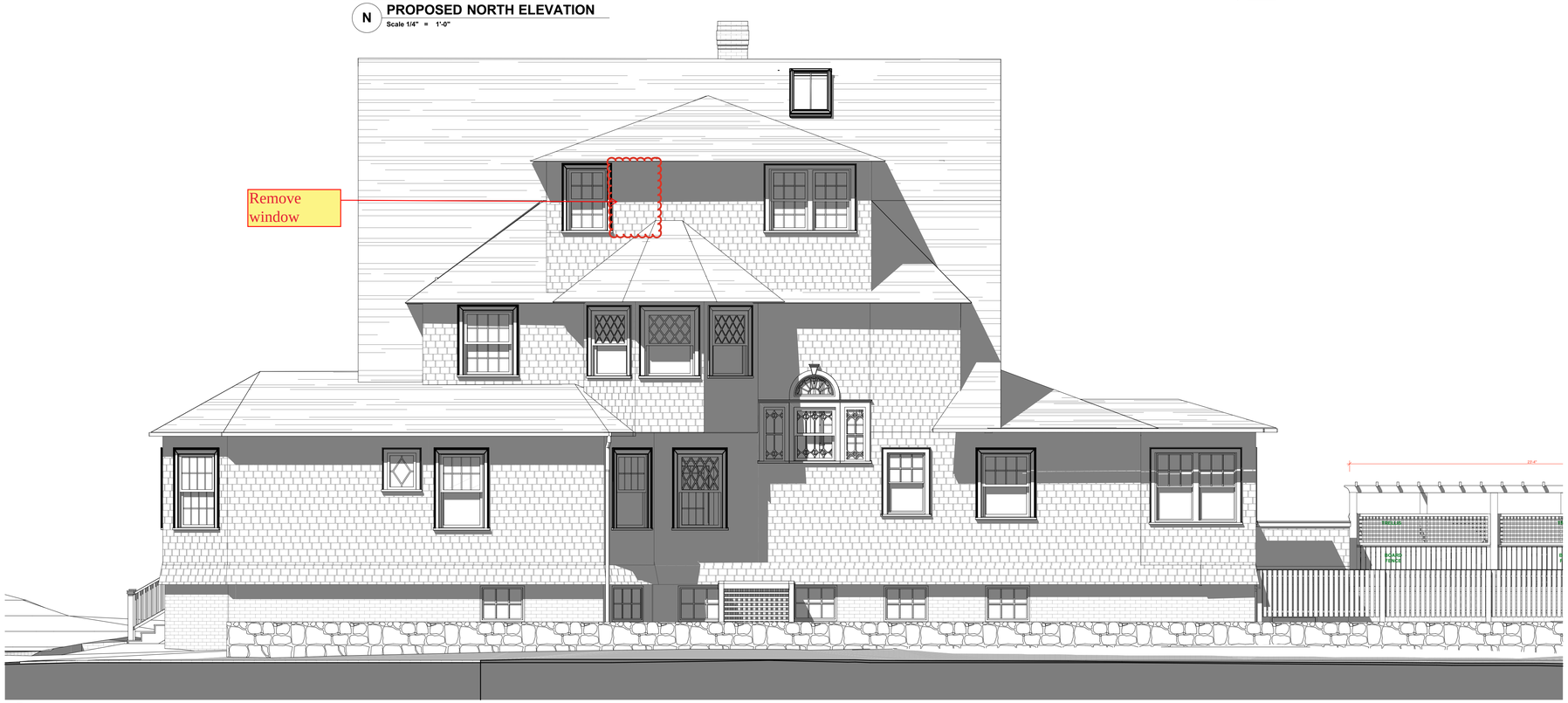
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

PROPOSED ELEVATIONS

MH.5.7



N **PROPOSED NORTH ELEVATION**
Scale 1/4" = 1'-0"



E **PROPOSED EAST ELEVATION**
Scale 1/4" = 1'-0"

bpc

04.19.2025

REVISIONS PLOTTED: 4/23/2025

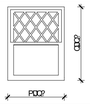
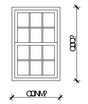
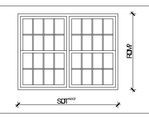
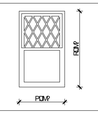
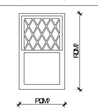
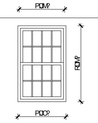
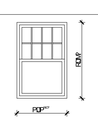
89 EASTON ST NOMINEE TRST

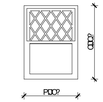
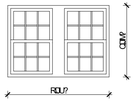
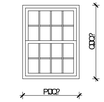
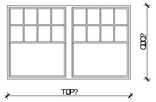
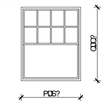
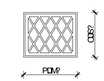
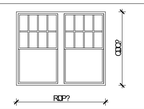
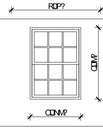
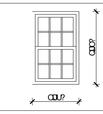
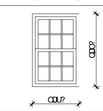
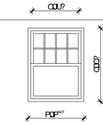
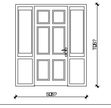
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

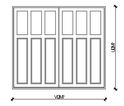
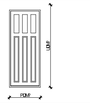
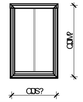
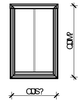
PROPOSED ELEVATIONS

MH.5.8

a l l o= =t fkal t =qvmbp

e ç ääã = à ÷b ãÉ Éà ÷fa		pfwb	j ^ k c K	nqvK	k l qbp
NMMKN		CDV^^? NDS^^?		N	b fpqfk d =ql = obj ^fk
NMMKO		NDS? PDU?		O	b fpqfk d =ql = obj ^fk
NMMKP		CDNM? PDU?		N	b fpqfk d =ql = obj ^fk
NMMKQ		PDO? CDO?		R	b fpqfk d =ql = b= obm^foba
NMMKT		CDNM? CDO?		O	b fpqfk d =ql = b= obm^foba
NMMKU		CDNM? CDO^^?		NO	b fpqfk d =ql = b= obm^^ ba
NMMKV		CDO? CDO^^?		N	b fpqfk d =ql = b= obm^^ ba
NMMKV		SDT^^^? RDM?		N	b fpqfk d =ql = b= obm^foba
NMMKM		PDM? RDM?		P	b fpqfk d =ql = b= obm^foba
NMMKM^		PDM? RDM?		N	k b t
NMMKN		PDO? RDM?		S	b fpqfk d =ql = b= obm^foba
NMMKO		CDO? CDM?		N	b fpqfk d =ql = b= obm^foba
NMMKP		PDP^^? RDM?		O	b fpqfk d =ql = b= obm^foba

NMMKQ		CDO? CDP?		N	b fpqfk d =ql = b= obm^foba
NMMKR		PDO? CDO?		P	b fpqfk d =ql = b= obm^foba
NMMKS		RDU? CDM?		N	b fpqfk d =ql = b= obm^foba
NMMKT		PDO? CDO?		P	b fpqfk d =ql = b= obm^foba
NMMKU		TDP? CDO?		N	k b t
NMMKV		CDM? CDS?	JJJ	N	JJJ
NMMKM		PDS? CDO?		Q	k b t
NMMKN		PDM? CDS?		O	k b t
NMMKP		RDP? CDO?		O	k b t
NMMKQ		CDNM? CDM?		O	k b t
NMMKR		CDU? CDO?		N	b fpqfk d =ql = b= obm^^ ba
NMMKR		CDU? CDO?		P	k b t
NMMSa		PDP^^? CDO?		N	b fpqfk d =ql = b= obm^foba
^		SDS? TDS?		N	b fpqfk d =ql = b= obm^foba
		PDM? TDS?		N	k b t

d		VDM? UDM?		N	k b t
e		PDM? TDS?		N	k b t
phNM		JJJ		N	b fpqfk d =ql = b= obm^^ ba
phNM		JJJ		N	k b t
phNN		JJJ		N	k b t

bpc

04.19.2025

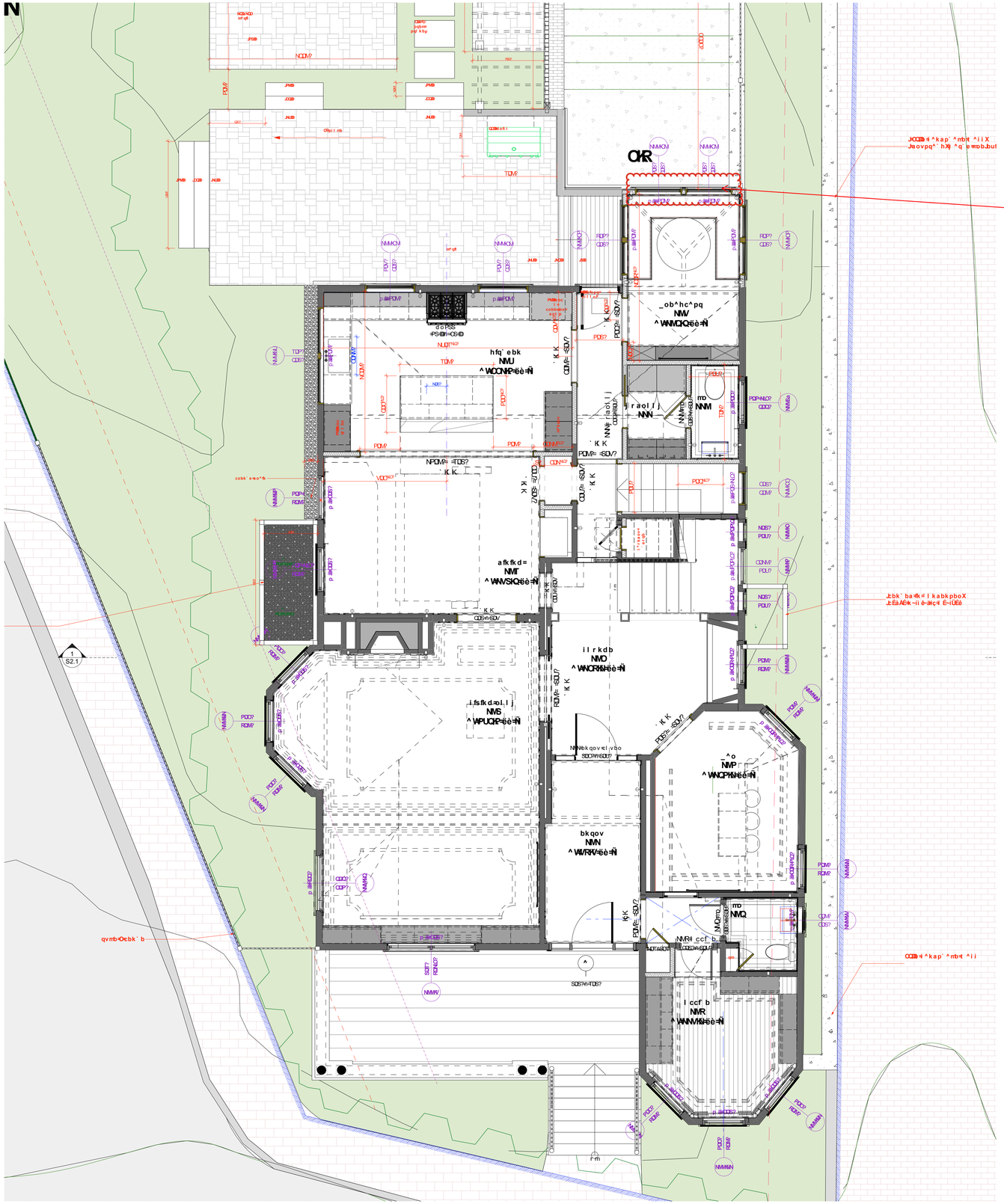
REVISIONS PLOTTED: 4/23/2025

89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

PROPOSED
D&W SCHEDULE

MH.4.0



bpc

04.19.2025

REVISIONS

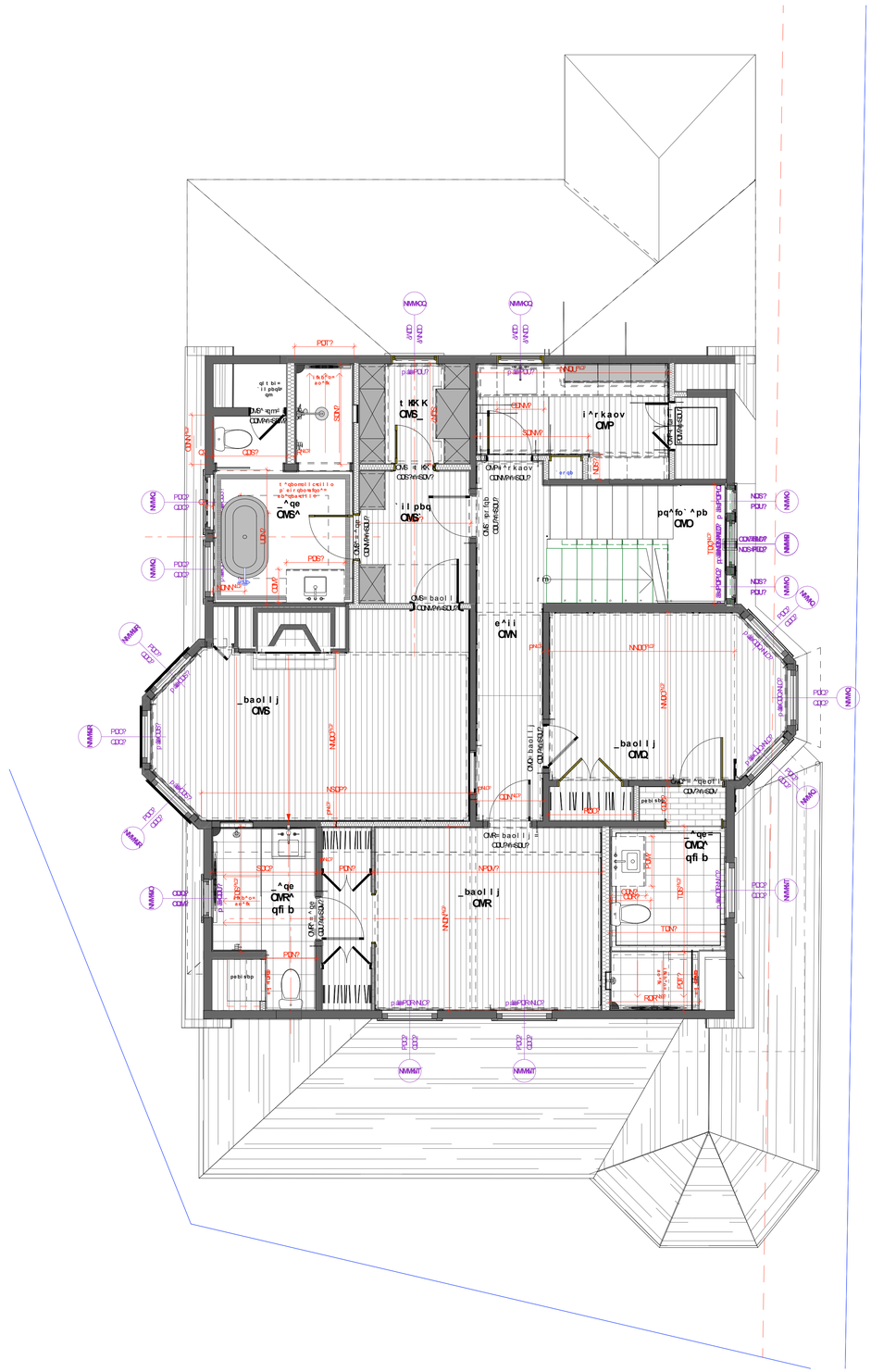
PLOTTED: 4/23/2025

89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

FIRST FLOOR PROPOSED

MH.6.0.3



bpc

04.19.2025

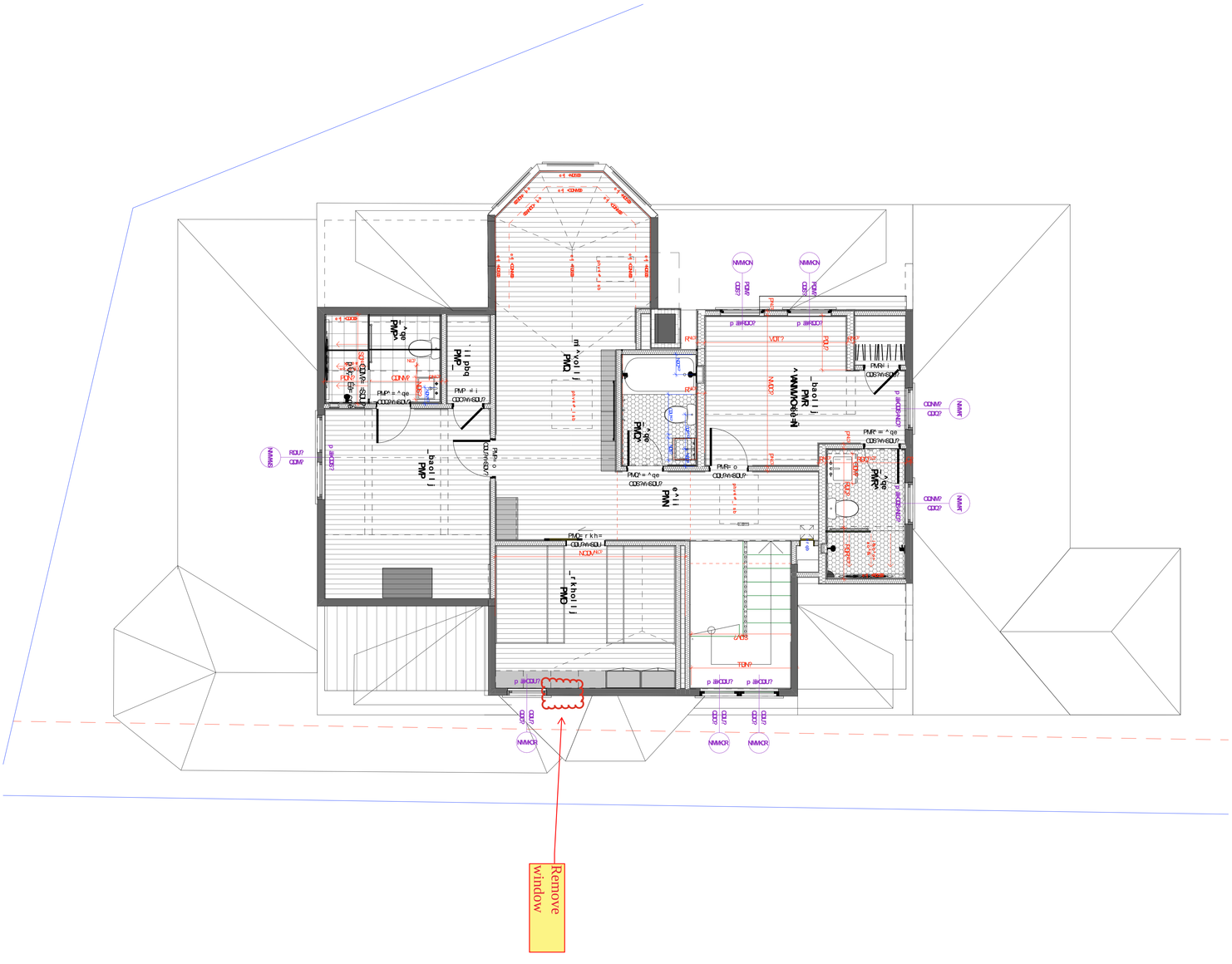
REVISIONS PLOTTED: 4/23/2025

89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

SECOND FLOOR
PROPOSED

MH.6.1.3



MH.6.2.3

ATTIC PLAN
PROPOSED

89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

REVISIONS

04.19.2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Irina Paul

AS AGENT FOR 89 Easton Street Nominee Trust

STREET ADDRESS 89 Easton Street

MAP/PARCEL 42.4.4 / 21

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 22, 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

04/08/2025
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 2020**

89 Easton Street

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

IP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 21

Street & Number of Proposed Work: 89 Easton St

Owner of record: 89 Easton Nominee Trust

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@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 Pergola

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 14'x14' ☐ 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 stone ; concrete Walkways stone Walls drystack

* 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.

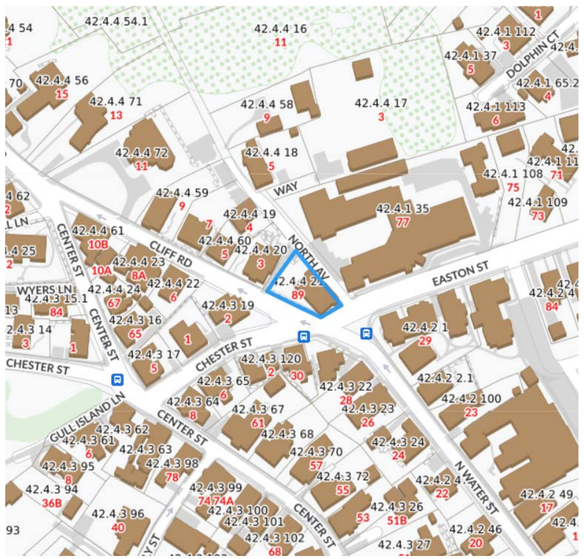
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/10/25 Signature of owner of record _____ Signed under penalties of perjury

89 EASTON ST NOMINEE TRST



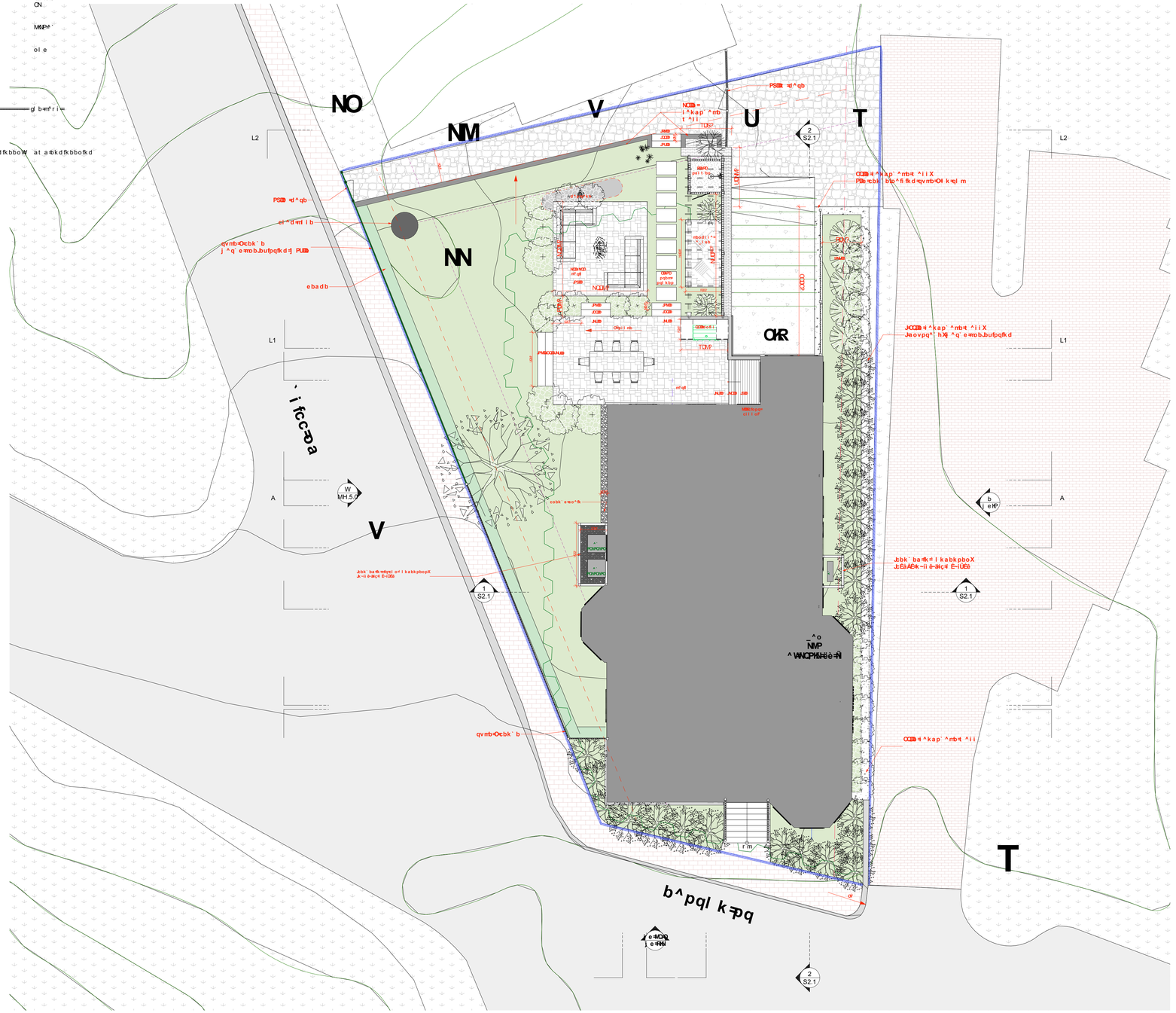
sf` fk fqv=
j ^m



pfqb=
^bof^i

mol gb` qf^aaobppW
=
j ^mW
mf^o` biW
=
il qpfwbW
=
wl kbW
=
l t kboW
=
^o` efqb` qW
=
=
=
pqor ` qr o^i ebkdfkbboW
=
=
=

UVfb^pql k=pq
k^kqr` hbqlŋ ^pp^` er pbqqp=MCRRQ
QQQQQ
ON
MNPe`
ol e
gl b=mf r i =
at a=bkdfkbbofkd



mol ml pba=pfqb=mi ^k=t =el r pb=fk=qeb=j l sba=i l ` ^qfl k
pA=JENULPm=Z==NDMP
N

bpc

04.19.2025

REVISIONS PLOTTED: 4/20/2025
MMMMM obsfpfl k=kl qb

89 EASTON ST NOMINEE TRST
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

MAIN HOUSE
COVER SHEET

MH.1





bufpqfkd=qvmb=ff=cbk`b O



bufpqfkd=m^qe=j^qbof^i P



_irb=pqlkb=m^qqbok Q



obJ_rfia=bufpqfkd=aovpq^`h=t^ii R

ea`=^mmolsba=m^qfl T

cloj bo=ab`h S

pfqb=mi^k N

bpc

04.19.2025

REVISIONS PLOTTED: 4/20/2025

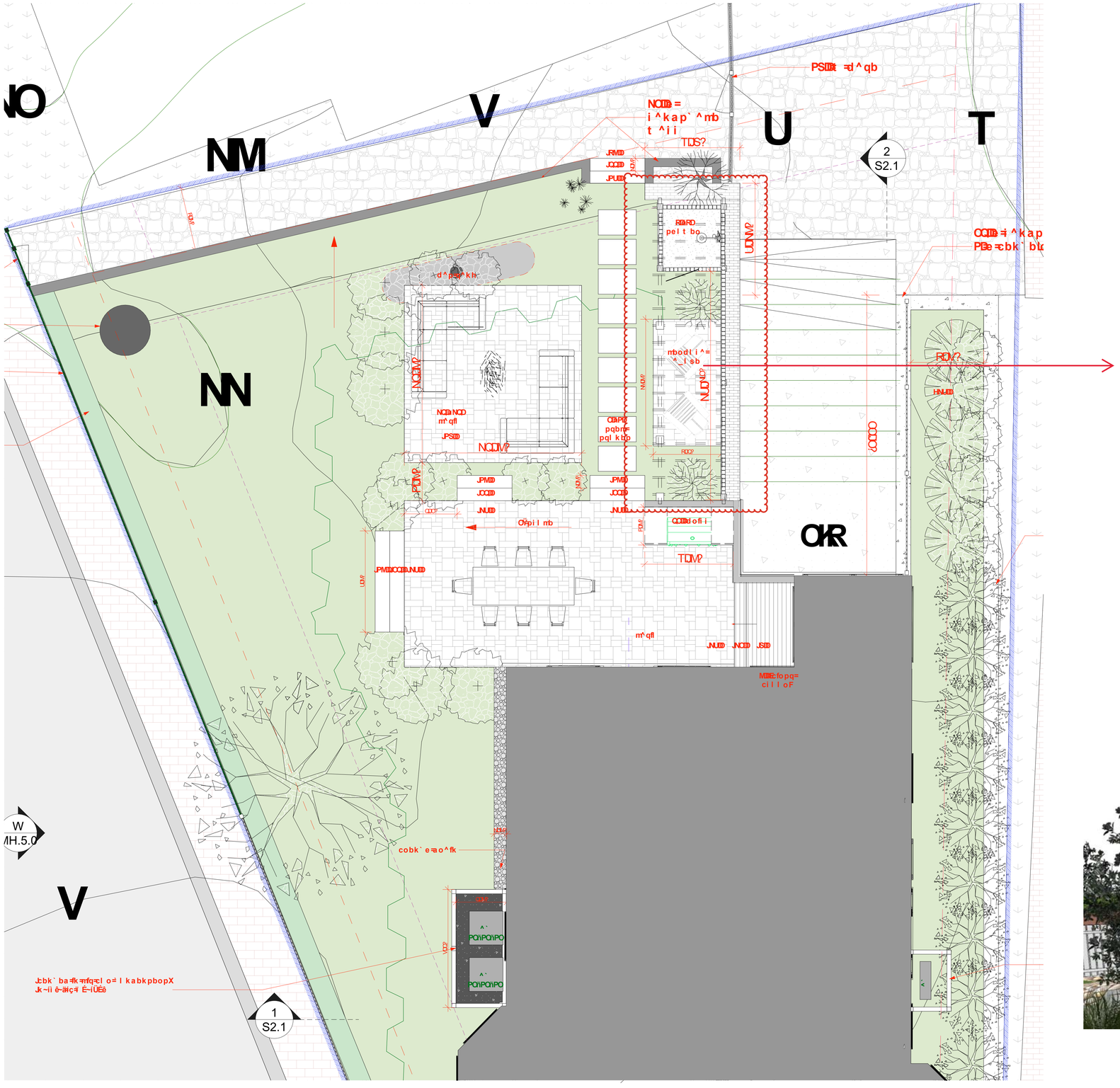
MM&MM obsfpflk=klqb

89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

SITE PLAN

MH.2


NO
NM
V
U
T
NN
OR
2
S2.1
1
S2.1
W
MH.5.0
V
PSDR =d^qb
NCDR =
i^kap`^mb
t^ii
TLDS?
JRMD
JCCD
JPUD
RBRD
pelt bo
UDNP
d^PSP^kh
NCDP
NCDNCD
m^qfl
JPSD
NCDMP
JPMD
JCCD
JNUD
OKpiimb
CCDR
dofii
TDMP
JPMDCCDRJNUD
UDP
mbodli^=
^_lsb
NUDP
RDMP
HNUD
zCCDDD
CDPD
pqbm=
pqlkbo
RDP2
mbodli^=
^_lsb
NUDP
RDMP
HNUD
zCCDDD

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 72

Street & Number of Proposed Work: 5 DAVIS LN.

Owner of record: BETH & JARED KRUMPER

Mailing Address: 5 DAVIS LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVA DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acovaliveagrail.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 MOVE SHED ON SITE (FROM SOUTH TO NORTH OF HOUSE)

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: N/C Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date: 2024

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE EXISTING SHED ON SAME PROPERTY - ADD WINDOWS + DOOR

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-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 _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

EXISTING STRUCTURE

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BARK

Trim WHITE Sash WHITE Doors WHITE

Deck — Foundation CLAY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/25/25 Signature of owner of record _____ Signed under penalties of perjury



PICKET FENCE AND ARBOR





MAP 82 PARCEL 72



EXISTING SHED IN EXISTING LOCATION

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE:4-24-25

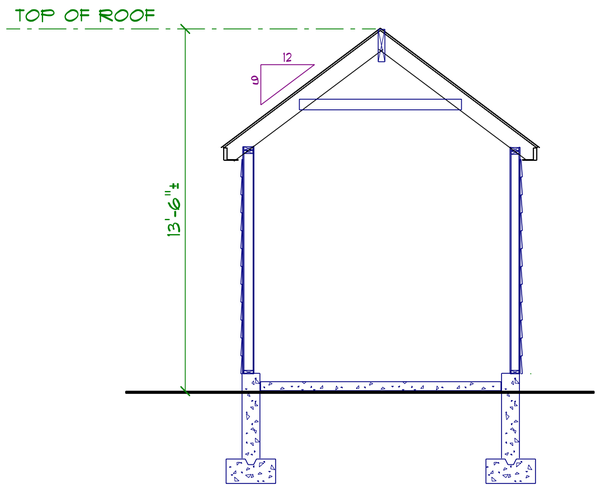
BETH AND JARED KRUMPER-5 DAVIS LANE
EXISTING SHED- MOVE ON SITE
AND MINOR ALTERATIONS

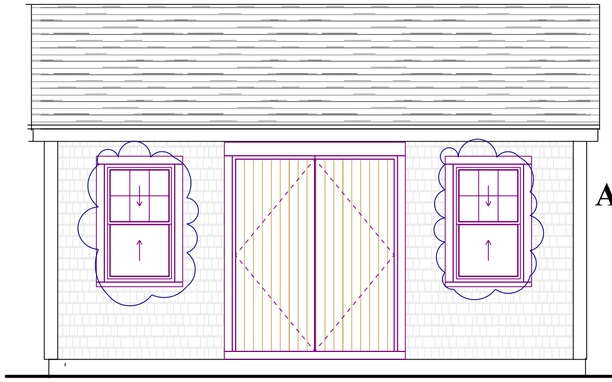
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

EXISTING SHED IN EXISTING LOCATION



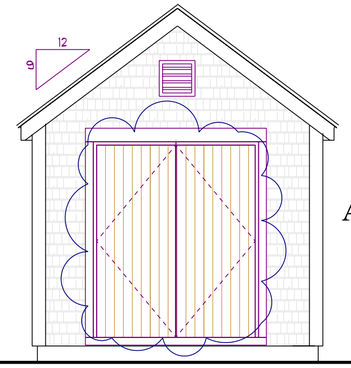






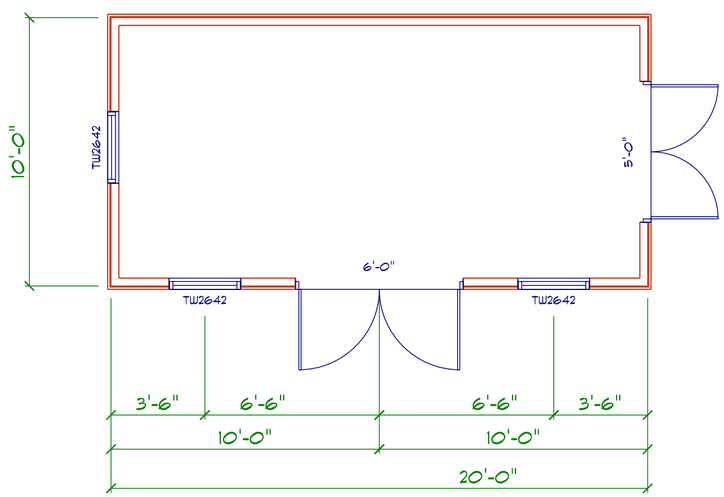
ADD WINDOWS

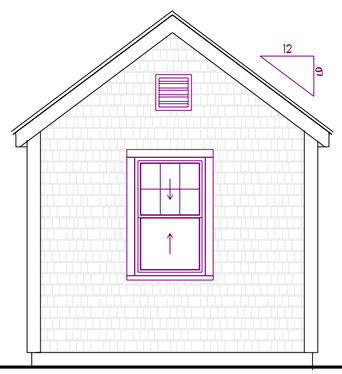
WEST- FACING HOUSE



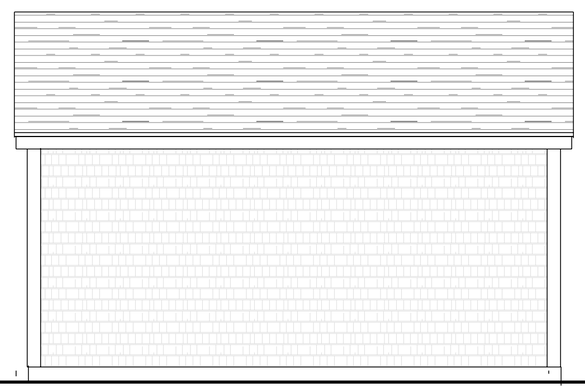
ADD DOOR

SOUTH- FACING DRIVEWAY





NORTH- EXISTING NO CHANGE



EAST- EXISTING NO CHANGE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE:4-24-25

BETH AND JARED KRUMPER-5 DAVIS LANE
EXISTING SHED- MOVE ON SITE
AND MINOR ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

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**

19 Amelia Drive • M: 67 P: 428 • Submitted on April 22, 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:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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.**

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

19 Amelia Drive • M: 67 P: 428 • Submitted on April 25, 2025

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	
Y	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	Completed application -Application Fee- $50.00.
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	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----------
Y	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.
Y	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.
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).**
Y	All documents MUST be legible. All sets MUST BE collated and stapled.
Y	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

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: _____ Dmitri J. Kapalis - Emeritus Date: April 25, 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 428

Street & Number of Proposed Work: 19 Amelia Drive

Owner of record: A SAFE PLACE

Mailing Address: 5B Windy Way
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 Rear Privacy Fence - See Attached photos

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* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: Privacy with open top + bottom
Length: 102'

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 Natural Cedar Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: B63727A9-C234-4FAA-9CBB-FDE4843AB3BE

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

April 22, 2025

Name: A Safe Place

Address: 19 Amelia Drive

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 19 Amelia Drive per our collaboration.

Thank you for your understanding.

Date: 4/22/2025

Signature: DocuSigned by: Jennifer Frazee 60731D60599F437...

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 A Safe Place

STREET ADDRESS 19 Amelia Drive

MAP/PARCEL 68 / 428

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

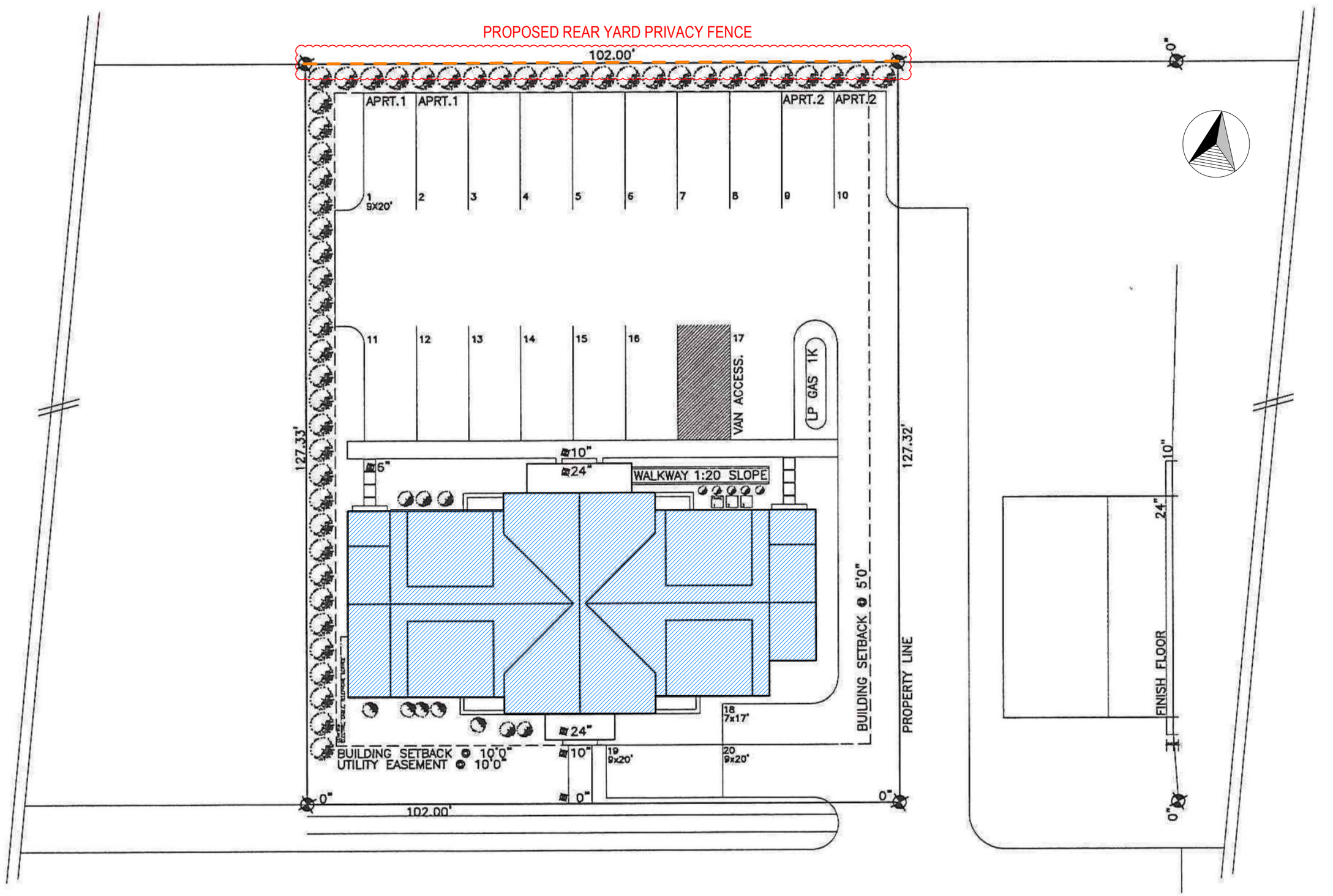
April 22, 2025

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.

	April 22, 2025
Signature	Date



HDC1

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Site Plan
Scale: 1/16"=1'-0"
04.22.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC2

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Locus Map

04.22.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC3

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Existing Conditions

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC4

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Existing Conditions

04.22.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emerituslltd.com



HDC5

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Existing Conditions

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC6

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Proposed Fence Type

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC7

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

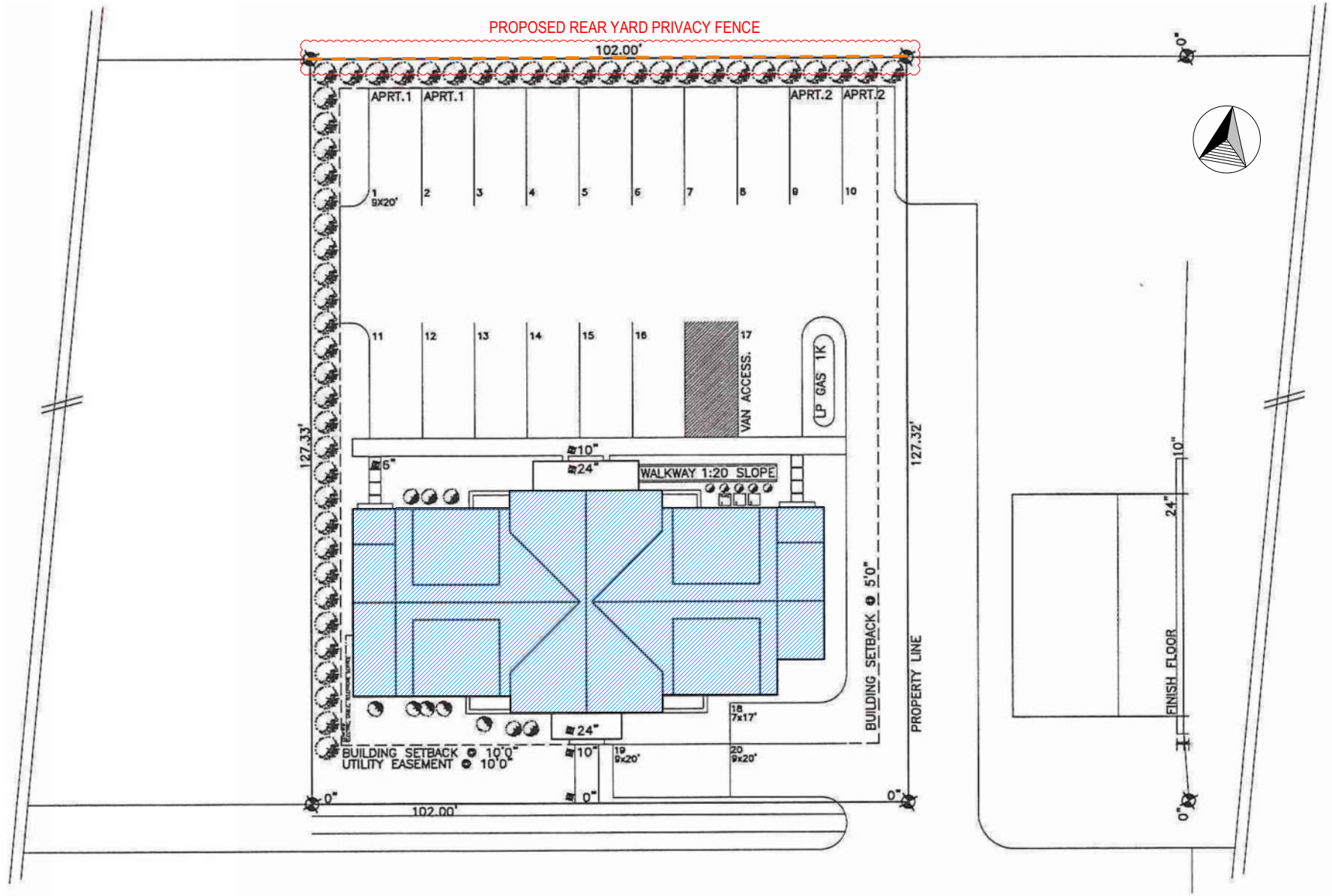
Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Proposed Fence Type

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emerituslld.com



HDC1

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Site Plan
Scale: 1/16"=1'-0"
04.22.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC2

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Locus Map

04.22.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC3

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Existing Conditions

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC4

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Existing Conditions

04.22.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC5

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Existing Conditions

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC6

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Proposed Fence Type

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



HDC7

A Safe Place
19 Amelia Drive
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 428
Current Zoning:	CN/PWR
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Proposed Fence Type

04.22.25

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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.

J.B. 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 25 Airport Rd. (Rescue Building)

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-12-11708
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: +730 sf
Width: _____ Sq. footage 2nd floor: +470 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 _____ 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 Increase building length, fenestration revisions
2. South Elevation fenestration revisions
3. West Elevation Increase building length, fenestration revisions
4. North Elevation fenestration revisions

*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 Natural Clapboard (if applicable) _____ Roof Black
Trim Natural Sash Black Doors Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters Black

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/28/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR Nantucket Safe Harbor for Animals, Inc.

STREET ADDRESS 25 Airport Road

MAP/PARCEL 68 / 727

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04-28-2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Joshua Bancroft 04-28-2025

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 25 Airport Road & 1 Evergreen Way on the following statement:

I ___Jessica Castineiras_____, 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.

Jessica Castineiras March 11, 2024

Client 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: 25 Airport Rd

Tax Map Number: 68 Parcel Number: 727

Owner of Record: Nantucket Safe Harbor for Animals

Description of Proposal: Increase square footage of previously approved building

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..... Nantucket Safe Harbor for Animals Inc

MAILING ADDRESS..... PO BOX 2844, NANTUCKET, MA 02584

PROPERTY LOCATION..... 25 Airport Rd

ASSESSORS MAP/PARCEL..... 68 / 727

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 14, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.14 14:29:19 -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
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD
Count:	**7**								

9589 0710 5270 0681 6435 00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

APR 15 2025
USPS
NANTUCKET MA 02584

SAMUELS ANNA G & RADCLIFFE L
61 OLD SOUTH RD # 606
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

APR 15 2025
USPS
NANTUCKET MA 02584

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6435 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

APR 15 2025
USPS
NANTUCKET MA 02584

WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6435 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

APR 15 2025
USPS
NANTUCKET MA 02584

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6435 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

USPS APR 15 2025 MA 02584

CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6434 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

USPS APR 15 2025 NANTUCKET MA 02584

NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6435 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

USPS APR 15 2025 NANTUCKET MA 02584

CONLON RAYMOND P TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

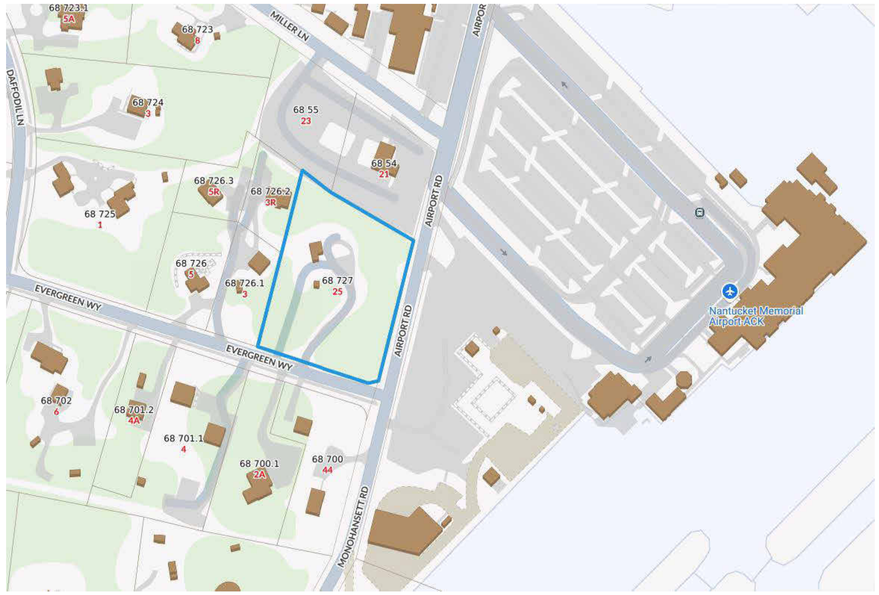
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NiSHA - Animal Rescue Building

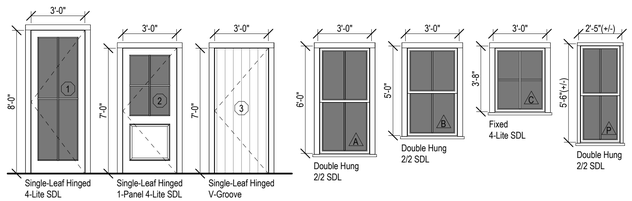
25 Airport Road (Formerly 1 Evergreen Way)
Nantucket, MA 02554

04.28.25

H.D.C. Submission



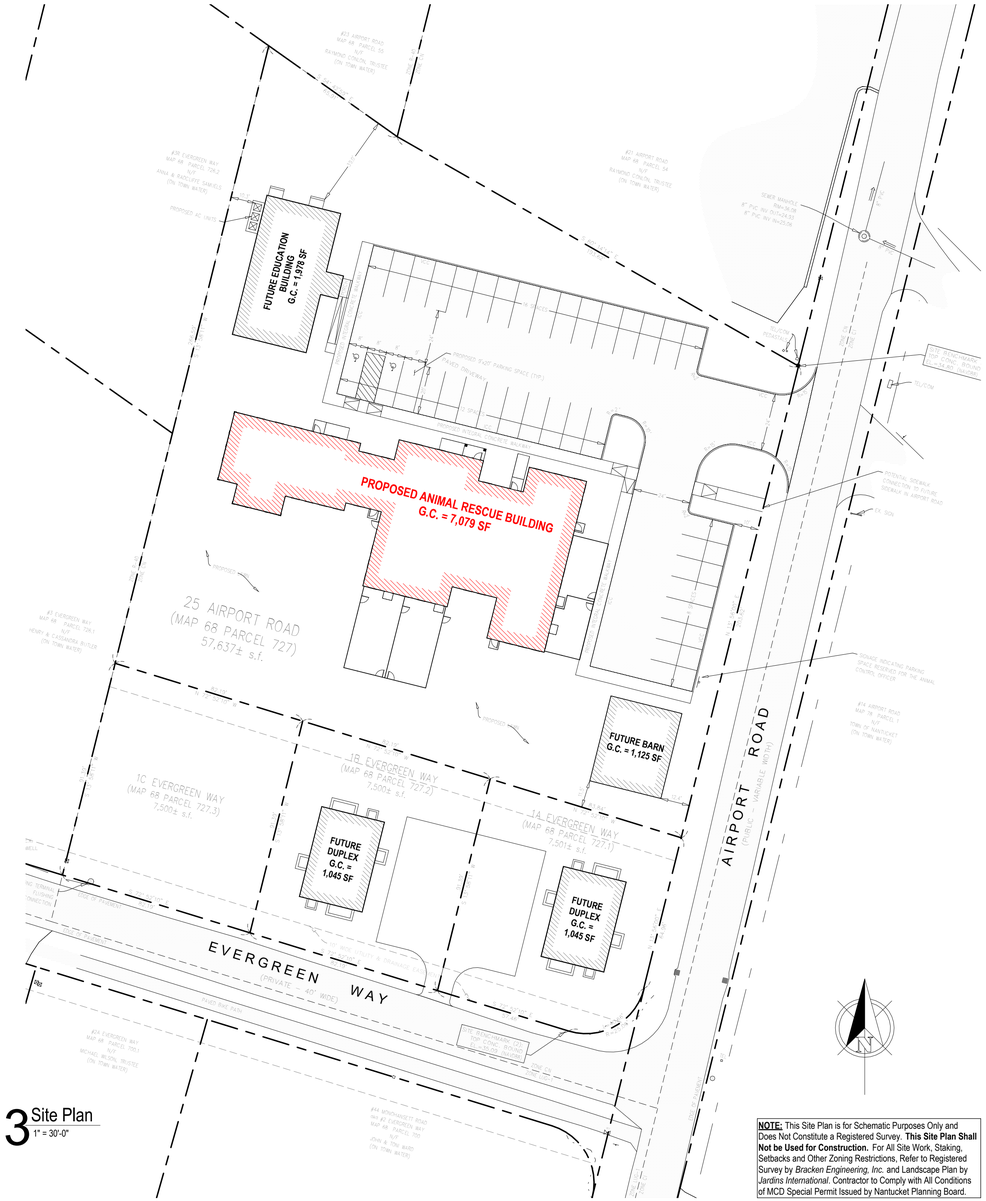
1 Locus Map
12" = 1'-0"



2 Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	2	3'-0"	8'-0"	TBD	TBD	Single-Leaf Hinged Door, 4-Lite SDL
2	16	3'-0"	7'-0"	TBD	TBD	Single-Leaf Hinged Door, 1-Panel 4-Lite SDL
3	1	3'-0"	7'-0"	TBD	TBD	Single-Leaf Hinged Door, V-Groove

WINDOW SCHEDULE						
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	2	3'-0"	6'-0"	TBD	TBD	Double Hung Window, 2/2 SDL
B	43	3'-0"	5'-0"	TBD	TBD	Double Hung Window, 2/2 SDL
C	5	3'-0"	3'-8"	TBD	TBD	Fixed Window, 4-Lite SDL
P	32	2'-5"	5'-6"	TBD	TBD	Double Hung Window, 2/2 SDL



3 Site Plan
1" = 30'-0"

NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. **This Site Plan Shall Not be Used for Construction.** For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.* and Landscape Plan by *Jardins International*. Contractor to Comply with All Conditions of MCD Special Permit Issued by Nantucket Planning Board.

2306

NiSHA - Animal Rescue Building

25 Airport Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	57,637 SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40.0% | 23,055 SF
Existing G.C.:	00.0% | 0 SF
Proposed G.C.:	12.3% | 7,079 SF
Total Proposed G.C.:	12.3% | 7,079 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
S.1.0 Foundation Plan & Details

Revisions

Cover Sheet

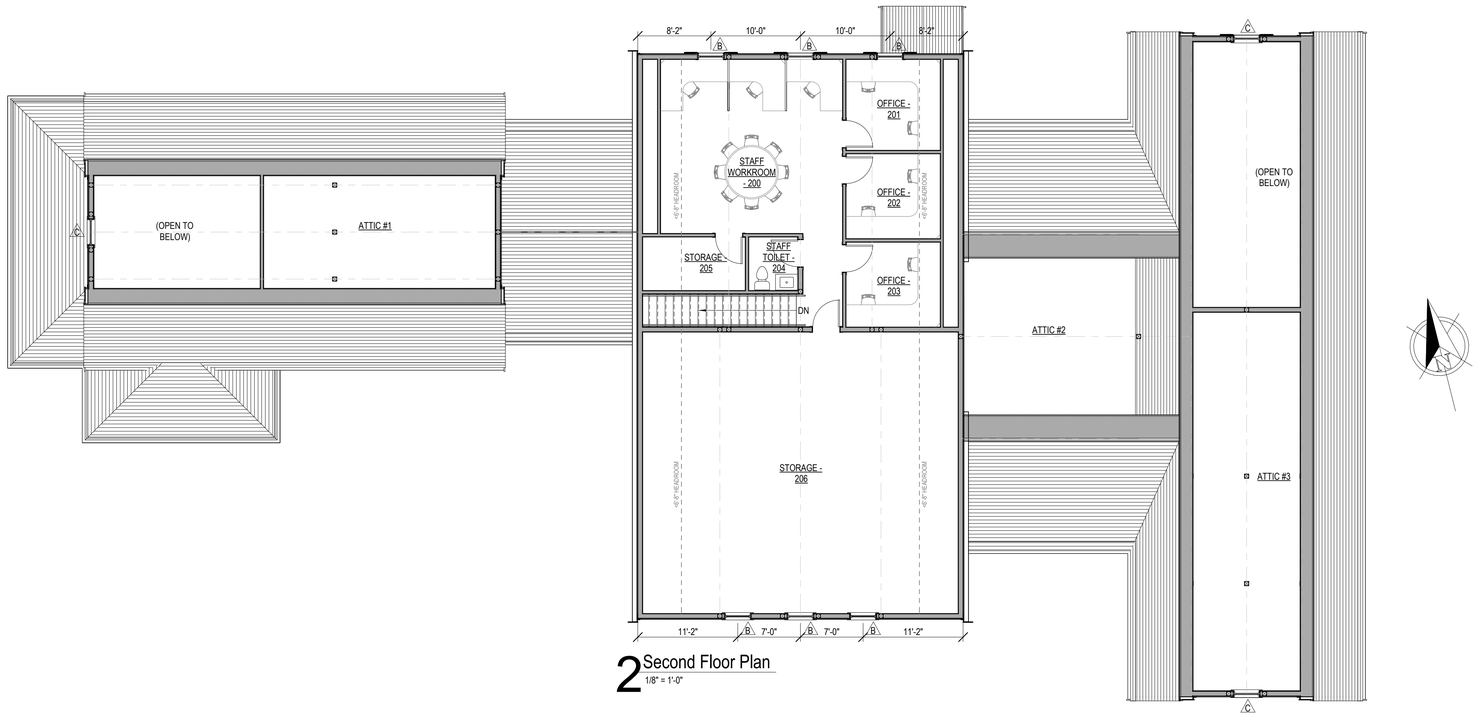
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

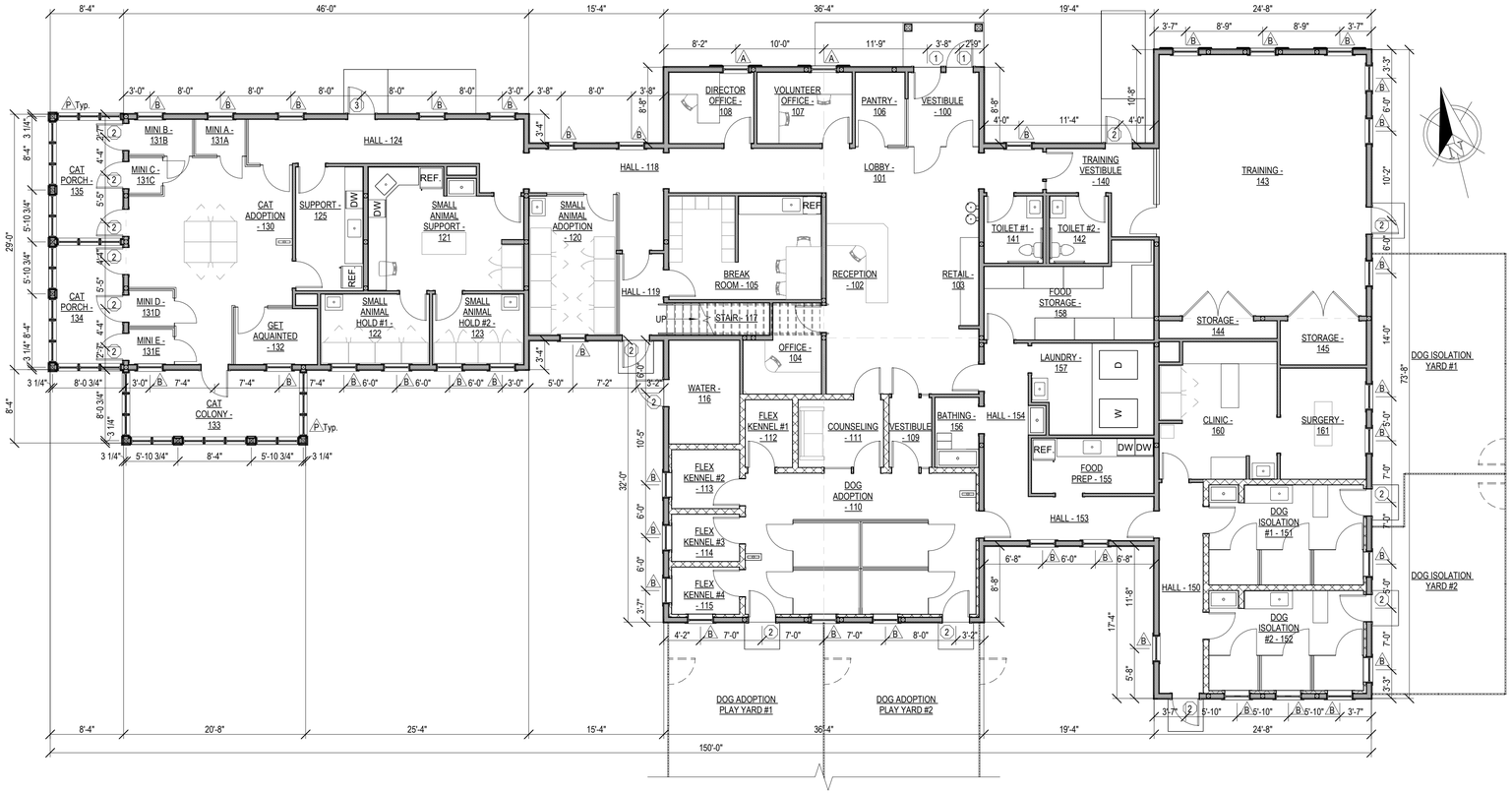
A.0.1
2306

04.28.25

H.D.C. Submission



2 Second Floor Plan
1/8" = 1'-0"



1 First Floor Plan
1/8" = 1'-0"

2306

NiSHA - Animal Rescue Building

25 Airport Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	57,637 SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40.0% | 23,055 SF
Existing G.C.:	00.0% | 0 SF
Proposed G.C.:	12.3% | 7,079 SF
Total Proposed G.C.:	12.3% | 7,079 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
S.1.0 Foundation Plan & Details

Revisions

Floor Plans

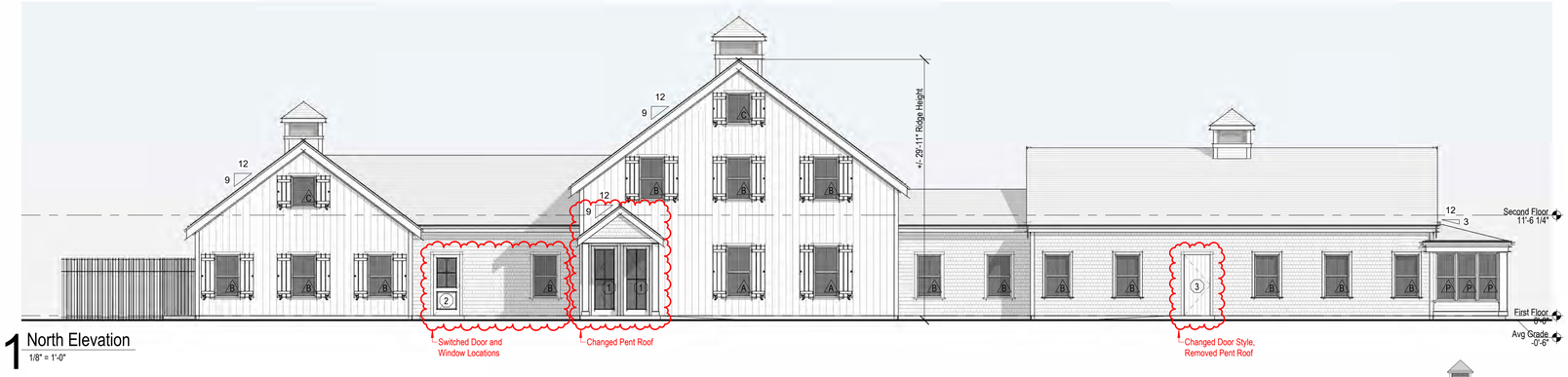
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2306

04.28.25

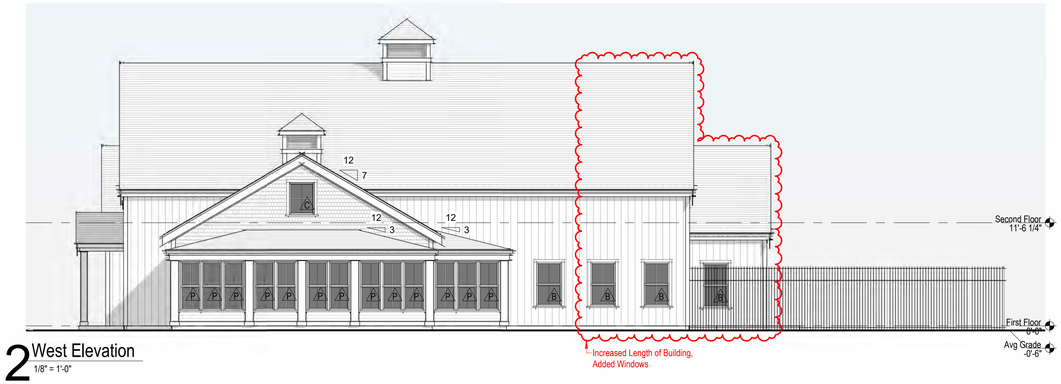
H.D.C. Submission



1 North Elevation
1/8" = 1'-0"



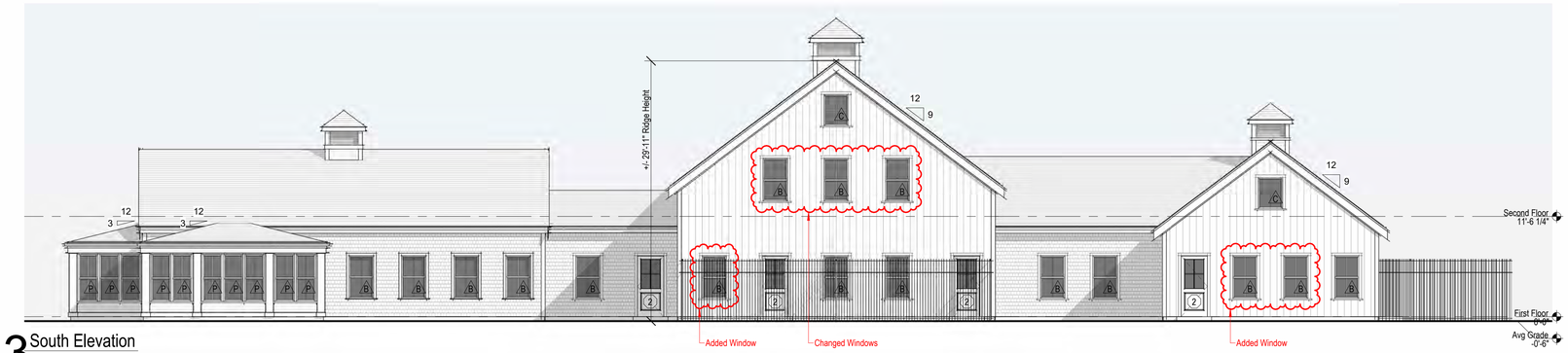
North Elevation - Previously Approved (01-07-25)
1/16" = 1'-0"



2 West Elevation
1/8" = 1'-0"



West Elevation - Previously Approved (01-07-25)
1/16" = 1'-0"



3 South Elevation
1/8" = 1'-0"



South Elevation - Previously Approved (01-07-25)
1/16" = 1'-0"



4 East Elevation
1/8" = 1'-0"



East Elevation - Previously Approved (01-07-25)
1/16" = 1'-0"

2306

NiSHA - Animal Rescue Building

25 Airport Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	57,637 SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40.0% | 23,055 SF
Existing G.C.:	00.0% | 0 SF
Proposed G.C.:	12.3% | 7,079 SF
Total Proposed G.C.:	12.3% | 7,079 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
S.1.0 Foundation Plan & Details

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

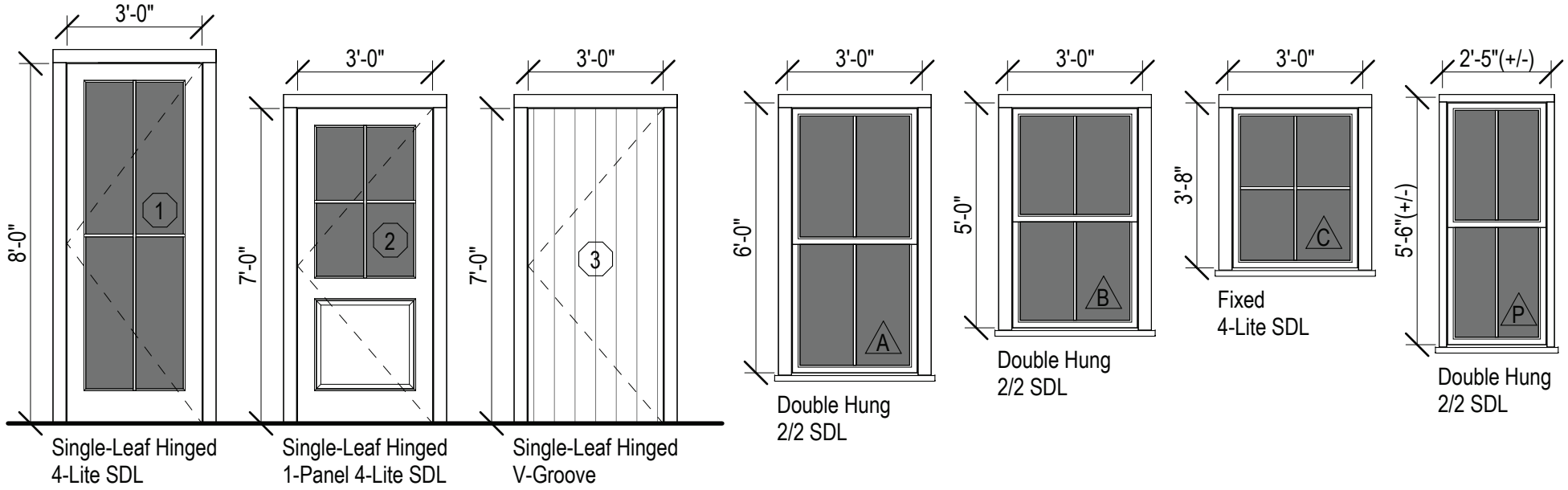
A.2.1

2306



1 Locus Map

12" = 1'-0"

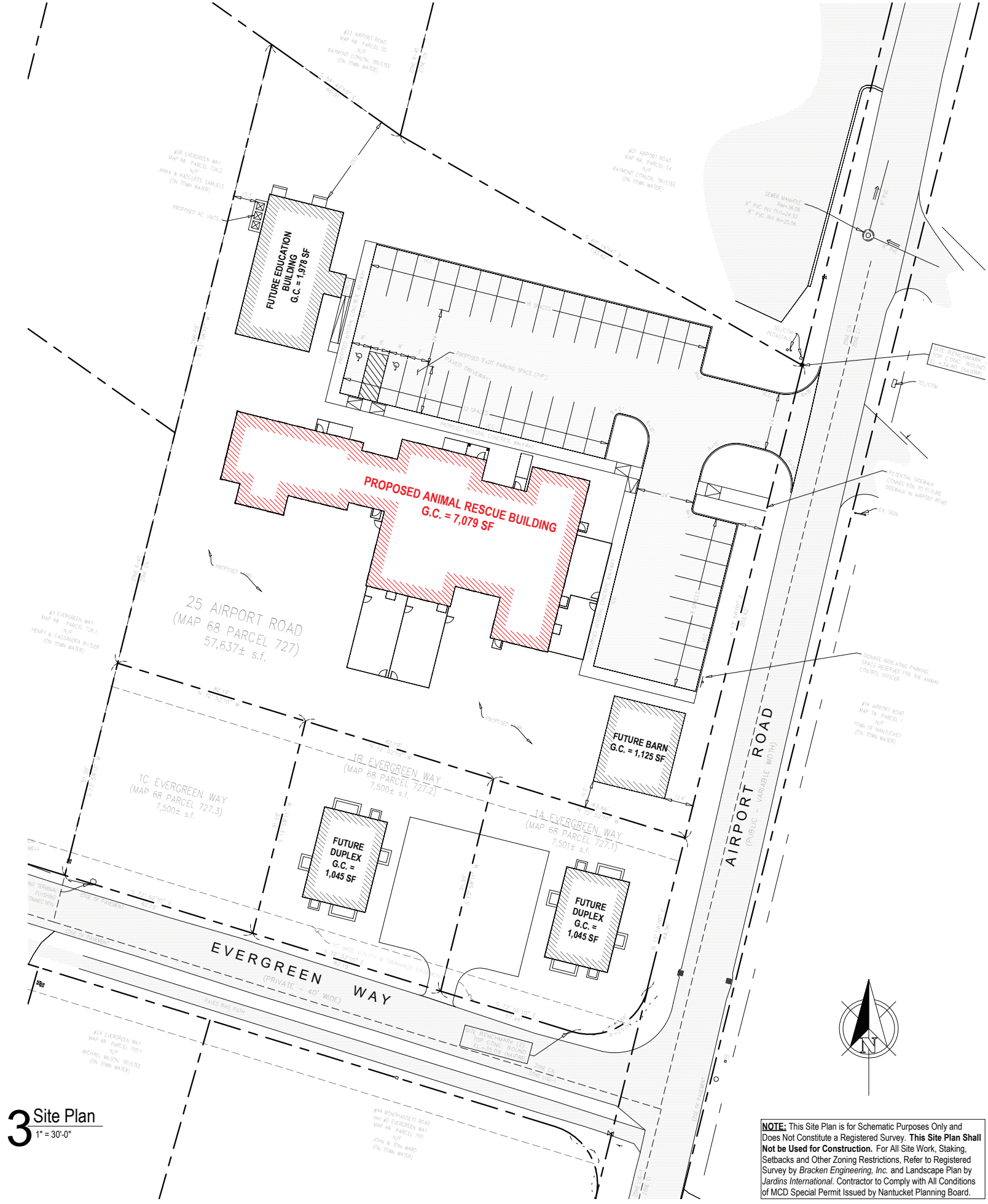


2 Exterior Door & Window Legend

1/4" = 1'-0"

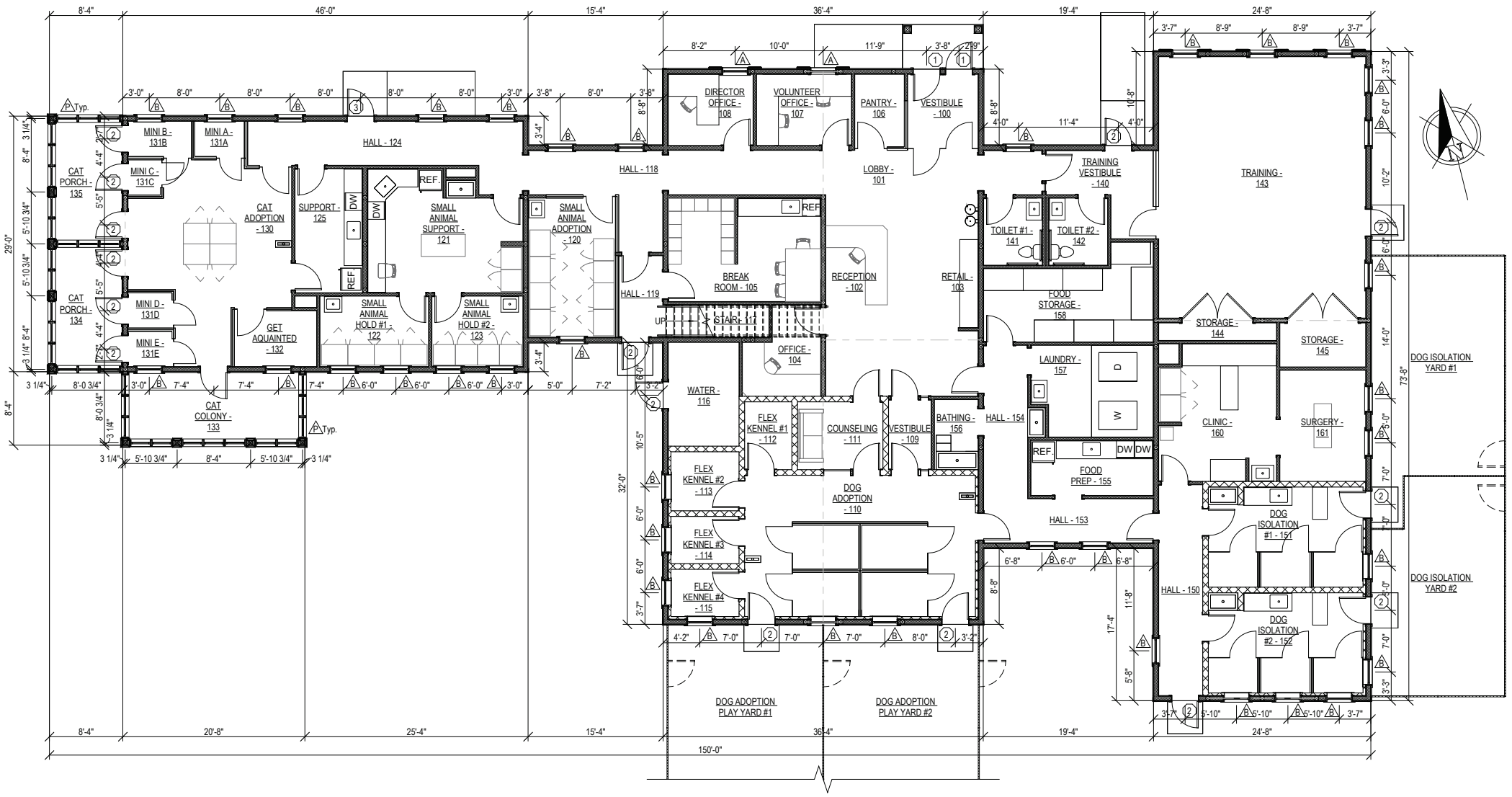
EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	2	3'-0"	8'-0"	TBD	TBD	Single-Leaf Hinged Door, 4-Lite SDL
2	16	3'-0"	7'-0"	TBD	TBD	Single-Leaf Hinged Door, 1-Panel 4-Lite SDL
3	1	3'-0"	7'-0"	TBD	TBD	Single-Leaf Hinged Door, V-Groove

WINDOW SCHEDULE						
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	2	3'-0"	6'-0"	TBD	TBD	Double Hung Window, 2/2 SDL
B	43	3'-0"	5'-0"	TBD	TBD	Double Hung Window, 2/2 SDL
C	5	3'-0"	3'-8"	TBD	TBD	Fixed Window, 4-Lite SDL
P	32	2'-5"	5'-6"	TBD	TBD	Double Hung Window, 2/2 SDL



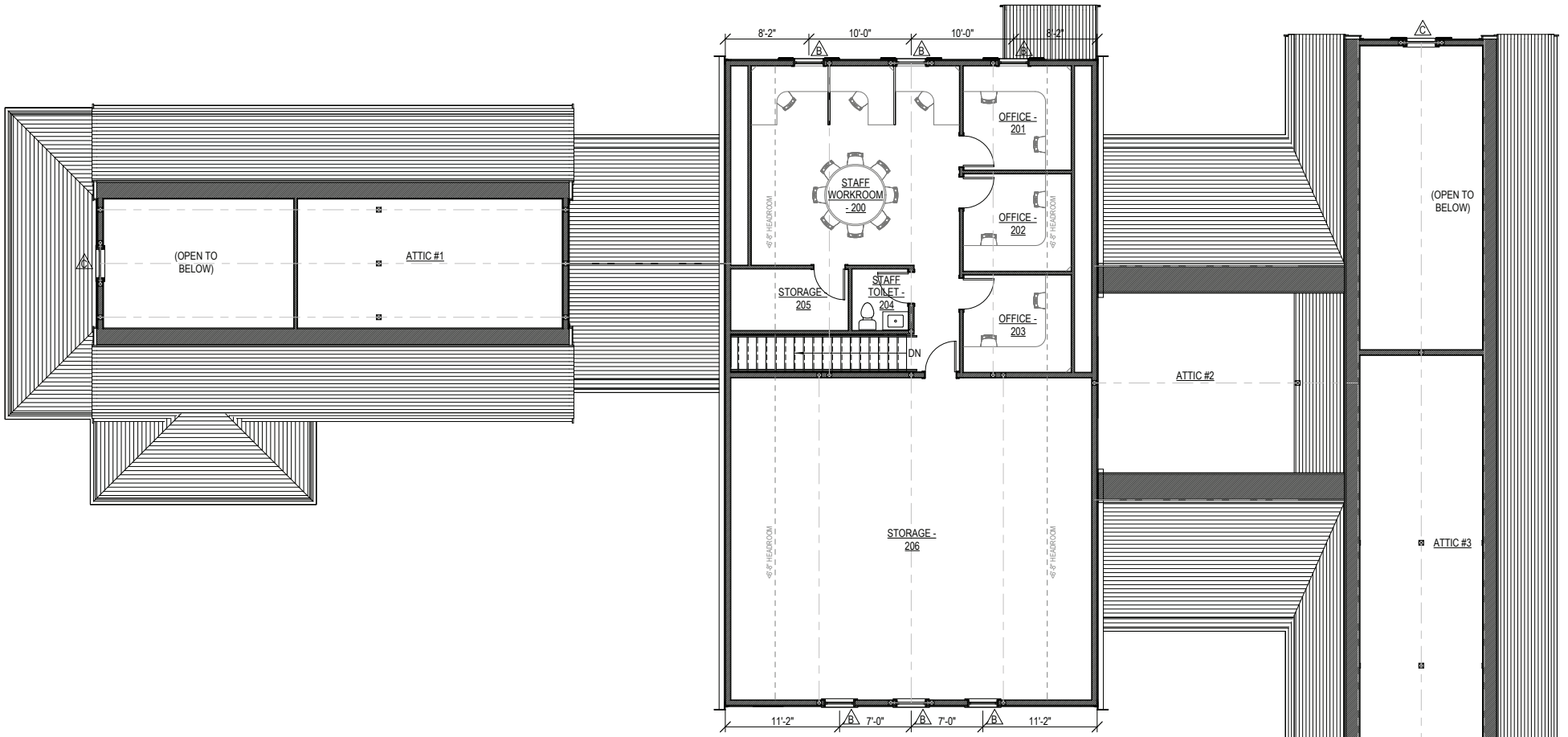
3 Site Plan
1" = 30'-0"

NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. **This Site Plan Shall Not be Used for Construction.** For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.* and Landscape Plan by *Jardins International*. Contractor to Comply with All Conditions of MCD Special Permit Issued by Nantucket Planning Board.



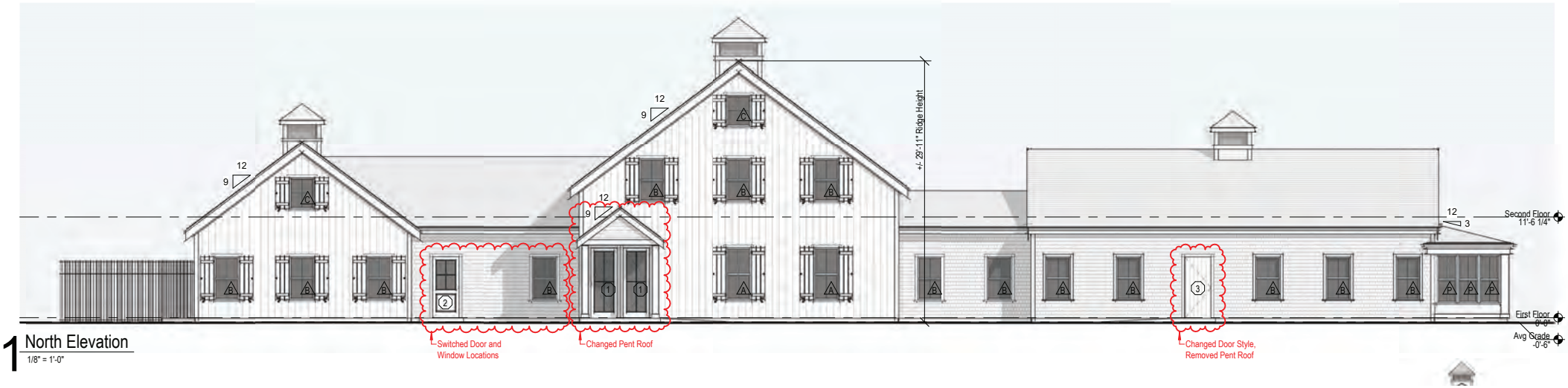
1 First Floor Plan

1/8" = 1'-0"



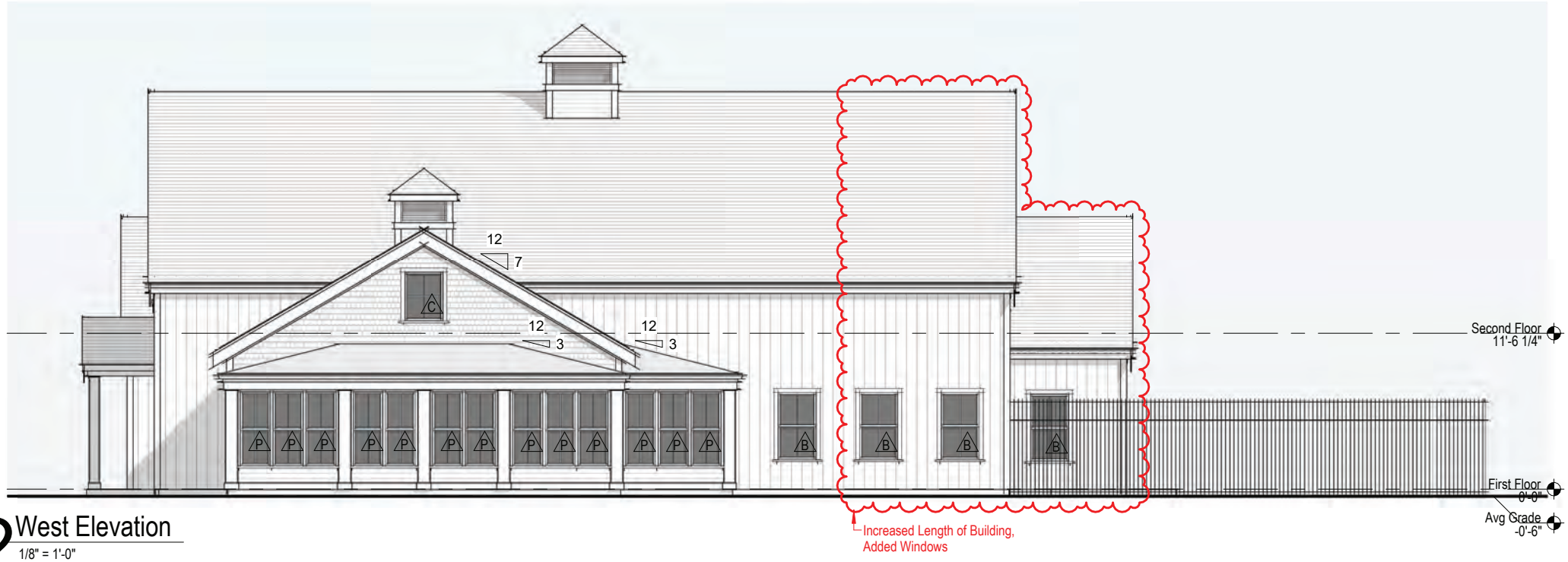
2 Second Floor Plan

1/8" = 1'-0"



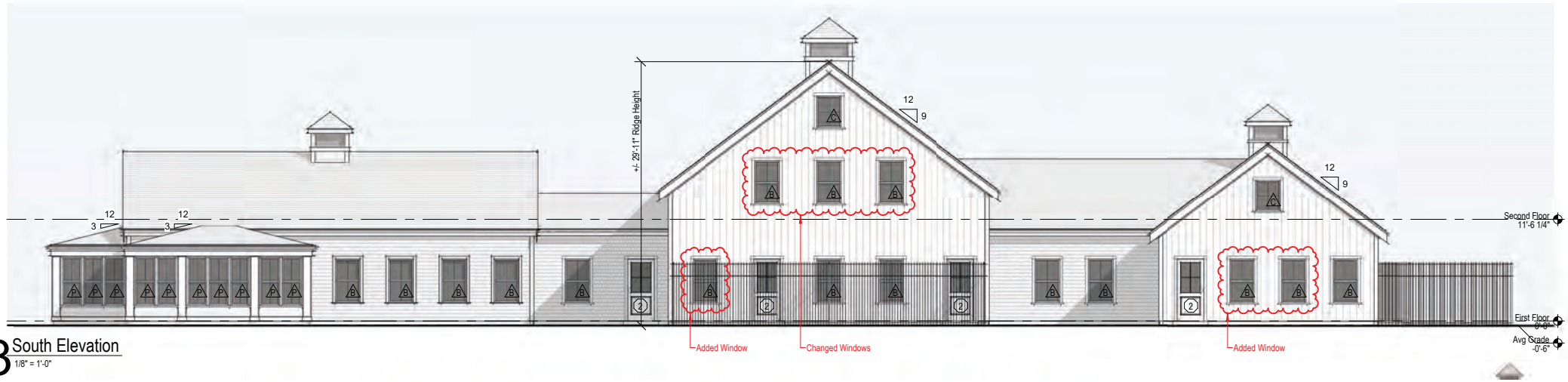
1 North Elevation

1/8" = 1'-0"



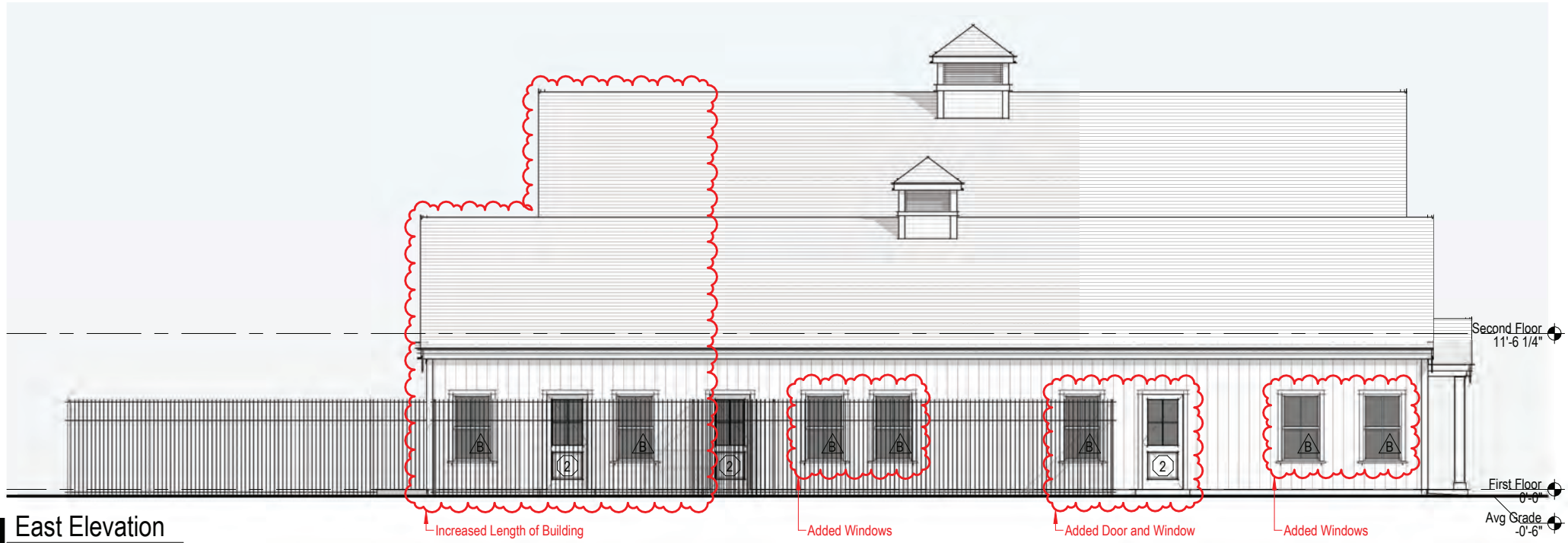
2 West Elevation

1/8" = 1'-0"



3 South Elevation

1/8" = 1'-0"



4 East Elevation

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 1/7/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 727

Street & Number of Proposed Work: 1 Evergreen Way (Main Facility)

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 395 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: 12/27/24 Fee Paid: $ 210

Must be acted on by: 2/25/25

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. 2024-06-10636

☐ Pool (Zoning District _____) ☐ Roof ☑ Other roof pitch change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation no changes
2. South Elevation addition/rof pitch change/move basement bulkhead
3. West Elevation addition
4. North Elevation addition/rof pitch change

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other Addition 4/12

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ 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 Black Asphalt

Trim Natural Sash Black Doors Hamilton Blue

Deck _____ Foundation Natural Fence _____ Shutters Black

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

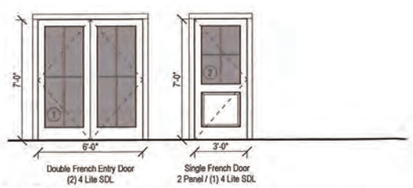
Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554



2 Locus Map
1/4" = 1'-0"



3 Exterior Door Legend
1/4" = 1'-0"



4 Window Legend
1/4" = 1'-0"



East Elevation



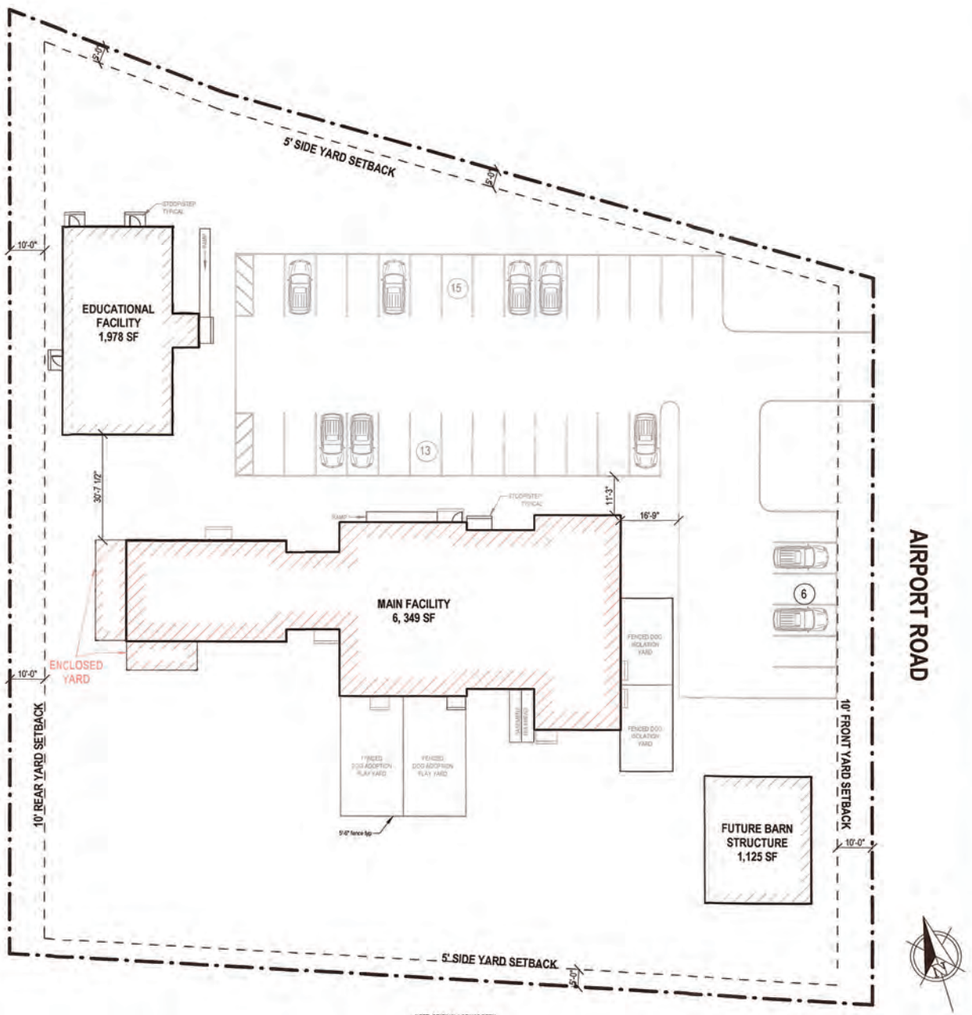
North Elevation



West Elevation



South Elevation



1 Site Plan - Proposed
1" = 20'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101 Cover Sheet - Main Facility
A.101 First Floor Plan - Main Facility
A.102 Second Floor Plan - Main Facility
A.201 Exterior Elevations - Main Facility
A.202 Exterior Elevations - Main Facility
A.203 Exterior Elevations - Main Facility

APPROVED
HDC 2024-12-11708
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions:

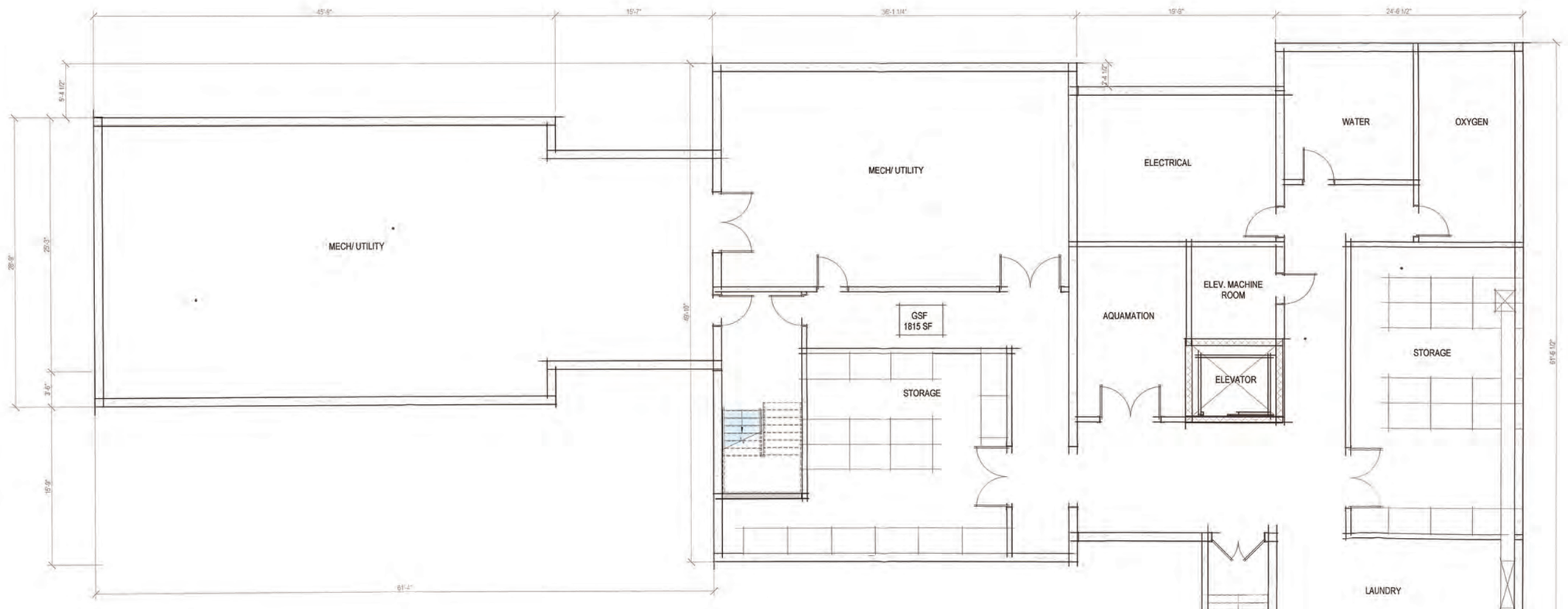
RECEIVED
DEC 18 2024
By

Cover Sheet - Main Facility

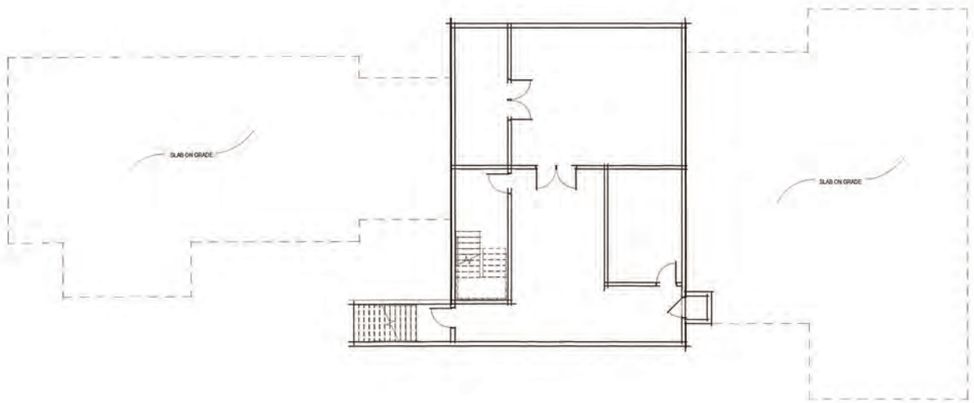
THESE DRAWINGS A ID THE DESIGNS THEY ILLUSTRATE A E THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR N PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOP MENT LTD.

DRAWINGS THAT AR I NOT CLEARLY LABELED "FOR CONS TRUCTION" SHOULD NOT BE USD D FOR CONSTRUCTION OR "OR PURCHASING, WITHOUT THE EXPR SS WRITTEN CONSENT OF THE PR INCIPAL OR THE DESIGNATED PROJE T MANAGER.

G.101
2306



1 Basement Plan - Proposed
3/16" = 1'-0"



2 Prev. Submitted - Basement Plan
3/32" = 1'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

6 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101 Cover Sheet - Main Facility
A.101 First Floor Plan - Main Facility
A.102 Second Floor Plan - Main Facility
A.201 Exterior Elevations - Main Facility
A.202 Exterior Elevations - Main Facility
A.203 Exterior Elevations - Main Facility

Revisions

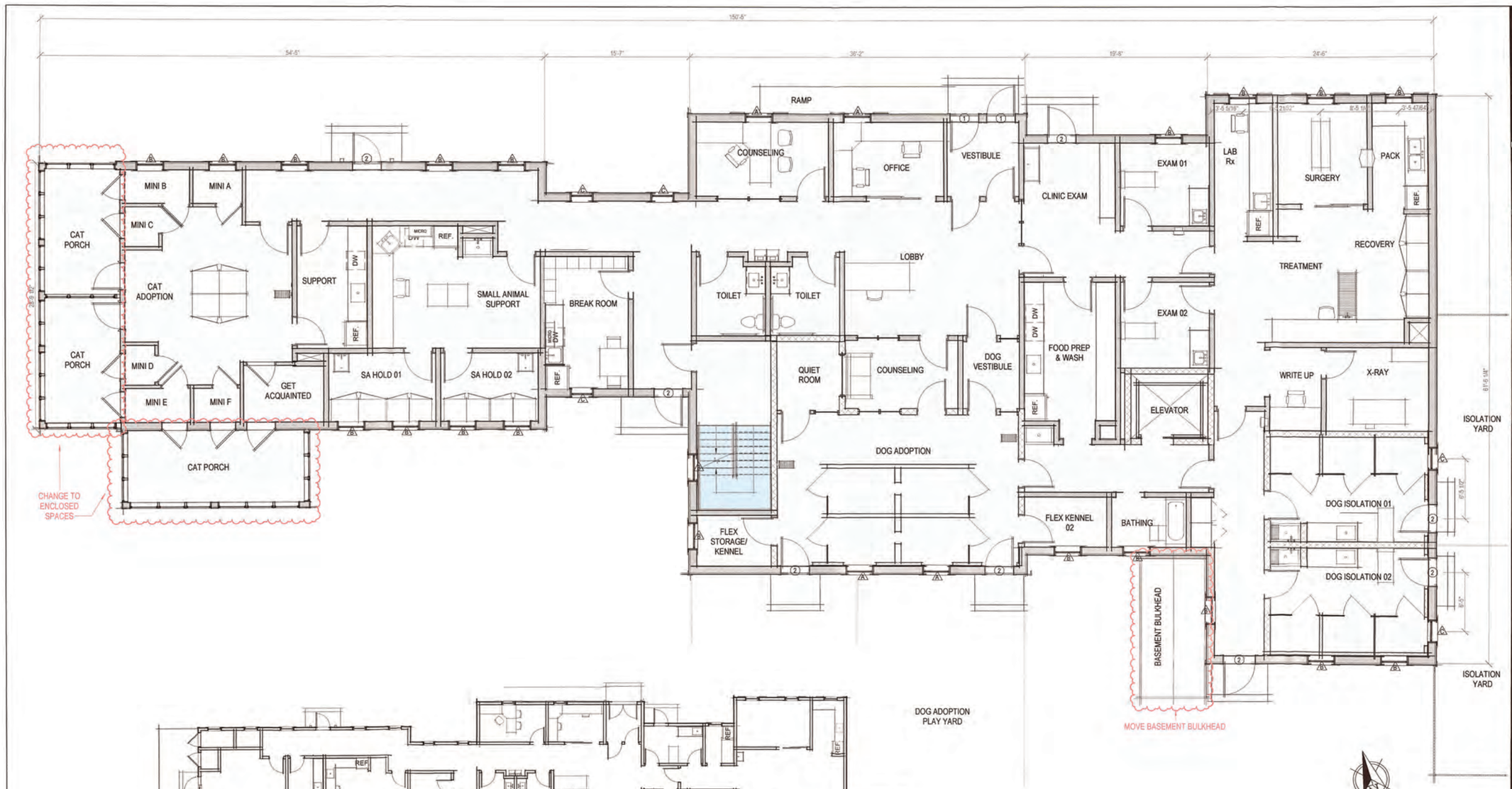
RECEIVED
DEC 16 2024
By

Basement Plan - Main Facility

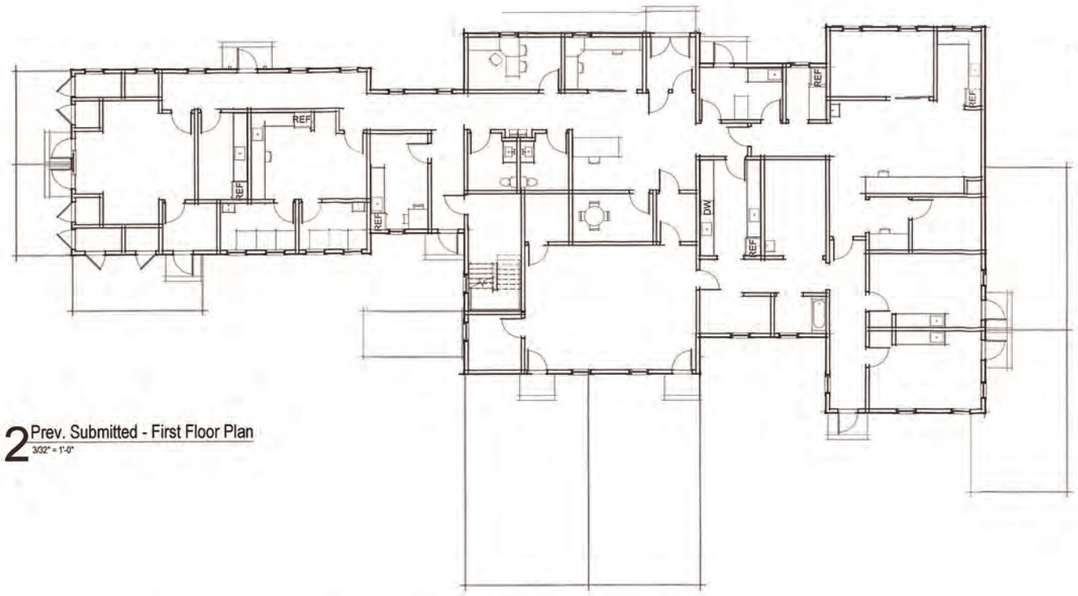
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.100
2306



1 First Floor Plan - Proposed
3/16" = 1'-0"



2 Prev. Submitted - First Floor Plan
3/32" = 1'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage	50'
Front Setback:	10'
Side/Rear Setback	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet - Main Facility
A.101	First Floor Plan - Main Facility
A.102	Second Floor Plan - Main Facility
A.201	Exterior Elevations - Main Facility
A.202	Exterior Elevations - Main Facility
A.203	Exterior Elevations - Main Facility

Revisions

Revision 1 Date 1

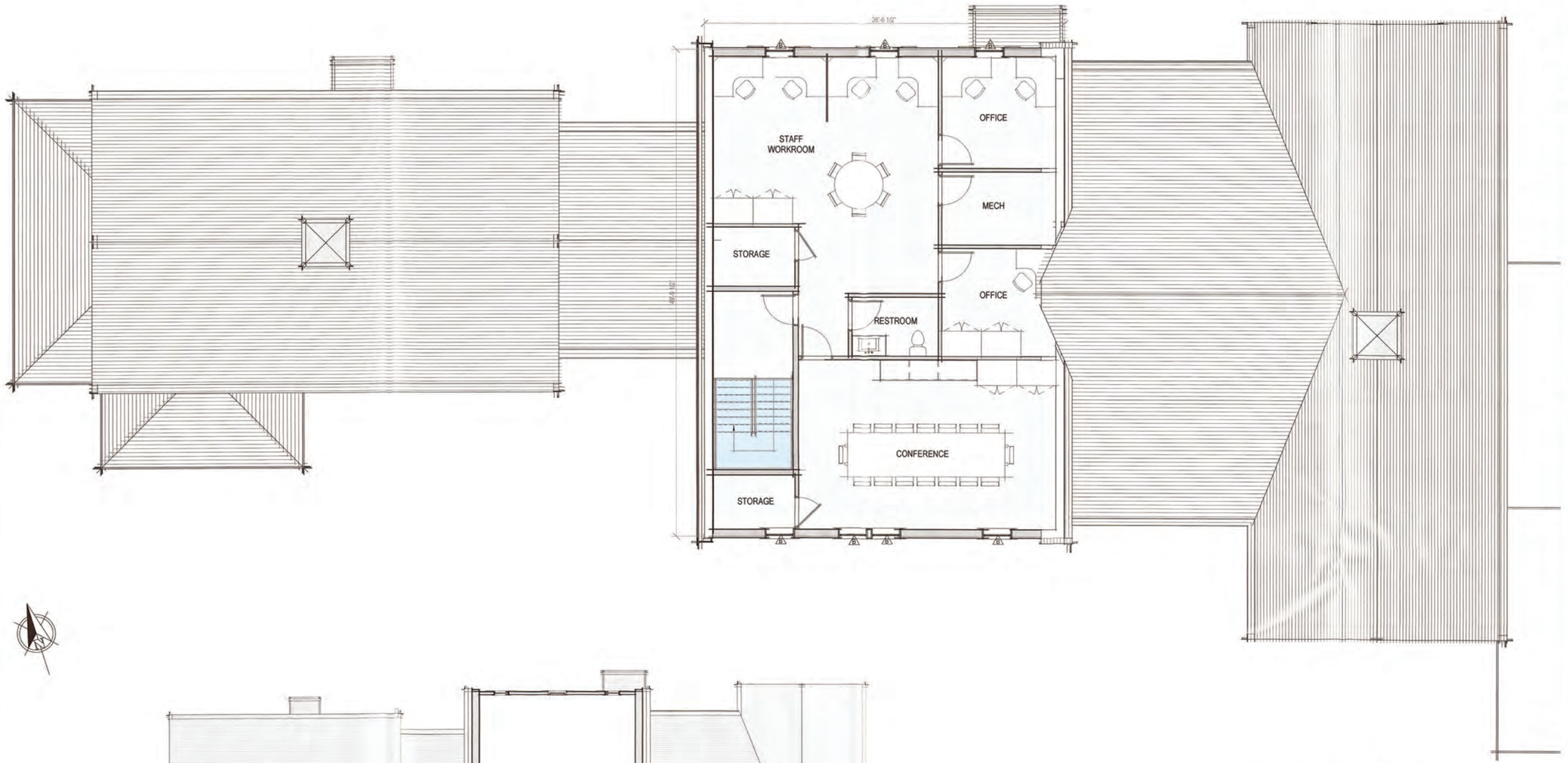
RECEIVED
DEC 18 2024
By

First Floor Plan - Main Facility

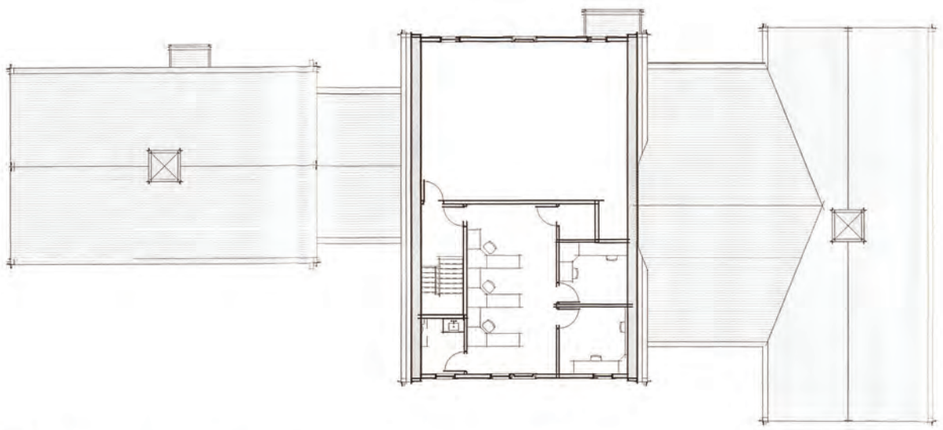
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.101
2306



1 Second Floor Plan - Proposed
3/16" = 1'-0"



2 Prev. Submitted - Second Floor Plan
3/32" = 1'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

6 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,286 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101 Cover Sheet - Main Facility
A.101 First Floor Plan - Main Facility
A.102 Second Floor Plan - Main Facility
A.201 Exterior Elevations - Main Facility
A.202 Exterior Elevations - Main Facility
A.203 Exterior Elevations - Main Facility

Revisions

RECEIVED
DEC 16 2024
By

Second Floor Plan - Main Facility

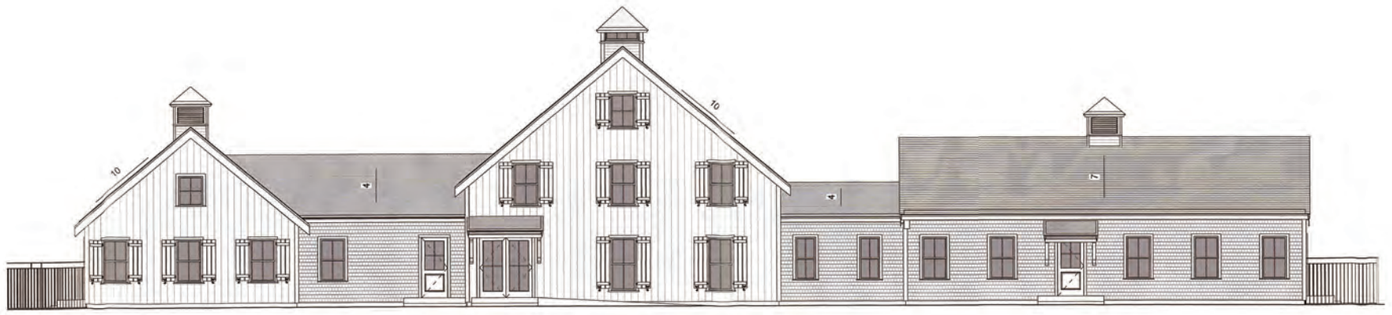
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.102
2306



1 North Elevation - Proposed
3/16" = 1'-0"



2 Prev. Submitted - North Elevation
1/8" = 1'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet - Main Facility
A.101	First Floor Plan - Main Facility
A.102	Second Floor Plan - Main Facility
A.201	Exterior Elevations - Main Facility
A.202	Exterior Elevations - Main Facility
A.203	Exterior Elevations - Main Facility

Revisions

Revision 1 Date 1

RECEIVED
DEC 16 2024

APPROVED
HDC2024-12-11708
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Elevations - Main Facility

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.201
2306



1 South Elevation - Proposed
3/16" = 1'-0"



2 Prev. Submitted - South Elevation
1/8" = 1'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CV
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	58,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101 Cover Sheet - Main Facility
A.101 First Floor Plan - Main Facility
A.102 Second Floor Plan - Main Facility
A.201 Exterior Elevations - Main Facility
A.202 Exterior Elevations - Main Facility
A.203 Exterior Elevations - Main Facility

Revisions
Revision 1 Date 1

RECEIVED
DEC 18 2024
By

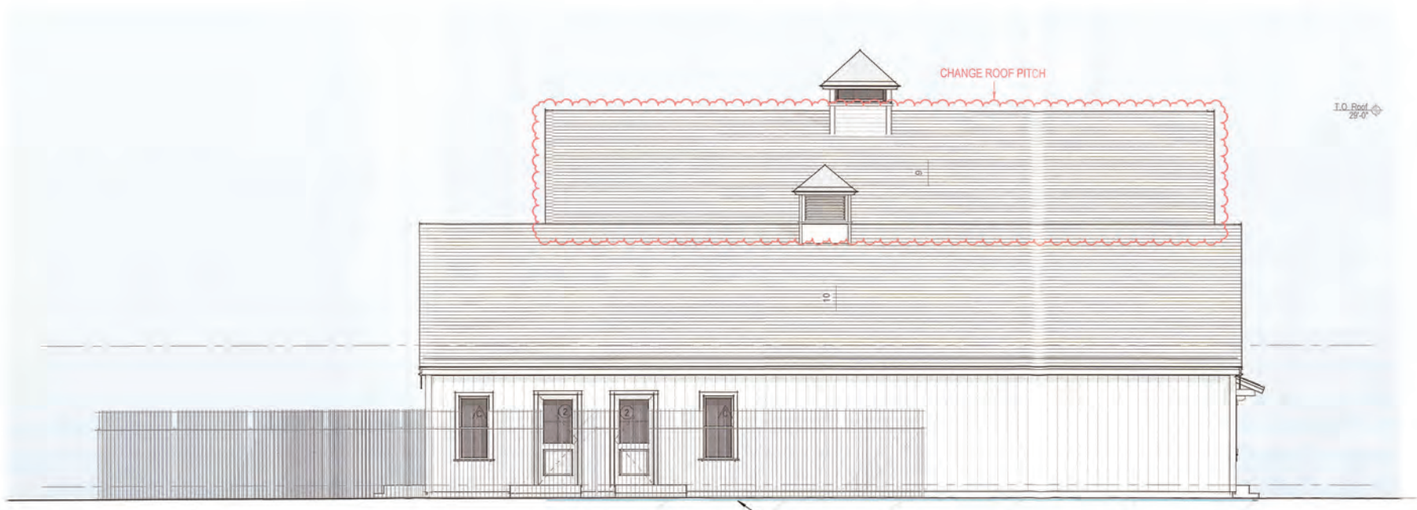
Exterior Elevations - Main Facility

APPROVED
HDC9094-12-11708
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

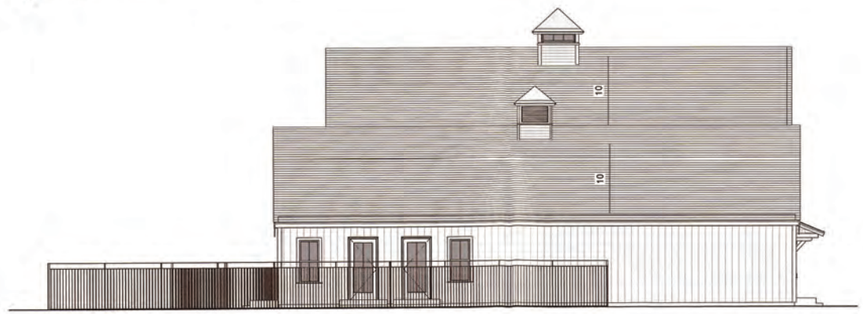
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.202
2306



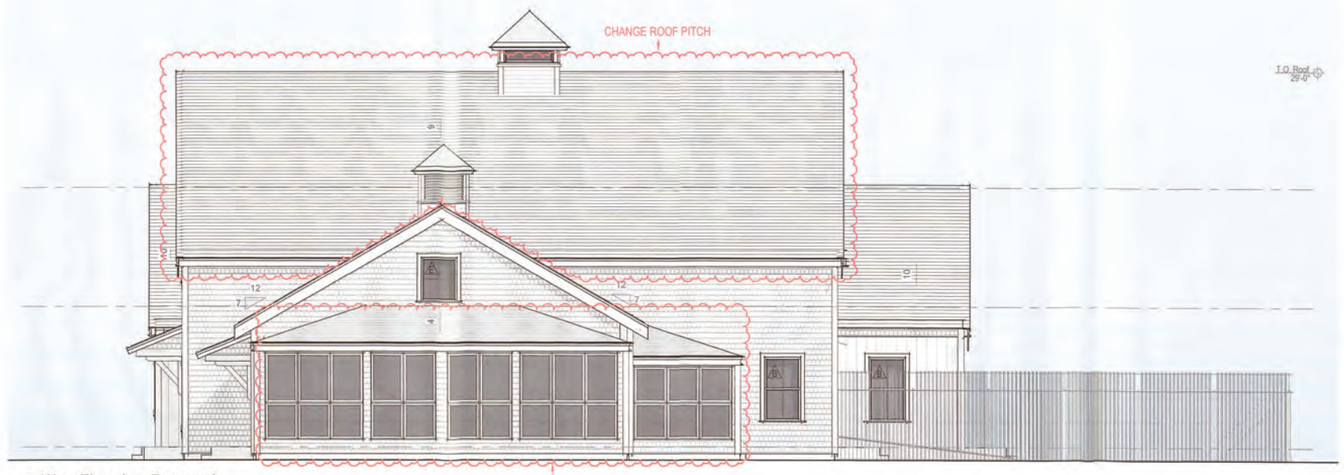
1 East Elevation - Proposed
3/16" = 1'-0"



1B Prev. Submitted - East Elevation
1/8" = 1'-0"



2B Prev. Submitted - West Elevation
1/8" = 1'-0"



2 West Elevation -Proposed
3/16" = 1'-0"

HDC Submission
12.20.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	6,349 SF
Total Proposed G.C.:	9,452 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101 Cover Sheet - Main Facility
A.101 First Floor Plan - Main Facility
A.102 Second Floor Plan - Main Facility
A.201 Exterior Elevations - Main Facility
A.202 Exterior Elevations - Main Facility
A.203 Exterior Elevations - Main Facility

APPROVED
HDC 20241217-1178
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

RECEIVED
DEC 16 2024
By

Exterior Elevations - Main Facility

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT, LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.203
2306

25A Clifton Street : 73.4.1 / 3.1

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°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A Clifton St.

Owner of record: Holding Christopher + Meghan

Mailing Address: 25A Clifton St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone # (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2025-02-12010
☐ Pool (Zoning District _____) ☐ Roof ☑ Other New bay windows & fenestration revisions

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation New bay window
2. South Elevation No changes
3. West Elevation New bay window & dormer revision
4. North Elevation Fenestration revisions

*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 & Nantucket Red
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 4/28/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

25A Clifton Steet, Nantucket, MA 02554 Nantucket Historic District Commission

June 20, 2024

Name: Chris & Megan Holding

Address: 25A Clifton Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 25A Clifton Street per our collaboration.

Thank you for your understanding.

Date: 6/21/24

Signature: C M J. Holding

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 Christopher & Megan Holding

STREET ADDRESS 25A Clifton Street

MAP/PARCEL 73.4.1 / 3.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04.28.25

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 02.23.25

Signature Date





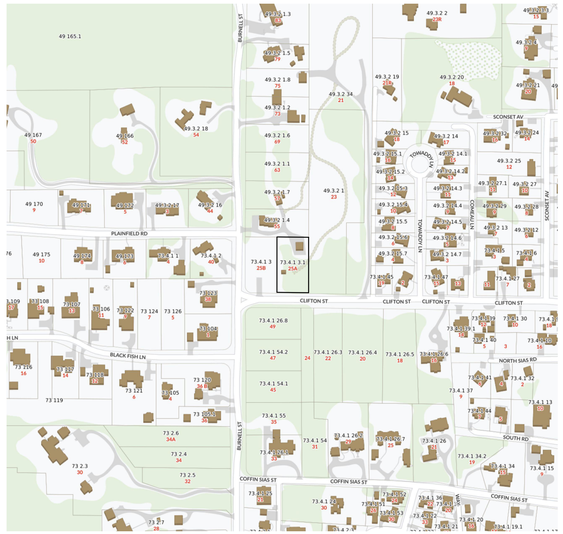




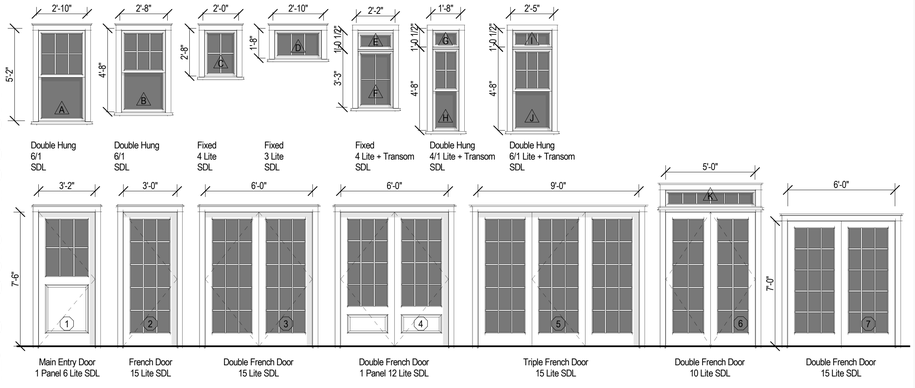
Holding Residence

25A Clifton Street
Nantucket, MA 02554

04.28.25



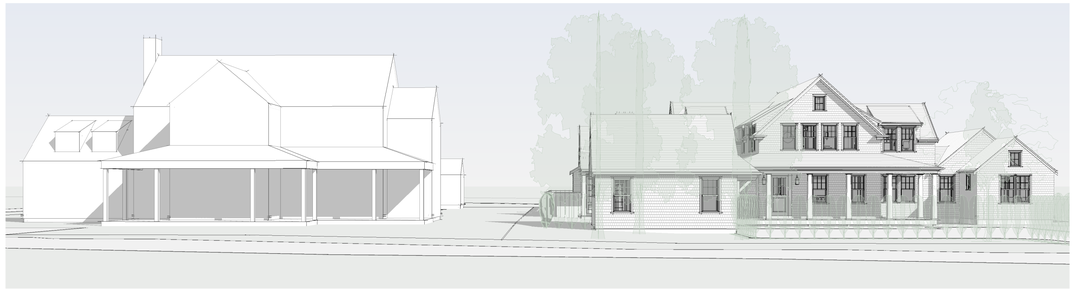
1 Locus Map
Not to Scale



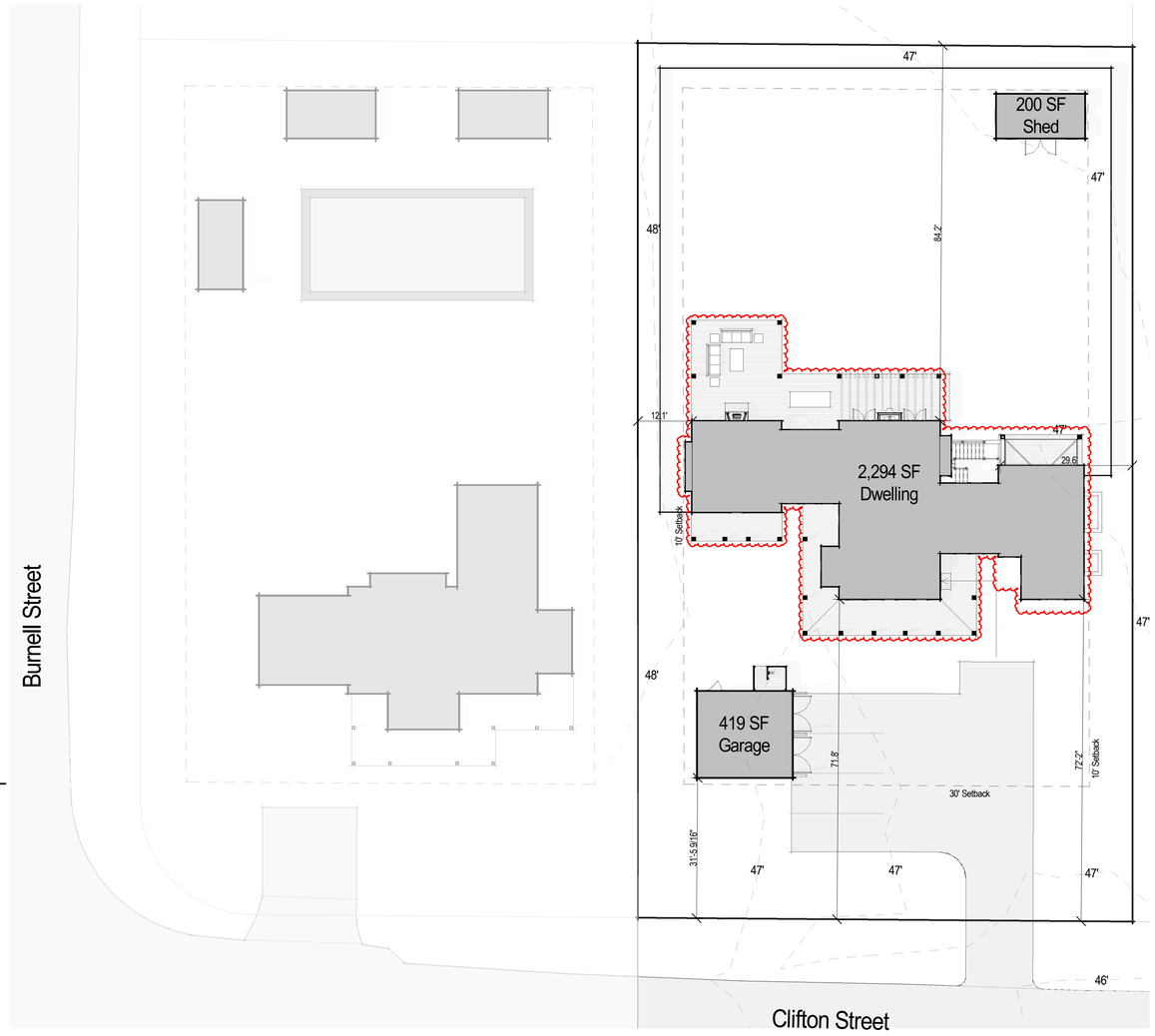
HDC Submission

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	19	2'-10"	5'-2"	Andersen			≥30
B	26	2'-8"	4'-8"	"			≥30
C	7	2'-0"	2'-8"	"			≥30
D	3	2'-10"	1'-8"	"			≥30
E	2	2'-2"	1'-0 1/2"	"			≥30
F	2	2'-2"	3'-3"	"			≥30
G	2	1'-8"	1'-0 1/2"	"			≥30
H	2	1'-8"	4'-8"	"			≥30
I	3	2'-5"	1'-0 1/2"	"			≥30
J	3	2'-5"	4'-8"	"			≥30
K	2	5'-2 3/4"	1'-0 1/2"	"			≥30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-2"	7'-6"	Upstate			≥30
2	3	3'-0"	7'-6"	Andersen			≥30
3	2	6'-0"	7'-6"	Andersen			≥30
4	2	6'-0"	7'-6"	Upstate			≥30
5	1	9'-0"	7'-6"	Andersen			≥30
6	2	5'-0"	7'-6"	Andersen			≥30
7	1	6'-0"	7'-0"	Andersen			≥30



Street View



2 Site Plan
1/16" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives
A.2.4	Building Sections
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
D.0.1	Interior Elevations - Gym 003
D.0.2	Interior Elevations - Family Room 004
D.0.3	Interior Elevations - Sitting Area 008
D.0.4	Interior Elevations - Bedroom 009
D.0.5	Interior Elevations - Bathroom 012
D.1.1	Interior Elevations - Living Room
D.1.2	Interior Elevations - Dining
D.1.3	Interior Elevations - Kitchen
D.1.4	Interior Elevations - Foyer
D.1.5	Interior Elevations - Primary Bedroom
D.1.6	Interior Elevations - Primary Bathroom
D.1.7	Interior Elevations - Den / Office & Hallway
D.1.8	Interior Elevations - Mudroom & Laundry
D.1.9	Interior Elevations - 1/2 Bath & Hallway
D.1.10	Interior Elevations - Staircase
D.1.11	Interior Elevations - Staircase
D.2.1	Interior Elevations - Sitting Area
D.2.2	Interior Elevations - Bedroom 203
D.2.3	Interior Elevations - Bedroom 205
D.2.4	Interior Elevations - Bathroom 206
D.2.5	Interior Elevations - Bedroom 207
D.3.1	Exterior Trim Details
D.3.2	Interior Trim Details
D.3.3	Living Room Fireplace Details
D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details
D.3.6	Basement RCP
D.3.7	First Floor RCP
D.3.8	Second Floor RCP
D.4.1	Porch Ceiling Details
D.4.2	Porch Details
D.4.3	Walk-Out Details
D.4.4	Kitchen Bay Window Details

Revisions

Revision 1	Date 1

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.

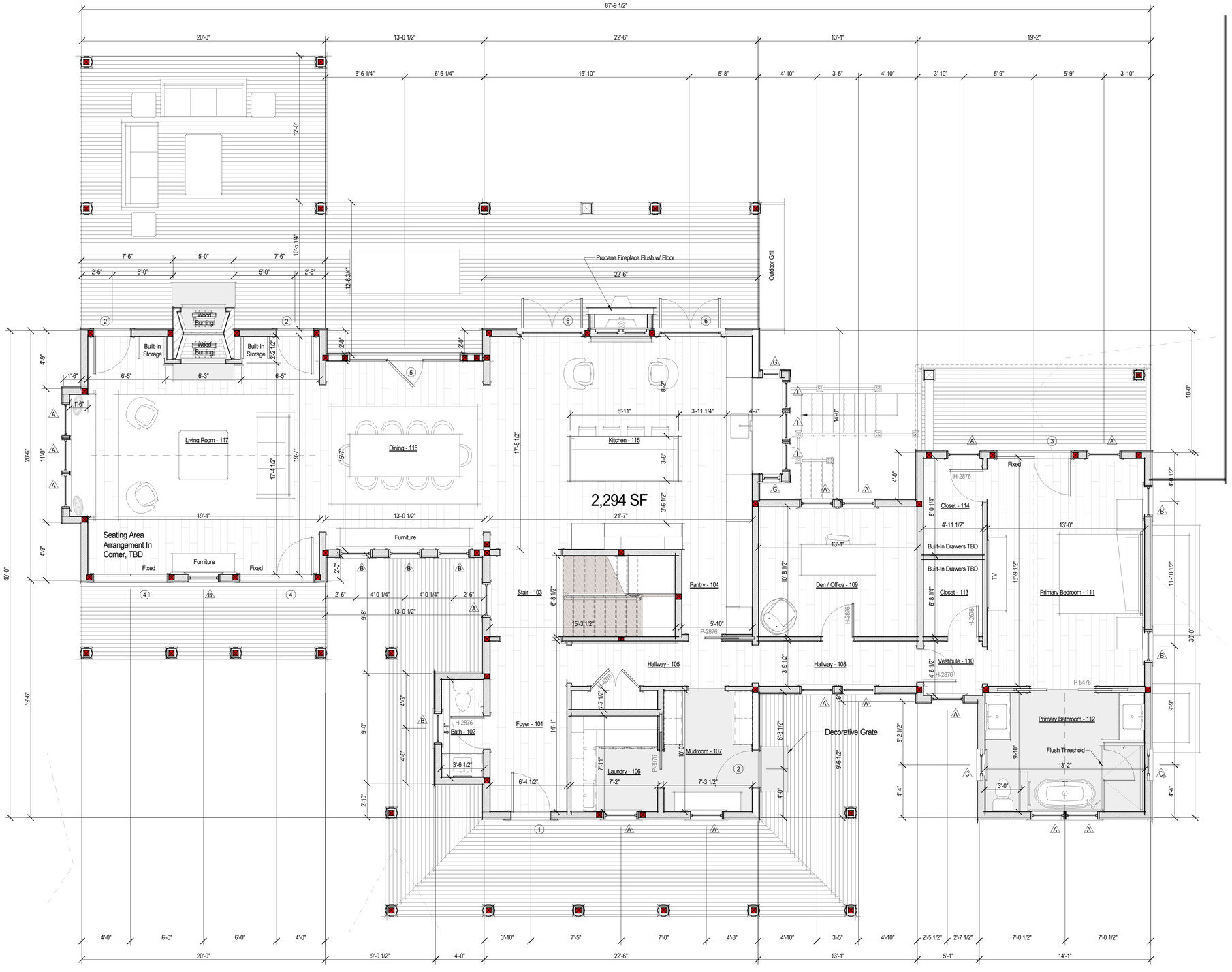
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2402

04.28.25

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
001	Storage
002	Hallway
003	Gym
004	Family Room
005	Staircase
006	Mechanical
007	Hall
008	Sitting Area
009	Bedroom
010	Closet
011	Closet
012	Bathoom
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Den
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathoom
209	Hall

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives
A.2.4	Building Sections
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
D.0.1	Interior Elevations - Gym 003
D.0.2	Interior Elevations - Family Room 004
D.0.3	Interior Elevations - Sitting Area 008
D.0.4	Interior Elevations - Bedroom 009
D.0.5	Interior Elevations - Bathroom 012
D.1.1	Interior Elevations - Living Room
D.1.2	Interior Elevations - Dining
D.1.3	Interior Elevations - Kitchen
D.1.4	Interior Elevations - Foyer
D.1.5	Interior Elevations - Primary Bedroom
D.1.6	Interior Elevations - Primary Bathroom
D.1.7	Interior Elevations - Den / Office & Hallway
D.1.8	Interior Elevations - Mudroom & Laundry
D.1.9	Interior Elevations - 1/2 Bath & Hallway
D.1.10	Interior Elevations - Staircase
D.1.11	Interior Elevations - Staircase
D.2.1	Interior Elevations - Sitting Area
D.2.2	Interior Elevations - Bedroom 203
D.2.3	Interior Elevations - Bedroom 205
D.2.4	Interior Elevations - Bathroom 206
D.2.5	Interior Elevations - Bedroom 207
D.3.1	Exterior Trim Details
D.3.2	Interior Trim Details
D.3.3	Living Room Fireplace Details
D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details
D.3.6	Basement RCP
D.3.7	First Floor RCP
D.3.8	Second Floor RCP
D.4.1	Porch Ceiling Details
D.4.2	Porch Details
D.4.3	Walk-Out Details
D.4.4	Kitchen Bay Window Details

Revisions

First Floor Plan

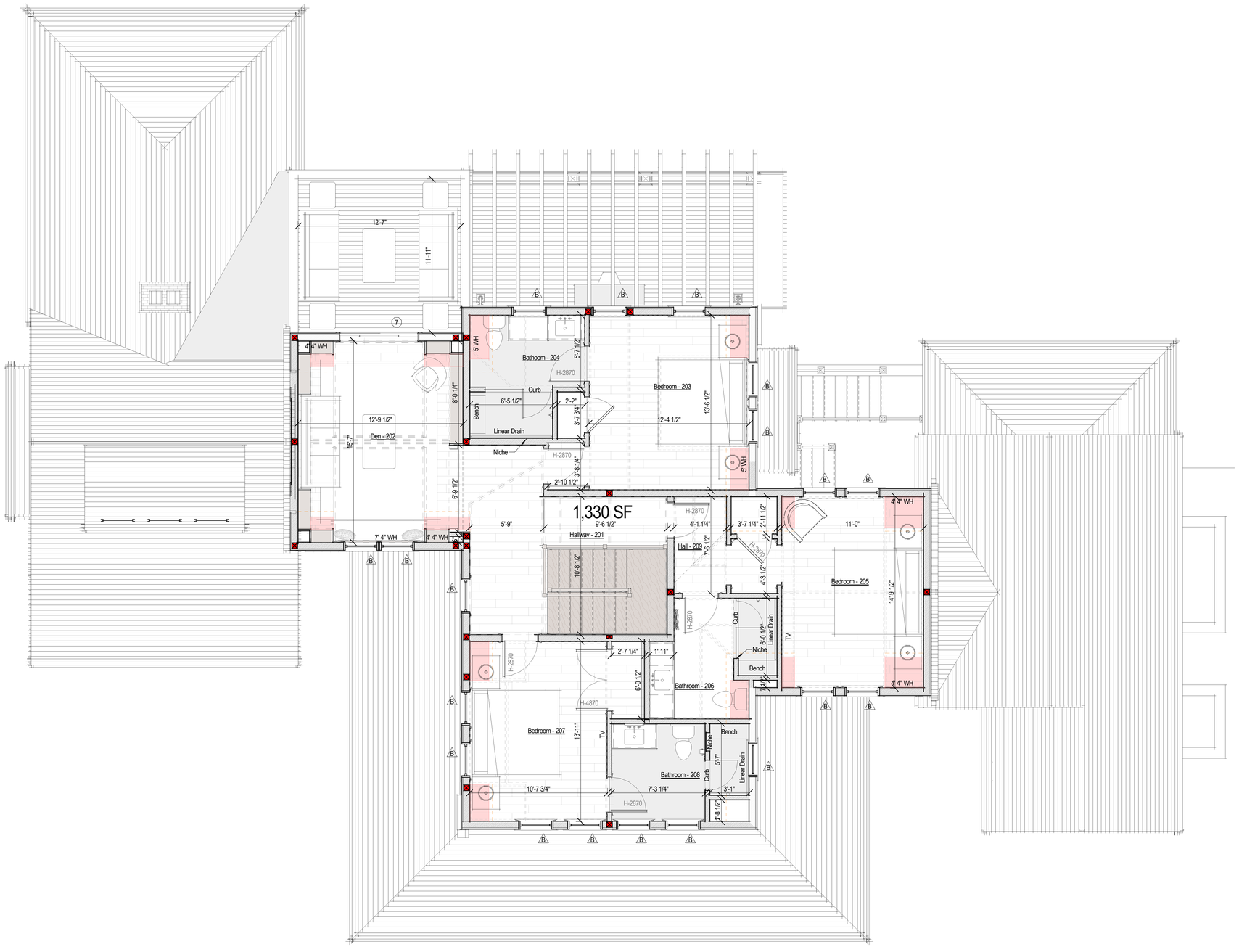
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2402

04.28.25

HDC Submission



1 Second Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
001	Storage
002	Hallway
003	Gym
004	Family Room
005	Staircase
006	Mechanical
007	Hall
008	Sitting Area
009	Bedroom
010	Closet
011	Closet
012	Bathoom
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Den
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom
209	Hall

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives
A.2.4 Building Sections
E.1.0 Basement Lighting Plan
E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
D.0.1 Interior Elevations - Gym 003
D.0.2 Interior Elevations - Family Room 004
D.0.3 Interior Elevations - Sitting Area 008
D.0.4 Interior Elevations - Bedroom 009
D.0.5 Interior Elevations - Bathroom 012
D.1.1 Interior Elevations - Living Room
D.1.2 Interior Elevations - Dining
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Foyer
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Den / Office & Hallway
D.1.8 Interior Elevations - Mudroom & Laundry
D.1.9 Interior Elevations - 1/2 Bath & Hallway
D.1.10 Interior Elevations - Staircase
D.1.11 Interior Elevations - Staircase
D.2.1 Interior Elevations - Sitting Area
D.2.2 Interior Elevations - Bedroom 203
D.2.3 Interior Elevations - Bedroom 205
D.2.4 Interior Elevations - Bathroom 206
D.2.5 Interior Elevations - Bedroom 207
D.3.1 Exterior Trim Details
D.3.2 Interior Trim Details
D.3.3 Living Room Fireplace Details
D.3.4 Kitchen Fireplace Details
D.3.5 Vanity Details
D.3.6 Basement RCP
D.3.7 First Floor RCP
D.3.8 Second Floor RCP
D.4.1 Porch Ceiling Details
D.4.2 Porch Details
D.4.3 Walk-Out Details
D.4.4 Kitchen Bay Window Details

Revisions

Second Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

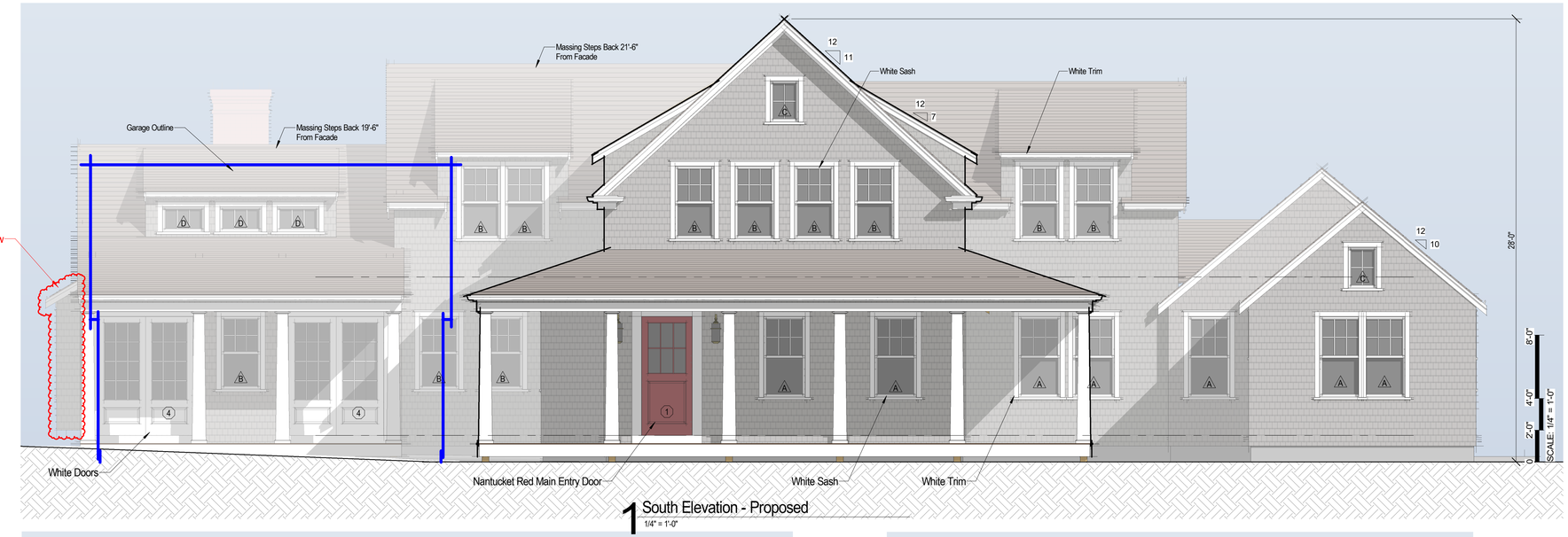
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2402

04.28.25

HDC Submission



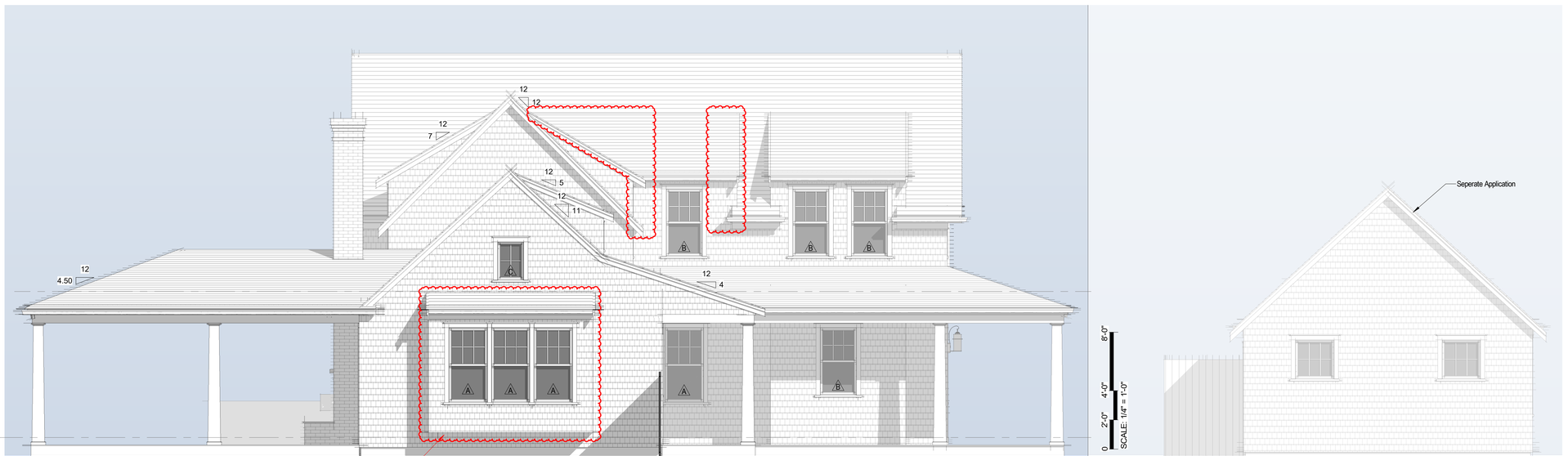
1 South Elevation - Proposed
1/4" = 1'-0"



Previously Approved South Elevation
1/8" = 1'-0"



Previously Approved West Elevation
1/8" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives
A.2.4	Building Sections
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
D.0.1	Interior Elevations - Gym 003
D.0.2	Interior Elevations - Family Room 004
D.0.3	Interior Elevations - Sitting Area 008
D.0.4	Interior Elevations - Bedroom 009
D.0.5	Interior Elevations - Bathroom 012
D.1.1	Interior Elevations - Living Room
D.1.2	Interior Elevations - Dining
D.1.3	Interior Elevations - Kitchen
D.1.4	Interior Elevations - Foyer
D.1.5	Interior Elevations - Primary Bedroom
D.1.6	Interior Elevations - Primary Bathroom
D.1.7	Interior Elevations - Den / Office & Hallway
D.1.8	Interior Elevations - Mudroom & Laundry
D.1.9	Interior Elevations - 1/2 Bath & Hallway
D.1.10	Interior Elevations - Staircase
D.1.11	Interior Elevations - Staircase
D.2.1	Interior Elevations - Sitting Area
D.2.2	Interior Elevations - Bedroom 203
D.2.3	Interior Elevations - Bedroom 205
D.2.4	Interior Elevations - Bathroom 206
D.2.5	Interior Elevations - Bedroom 207
D.3.1	Exterior Trim Details
D.3.2	Interior Trim Details
D.3.3	Living Room Fireplace Details
D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details
D.3.6	Basement RCP
D.3.7	First Floor RCP
D.3.8	Second Floor RCP
D.4.1	Porch Ceiling Details
D.4.2	Porch Details
D.4.3	Walk-Out Details
D.4.4	Kitchen Bay Window Details

Revisions

Revision 1	Date 1

Exterior Elevations

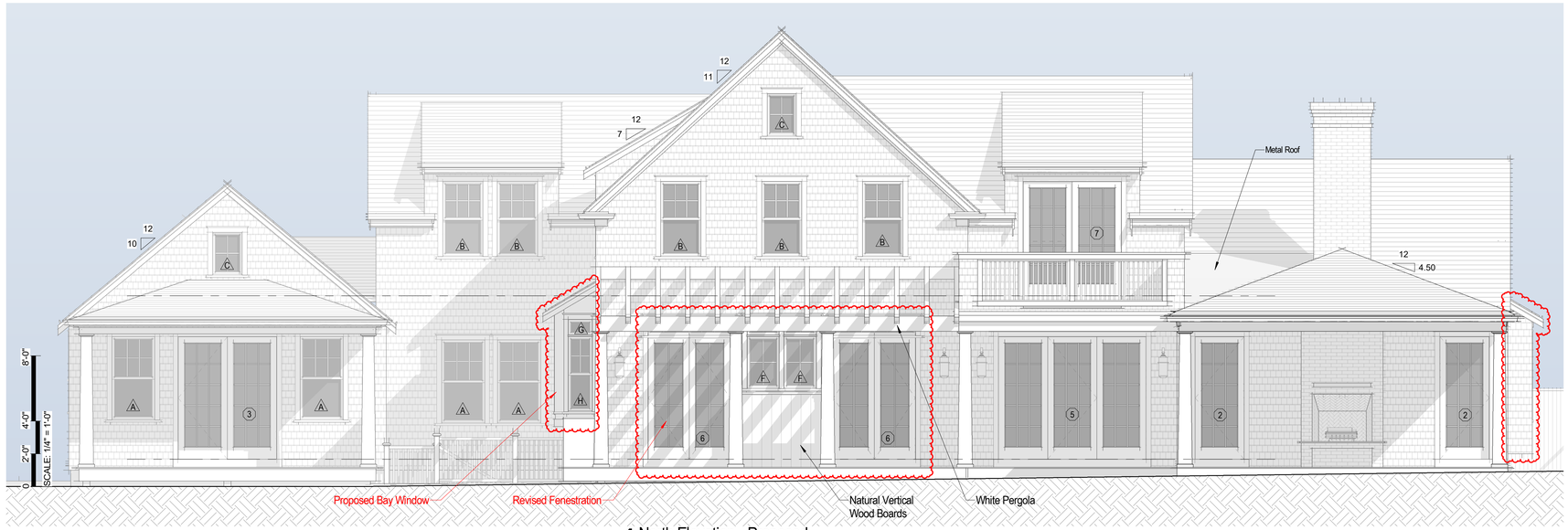
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1
2402

04.28.25

HDC Submission



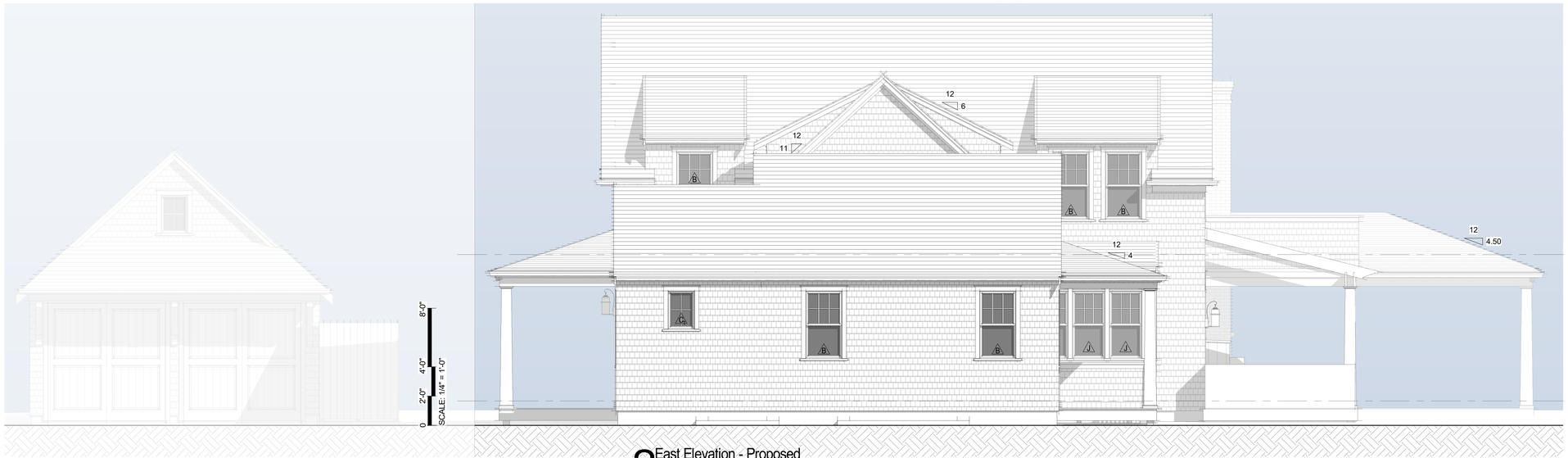
1 North Elevation - Proposed
1/4" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives
A.2.4	Building Sections
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
D.0.1	Interior Elevations - Gym 003
D.0.2	Interior Elevations - Family Room 004
D.0.3	Interior Elevations - Sitting Area 008
D.0.4	Interior Elevations - Bedroom 009
D.0.5	Interior Elevations - Bathroom 012
D.1.1	Interior Elevations - Living Room
D.1.2	Interior Elevations - Dining
D.1.3	Interior Elevations - Kitchen
D.1.4	Interior Elevations - Foyer
D.1.5	Interior Elevations - Primary Bedroom
D.1.6	Interior Elevations - Primary Bathroom
D.1.7	Interior Elevations - Den / Office & Hallway
D.1.8	Interior Elevations - Mudroom & Laundry
D.1.9	Interior Elevations - 1/2 Bath & Hallway
D.1.10	Interior Elevations - Staircase
D.1.11	Interior Elevations - Staircase
D.2.1	Interior Elevations - Sitting Area
D.2.2	Interior Elevations - Bedroom 203
D.2.3	Interior Elevations - Bedroom 205
D.2.4	Interior Elevations - Bathroom 206
D.2.5	Interior Elevations - Bedroom 207
D.3.1	Exterior Trim Details
D.3.2	Interior Trim Details
D.3.3	Living Room Fireplace Details
D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details
D.3.6	Basement RCP
D.3.7	First Floor RCP
D.3.8	Second Floor RCP
D.4.1	Porch Ceiling Details
D.4.2	Porch Details
D.4.3	Walk-Out Details
D.4.4	Kitchen Bay Window Details

Revisions

Revision 1	Date 1

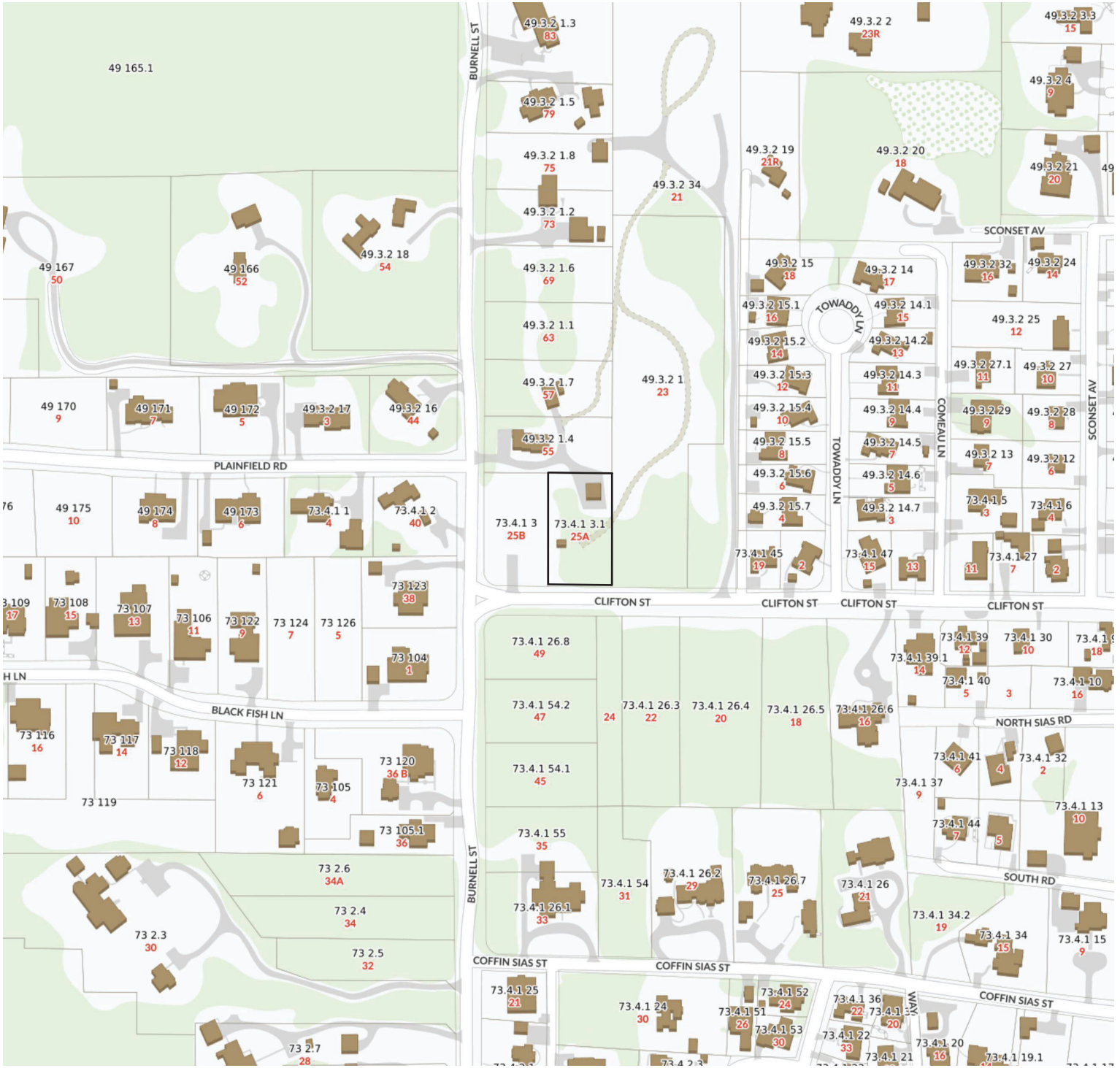
Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

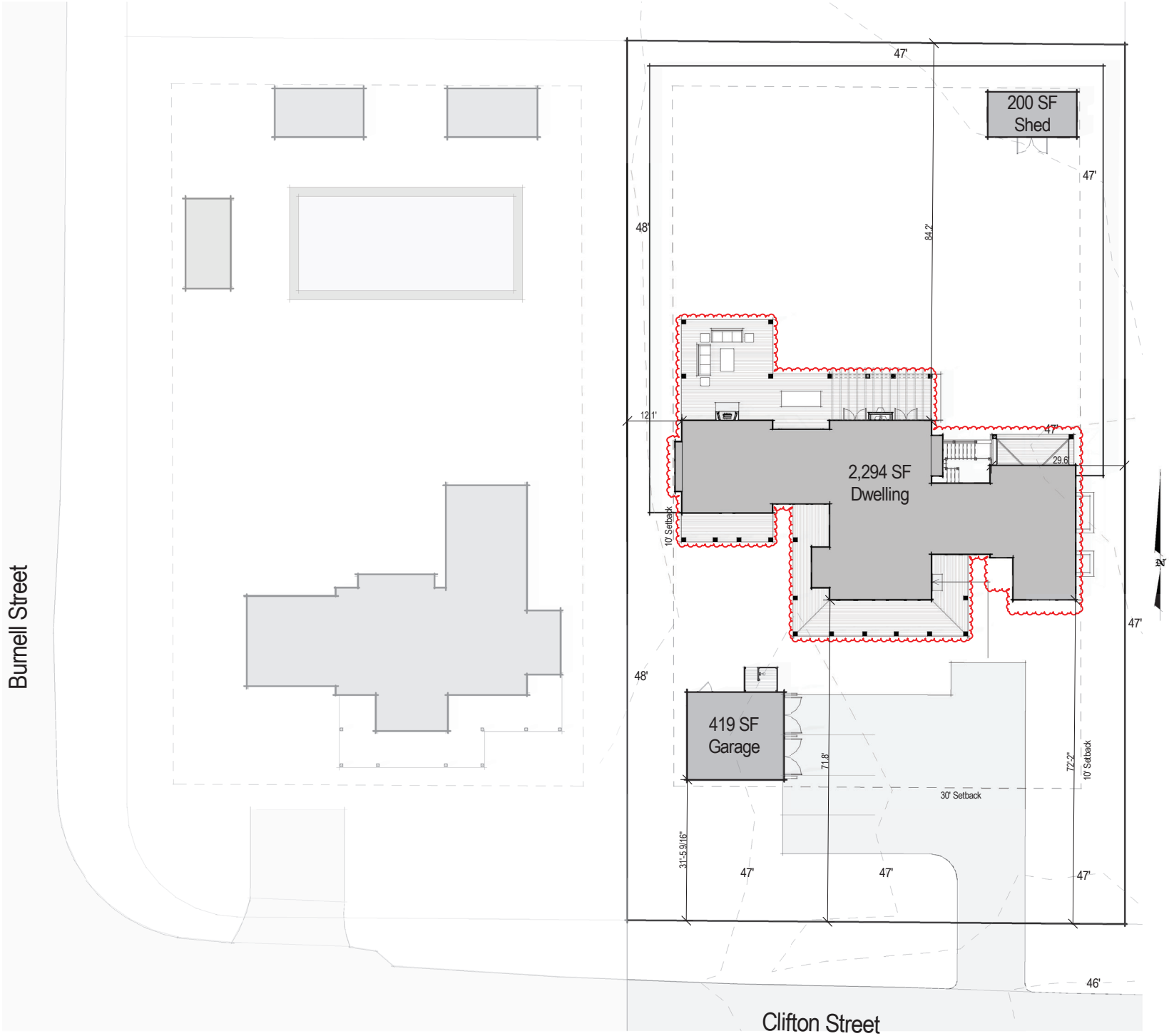
A.2.2

2402

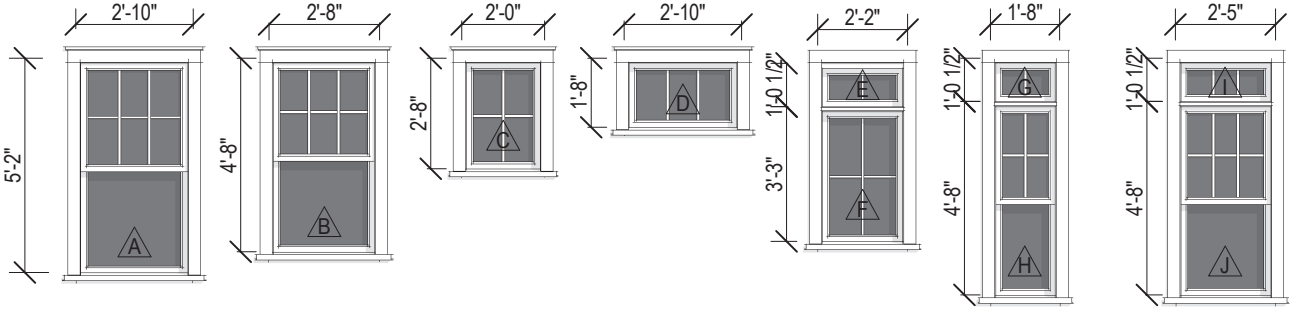


1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



Double Hung
6/1
SDL

Double Hung
6/1
SDL

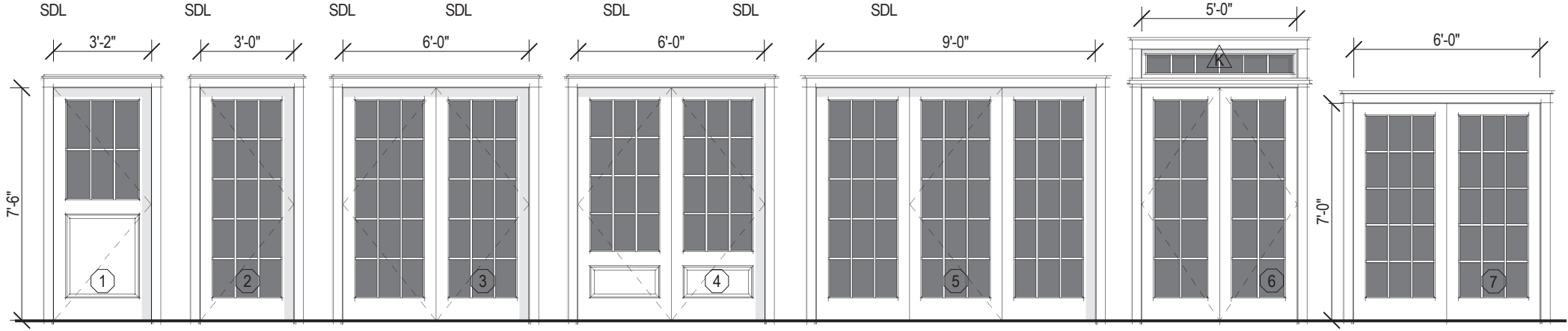
Fixed
4 Lite
SDL

Fixed
3 Lite
SDL

Fixed
4 Lite + Transom
SDL

Double Hung
4/1 Lite + Transom
SDL

Double Hung
6/1 Lite + Transom
SDL



Main Entry Door
1 Panel 6 Lite SDL

French Door
15 Lite SDL

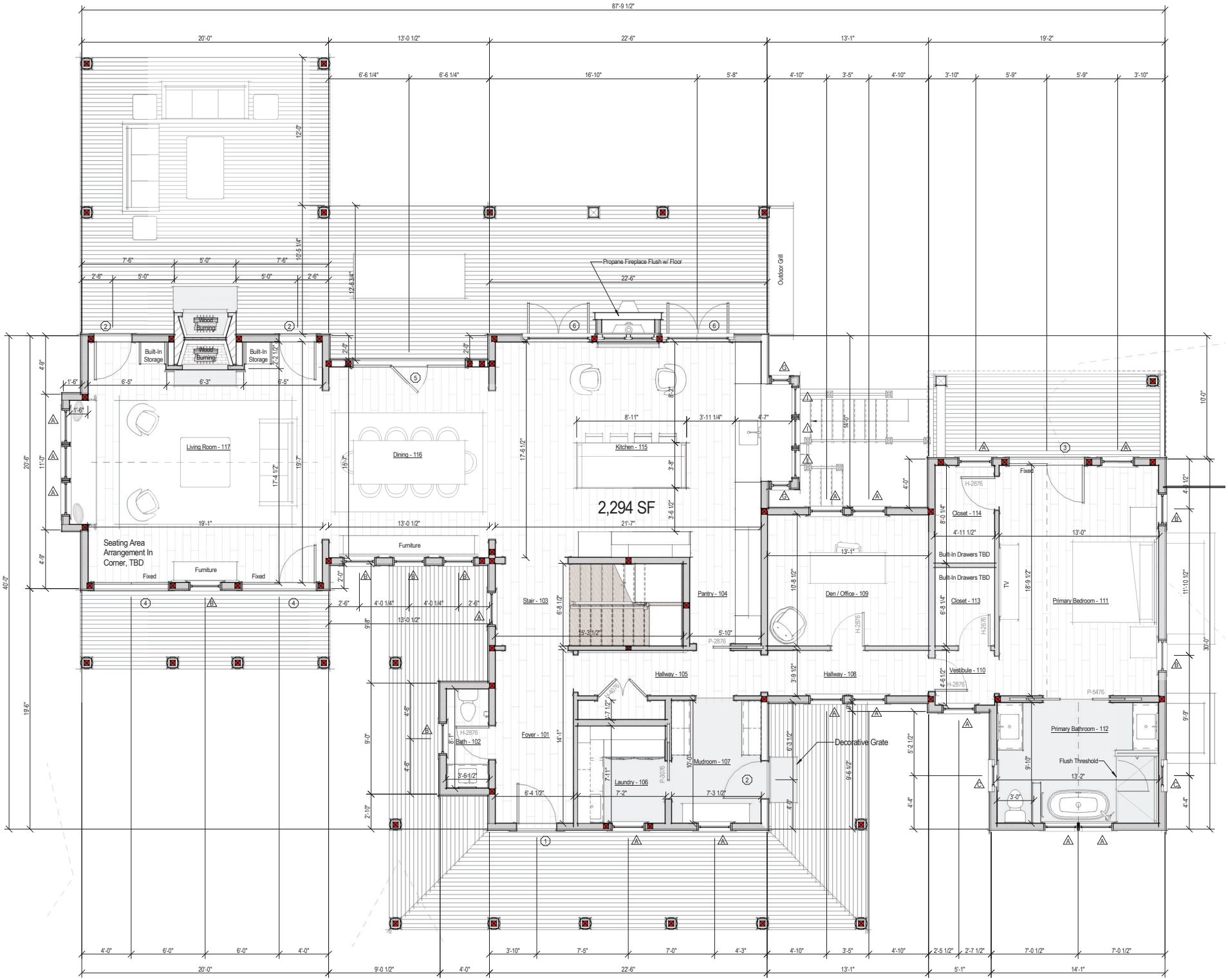
Double French Door
15 Lite SDL

Double French Door
1 Panel 12 Lite SDL

Triple French Door
15 Lite SDL

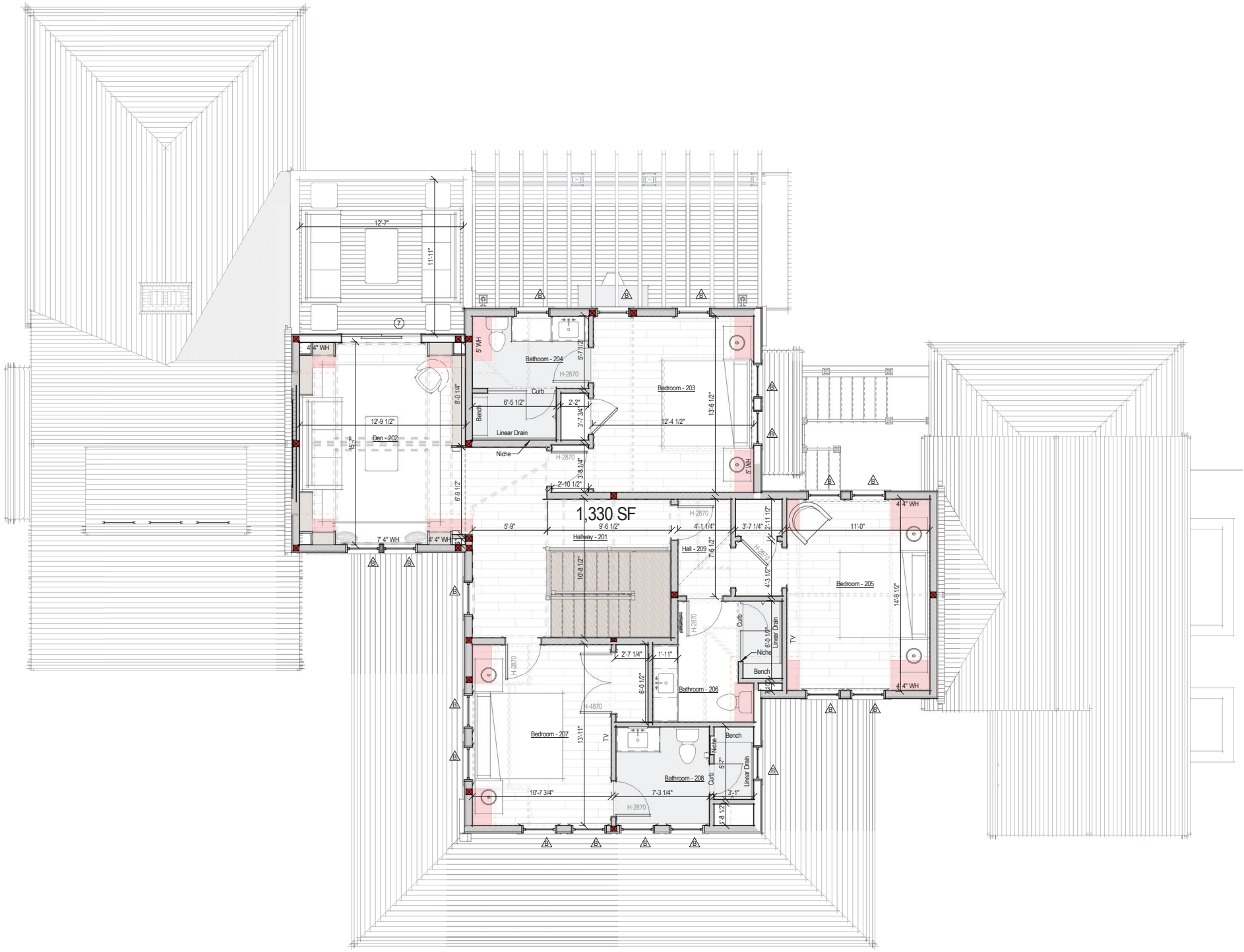
Double French Door
10 Lite SDL

Double French Door
15 Lite SDL



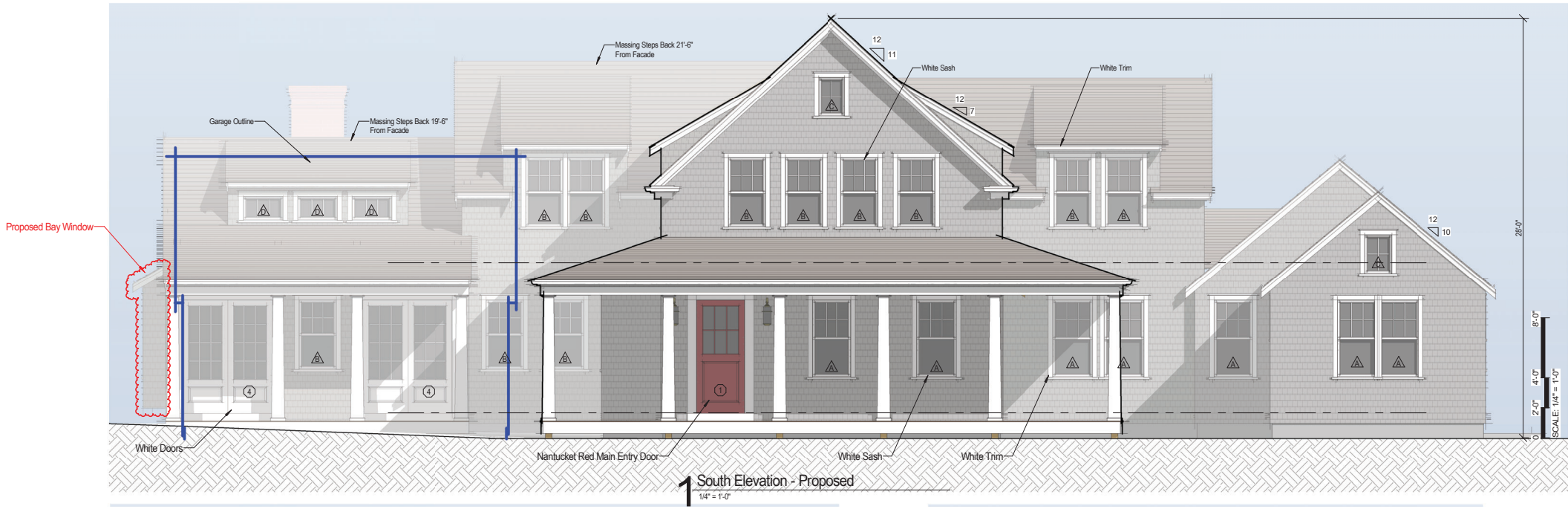
1 First Floor Plan - Proposed

1/4" = 1'-0"

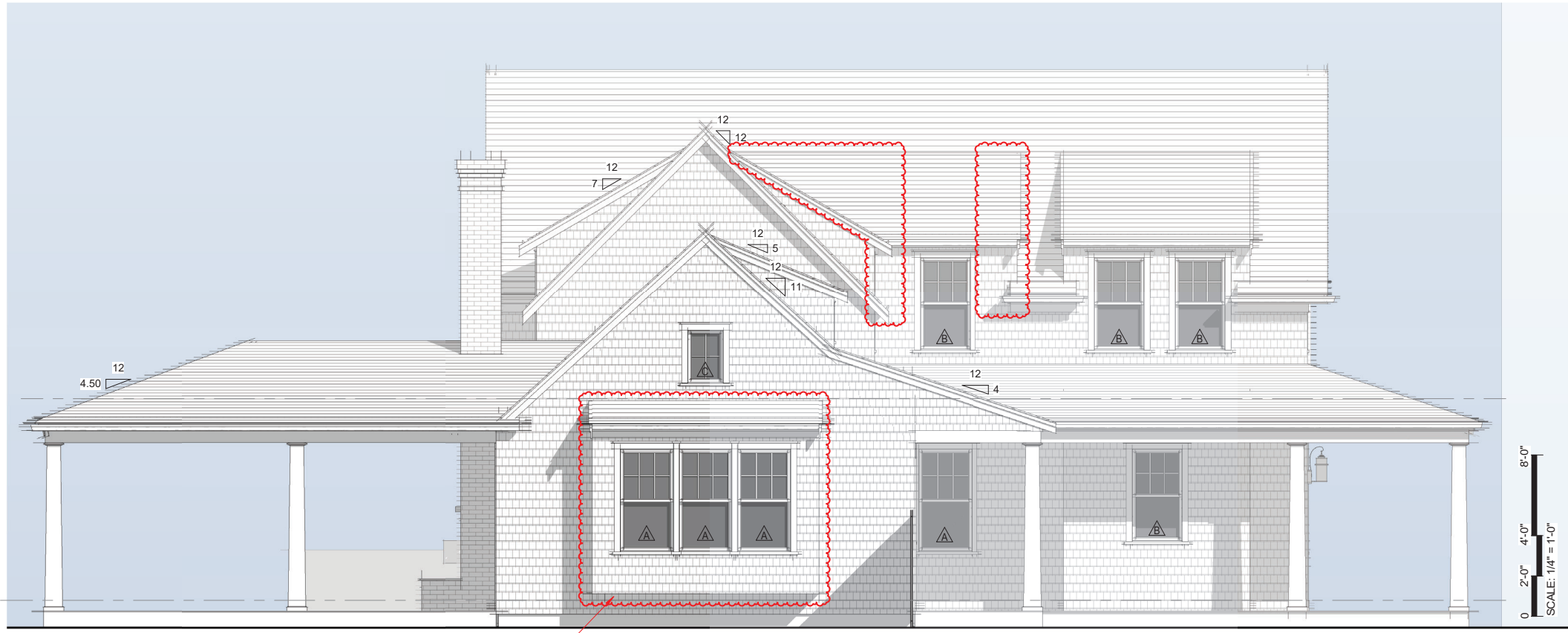


1 Second Floor Plan - Proposed

1/4" = 1'-0"

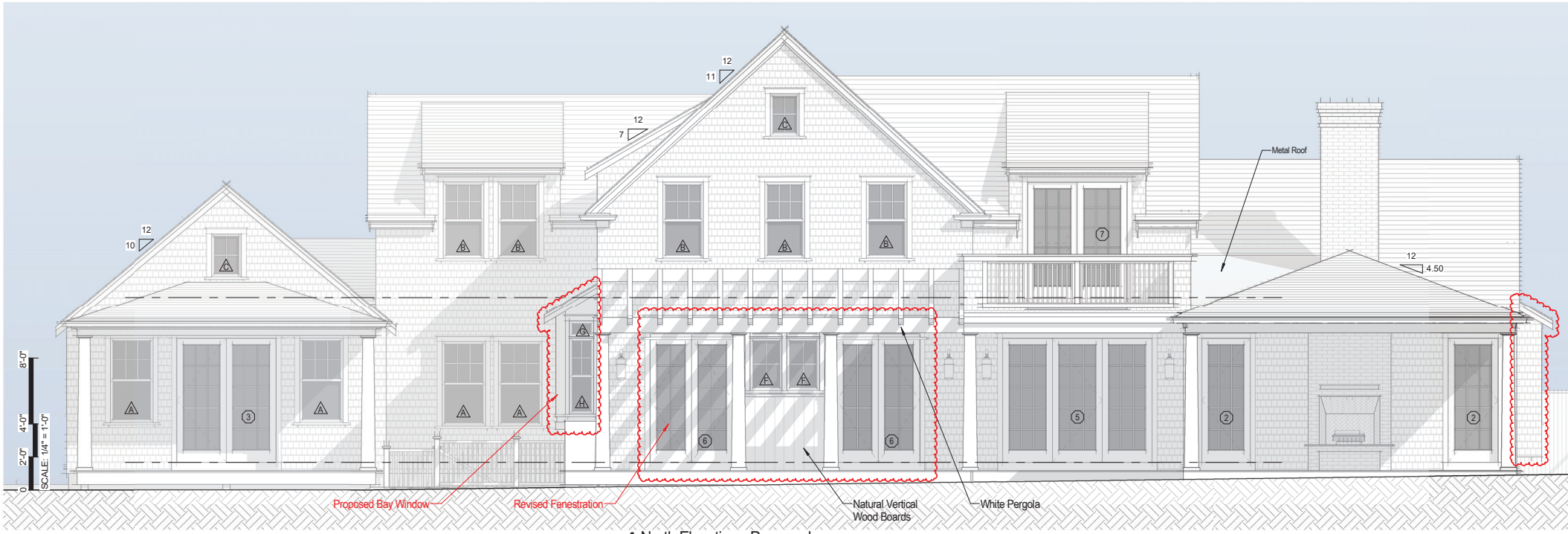


1 South Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 3/18/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2025-02-12010 **CERTIFICATE OF APPROPRIATENESS**

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A CLIFTON ST.

Owner of record: Holding Christopher & Megan

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: 2/10/25 Fee Paid: $ 50 00145

Must be acted on by: 4/19/25

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

EXHIBIT A

Approved w/Kickpanels on ~~Patios~~ French doors on South (front)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10743

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: No Change Sq. Footage 1st floor: No Change Decks/Patio: Size: No Change ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North No Change 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 Fenestration Revisions
3. West Elevation
4. North Elevation Fenestration Revisions

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NO CHANGE ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete NO CHANGE ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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

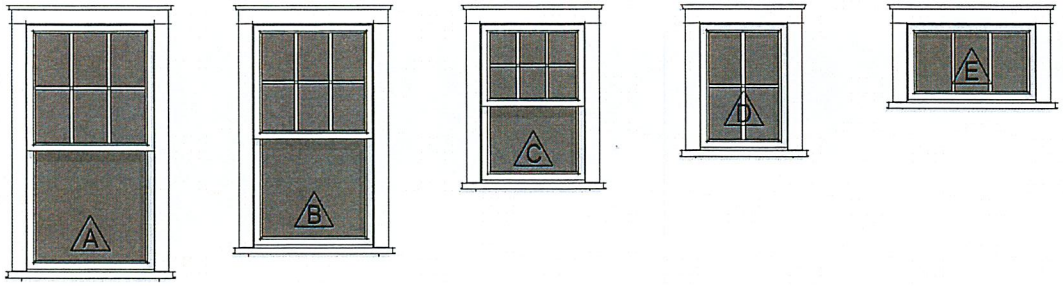
Trim White Sash White Doors White & Nantucket Red

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury



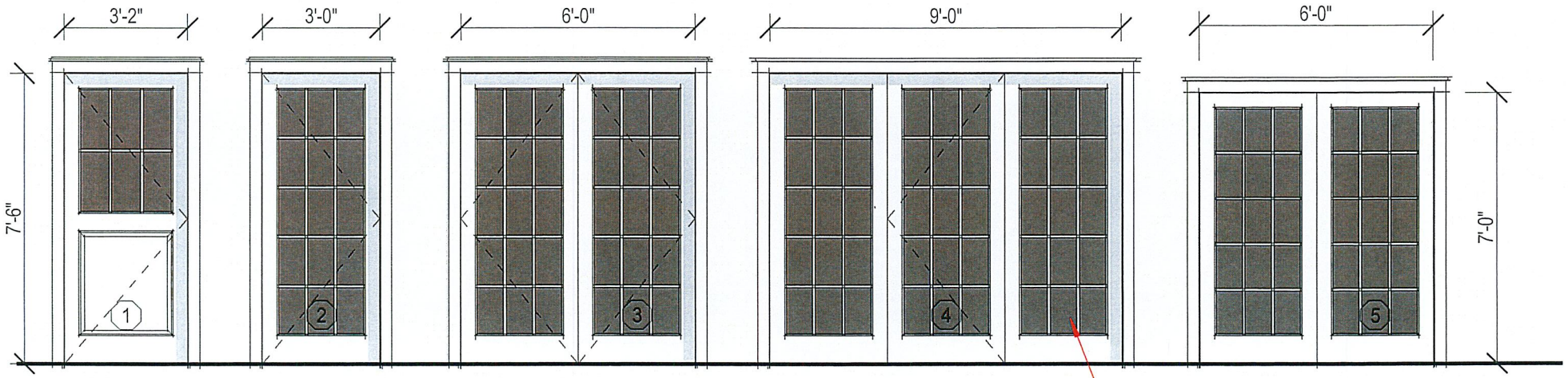
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Lite SDL

Fixed
3 Lite SDL



Main Entry Door
1 Panel 6 Lite SDL

French Door
15 Lite SDL

Double French Door
15 Lite SDL

Triple French Door
15 Lite SDL

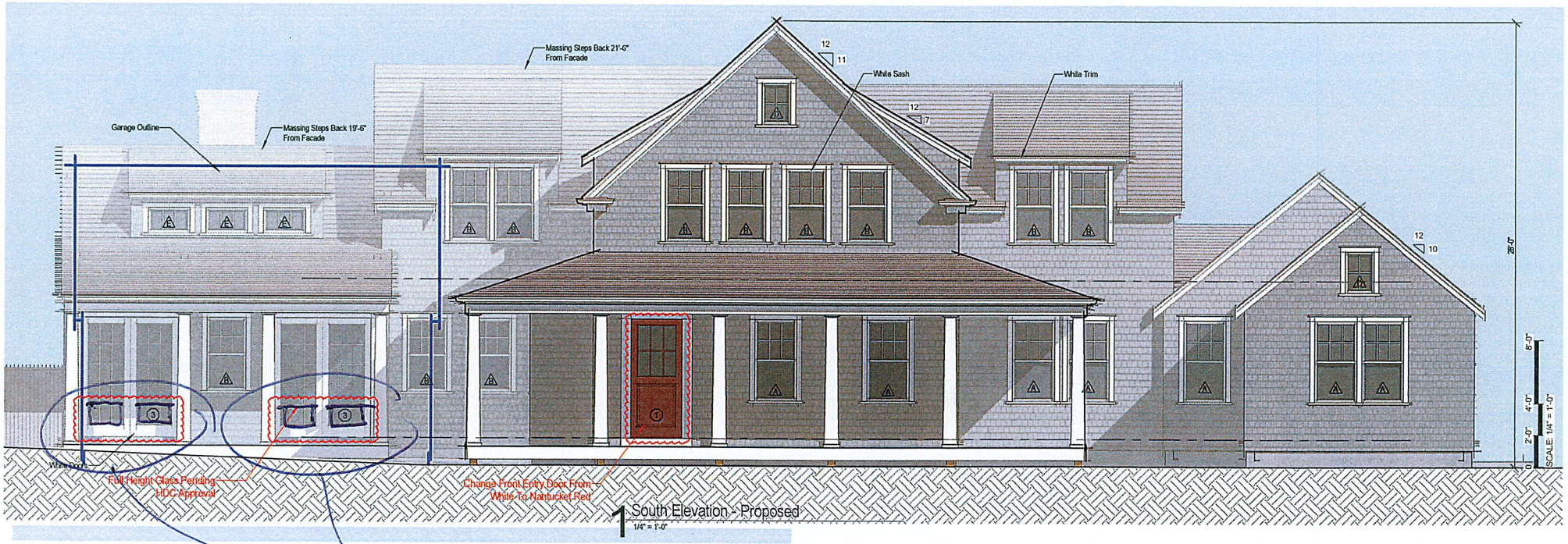
Double French Door
15 Lite SDL

Full Height Glass Pending HDC Approval

Keep Kick Panels as in previous

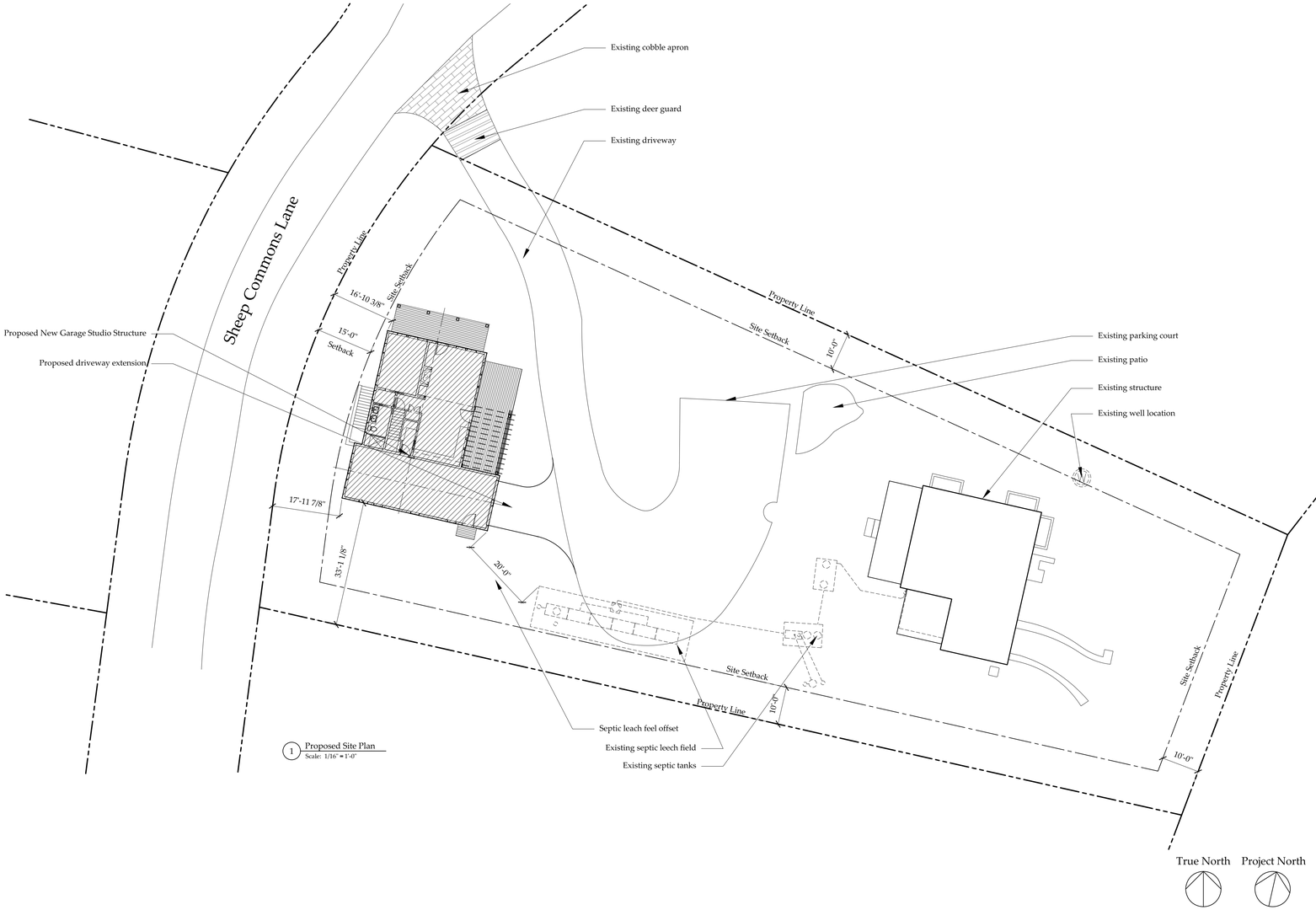
3 Exterior Window & Door Legend

1/4" = 1'-0"

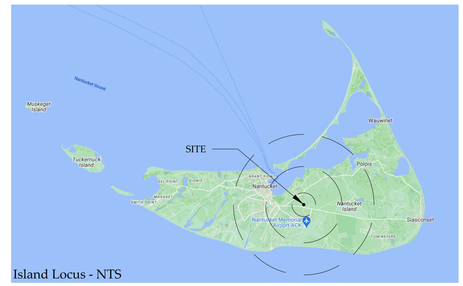


Add kick panel as in original design

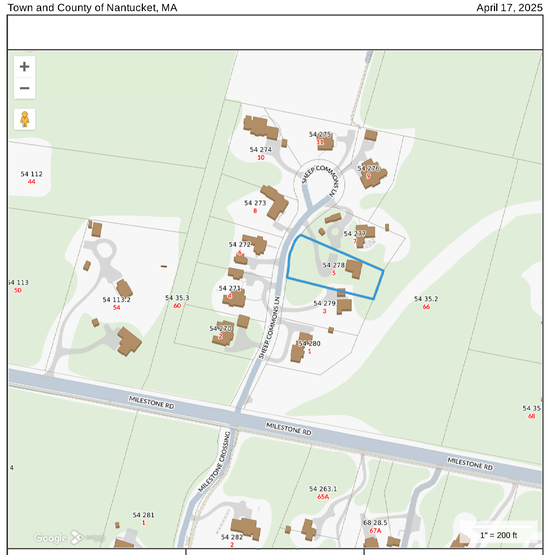
RECEIVED
By
FEB 10 2025



1 Proposed Site Plan
Scale: 1/16" = 1'-0"



Locus Map
Town and County of Nantucket, MA
April 17, 2025



Property Information
Property ID 3132
Location 5 SHEEP COMMONS LN
Owner RAITH GREGORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Drawing List

A1.0	Proposed Site Plan; Locus; Zoning Information
A2.0	Proposed Lower Level Floor Plan
A2.1	Proposed First Floor Plan
A3.1	Proposed North & East Exterior Elevation
A3.2	Proposed West & South Exterior Elevation
A5.0	Proposed Window & Door Schedule

Zoning Information

Assessor's Map and Parcel Number	54-278
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	27,112 S.F.
Front Setback	15 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	12.5%
Allowable ground cover	3,389 S.F.
Existing ground cover	1,122 S.F.
Proposed new ground cover	1,144 S.F.
Total proposed ground cover	2,266 S.F
Minimum Frontage	200 ft.
Existing Frontage	133 ft.

Sheep Commons Garage Studio

5 Sheep Commons Lane
Nantucket, MA 02554

Proposed Site Plan
Locus Map
Zoning Information

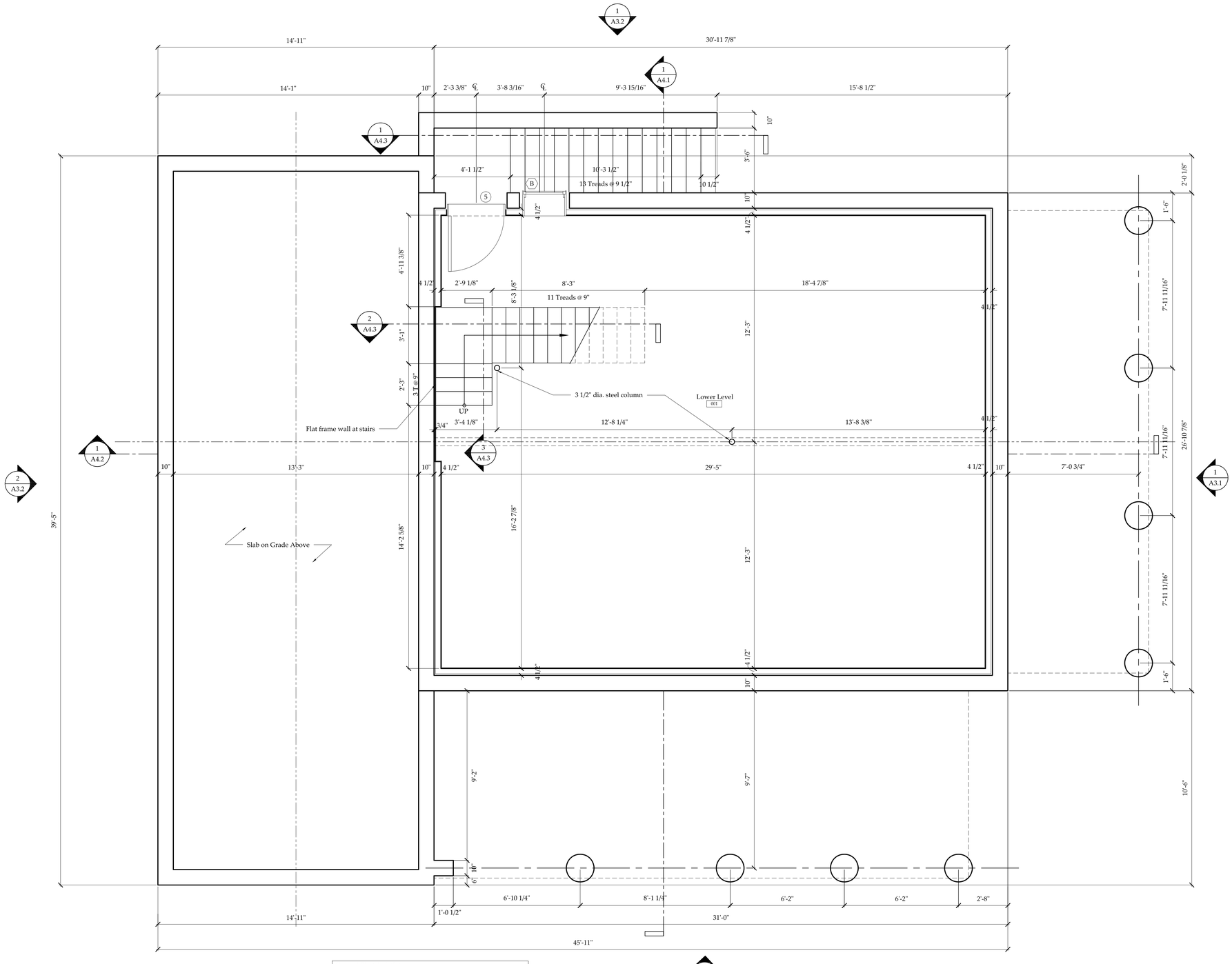
PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A1.0

Proposed



Project North

1 Proposed Lower Level Plan
Scale: 3/8" = 1'-0"

General Electrical Notes:
1. All Work must comply with latest edition of the National Electrical code and International Residential Code
2. Electrical Contractor to locate all receptacles per code and within minimum spacing requirements.
3. Provide GFCI outlets at all location required including but not limited to exterior and bathroom.
4. Provide minimum one smoke detector at lower level ceiling
5. Provide toggle switches adjacent to all doors. witches to control either dedicated receptacle or hardwired decorative/architectural lighting.
6. Provide switched controlled lighting at all exterior entrances.

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

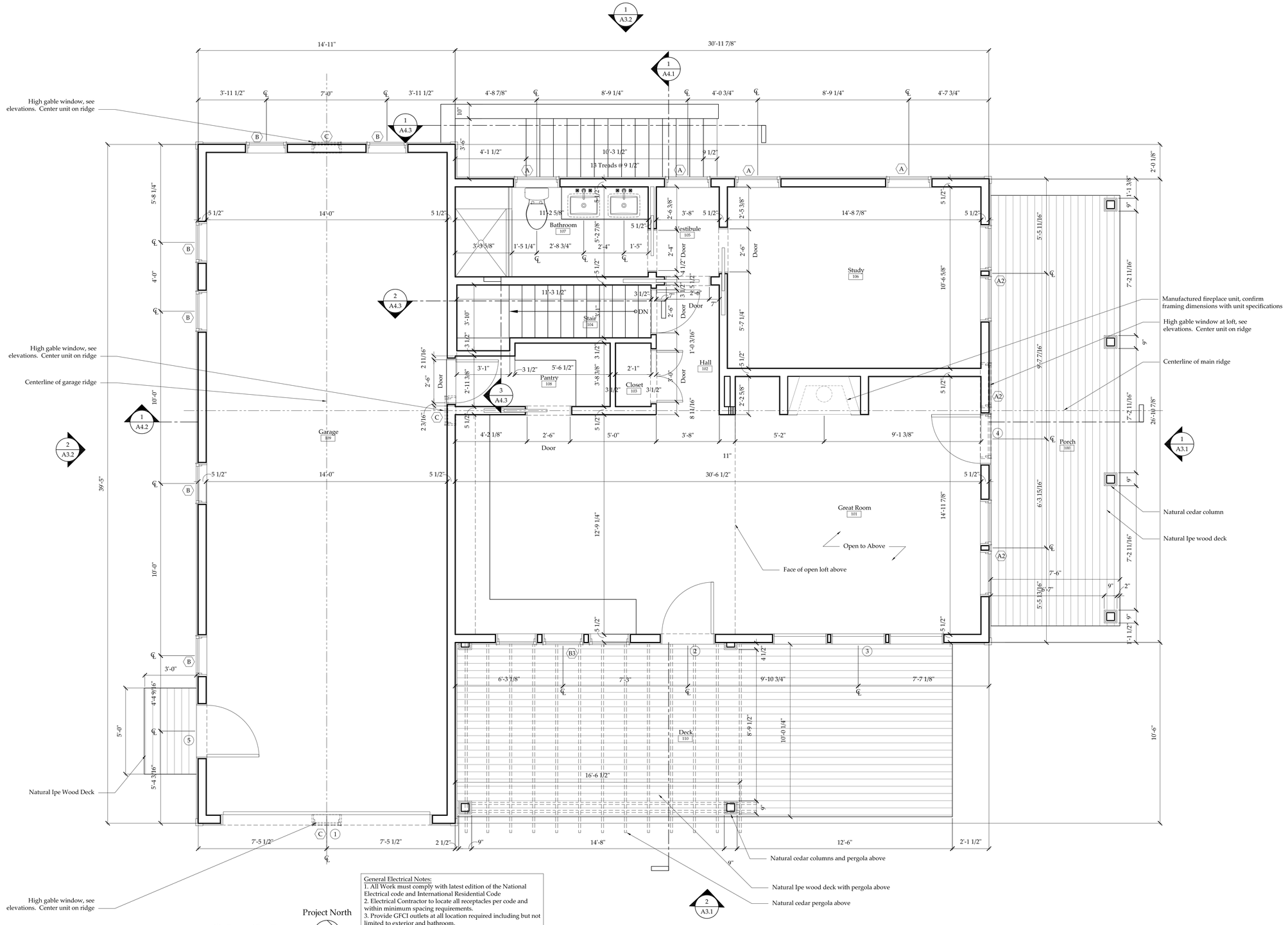
Proposed Lower
Level Floor Plan

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A2.0



1 Proposed First Floor
Scale: 3/8" = 1'-0"

Project North

General Electrical Notes:
1. All Work must comply with latest edition of the National Electrical code and International Residential Code
2. Electrical Contractor to locate all receptacles per code and within minimum spacing requirements.
3. Provide GFCI outlets at all location required including but not limited to exterior and bathroom.
4. Provide minimum one smoke detector / carbon monoxide detector combination in garage 109, vestibule 105, study 106 and second floor open loft
5. Provide toggle switches adjacent to all doors. witches to control either dedicated receptacle or hardwired decorative/architectural lighting.
6. Provide switched controlled lighting at all exterior entrances.

Sheep Commons Garage Studio

5 Sheep Commons Lane
Nantucket, MA 02554

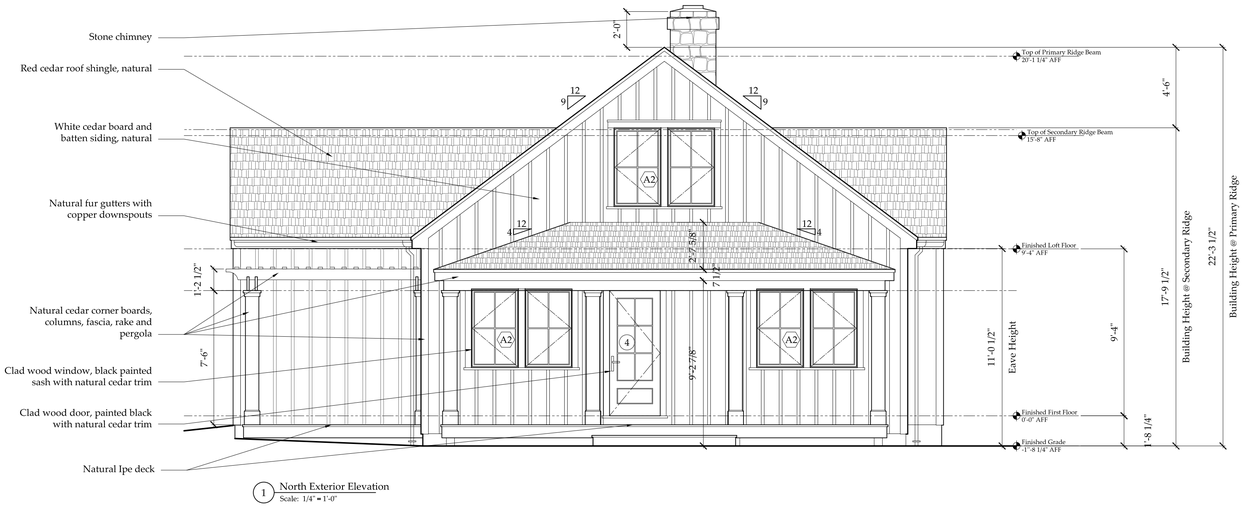
Proposed First Floor Plan

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A2.1



1 North Exterior Elevation
Scale: 1/4" = 1'-0"



2 East Exterior Elevation
Scale: 1/4" = 1'-0"

Sheep Commons Garage Studio

5 Sheep Commons Lane
Nantucket, MA 02554

Proposed North and East Exterior Elevation

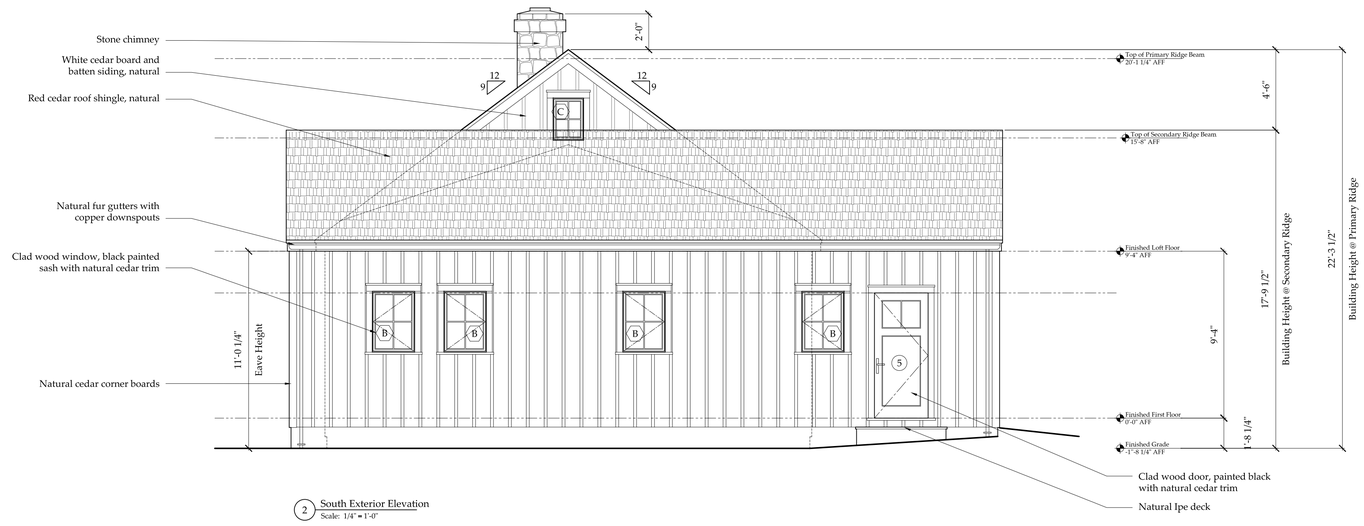
PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A3.1





Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

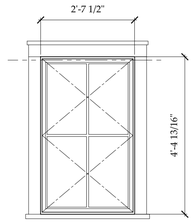
Proposed
West and South
Exterior Elevation

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

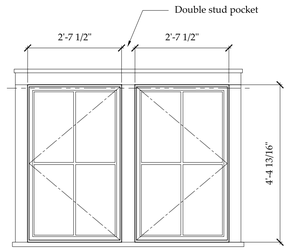
A3.2



A

Unit Specifications

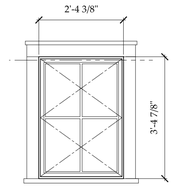
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-8"w x 4'-5 1/16"h
Unit Size -	2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress Refer to elevations for swing direction



A2

Unit Specifications

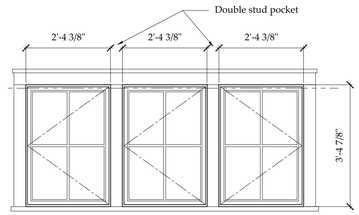
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	(2) 2'-8"w x 4'-5 1/16"h
Unit Size -	(2) 2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

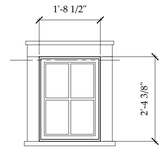
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress Refer to elevations for swing direction



B3

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (3) 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	(3) 2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	(3) 2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress

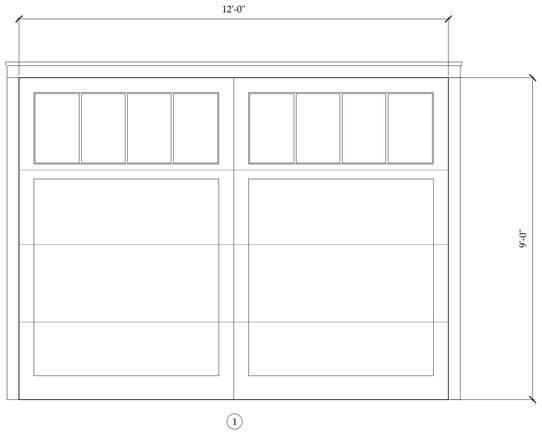


C

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CN125
RO Size -	1'-9"w x 2'-4 7/8"h
Unit Size -	1'-8 1/2"w x 2'-4 3/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	

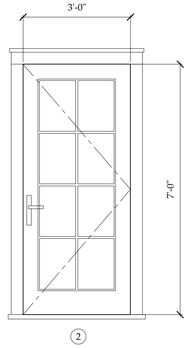
1 Window Types
Scale: 1/2" = 1'-0"



1

Unit Specifications

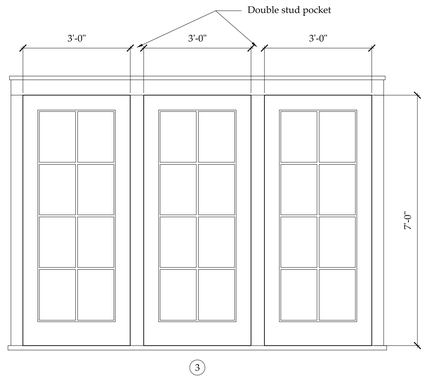
Manufacturer -	Designer Doors
Unit Type -	4 Lite/1 Panel Overhead Door
Unit Code -	Custom
RO Size -	-
Unit Size -	12'-0"w x 9'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



2

Unit Specifications

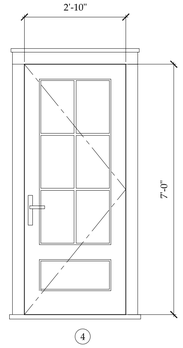
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Door
Unit Code -	-
RO Size -	-
Unit Size -	3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



3

Unit Specifications

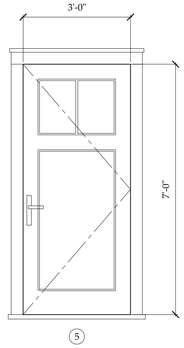
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Fixed Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



4

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 6 Lite / 1 Panel Door
Unit Code -	-
RO Size -	-
Unit Size -	2'-10"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



5

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 2 Lite / 1 Panel Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	

2 Door Types
Scale: 1/2" = 1'-0"

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
Window and Door
Schedule

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A5.0

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 865

Street & Number of Proposed Work: 18 HONEYSUCKLE DR.

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR- STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TRAHARDY (CAHAIL.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. 2023-08-8885
☐ 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 24'4" South 24'4" East 24'4" West 24'4"

Additional Remarks

Historic Name: NEW CONSTRUCTION

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

INCREASE HEIGHT OF GARAGE TO ADD SECOND FLOOR SPACE - 19'1" TO 24'4"

Is there an HDC survey form for 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 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 9LT Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof GEORGETOWN GRAY
Trim NANTUCKET GRAY Sash WHITE TIME Doors NANTUCKET GRAY
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

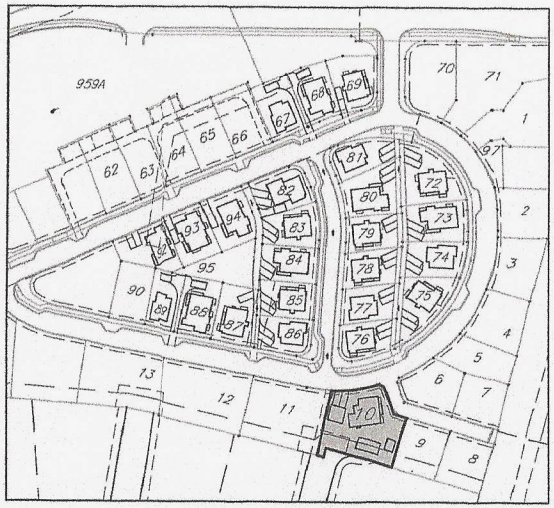
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

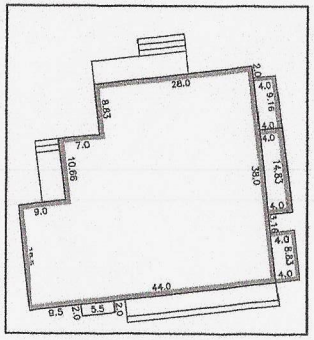
Date 7/24/2025 Signature of owner of record _____ Signed under penalties of perjury

18 HONEYSUCKLE DRIVE – ADD SECOND FLOOR TO GARAGE

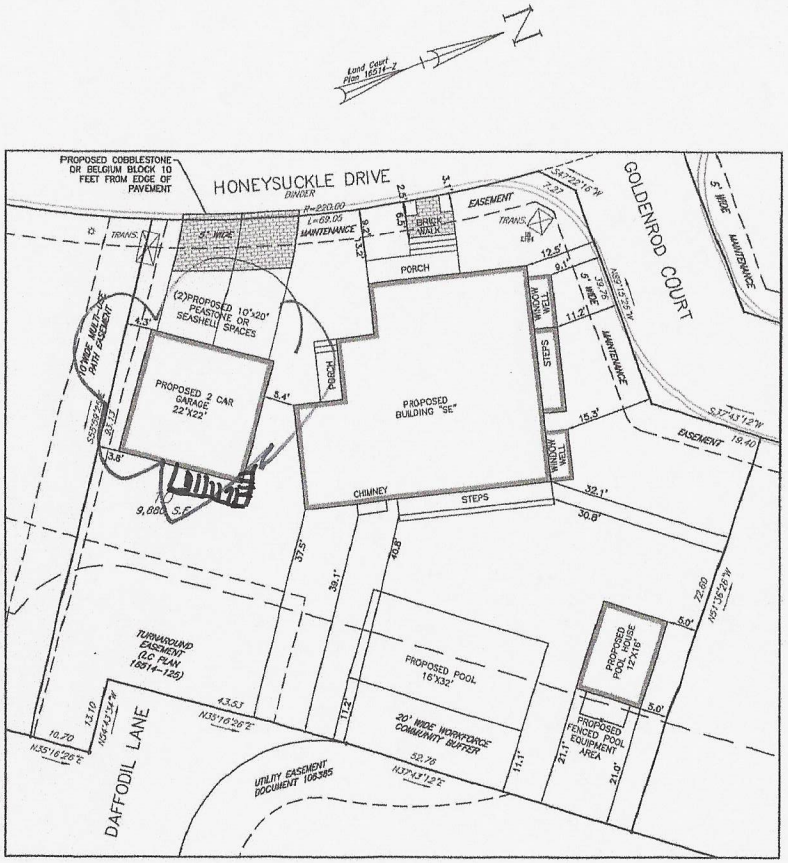








BUILDING DIMENSIONS:



LOT 10

0' 5' 10' 20' 30'

1"=10'

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map ID: 68 865

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengineering.com

Design By: JG
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		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=AS SHOWN

Date: July 31, 2023

Drawing Title:

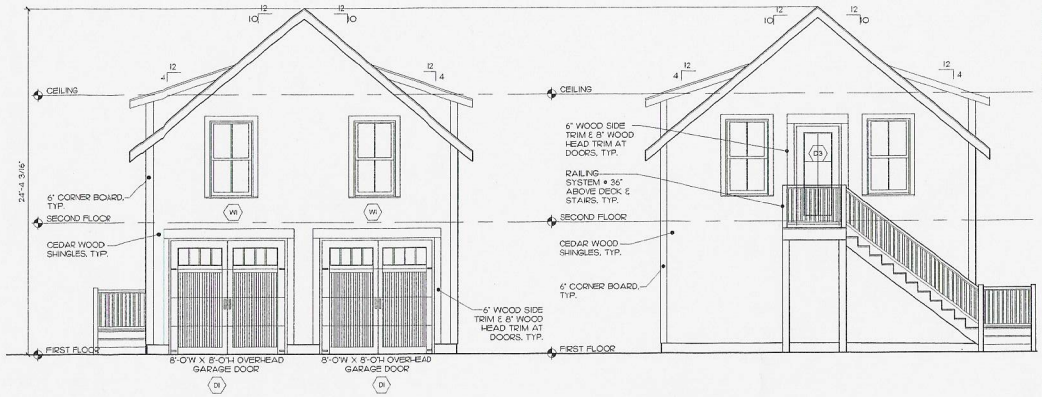
SITE PLAN
18 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

Seal:

Drawing No.:

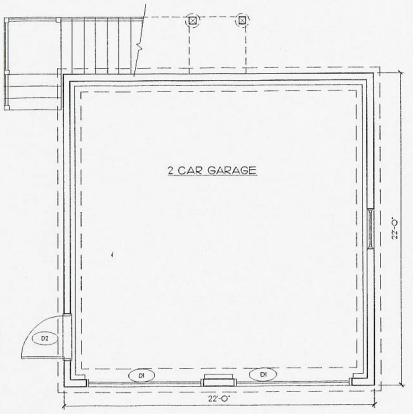
C1

SHEET 1 OF 1

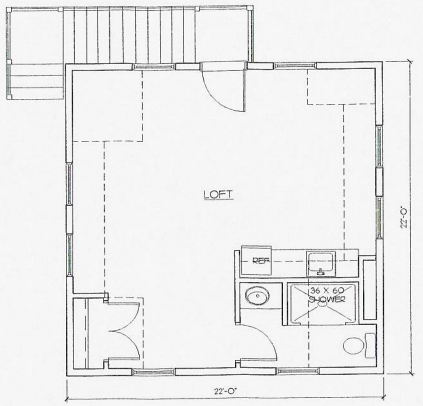


1 Northwest Elevation
Scale: 1/4" = 1'-0"

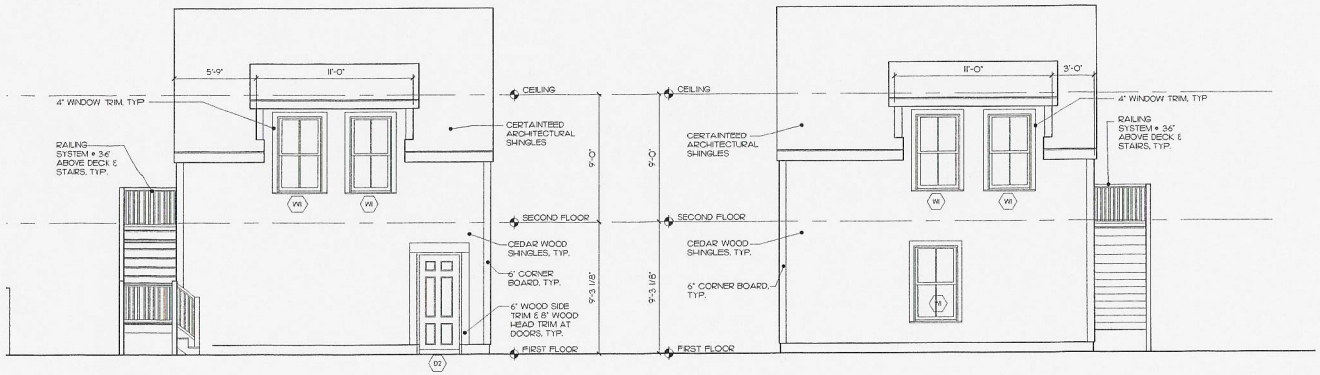
2 Southeast Elevation
Scale: 1/4" = 1'-0"



Garage Plan
Scale: 1/4" = 1'-0"

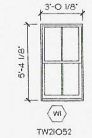


Loft Plan
Scale: 1/4" = 1'-0"

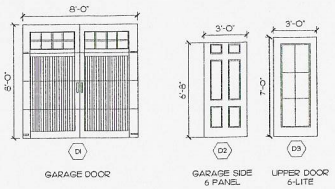


3 Northeast Elevation
Scale: 1/4" = 1'-0"

4 Southwest Elevation
Scale: 1/4" = 1'-0"



Window Schedule
Scale: 1/4" = 1'-0"



Door Schedule
Scale: 1/4" = 1'-0"

18 Honeysuckle Drive
Sandpiper Village
Nantucket, MA
Detached Garage

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
© 2016 O'Sullivan Architects Inc.

ISSUED	SHEET NUMBER
7/17/23	1
REVISED / REVISED BY	
2/20/25	
3/17/25	JOB NO:
4-15-25	21045

K:\Liberty\21045\X - Sandpiper Village Nantucket\Drawings\Lot 11\Lot 10_expanded small_II.dwg 4/15/2025 12:39:18 PM, DWG To PDF.pc3

CERTIFICATE NO: _____ DATE ISSUED: 8/15/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2023-08-9995

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

PREVIOUS APPROVAL

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°: 866

Street & Number of Proposed Work: 18 HONEYSUCKLE DR

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: C/O KEMS CORP-1200 COMMERCIAL DR, DANVERS, MA 01923 STE 304

Contact Phone #: 978-504-1946 E-mail: TAMERASELLSHOMES@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: 8/4/23 Fee Paid: $ 96.80

Must be acted on by: 9/14/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Raynold Parker

Member: _____

Member: Voted-

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Thru Staff - Exhibit A

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22 Sq. Footage 1st floor: 484 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22 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 19'1" South 19'1" East 19'1" West 19'1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation NEW GARAGE
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6X1 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 4X1 Door Frame 6X1 + 8X1 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 + FIXED

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side 9 LT

Garage Door(s): Type OH - VERT BOARD - 2 RAISED Material WOOD CLAD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GEORGETOWN GRAY

Trim NANTUCKET GRAY Sash WHITE Doors NANTUCKET GRAY

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 7/31/2023 Signature of owner of record _____ Signed under penalties of perjury

Staff (per exhibit A)

2. Nantucket Prop Owner LLC **08-8884** 18 Honeysuckle New Dwelling 68/865 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Oliver
Alternates Paul, Patten
Recused None
Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing **Linda Williams**
Public n/a
Concerns **Welch**
- Concerned about the triple window on the south.

Camp
- Concerned about the transoms.

Coombs
- Has the same concern as Stephen.

Oliver
- Gable window should be taken out.

Pohl
- On the south take the three triple casement windows out and replace them with two double hung.

RECEIVED
JAN 22 2025
By

Motion **Motion to approve through staff per exhibit a. On the south elevation gable forward two double hung windows instead of three casements, removal of the gable end window on the west elevation, not visible at time of inspection or thereafter. (Coombs)**

Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver Certificate # **HDC2023-08-8884**

3. Nantucket Prop Owner LLC **8886** 18 Honeysuckle Pool House 68/865 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Oliver
Alternates Paul, Patten
Recused None
Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing **Linda Williams**
Public n/a
Concerns **Pohl**
- Agrees on the windows and door change.

Welch
- The fenestration with respect to proportions is kind of wacky.

Oliver
- In favor of changing out the windows and door recommended by the board.

Camp
- Agrees with the rest of the board.

Coombs
- The size of the panes on the southwest elevation are inappropriate. The two over twos on the southeast elevation are also inappropriate. And the windows on the northwest elevation are too big.

APPROVED
#HDC2023-08-8885
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Motion **Motion to approve per exhibit a. (Coombs)**

Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver Certificate # **HDC2023-08-8886**

4. Nantucket Prop Owner LLC **8885** 18 Honeysuckle Garage 68/865 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Oliver
Alternates Paul, Patten
Recused None
Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing **Linda Williams**
Public n/a
Concerns **Welch**
- Suggests knocking down the window size 75 – 80% in each direction. Specifically mentions the window on the gable of the garage.

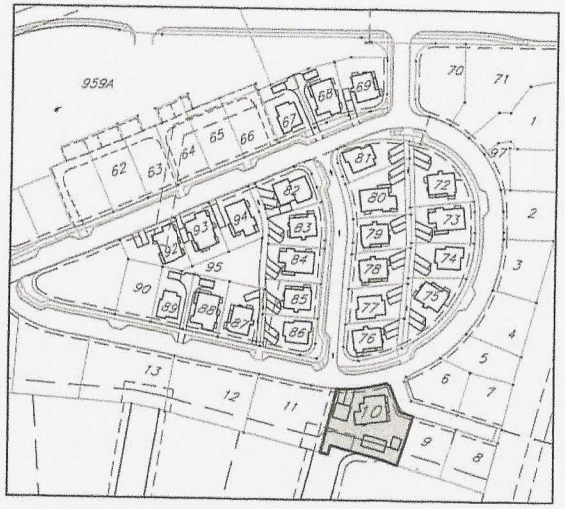
Oliver
- The front door lite pattern does not go with the two over two windows in any way. The front doors have eight lite that are horizontal. Suggests taking out the horizontal and having them vertical. Four lite across vertically.

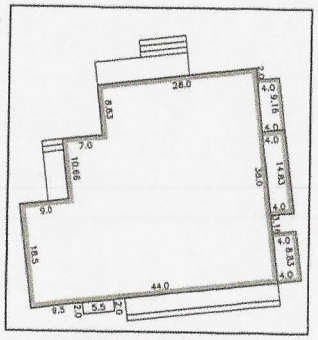
Motion **Motion to approve through staff downsizing the gable window 75 to 80% in size, changing the grill pattern of the garage door to 3 lite as opposed to 8. Per exhibit a. (Oliver)**

Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver Certificate # **HDC2023-08-8885**

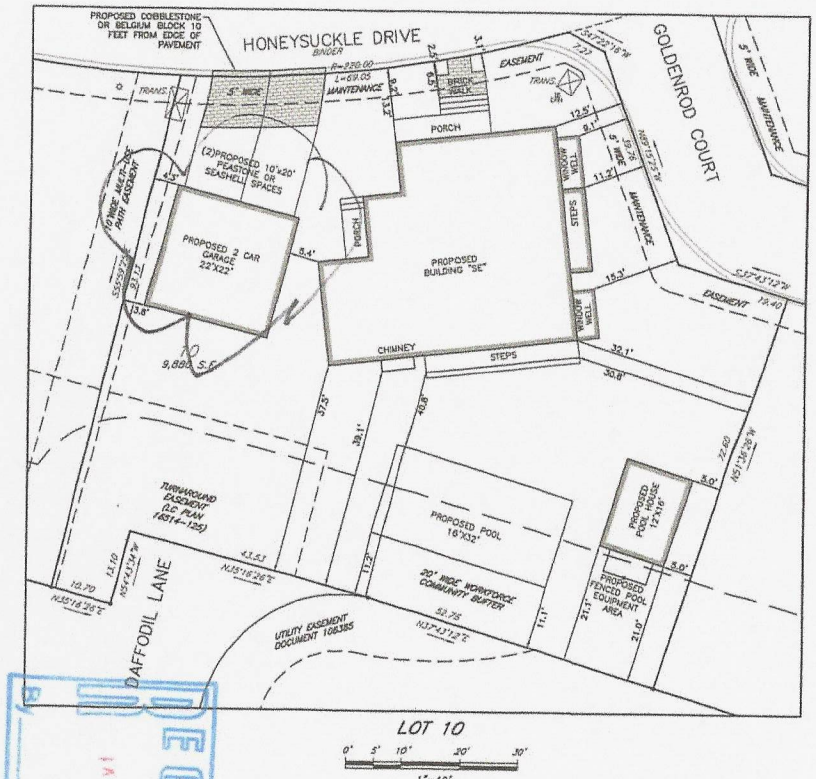
NT Prop Owner – 18 Honeysuckle

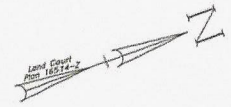
DRAFT





BUILDING DIMENSIONS:





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.

RECEIVED
JAN 22 2025

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

APPROVED
HPC 2023-08-888-5

Prepared For:
Owner / Applicant
Nantucket Property Owners LLC
200 Boston Ave, Suite 103
Lynnfield, MA 01940
Assessor's Map ID: 68 865

Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
781-245-7560
Fax: 781-246-1596
www.hayesengineering.com

Design By: JG
Drawn By: JG
Checked By:
Project File: NAN-01074J
Comp. No. NAN65
[X] Issued For Permit
[ ] Issued For Review
[ ] Issued For Bid
[ ] Issued For Construction
[X] Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=AS SHOWN
Date: July 31, 2023

Drawing Title:
SITE PLAN
18 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

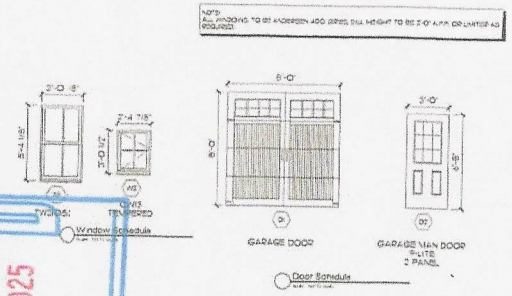
Seal:

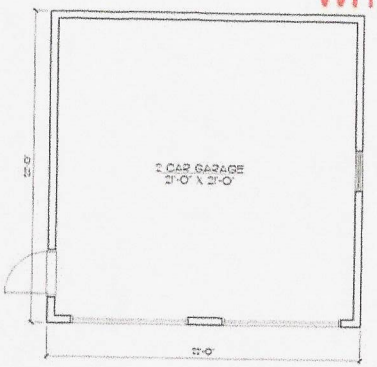
Drawing No.:
C1
SHEET 1 OF 1

APPROVED
HDC 2023-08-0885
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

EXHIBIT A
STAMP

RECEIVED
JAN 22 2025
By

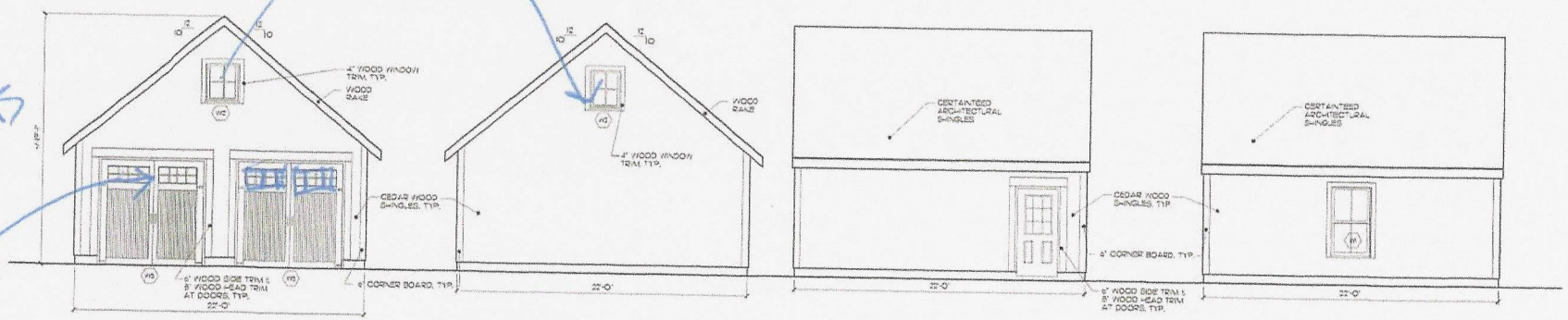




Garage Plan

DOWNSIDE 75-80%

3 LIGHTS DO NOT



1 Northwest Elevation
2 Southeast Elevation
3 Northeast Elevation
4 Southwest Elevation

RECEIVED
AUG 1 2023
By

18 Honeysuckle Drive
Sandpiper Village
Nantucket, MA
Detached Garage

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com

© 2016 O'Sullivan Architects Inc.

ISSUED	SHEET NUMBER
7/17/23	1
REVISED / REVISED BY	JOB NO: 21045



1 West Elevation



2 South Elevation



3 East Elevation



4 North Elevation

18 Honeysuckle Drive
Sandpiper Village
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2016 OSullivan Architects Inc.

ISSUED	SHEET NUMBER
7/17/23	2
REVISED / REVISED BY	JOB NO: 21045

MAIO HOUSE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 467

Street & Number of Proposed Work: 2 MARY ANN DRIVE

Owner of record: 2 MARY ANN DRIVE LLC

Mailing Address: 2 MARY ANN DRIVE NANTUCKET, MA 02554

Contact Phone #: 508-825-2020 E-mail: ACK.DENTAL.ART (@GMAIL.COM)

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)

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 11'X2 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 6'X2 Sq. footage 2nd floor: 140SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 2001

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation ADD 3 WINDOW DORMER
2. South Elevation
3. West Elevation ADD 3 WINDOW DORMER —
4. North Elevation (ENCRAISE PATIENT ROOMS ON SECOND FLOOR)

*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 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 1X8 Rake 1X8 Soffit (Overhang) _____ Corner boards 5/4 X 6 Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other ANDERSEN 6LT AWNING-MARVIN

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A Clapboard (if applicable) _____ Roof GREY TIME

Trim WHITE TIME Sash GREEN TIME Doors _____

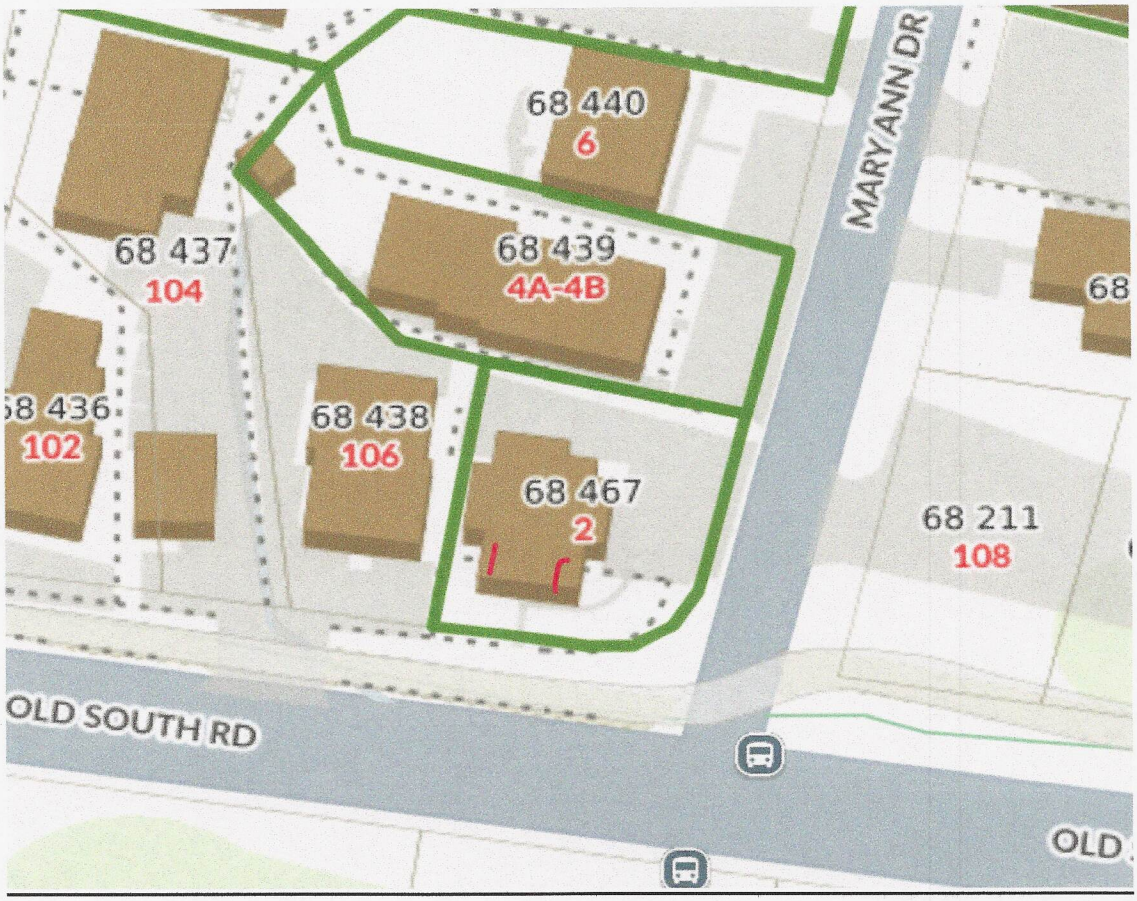
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/23/2025 Signature of owner of record _____ Signed under penalties of perjury

2 MARY ANN DRIVE – DORMERS





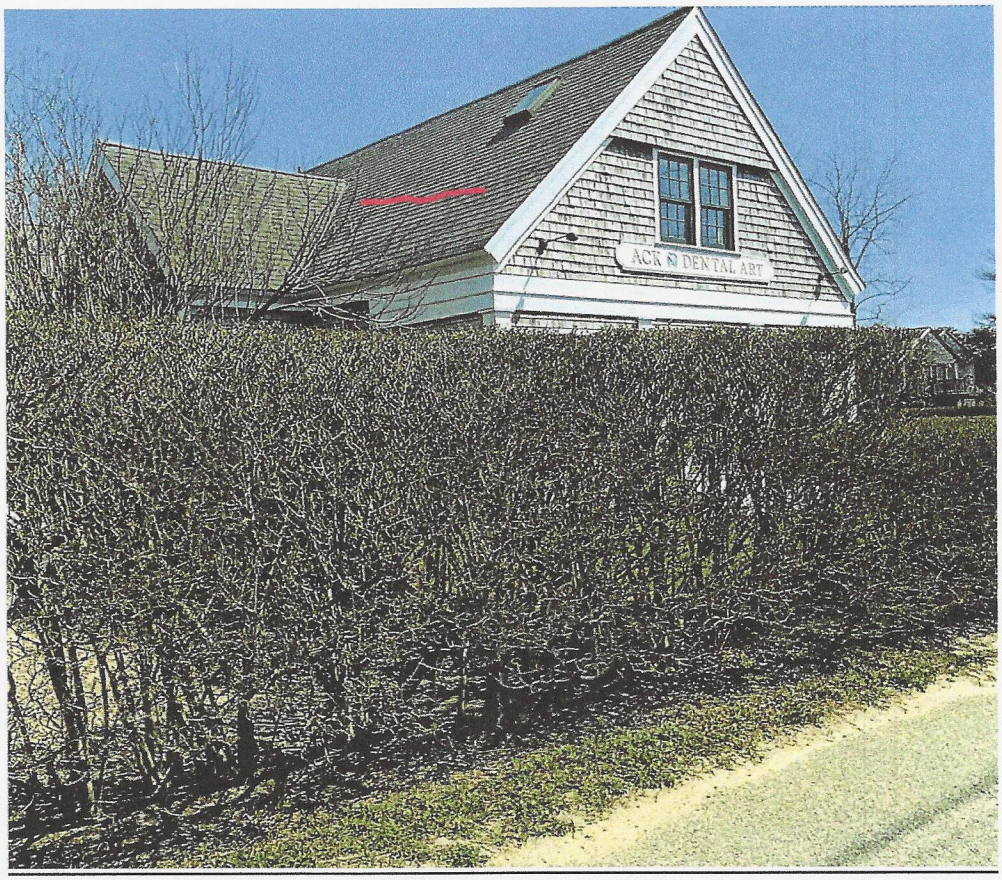
SOUTH ELEVATION – FRONT FACING OLD SOUTH ROAD



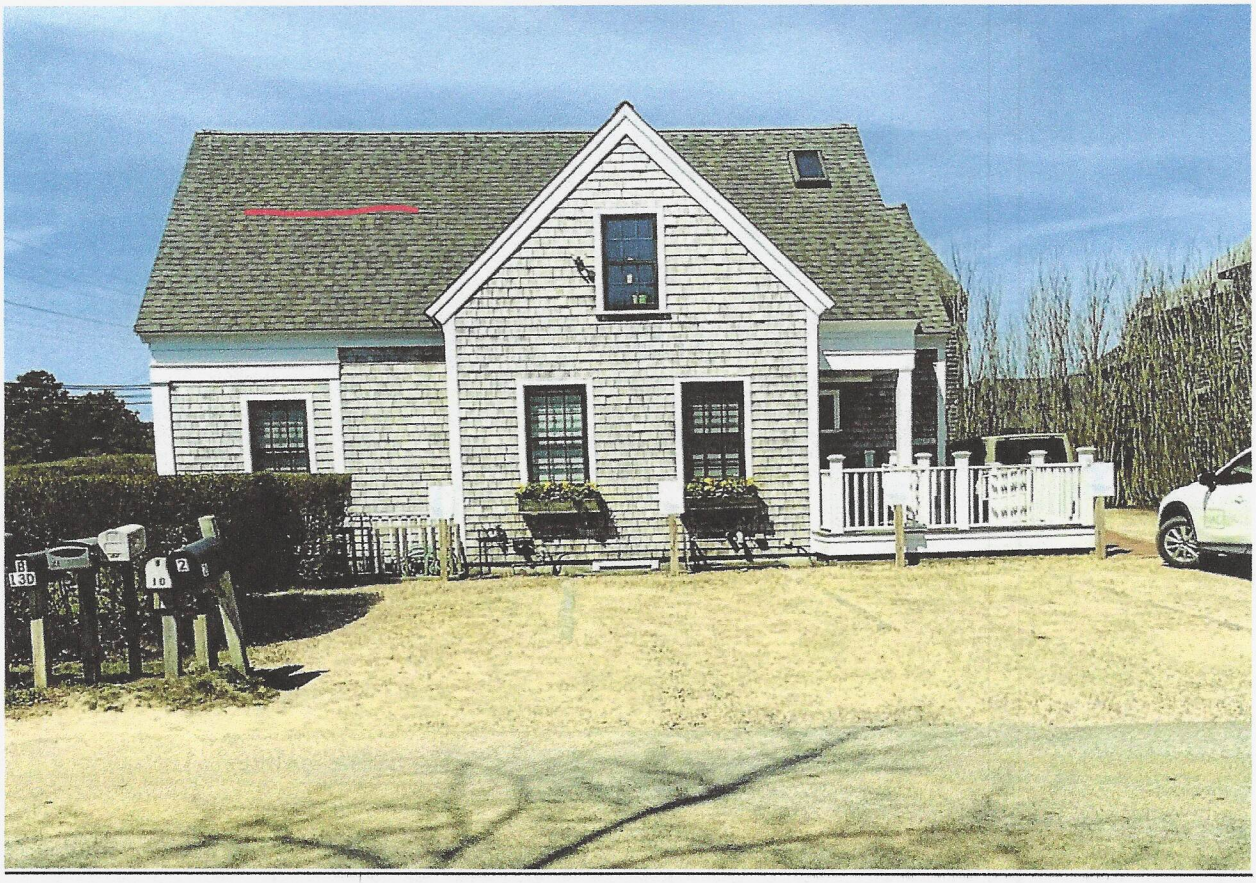
EAST ELEVATION – LOCATION OF DORMER



WEST ELEVATION



EAST ELEVATION

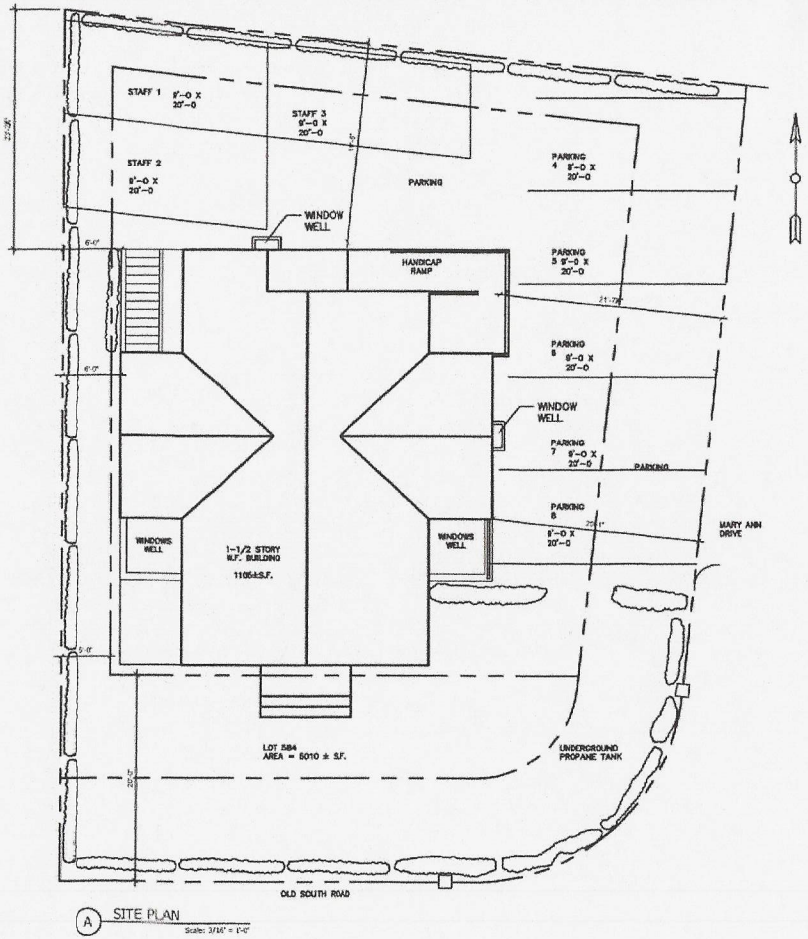


NORTH ELEVATION



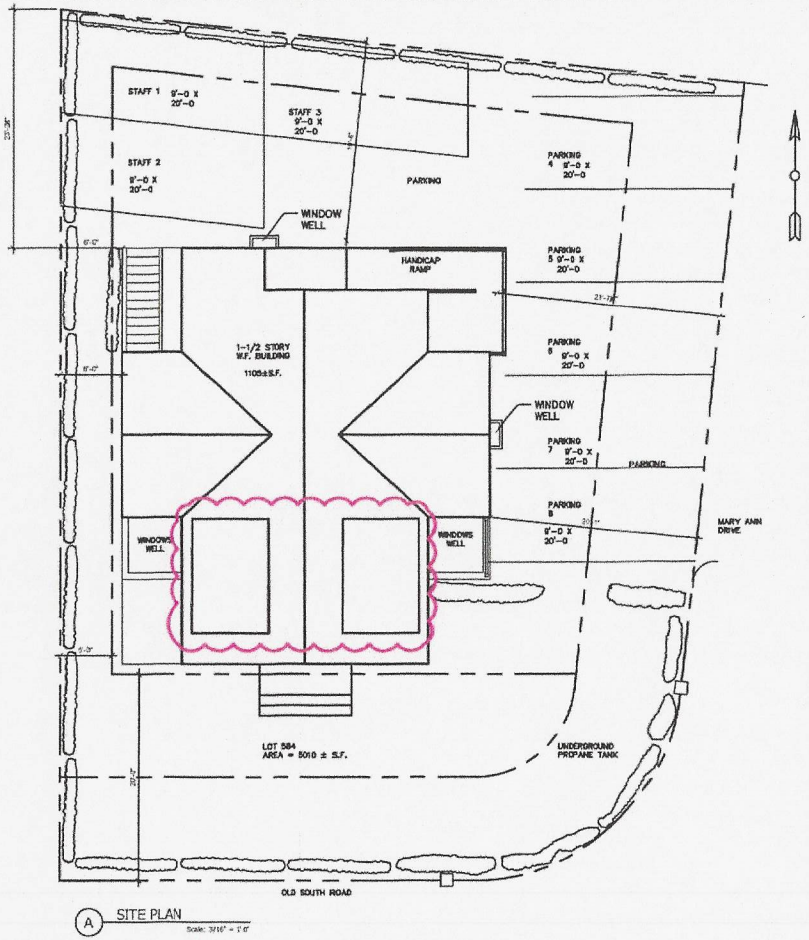
ABUTTER AT 104 OLD SOUTH ROAD WITH SIMILAR DORMER





A SITE PLAN

Scale: 3/16" = 1'-0"



A SITE PLAN

Scale: 3/16" = 1'-0"

ZONING INFORMATION
ZONE CN
MINIMUM LOT SIZE 7,500 SF LOT SIZE 5,010 SF
MINIMUM FRONTAGE 50FT FRONTAGE 53 FT.
FRONTYARD SETBACK 10 FT
REARYARD SETBACK 16FT
SIDE YARD SETBACK 5 FT
ALLOWABLE GC 40.0 %
EXISTING GC 2471 SF
ACTUAL GC: 22%

PARKING CALCULATIONS

MEDICAL OFFICES- 1 SPACE FOR 250 SF
PARKING 934 SF OFFICE SPACE = 4 SPACES
1 BEDROOM BASEMENT APT = 1 SPACE
TOTAL SPACES REQUIRED = 5
PROVIDED ON SITE 8 SPACES

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

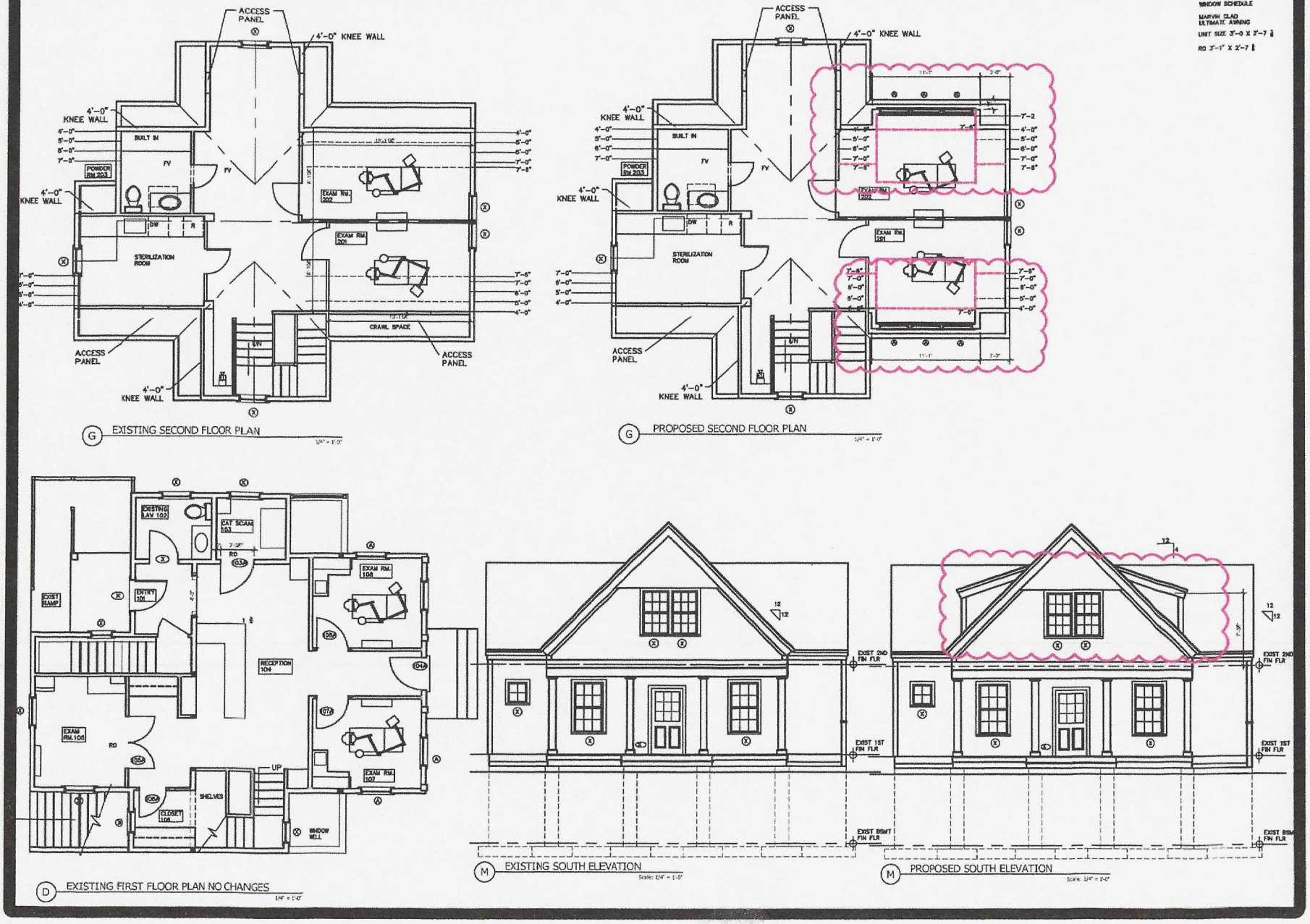
RENOVATION FOR:
MR. ARAUJO, LAURENT
2 MARY ANN DRIVE
NANTUCKET, MASSACHUSETTS, 02554
MAP: 68 PARCEL: 467

SITE PLAN NOTES

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT.	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

1903.20

A1



NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5831
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
MR. ARAUJO, LAURENT
2 MARY ANN DRIVE
NANTUCKET, MASSACHUSETTS, 02554
MAP: 68 PARCEL: 467

FLOOR PLANS

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT.	
REVISIONS	
REVISIONS	
REVISIONS	
REVISIONS	
D.B:	

1903.20

A2



A3

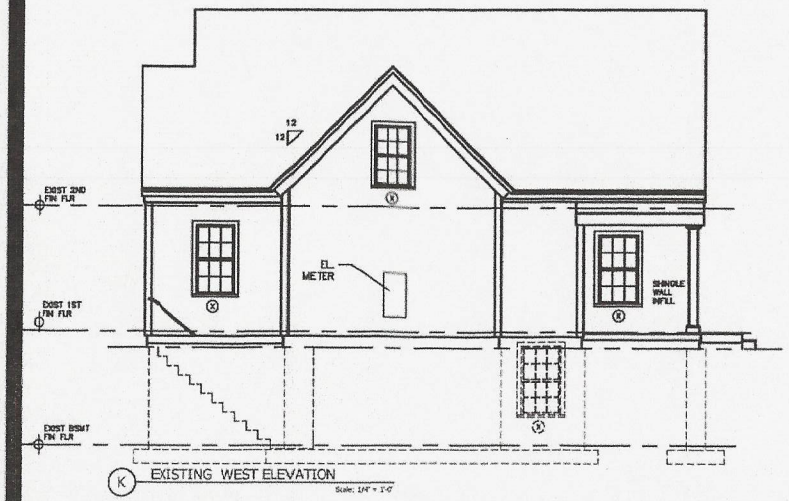
FLOOR PLANS

RENOVATION FOR:
MR. ARAUJO, LAURENT
2 MARY ANN DRIVE
NANTUCKET, MASSACHUSETTS, 02554
MAP: 68 PARCEL: 467

BIDDING
BLDG. DEPT
REVISIONS:
REVISIONS:
REVISIONS:
DATE 1903.20

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM





NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
MR. ARAUJO LAURENT
2 MARY ANN DRIVE
NANTUCKET, MASSACHUSETTS, 02554
MAP: 68 PARCEL: 467

FLOOR PLANS

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT.	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	1903.20

A4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 86

Street & Number of Proposed Work: 20 NORTH PASTURE

Owner of record: RH 20 NORTH PASTURE ACK LLC

Mailing Address: 34 BEECH ROAD
BROOKLINE, MA 02446

Contact Phone #: 617-593-6374 E-mail: HAPPYHACKEL@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. 11838-POOL / 11381-HOUSE + DECK

☐ 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: 1988

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation — EXPAND DECK + SHINGLED RAIL
2. South Elevation — NO CHANGE
3. West Elevation — EXPAND DECK + SHINGLE RAIL
4. North Elevation — ADD CABLE RAIL AT POOL DECK

Is there an HDC survey form for 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 _____

No change

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 _____

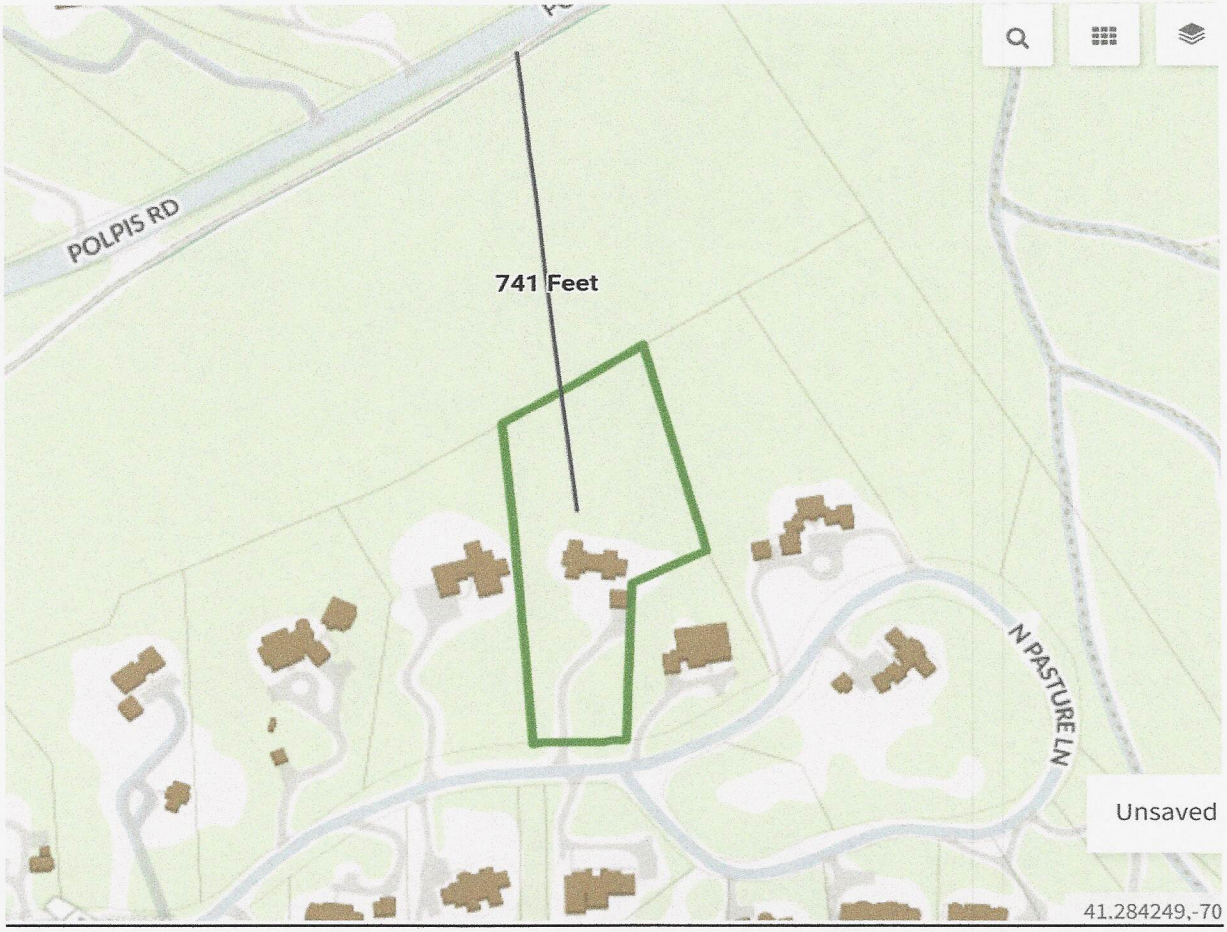
Deck NTW/WALLS Foundation _____ ~~Fence~~ RAIL CABLE RAIL Shutters _____

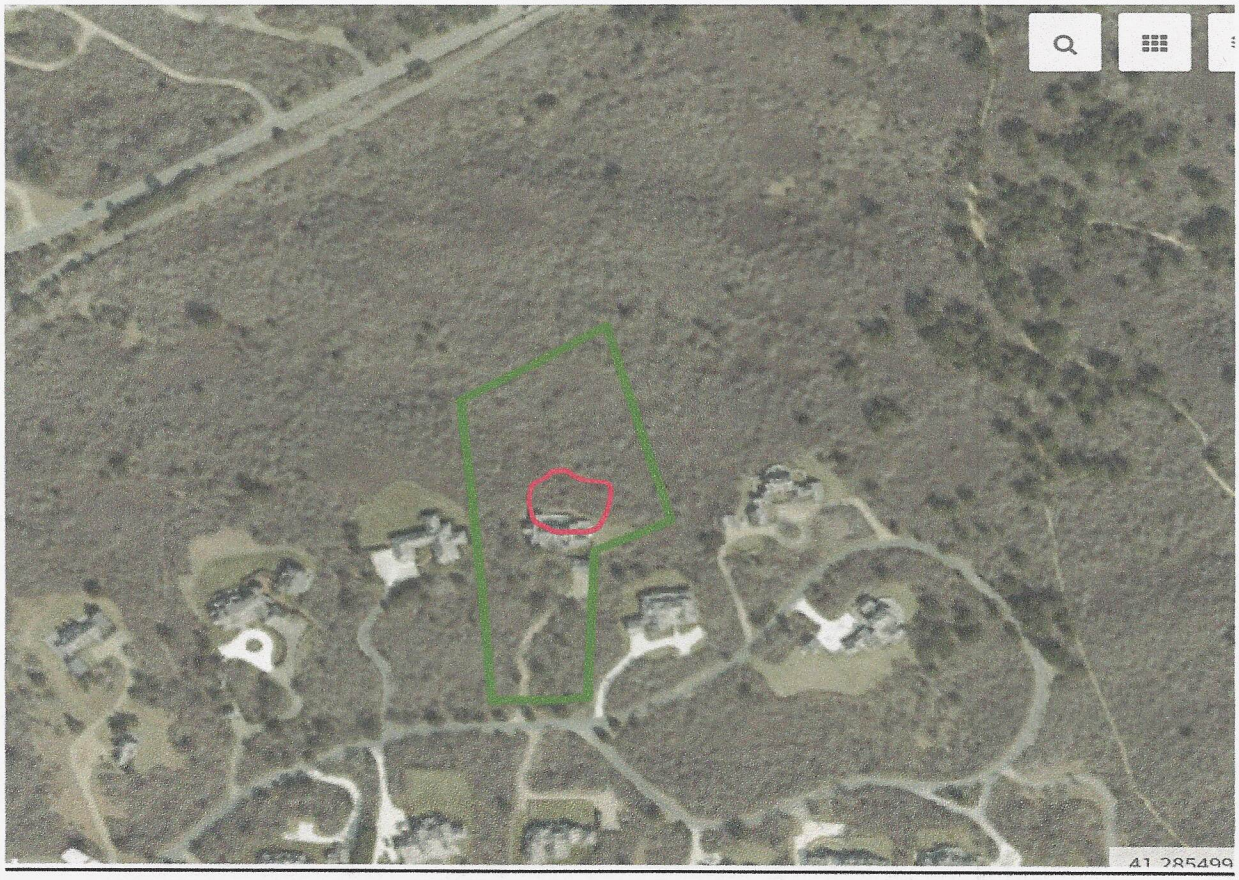
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/24/2025 Signature of owner of record [signature] Signed under penalties of perjury

20 NORTH PASTURE LANE – CHANGE IN RAILING ON REAR POOL DECK



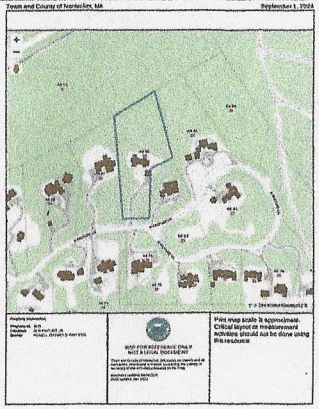


HDC Submission Only - Not For Construction

Property Info:

Map & Parcel:	44/86	Lot Size:	120,3312 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,610 sq. ft.
Minimum Lot Size:	120,000 sq ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing/Demo Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Cover Garage:	807 sq. ft.
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	3,581 sq. ft.

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEPARTIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Locus Map
NTS

2 Site Plan
1/16" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln
Main House

20 N Pasture Ln., Nantucket MA
02554

Sheet

Site Plan

SHEET INDEX

C.100 Site Plan
A.101 Exterior Elevations – S
A.102 Exterior Elevations – E
A.103 Exterior Elevations – N
A.104 Exterior Elevations – W
A.203 First Floor Plan – Deck
Grand total: 6

Date
04.23.2025

Revisions

C.100

Scale As indicated

4/23/2025 9:35:08 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved South Elevation - No Changes
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln
Main House
20 N Pasture Ln., Nantucket MA 02554

Sheet
Exterior Elevations - S

SHEET INDEX

C.100 Site Plan
A.101 Exterior Elevations – S
A.102 Exterior Elevations – E
A.103 Exterior Elevations – N
A.104 Exterior Elevations – W
A.203 First Floor Plan – Deck
Grand total: 6

Date
04.23.2025

Revisions

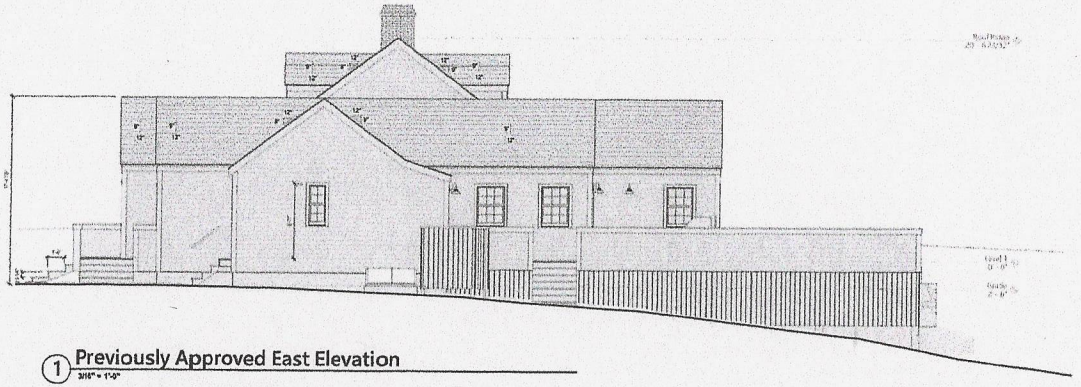
A.101

Scale 1/4" = 1'-0"

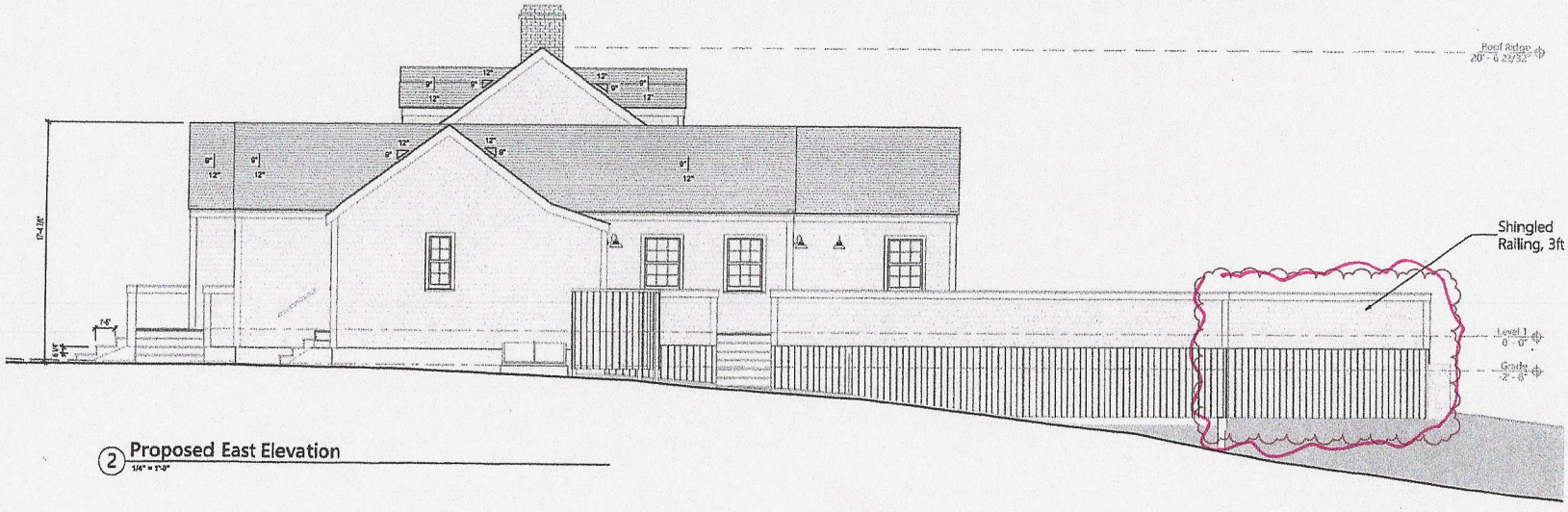
4/23/2025 9:35:12 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS ARE THE 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 FURTHERING CONSTRUCTION MATERIALS



1 Previously Approved East Elevation
3/16" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln
Main House

20 N Pasture Ln., Nantucket MA
02554

Sheet

Exterior Elevations - E

SHEET INDEX

C.100 Site Plan
A.101 Exterior Elevations – S
A.102 Exterior Elevations – E
A.103 Exterior Elevations – N
A.104 Exterior Elevations – W
A.203 First Floor Plan – Deck
Grand total: 6

Date

04.23.2025

Revisions

A.102

Scale As indicated

4/23/2025 9:35:22 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY OR DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY REPRESENT ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved North Elevation
3/16" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln
Main House
20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - N

SHEET INDEX

C.100 Site Plan
A.101 Exterior Elevations – S
A.102 Exterior Elevations – E
A.103 Exterior Elevations – N
A.104 Exterior Elevations – W
A.203 First Floor Plan – Deck
Grand total: 6

Date
04.23.2025

Revisions

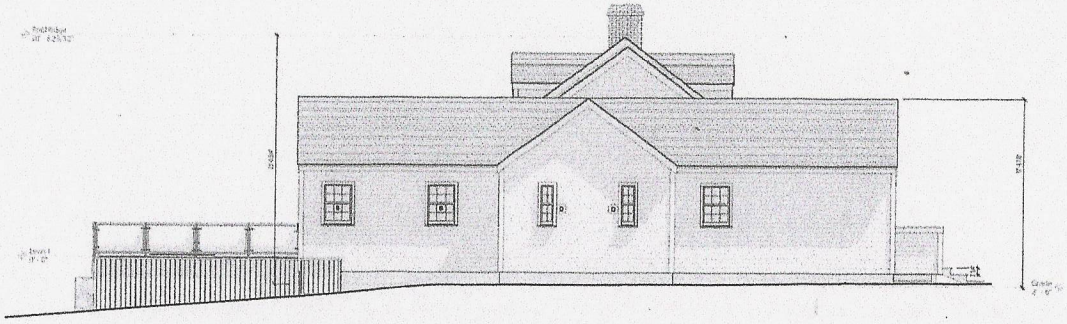
A.103

Scale As indicated

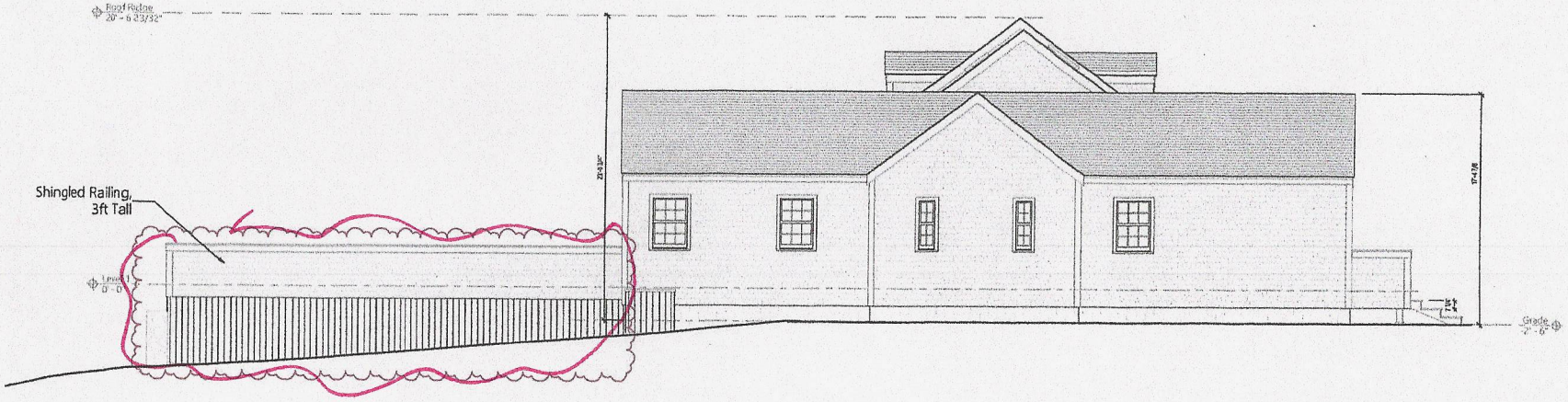
4/23/2025 9:33:31 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY REPRESENT ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved West Elevation
3/16" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln
Main House

20 N Pasture Ln., Nantucket MA
02554

Sheet
Exterior Elevations - W

SHEET INDEX

C.100 Site Plan
A.101 Exterior Elevations - S
A.102 Exterior Elevations - E
A.103 Exterior Elevations - N
A.104 Exterior Elevations - W
A.203 First Floor Plan - Deck
Grand total: 6

Date
04.23.2025

Revisions

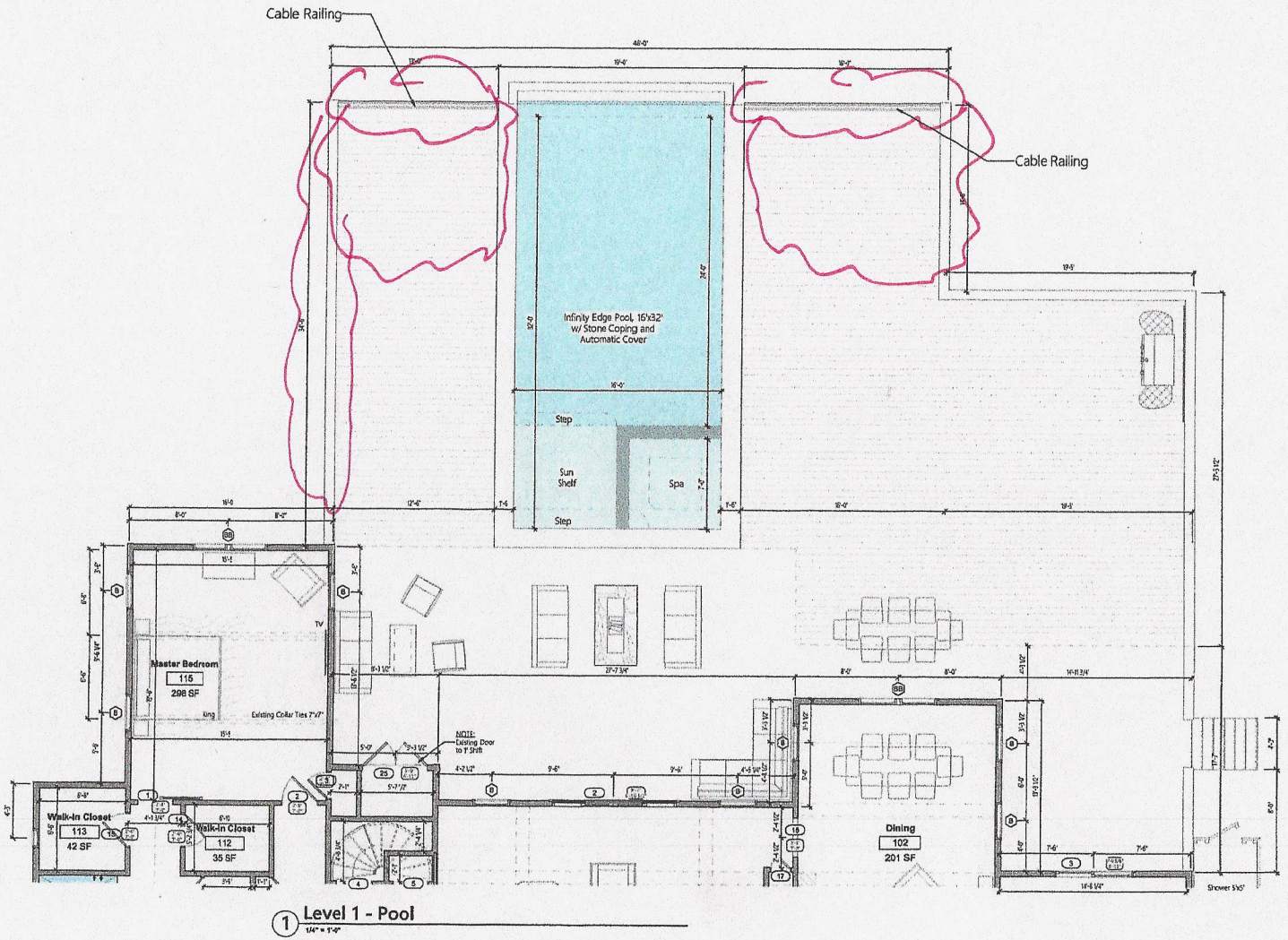
A.104

Scale As indicated

4/23/2025 9:33:26 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO. THESE DRAWINGS AND DESIGNS HAVE ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO. DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Level 1 - Pool
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln Main House

20 N Pasture Ln., Nantucket MA 02554

Sheet

First Floor Plan - Deck

SHEET INDEX

C.100 Site Plan
A.101 Exterior Elevations – S
A.102 Exterior Elevations – E
A.103 Exterior Elevations – N
A.104 Exterior Elevations – W
A.203 First Floor Plan – Deck
Grand total: 6

Date

04.23.2025

Revisions

A.203

Scale 1/4" = 1'-0"

4/23/2025 9:35:42 PM

CERTIFICATE NO: _____ DATE ISSUED: 1/21/25

Previous Approval

HDC2025-01-11838

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°: 86

Street & Number of Proposed Work: 20 N. PASTURE LN.

Owner of record: RH 20 NORTH PASTURE ACK LLC.

Mailing Address: 34 BEECH RD.
BROOKLINE MA 02446

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: 1/13/25 Fee Paid: $ 160

Must be acted on by: 2/28/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Pool not to be visible at time of inspection and in perpetuity.
No grade change from existing or as noted on the application.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-10-11381

☐ Pool (Zoning District ____) ☐ Roof ☒ Other ROTATE PREVIOUSLY APPROVED POOL, REDUCE LENGTH BY 2FT.

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

30' LONG POOL TO → Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

RE-LOCATE APPROVED FIRE PIT & OUTDOOR KITCHEN.

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 SHELL Walkways BLUESTONE PAVERS Walls N/A

* Note: Complete door and window schedules are required.

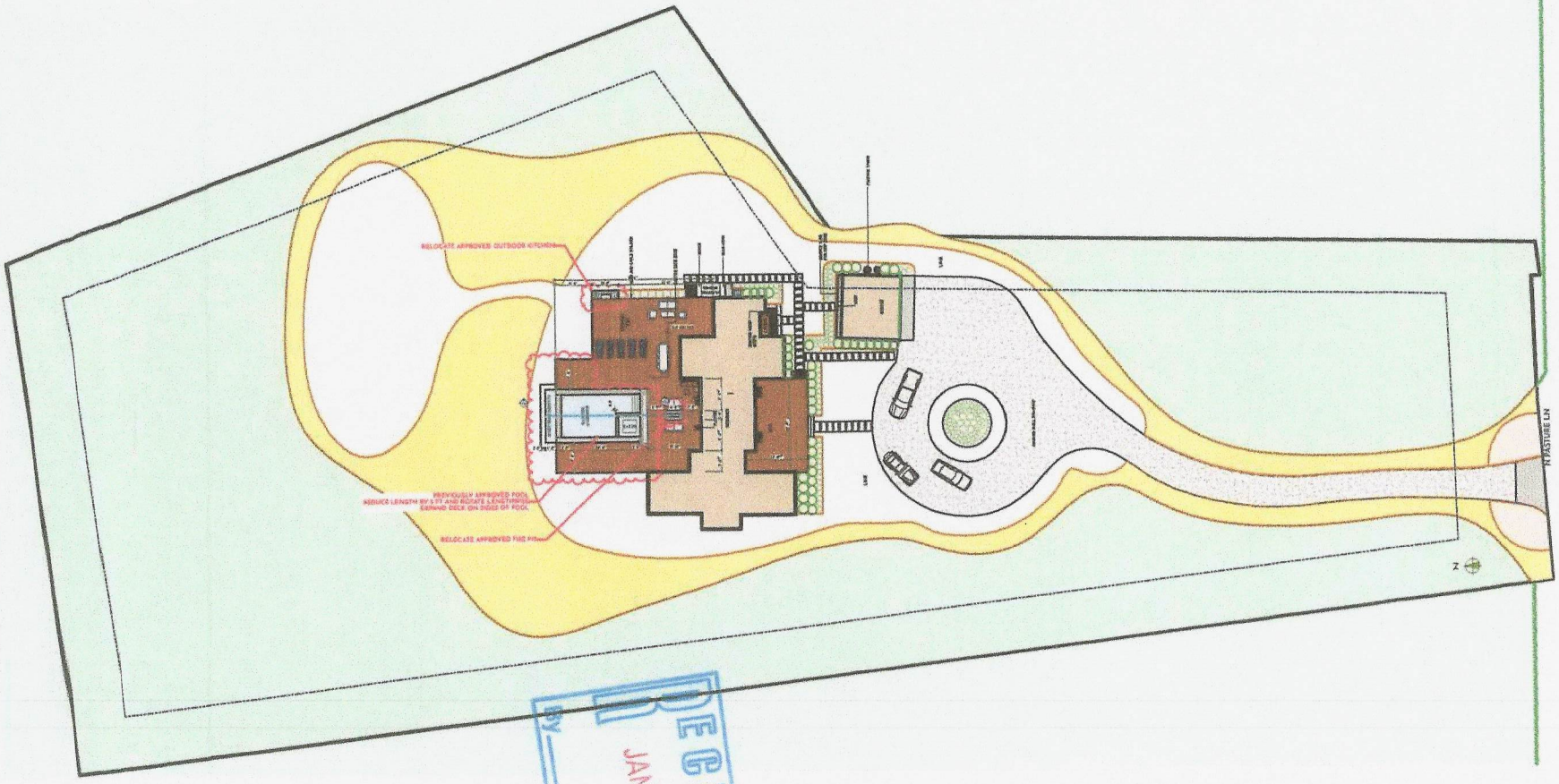
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2MG.01.16 Signature of owner of record _____ Signed under penalties of perjury



RECEIVED
JAN 13 2025
BY:

APPROVED
HDC2025-01-1838
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
20 N Pasture Ln
Nantucket, Ma.
02554
M: 44
P: 86
Zoning: LUG 3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 1/9/25
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

VIEW FROM NORTH PASTURE LANE



EAST ELEVATION SHINGLED RAIL - NO CHANGE IN THIS SECTION



DECK EXTENSION ON THE RIGHT DUE TO THE APPROVED ROTATION OF THE PREVIOUSLY APPROVED POOL BECOMING PERPENDICULAR TO THE HOUSE



AREA OF NEW CABLE RAILING – NOT VISIBLE FROM THE REAR





AREA OF NEW CABLE RAILING



DECK EXPANSION FOR THE ROTATED POOL – CHANGE IN GLASS RAILING TO SHINGLED RAIL TO MATCH THE OTHER SINGILED DECK RAILING





VIEW FROM THE POOL DECK LOOKING NORTHWEST



VIEW FROM THE POOL DECK LOOKING DUE NORTH



VIEW FROM THE POOL DECK FACING NORTHEAST



SOUTH ELEVATION FRONT FROM INSIDE THE LOT



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 399

Street & Number of Proposed Work: 20 HONEY SUCKLE DR.

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TFLAHARDY@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: $ 635.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: ~~1803 SF~~ 1712 SF Decks/Patio: Size: 360 TSF ☐ 1st floor ☐ 2nd floor
Width: 39'6" Sq. footage 2nd floor: ~~1813 SF~~ 1463 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage ~~3rd floor~~: T 3175.00

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 28'5" South 28'5" East 28'5" West 28'5"

Additional Remarks

Historic Name: NEW CONSTRUCTION

Original Date:

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"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 10 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"x4'x16
Type: SHINGLED RAIL to
Length: BASEMENT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size CVP SKYLIGHT 6'x4'x4' Location
Manufacturer _____ Rough Opening _____ Size 7'x4'-4' NTW BOARD FENCE Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6x6 Rake 1x6 Soffit (Overhang) 8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 400
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 6/1 / 4/4

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 15LT FRENCH Side 15LT FRENCH
Garage Door(s): Type SIDE LTS Material DBL/TRANSOMES 9LT BASEMENT

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof COLONIAL SLATE
Trim QUAKER GRAY Sash BLACK Doors BLACK
Deck NTW Foundation GRAY Fence RAIL-SHINGLE Shutters NTW 4' BOARD-A/C

* Attach manufacturer's color samples if color is not from HDC approval list.

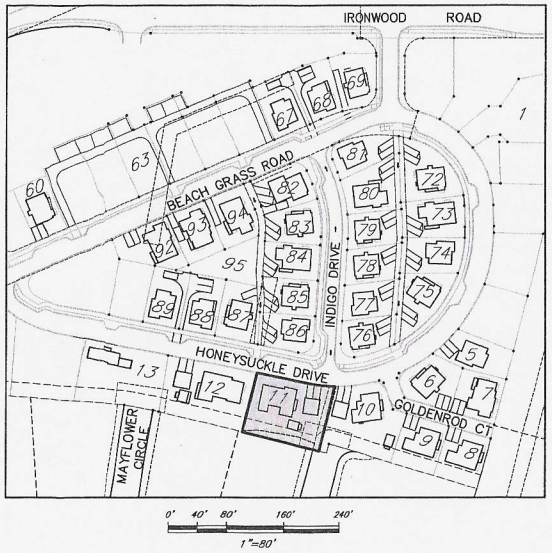
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

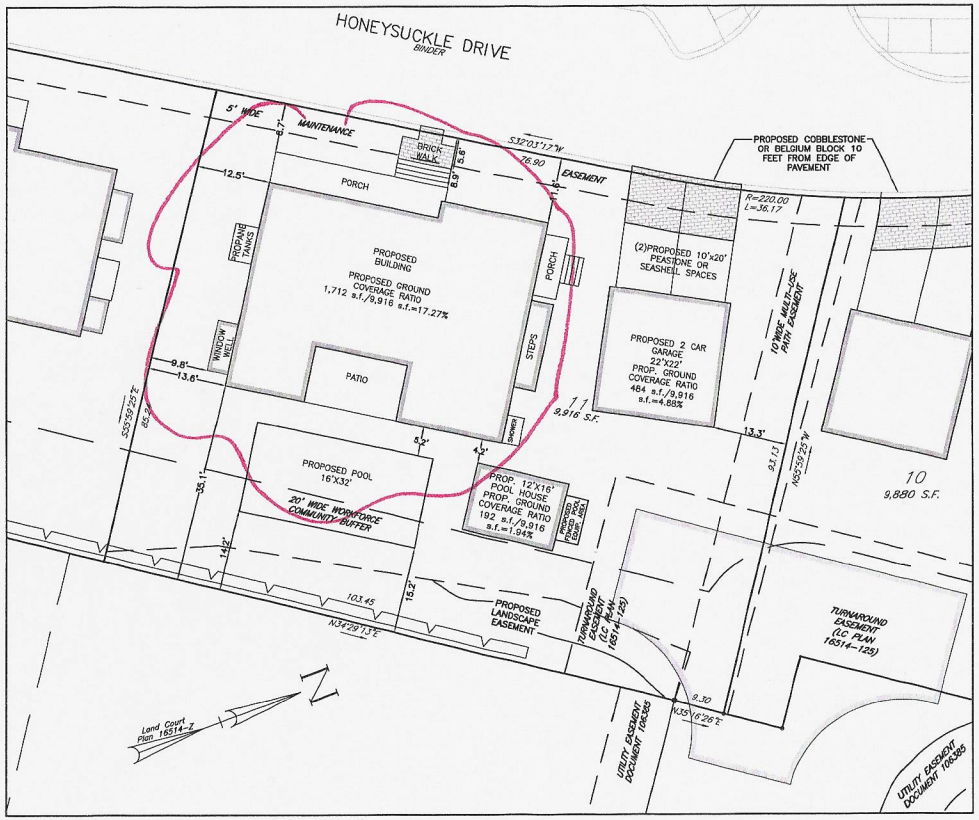
Date 4/5/2025 Signature of owner of record _____ Signed under penalties of perjury

20 HONEYSUCKLE DRIVE – NEW DWELLING









LOT 11

0' 5' 10' 20' 30'

1"=10'

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map ID: 68 399

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengi.com

Design By: JG
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66

- ☒ Issued For Permit
- ☐ Issued For Review
- ☐ Issued For Bid
- ☐ Issued For Construction
- ☒ Not For Construction

No.	Revision	Date
1	Revised Building	04/24/25
2	Revised Building, Add ground cover	03/04/25
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=AS SHOWN

Date: September 16, 2024

Drawing Title:

SITE PLAN
20 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

Seal:

Drawing No.:

C1

SHEET 1 OF 1

N:\NAN66\SandpiperII-Lot-Bldg-Layout-SandpiperII_phase 2-3.dwg, 4/24/2025 3:36:36 PM, JG



20 Honeysuckle Drive
Lot 11
Sandpiper Place
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com

© 2016 O'Sullivan Architects Inc.

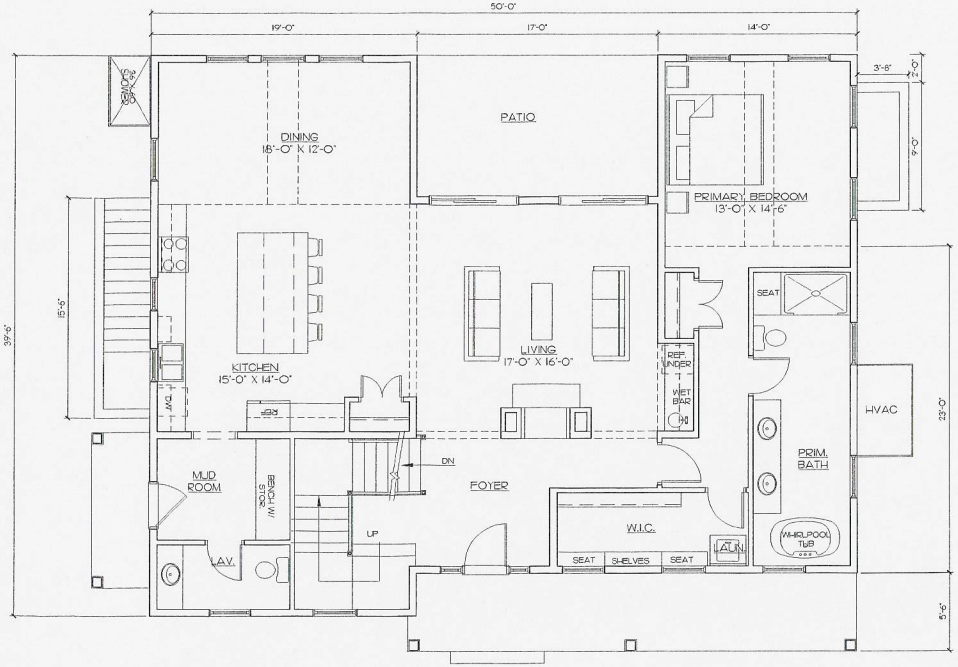
ISSUED
8/27/24

REVISED / REVISED BY	
1/23/25	3/26/25
2/13/25	4/10/25
3/3/25	
3/17/25	

SHEET NUMBER 3

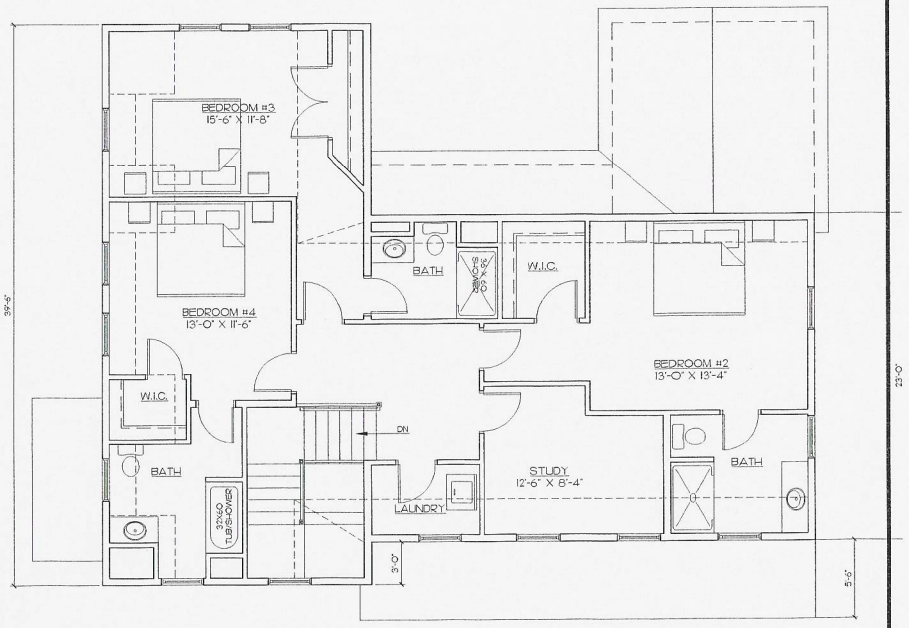
JOB NO: 21045

K:\Doherty\21000 - Sandpiper Village Nantucket\Drawings\Lots 11_12_cust\Plans\Lot_11_rev.dwg, 4/24/2025 12:14:22 PM, DWG To PDF.pc3



First Floor Plan

Scale: 1/4" = 1'-0"



Second Floor Plan

Scale: 1/4" = 1'-0"

LOT 11 - GROSS S.F.	4/10/2025
FIRST FLOOR	+/-1,712 S.F.
SECOND FLOOR	+/-1,463 S.F.
FINISHED BSMNT	+/-1,312 S.F.
TOTAL *	+/-4,487 S.F.

UTILITY ROOM REMOVED FROM S.F.

20 Honeysuckle Drive
Lot 11
Sandpiper Place
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 O'Sullivan Architects Inc.

ISSUED
8/27/24
REVISED / REVISED BY
1/23/25 3/26/25
2/13/25 4/10/25
3/3/2025 4.15.25
3/17/25

SHEET NUMBER 1

JOB NO: 21045

K:\Dotherty\21000 - Sandpiper Village Nantucket\Drawings\Lots 11_12_custom\plans_lot_11_rev.dwg, 4/15/2025 11:59:00 AM, DWG To PDF.pc3



Lower Level Plan

Scale: 1/4" = 1'-0"

LOT 11 - GROSS S. F.	4/10/2025
FIRST FLOOR	+/-1,712 S.F.
SECOND FLOOR	+/-1,463 S.F.
FINISHED BSMNT	+/-1,312 S.F.
TOTAL *	+/-4,487 S.F.

UTILITY ROOM REMOVED FROM S.F.

20 Honeysuckle Drive
Lot 11
Sandpiper Place
Nantucket, MA

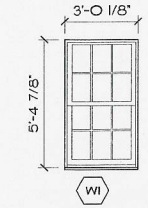
O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
© 2024 O'Sullivan Architects Inc.

ISSUED
8/27/24
REVISED / REVISED BY
1/23/25 3/26/25
3/3/25 4/10/25
3/17/25 4/15/25

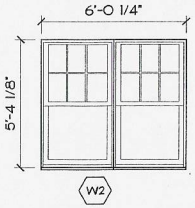
SHEET NUMBER 2

JOB NO: 21045

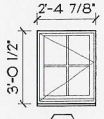
K:\OsHerN\21XXX - Sandpiper Village Nantucket\Drawings\Lots 11_12_custom\plans_lot_11_rev.dwg, 4/15/2025 11:48:20 AM, DWG To PDF.pc3



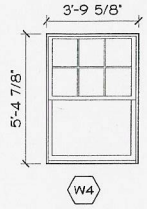
TW2IO52



TW2IO52-2



CWI3
TEMPERED

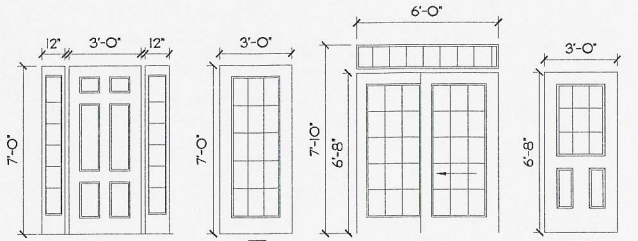


TW38052
TEMPERED

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
W/ 12" SIDELIGHTS
EACH SIDE

SIDE DOOR
15-LITE

REAR DOOR
ANDERSEN SLIDER
15-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

20 Honeysuckle Drive

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com

ISSUED	SHEET NUMBER
9/5/24	0
REVISED / REVISED BY	JOB NO:
	21045

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



33 Cliff Rd
MH Revs

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.

#79.20 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BKP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Rd LLC

Mailing Address: 13941 Cuba Road
Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED Main House

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-10-11367
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Remove Building Flare

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 206 sf Decks/Patio: Size: 230 sf ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 190 sf. Size: 63 sf ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Fenestration, Revise Bay
2. South Elevation Extend Building 3'-6", Revise Porch, Revise Bay
3. West Elevation Revise Porch
4. North Elevation Extend building 3'-6", Add area wells + Exterior stair

Is there an HDC survey form for 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 4/24/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/19/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-10-11367

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Rd LLC

Mailing Address: 13941 Cuba Road, Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Paul

Mailing Address: 11 Old South Road, Nantucket, MA 02554

Contact Phone #: 228-3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 10/21/24 Fee Paid: $ 1093.80 1092

Must be acted on by: 12/20/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Bed-up Trim around Front door - Top ½ of door to be Bracelet style window, Lose one panel of panes in Bay Windows and Eyebrow

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. Dormers

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 89'-6" Sq. Footage 1st floor: 3629 Decks/Patio: Size: 573 s.f. ☒ 1st floor ☐ 2nd floor

Width: 57'-6" Sq. footage 2nd floor: 2840 Size: 407 s.f. ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 29'-3" South 29'-3" East 29'-3" West 29'-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) Waterstruck ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass 6/12 Dormer 7/12 Other Lower Gable 5/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

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 1 x 8 Rake 1 x 8 Soffit (Overhang) 1'-3" Corner boards Banding Frieze 1 x 6

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 10 x 10 + 8 x 8

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer HSD

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel/Wood Rear 8 Lite/Panel, DBL French Side 8 Lite/Panel, French

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 FRONT + MUDROOM = MINKEN ALUM

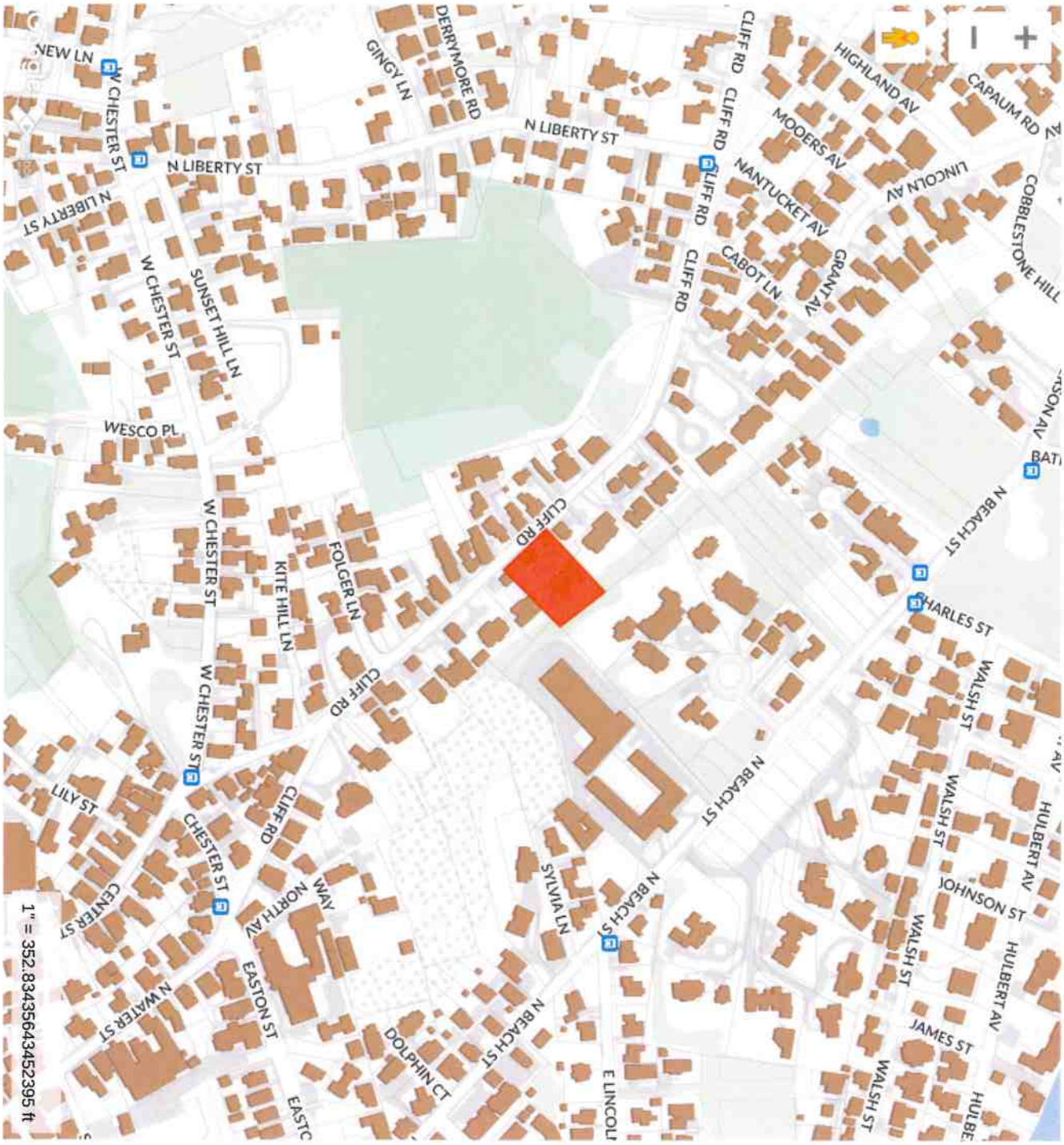
Trim White Sash White Doors White FRENCH

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/18/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Residence at
33 Cliff Rd
Nantucket, MA 02554

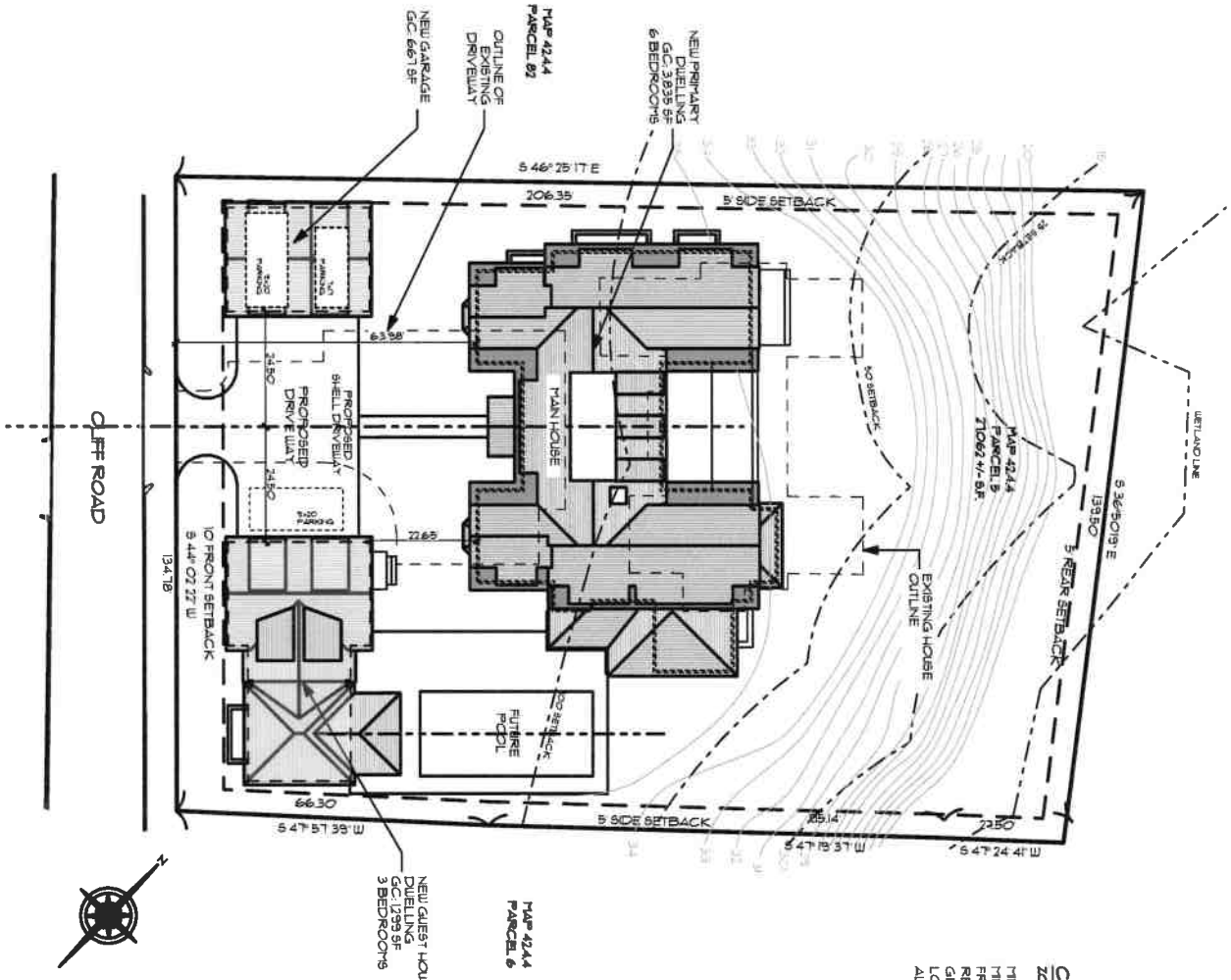
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	21062 SF +/-
ALLOWABLE G.C.:	8118 SF

ID # L-1.2

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED WEST ELEVATION



PROPOSED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

West Exterior Elevations

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.1



PREVIOUSLY APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

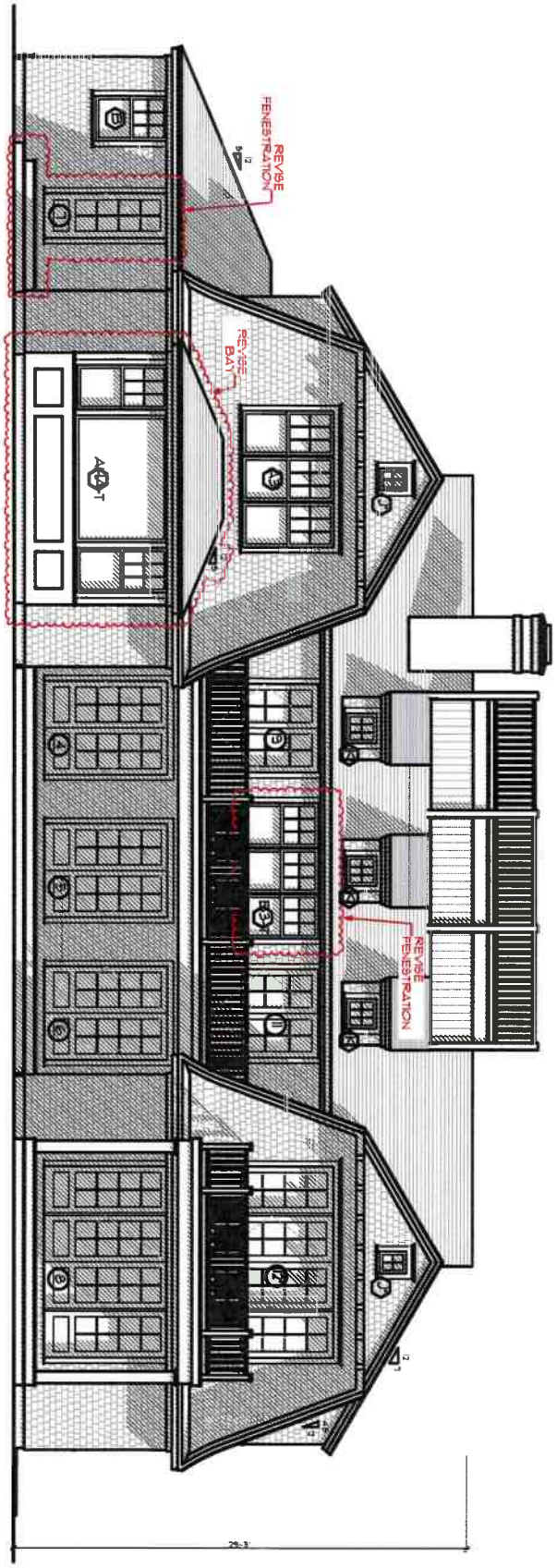
South Exterior Elevation

Residence at
33 Cliff Rd
Nantucket, MA 02554

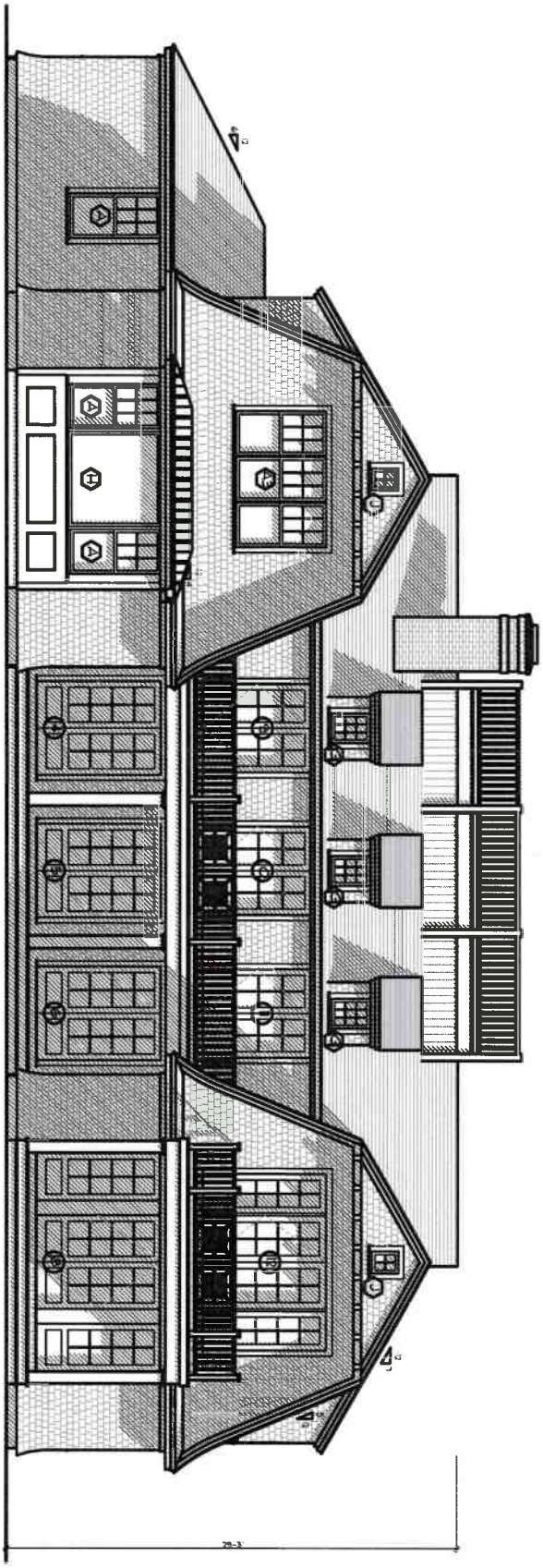
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2



PROPOSED EAST ELEVATION



PREVIOUSLY APPROVED EAST ELEVATION

ID# A-2.3

Residence at
33 Cliff Rd
Nantucket, MA 02554

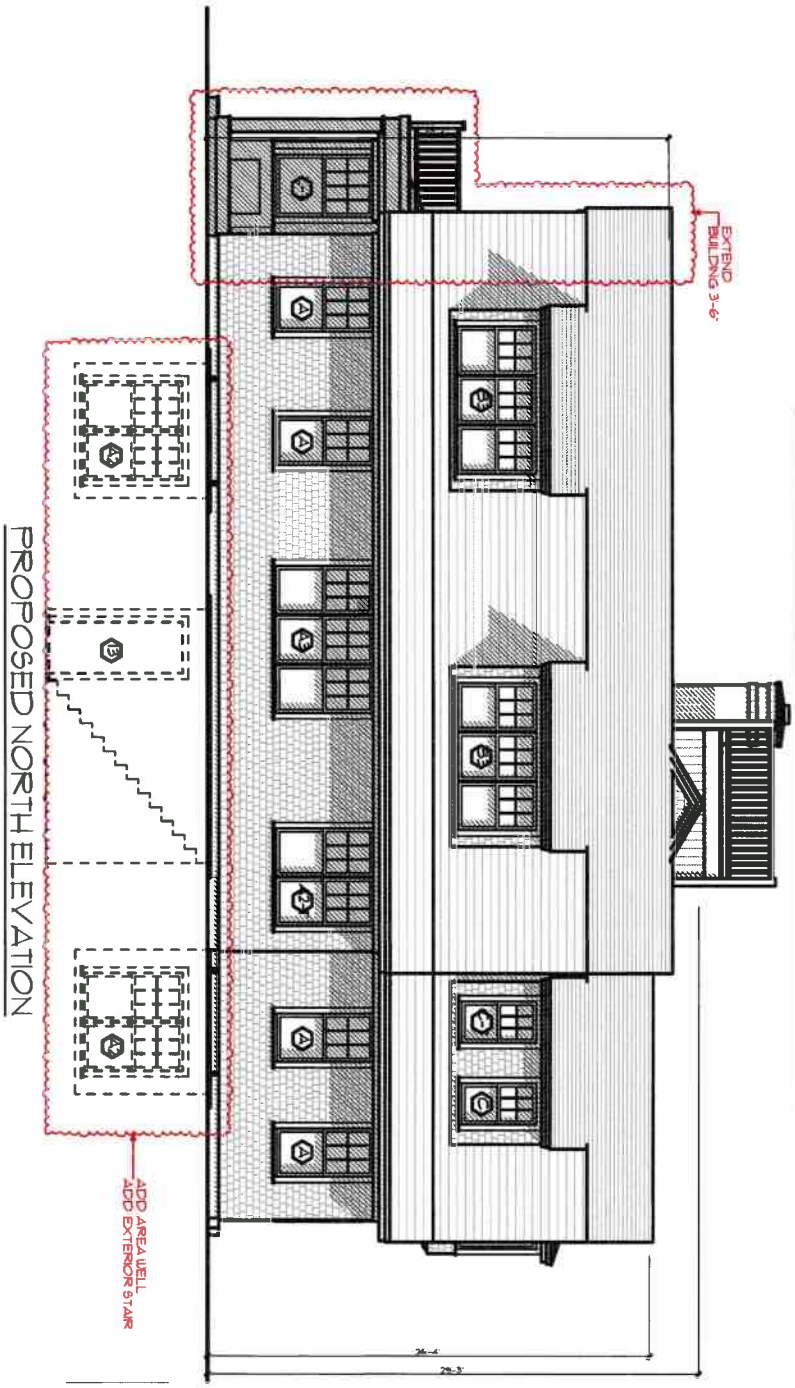
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED.

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

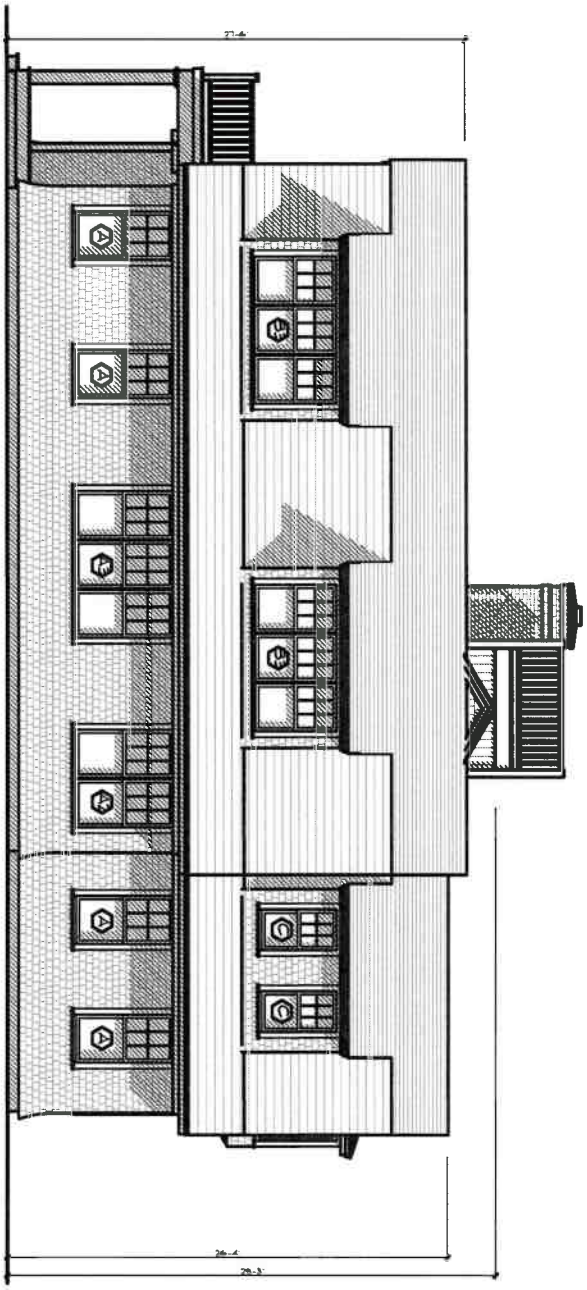
East Exterior Elevations

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PROPOSED NORTH ELEVATION



PREVIOUSLY APPROVED NORTH ELEVATION

A-2.4

ID #

Residence at
33 Cliff Rd
Nantucket, MA 02554

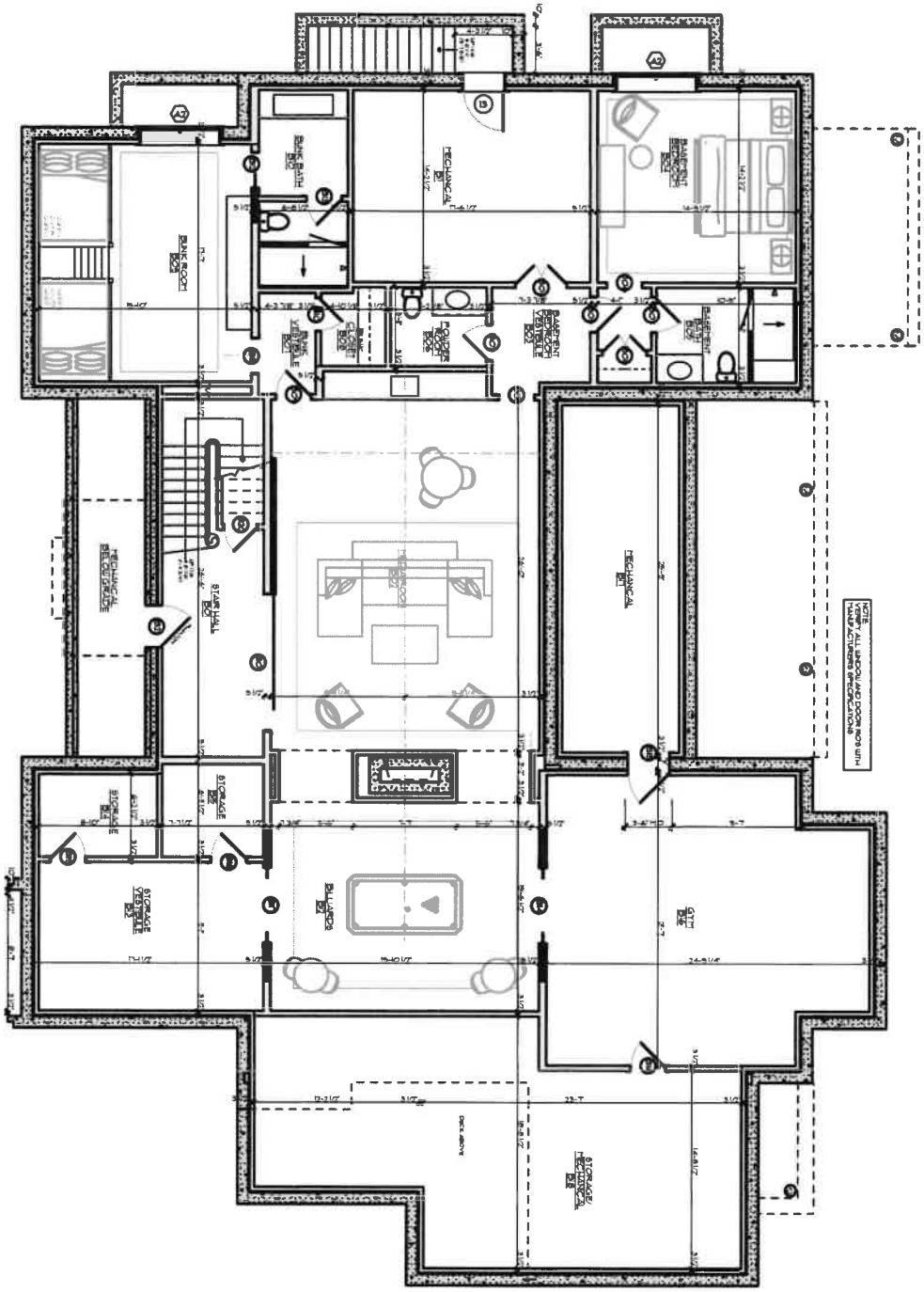
MAP NO: 42 4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO. 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Exterior 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
33 Cliff Rd
Nantucket, MA 02554

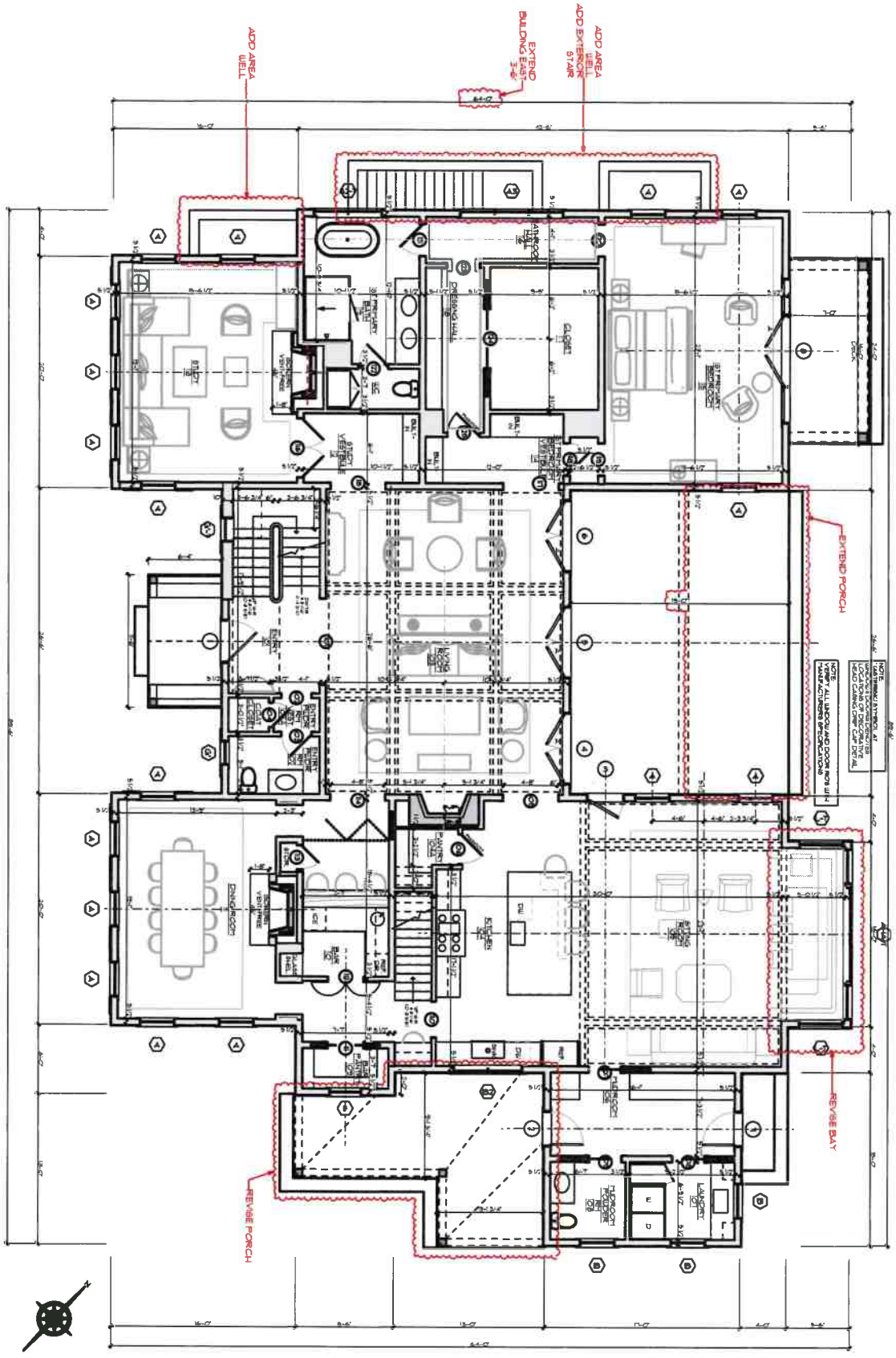
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Basement Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



ID # **A-1.1b**

Residence at
33 Cliff Rd
Nantucket, MA 02554

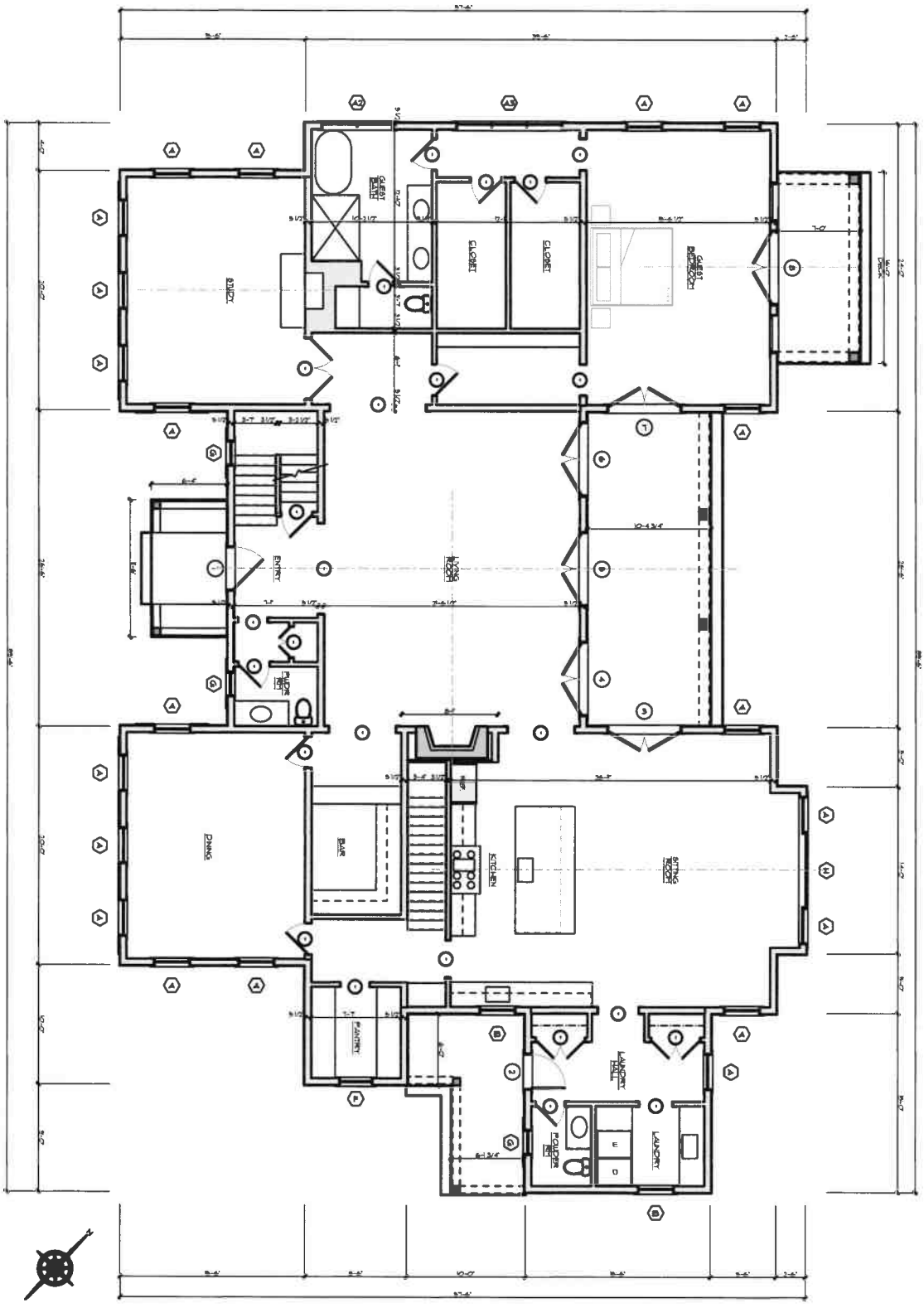
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



ID#
A-1.1a

Residence at
33 Cliff Rd
Nantucket, MA 02554

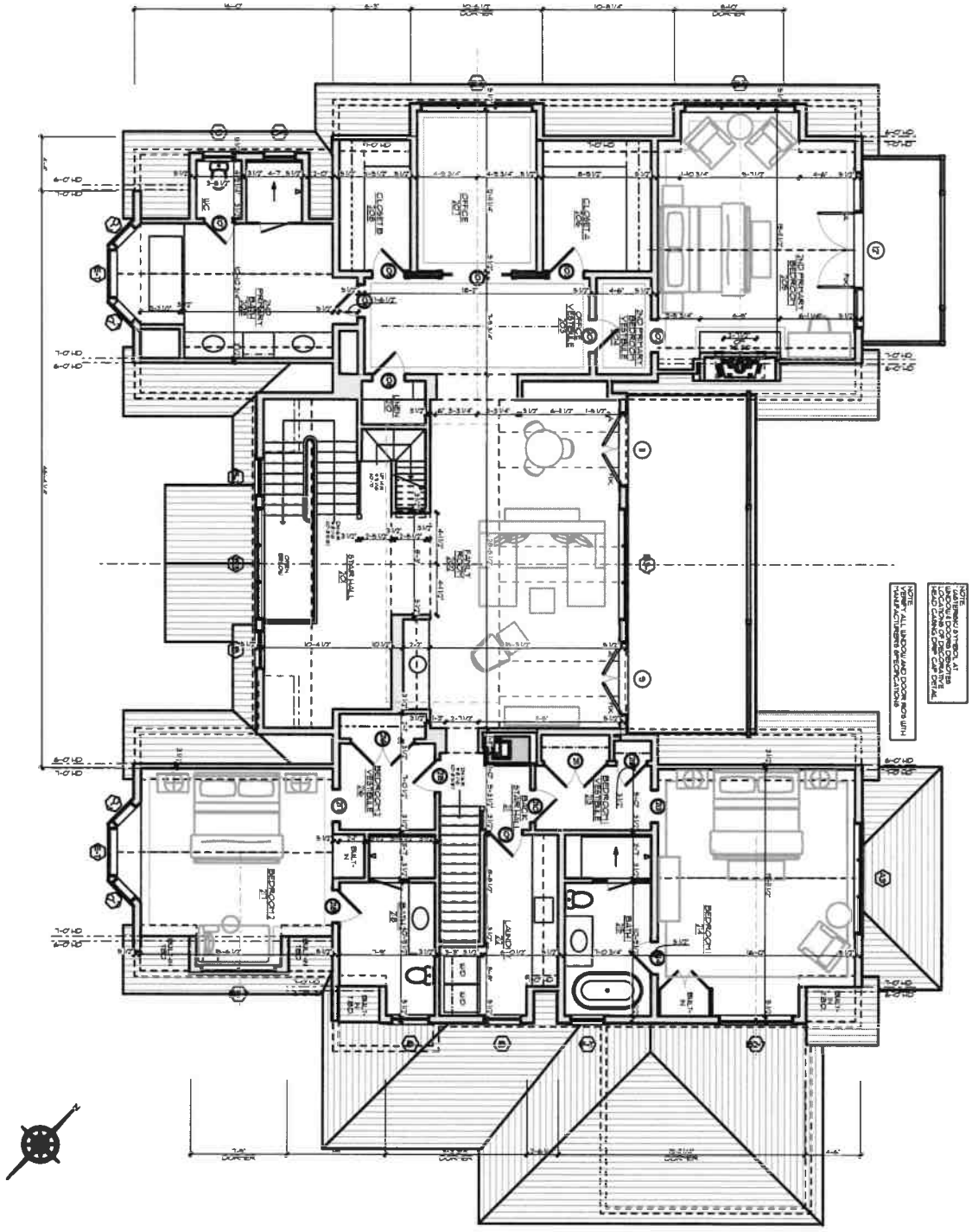
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Previously Approved First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.2b

Residence at
33 Cliff Rd
Nantucket, MA 02554

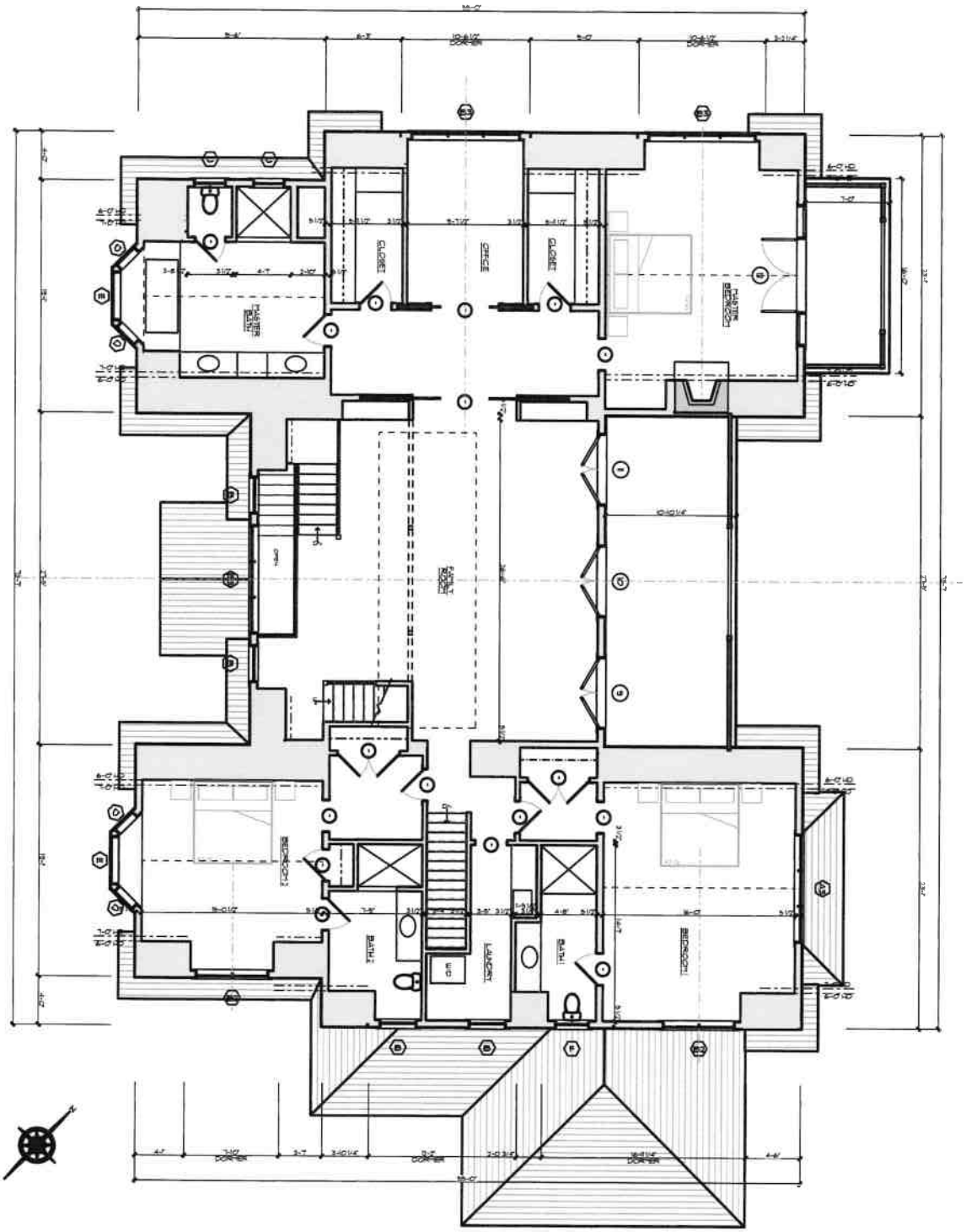
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2a

ID #1

Residence at
8 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 54 ZONING INFO: LUG-1
PARCEL NO: 258 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Previously Approved 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

Main House at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/28/25
Build. Dept. Sub:
Revs: 4/9/25

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	17	Double Hung	KSD	2'-11 3/8" x 6'-1"	3'-0 3/8" x 6'-1 1/2"	6 over 1	
A2	2	Double Hung	KSD	(2) 2'-11 3/8" x 6'-1"	5'-11 3/4" x 6'-1 1/2"	6 over 1	
A2-T	1	Double Hung	KSD	(2) 2'-11 3/8" x 6'-1"	5'-11 3/4" x 6'-1 1/2"	6 over 1	Tempered
A3	2	Double Hung	KSD	(3) 2'-11 3/8" x 6'-1"	8'-11 1/8" x 6'-1 1/2"	6 over 1	(1) with cap
B	6	Double Hung	KSD	2'-11 3/8" x 4'-11"	3'-0 3/8" x 4'-11 1/2"	6 over 1	
B-T	1	Double Hung	KSD	2'-11 3/8" x 4'-11"	3'-0 3/8" x 4'-11 1/2"	6 over 1	Tempered
B2	1	Double Hung	KSD	(2) 2'-11 3/8" x 4'-11"	5'-11 3/4" x 4'-11 1/2"	6 over 1	
B2-T	2	Double Hung	KSD	(2) 2'-11 3/8" x 4'-11"	5'-11 3/4" x 4'-11 1/2"	6 over 1	Tempered
B3	3	Double Hung	KSD	(3) 2'-11 3/8" x 4'-11"	8'-11 1/8" x 4'-11 1/2"	6 over 1	
B3-T	1	Double Hung	KSD	(3) 2'-11 3/8" x 4'-11"	8'-11 1/8" x 4'-11 1/2"	6 over 1	Tempered
C	1	Double Hung	KSD	2'-6 3/8" x 4'-9"	2'-7 3/8" x 4'-9 1/2"	6 over 1	
C-T	1	Double Hung	KSD	2'-6 3/8" x 4'-9"	2'-7 3/8" x 4'-9 1/2"	6 over 1	Tempered
D-T	4	Fixed	KSD	2'-1 5/16" x 4'-11"	2'-2 5/16" x 4'-11 1/2"	5	See elevations to align & match glass w/ B windows, Tempered
E-T	2	Fixed	KSD	3'-9 7/16" x 4'-11"	3'-10 7/16" x 4'-11 1/2"	9	See elevations to align & match glass w/ B windows, Tempered
F	1	Fixed Casement	KSD	2'-8 3/8" x 3'-6"	2'-9 3/8" x 3'-6 1/2"	9	
F-T	1	Casement	KSD	2'-8 3/8" x 3'-6"	2'-9 3/8" x 3'-6 1/2"	9	Tempered
G	1	Fixed Casement	KSD	2'-0" x 2'-9 1/4"	2'-1" x 2'-9 1/2"	9	with Cap
G-T	1	Fixed Casement	KSD	2'-0" x 2'-9 1/4"	2'-1" x 2'-9 1/2"	9	Tempered, with Cap
J	4	Fixed	KSD	1'-6" x 2'-0"	1'-7" x 2'-0 1/2"	4	with Cap
K	3	Fixed	KSD	2'-0" x 2'-2"	2'-1" x 2'-2 1/2"	6	
AHA-T	1	Fixed Picture	KSD	x 6'-1"	14'-9 1/2" x 6'-1 1/2"	1	See elevations
	2	w/ (2) Double Hung	KSD	2'-11 3/8" x 6'-1"		6 over 1	(1) Fixed mulled with (2) A windows, all Tempered
L-T	2	Double Hung	KSD	3'-9 3/8" +/- x 6'-1"	x 6'-1 1/2"	8 over 1	Tempered, match glass size of A top sash lights

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-6" x 7'-0"			Decorative Lights Over Panel, See elevations
2	1	Single French	KSD	2'-10" x 8'-0"		8	over panel
3	1	Single French	KSD	3'-0" x 8'-0"		8	over panel
4	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
5	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
6	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
7	1	Single French	KSD	2'-10" x 8'-0"		8	over panel
8	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel
	2	w/ sidelights	KSD	3'-0" x 8'-0"		8	over panel
9	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel, Right hand door Fixed
10	1	Eliminated for B3 window	KSD	5'-8" x 7'-0"		6 ea.	over panel
11	1	Double French	KSD	5'-8" x 7'-0"		6 ea.	over panel, Right hand door Fixed
12	1	Double French	KSD	6'-0" x 8'-0"		8 ea.	over panel, with cap, Right hand door Fixed
	2	w/ sidelights	KSD	3'-0" x 8'-0"		8	over panel
13	1	Basement Exterior Stairs		3'-0" x 8'-0"		TBD	Design TBD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Wolen
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 33 Cliff Road LLC

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 25, 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] 4/23/25

Signature Date

65 Quidnet

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

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
✓	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
X	Colors (4 copies): White a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

✓	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: 4/24/25

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 115

Street & Number of Proposed Work: 165 Quidnet Road

Owner of record: Red House LLC

Mailing Address: 1330 Avenue of America's 38th Floor
New York, NY 10019

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02534

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. 2024-02-9943

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Change trim + sash color to white to Match Main House @ 88 Quidnet Rd

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches). Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim White (To Match Main House) Sash White (To Match Main House) Doors White ★ (★ Previously Approved To Match Main House)

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 4/29/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

HDC 2024-02-9943 Staff6

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 115

Street & Number of Proposed Work: 65 Quidnet Road

Owner of record: Red Horse LLC

Mailing Address: 1330 Avenue of the America's 38th Floor
New York, NY 10019

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 2/12/24 Fee Paid: $ 93.60 15725

Must be acted on by: 4/12/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

TRIM & WINDOWS - CREW TRIM SASH

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 468 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North 16'-1" South 16'-1" East 16'-1" West 16'-1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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) 6" Corner boards 5/4x6 Frieze _____
Window Casing _____ Door 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 6 Lite/Panel
Garage Door(s): Type Overhead Material Wood/Glass

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

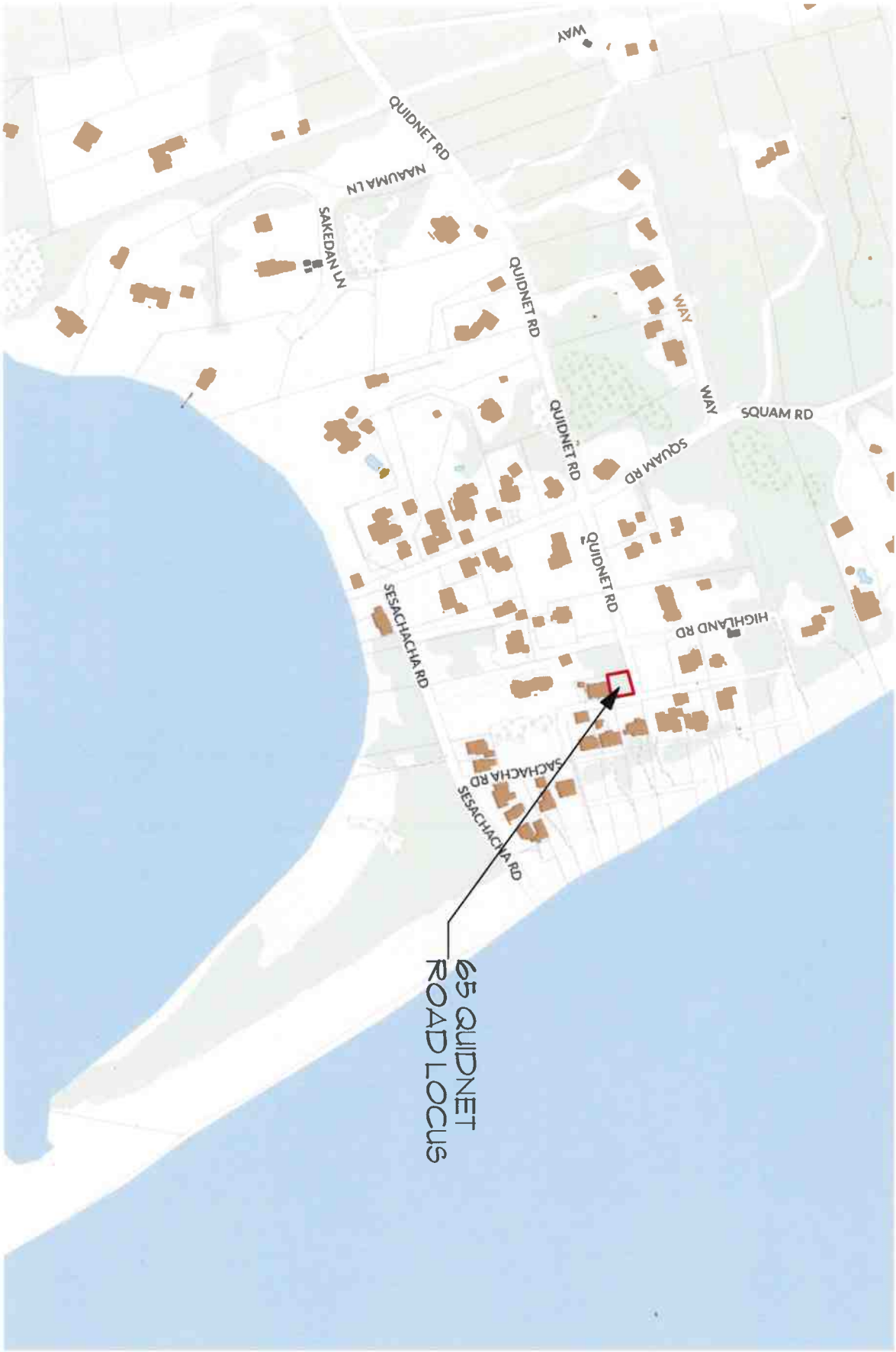
COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof To Weather
Trim ~~White~~ cream Sash ~~white~~ cream Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/12/24 Signature of owner of record _____ Signed under penalties of perjury



ID #
L-1.1

Garage at
65 Quidnet Road
Nantucket, MA 02554

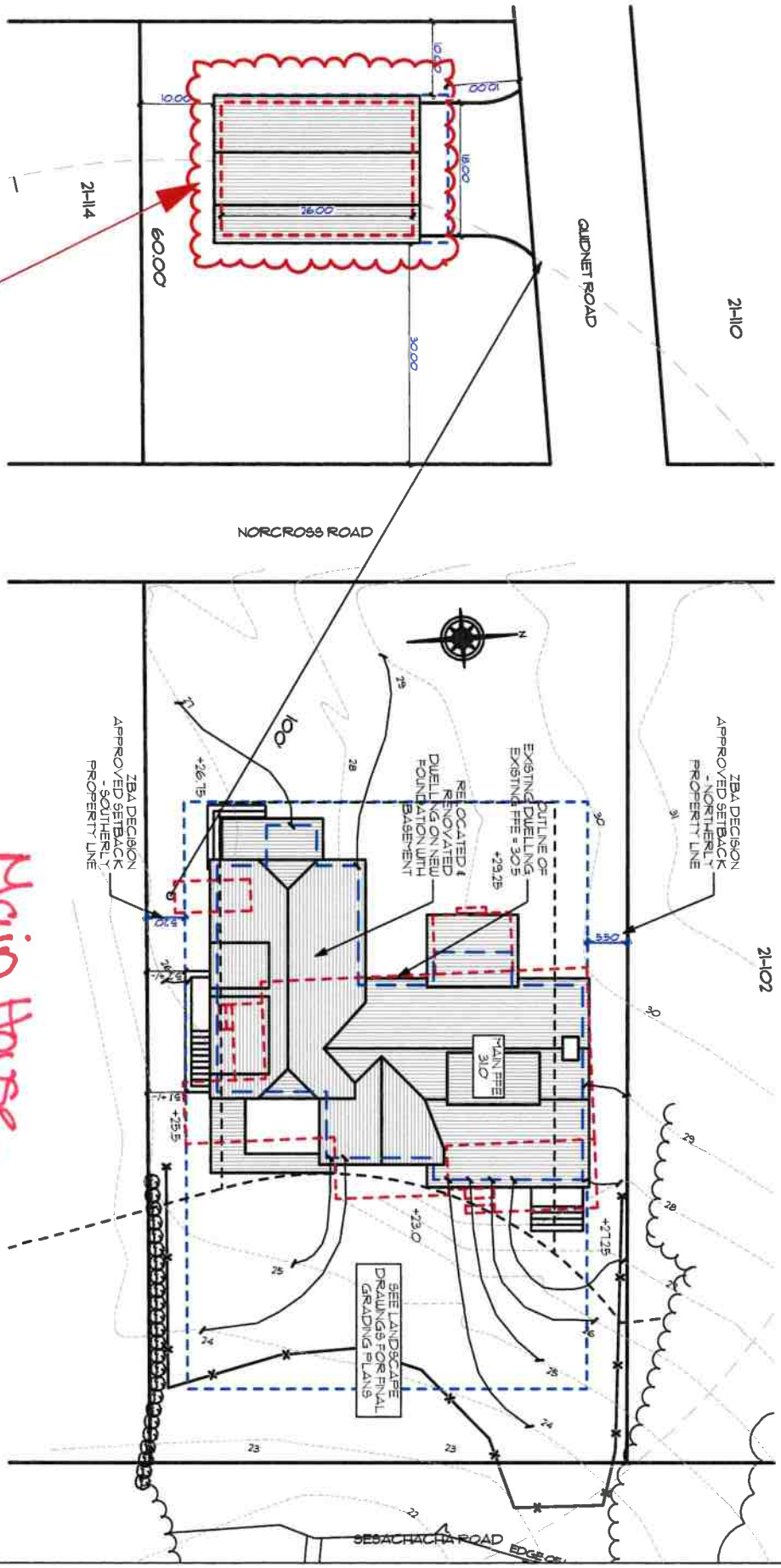
MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Garage at
65 Quidnet Road
Nantucket, MA 02554

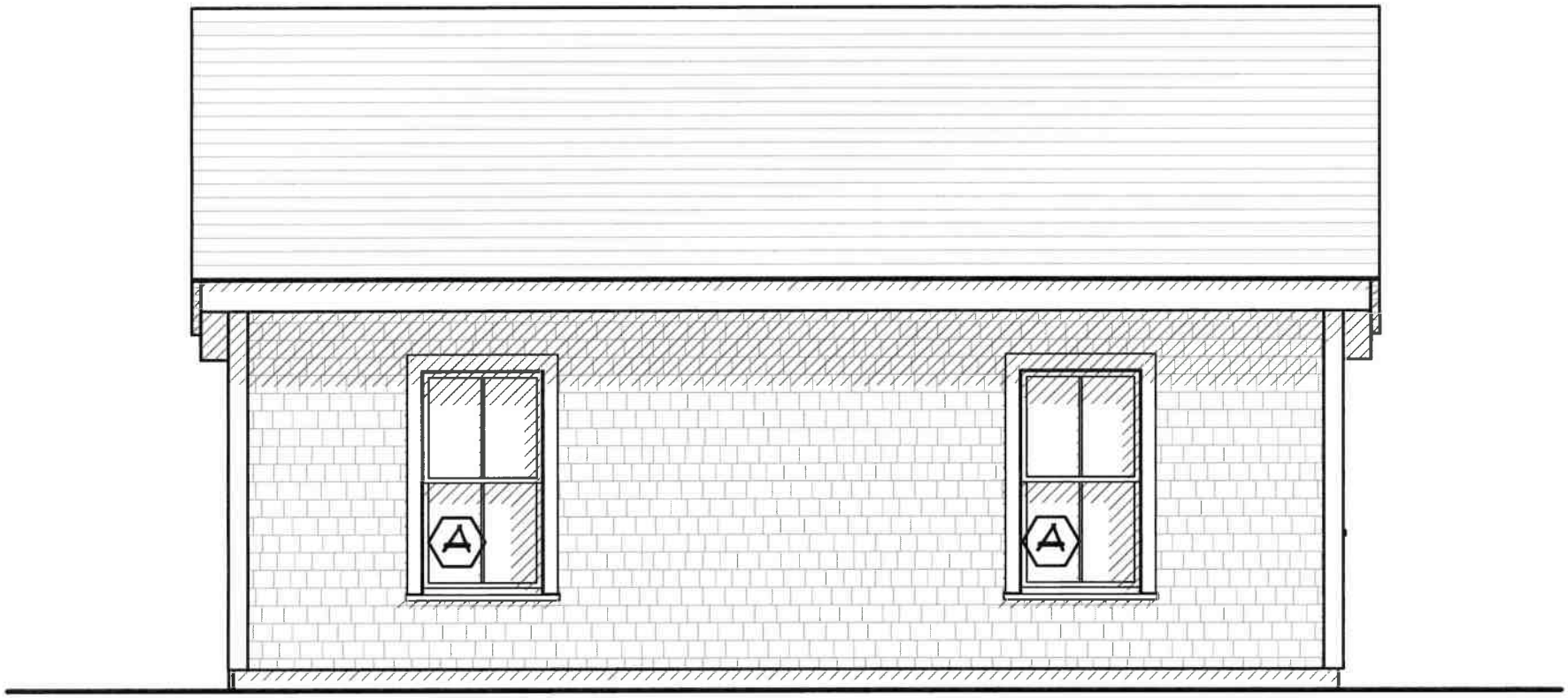
MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Change trim + sash to White to Match Main House @ 88 Quidnet Road

1 **WEST ELEVATION**

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 462 4543
BOTTICELLIANDPOHL.COM

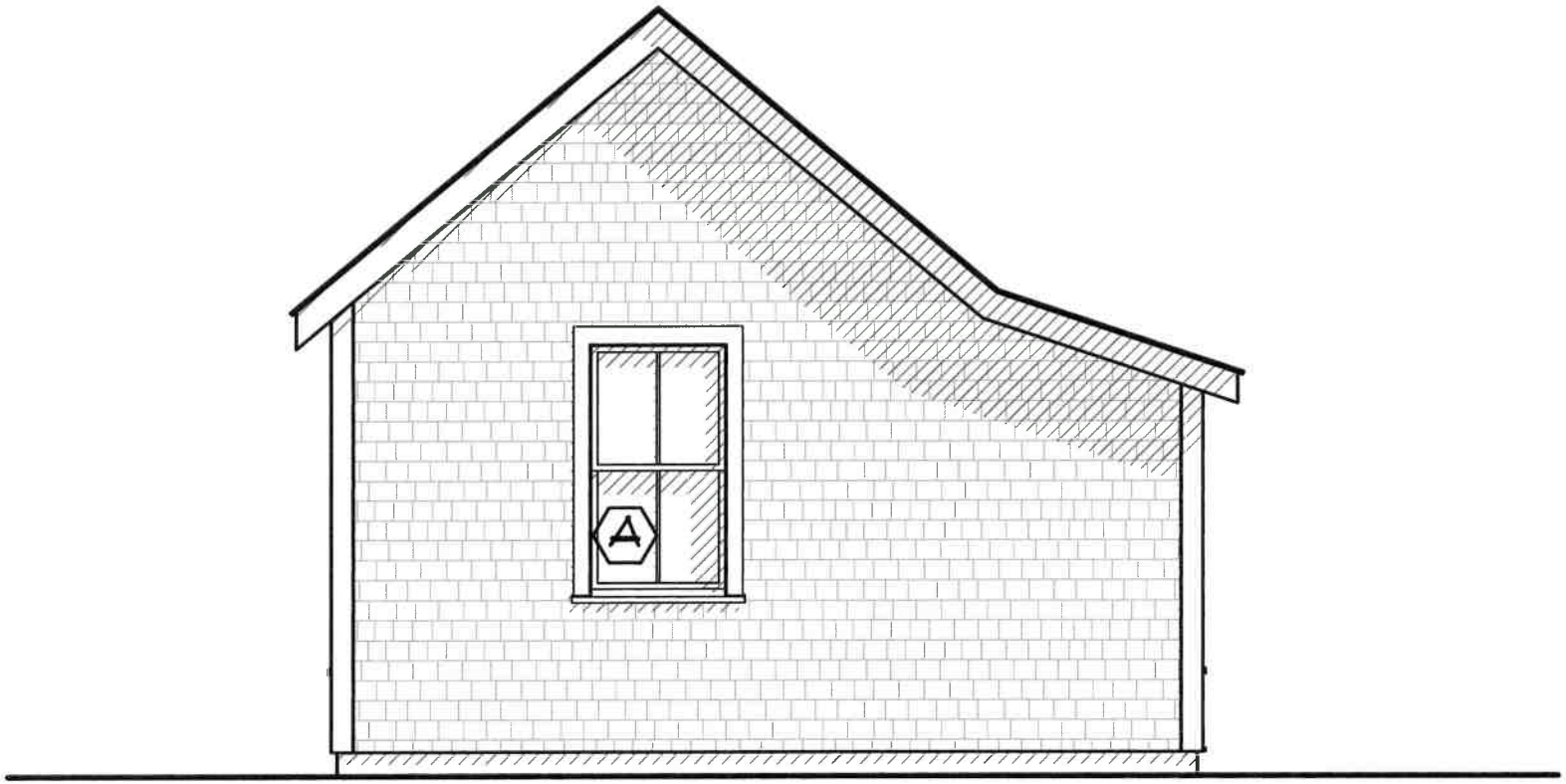
West Elevation

Garage at
65 Quidnet Road
Nantucket, MA 02554

MAP NO.: 21 ZONING INFO: R-20
PARCEL NO.: 70, 104, 109, 115 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
G-2.1



Change trim + Sash to white to Match Main House @ 88 Quidnet Road

1 SOUTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

South Elevation

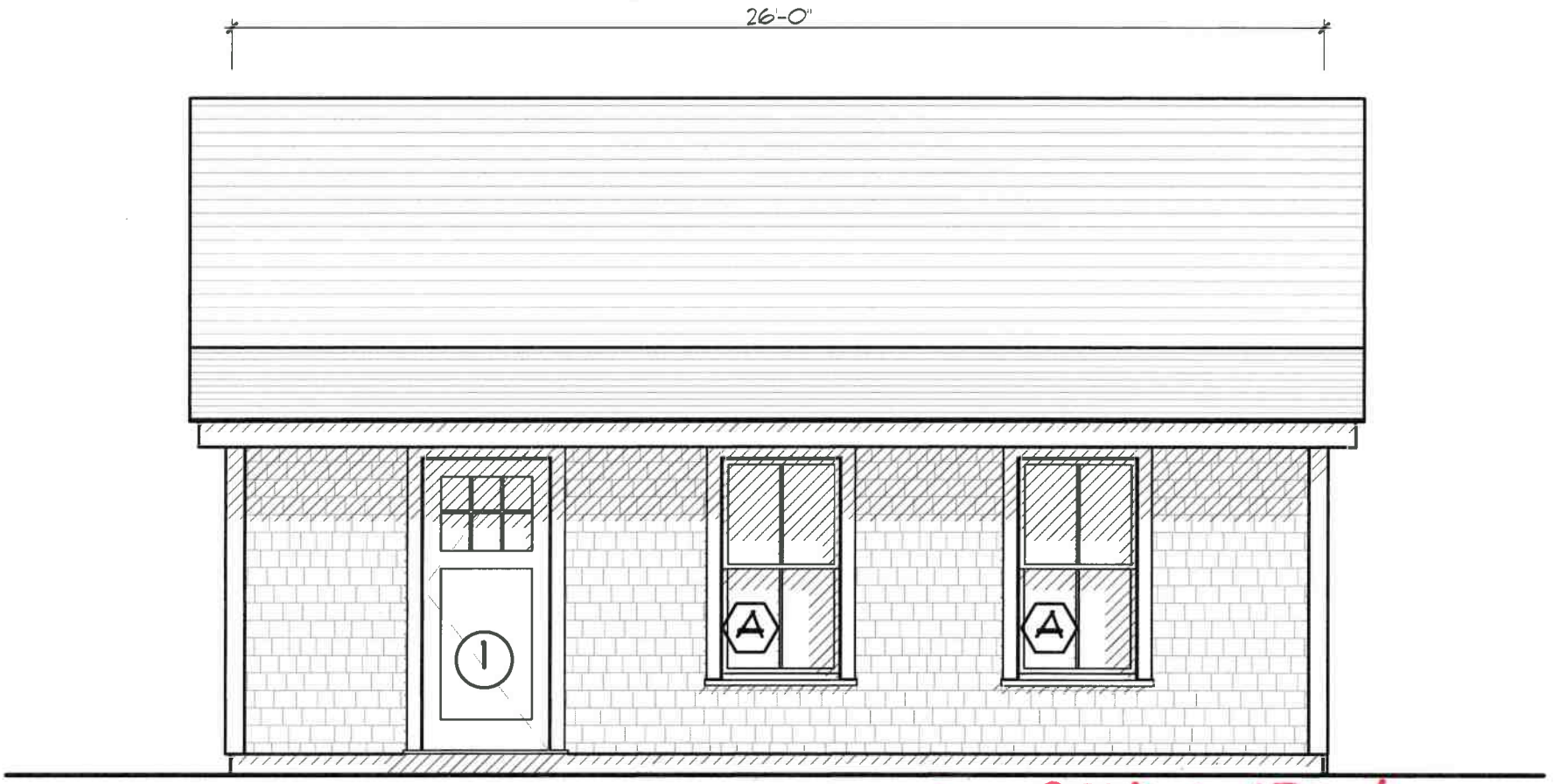
Garage at
65 Quidnet Road
Nantucket, MA 02554

MAP NO: 21
PARCEL NO: 70, 104, 109, 115

ZONING INFO: R-20
REVISED:

All drawings and designs considered are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
G-2.2



Change trim + Sash to White to Match Main House @ 88 Quidnet Road

1 EAST ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

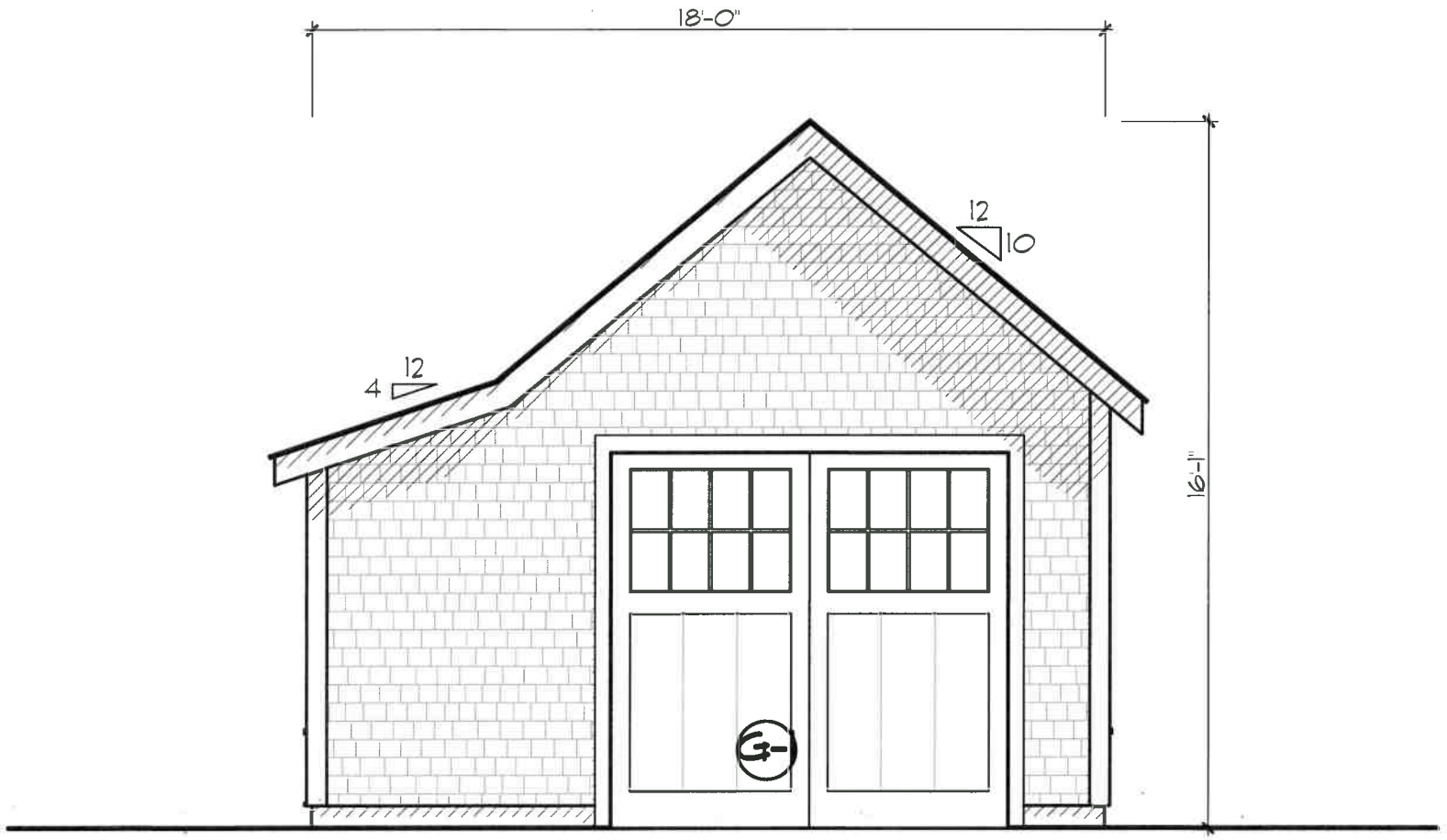
East Elevation

Garage at
65 Quidnet Road
Nantucket, MA 02554

MAP NO: 21
PARCEL NO: 70, 104, 109, 115
ZONING INFO: R-20
REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
G-2.3



Change trim to white to Match Main House @ 88 Quidnet Road

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

North Elevation

Garage at
65 Quidnet Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 70, 104, 109, 115 REVISED:

All drawings and designs contained on this sheet property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
G-2.4

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Brighid Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Ditto

Carrie Thornewill

Carole Potter

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist

Bill Saltonstall
Land Use Specialist

HDC Office
Holly Backus
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Red Horse LLC

STREET ADDRESS 165 Quidnet Road

MAP/PARCEL 21/115

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 25, 2025

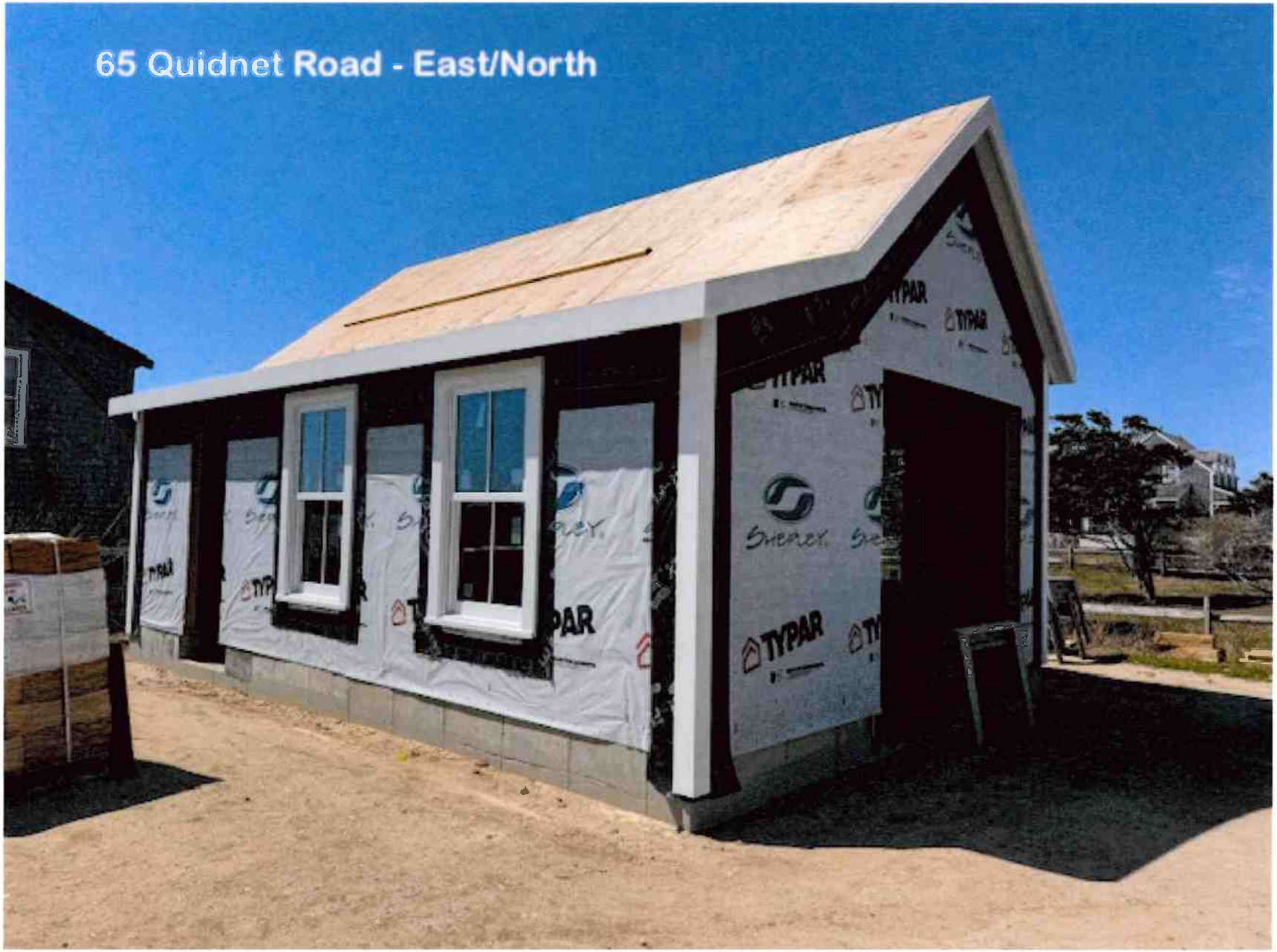
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

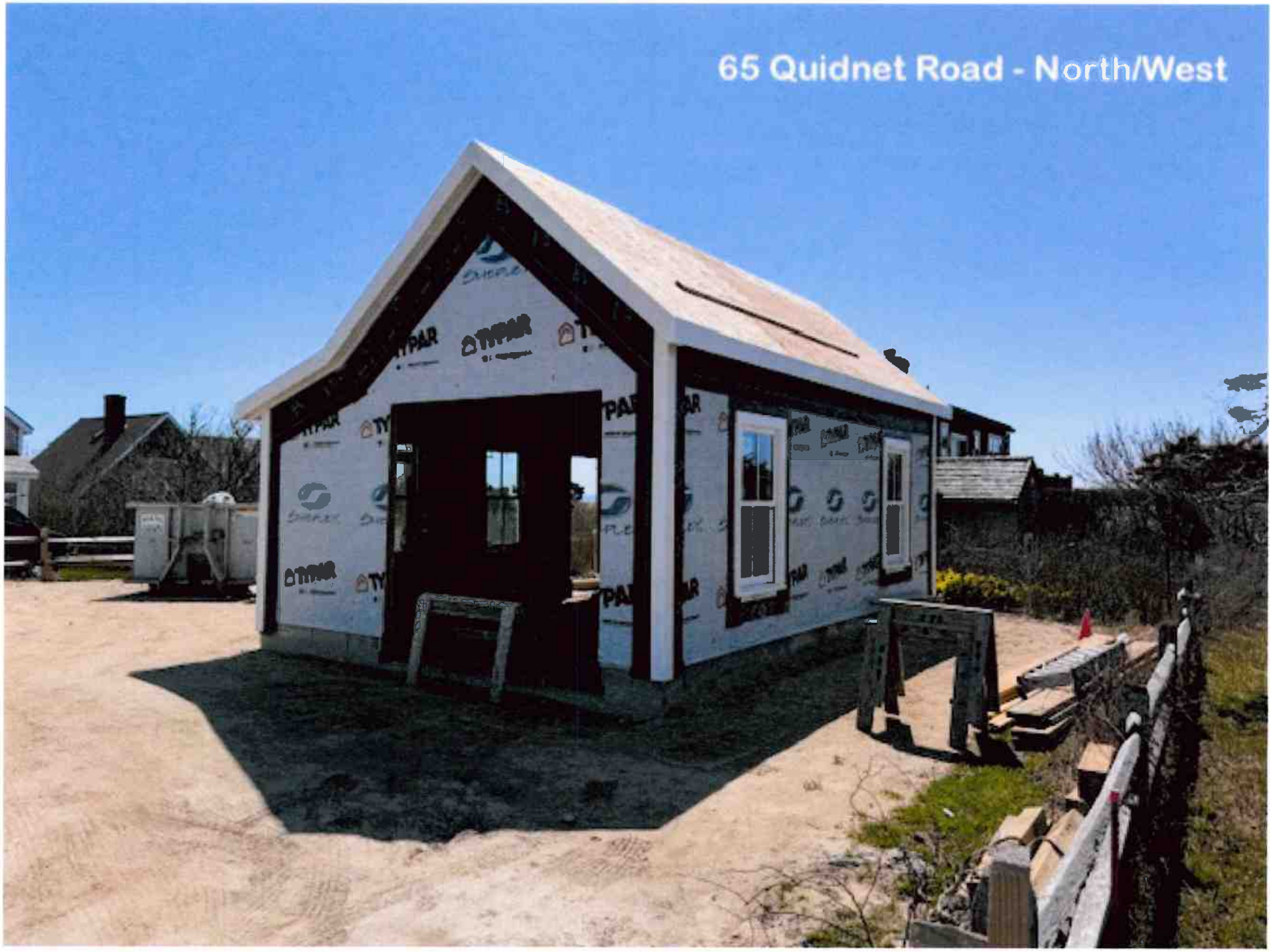
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

4/24/25
Date


65 Quidnet Road - East/North
TYPAR
TYPAR
TYPAR
TYPAR
TYPAR


65 Quidnet Road - North/West


88 Quidnet Road - Main House - West


88 Quidnet-Main House North/West


59 & 57 Quidnet Rd
67 Quidnet Rd
64 Quidnet Rd
72 Quidnet Rd
68 Quidnet Rd
66 Quidnet Rd
65 Quidnet Rd
80 Quidnet Rd
84 Quidnet Rd
86 Quidnet Rd
88 Quidnet Rd
90 Quidnet Rd


84 Quidnet
86 Quidnet
88 Quidnet
90 Quidnet
65 Quidnet Road


84 & 86 Quidnet Road
65 Quidnet Rd


88 Quidnet Road
86 Quidnet Road

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°: 15

Street & Number of Proposed Work: 47 Hulbert Ave.

Owner of record: Scrambled LLC

Mailing Address: 100 Federal St. Flor 20
Boston, MA. 02110

Contact Phone #: 508.680.4806 E-mail: info@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: joe@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 Fenestration + Trim Changes

Size of Structure or Addition: Length: 49'-8" Sq. Footage 1st floor: 963
Width: 45'-8" Sq. footage 2nd floor: 745 } No Change from Exist.
Sq. footage 3rd floor: 606 }

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 26'-3" Existing South 36'-2" - Existing East 26'-> 30' West 26'-> 30'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation Fenestration Changes,
2. South Elevation Remove all Corner Bds. } All Elevations
3. West Elevation Fenestration changes
4. North Elevation Remove Railings on 1st Floor Decks

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7/12 7 Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Wood - 6x6

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☒ Other Boral
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other - Removing All Corner Bds
C. Dimensions: Fascia 5/4x8 Rake 5/4x8 5/4x3 Soffit (Overhang) _____ Corner boards N/A Frieze _____
Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square 8x8

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Legacy

Doors* (type and material): ☐ TDL ☐ SDL Front Wood Rear Single Lite - Wood Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick - Existing Walkways Brick - Existing Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Natural
Trim White - Existing Sash White - Match Existing Doors Sandtrap White + Teal
Deck Natural Foundation Natural Fence White - Typ. Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/29/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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 INSUBATED) 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.

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 Scrambled LLC

STREET ADDRESS 47 Hulbert Ave

MAP/PARCEL Map 29 / Parcel 15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 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

4/27/2025

Date

47 HULBERT AVENUE





bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

47 Hulbert Avenue
Nantucket, MA

SCALE:

COVER

C000



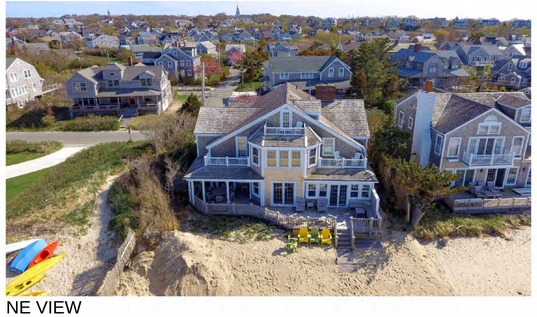
VICINITY MAP



STREET VIEW



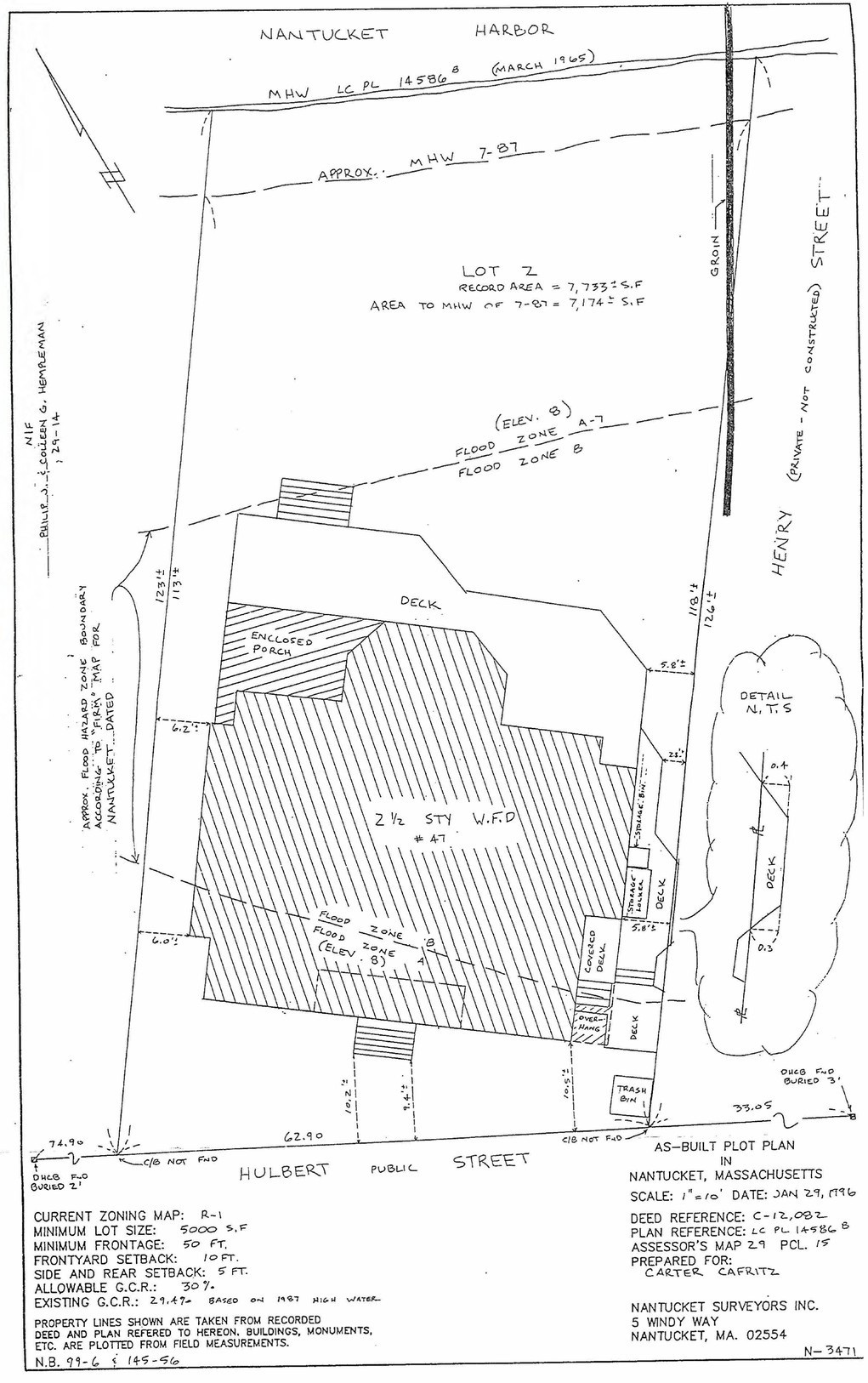
SW VIEW



NE VIEW



SE VIEW



CURRENT ZONING MAP: R-1
MINIMUM LOT SIZE: 5000 S.F
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 29.4%± BASED ON 1987 HIGH WATER

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

N.B. 99-6 & 145-56

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JAN 29, 1996

DEED REFERENCE: C-12,082
PLAN REFERENCE: LC PL 14586 B
ASSESSOR'S MAP 29 PCL. 15
PREPARED FOR:
CARTER CAFRITZ

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-3471

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

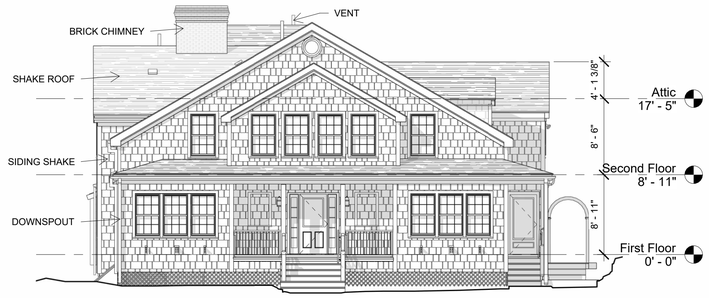
47 Hulbert Avenue

Nantucket, MA

SCALE:

EXISTING CONDITIONS

C001

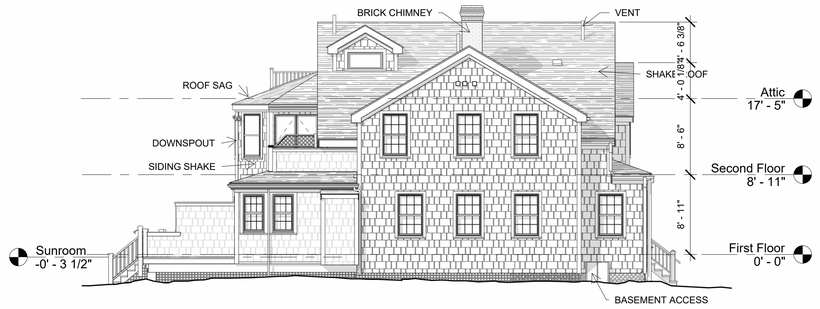


S | Existing South Exterior Elevation
Scale: 1/8" = 1'-0"

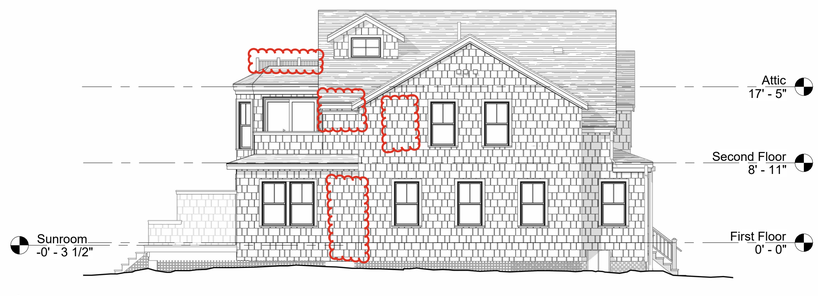


S. | Proposed South Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1 windows;
Change main entry porch;
Change main door.



W | Existing West Exterior Elevation
Scale: 1/8" = 1'-0"



W. | Proposed West Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1;

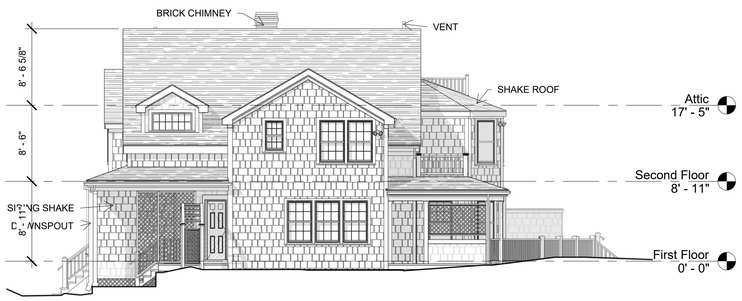


N | Existing North Exterior Elevation
Scale: 1/8" = 1'-0"



N. | Proposed North Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1;



E | Existing East Exterior Elevation
Scale: 1/8" = 1'-0"



E. | Proposed East Elevation
Scale: 1/8" = 1'-0"

Replace existing 6/6 windows with 2/1;

bpc ARCHITECTURE

04/27/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

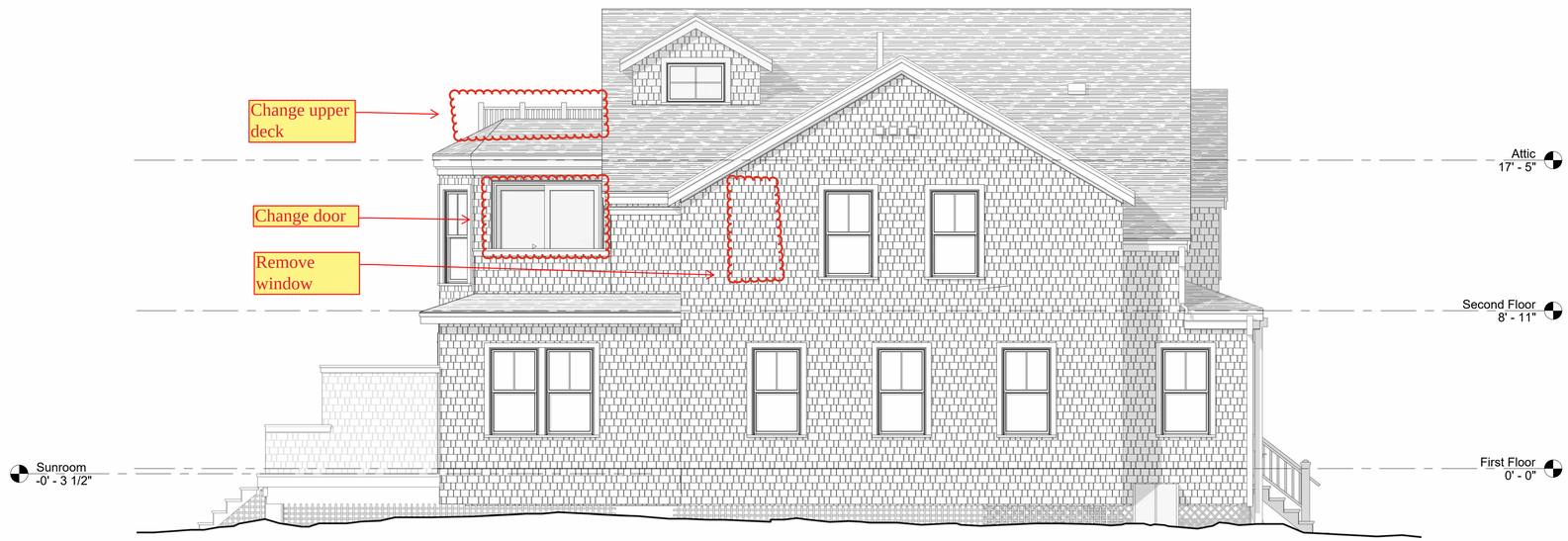
SCALE: 1/8" = 1'-0"

HDC Comparison

A000



S | South Elevation
Scale: 1/4" = 1'-0"



W | West Elevation
Scale: 1/4" = 1'-0"

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

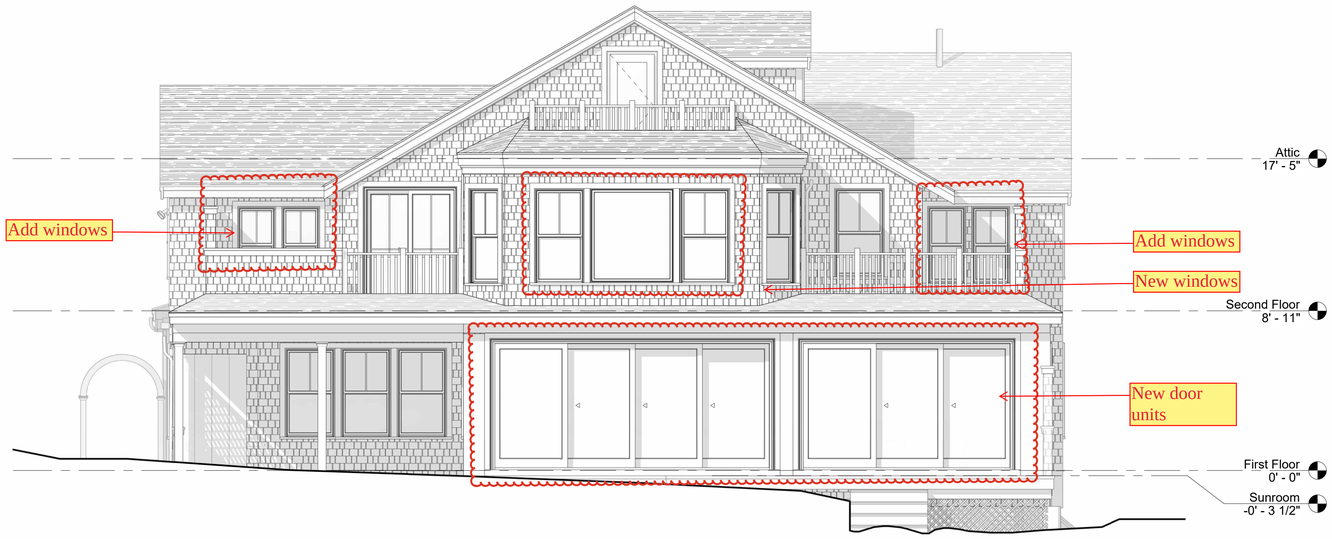
47 Hulbert Avenue

Nantucket, MA

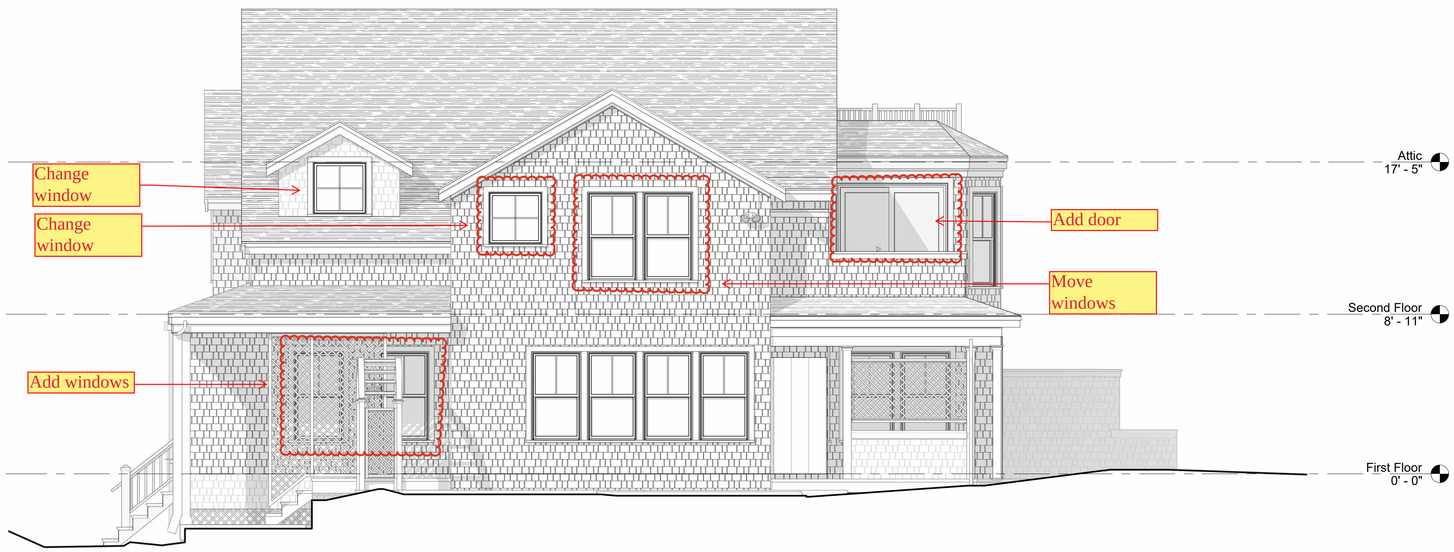
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A001



N | North Elevation
Scale: 1/4" = 1'-0"



E | East Elevation
Scale: 1/4" = 1'-0"

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

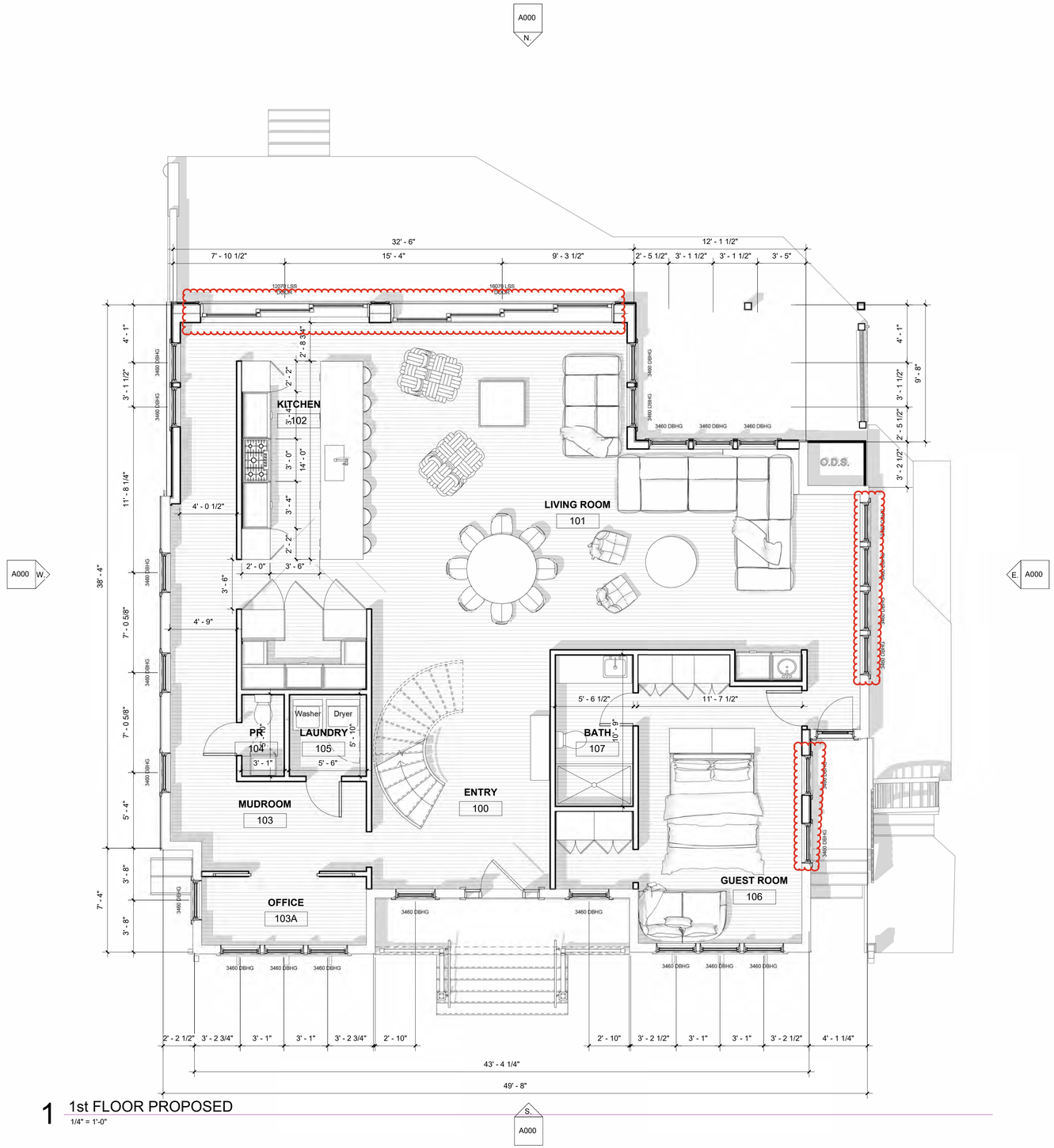
47 Hulbert Avenue

Nantucket, MA

SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A002



1 1st FLOOR PROPOSED

1/4" = 1'-0"

bpc ARCHITECTURE

04/08/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

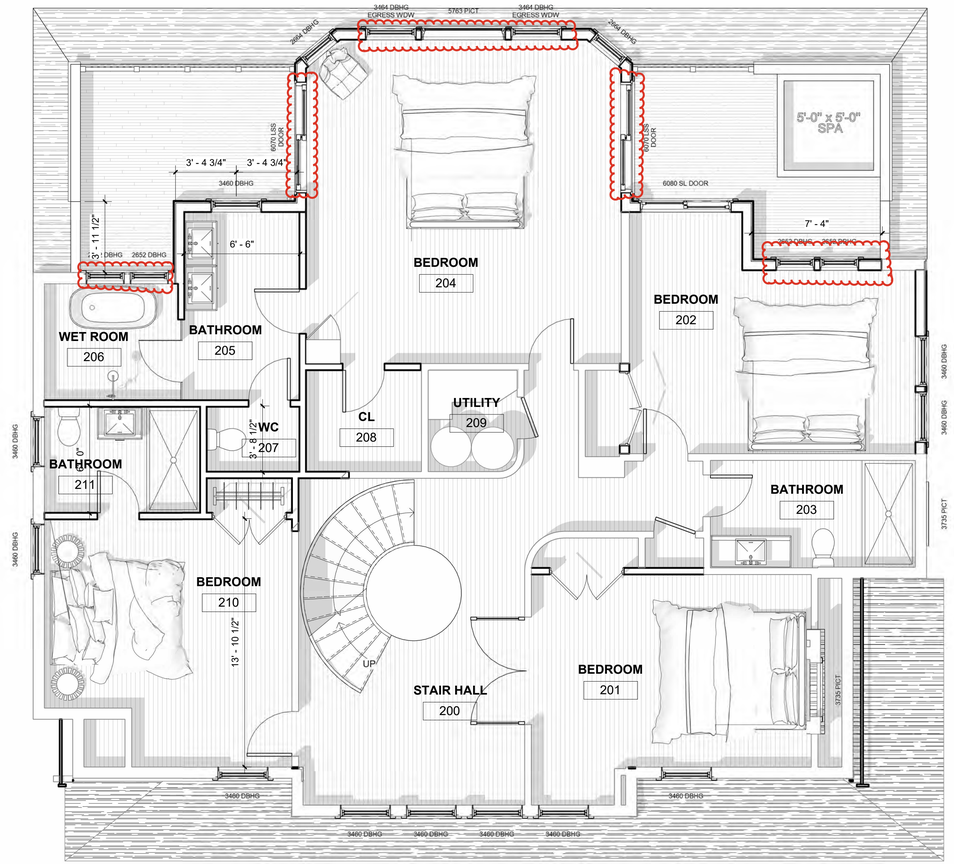
SCALE: 1/4" = 1'-0"

PROPOSED 1ST FLOOR

B101

A000 N.

A000 W.



E. A000

S. A000

2 2nd FLOOR PROPOSED
1/4" = 1'-0"

bpc ARCHITECTURE

04/28/25

REVISIONS:

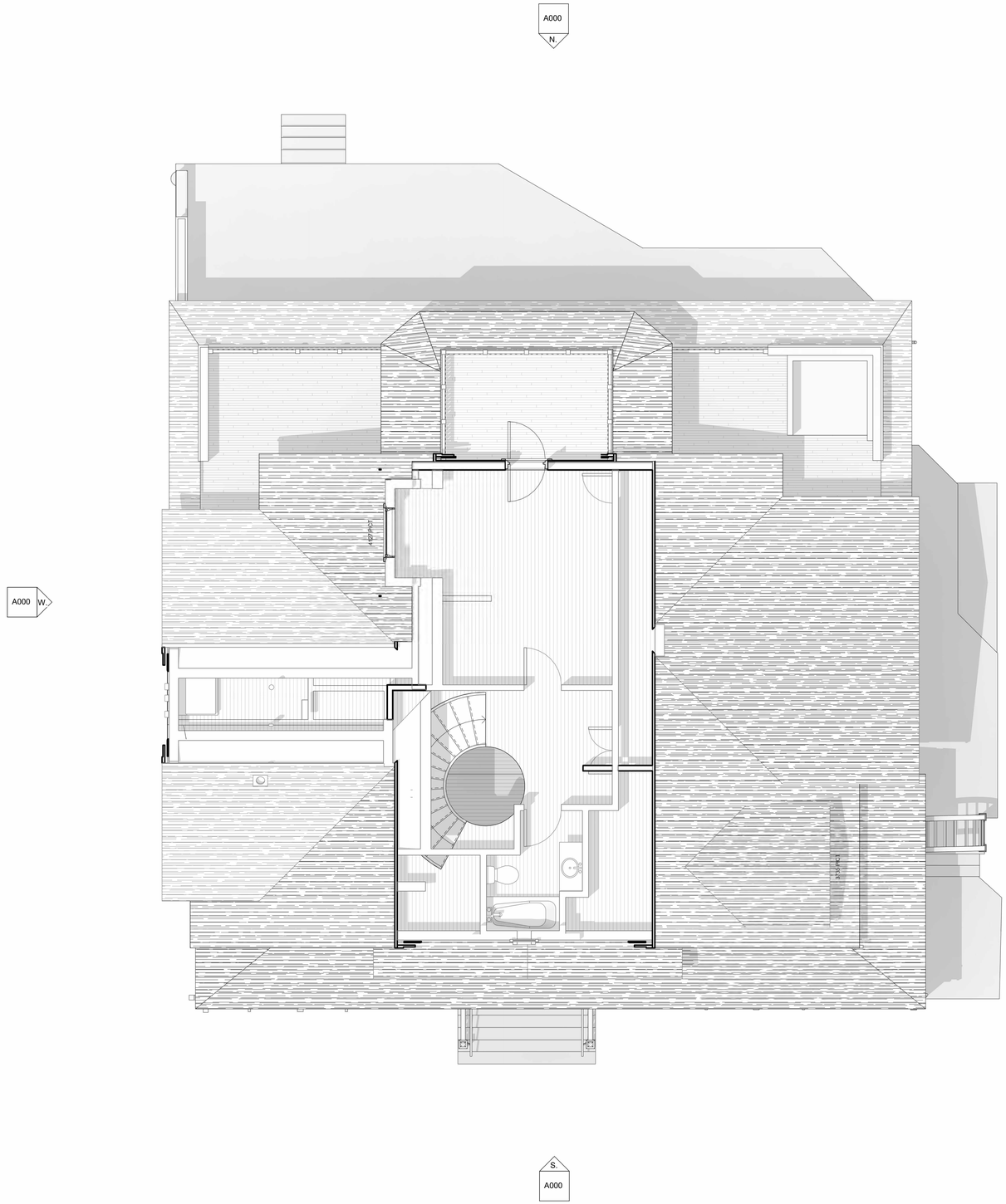
BUILDING:

47 Hulbert Avenue
Nantucket, MA

SCALE: 1/4" = 1'-0"

PROPOSED 2ND FLOOR

B102



bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

SCALE: 1/4" = 1'-0"

ATTIC

B103

Door Schedule									
Level	Family and Type	Type Mark	Function	Width	Height	Head Height	Rough Width	Rough Height	Count
Second Floor	CW_Door-Single-Glass: Glass Door	75	Exterior	2' - 4"	6' - 10"				1
75: 1									
First Floor	Door-Sliding-Marvin-Lift_and_Slide_Stacked_Uni_Directional-Ultimate_Wood: UWLSDSTK16070_0/0 No Muntins	359	Exterior	15' - 8 1/4"	7' - 1 1/4"	7' - 1 1/4"	15' - 9 1/4"	7' - 1 3/4"	1
359: 1									
First Floor	Door-Sliding-Marvin-Lift_and_Slide_Stacked_Uni_Directional-Ultimate_Wood: UWLSDSTK12070_0/0 No Muntins	361	Exterior	11' - 11"	7' - 1 1/4"	7' - 1 1/4"	12' - 0"	7' - 1 3/4"	1
361: 1									
First Floor	Door-Inswing-Andersen-A_Series-Single: 2' 8-1/8" x 6' 10-3/8"	382	Exterior	2' - 8 1/4"	6' - 10 1/2"	6' - 10 1/2"	2' - 9"	6' - 11"	1
382: 1									
Second Floor	Door-Sliding-Marvin-Lift_and_Slide_Stacked_Uni_Directional-Ultimate_Wood: UWLSDSTK6070_0/0	723	Exterior	6' - 1 3/4"	7' - 1 1/4"	7' - 1 1/4"	6' - 2 3/4"	7' - 1 3/4"	2
723: 2									
Second Floor	Door-Sliding-Marvin-2_Panel_Patio_Door-Ultimate_Wood: UWSPD5068 2/2	738	Exterior	5' - 0 3/4"	6' - 10"	6' - 10"	5' - 1 3/4"	6' - 10 1/2"	1
738: 1									
Attic	EX_Door-6: 2-6 x 5-10 No muntins	743	Exterior	2' - 6"	5' - 10"	5' - 10"			1
743: 1									

Window Schedule											
Level	Family and Type	Type Mark	Type	Operation	Width	Height	Head Height	Rough Width	Rough Height	Int Finish	Count
Second Floor	Window-Casement-Marvin-Picture-Elevate: ELCAP3735 4 lite	1137	ELCAP3735 4 lite		3' - 0"	2' - 11 1/4"	<varies>	3' - 1"	2' - 11 3/4"		2
Window-Casement-Marvin-Picture-Elevate: ELCAP3735 4 lite: 2											
Attic	Window-Casement-Marvin-Picture-Elevate: ELCAP4127 4 lite	1139	ELCAP4127 4 lite		3' - 4"	2' - 3 1/4"	5' - 6 1/4"	3' - 5"	2' - 3 3/4"		1
Window-Casement-Marvin-Picture-Elevate: ELCAP4127 4 lite: 1											
Second Floor	Window-Casement-Marvin-Picture-Elevate: ELCAP5763 No muntins	1133	ELCAP5763 No muntins		4' - 8"	5' - 3 1/4"	6' - 10"	4' - 9"	5' - 3 3/4"		1
Window-Casement-Marvin-Picture-Elevate: ELCAP5763 No muntins: 1											
Second Floor	Window-Double_Hung-Marvin-Elevate: ELDH2652 2/0	1143	ELDH2652 2/0		2' - 1 1/2"	4' - 3 3/4"	5' - 10"	2' - 2 1/2"	4' - 4 1/4"		4
Window-Double_Hung-Marvin-Elevate: ELDH2652 2/0: 4											
Second Floor	Window-Double_Hung-Marvin-Elevate: ELDH2664 2/0	1144	ELDH2664 2/0		2' - 1 1/2"	5' - 3 3/4"	6' - 10"	2' - 2 1/2"	5' - 4 1/4"		2
Window-Double_Hung-Marvin-Elevate: ELDH2664 2/0: 2											
<varies>	Window-Double_Hung-Marvin-Elevate: ELDH3460 2/0	1138	ELDH3460 2/0		2' - 9 1/2"	4' - 11 3/4"	6' - 10"	2' - 10 1/2"	5' - 0 1/4"		36
Window-Double_Hung-Marvin-Elevate: ELDH3460 2/0: 36											
Second Floor	Window-Double_Hung-Marvin-Elevate: ELDH3464 2/0	1141	ELDH3464 2/0		2' - 9 1/2"	5' - 3 3/4"	6' - 10"	2' - 10 1/2"	5' - 4 1/4"		2
Window-Double_Hung-Marvin-Elevate: ELDH3464 2/0: 2											

bpc ARCHITECTURE

04/28/25

REVISIONS:

BUILDING:

47 Hulbert Avenue

Nantucket, MA

SCALE:

D & W SCHEDULE

C100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 1

Street & Number of Proposed Work: 117 Fel Pl. Rd.

Owner of record: Linda Saligman Trust

Mailing Address: 150 Gravendeff Plaza # 2401
St. Louis, MO. 63105

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
Nantucket, MA. 02554

Contact Phone #: 508.680.4806 E-mail: joe@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 _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 264+
Width: 11' Sq. footage 2nd floor: 264
Sq. footage 3rd floor: _____

Decks/Patio: Size: 18x11 ☒ 1st floor ☐ 2nd floor
Size: 18'-6x6'-0" ☐ 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 26'-10" Existing South 26'-10" Exist. East 24'-1" West 24'-1" Existing

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation ADD Porch (Addition Match Existing)
2. South Elevation ADD Dormer, Porch, 11' Addition
3. West Elevation Enclose Carport → ADD Porch
4. North Elevation ADD Dormer, Porch, 11' Addition

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12'-18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) Existing ☐ Other _____

Roof Pitch: Main Mass 10 /12 (match) Secondary Mass _____/12 4 Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Natural

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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other Gliding - Match Existing
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Existing to Remain Rear _____ Side _____
Garage Door(s): Type Existing to Remain Material _____

Hardscape materials: Driveways Existing Walkways Brick → Match Exist. Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Natural
Trim Natural - Match Existing Sash SandTone → Match Doors SandStone - Match
Deck Natural Foundation Natural Fence Match Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/29/2025 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N / A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N / A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N / A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N / A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N / A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joe Paul of BPC Architecture

AS AGENT FOR Linda Saligman Trust

STREET ADDRESS 117 Eel Pt Rd

MAP/PARCEL Map 32 / Parcel 1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 28th, 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…

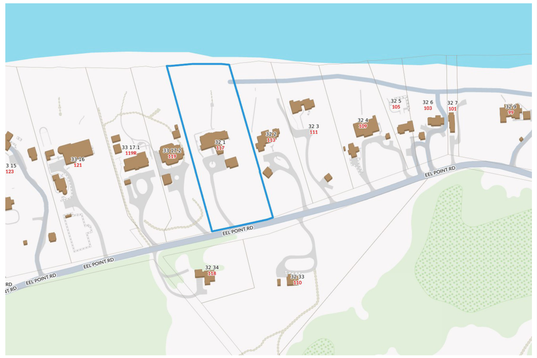
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



4/27/2025

Signature Date

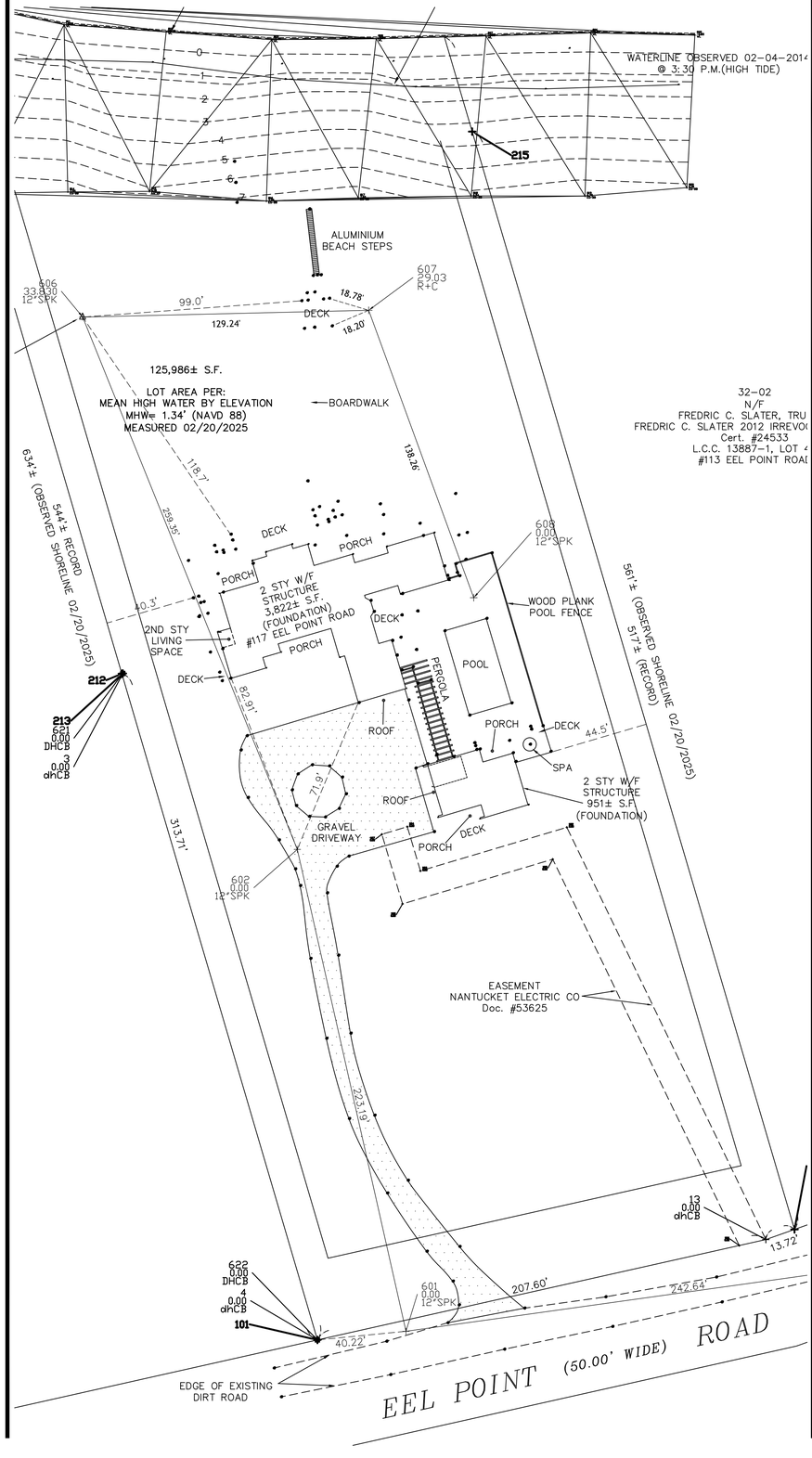
LOCUS



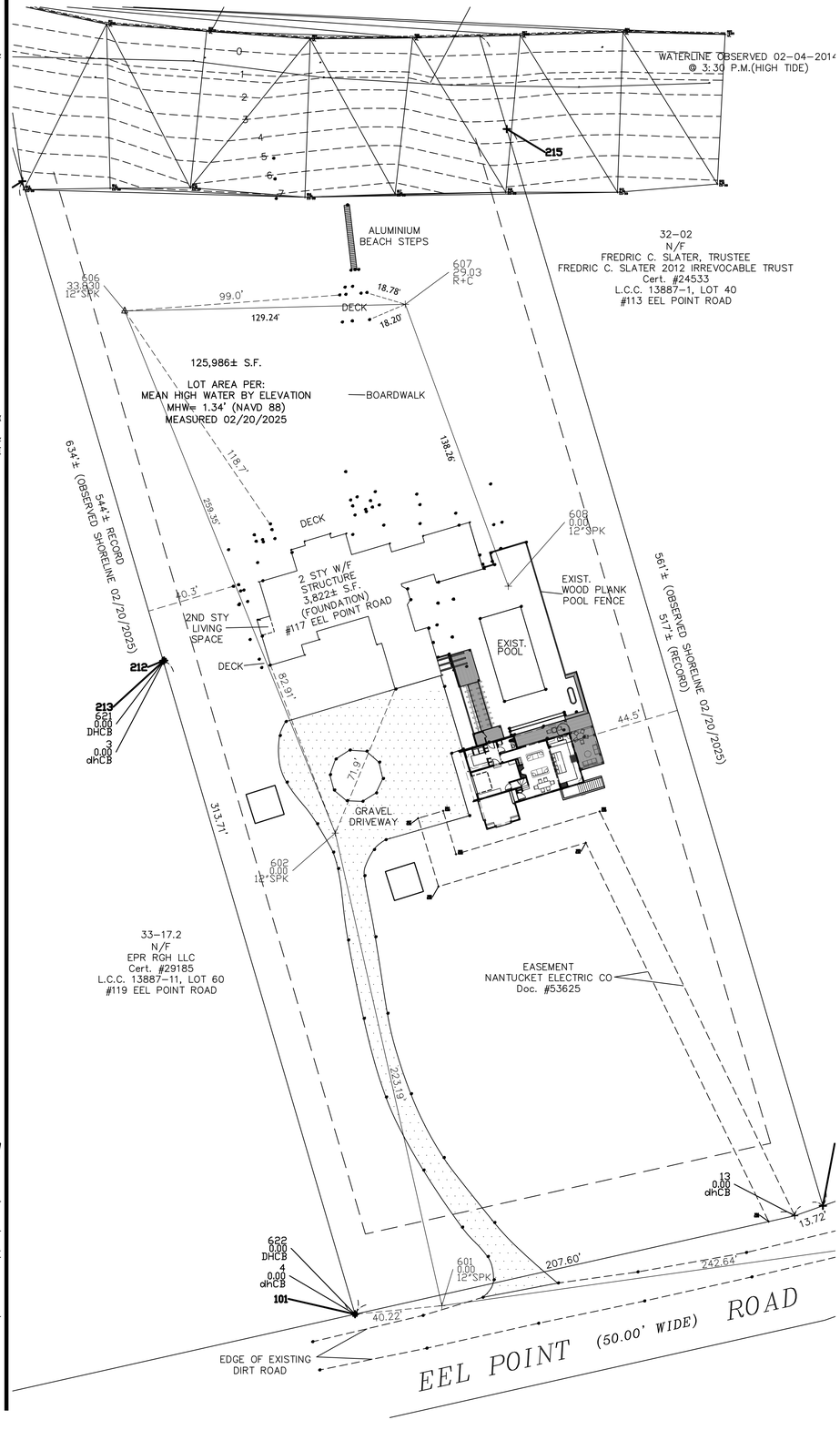




EXISTING



PROPOSED



bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
117 EEL POINT RD
NANTUCKET, MA

SALIGMAN

MAP & PARCEL:
ZONE:

EXISTING SITE PLAN

HDC

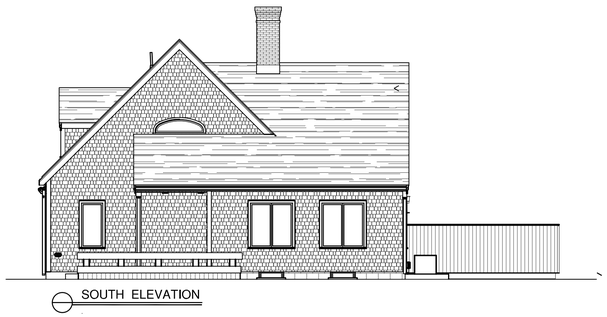
SITE
SCALE:1"=30'

C1.1

APRIL 28, 2025

EXISTING









PHOTOS EXISTING

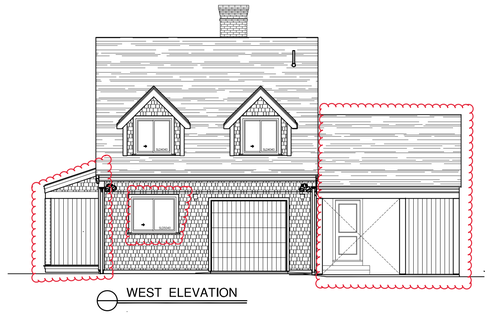


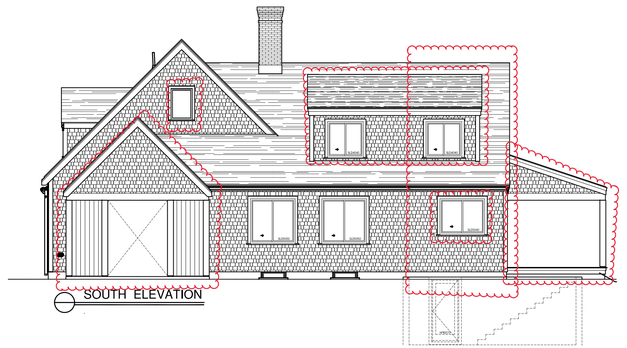


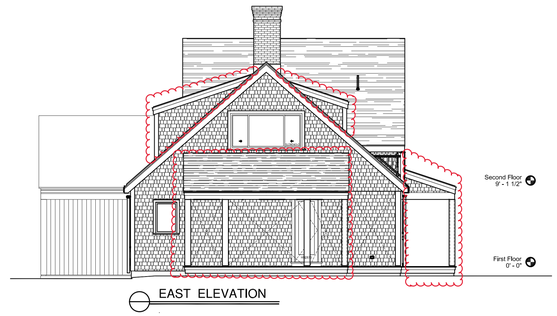


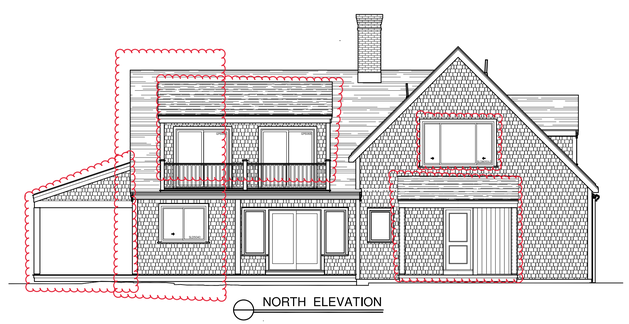


PROPOSED









bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
117 EEL POINT RD
NANTUCKET, MA

SALIGMAN

MAP & PARCEL:
ZONE:

EXISTING & PROPOSED

HDC

ELEVATIONS
SCALE: 1/8"=1'-0"

A1.1

APRIL 28, 2025

EXISTING



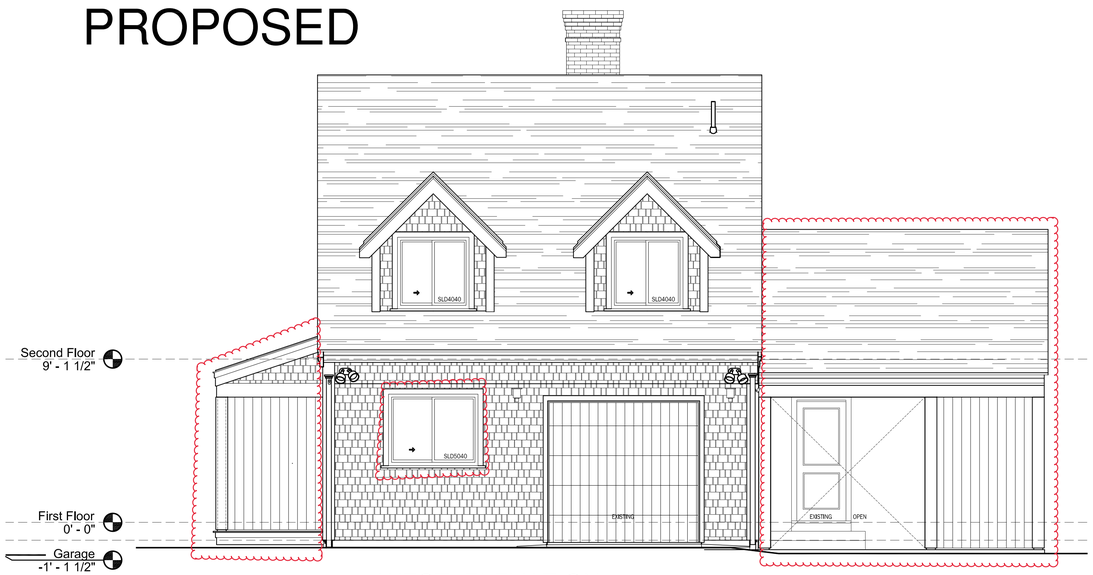
WEST ELEVATION

EXISTING



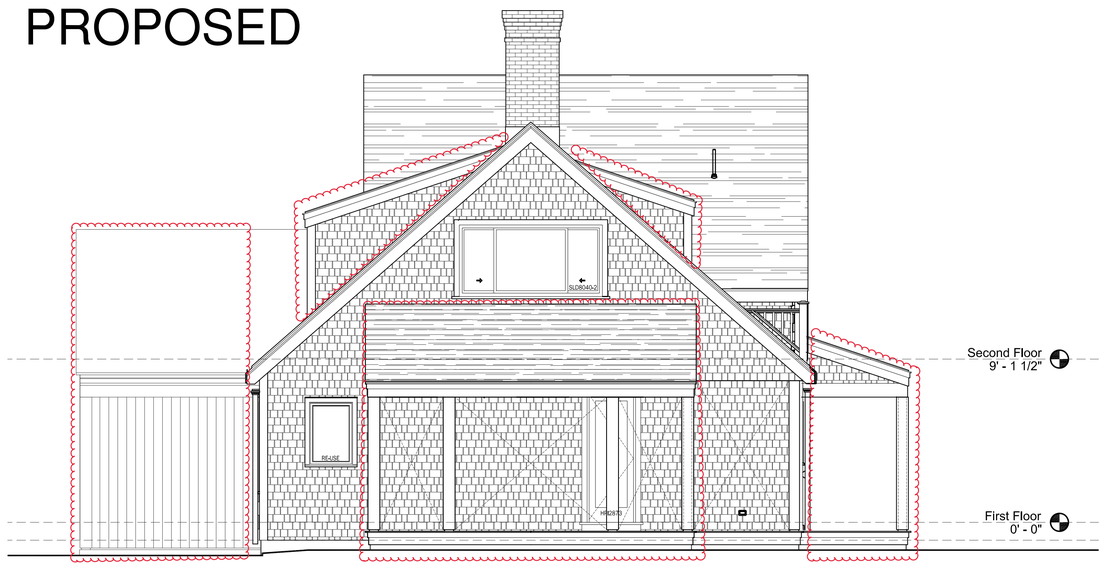
EAST ELEVATION

PROPOSED



WEST ELEVATION

PROPOSED



EAST ELEVATION

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
117 EEL POINT RD
NANTUCKET, MA

SALIGMAN

MAP & PARCEL:
ZONE:

EXISTING & PROPOSED

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.2

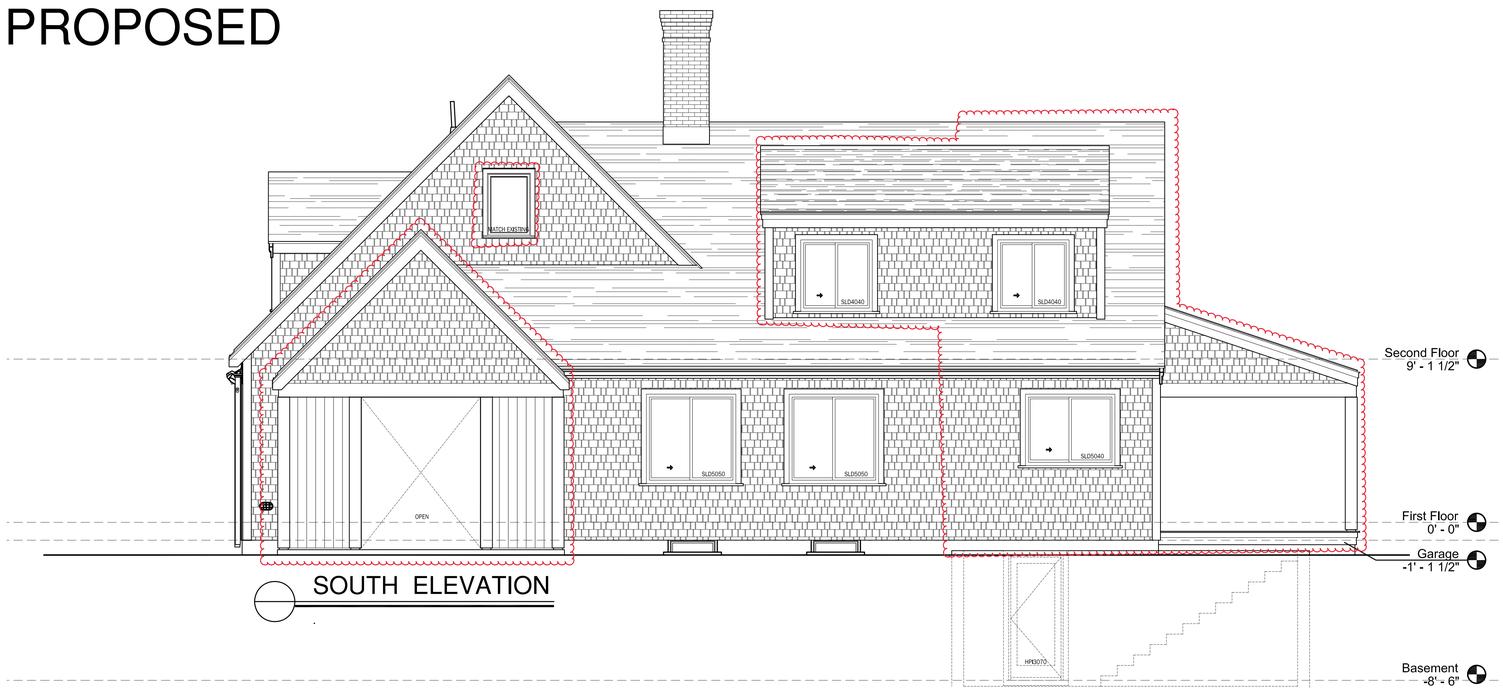
APRIL 28, 2025

EXISTING



SOUTH ELEVATION

PROPOSED



SOUTH ELEVATION

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
117 EEL POINT RD
NANTUCKET, MA

SALIGMAN

MAP & PARCEL:
ZONE:

EXISTING & PROPOSED

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.3

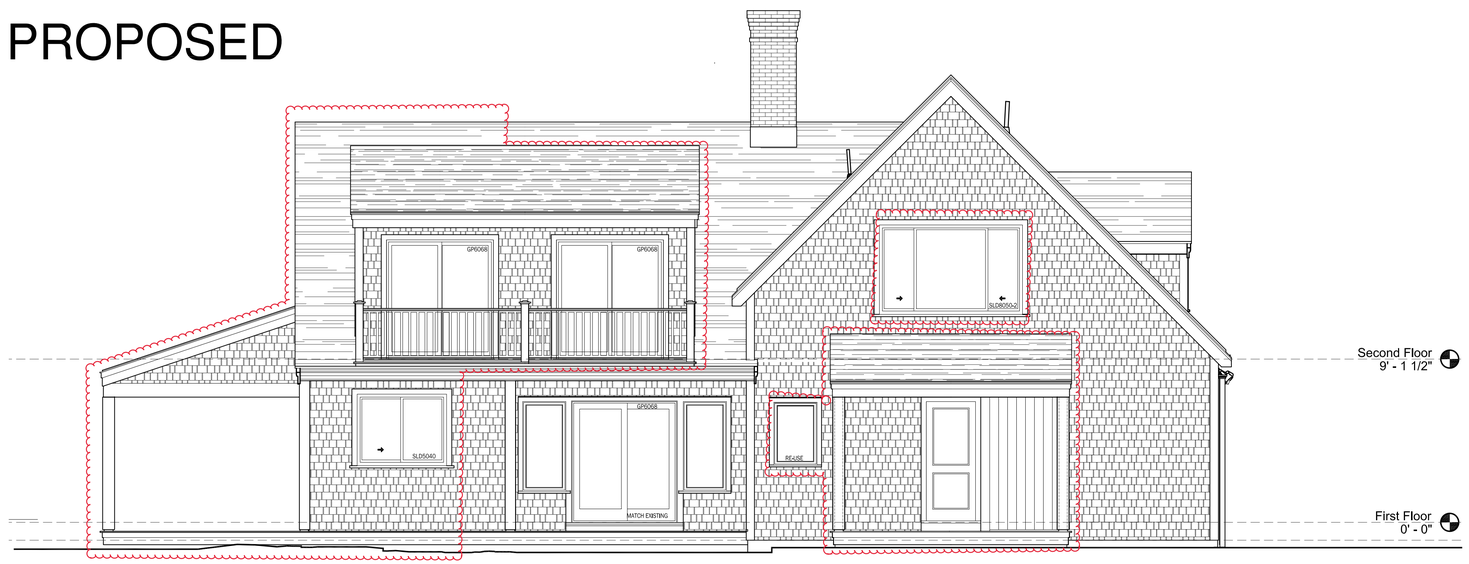
APRIL 28, 2025

EXISTING



NORTH ELEVATION

PROPOSED



NORTH ELEVATION

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
117 EEL POINT RD
NANTUCKET, MA

SALIGMAN

MAP & PARCEL:
ZONE:

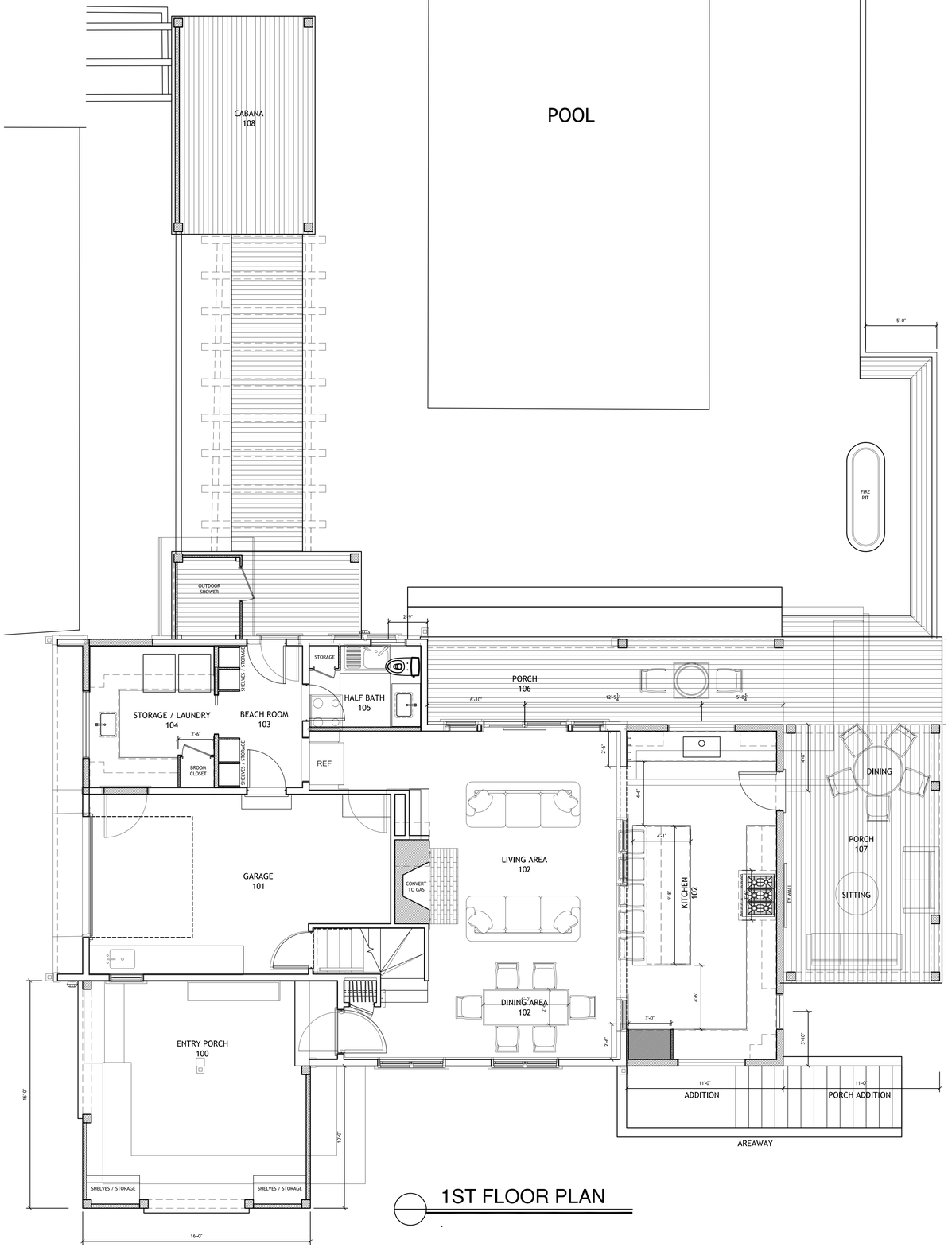
EXISTING & PROPOSED

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

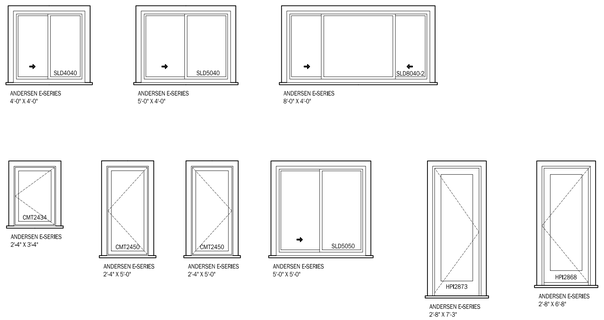
A1.4

APRIL 28, 2025



1ST FLOOR PLAN

2ND FLOOR PLAN



DOOR & WINDOW SCHEDULE

bpc

125 ORANGE STREET
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
117 EEL POINT RD
NANTUCKET, MA

SALIGMAN

MAP & PARCEL:
ZONE:

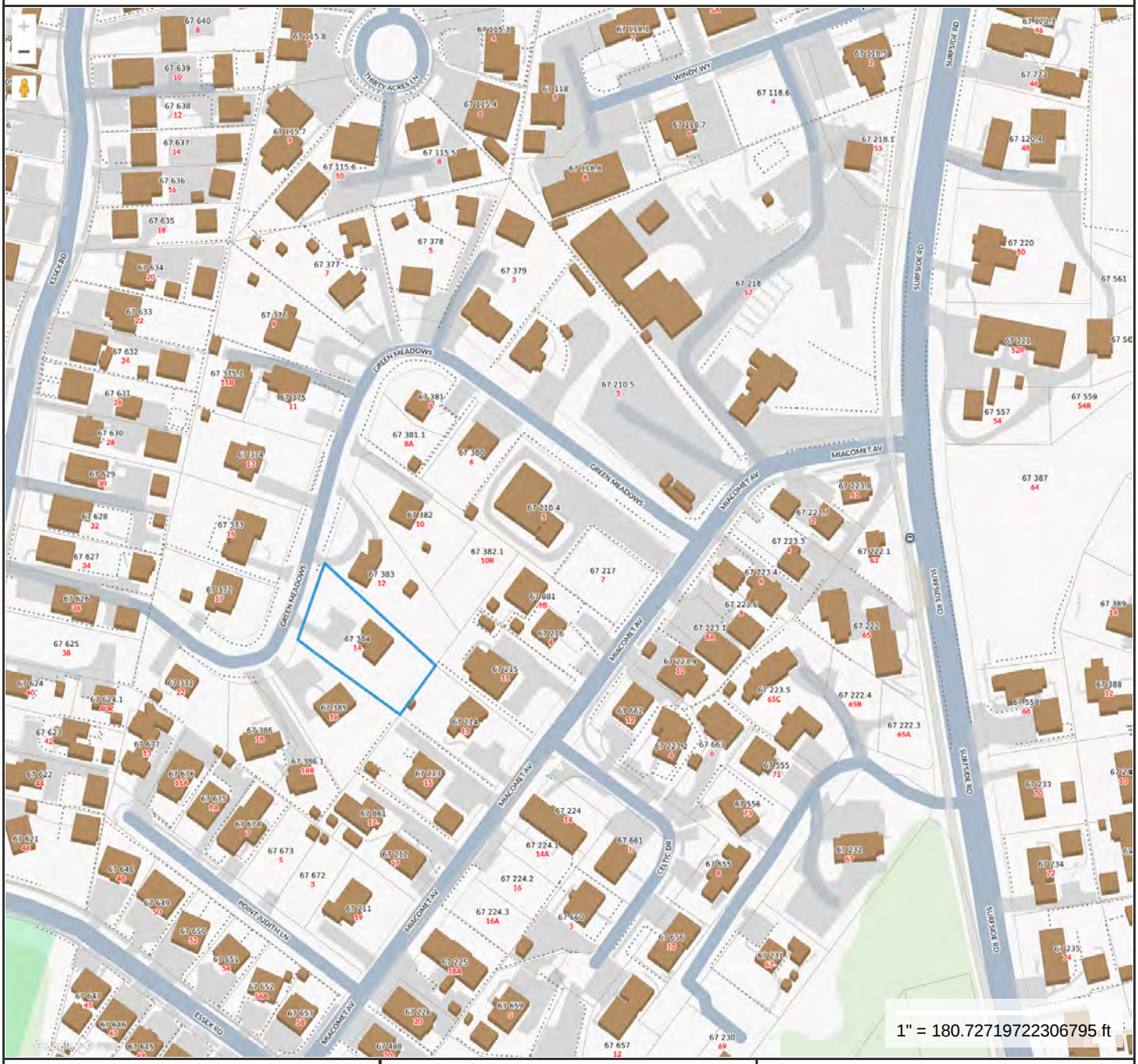
PROPPOSED FLOOR PLANS

HDC

FLOOR PLANS
SCALE: 1/4"=1'-0"

A2.1

APRIL 28, 2025



Property Information

Property ID	5734
Location	14 GREEN MEADOWS
Owner	MARTINIAN SARA J 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.

HDC Submission Only - Not For Construction

Property Info

Green Meadows

SANDOLE JILL A
N/F
67 383

HULL GEORGE M & DIANA M
N/F
67 385

CLARKSON MONIQUE B
N/F
67 214

1 Site Plan - Proposed


7 Side View 2


2 Locus Map


5 Front View


4 Side View


3 Back Yard View


6 Green Meadows View

REVIEWED
FOR CODE COMPLIANCE
NANTUCKET PLUMBING DEPT.
Date 3/31/25

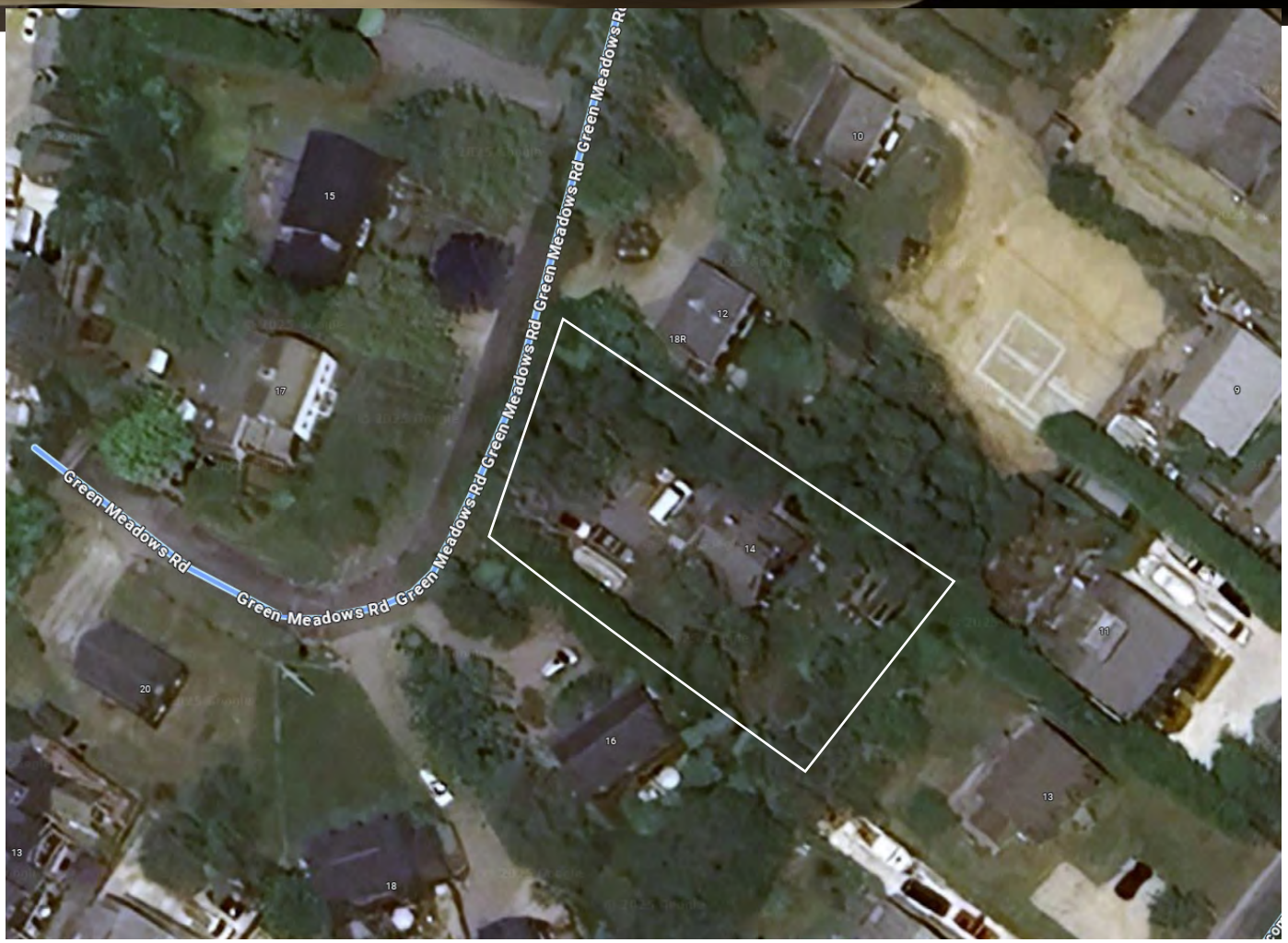
JB STUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
MARTINIAN'S RESIDENCE
14 Green Meadows, Nantucket, MA 02554

Sheet
Site Plan

Date 01.10.2024
Revisions

C.101
Scale As indicated



HDC Submission Only - Not For Construction

Property Info:

Green Meadows

SANDOLE JILL A
N/F
67 383

5' x 5' Outdoor Shower
8' Tall

HULL GEORGE M & DIANA M
N/F
67 385

CLARKSON MONIQUE B
N/F
67 214

1 Site Plan - Proposed


7 Side View 2


2 Locus Map


5 Front View


4 Side View

5' x 5' Outdoor Shower
8' Tall


3 Back Yard View


6 Green Meadows View

REVIEWED
FOR CODE COMPLIANCE
NANTUCKET PLUMBING DEPT.
Date 3/31/25

JB STUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel (508) 332-9654
email juraj@theJBStudio.com

Project
MARTINIAN'S RESIDENCE
14 Green Meadows, Nantucket, MA 02554

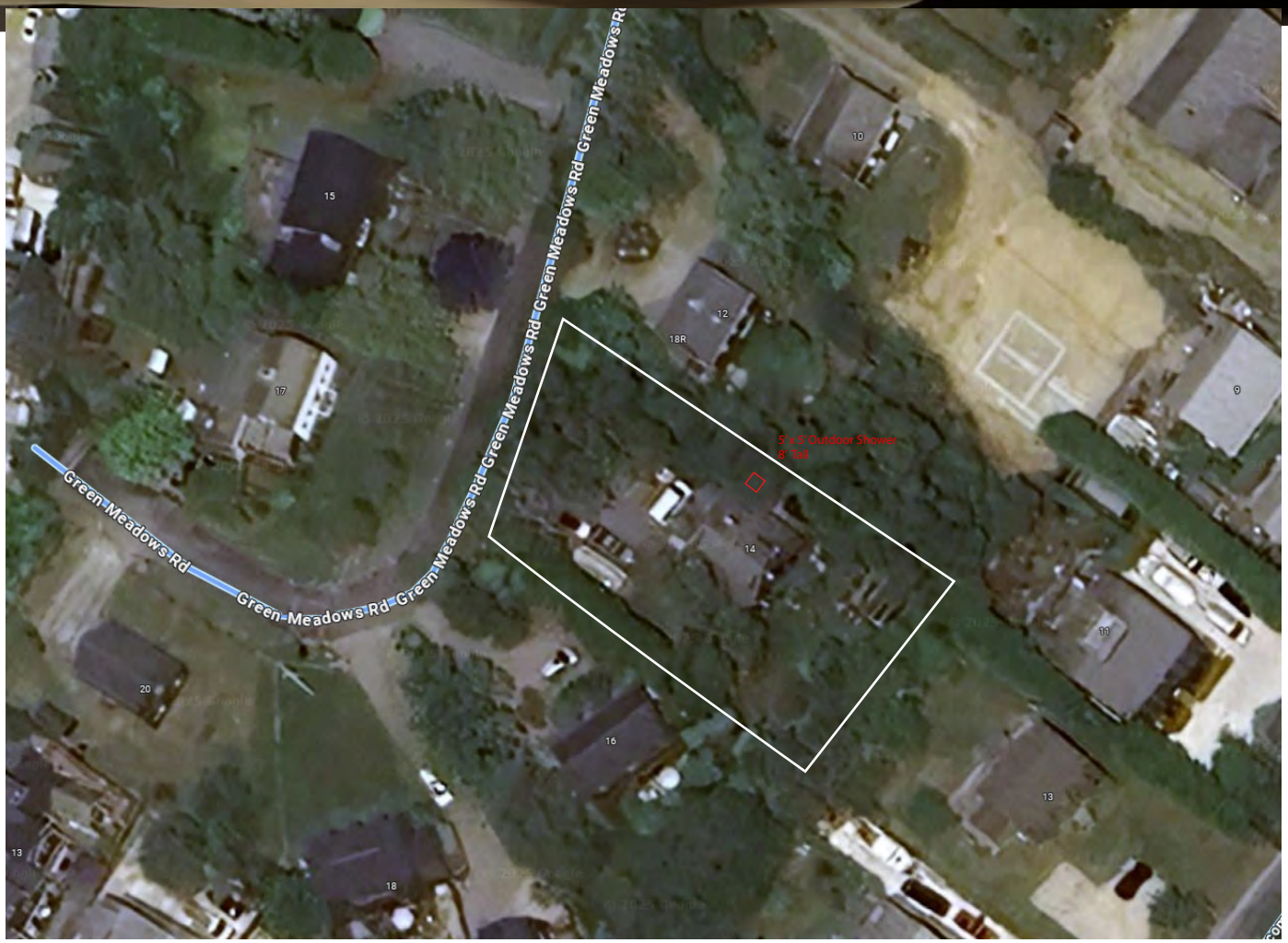
Sheet
Site Plan

Date 01.10.2024

Revisions

C.101

Scale As indicated



Proposed outdoor shower
Cedar, 5’ x 5’ x 8’ tall, black hardware
Door facing driveway
Ground: Gravel and a bluestone paver






Green Meadow Rd











CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 183

Street & Number of Proposed Work: 18 B GRAY AVE

Owner of record: Jill + Victor Ferrantella

Mailing Address: 18 B Gray AVE
Nantucket, MA 02653

Contact Phone #: _____ E-mail: VJFerrantella@Comcast.net

AGENT INFORMATION (if applicable)

Name: SUNWIND, LLC / Tim Holmes

Mailing Address: PO Box 700
Brewster, MA 02631

Contact Phone #: 508 246 6350 E-mail: THolmes@SunWindLLC.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Rooftop Solar System

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: _____

QCells (ALL BLACK).

Skylights (flat only): ~~Manufacturer~~ _____ Rough Opening 3'-4" x 5'-8" Size _____ Location _____
Manufacturer _____ 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 Roof * 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 4/28/2025 Signature of owner of record Timothy Holmes Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nanmc11et-ma.a:ov

COM!\lISSION ERS

Ray Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COl\fl\HSSIONERS

Jesse Dutra

Can'i l homewill

Siephen Welch

(.'1lhy 1·1}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
llllcld-m\
cfh'llll l.i'll.' 1.ll'll'l

Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Jill & Victor Ferrantella

STREET Address 18B Gray Avenue

MAP/PARCEL 67 / 183 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 4/16/2025
Signature • Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Jill & Victor Ferrantella
18B Gray Ave
Nantucket, MA 02554

Assessors Map Number: 55
Lot Number: 67 // 183

Property ID: 5495

Year Built: 1986

Use: 1010

Description: Single Fam M01

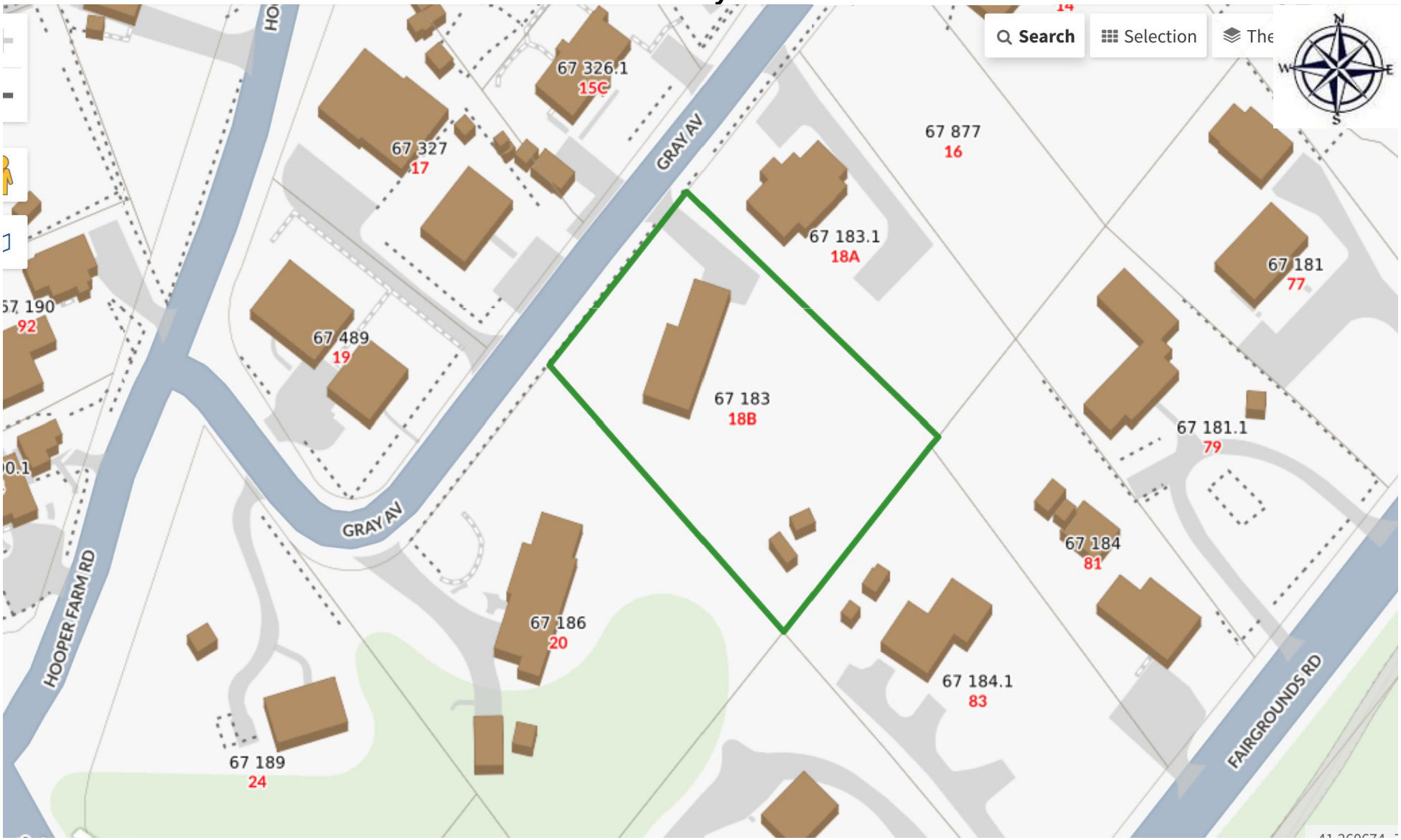
Zone: R10

Property Size: .55Acres

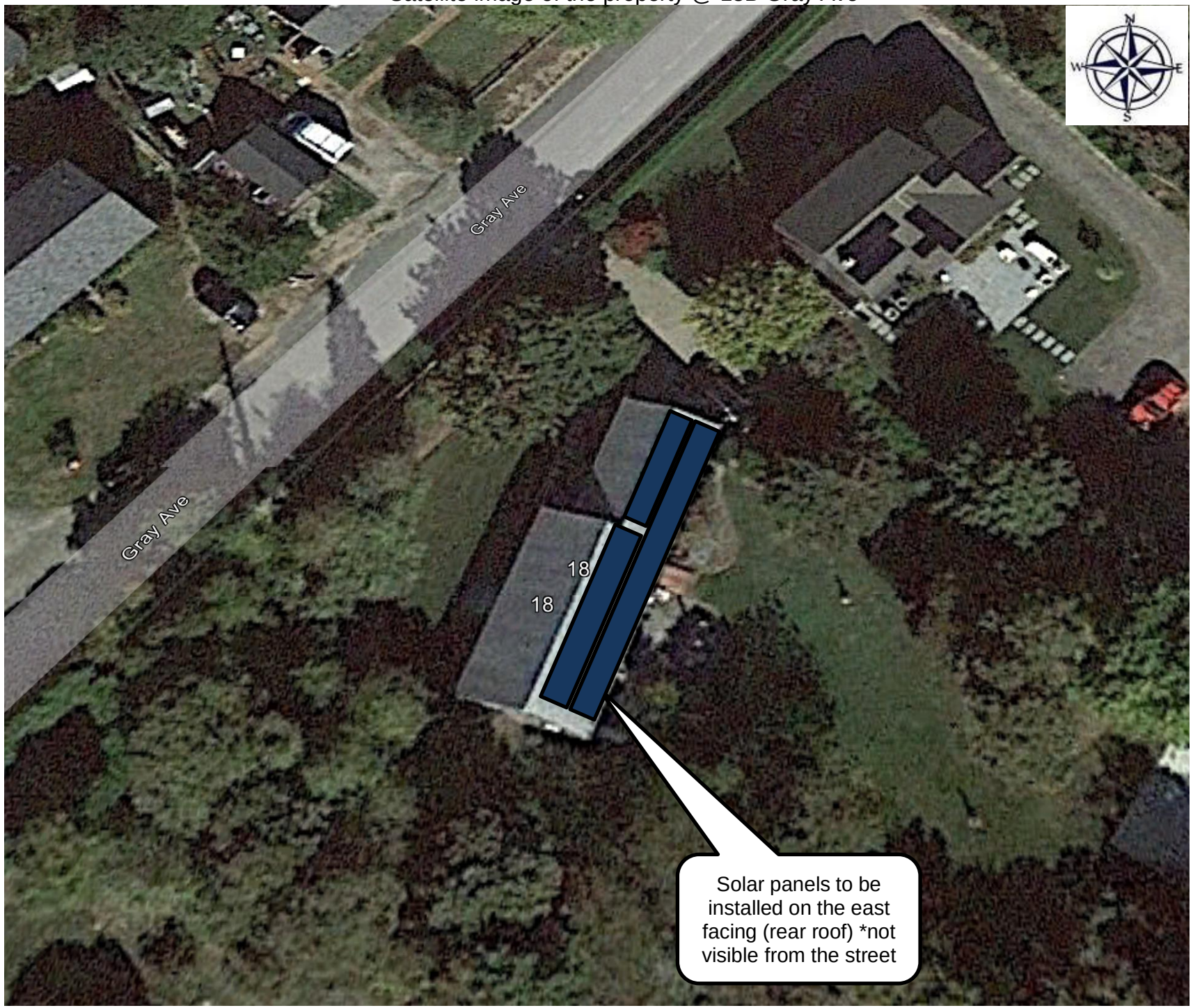
Locus Map: 18B Gray Ave



GIS MAP 18 Gray Ave



Satellite image of the property @ 18B Gray Ave



View of 18B Gray Ave from the street looking Northeast



18 B Gray Ave looking East-Southeast



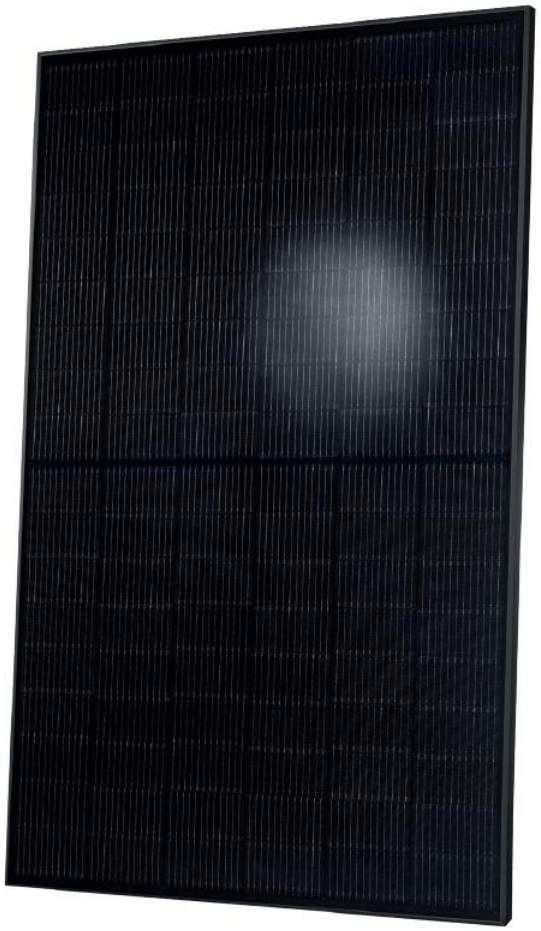
18 B Gray Ave looking southeast



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.

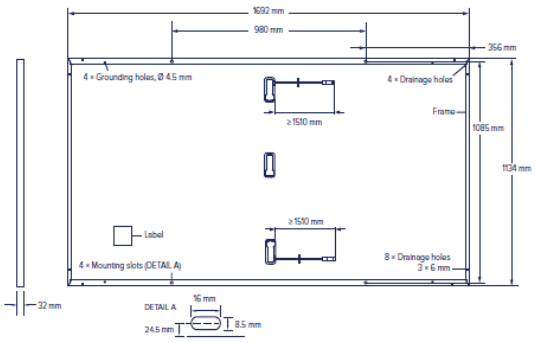
The ideal solution for:

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

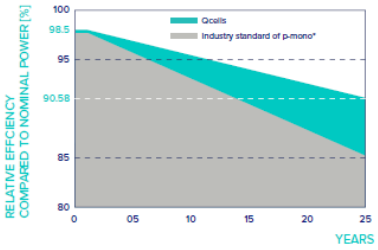


Electrical Characteristics

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

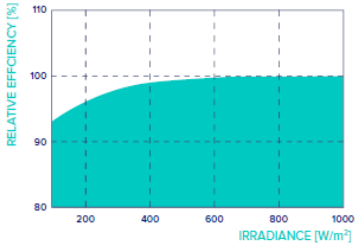


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-425_2022-06_Rev01_EN

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Hanwha Q CELLS GmbH Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany I TEL +49 (0)3494 66 99-23444 I FAX +49 (0)3494 66 99-23000 I EMAIL sales@q-cells.com I WEB www.qcells.com

qcells

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 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.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.1

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: shandala30@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. HDC 2025-02-12006

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Addition on previously approved plan

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 672 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' 2 1/2" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/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 1/ groove panel, fiberglass 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 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 4/25/25 Signature of owner of record Carlee E Corlew 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 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

4/25/25

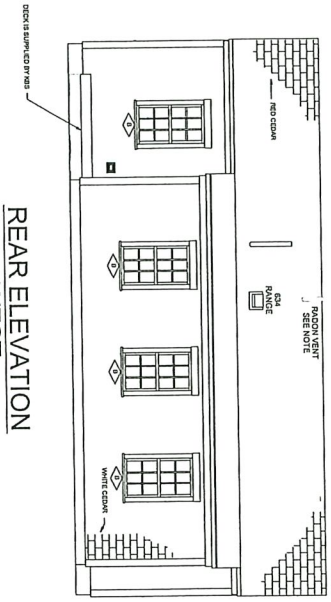
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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...

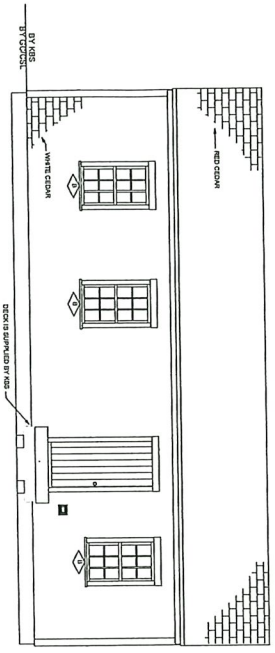
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 4/25/25 Date

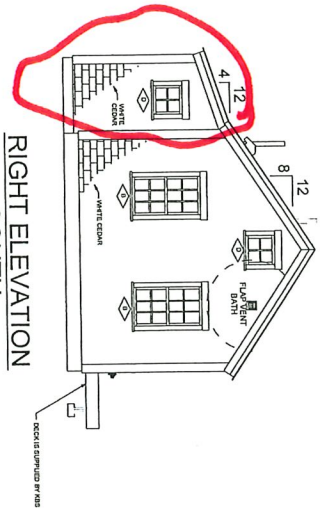
NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.



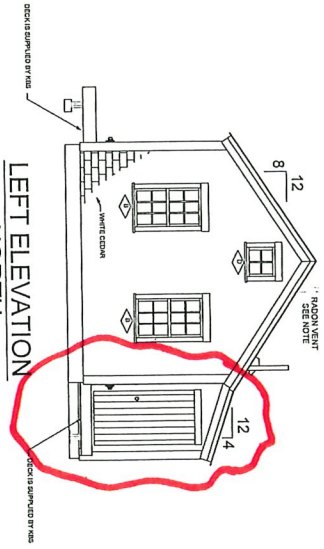
REAR ELEVATION
WEST



FRONT ELEVATION
EAST



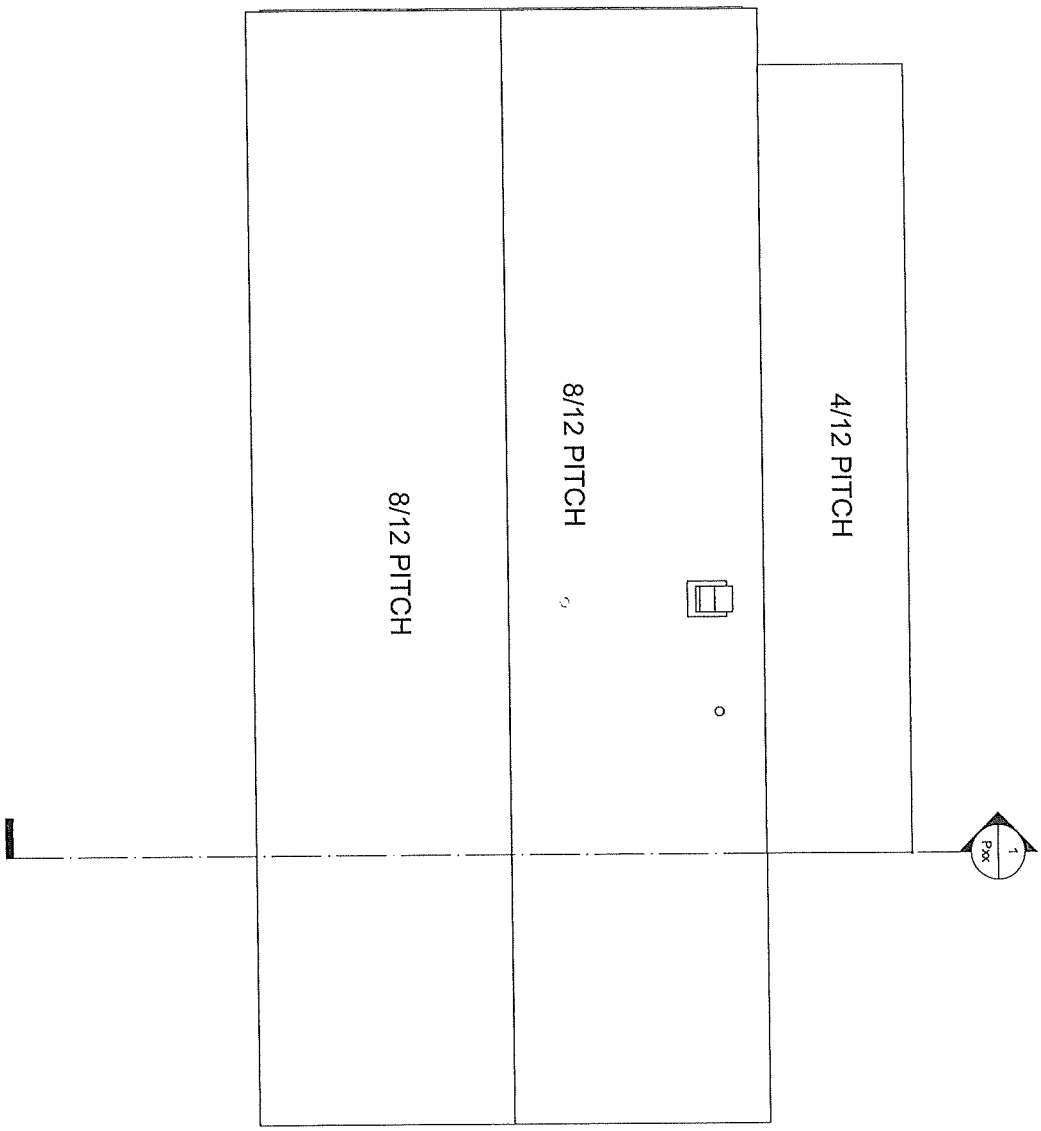
RIGHT ELEVATION
SOUTH



LEFT ELEVATION
NORTH

SHEET # P2	SERIAL #: KBS-4639	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com
SCALE: 1/8"= 1'-0"	DATE: 12/18/2024 DWN BY: SLP		REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	PERMIT REV# DATE:	
	ELEVATIONS				

T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.2d

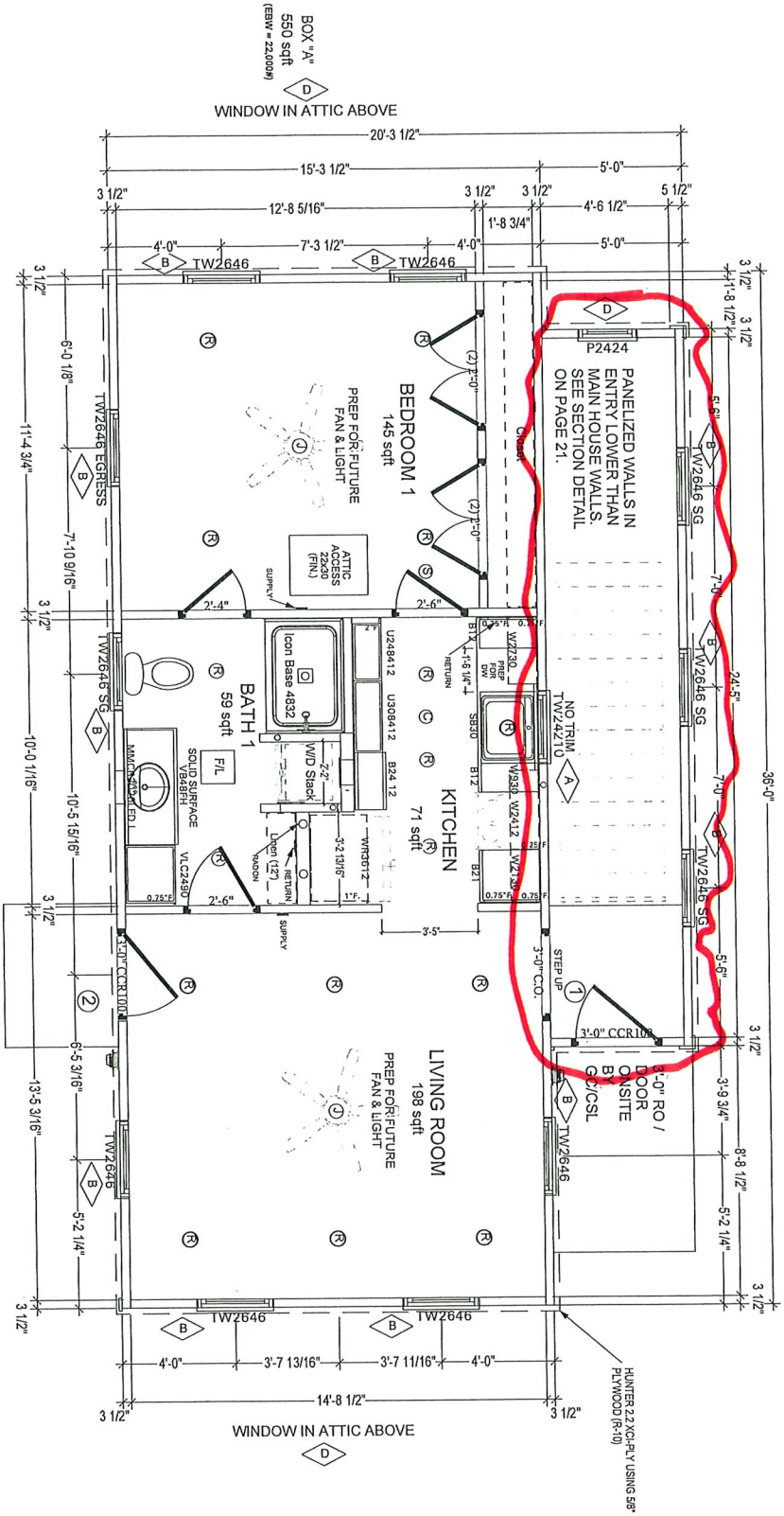


SCALE: 1/4" = 1'-0"	SHEET # P4	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP ROOF VIEW	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

REV#/DATE: 4 SLP 2-18-24	PERMIT REV#
REV#/DATE: 5 SLP 3-3-25	DATE:
REV#/DATE: 6 GM 3-19-25	
REV#/DATE: 7 GM 3-28-25	

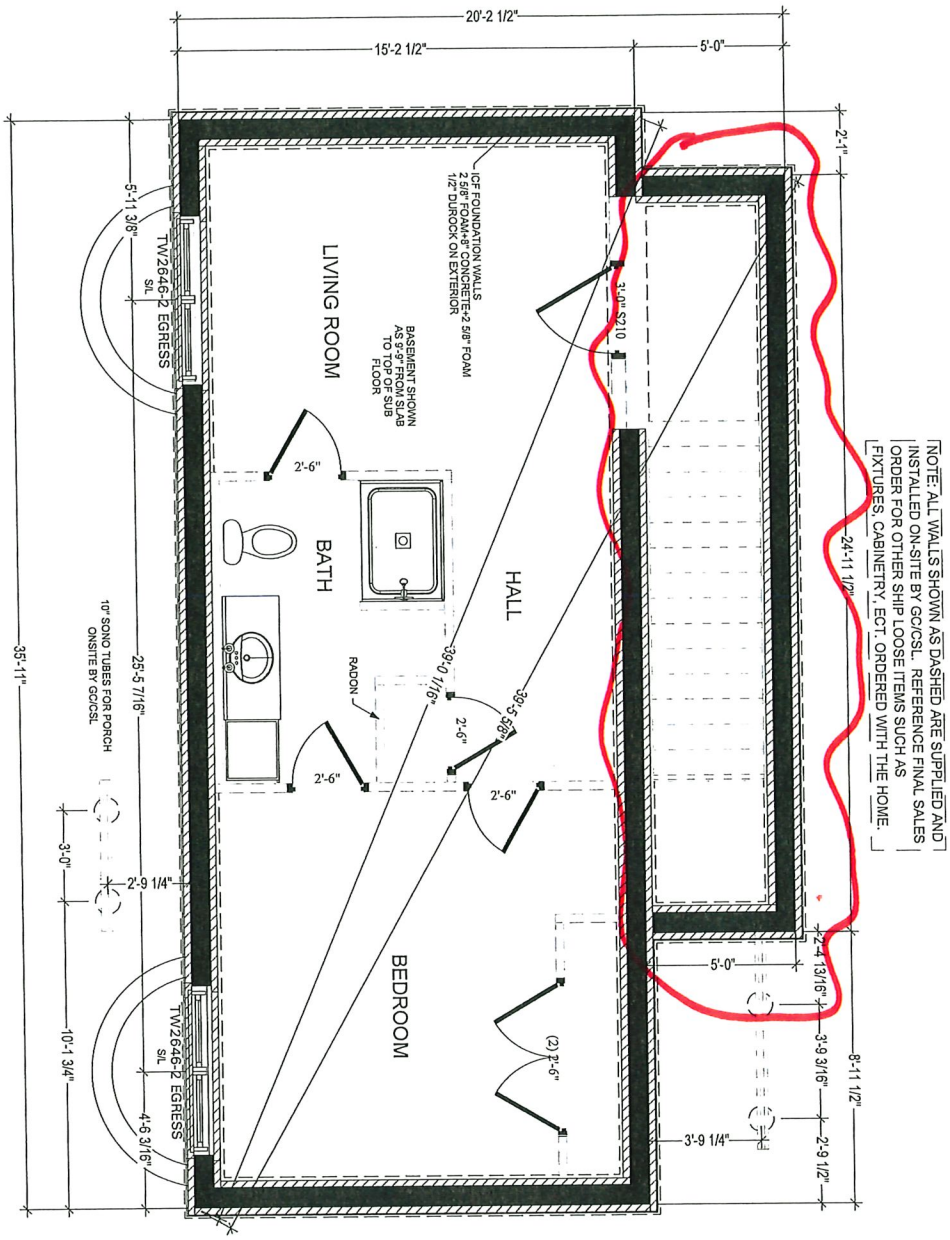
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.2d



SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.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

SCALE: 1/4" = 1'-0"

SHEET # P14

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

FOUNDATION

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

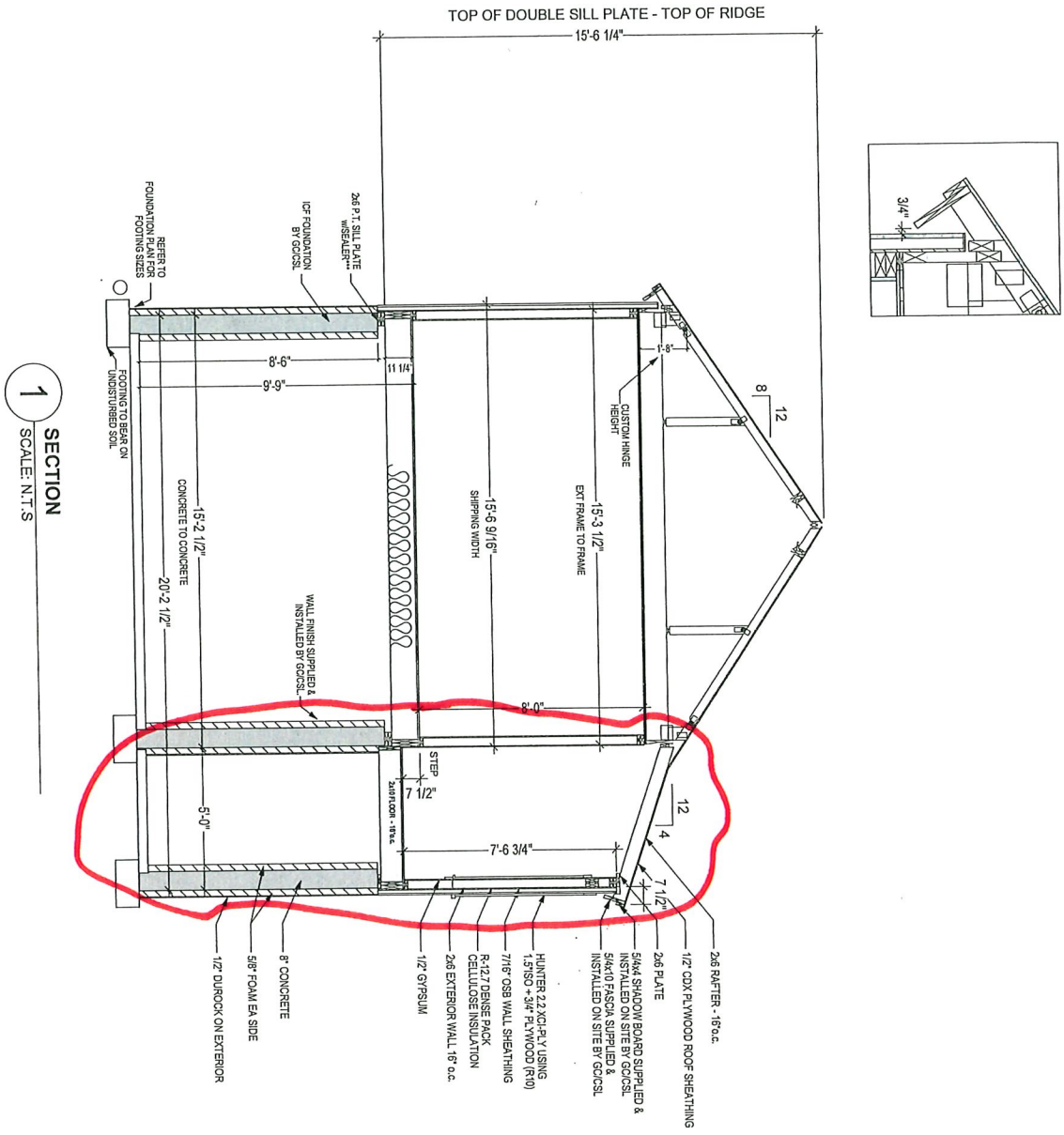
JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE:	PERMIT REV#
REV#/DATE: 4 SLP 2-18-24	DATE:
REV#/DATE: 5 SLP 3-3-25	
REV#/DATE: 6 OM 3-19-25	
REV#/DATE: 7 OM 3-28-25	

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.2d



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25
PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

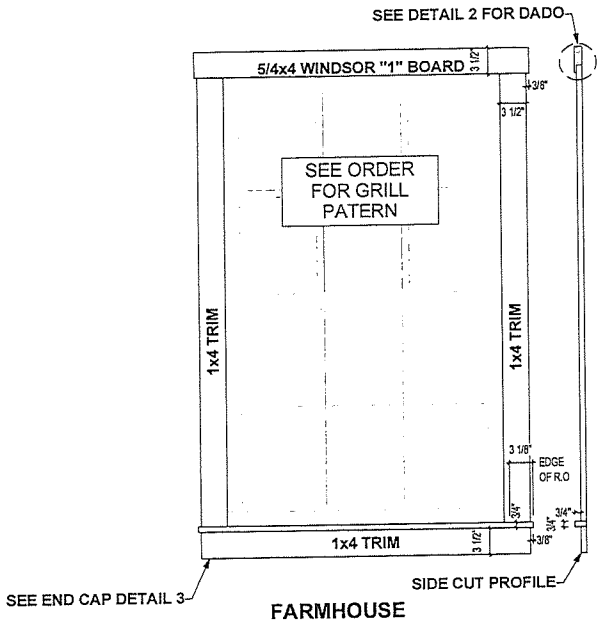
T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.2d

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

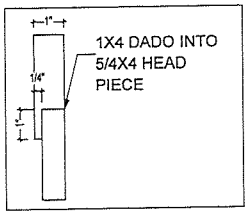
DOOR SCHEDULE

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	EXTERICR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERICR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



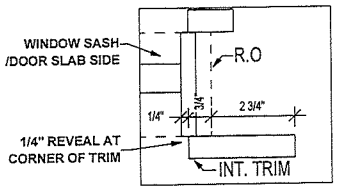
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



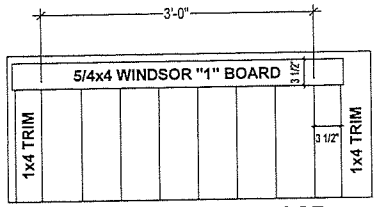
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



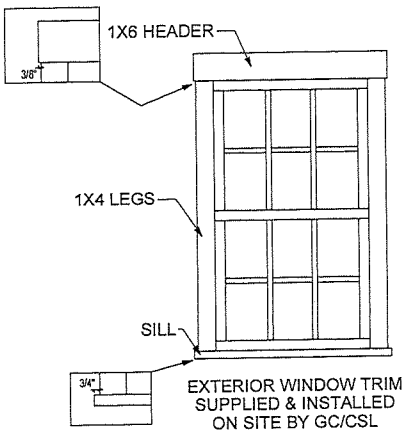
TRIM REVEAL AT CORNER

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. QUALITY... CUSTOM...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV# / DATE:
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

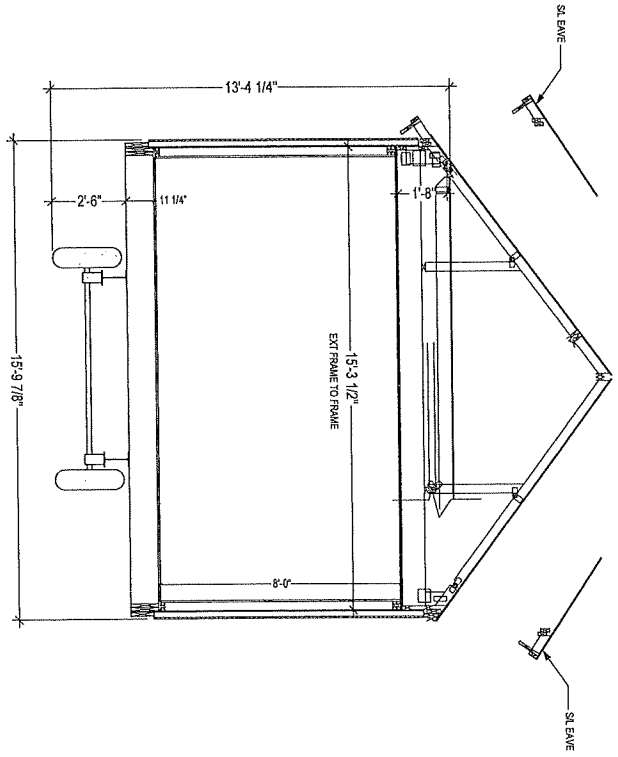
SHEET # P25

SCALE: NONE

T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.2d

MA

UPPER FLIPS SHIPS IN BOX NOT ON ROOF



PROJECTED SHIPPING INFO:
*W @ Eaves (S/L) = +/- **15'-11"***
*W @ Road = +/- **15'-11"***
*H W/ UF S/L = +/- **13'-6"***

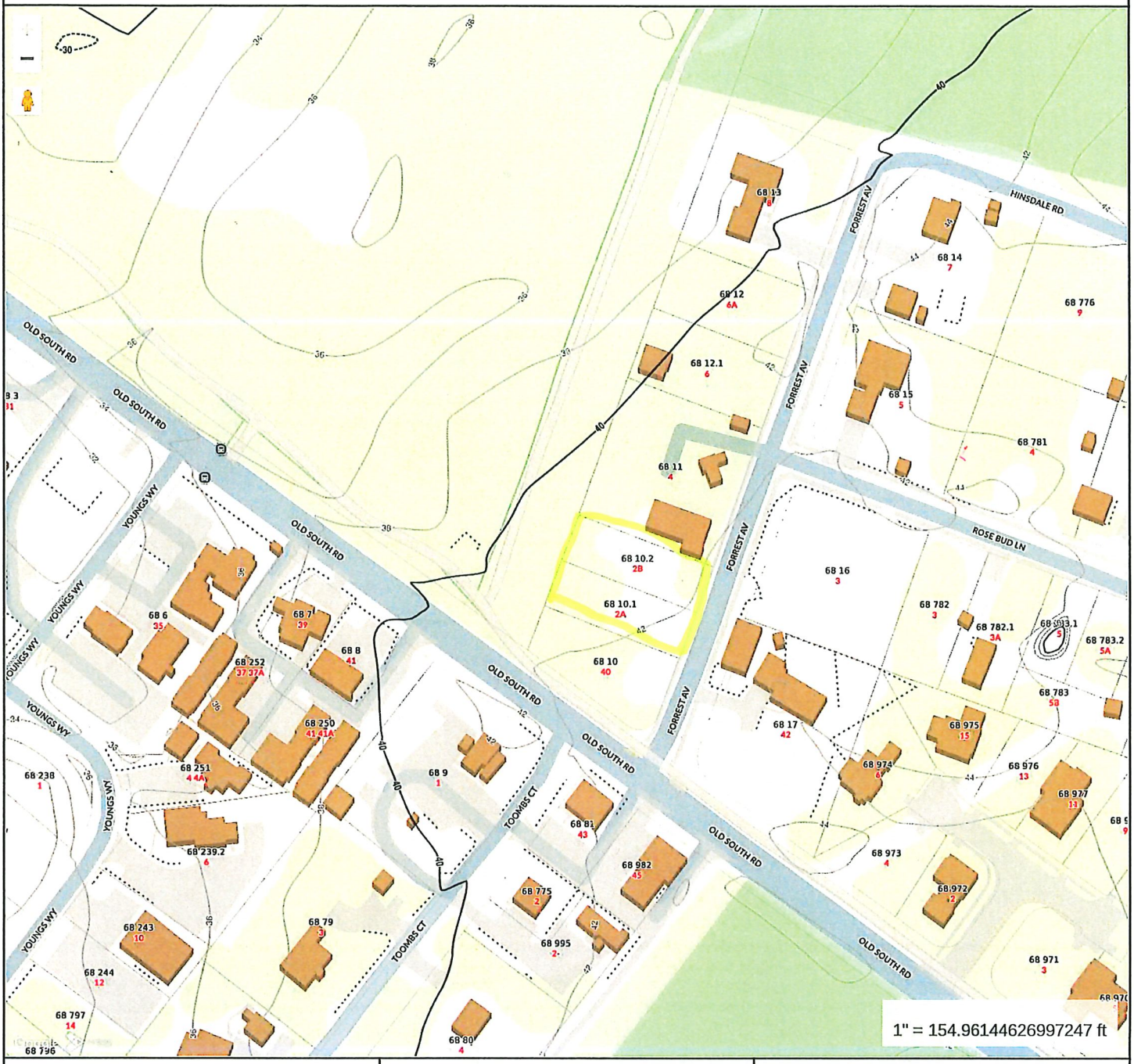
SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SHIPPING SECTION	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25
PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4639 40 OSR LLC Billy Cassidy Single Wide Lot 1 correct\Engineering\4639 Current.2d

2A 2B Forest Ave TOPOGRAPHIC MAP



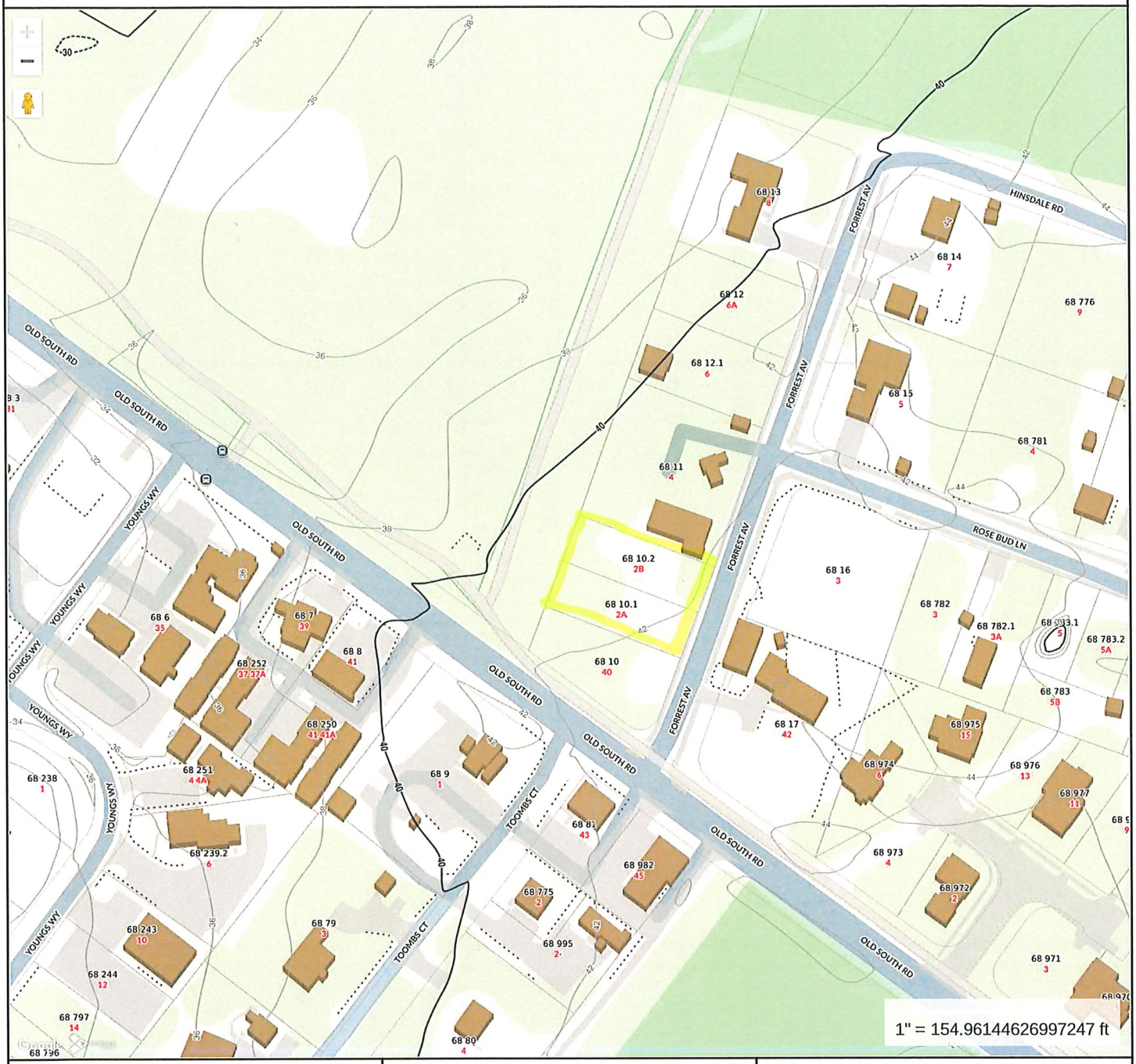
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

2A 2B Forest Ave TOPOGRAPHIC MAP



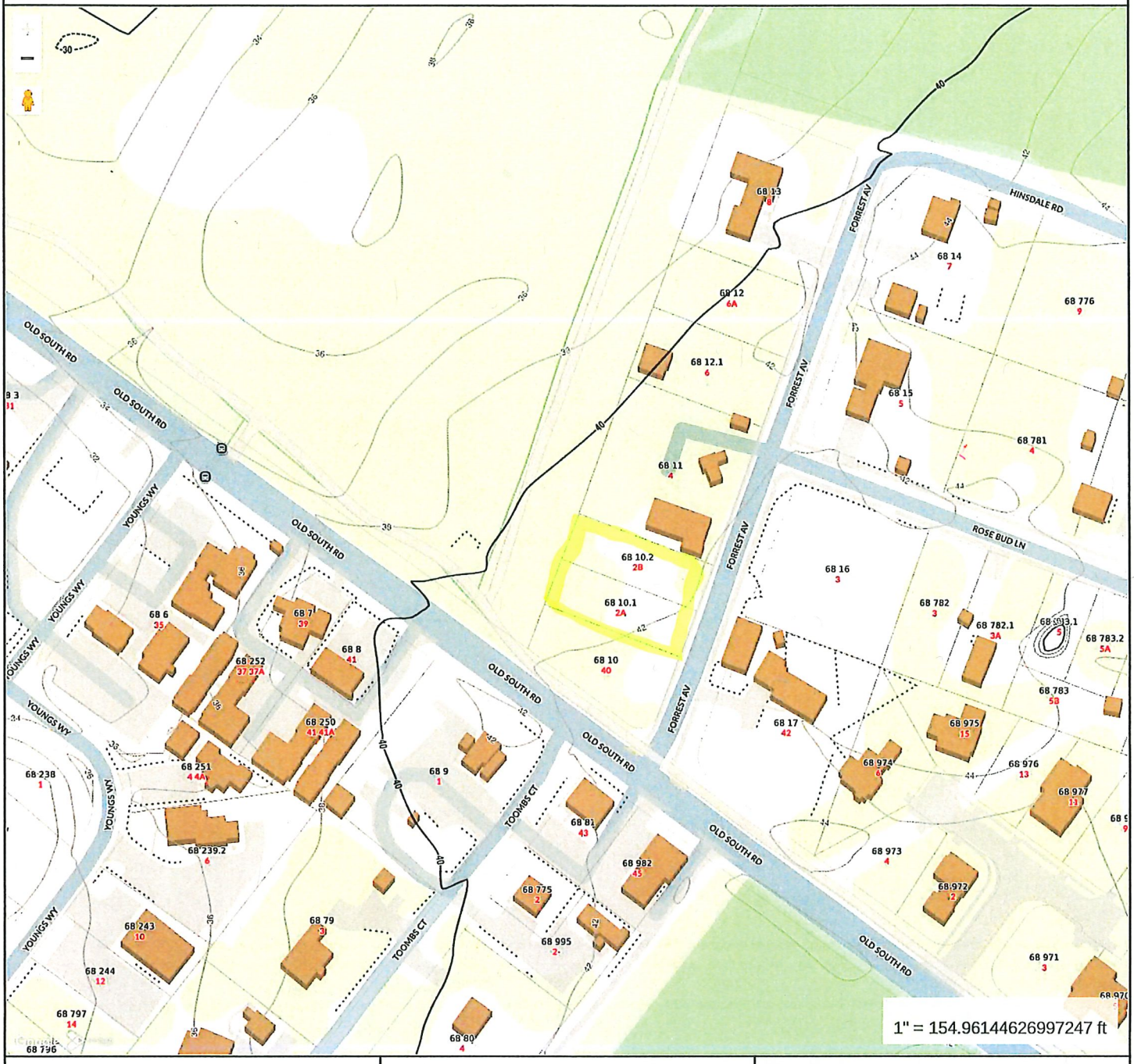
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

2A 2B Forest Ave TOPOGRAPHIC MAP



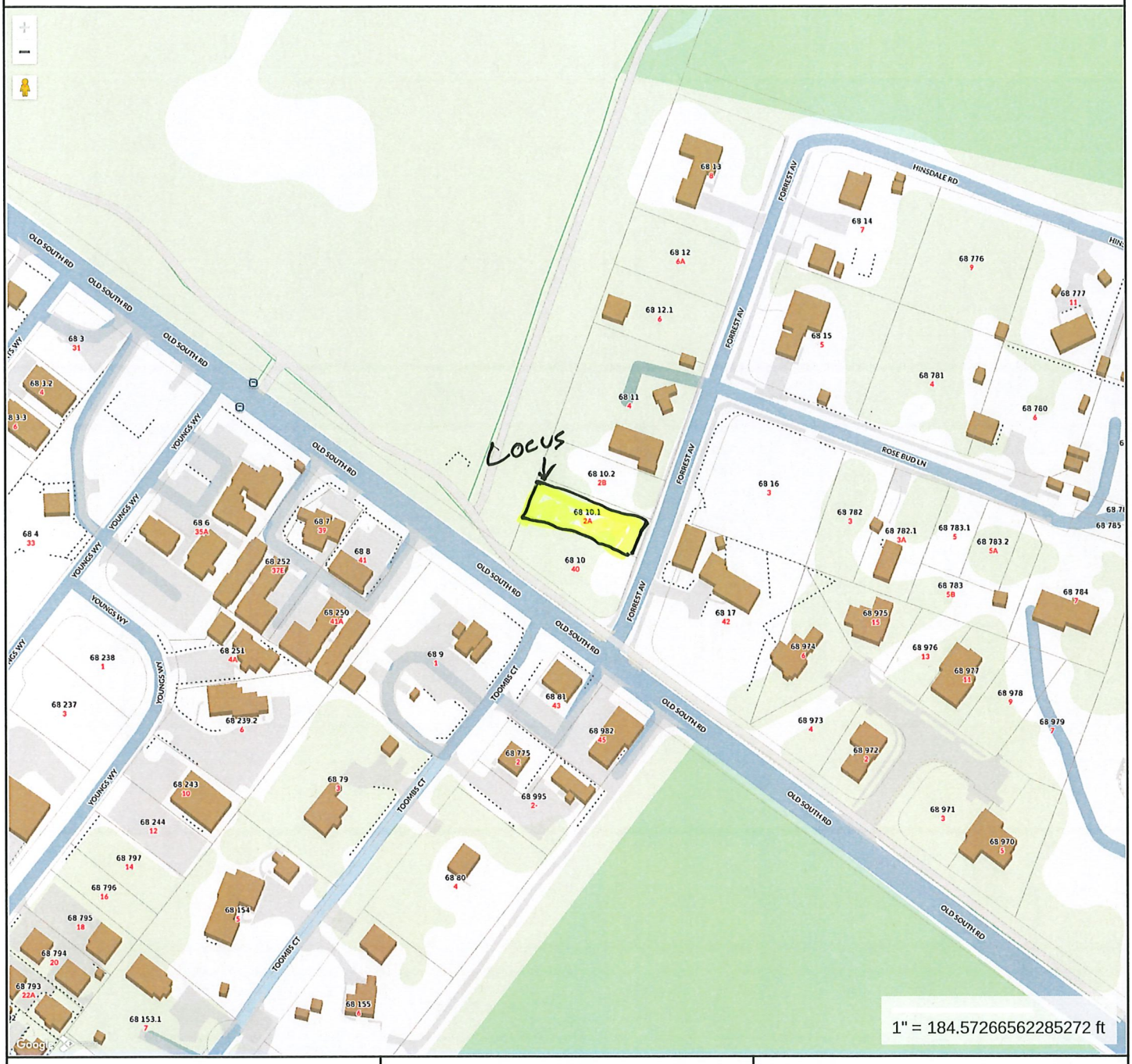
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

2A & 2B FOREST AVE LOCUS MAP



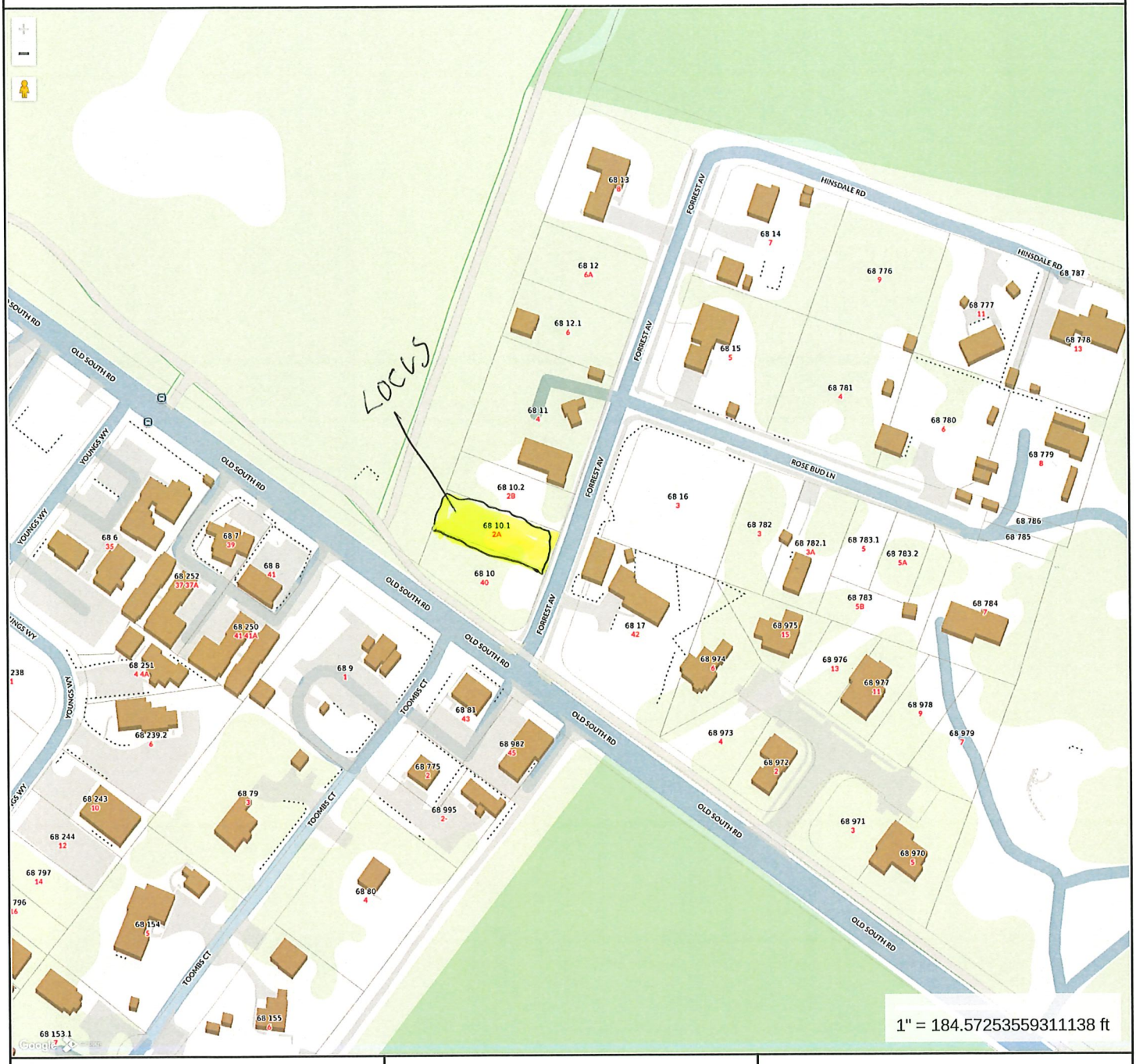
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

2 A&B Forrest AVE



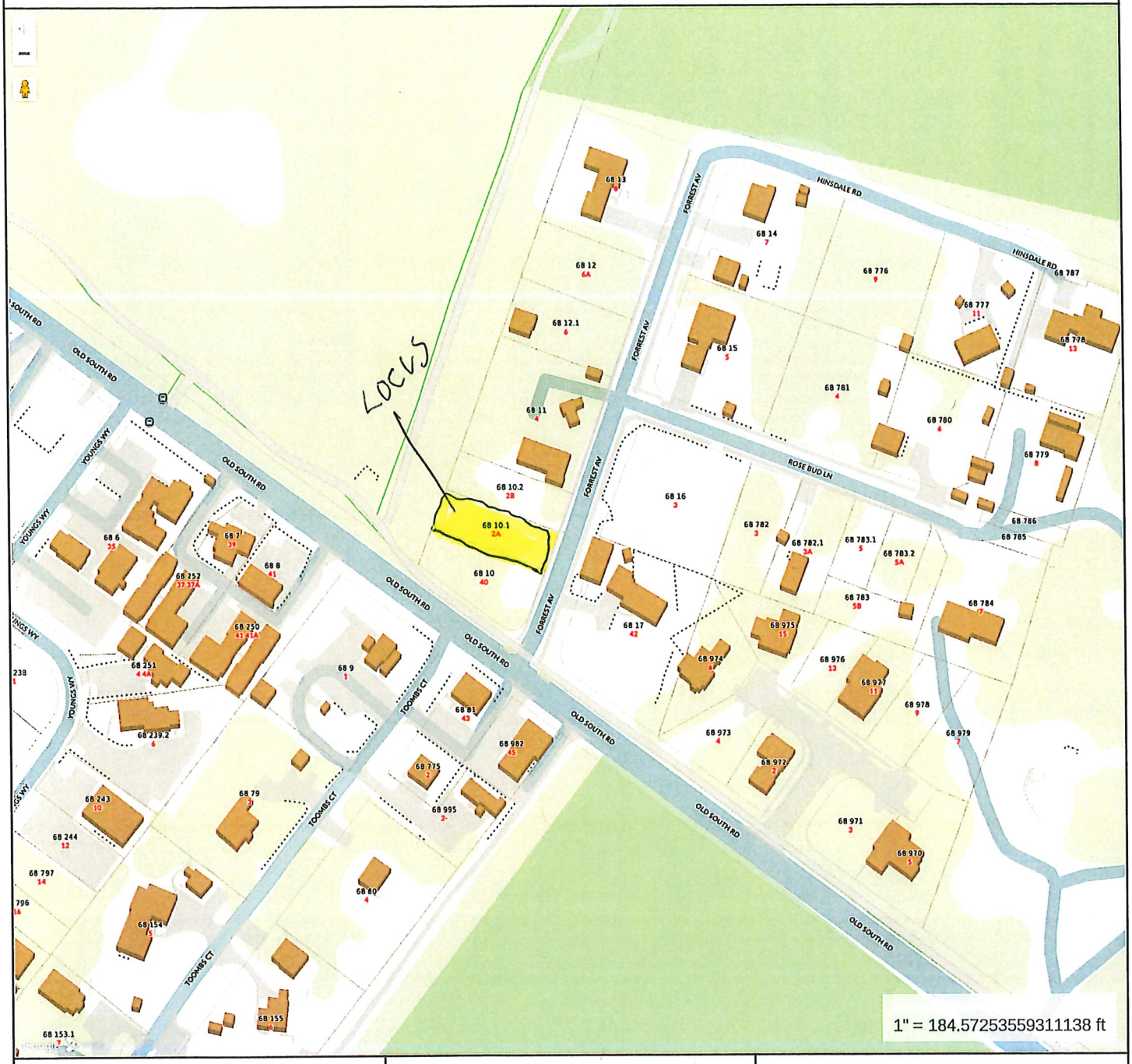
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

2 A&B Forrest AVE

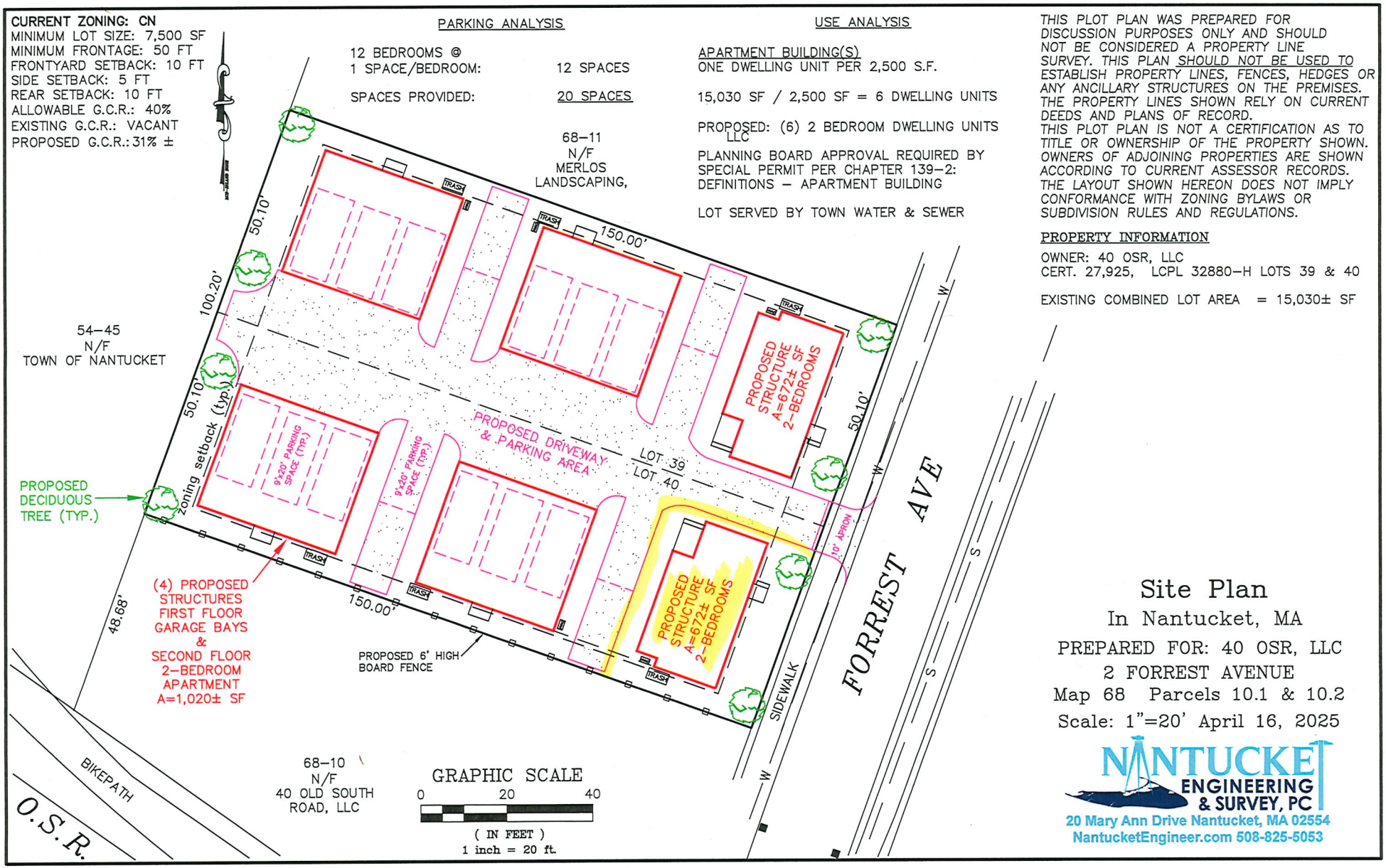


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

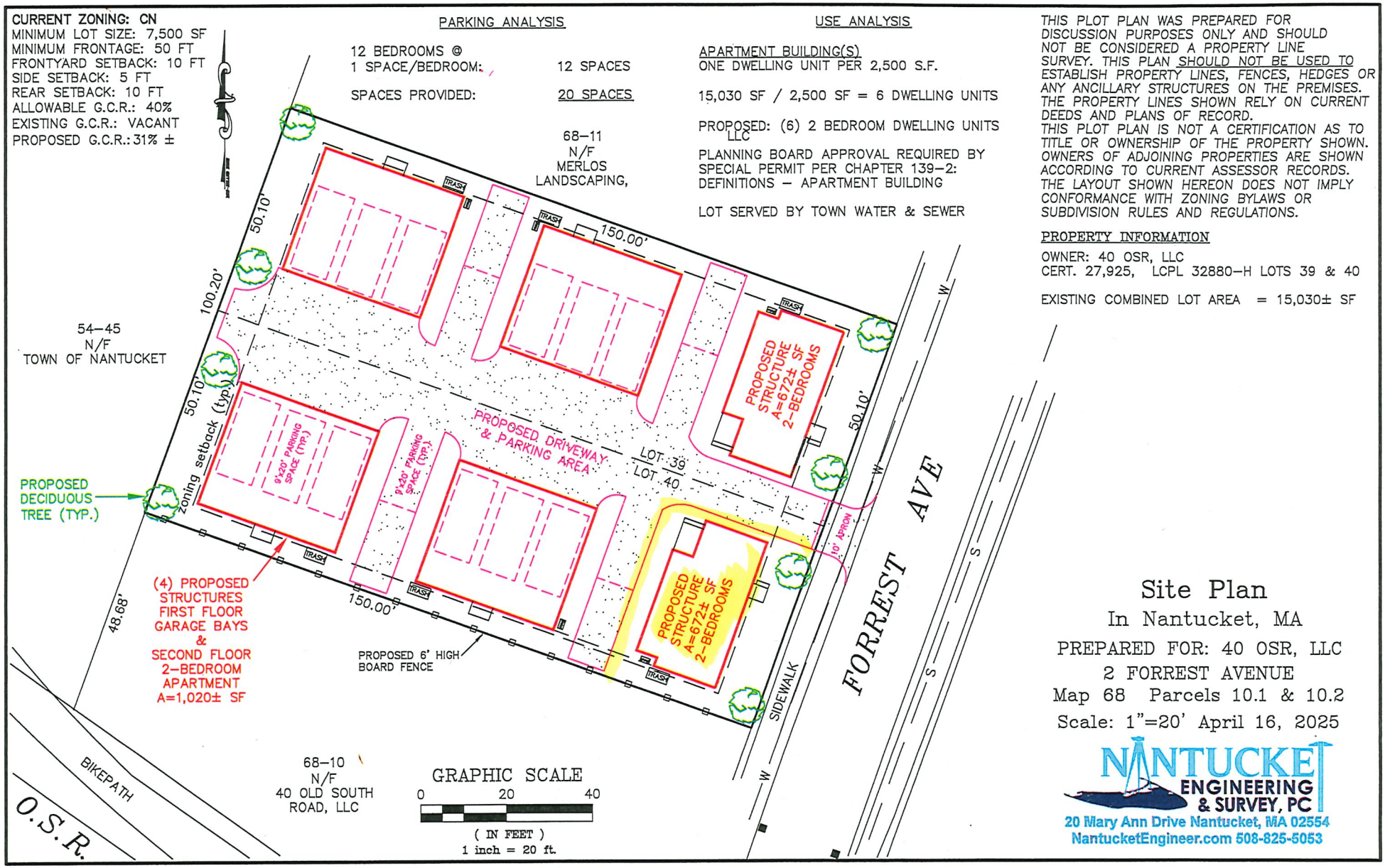
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' April 16, 2025

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



Site Plan

In Nantucket, MA

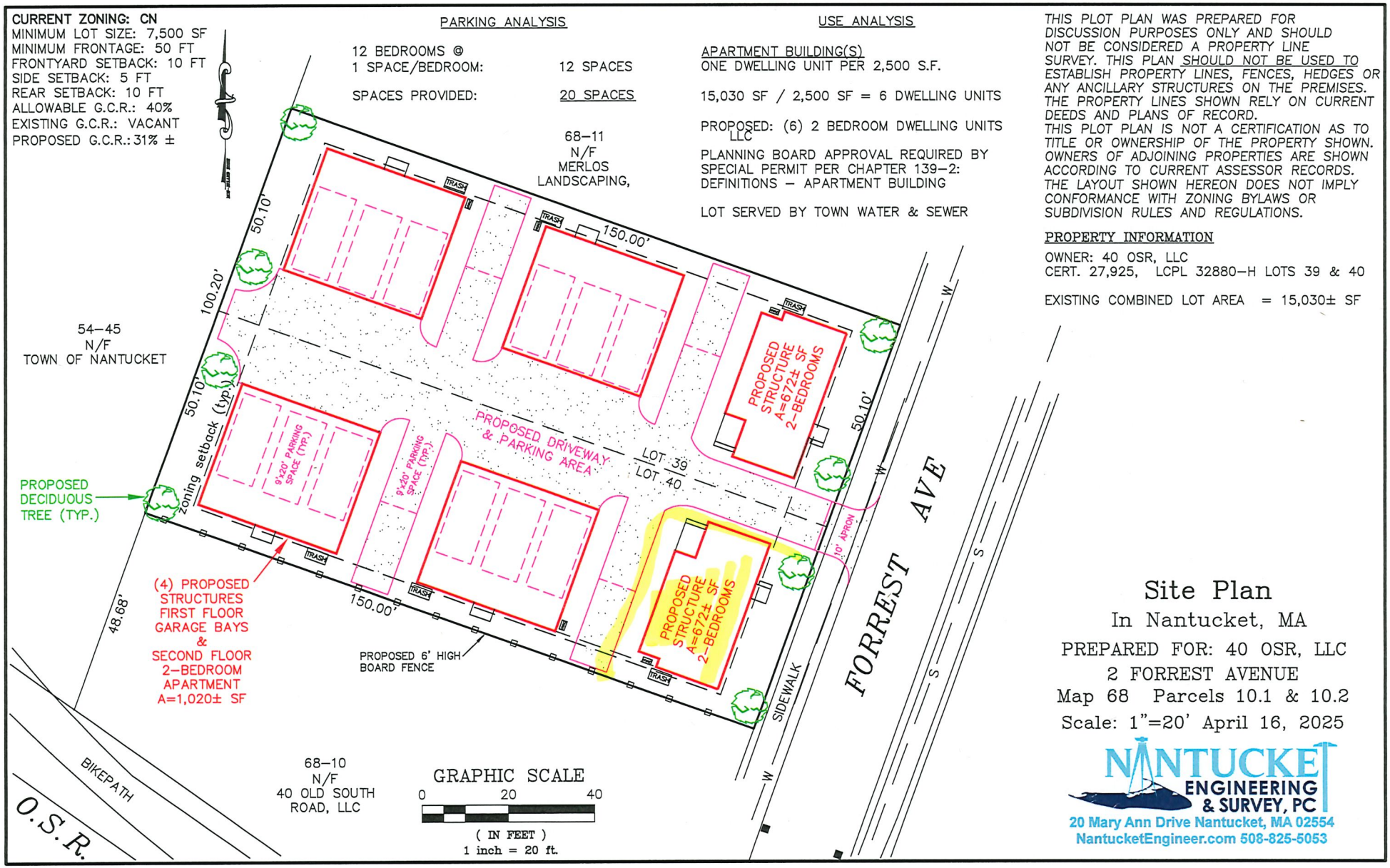
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' April 16, 2025

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



Site Plan

In Nantucket, MA

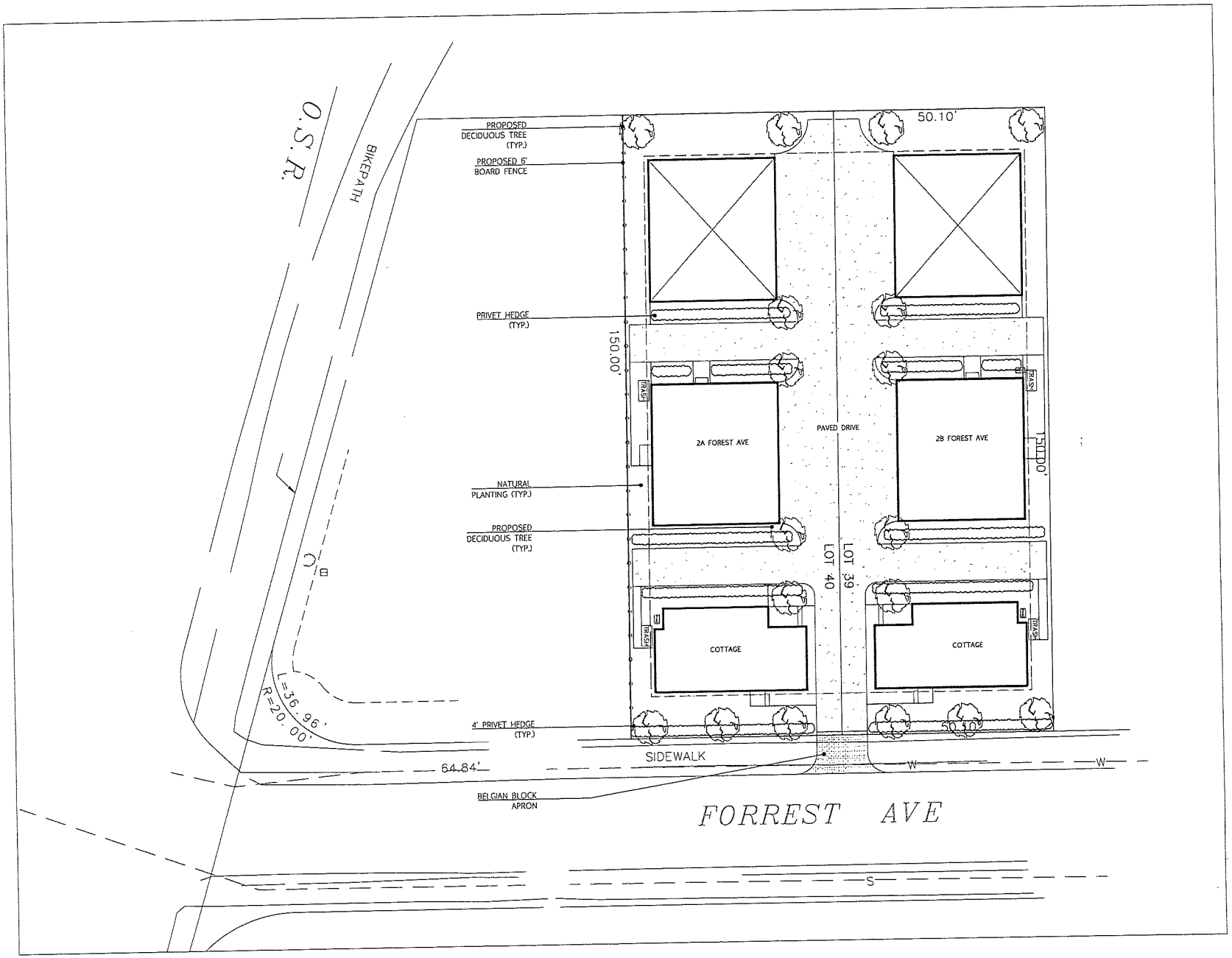
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' April 16, 2025

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



General Notes

No.	Revision/Issue	Date

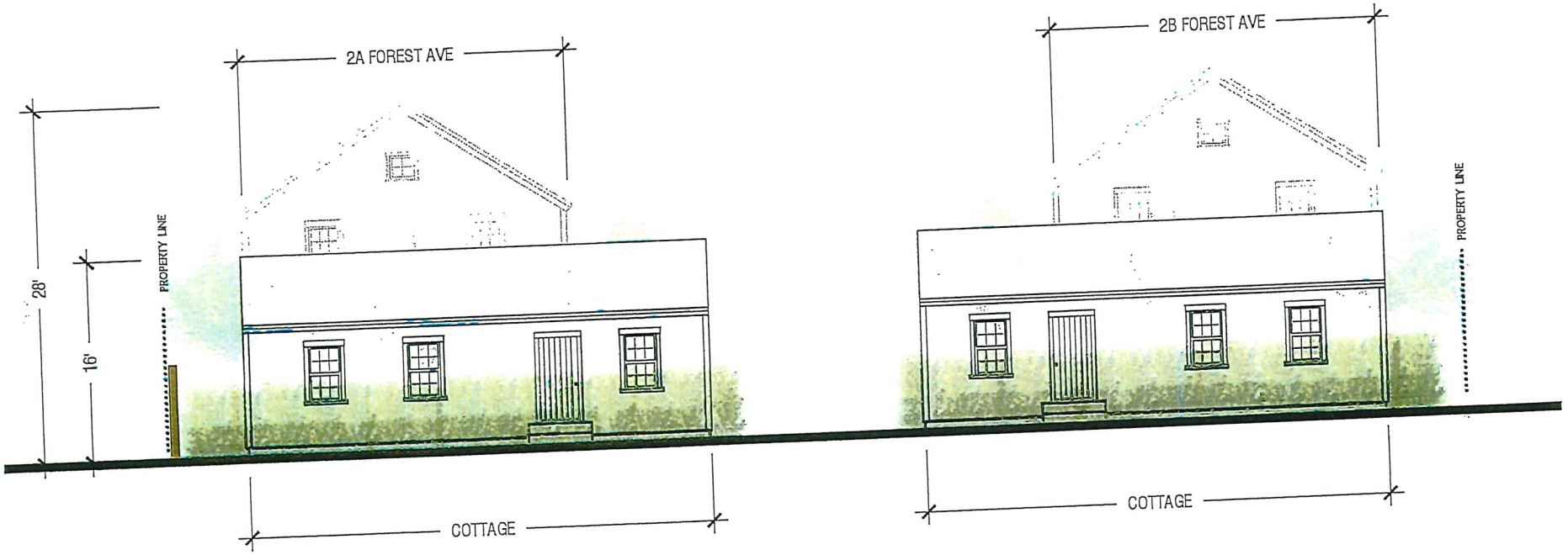
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	Sheet
2A/B FOREST	HDC-1
Date: 04/23/2025	
Scale: 1:10	

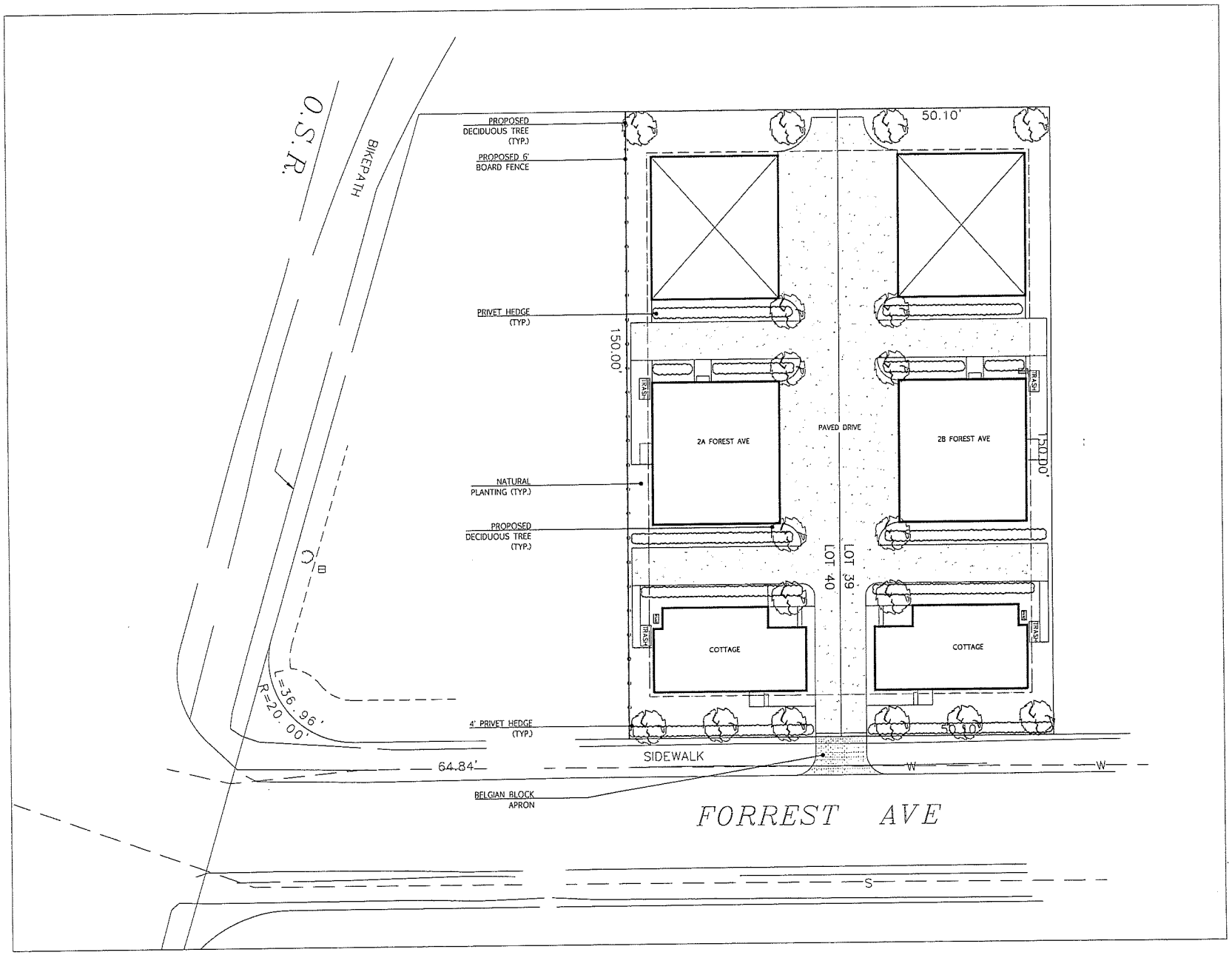


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

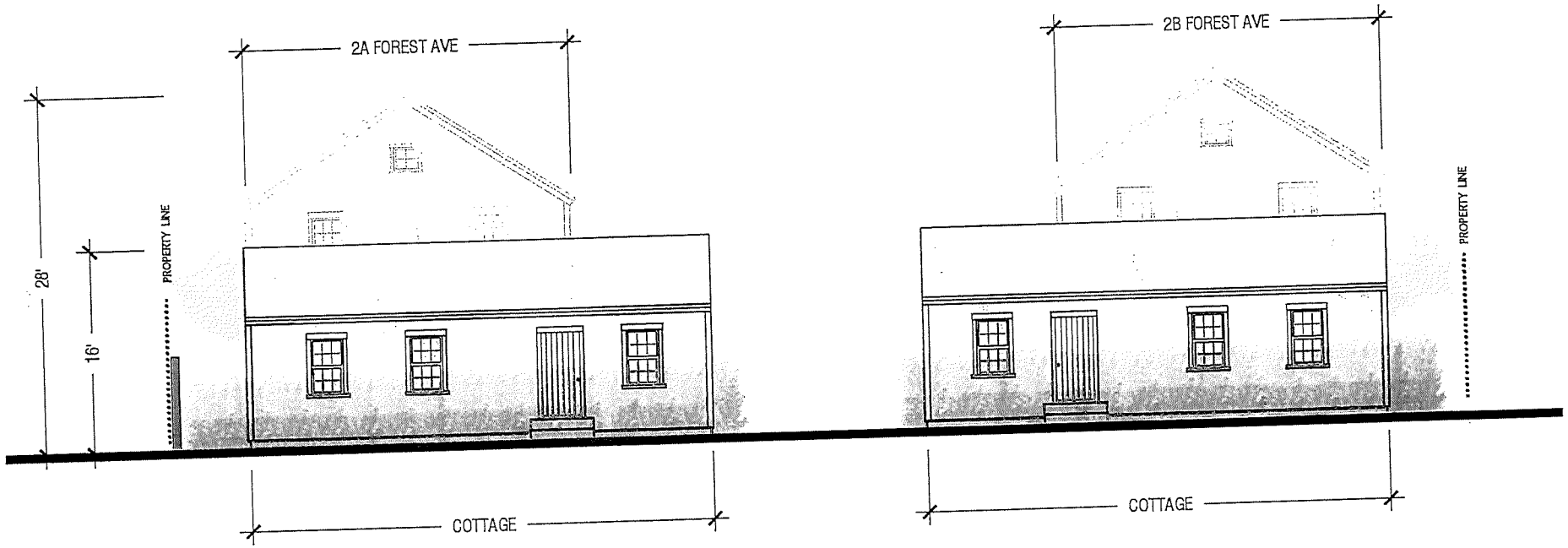
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	Sheet
2A/B FOREST	HDC-1
Date: 04/23/2025	
Scale: 1:10	

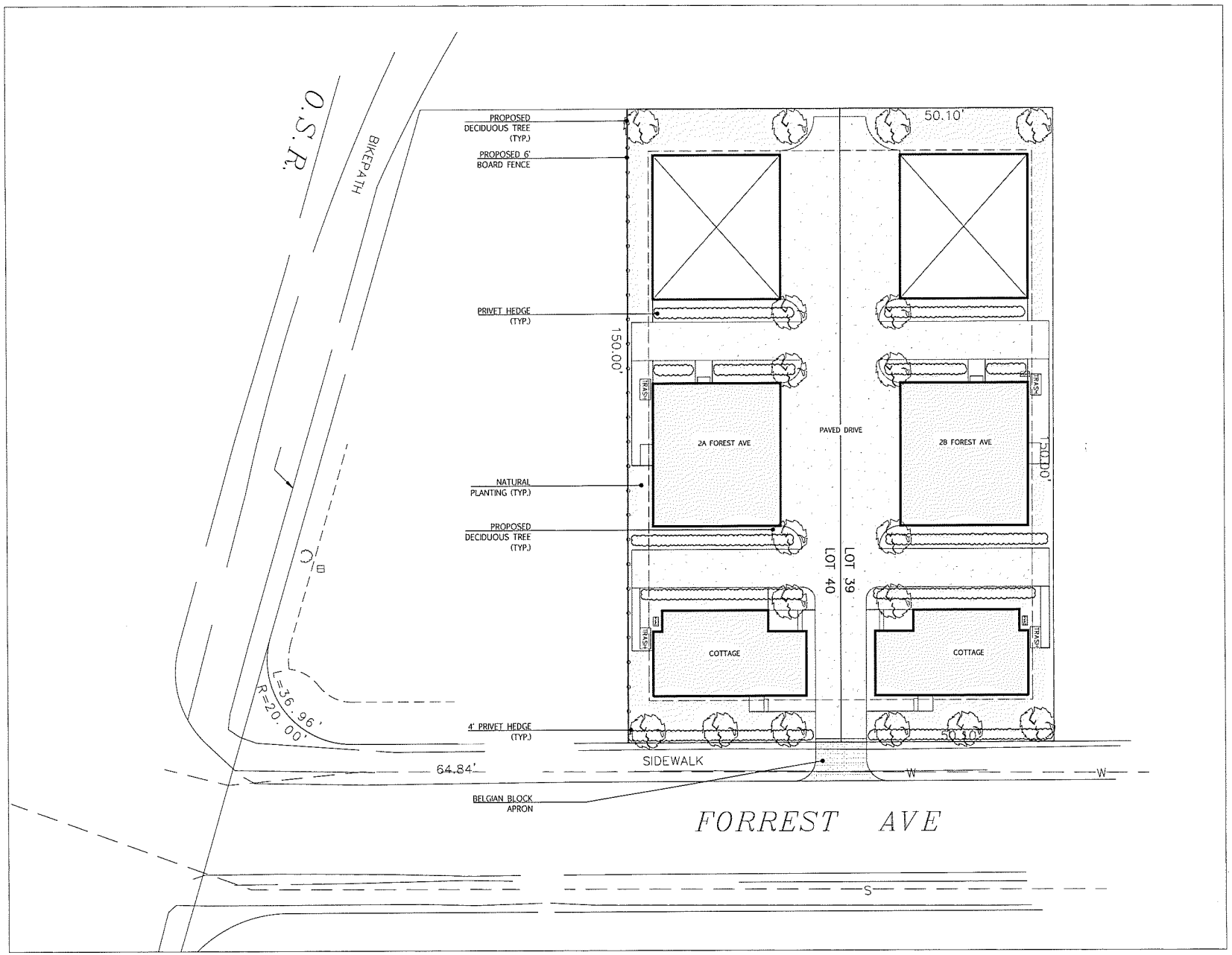


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

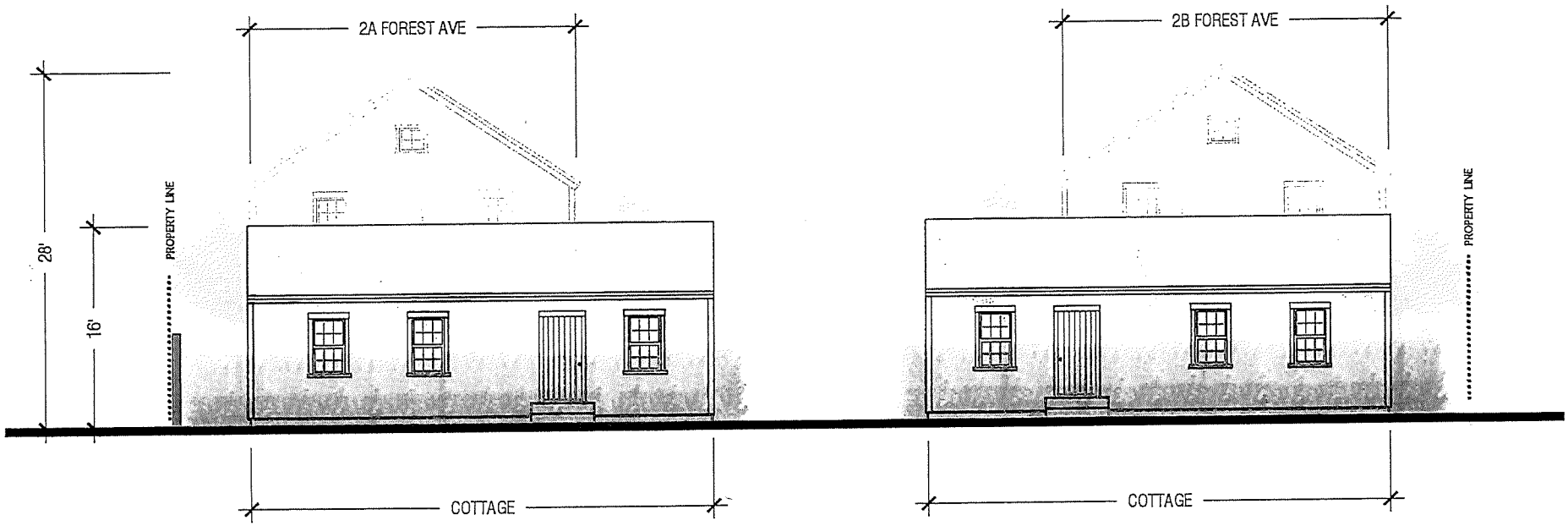
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	Sheet
2A/B FOREST	HDC-1
Date: 04/23/2025	
Scale: 1:10	

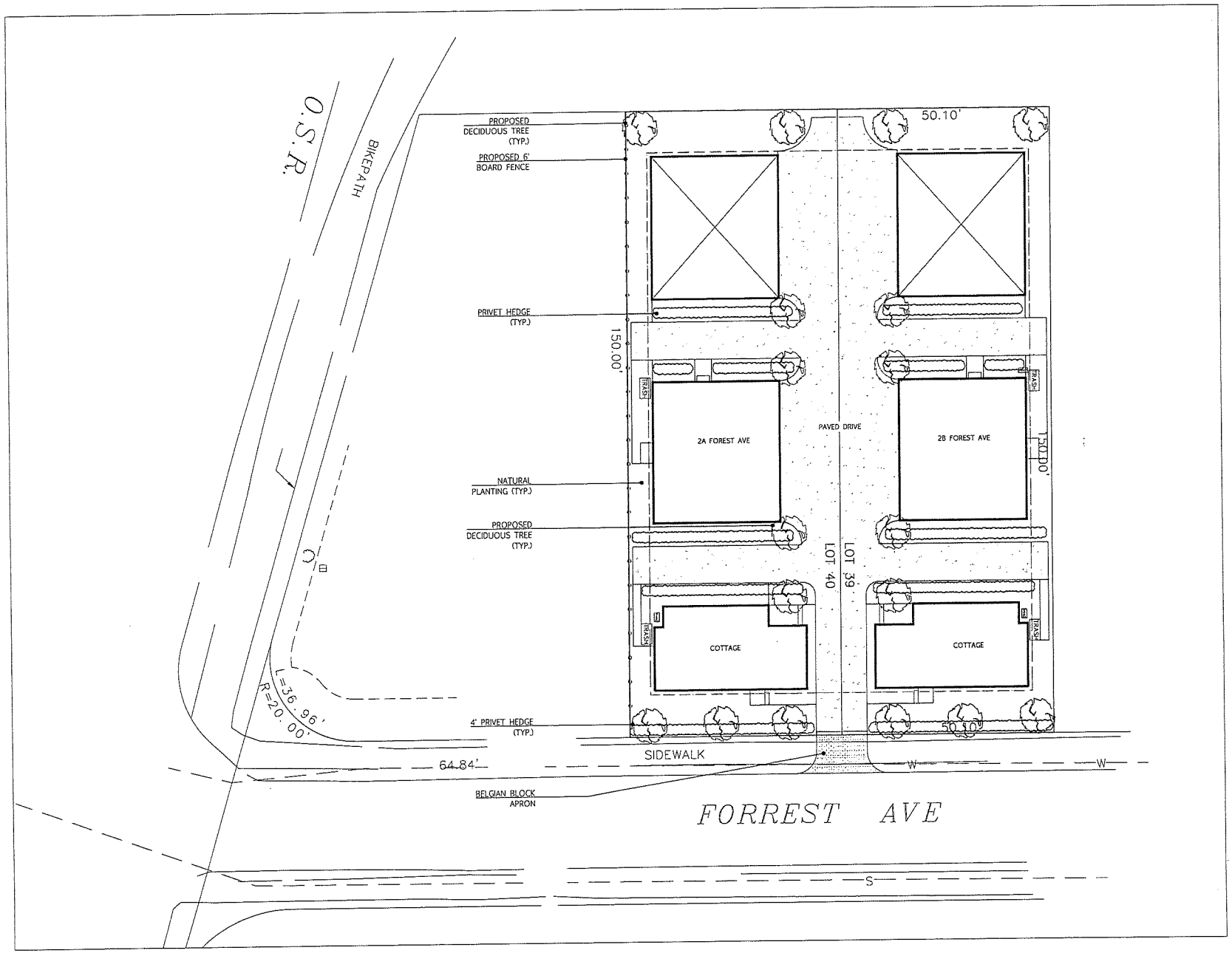


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

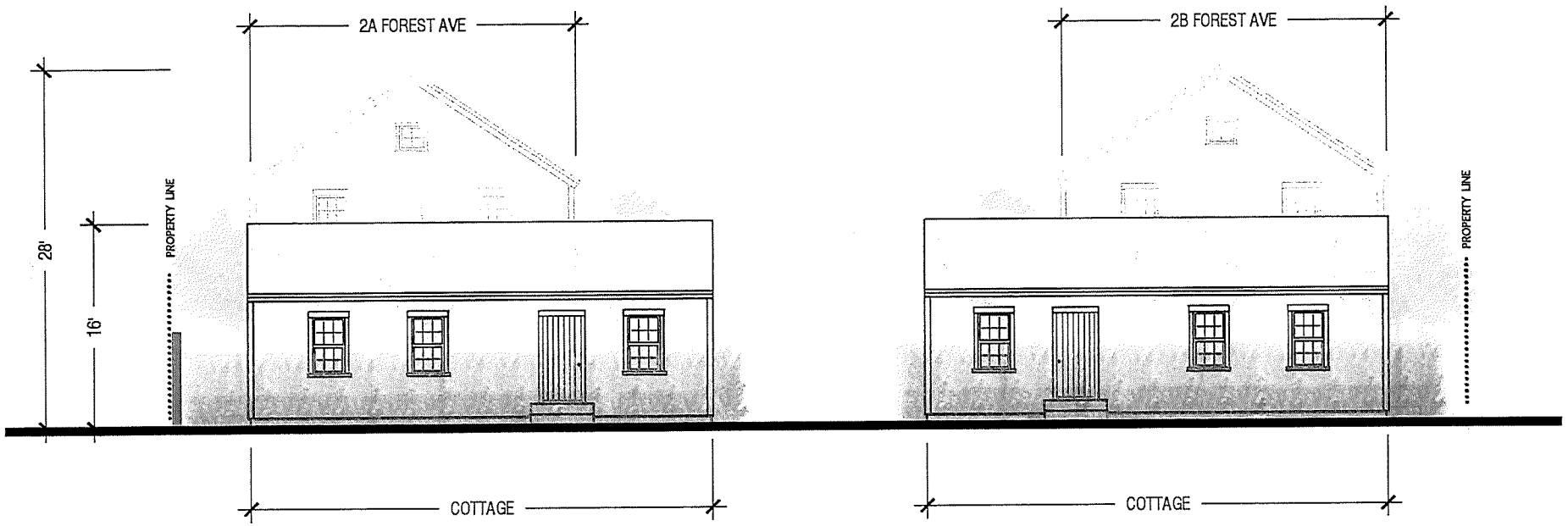
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	2A/B FOREST	Sheet
Date	04/23/2025	HDC-1
Scale	1:10	

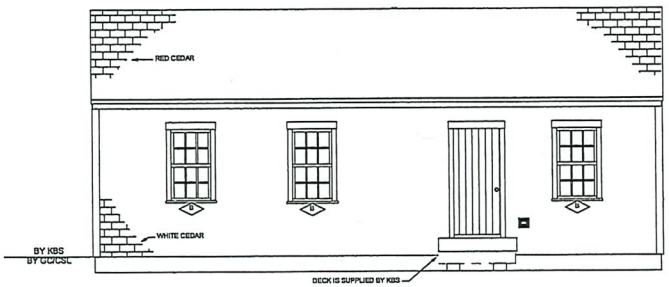


Project Name and Address

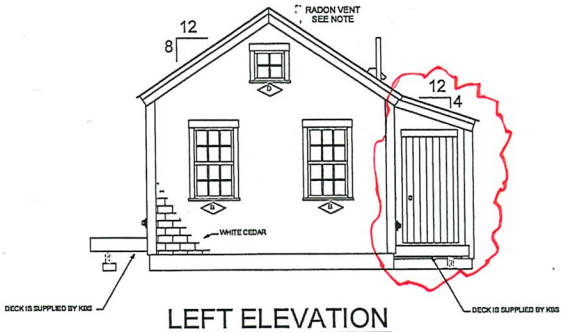
2A/B FOREST AVE

2A FOREST AVE,
NANTUCKET, MA 02554

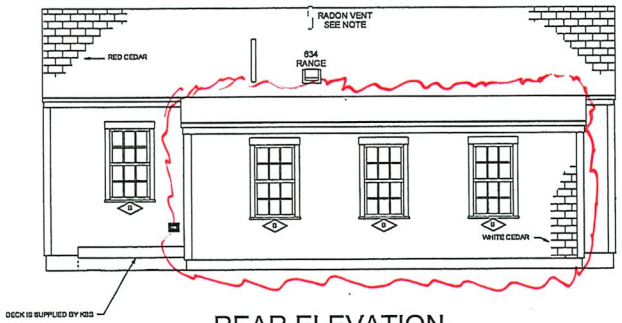
Project	2A/B FOREST
Date	04/23/2025
Scale	1/8" = 1' -0"
Sheet	HDC-2



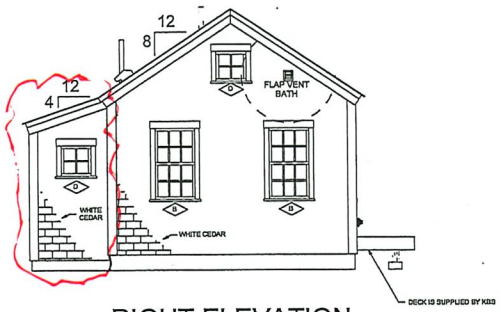
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

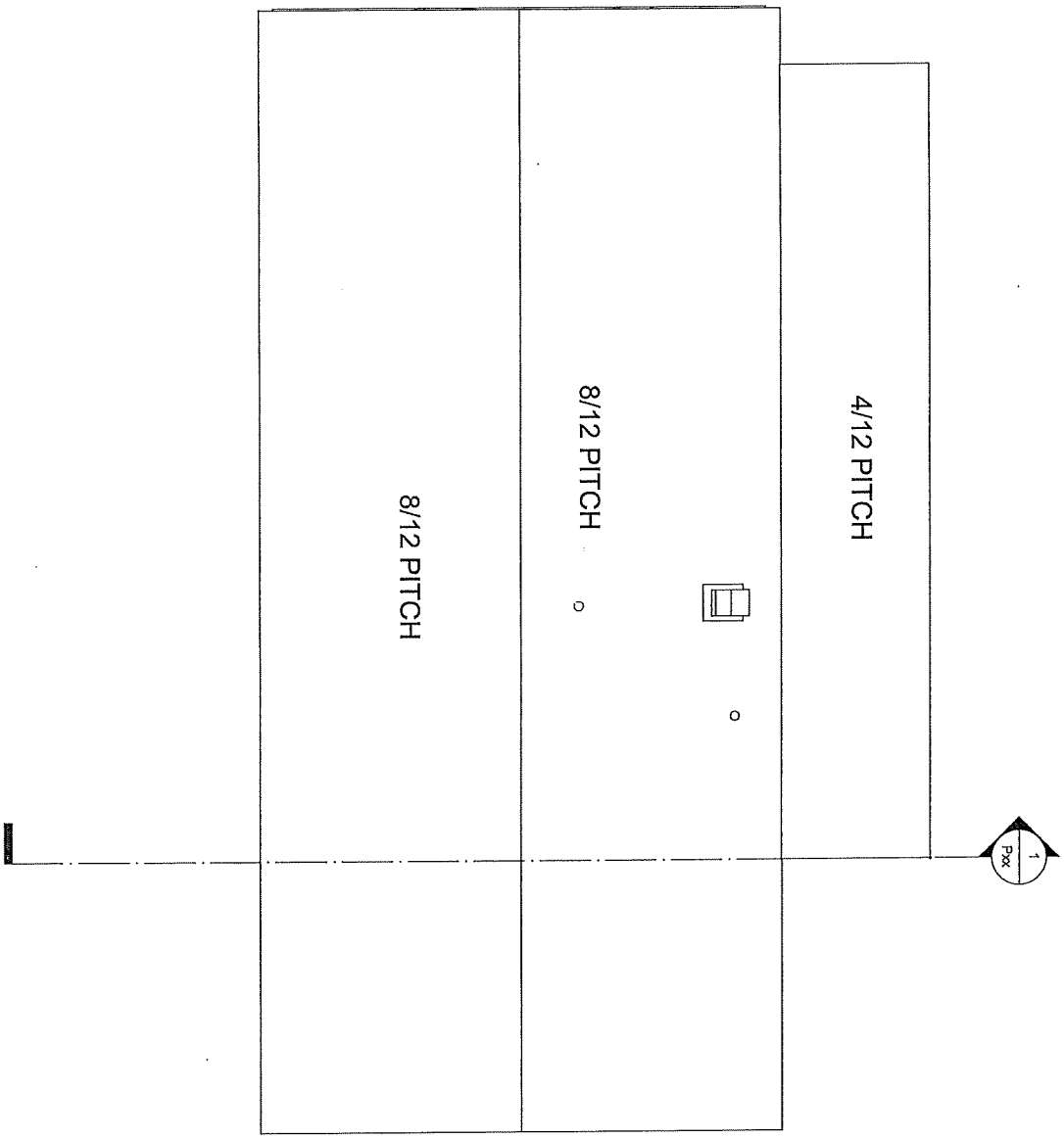
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

ELEVATIONS

SHEET #
P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

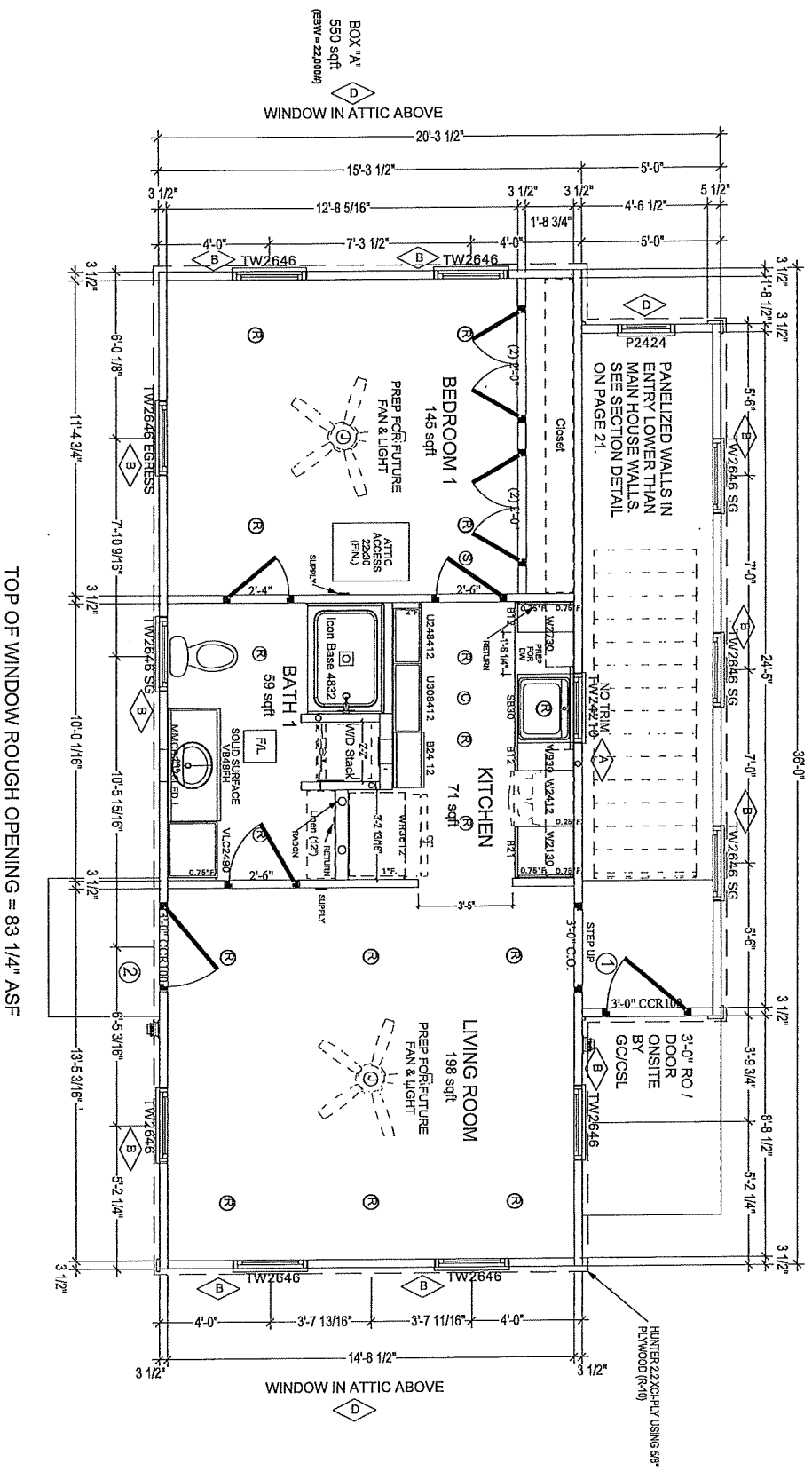
JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com



TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

SCALE: 1/4" = 1'-0"

SHEET # P5

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

1ST FLOOR PLAN

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

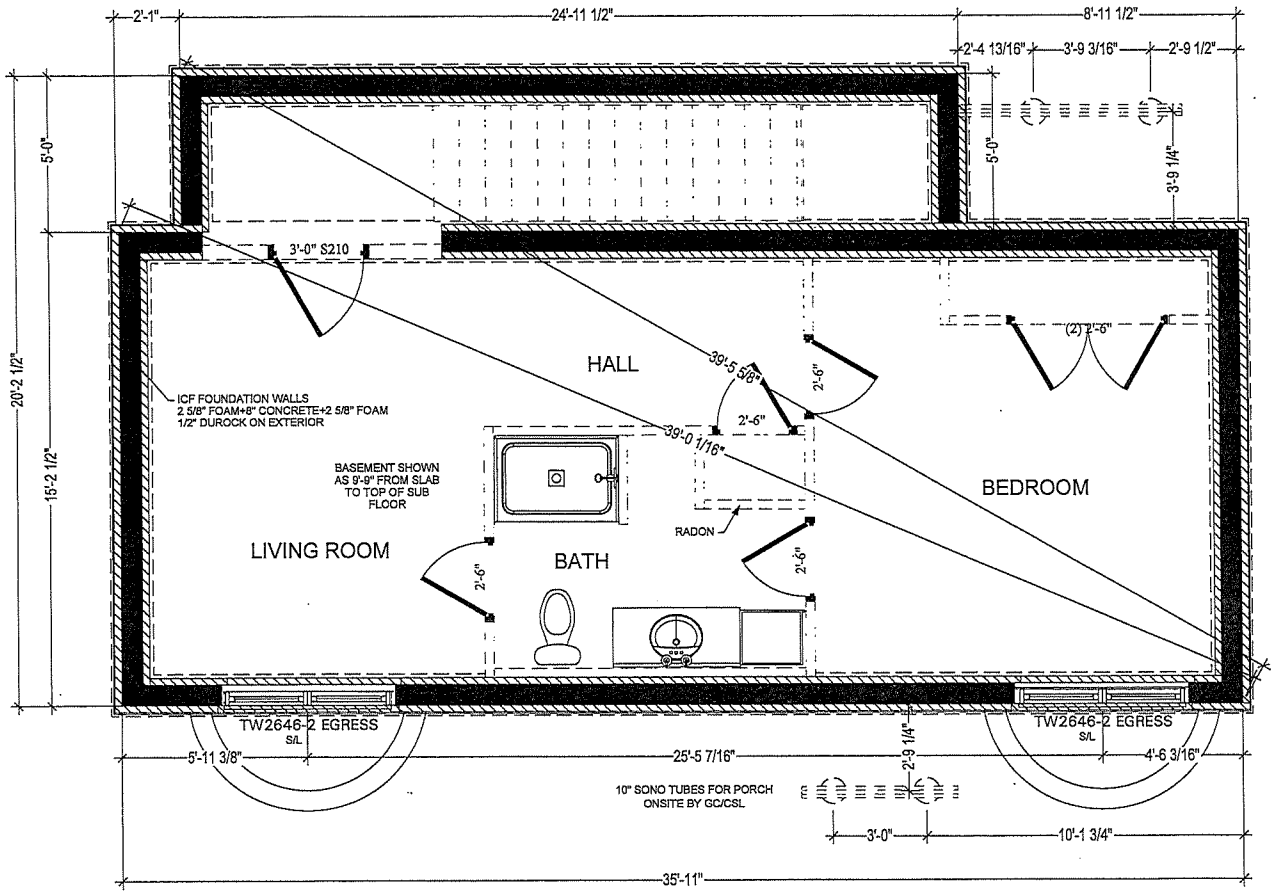
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 ON 3-19-25
REV#/DATE: 7 ON 3-28-25

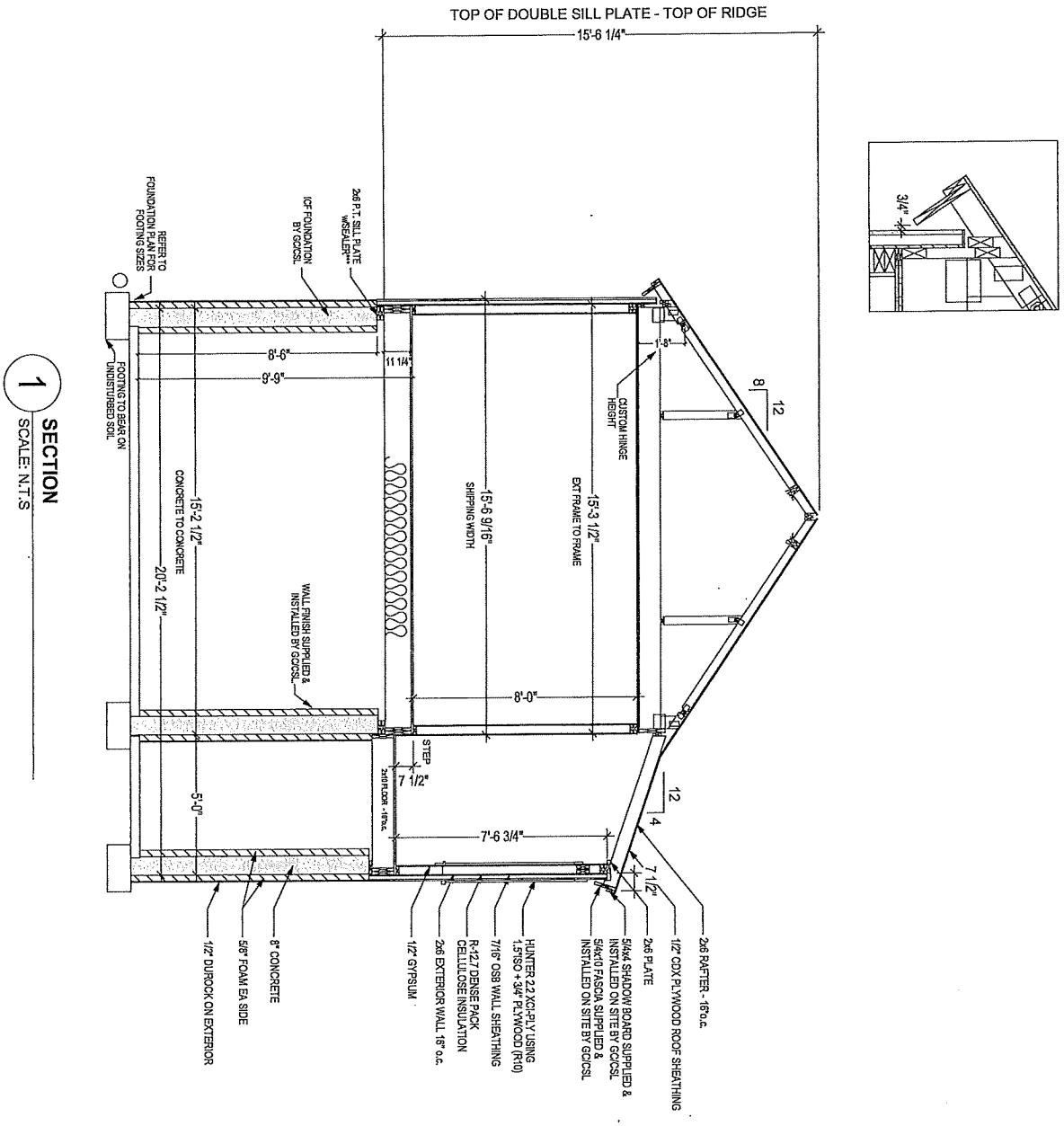
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

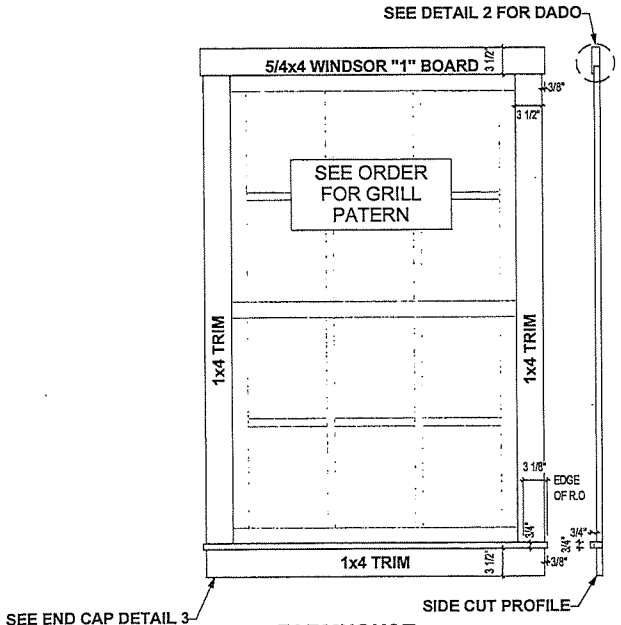
SHEET # P21	SERIAL #: KBS-4639	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com
SCALE: 1/4" = 1'-0"	DATE: 12/18/2024 DWN BY: SLP SECTIONS		REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	PERMIT REV# DATE:	

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

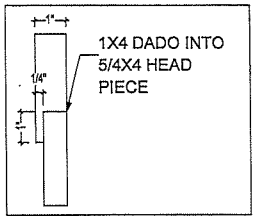
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



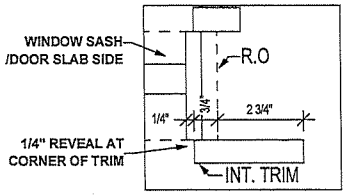
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



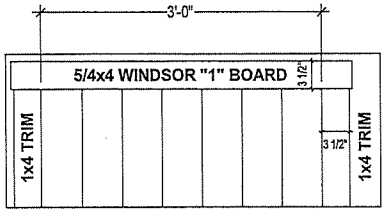
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



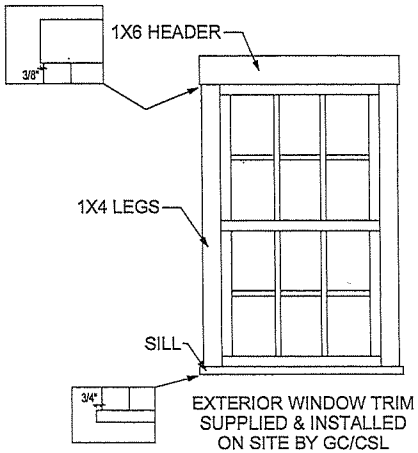
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 4 SLP 2-16-24
REV#/DATE: 5 SLP 3-4-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET #
P25

SCALE: NONE

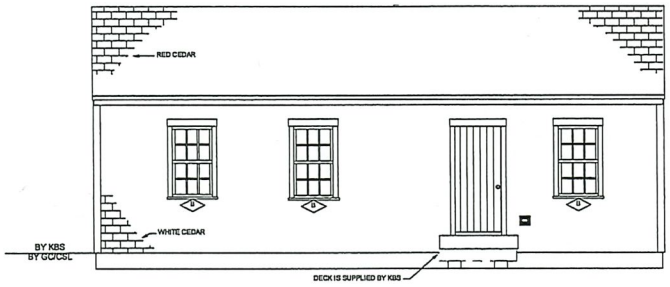
MA

UPPER FLIPS SHIPS IN BOX NOT ON ROOF

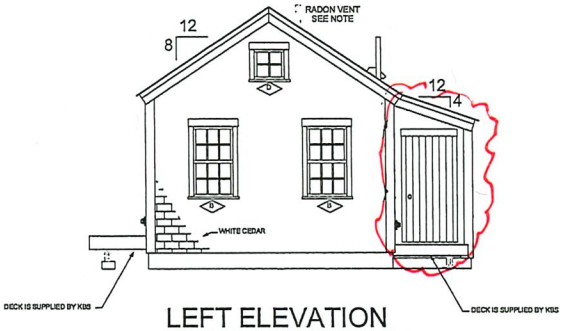
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
H w/ UF S/L = +/- 13'-6"

SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SHIPPING SECTION	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25 PERMIT REV# DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

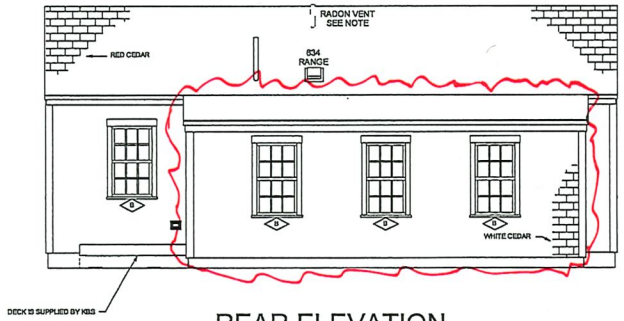
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com



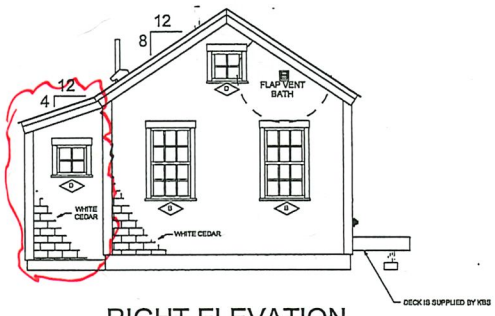
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 DM 3-19-25
REV#/DATE: 7 DM 3-28-25

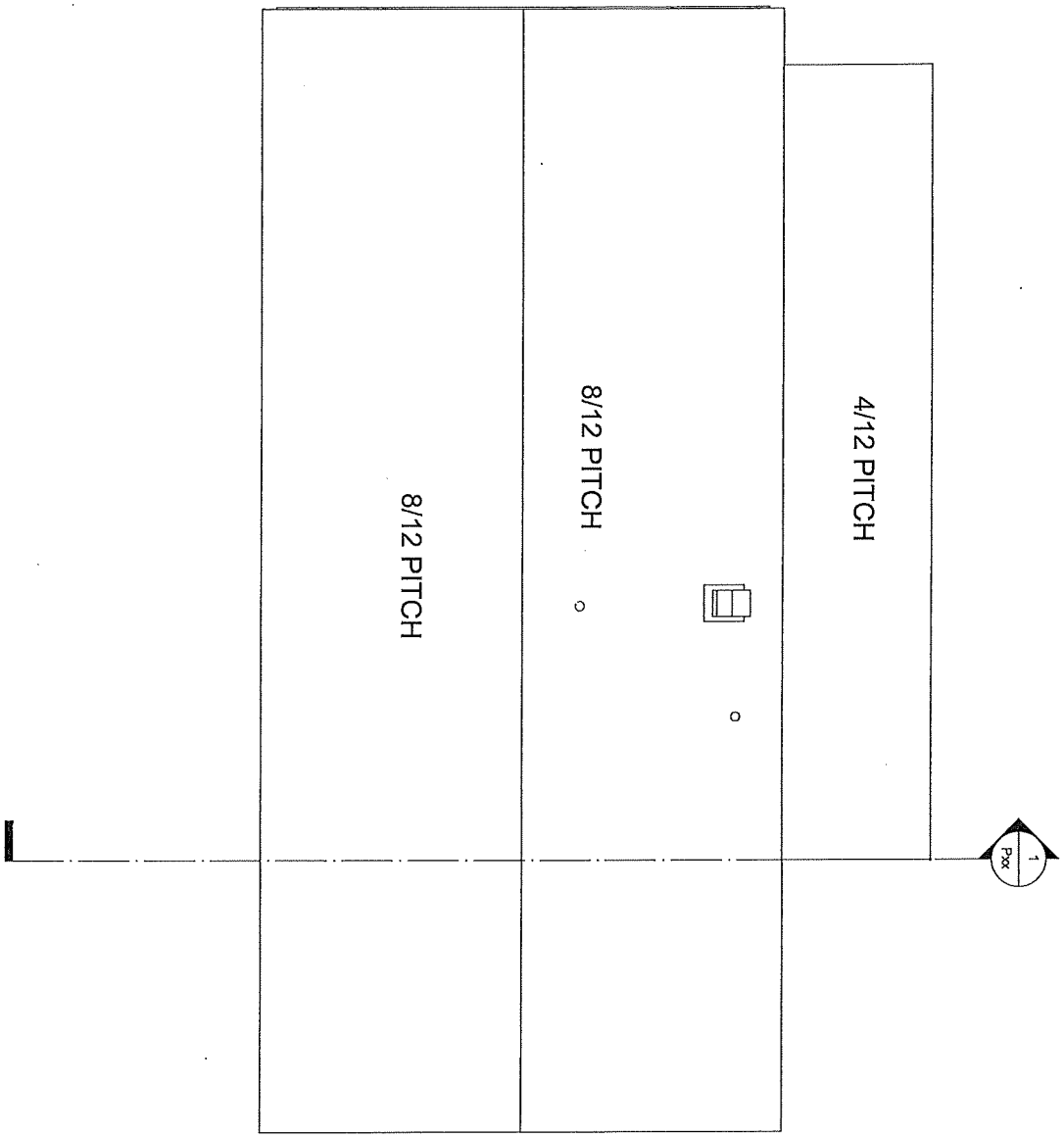
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/16/2024
DWN BY: SLP

ELEVATIONS

SHEET # P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

ROOF VIEW

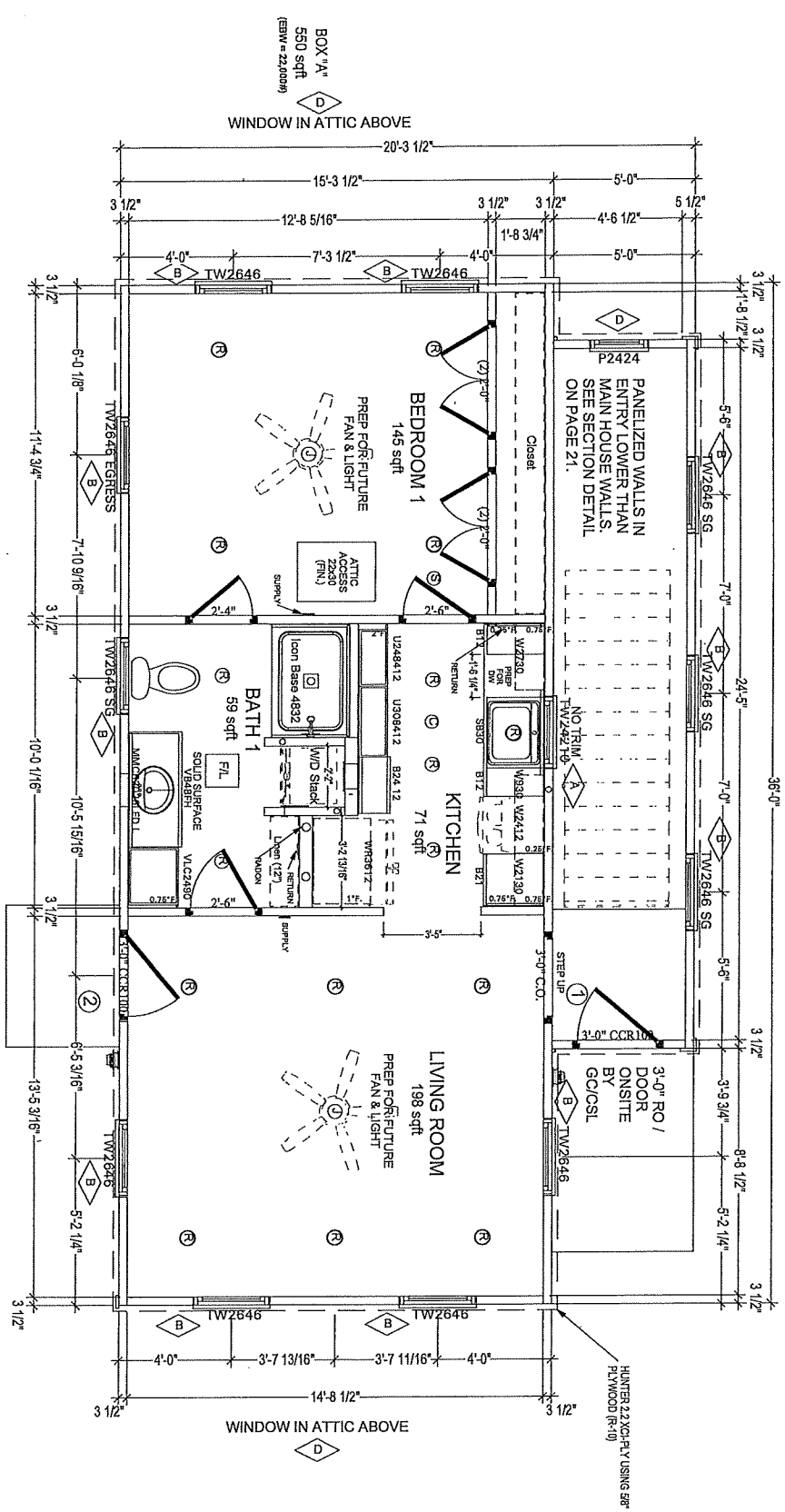
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24	PERMIT REV#
REV#/DATE: 5 SLP 3-3-25	DATE:
REV#/DATE: 6 OM 3-19-25	
REV#/DATE: 7 OM 3-28-25	

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

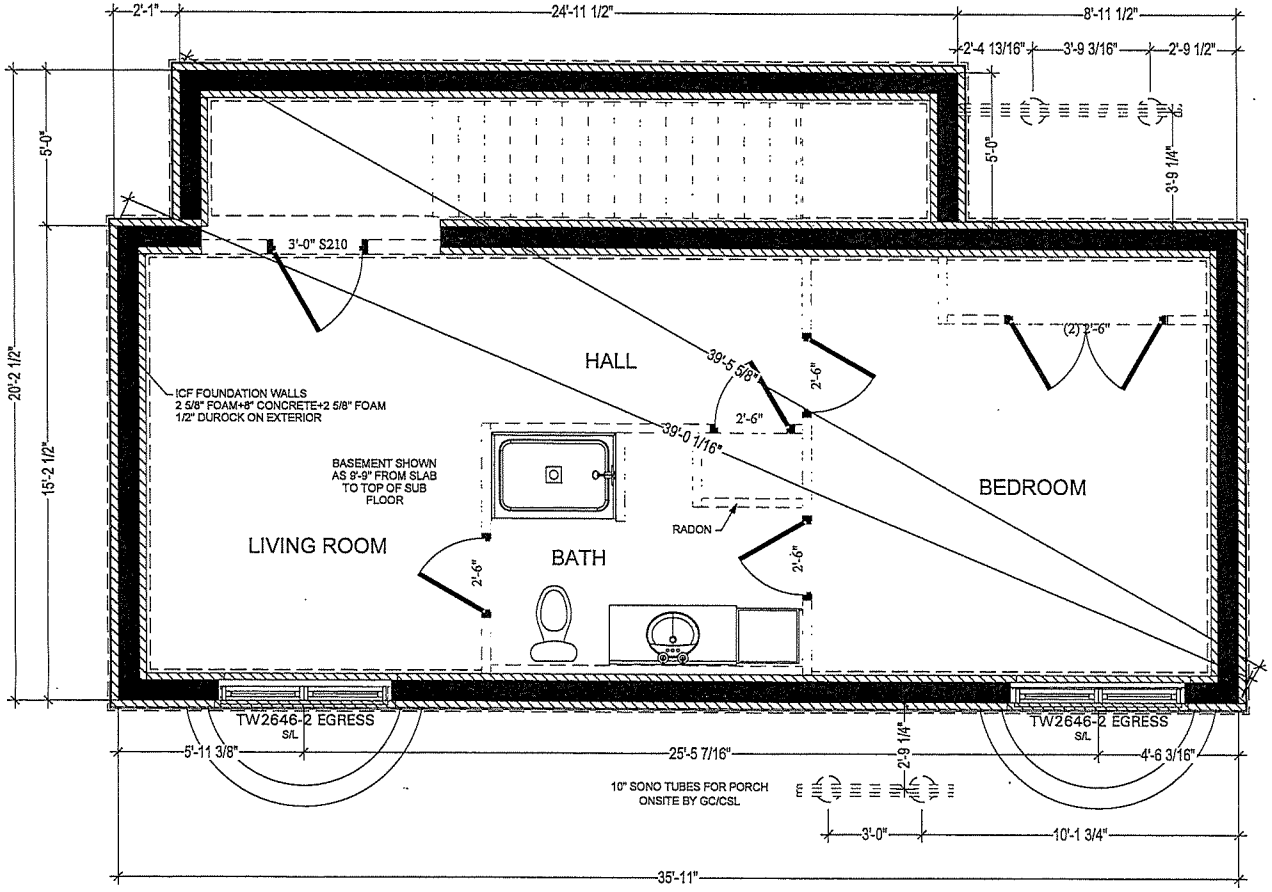


SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV# / DATE:
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

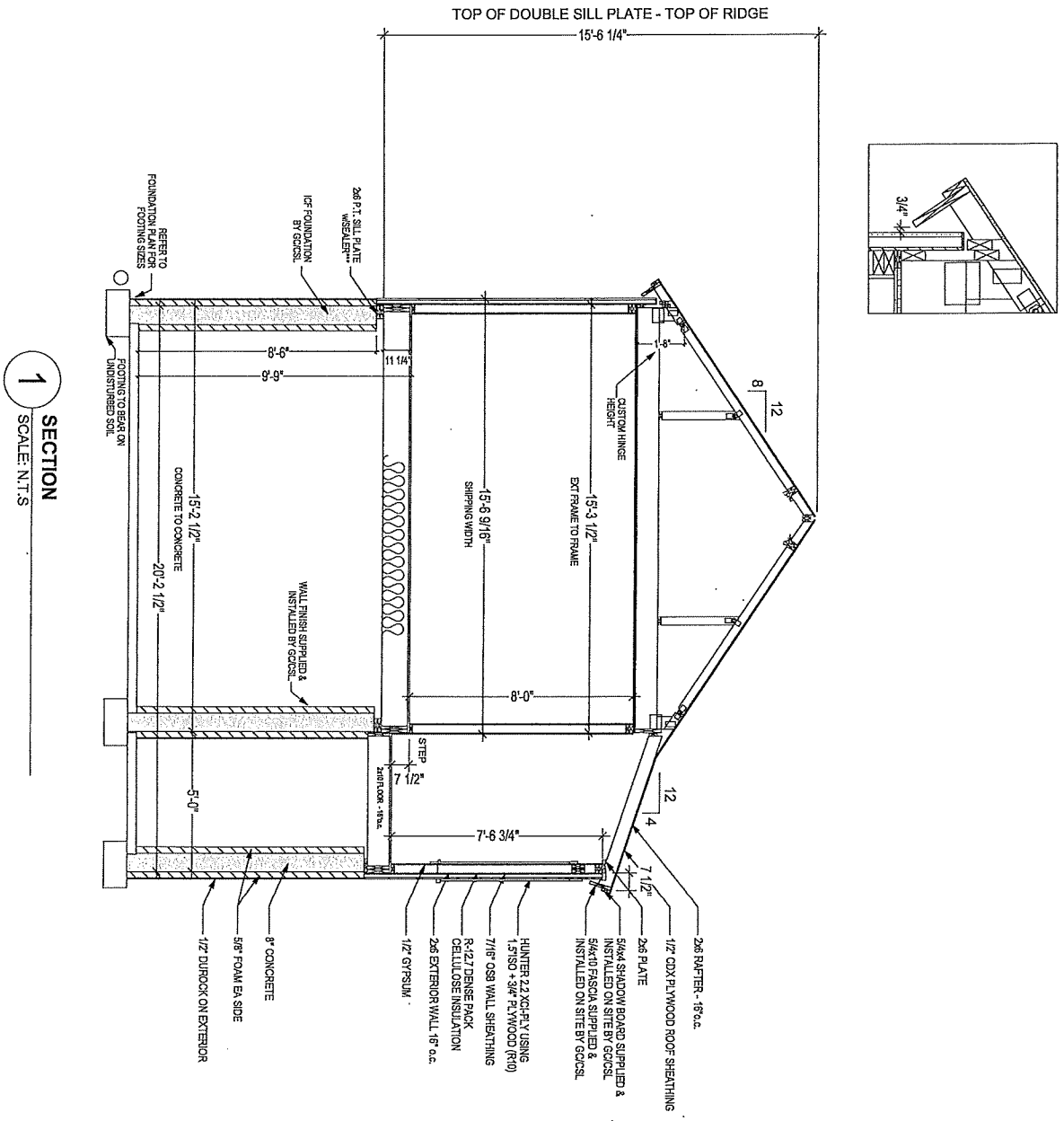
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 10/18/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"

SHEET # P21

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP
SECTIONS

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24	PERMIT REV#
REV#/DATE: 5 SLP 3-3-25	DATE:
REV#/DATE: 6 OM 3-19-25	
REV#/DATE: 7 OM 3-28-25	

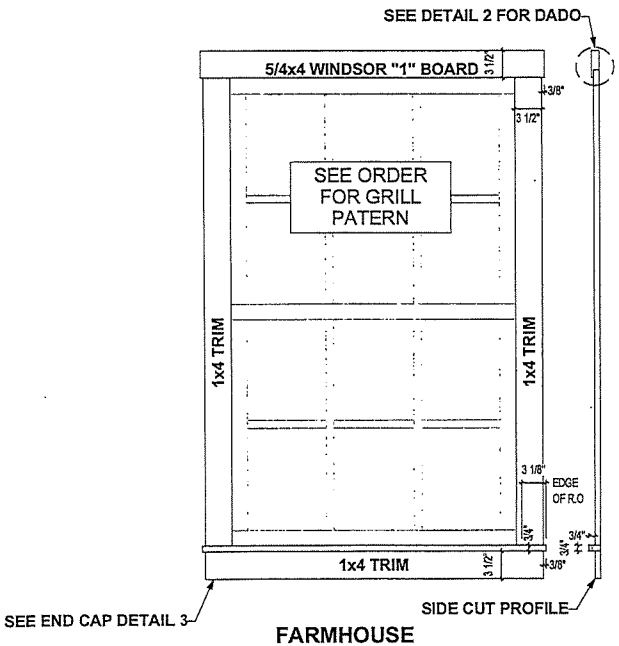
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

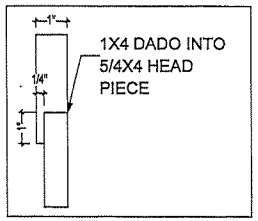
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



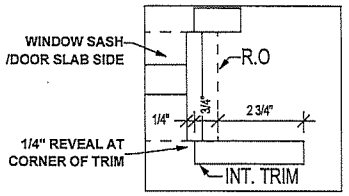
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



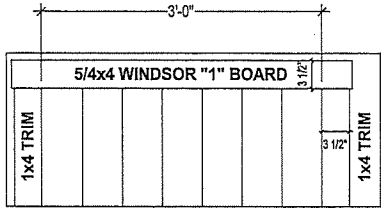
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



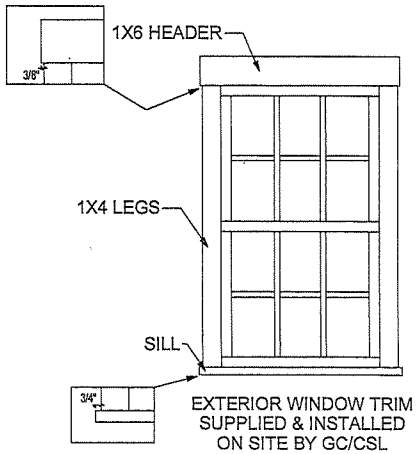
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 ON 3-19-25
REV#/DATE: 7 ON 3-28-25

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

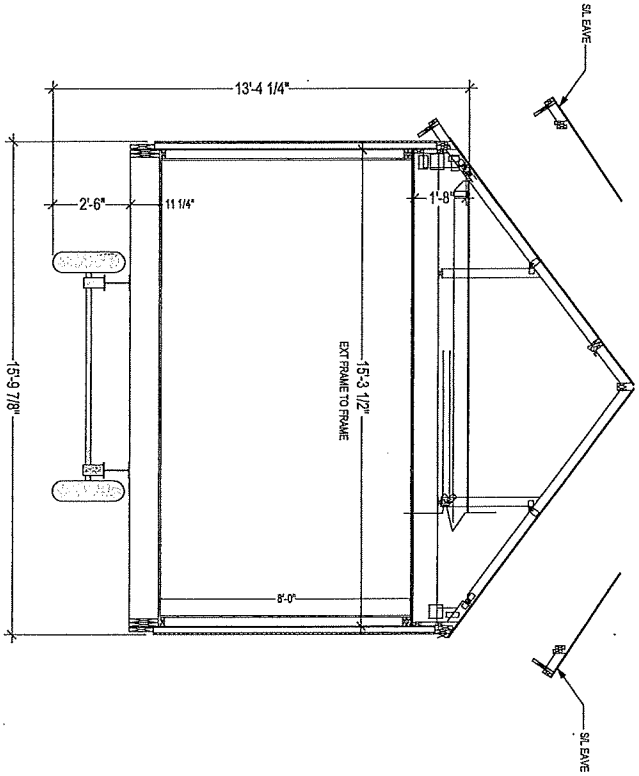
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET #
P25

SCALE: NONE

MA

UPPER FLIPS SHIPS IN BOX NOT ON ROOF



PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
H w/ UF S/L = +/- 13'-6"

SCALE: NONE

SHEET # P1002

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

SHIPPING SECTION

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

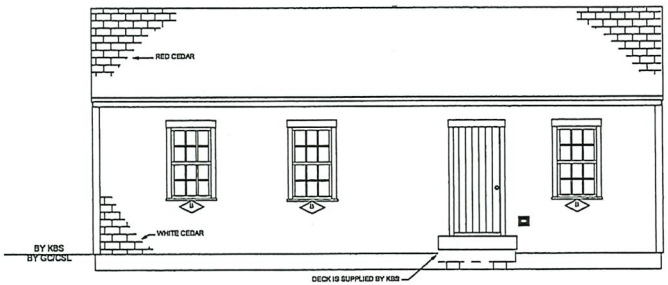
JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

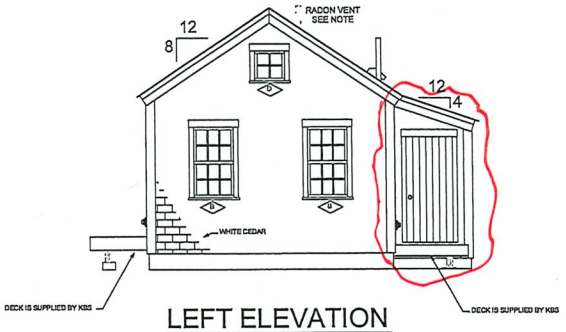
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

PERMIT REV#
DATE:

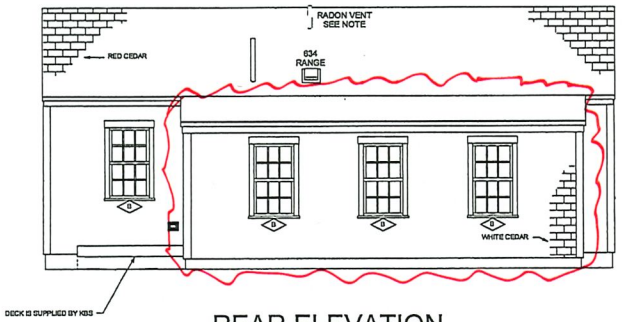
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com



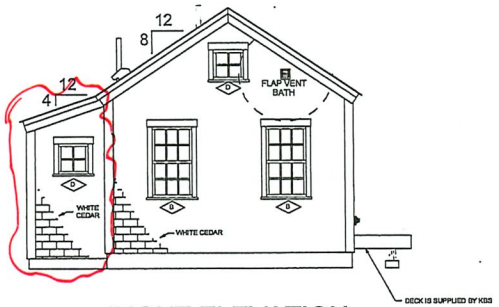
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

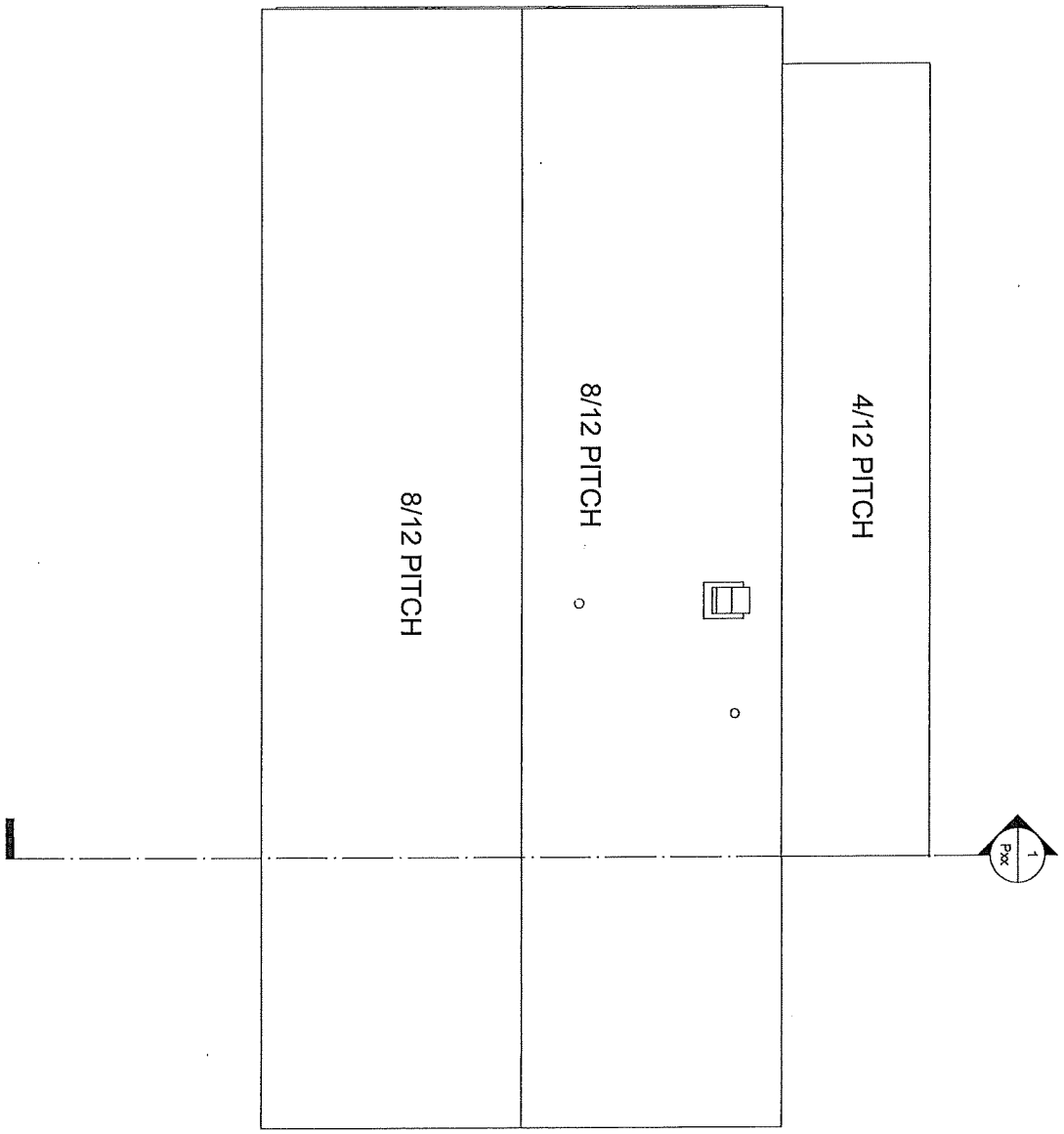
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

ELEVATIONS

SHEET #
P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

ROOF VIEW

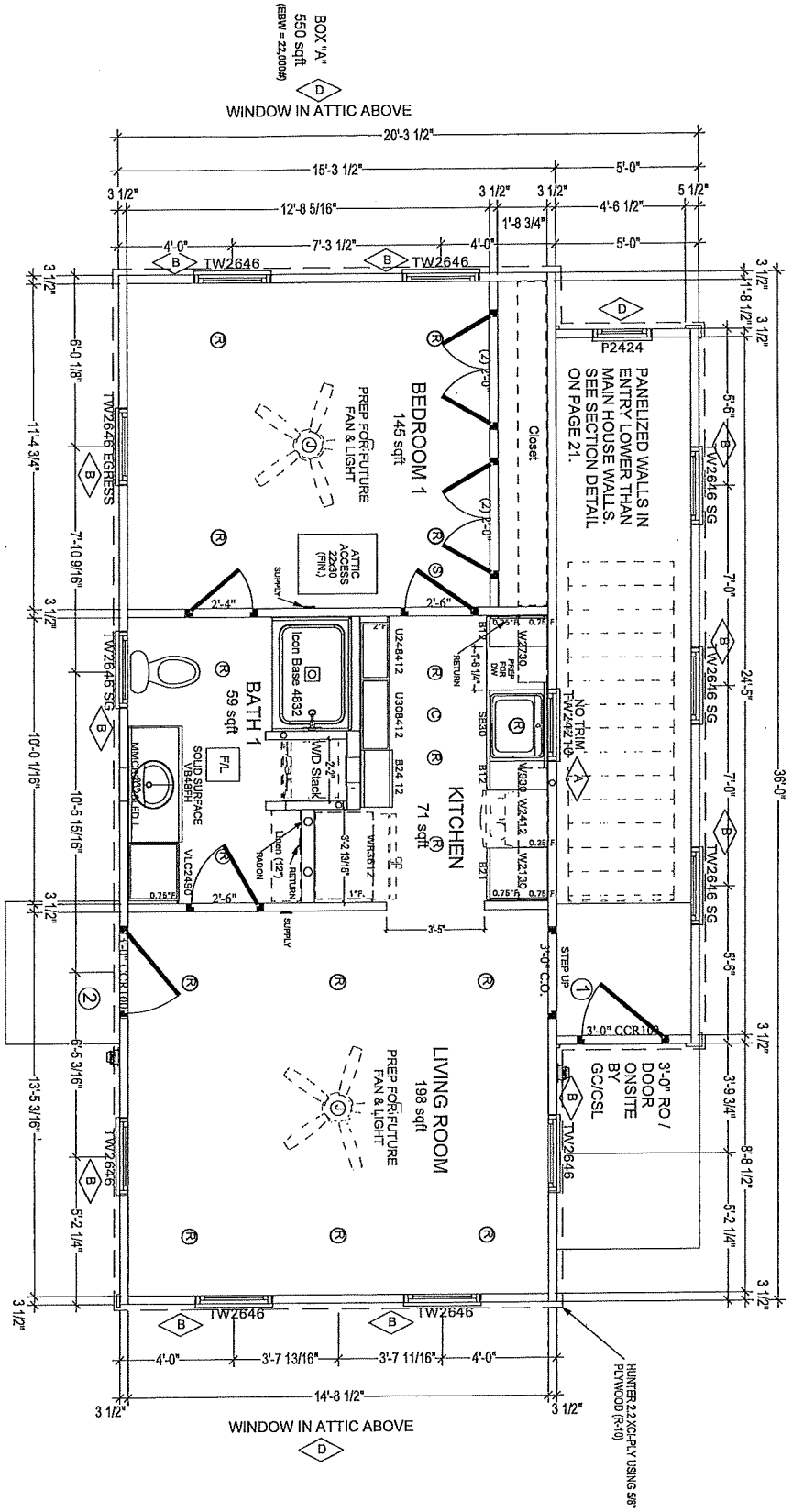
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS.
8'-0" CLG HGT
Seismic

JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24	PERMIT REV#
REV#/DATE: 5 SLP 3-3-25	DATE:
REV#/DATE: 6 OM 3-19-25	
REV#/DATE: 7 OM 3-28-25	

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

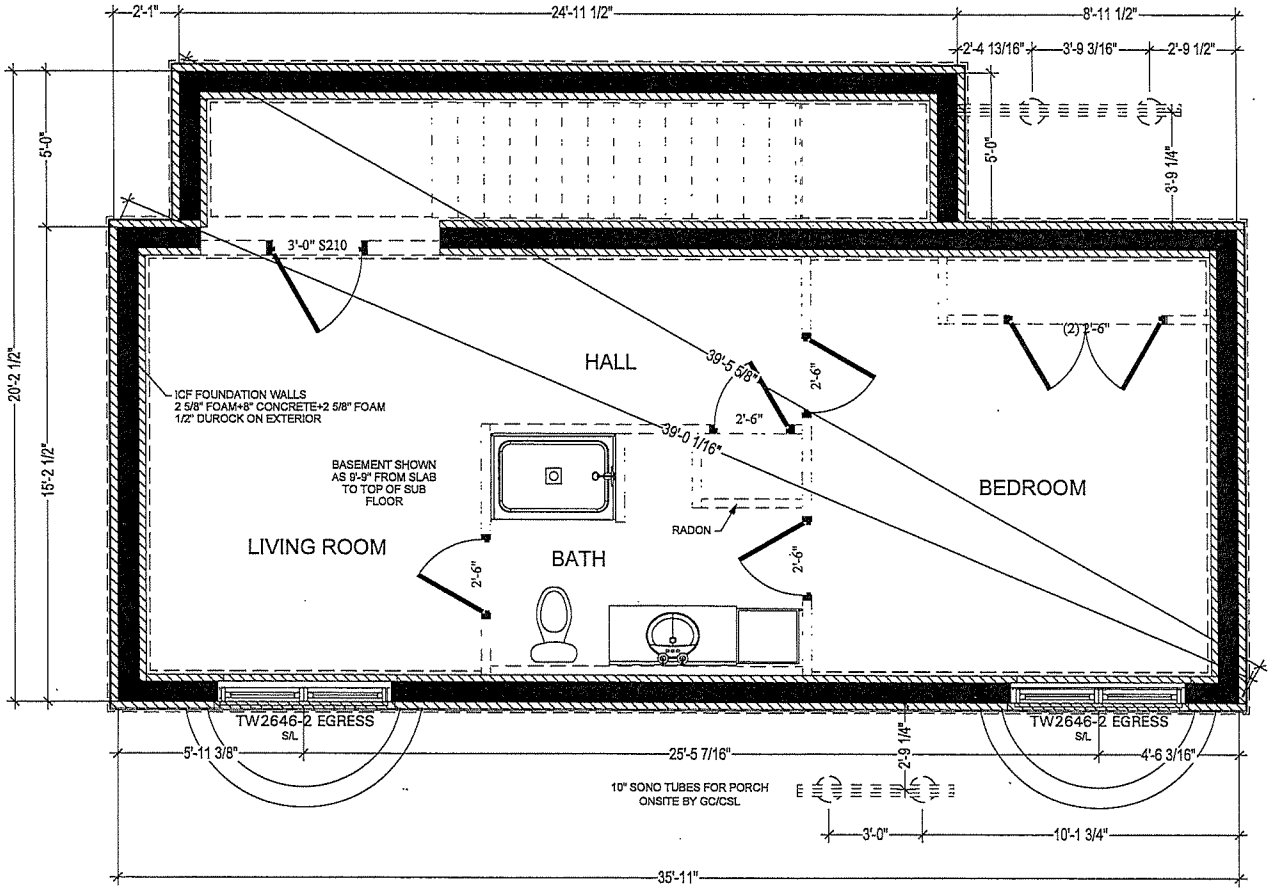


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

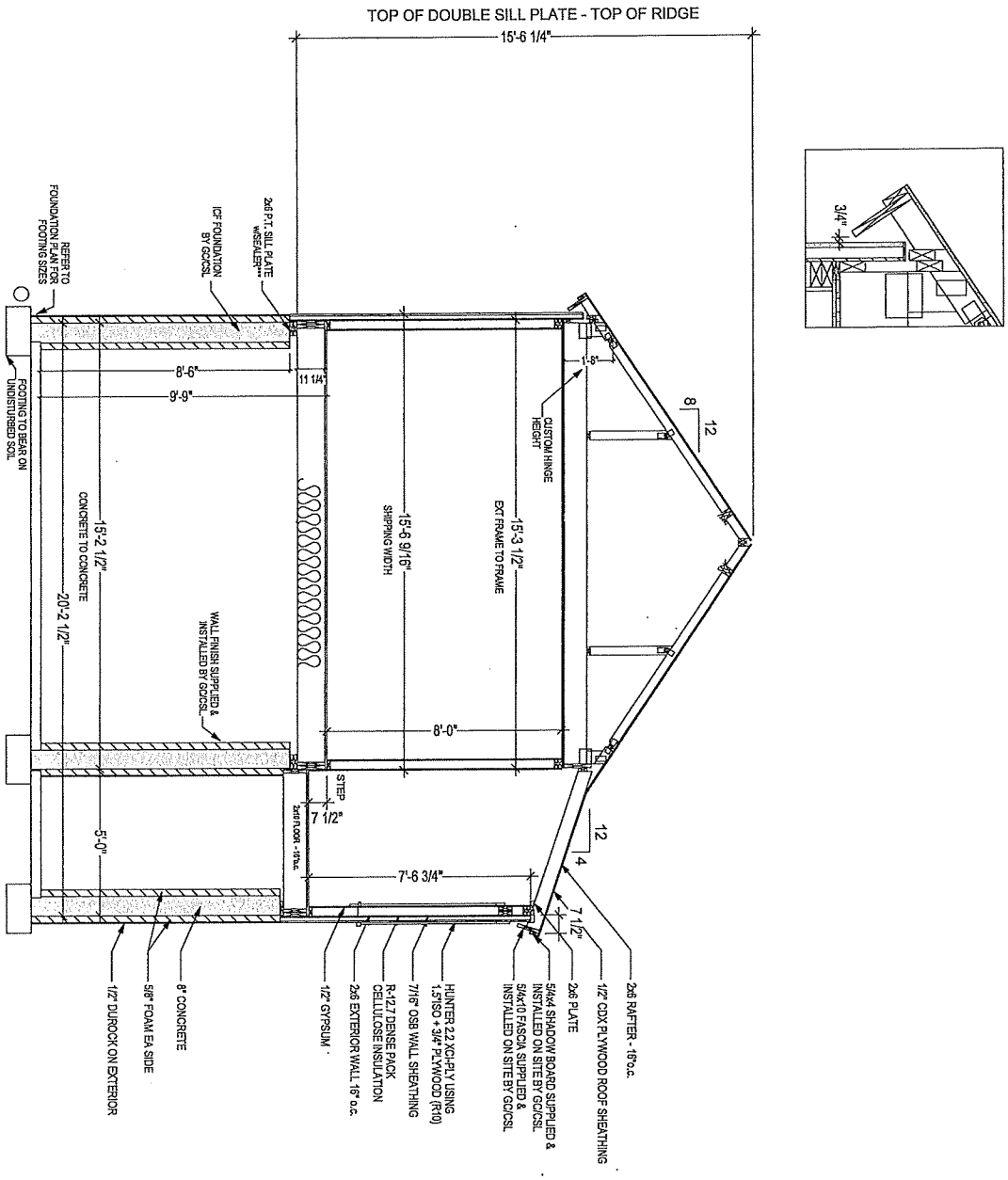
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/16/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

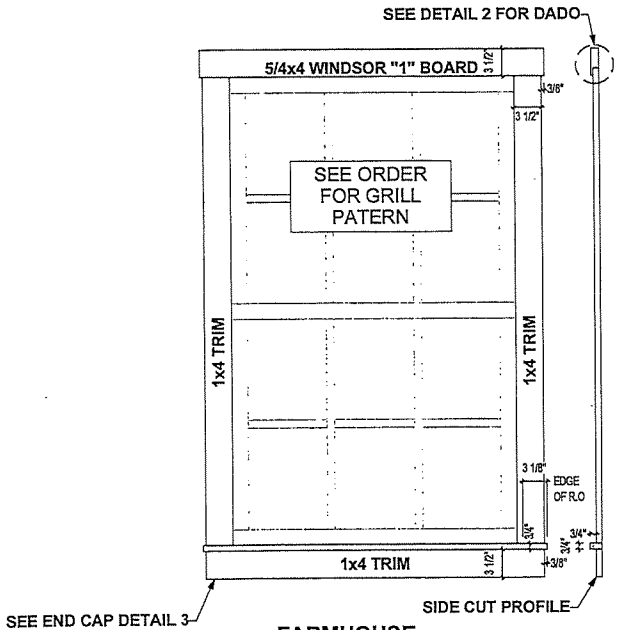
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

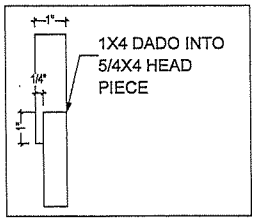
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



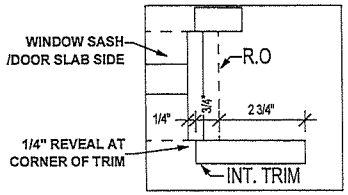
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



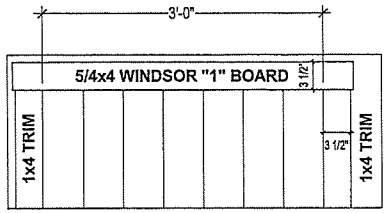
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



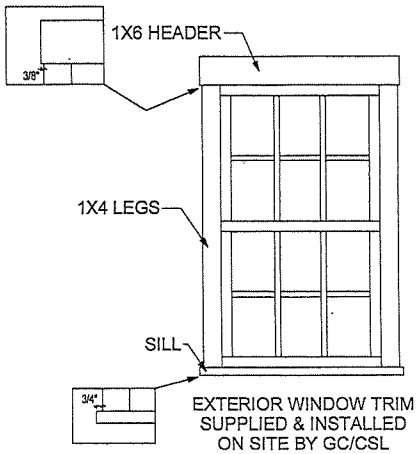
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REV#/DATE: 4 SLP 2.18.25
REV#/DATE: 5 SLP 3.3.25
REV#/DATE: 6 OM 3.19.25
REV#/DATE: 7 OM 3.28.25

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

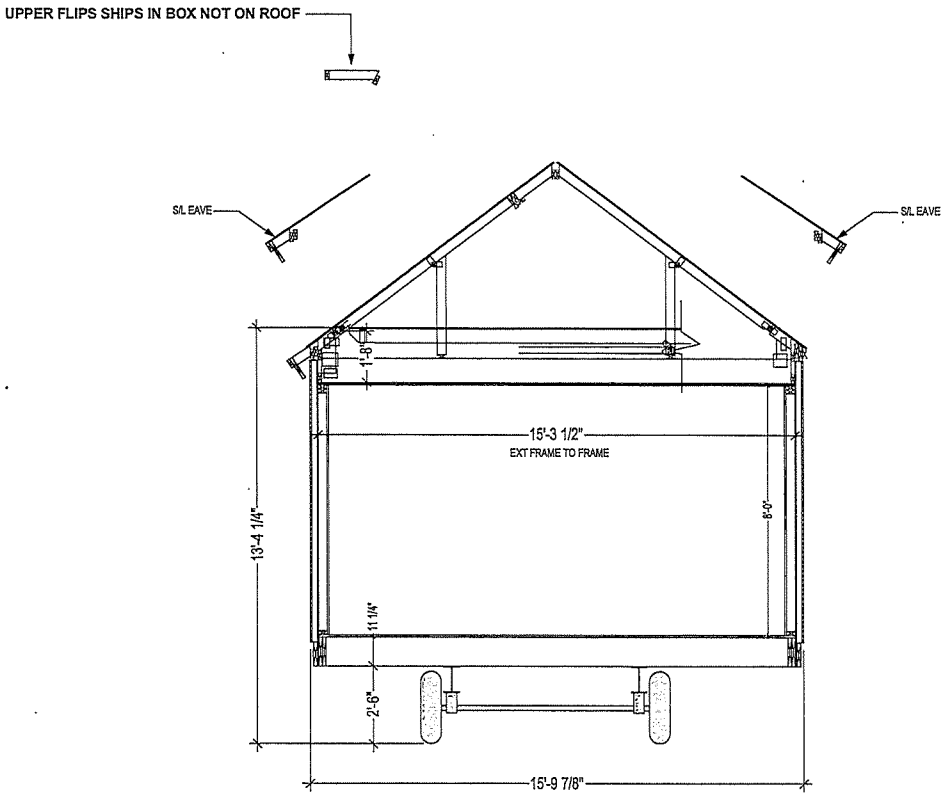
SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

MA



PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 4 SLP 2-15-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

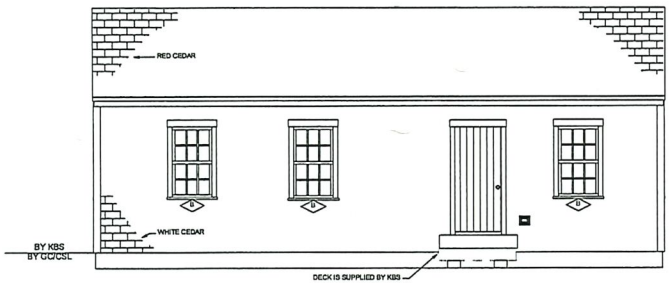
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

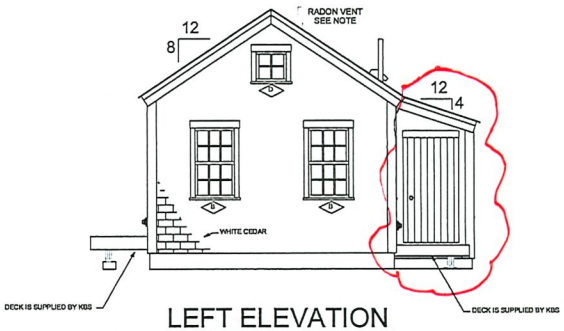
SHIPPING SECTION

SHEET #
P1002

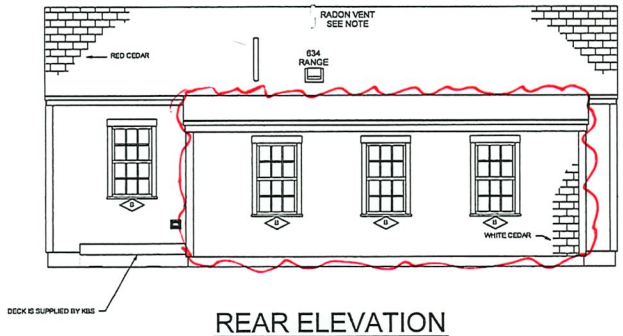
SCALE: NONE



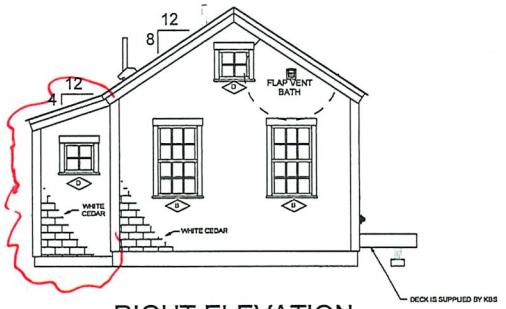
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

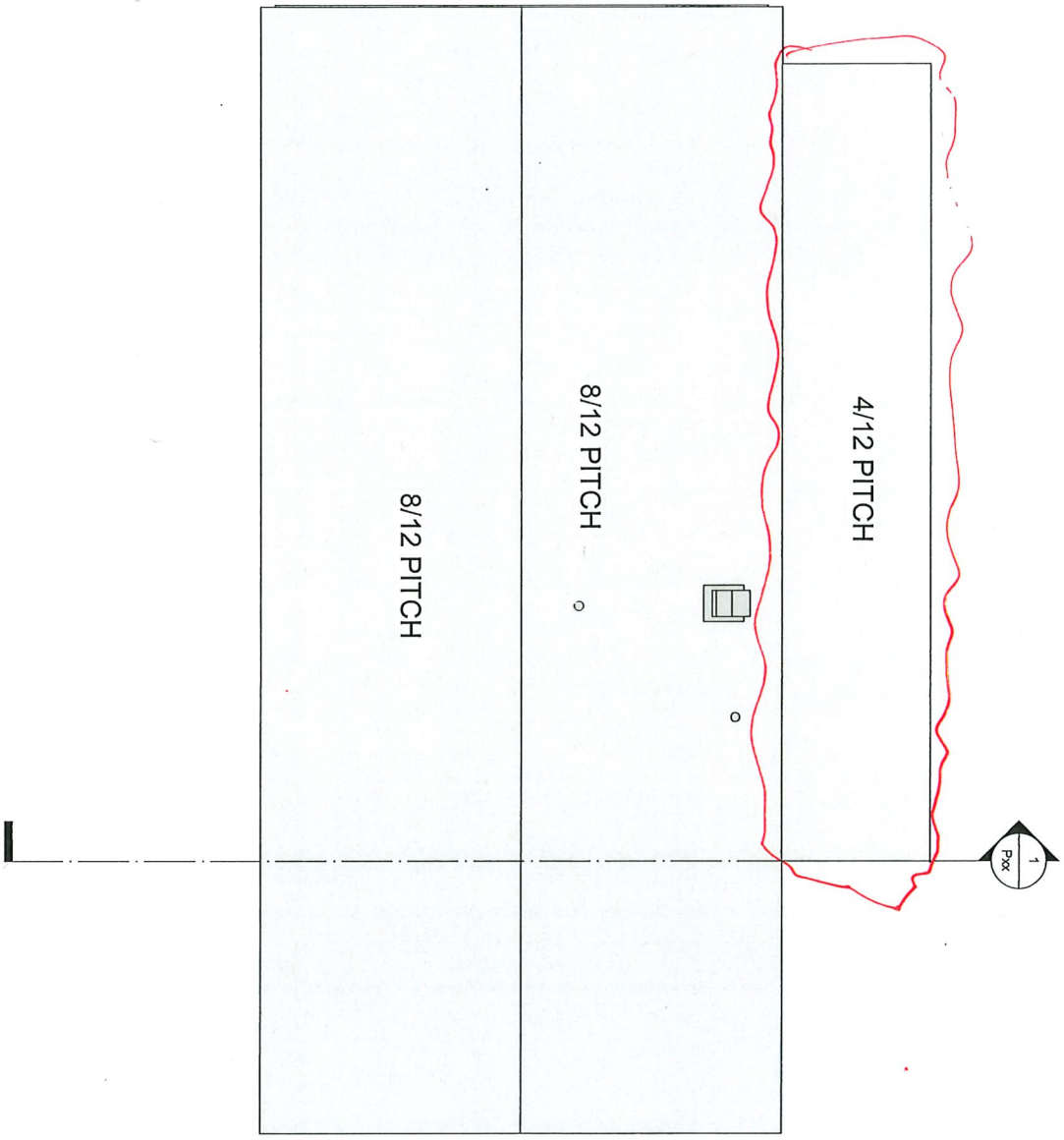
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

ELEVATIONS

SHEET #
P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

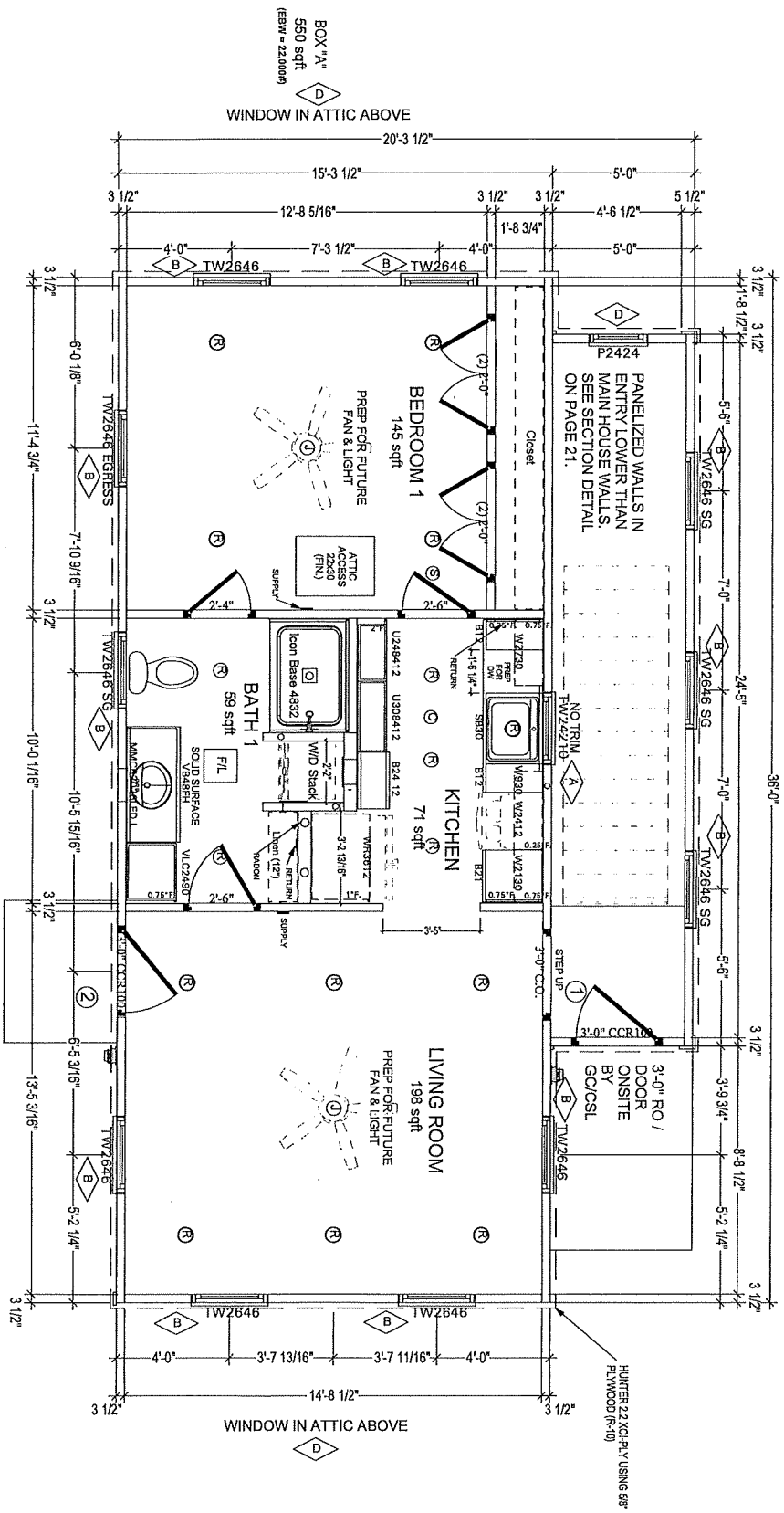
JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com



TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

SCALE: 1/4" = 1'-0"

SHEET # P5

SERIAL #: KBS-4639

DATE: 12/18/2024

DWN BY: SLP

1ST FLOOR PLAN

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

JOB NAME
40 Old South Rd
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

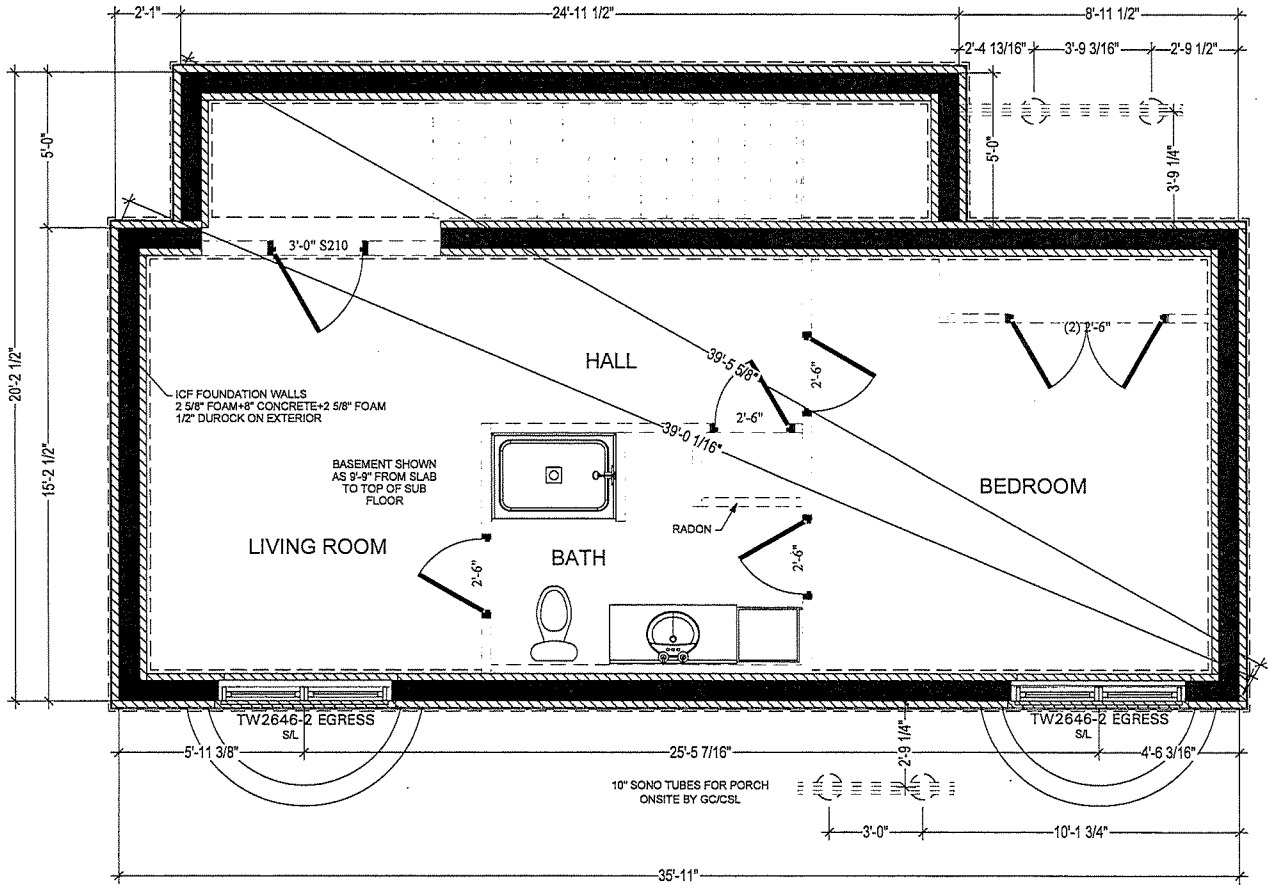
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REVDATE: 4 SLP 2-18-24
REVDATE: 5 SLP 3-3-25
REVDATE: 6 OM 3-19-25
REVDATE: 7 OM 3-28-25

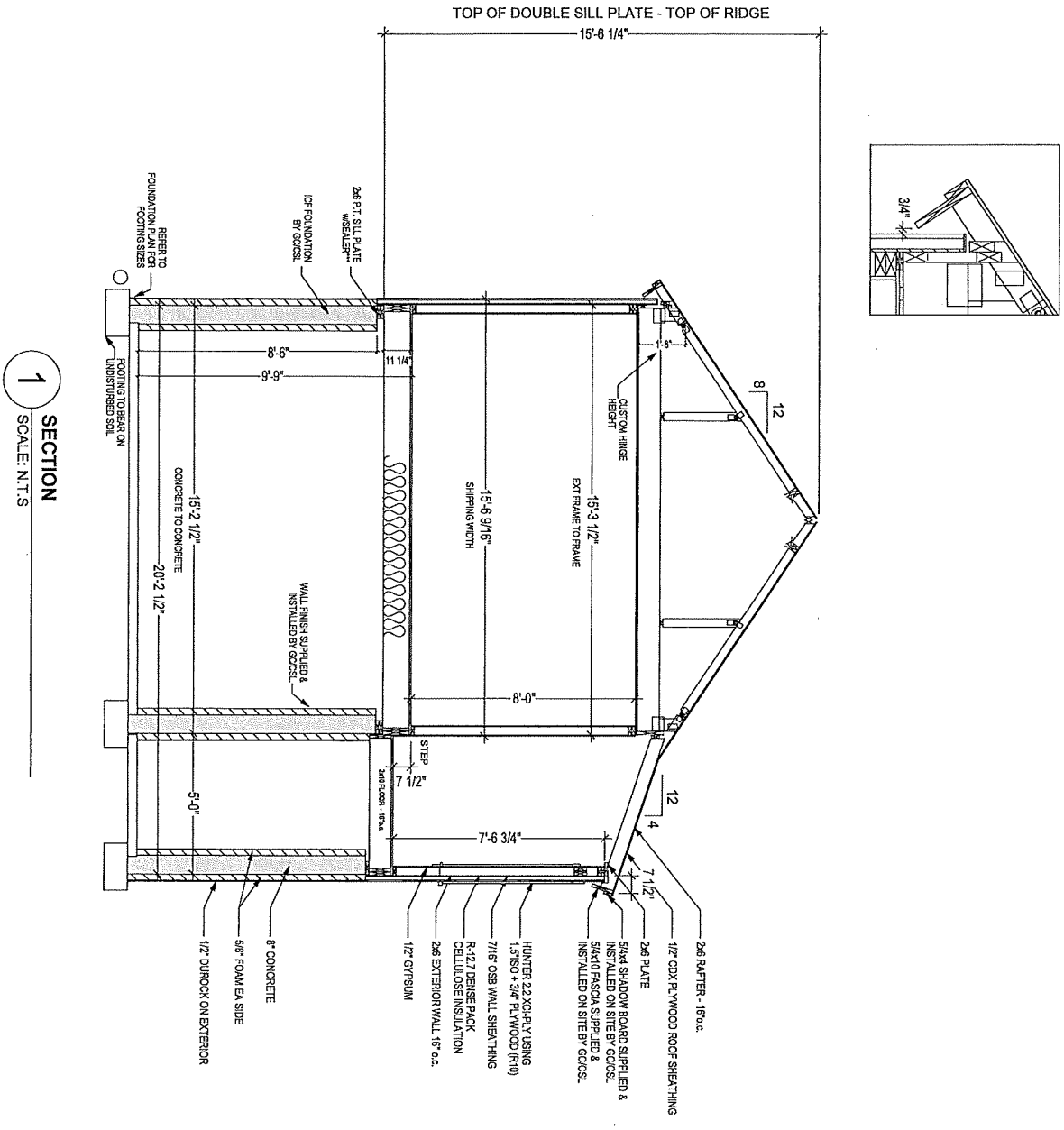
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4639 DATE: 12/18/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd 40 Old South Rd Nantucket, MA REV#/DATE: 4 SLP 2-18-24 REV#/DATE: 5 SLP 3-3-25 REV#/DATE: 6 OM 3-19-25 REV#/DATE: 7 OM 3-28-25	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

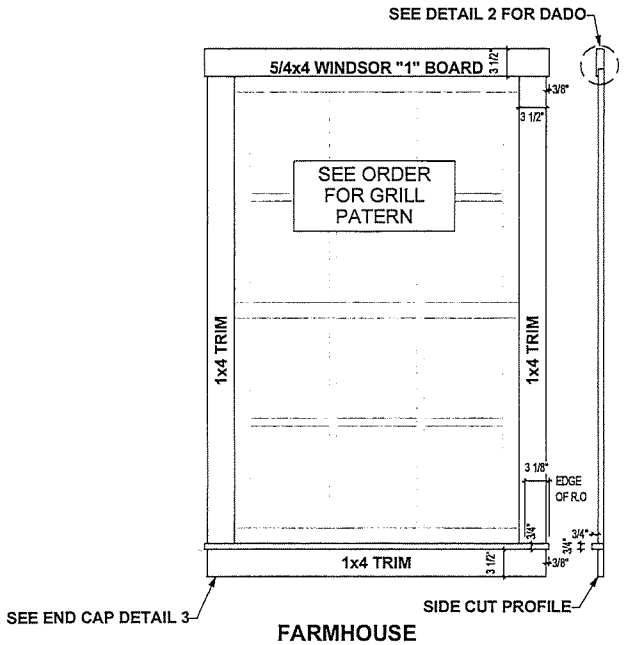
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

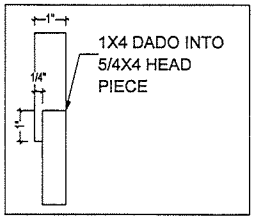
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



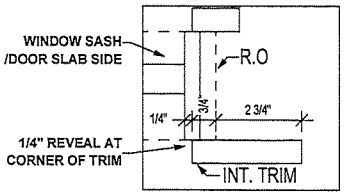
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



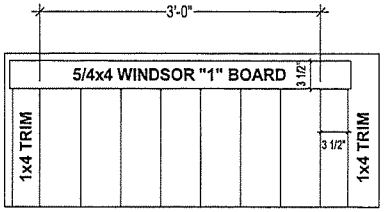
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



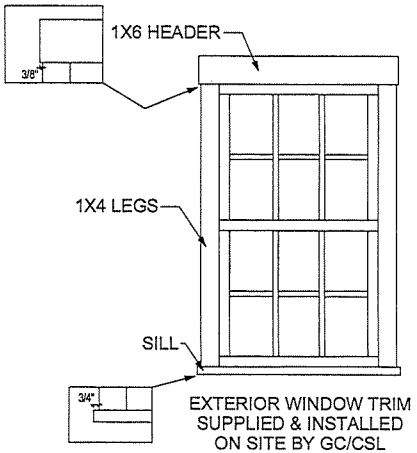
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV# / DATE:
REV#/DATE: 4 SLP 2-18-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

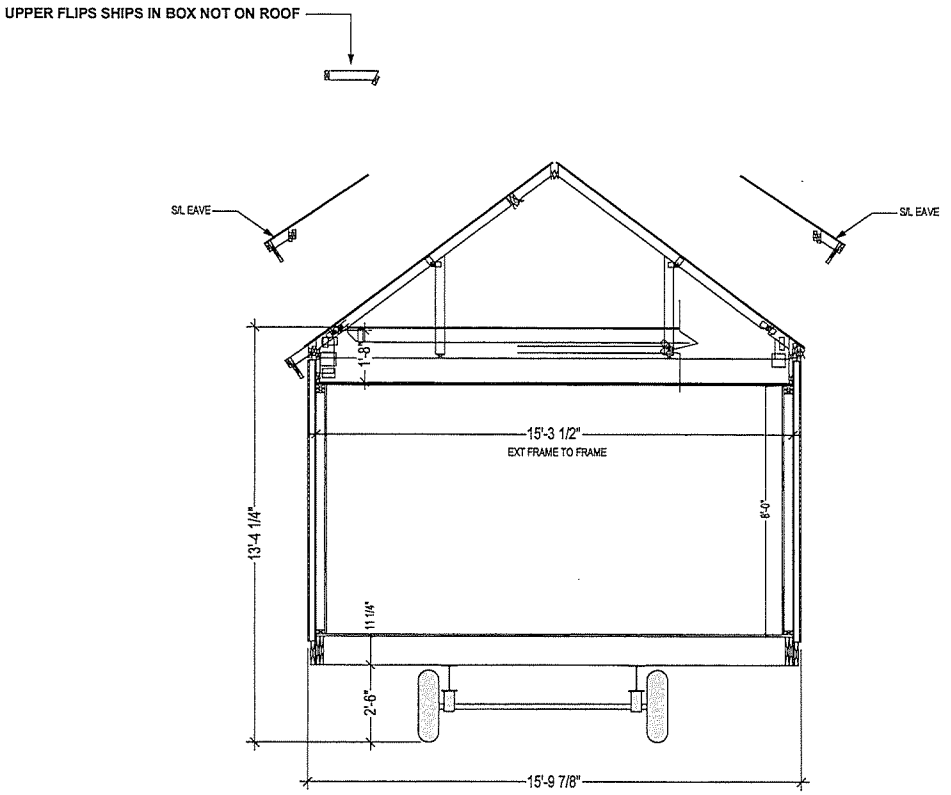
SERIAL #: KBS-4639
DATE: 12/16/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET #
P25

SCALE: NONE

MA



PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd
40 Old South Rd
Nantucket, MA

PERMIT REV# DATE:

REV#/DATE: 4 SLP 2-16-24
REV#/DATE: 5 SLP 3-3-25
REV#/DATE: 6 OM 3-19-25
REV#/DATE: 7 OM 3-28-25

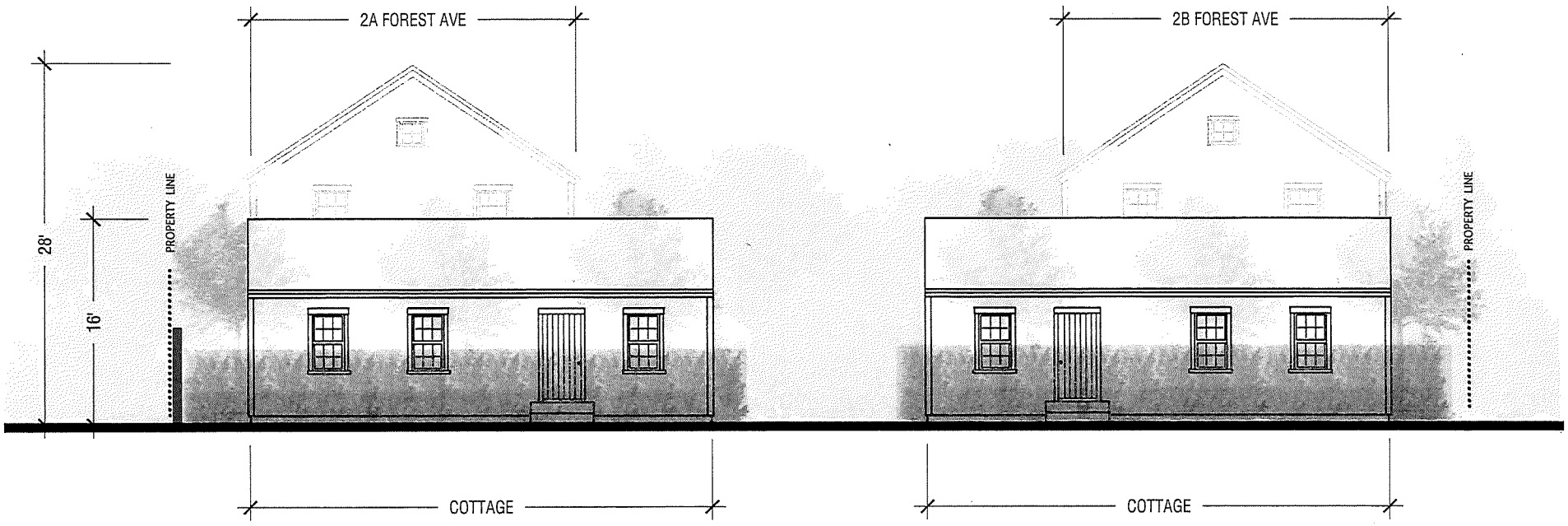
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4639
DATE: 12/18/2024
DWN BY: SLP

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

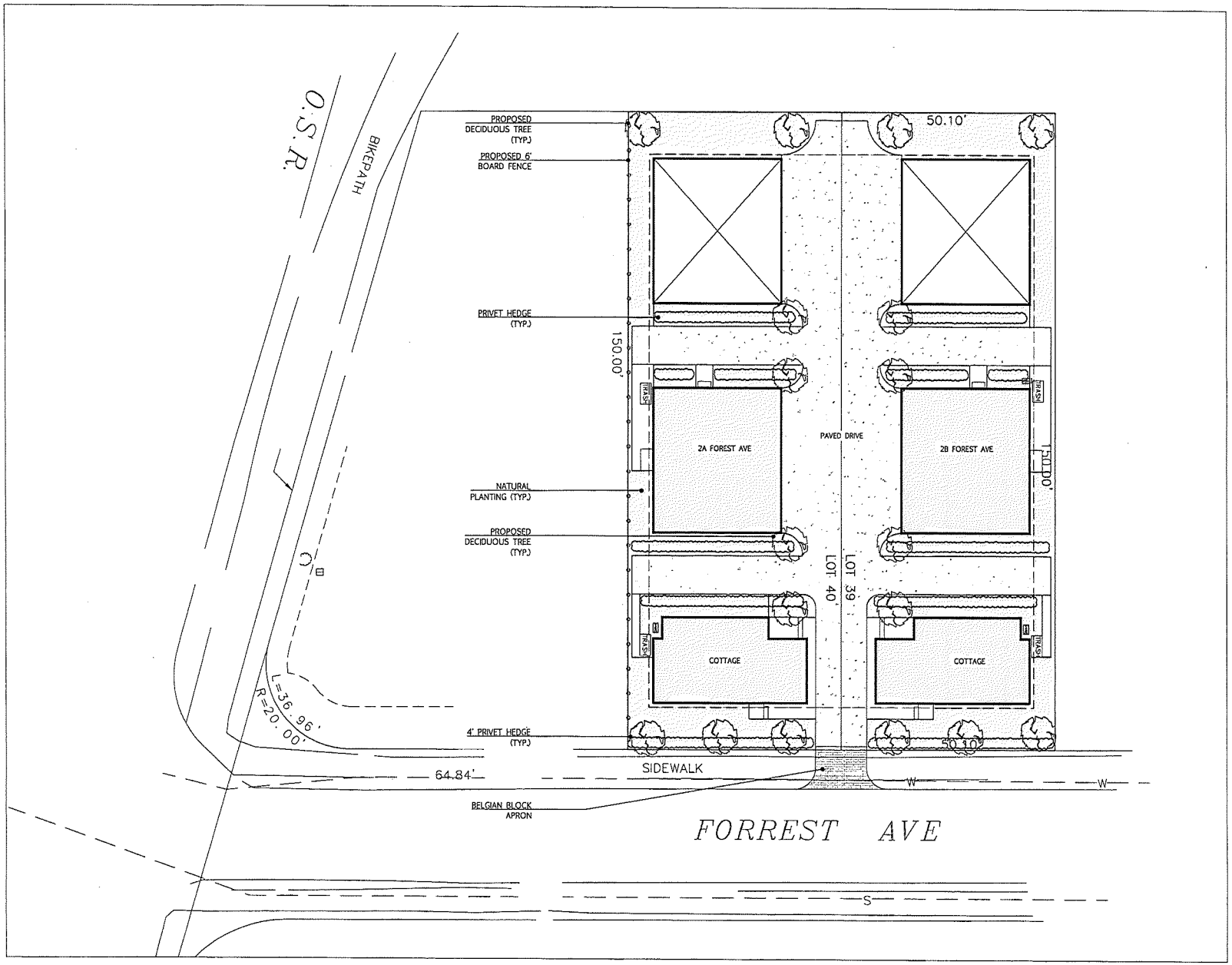


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	2A/B FOREST	Sheet
Date	04/23/2025	HDC-1
Scale	1:10	

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

____ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A ✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.2

Street & Number of Proposed Work: 23 Forrest Ave

Owner of record: 40 OSR, LLC

Mailing Address: Box 23, Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: shandala2@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@maury people.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' Sq. Footage 1st floor: 672 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' 2½" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

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 Vgroove panel, fiberglass Rear Vgroove panel, fiberglass 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 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 4/25/25 Signature of owner of record Colin E Corlu 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 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

4/25/25

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 4/25/25
Date

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

9589 0710 5270 1006 2181 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☑ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here: NANTUCKET MA 0554 07 APR 25 2025 — 04/25/2025 — 02554-9998

Sent To: Nantucket Town of Water Commission
Street and Apt. No., or PO Box No.: 1 Milestone 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 2181 82

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 — $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here: NANTUCKET MA 0554 07 APR 25 2025 — 04/25/2025 — 02554-9998

Sent To: Holdgate Donald W JR + Veron Ann marie
Street and Apt. No., or PO Box No.: 20 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 2181 75

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here: NANTUCKET MA 0554 07 APR 25 2025 — 04/25/2025 — 02554-9998

Sent To: Merlos Landscaping LLC
Street and Apt. No., or PO Box No.: 61 Old South Rd PMB [redacted] 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 2181 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here: NANTUCKET MA 0554 07 APR 25 2025 — 04/25/2025 — 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

9589 0710 5270 1006 2181 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here: NANTUCKET MA 0554 07 APR 25 2025 — 04/25/2025 — 02554-9998

Sent To: Holdgate Christopher J Trust 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

Letter
Saint Marys, GA 31558
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 04/30/2025
Certified Mail® $4.85
Tracking #:
9589 0710 5270 1006 2181 82
Total $5.58

Grand Total: $27.90

Credit Card Remit $27.90
Card Name: MasterCard
Account #: XXXXXXXXXXXX4292
Approval #: 06665S
Transaction #: 912
AID: A0000000041010 Contactless
AL: MASTERCARD
MASTERCARD

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
https://informeddelivery.usps.com

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: https://postalexperience.com/Pos
or scan this code with your mobile device,

or call 1-800-410-7420.

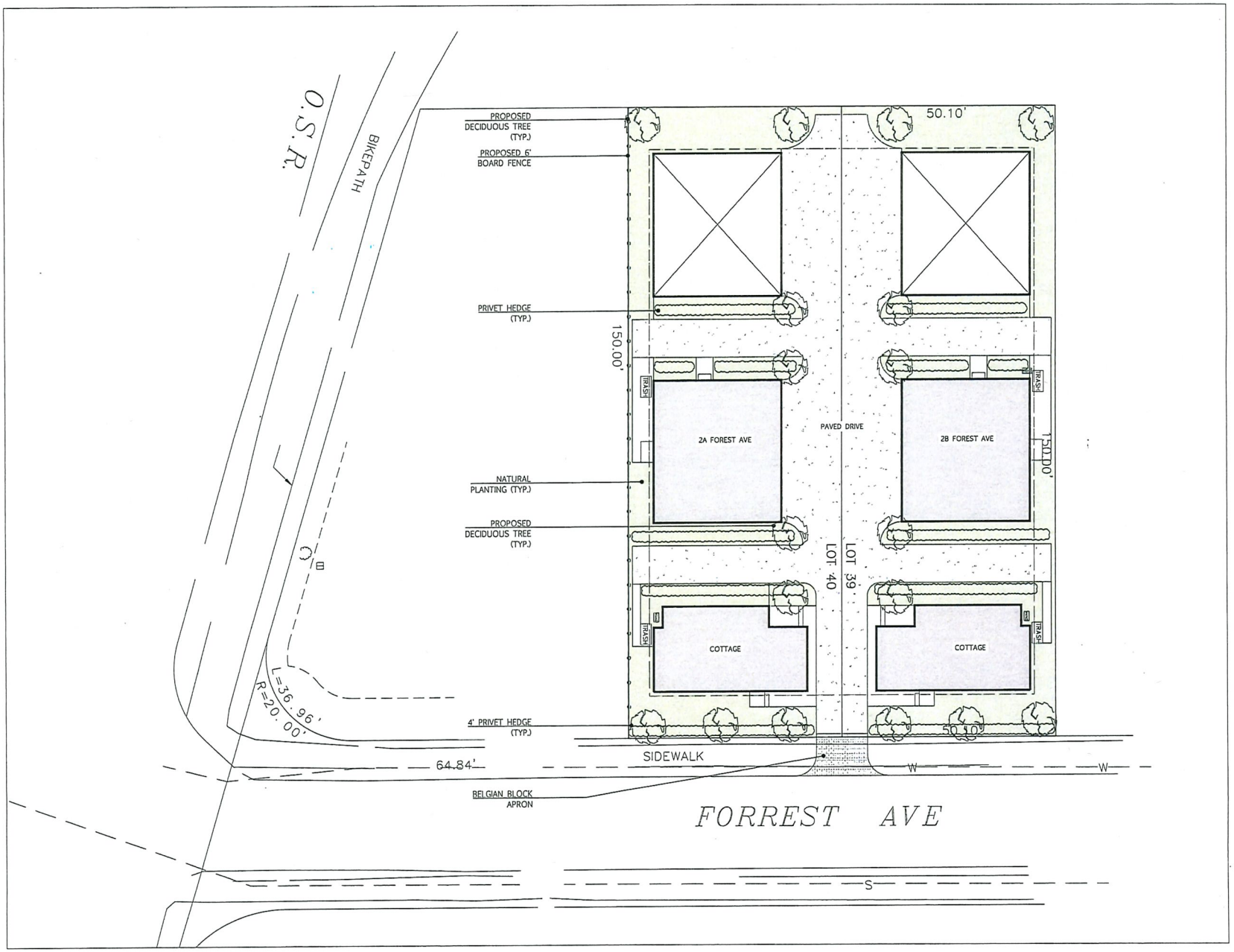
UFN: 244901-0554
Receipt #: 840-50280095-2-6660485-2
Clerk: 07

UNITED STATES POSTAL SERVICE.

NANTUCKET
5 FEDERAL ST
NANTUCKET, MA 02554-9998
(800)275-8777

04/25/2025 02:32 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter Nantucket, MA 02554 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 04/28/2025 Certified Mail® Tracking #: 9589 0710 5270 1006 2181 51	1		$0.73 $4.85
Total			$5.58
First-Class Mail® Letter Nantucket, MA 02554 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 04/28/2025 Certified Mail® Tracking #: 9589 0710 5270 1006 2181 68	1		$0.73 $4.85
Total			$5.58
First-Class Mail® Letter Nantucket, MA 02554 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 04/28/2025 Certified Mail® Tracking #: 9589 0710 5270 1006 2181 44	1		$0.73 $4.85
Total			$5.58
First-Class Mail® Letter Nantucket, MA 02554 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 04/28/2025 Certified Mail® Tracking #: 9589 0710 5270 1006 2181 75	1		$0.73 $4.85
Total			$5.58
First-Class Mail®	1		$0.73



General Notes

No.	Revision/Issue	Date

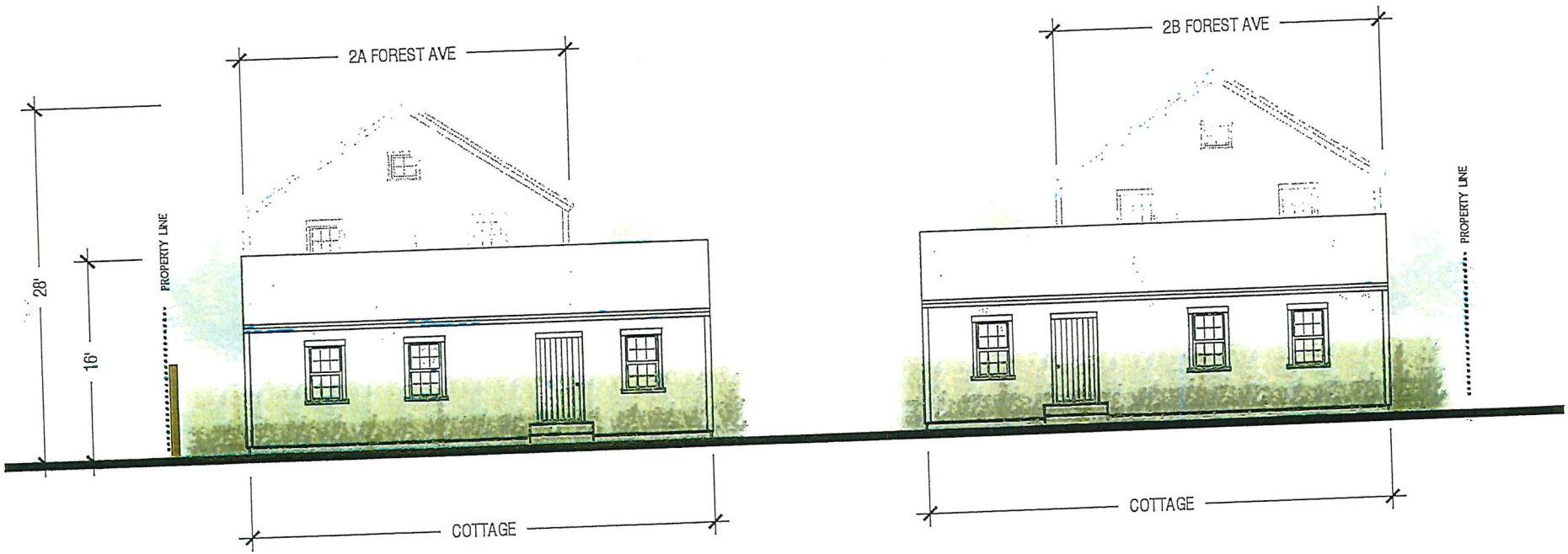
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	2A/B FOREST	Sheet
Date	04/23/2025	HDC-1
Scale	1:10	

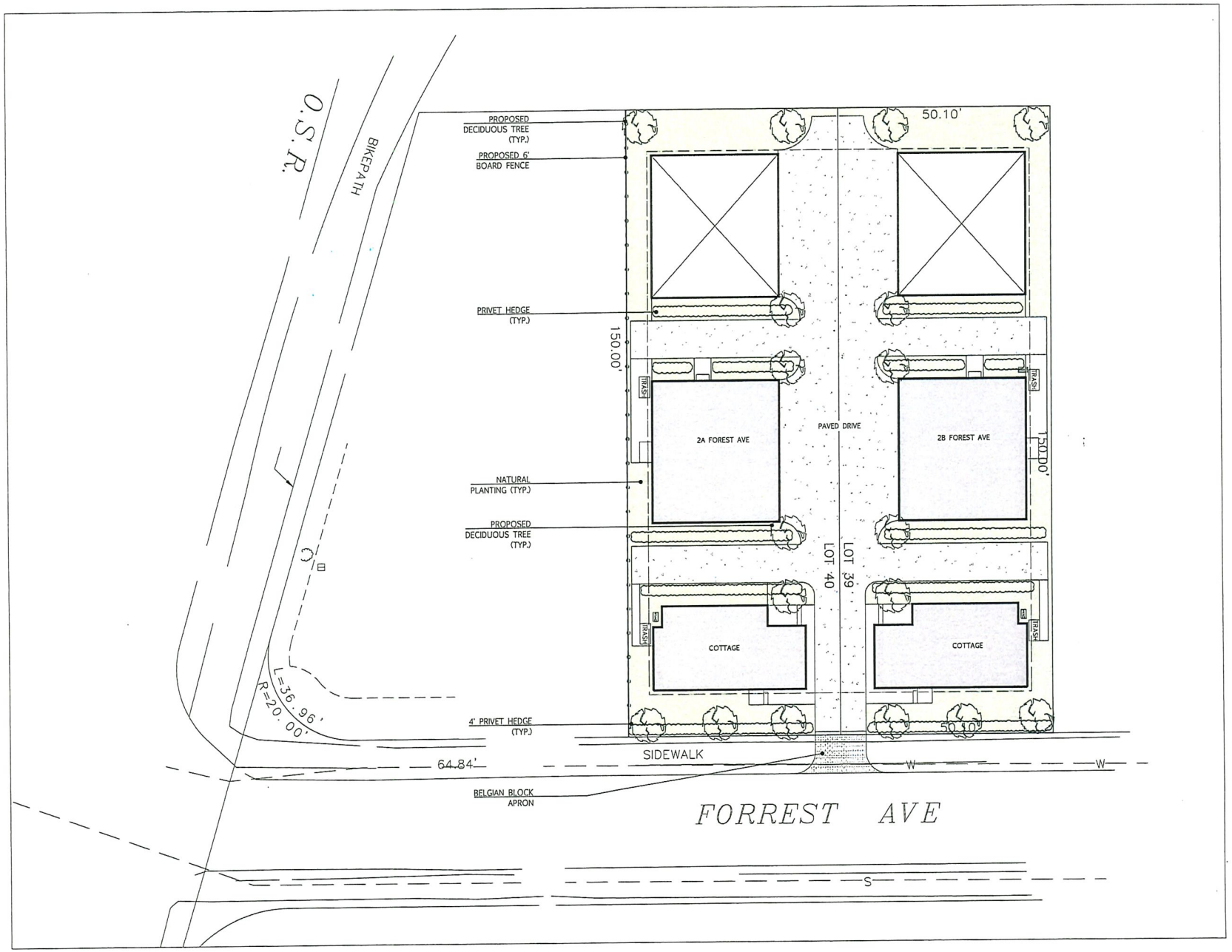


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

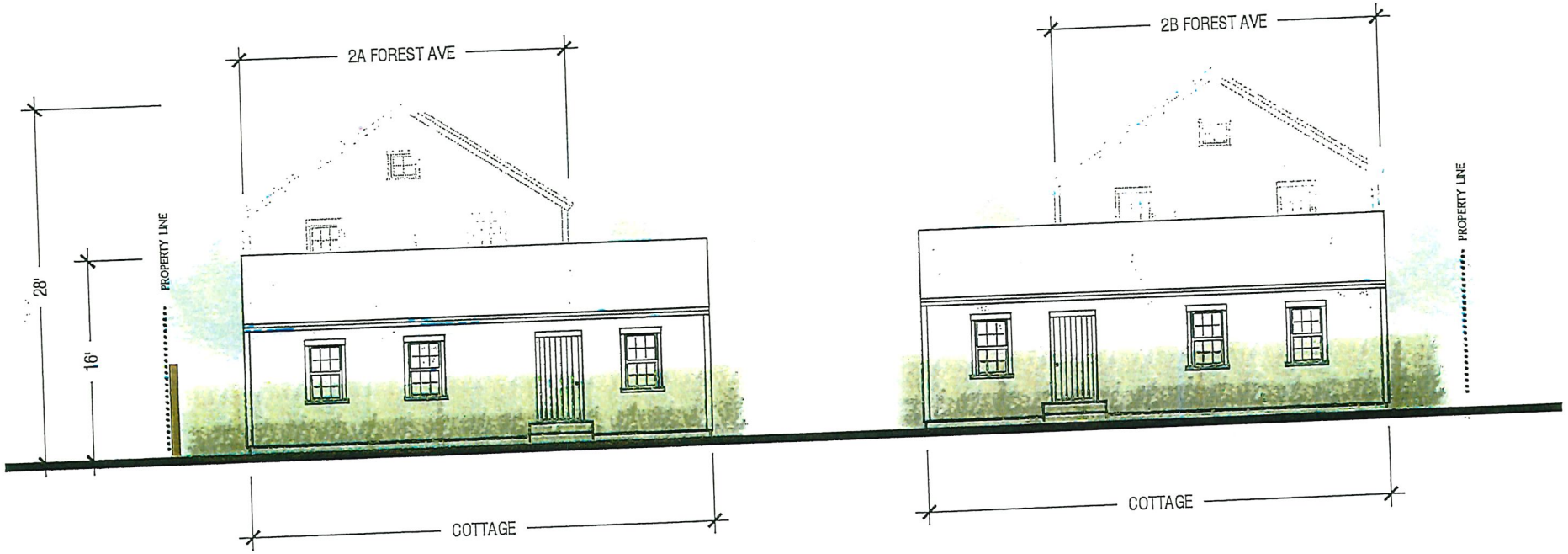
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	Sheet
2A/B FOREST	HDC-1
Date: 04/23/2025	
Scale: 1:10	

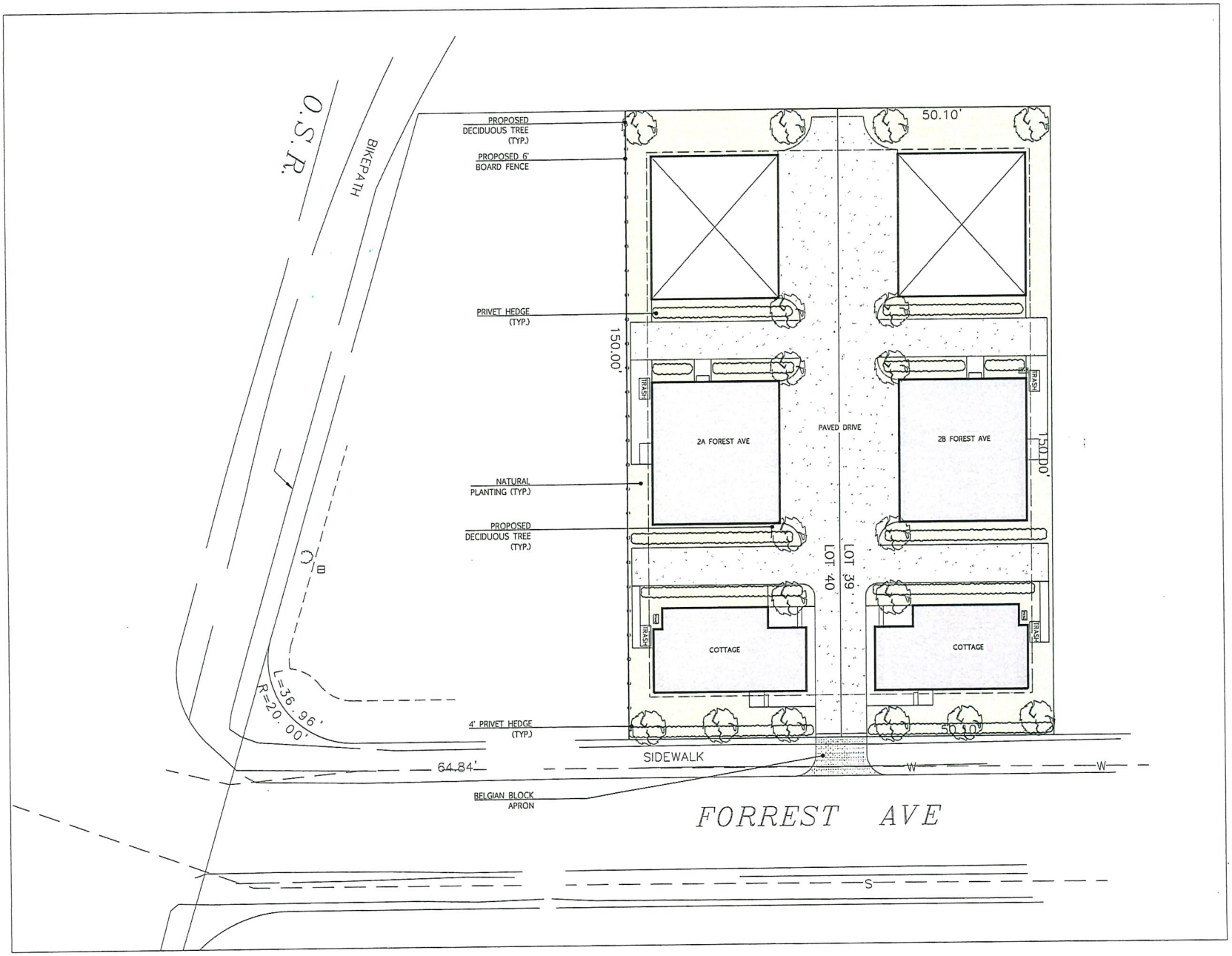


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

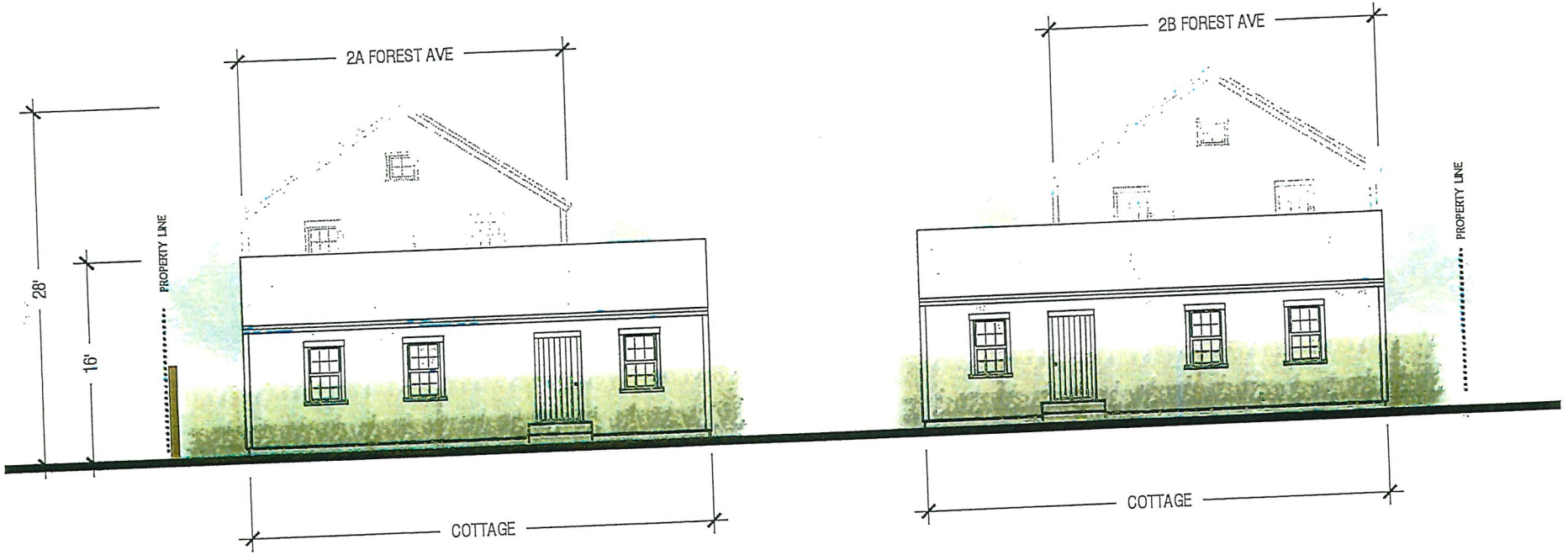
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	2A/B FOREST	Sheet
Date	04/23/2025	HDC-1
Scale	1:10	

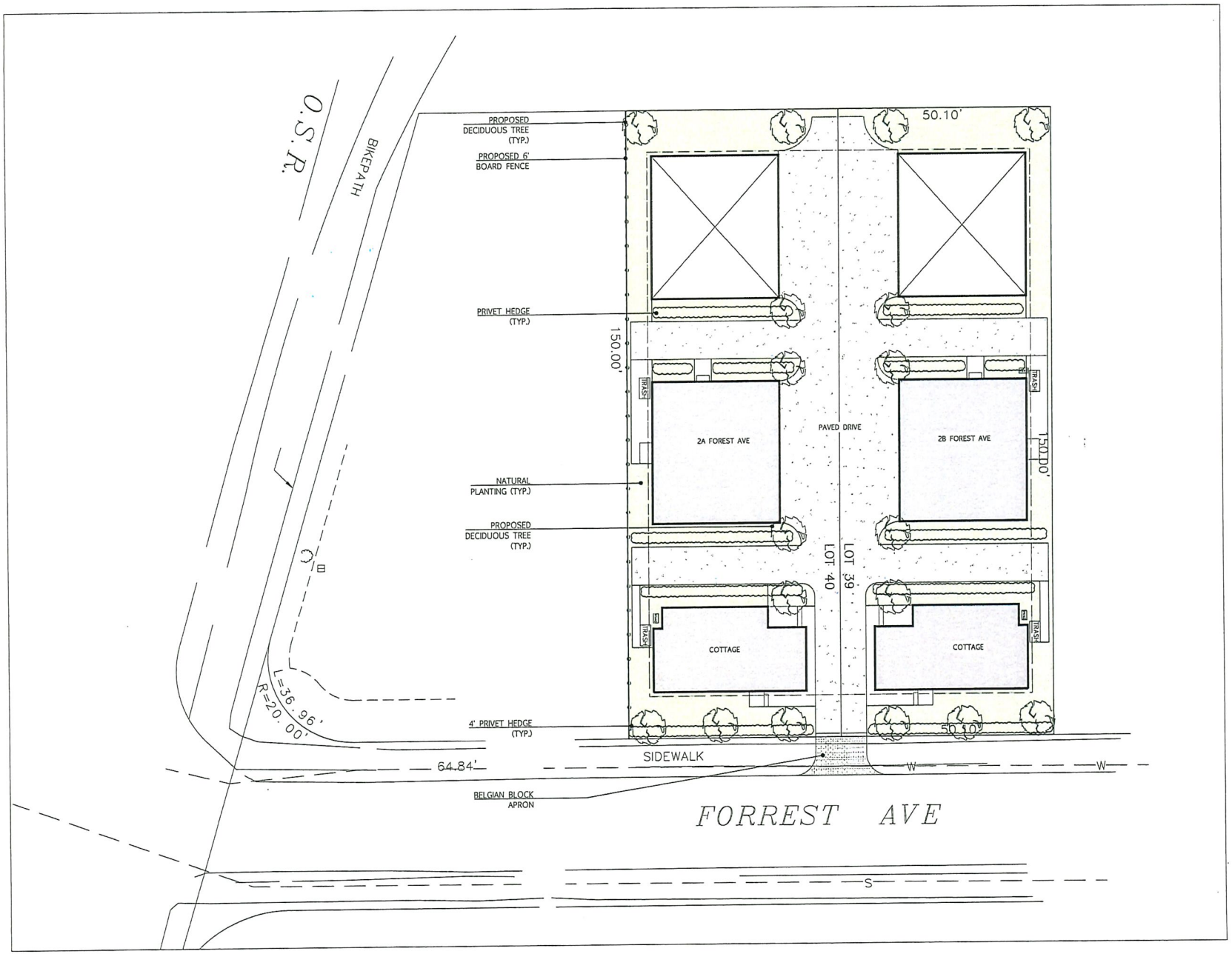


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

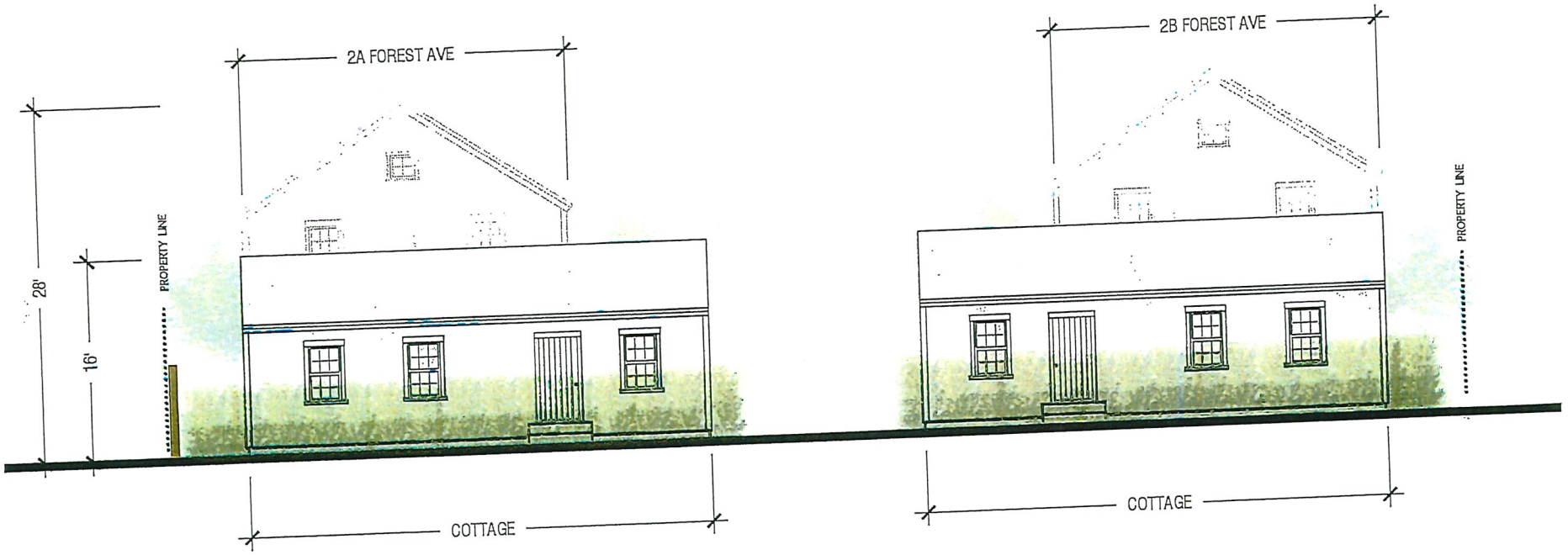
N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	Sheet
2A/B FOREST	HDC-1
Date: 04/23/2025	
Scale: 1:10	

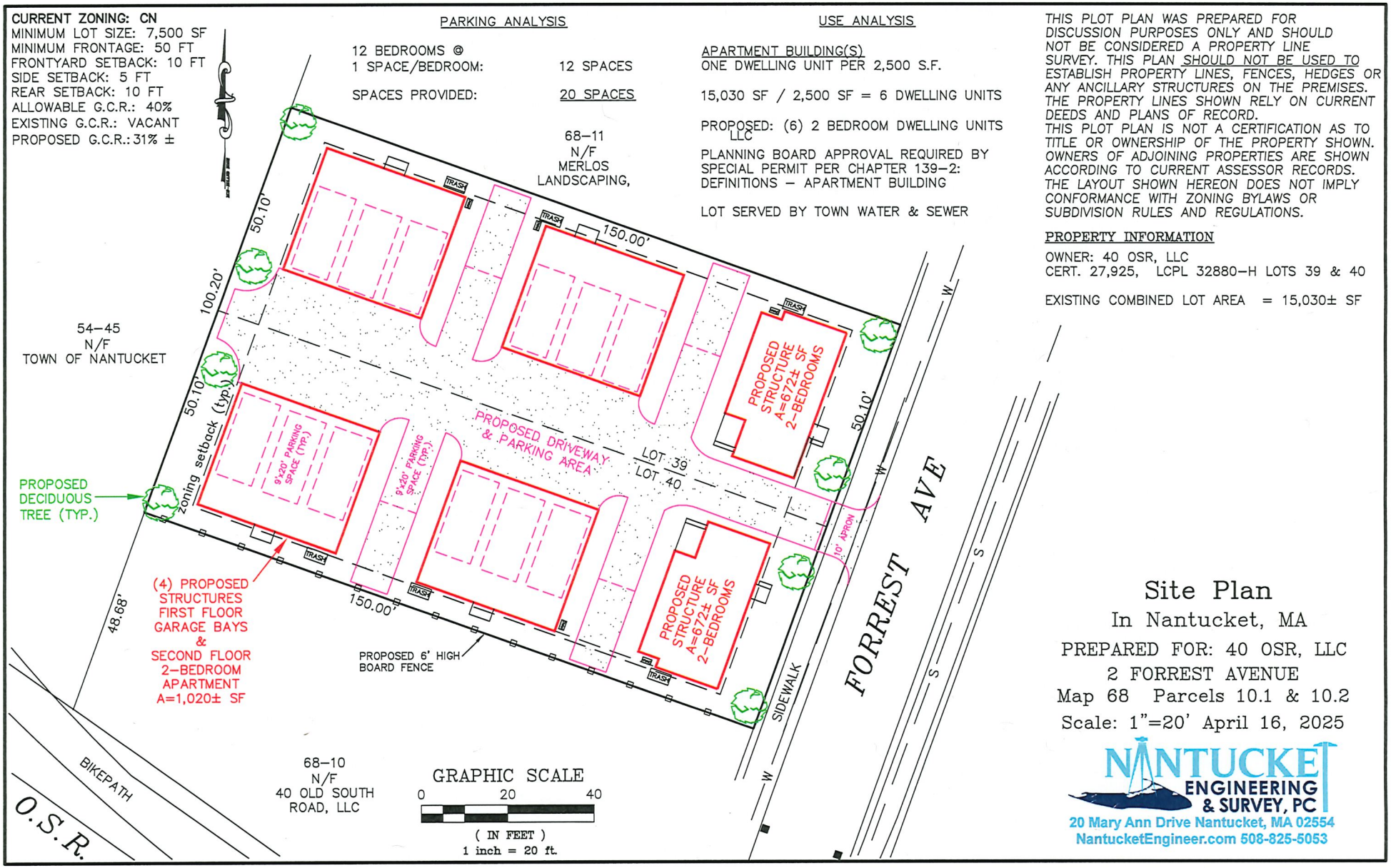


Project Name and Address

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



Site Plan

In Nantucket, MA

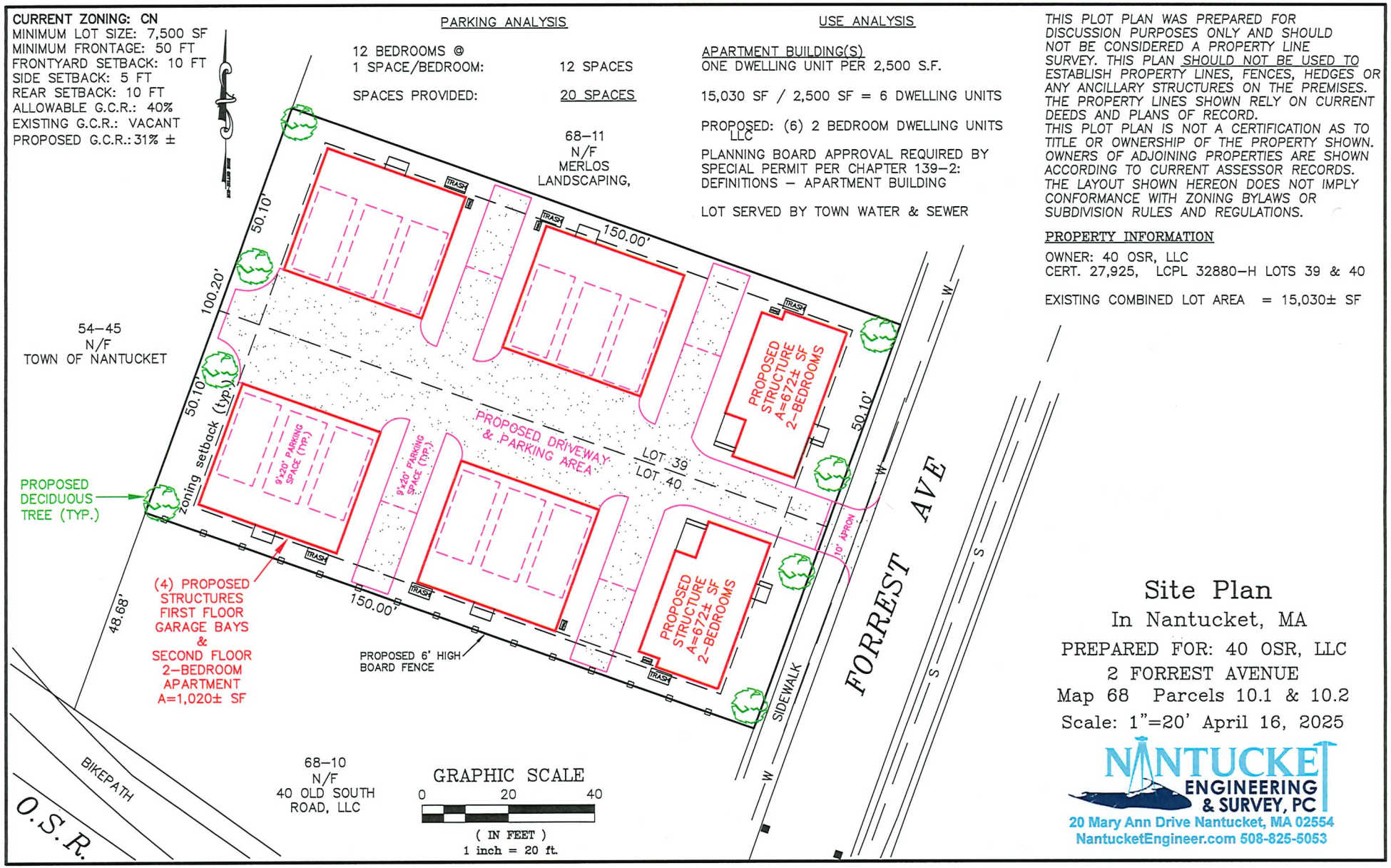
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' April 16, 2025

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



Site Plan

In Nantucket, MA

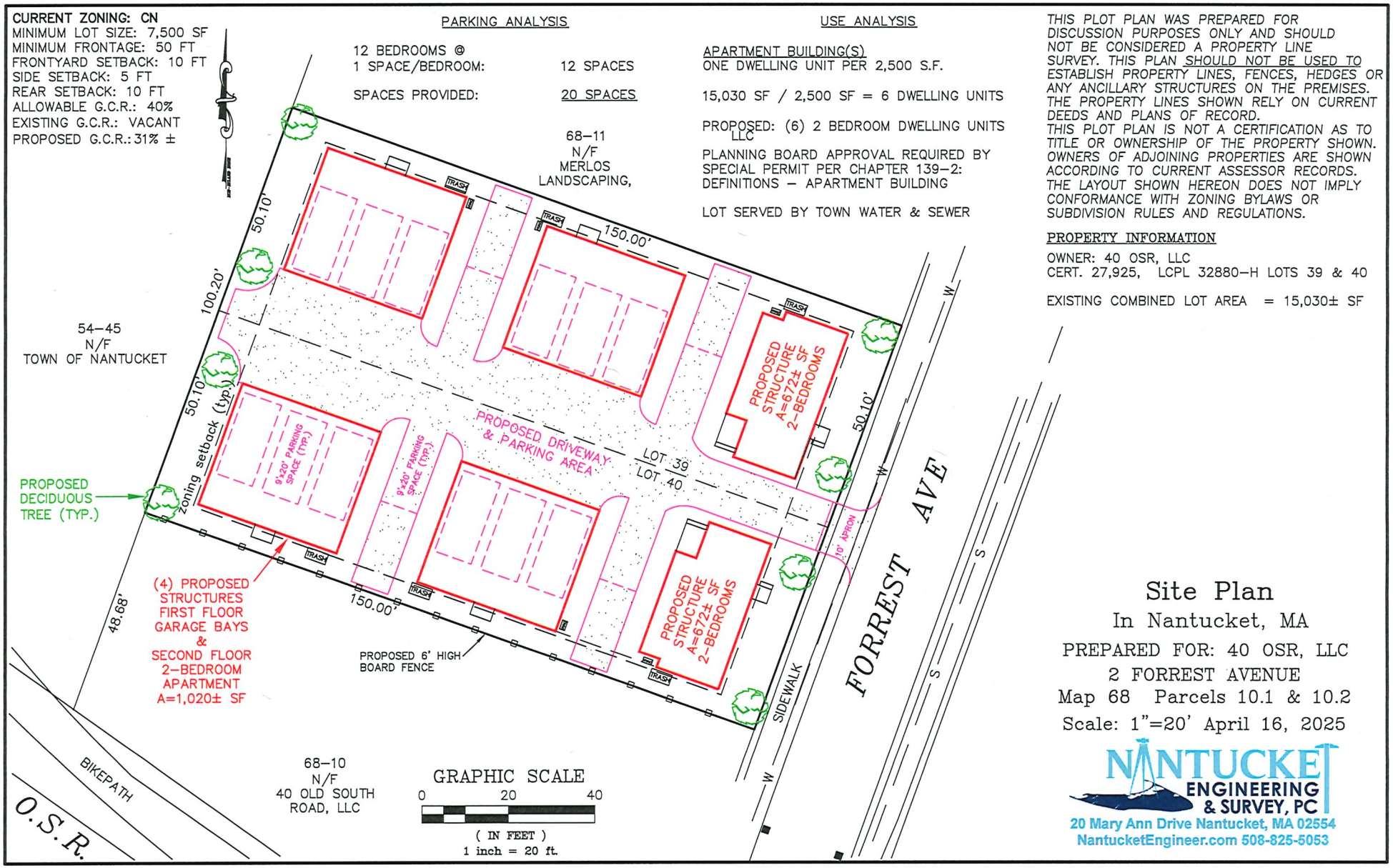
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' April 16, 2025

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



Site Plan

In Nantucket, MA

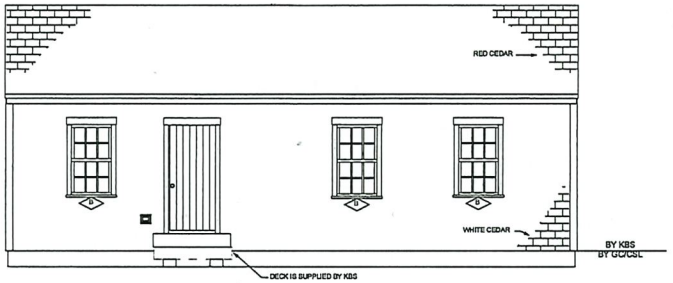
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

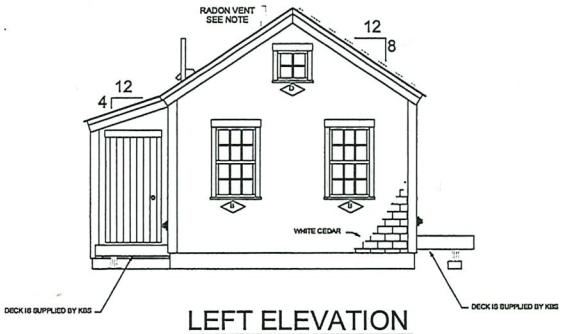
Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' April 16, 2025

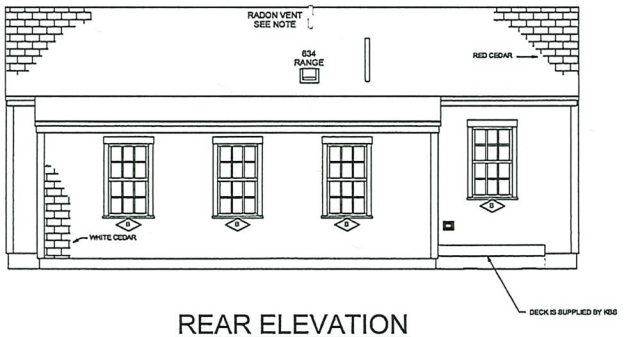
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



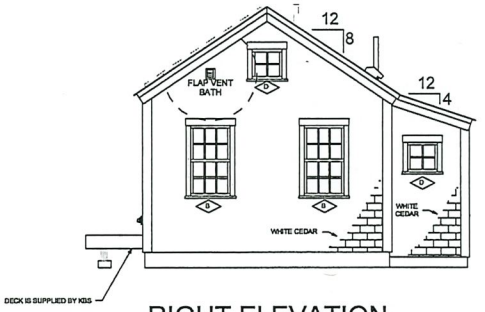
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV# / DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

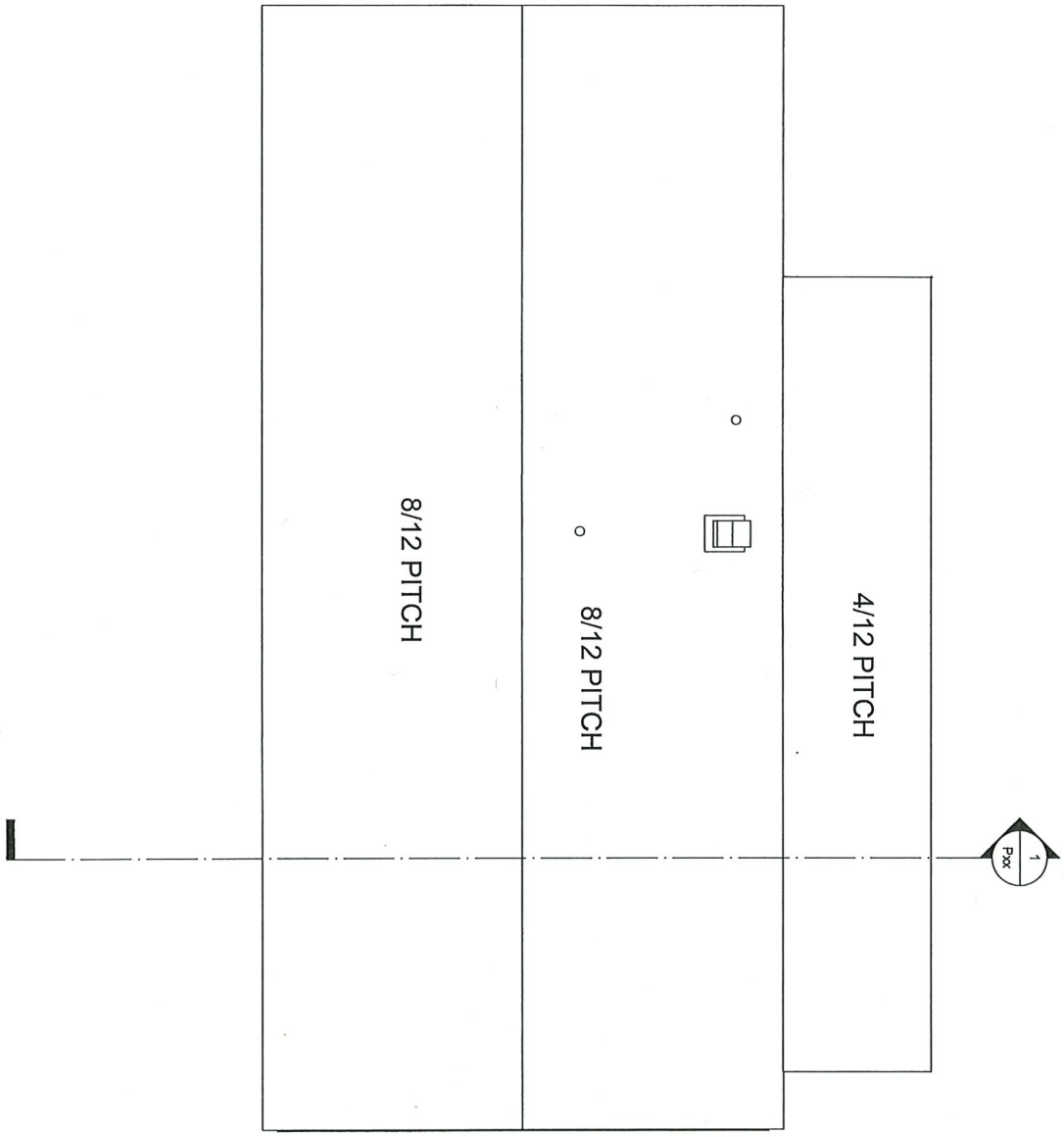
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

ELEVATIONS

SHEET # P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4772

DATE: 4/8/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

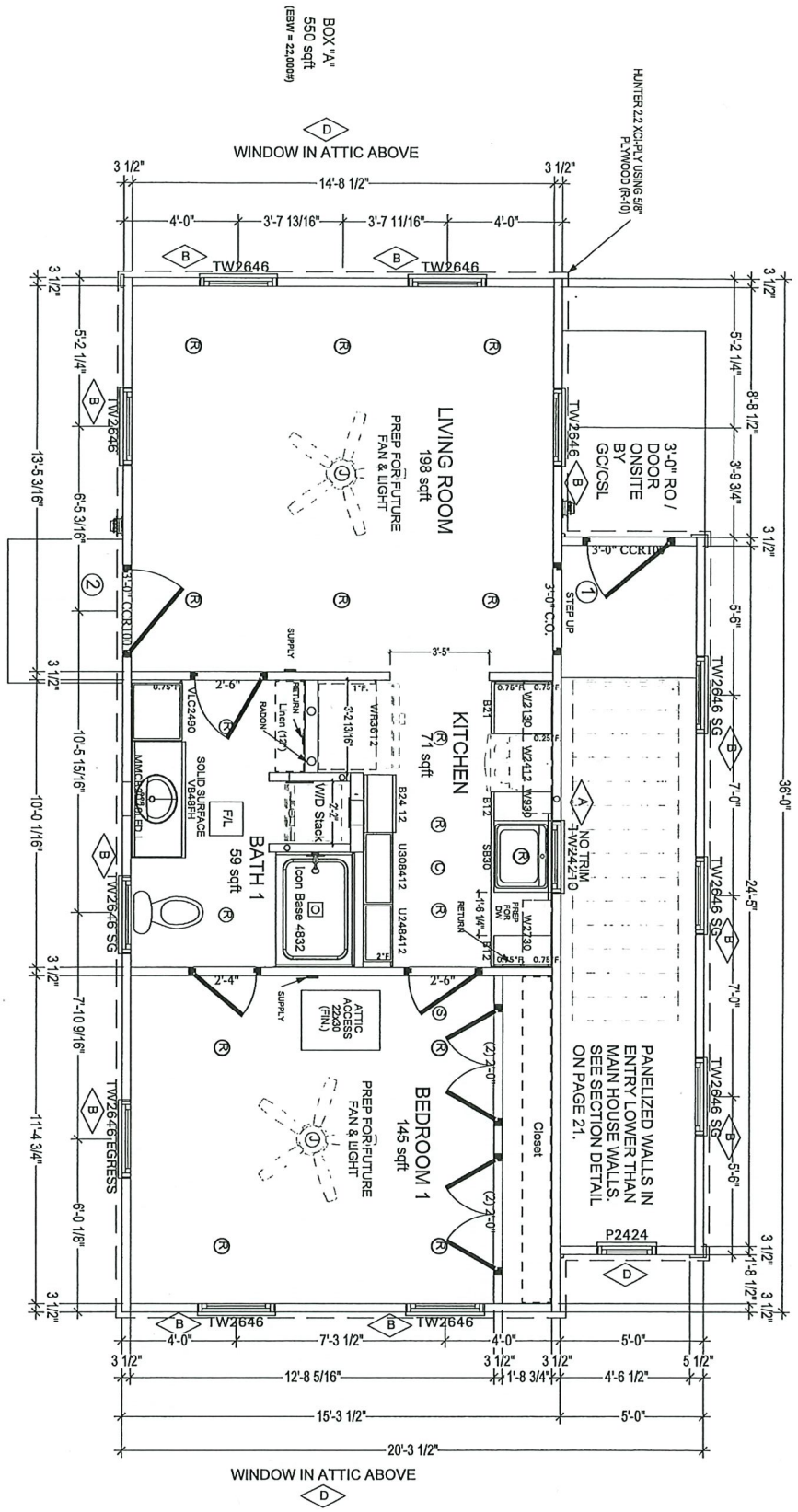
JOB NAME
40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

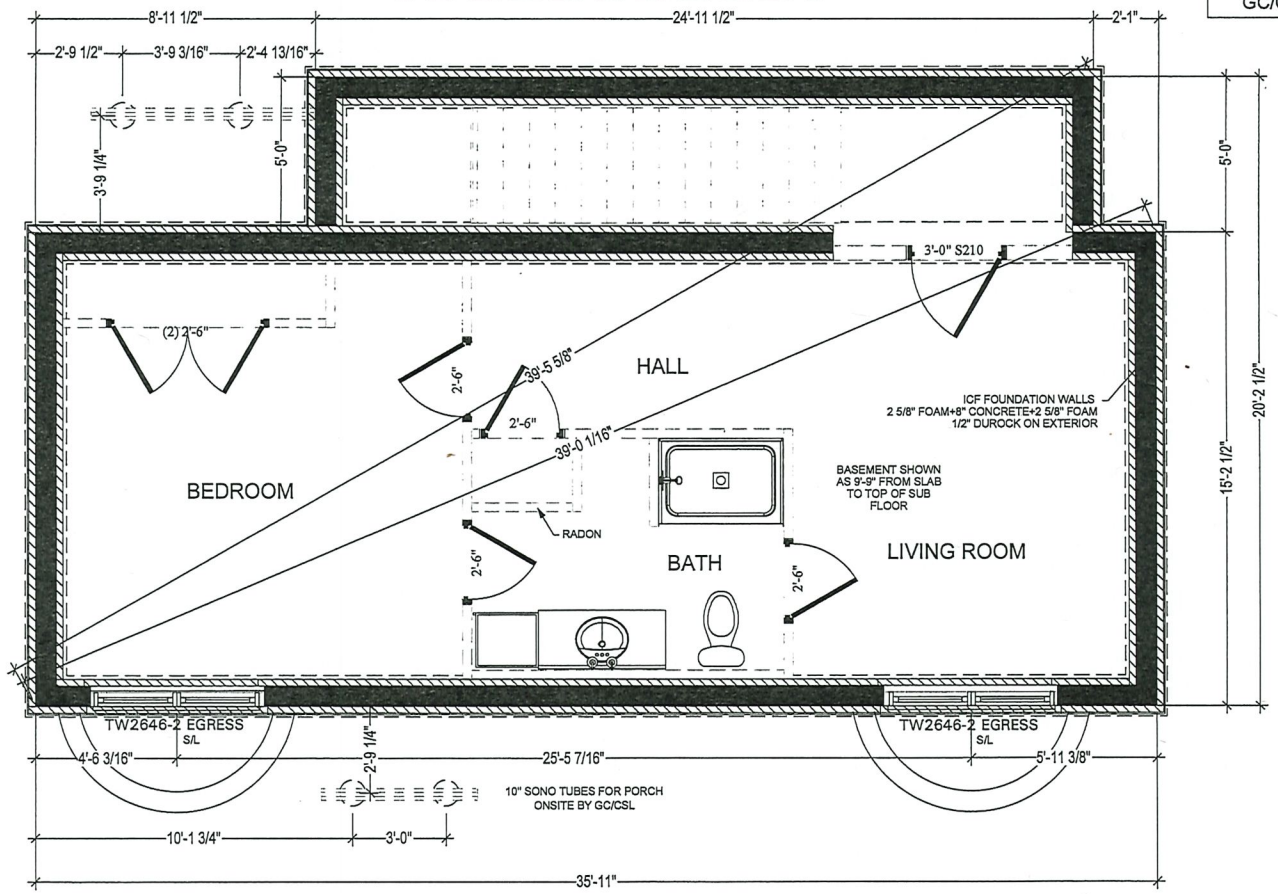


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

SHEET # P5	SERIAL #: KBS-4772	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com
SCALE: 1/4" = 1'-0"	DATE: 4/8/2024 DWN BY: SLP		REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	PERMIT REV# DATE:	
	1ST FLOOR PLAN				

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

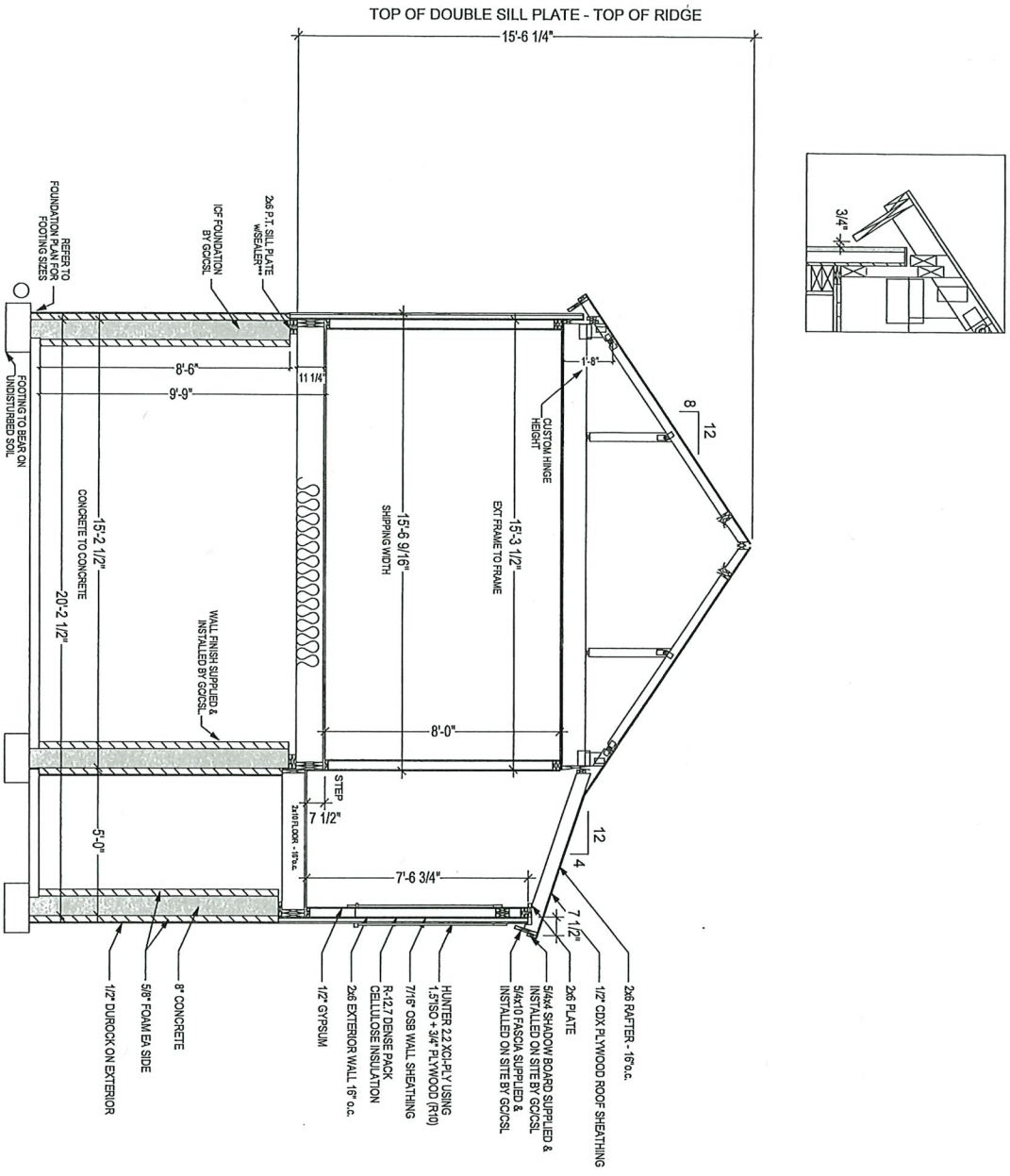
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
PERMIT REV#
DATE:

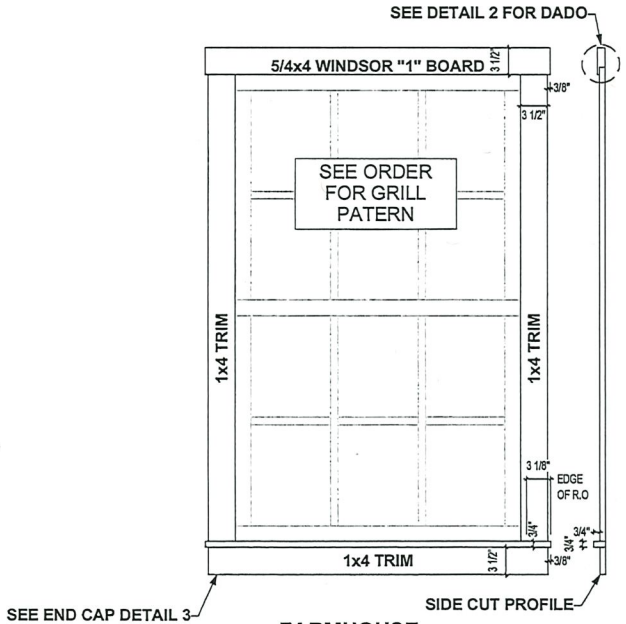
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

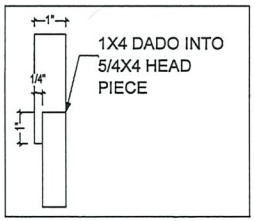
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



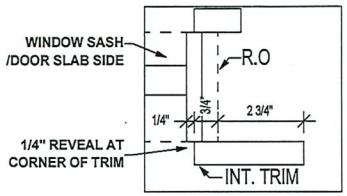
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



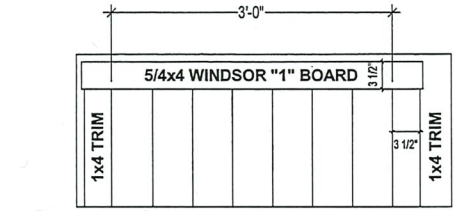
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



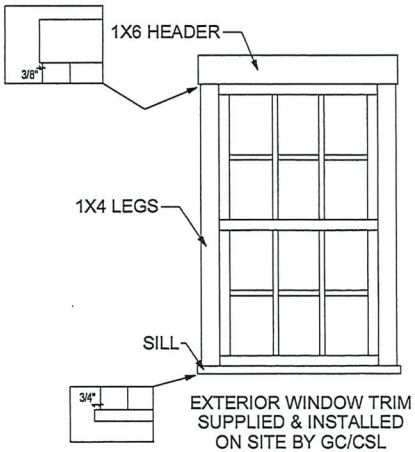
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

PERMIT REV# DATE:

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

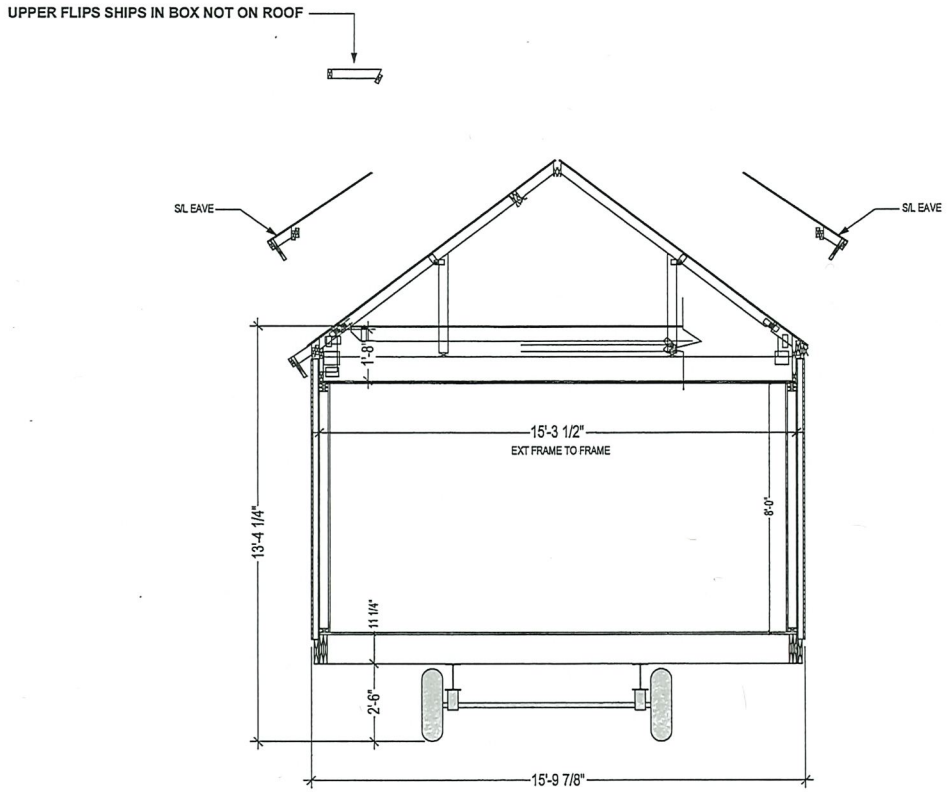
SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

MA



PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
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
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

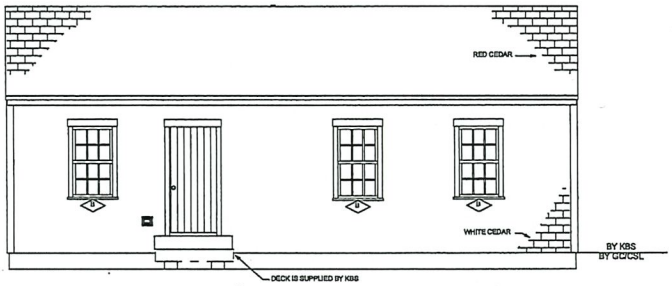
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

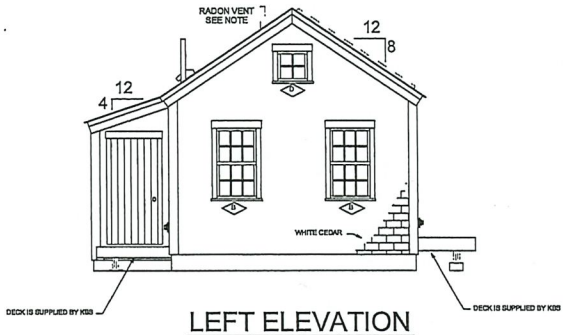
SHIPPING SECTION

SHEET #
P1002

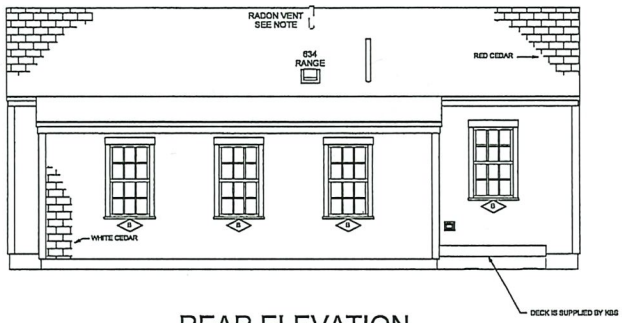
SCALE: NONE



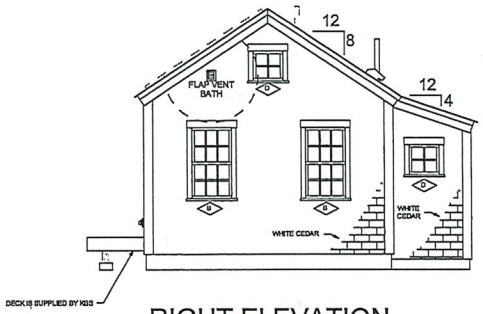
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV# DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

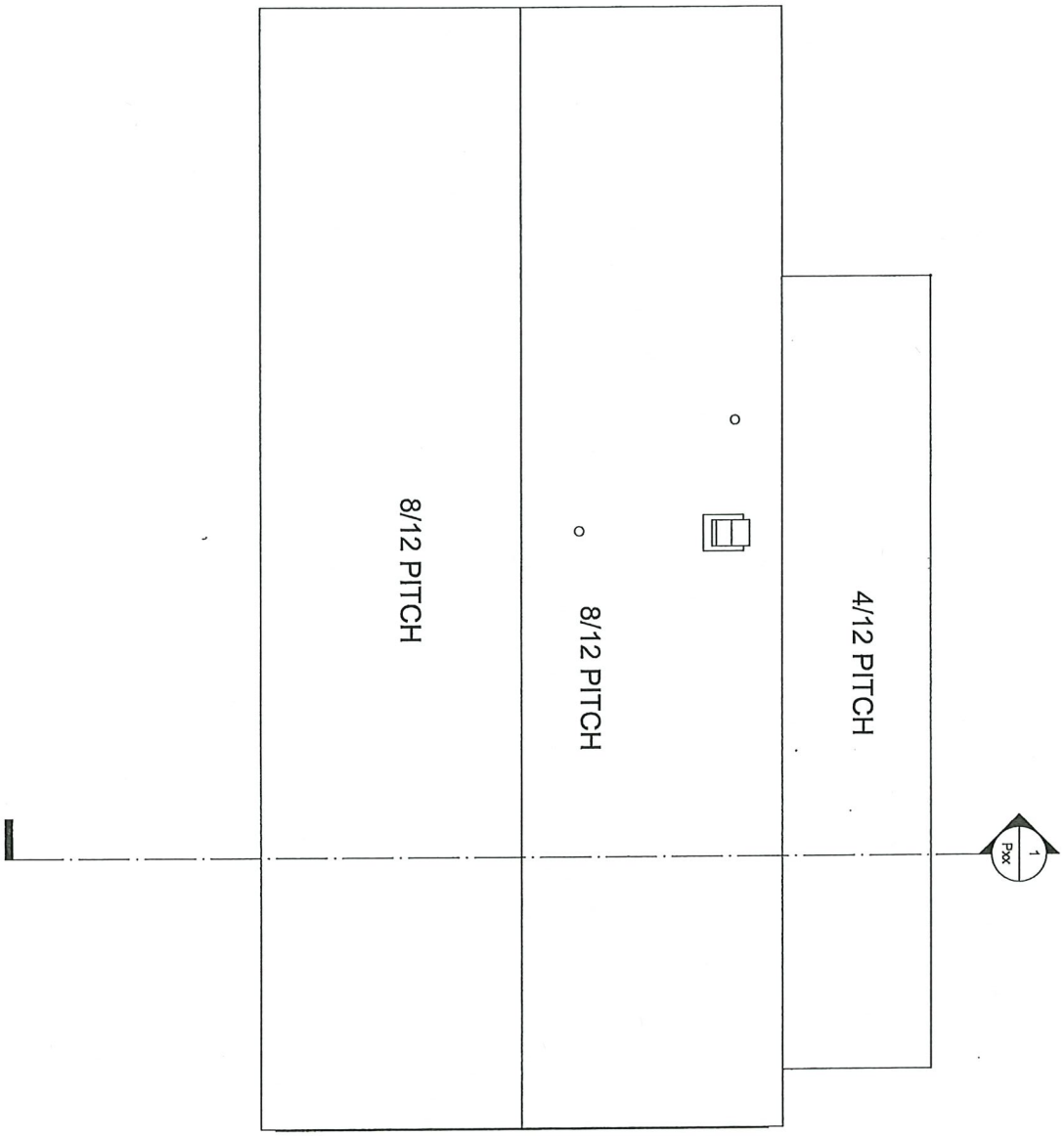
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

ELEVATIONS

SHEET #
P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4772

DATE: 4/8/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

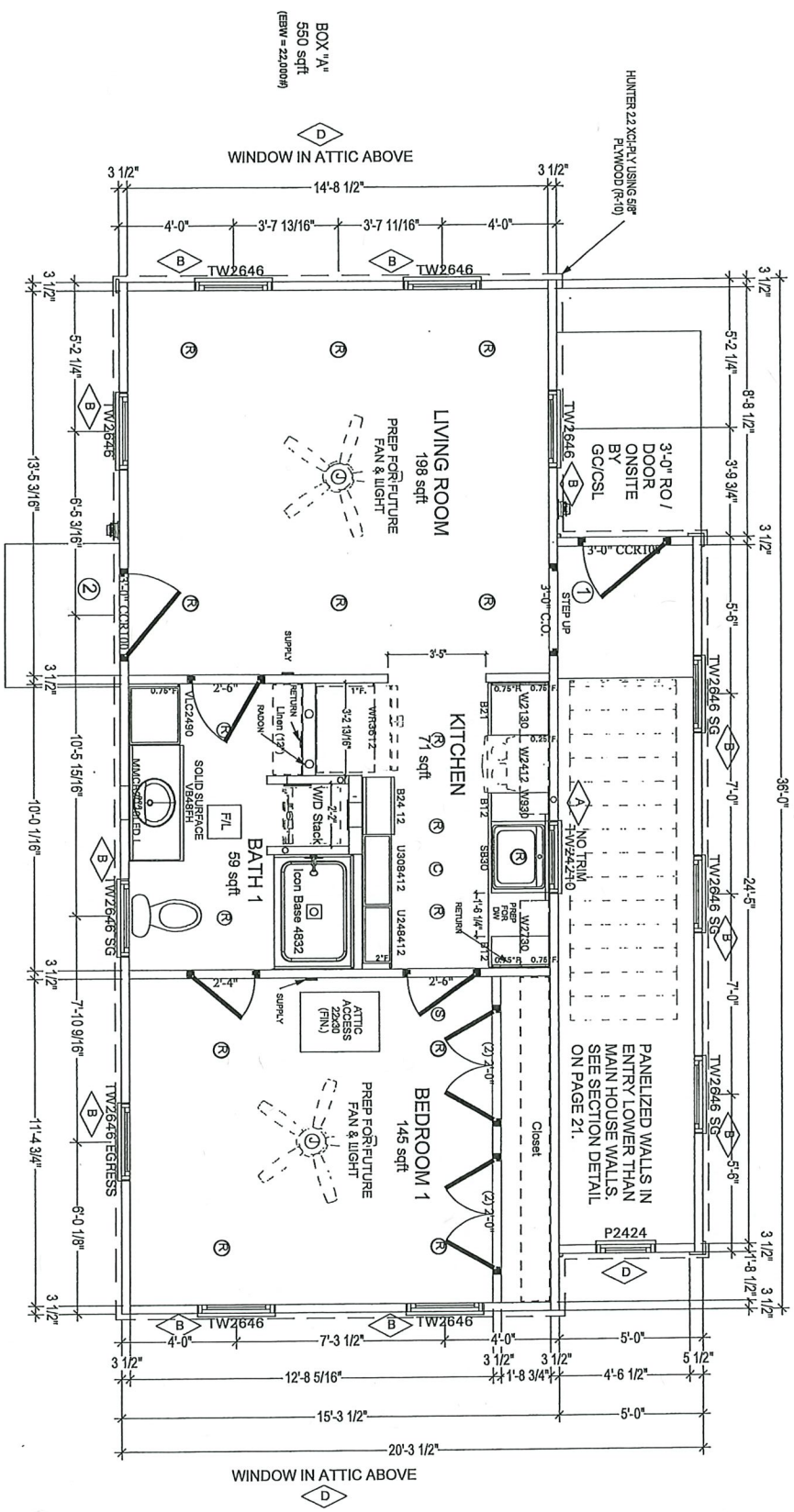
JOB NAME
40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

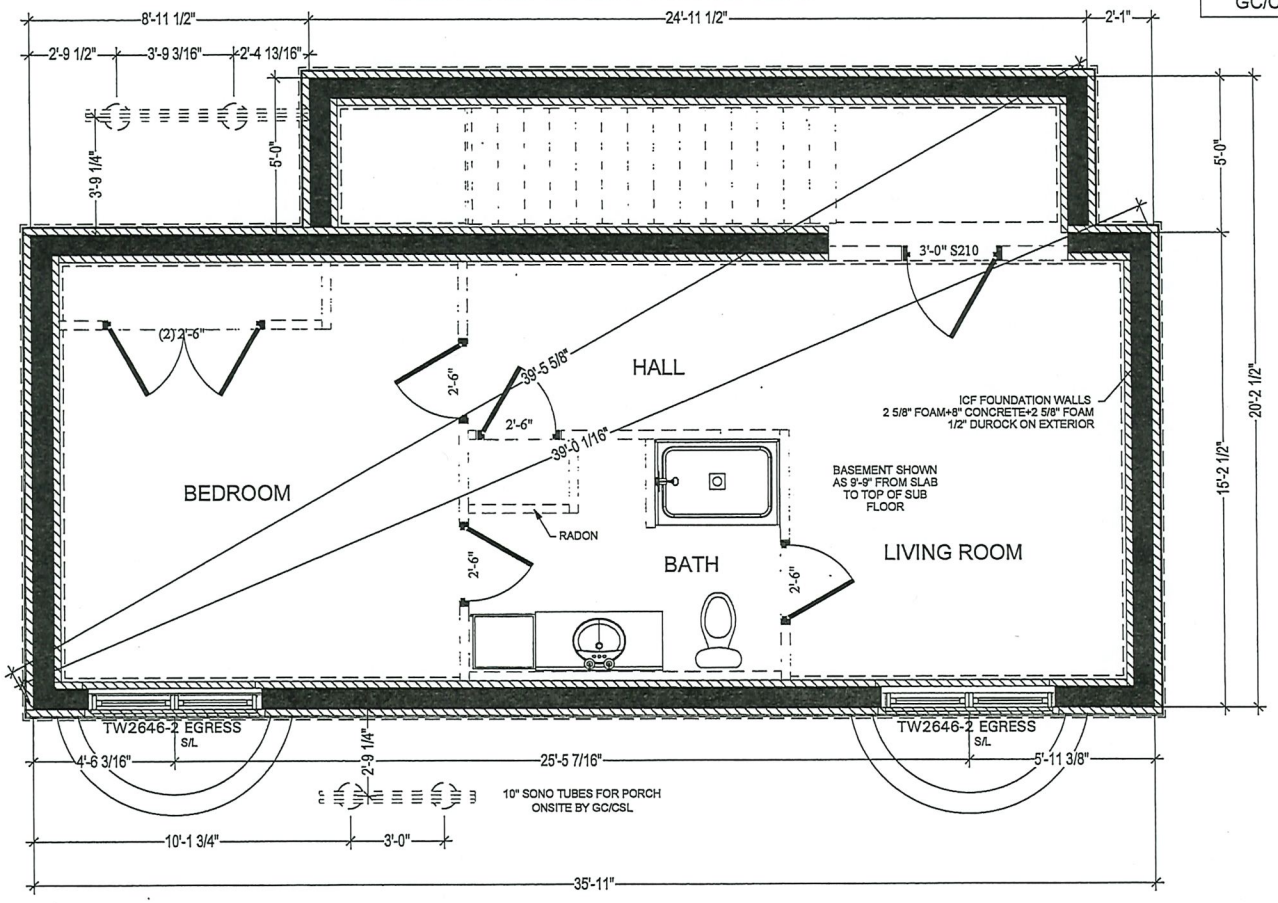


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

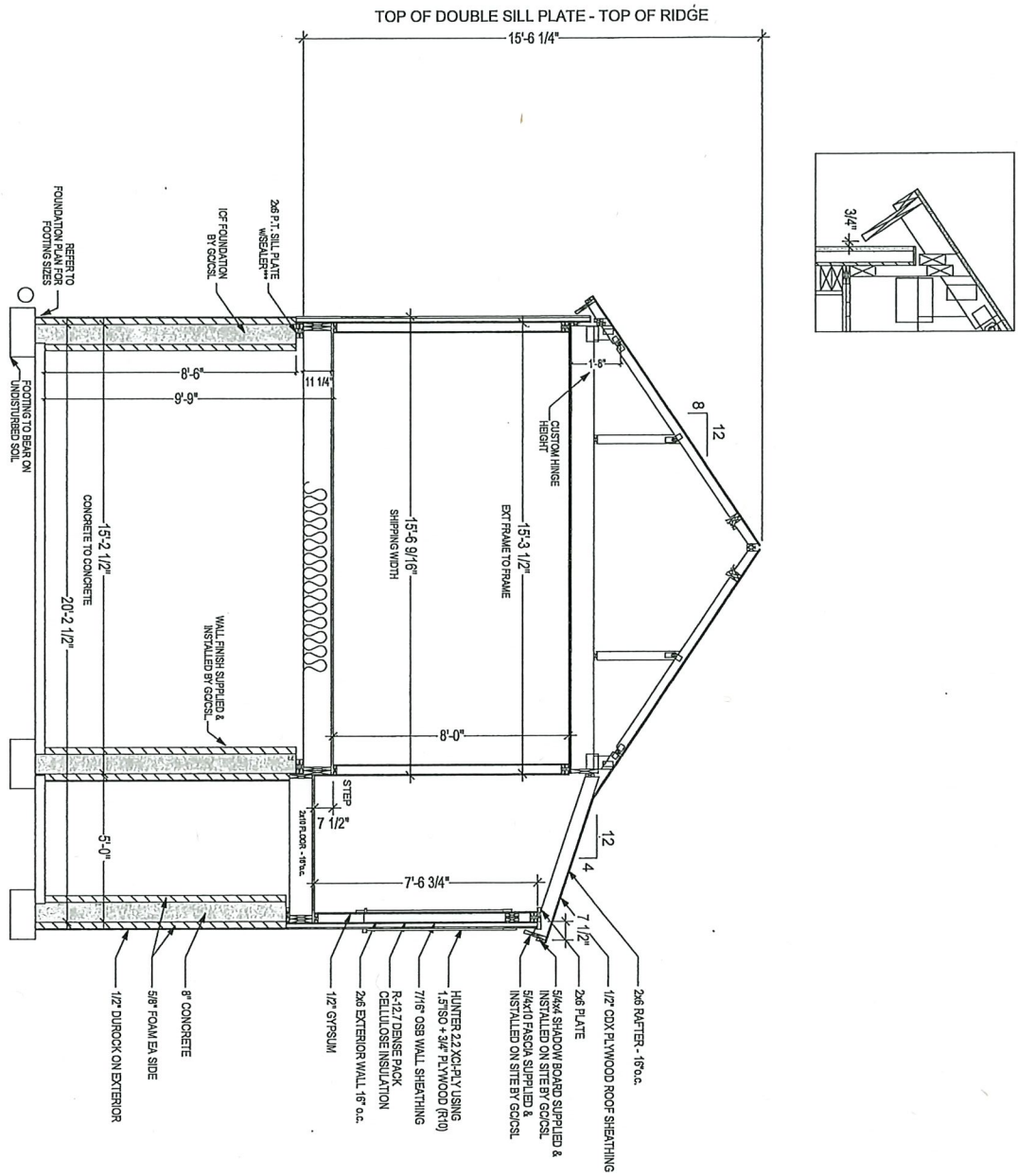
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

FOUNDATION

SHEET # P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

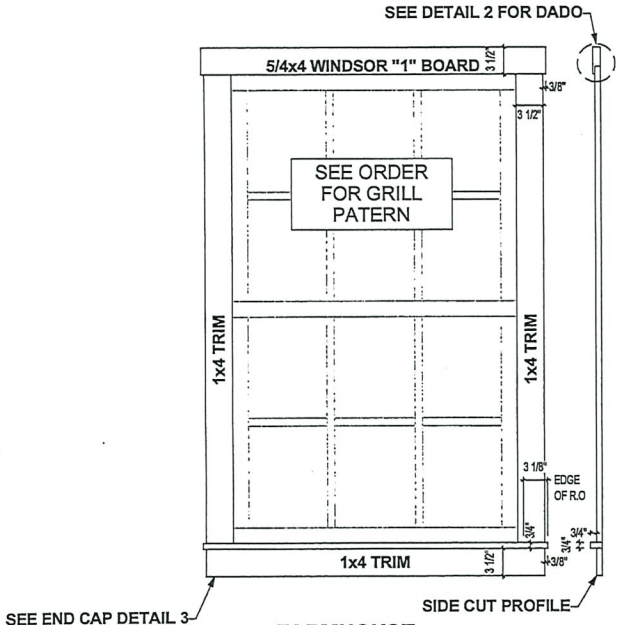
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

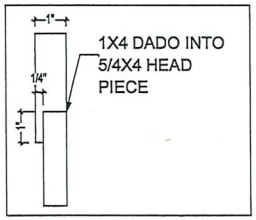
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



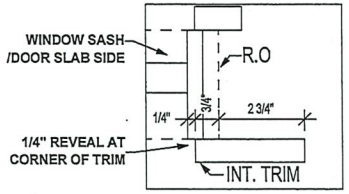
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



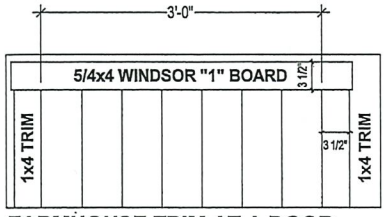
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



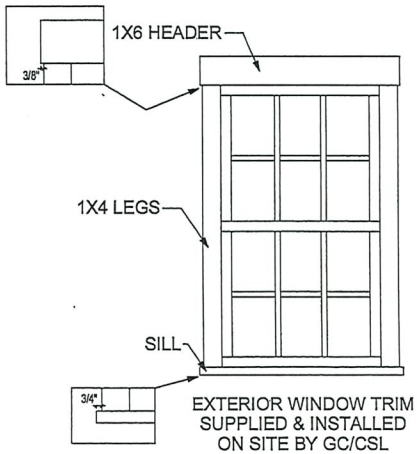
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV# DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

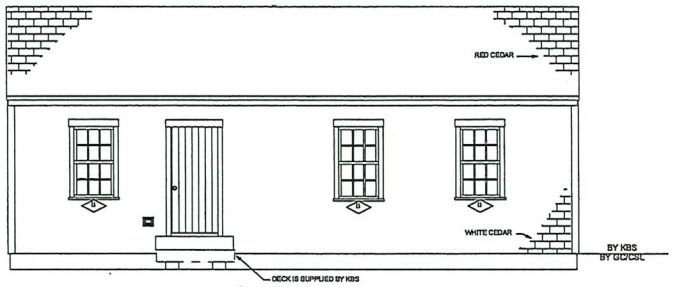
SHEET # P25

SCALE: NONE

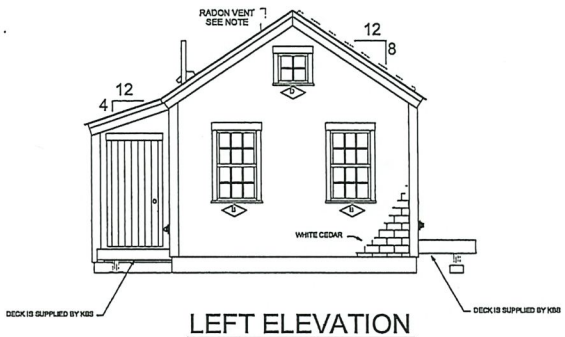
MA

PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
H w/ UF S/L = +/- 13'-6"

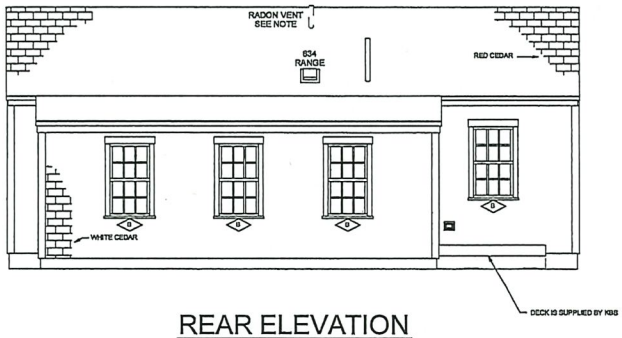
SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP SHIPPING SECTION	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com



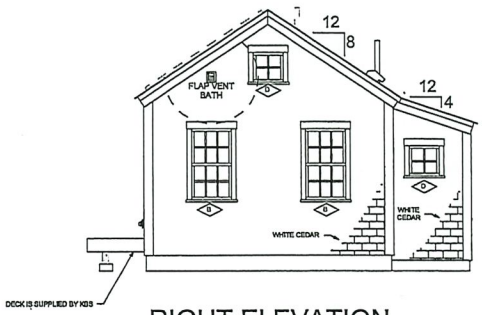
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV# DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

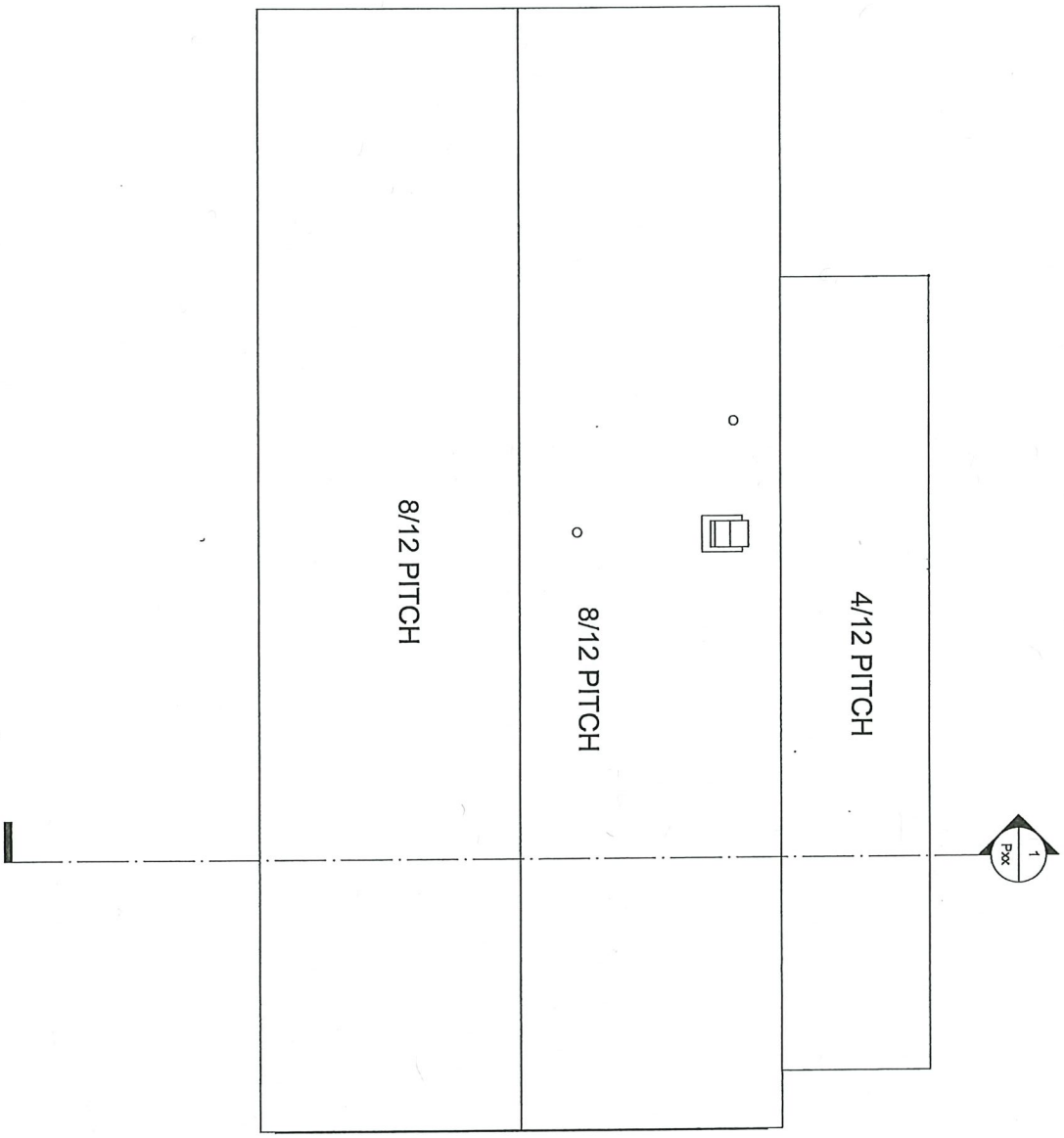
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

ELEVATIONS

SHEET # P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4772

DATE: 4/8/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

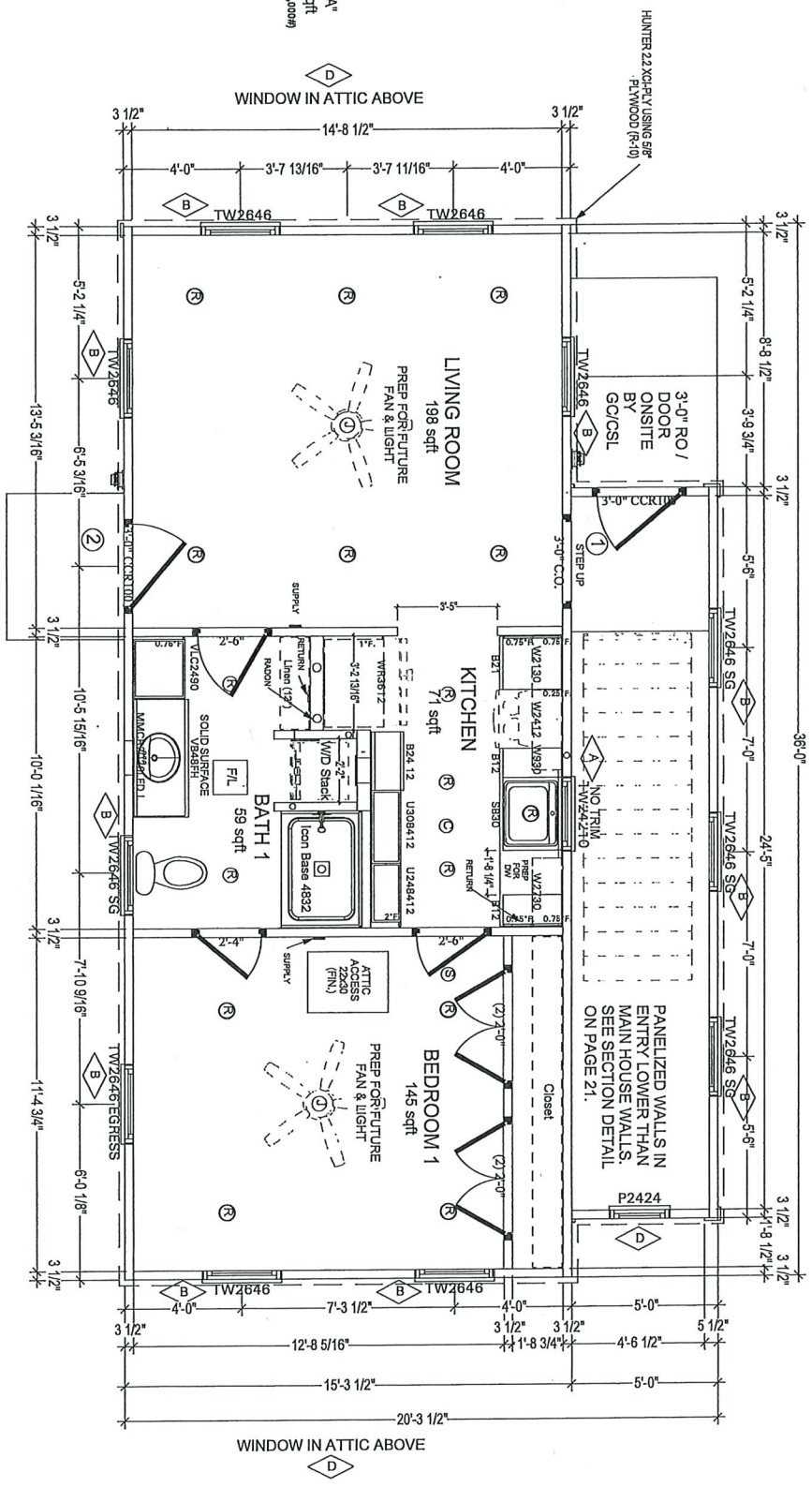
JOB NAME
40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

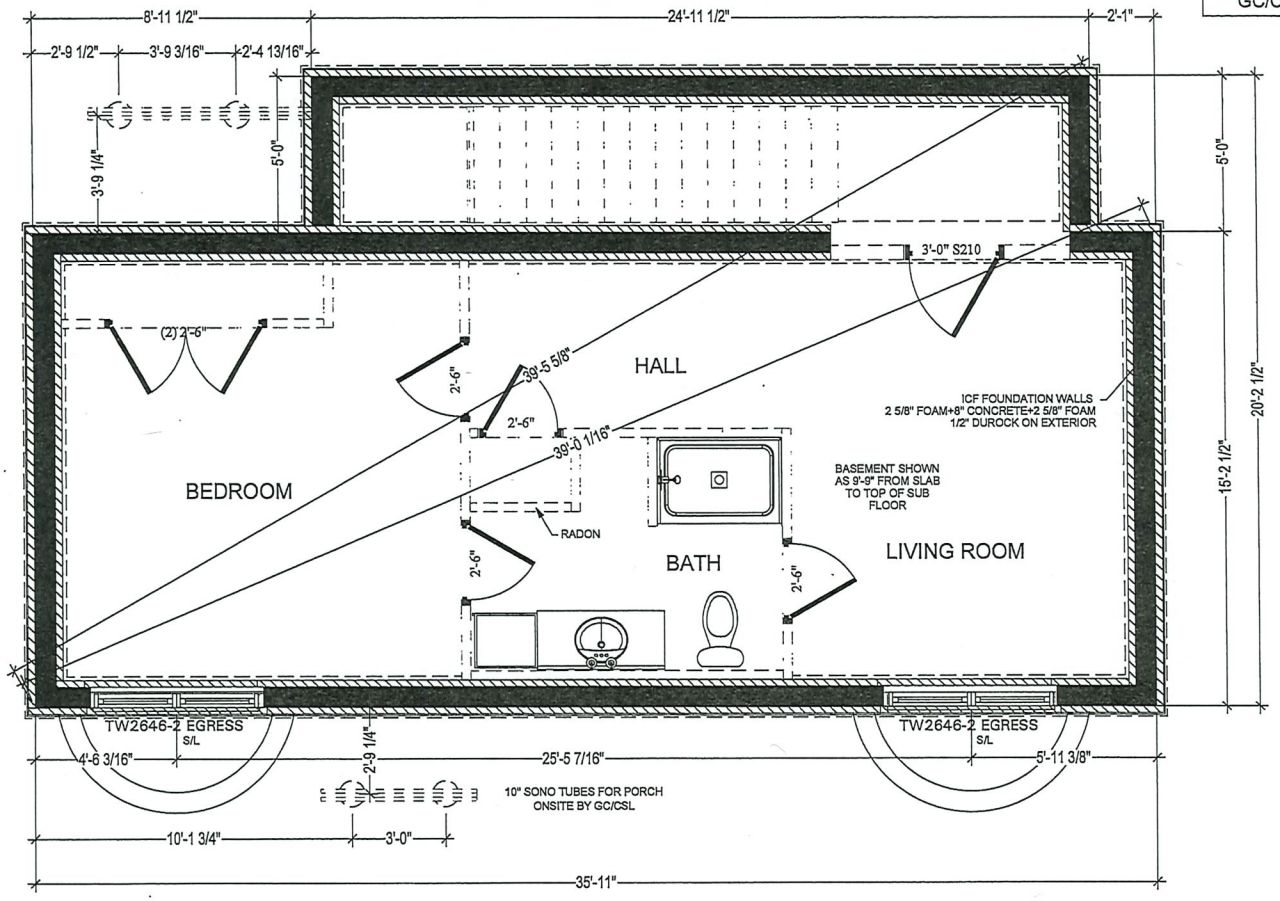


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

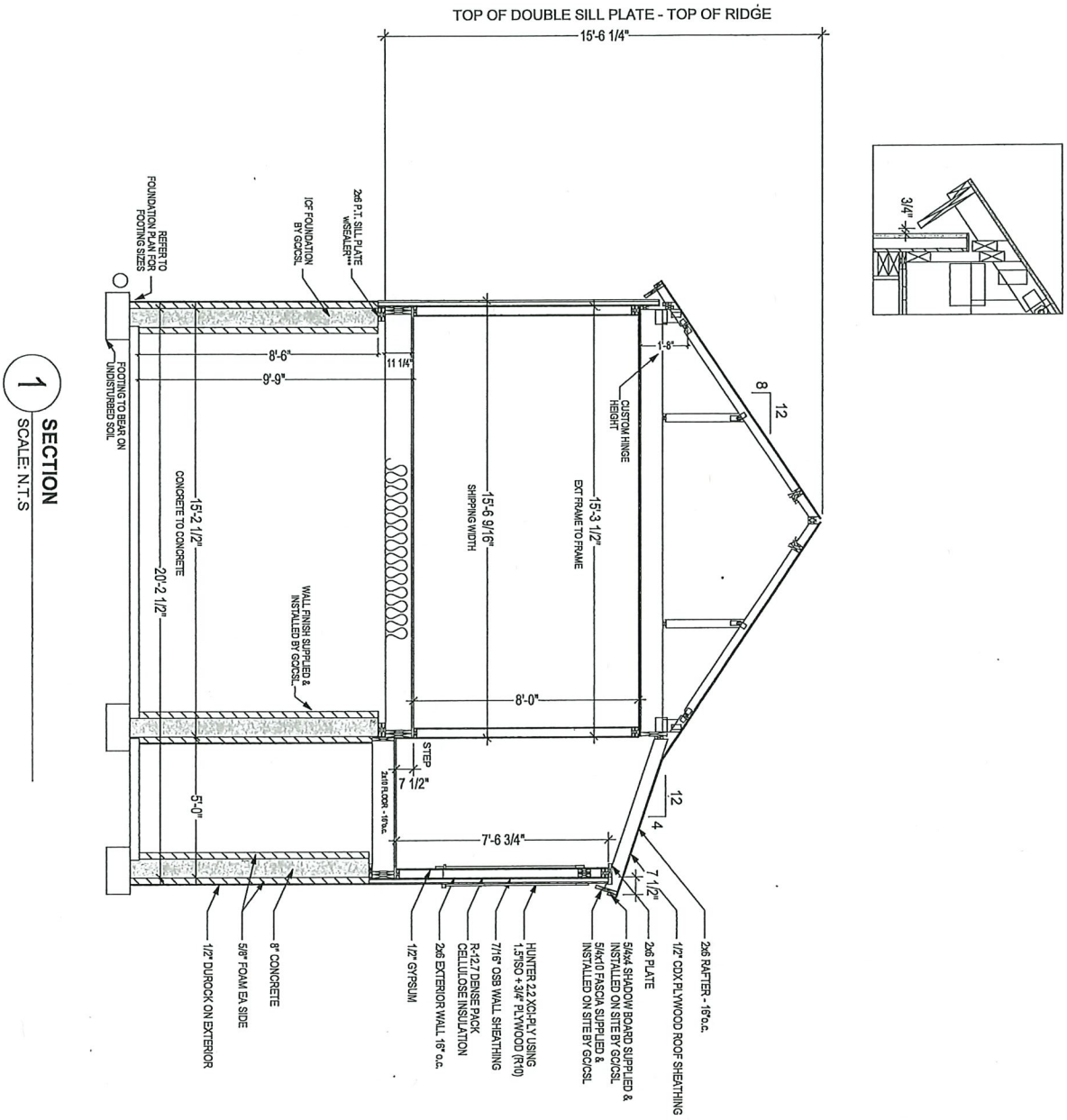
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

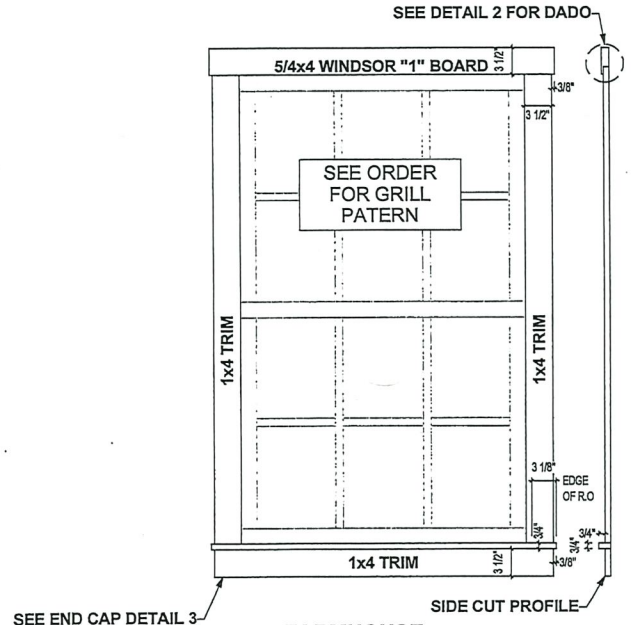
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

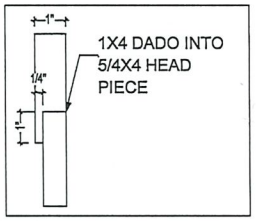
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



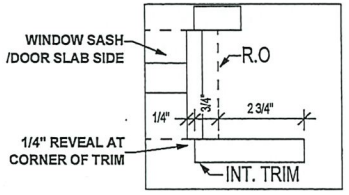
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



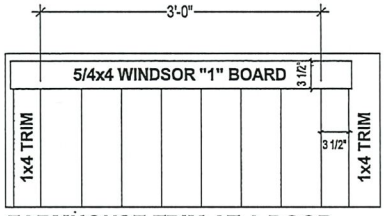
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



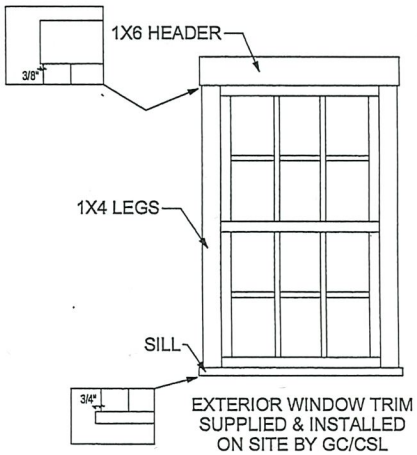
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

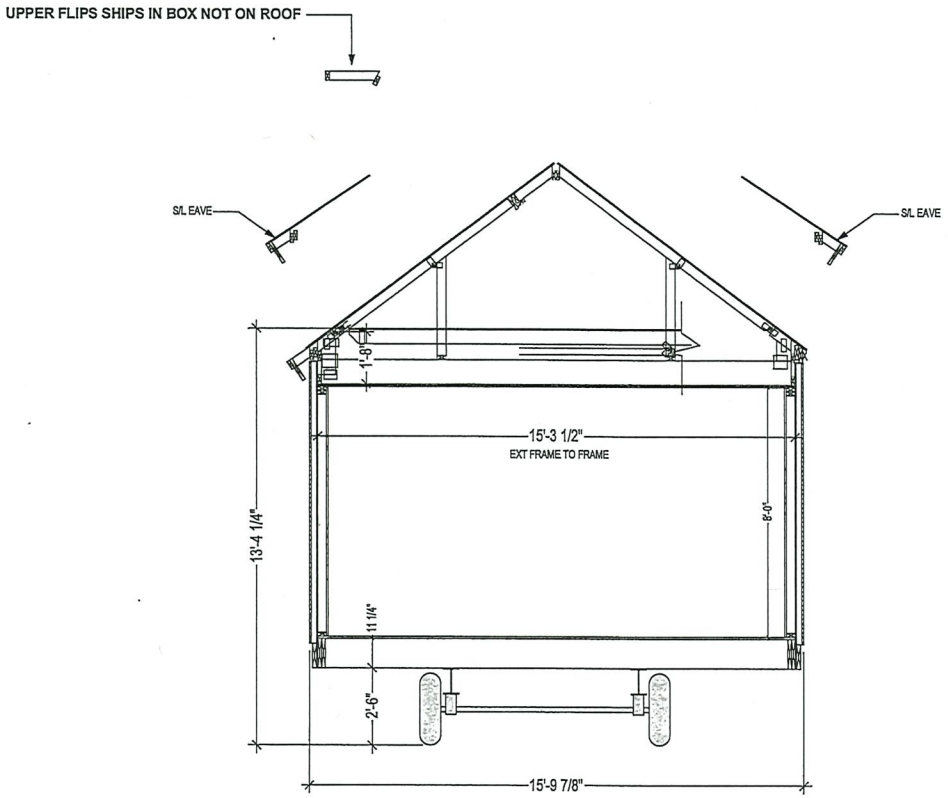
SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET #
P25

SCALE: NONE

MA



PROJECTED SHIPPING INFO:
*W @ Eaves (S/L) = +/- 15'**-11"***
*W @ Road = +/- 15'**-11"***
*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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

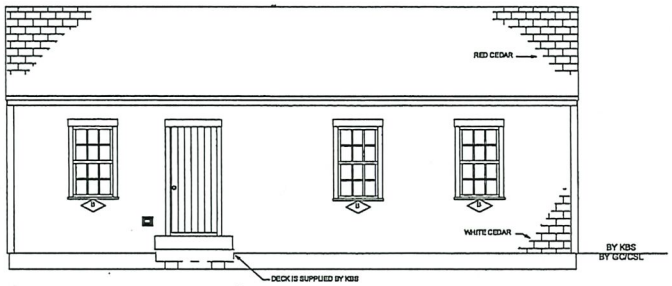
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

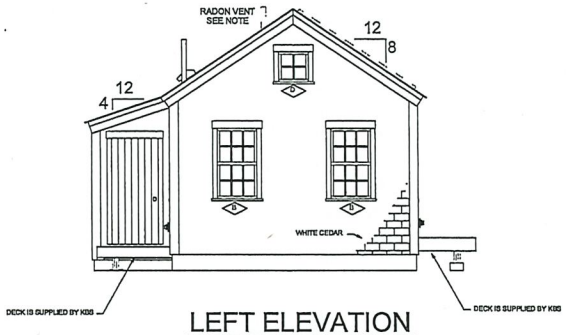
SHIPPING SECTION

SHEET #
P1002

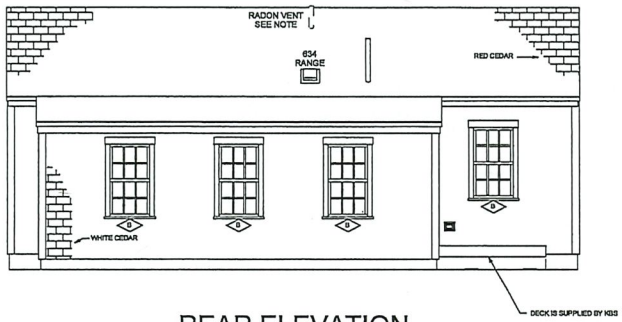
SCALE: NONE



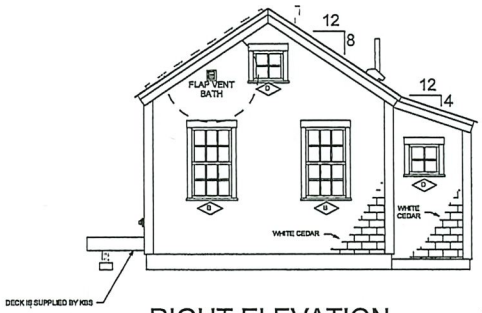
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV# DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

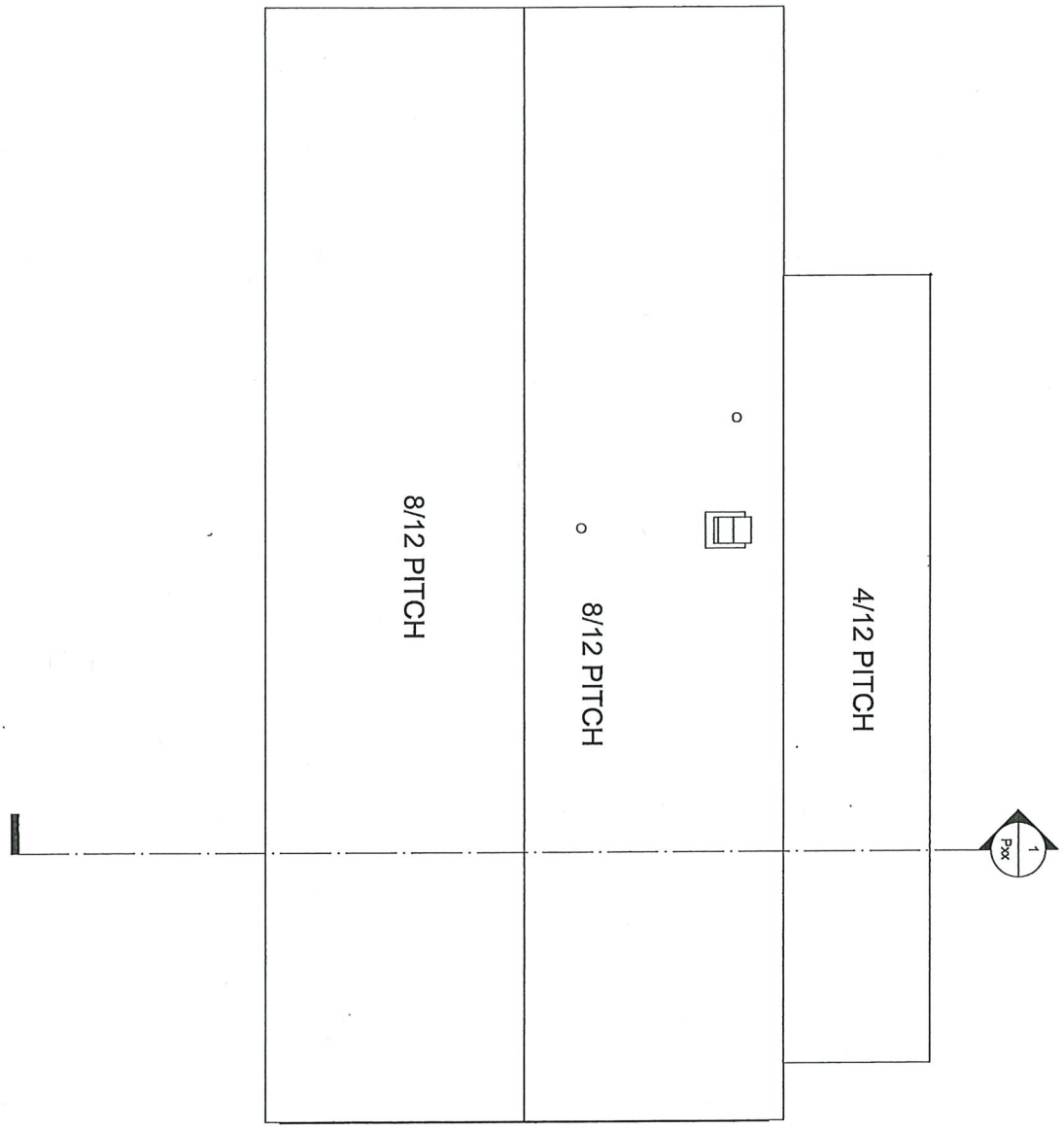
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

ELEVATIONS

SHEET #
P2

SCALE: 1/8"= 1'-0"



SCALE: 1/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4772

DATE: 4/8/2024

DWN BY: SLP

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

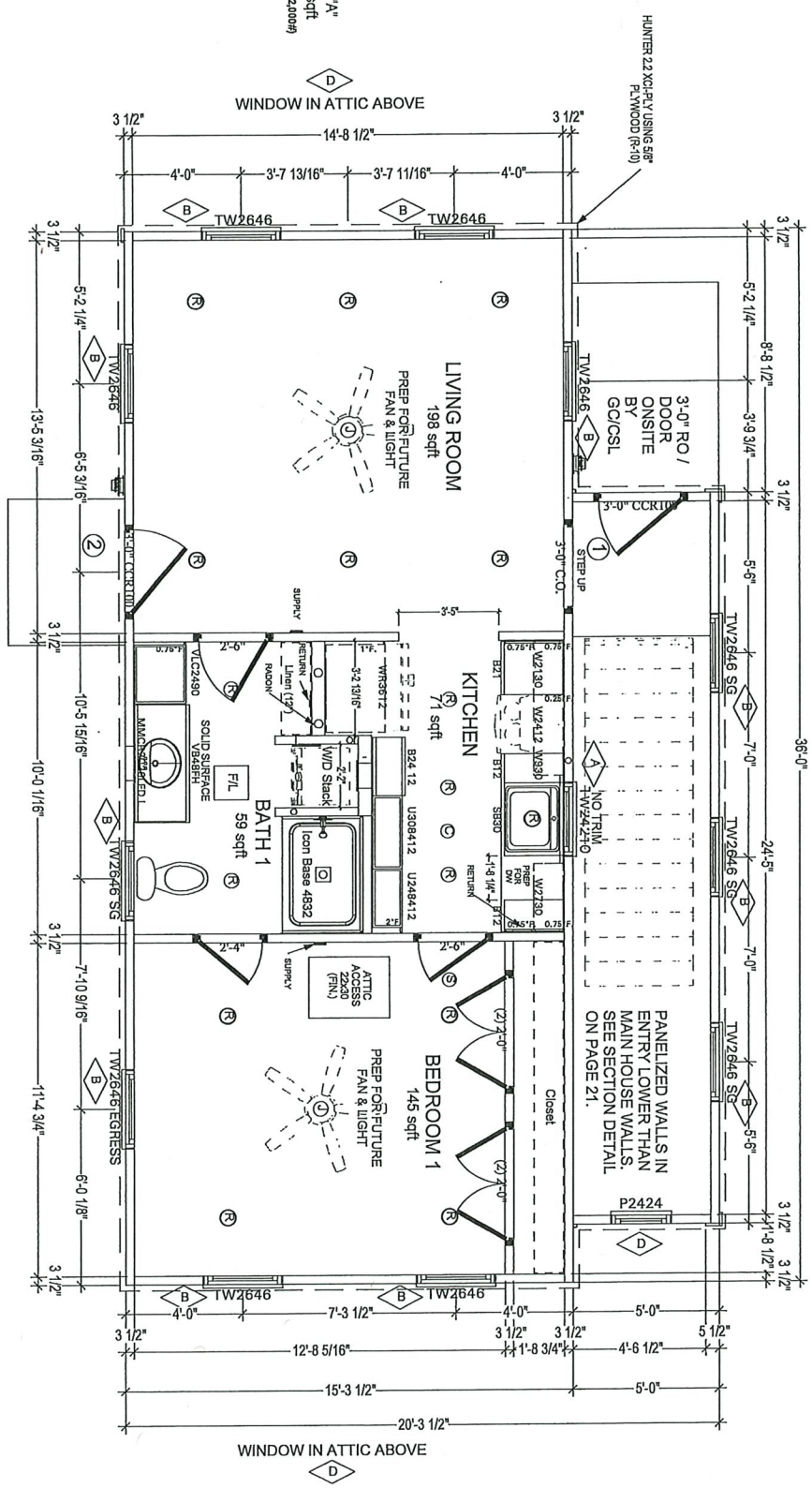
JOB NAME
40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC
Box 23
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com



TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

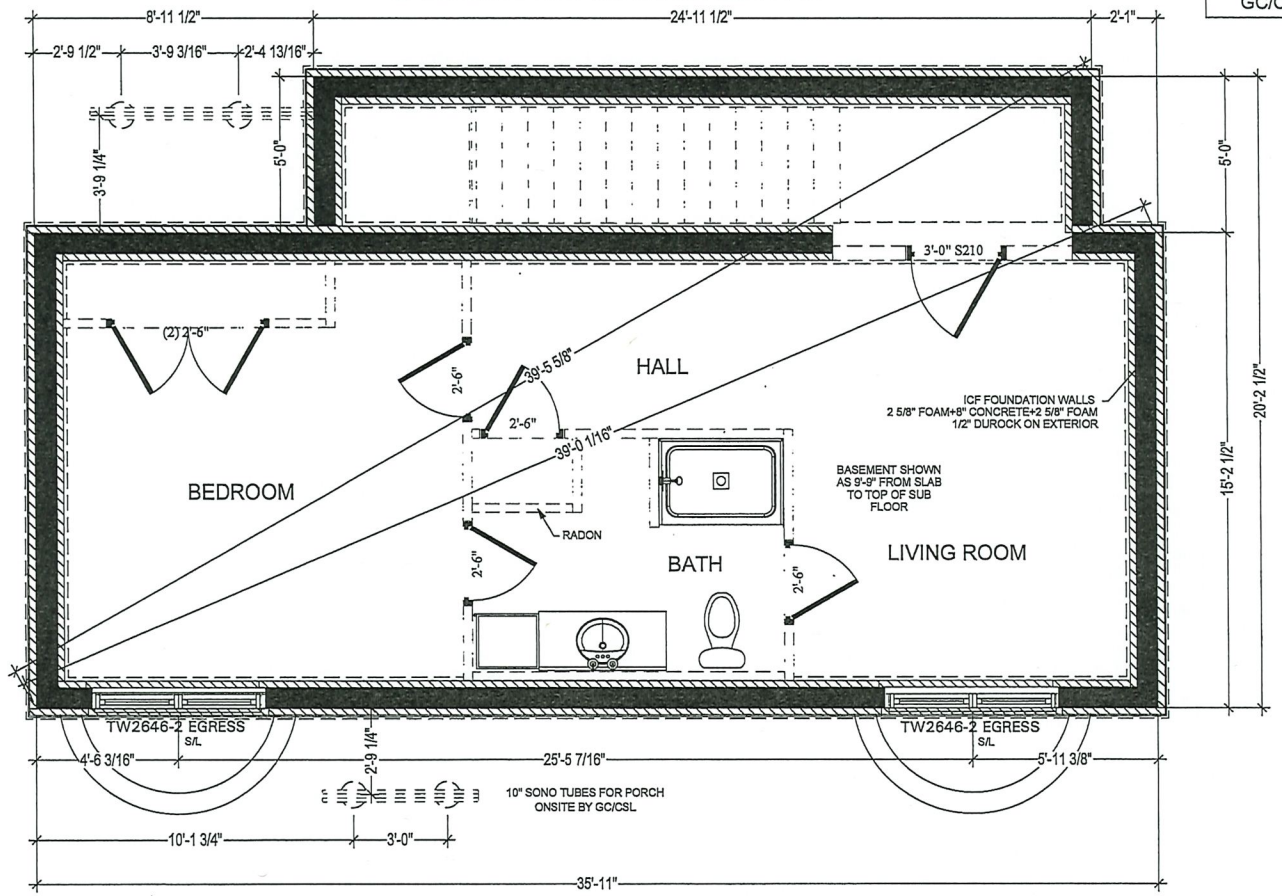
SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

PERMIT REV# DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

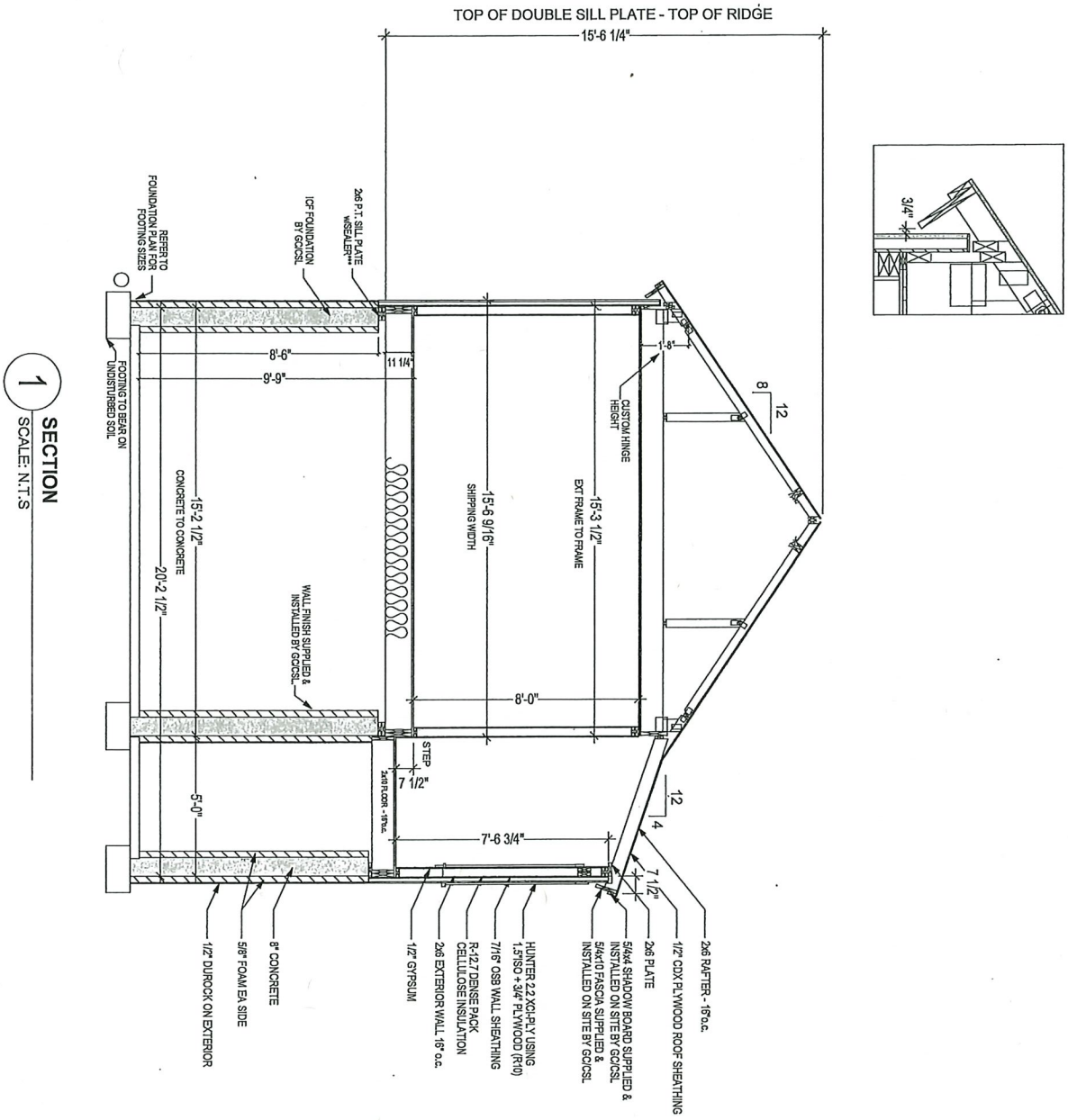
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

FOUNDATION

SHEET #
P14

SCALE: 1/4" = 1'-0"



1 SECTION
SCALE: N.T.S

SCALE: 1/4" = 1'-0"	SHEET # P21	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP SECTIONS	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 Nantucket, MA PERMIT REV# DATE:

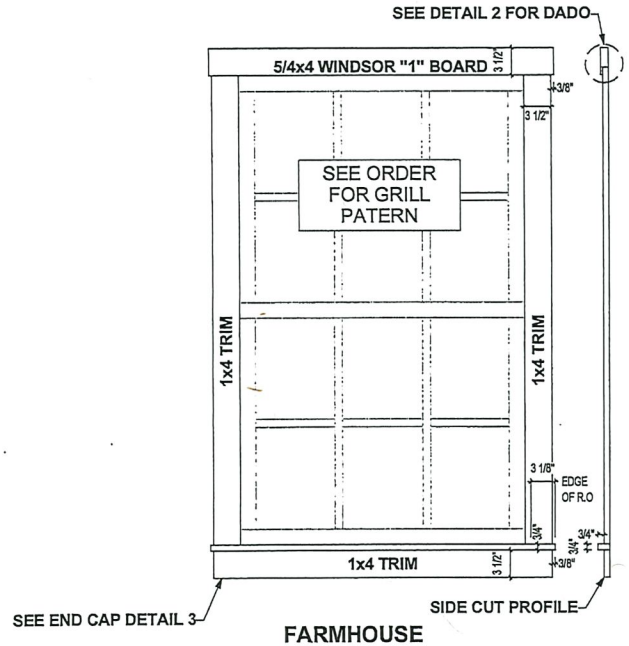
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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	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
B	11	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
D	3	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

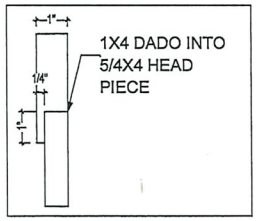
DOOR SCHEDULE

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 (RIGHT HAND IN-SWING)	BLACK
2	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



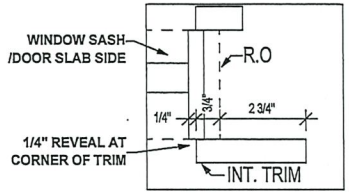
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



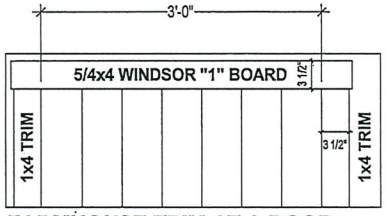
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



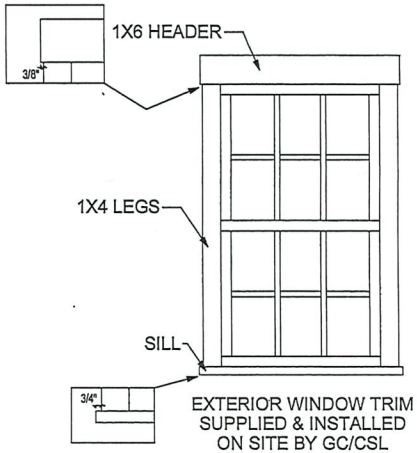
TRIM REVEAL AT CORNER

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
Box 23
Nantucket, MA

PERMIT REV# DATE:

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

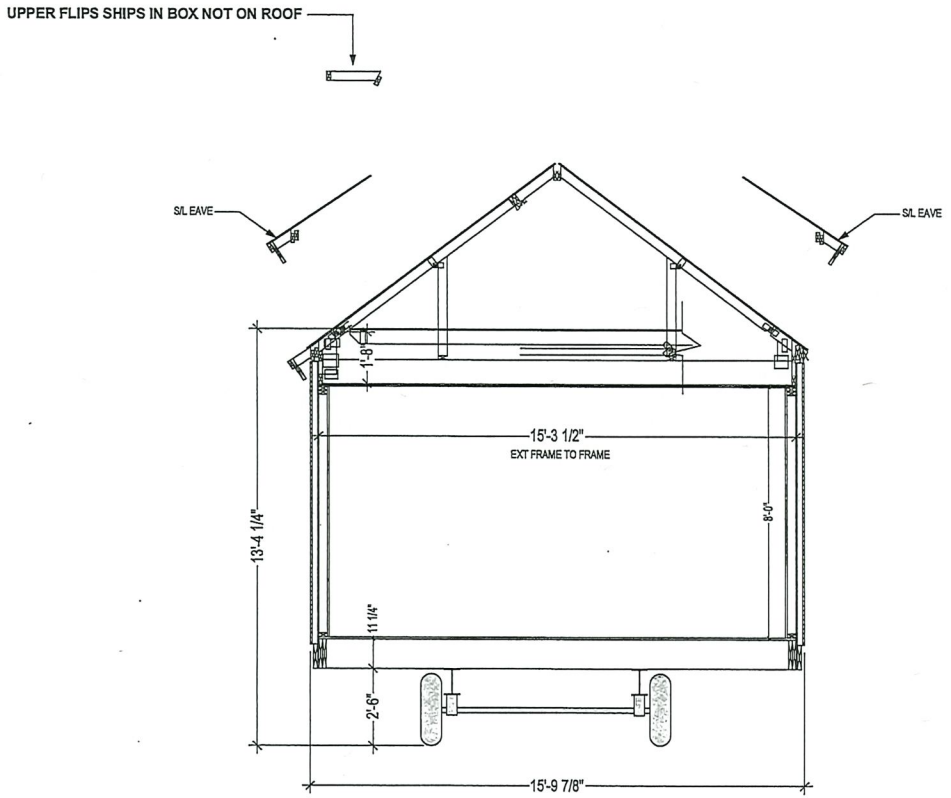
SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

MA



PROJECTED SHIPPING INFO:
*W @ Eaves (S/L) = +/- 15'-**11**"*
*W @ Road = +/- 15'-**11**"*
*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
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

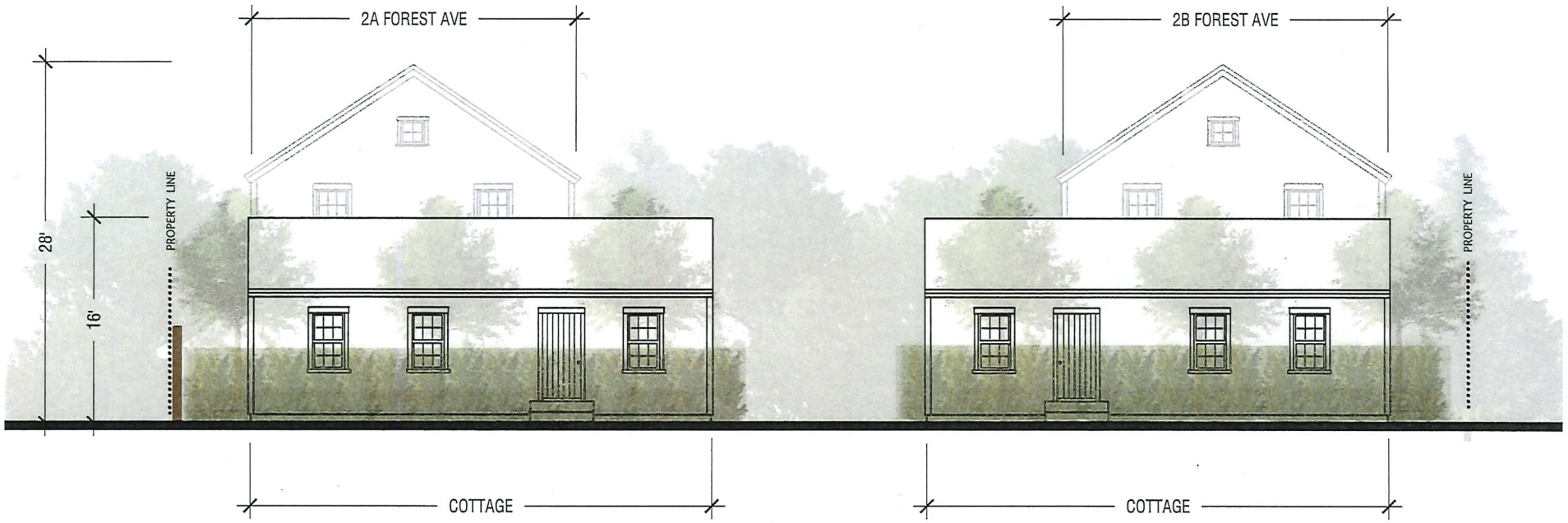
PERMIT REV# DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP
SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

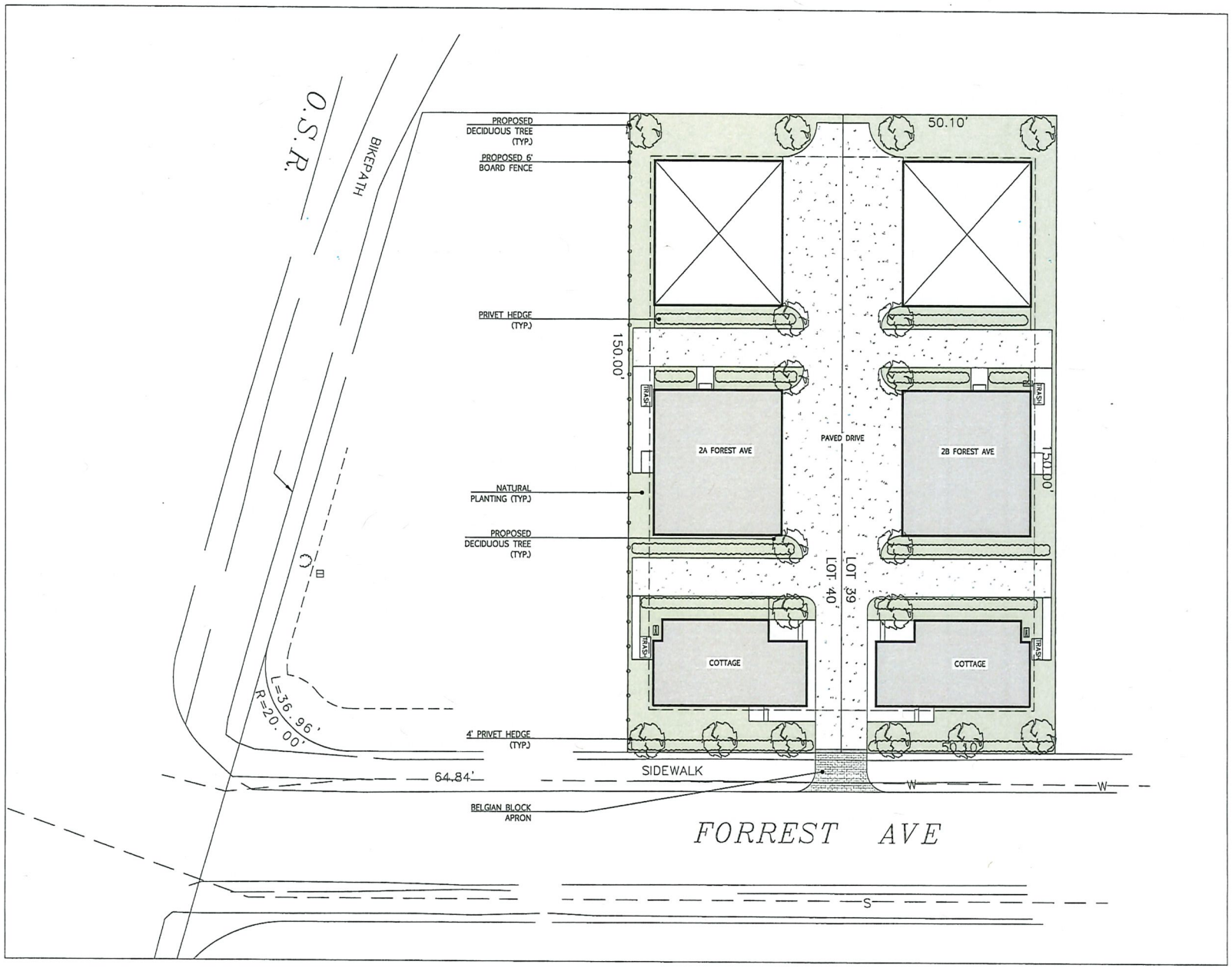


Project Name and Address

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



General Notes

No.	Revision/Issue	Date

N

Project Name and Address

2A/B FOREST AVE

2A/B FOREST AVE,
NANTUCKET, MA 02554

Project	Sheet
2A/B FOREST	HDC-1
Date: 04/23/2025	
Scale: 1:10	

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 181

Street & Number of Proposed Work: 1 Old South Rd

Owner of record: 41 North Media

Mailing Address: 1 Old South Rd

Contact Phone #: 617 848 8442 E-mail: rsauer@inkym.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ 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

Paint cinders on back and both back sides to town approved color.

Is there an HDC survey form for 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) Replace existing broken wood 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Quaker Gray Pms 423 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 4/27/25 Signature of owner of record _____ Signed under penalties of perjury

COLOR CHANGE CHECKLIST





Planning and Land Use Services

Historic District Commission

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
✓	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
✓	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

✓	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: 4/27/25

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 Robert Saurer

AS AGENT FOR The Inquirer and Mirror

STREET ADDRESS 1 Old South Rd

MAP/PARCEL 55 181

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/27/25

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 4/27/25 Date

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow.....PMS 120

Cottage Red.....PMS 492

Hamilton Blue.....PMS 5415

Cobblestone.....PMS 403

Nantucket Blue.....PMS 5473

Quaker Gray.....PMS 423

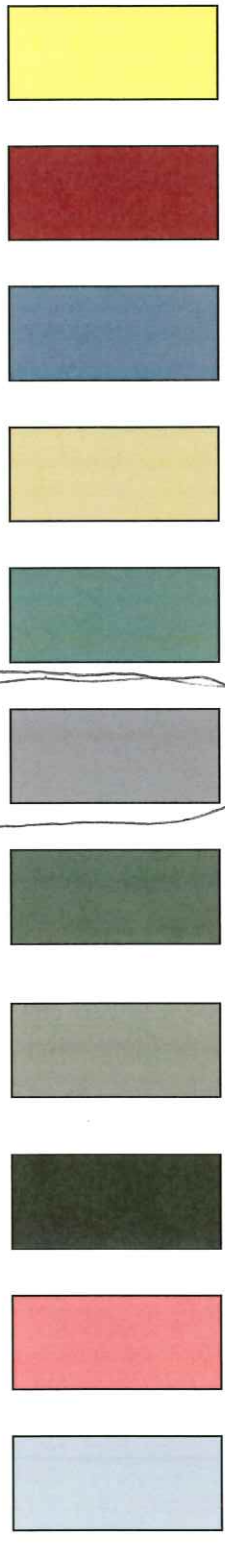
Chrome Green.....PMS 3302

Nantucket Gray.....PMS 416

Essex Green.....PMS 5605

Nantucket Red.....PMS 1807

Newport Blue.....PMS 5408





Property Information

Property ID	3378
Location	MILESTONE RD
Owner	41 NORTH MEDIA 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 @ Rotary - no painting



Cottage Side View - Paint



Employee Parking Side



Garage Area - Part



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:

na 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

na 3. **As-Built Plans (1copy):** of existing elevations

na 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

ga 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

na but included from previous submission 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

na 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 192

Street & Number of Proposed Work: 8 Golfview

Owner of record: Daniel Murphy

Mailing Address: 100 Normandy Rd
Long Meadow MA 01106

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Siphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 7820 E-mail: hello@sg-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. House

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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' Sq. Footage 1st floor: 1480 SF
Width: 34' Sq. footage 2nd floor: 1400 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 800sf ☒ 1st floor ☐ 2nd floor
Size: 240 SF ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North ~~2'~~ 0-1' South 3' (cut in) East 0-3' West 0-3'

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

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 9 /12 Dormer _____/12 Other 5/12 & 4/12 Porches

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Copper

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☒ Other Boral/composite or cedar in select locations
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 1x2+ crown Rake match fascia Soffit (Overhang) 9" Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 5/4x6 w/cap Door Frame match windows Columns/Posts: Round ~~8x8~~ Square 8x8

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 6 Lite 2 Panel Rear French Side French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell or Stone Walkways Shell or Stone Walls Stone if Required

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim White Sash White Doors Front Folger Blue/Side white
Deck NTW Foundation NTW 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 4-28-25 Signature of owner of record _____ Signed under penalties of perjury

Signed By G Aynes for Thomas Murphy



Property Information

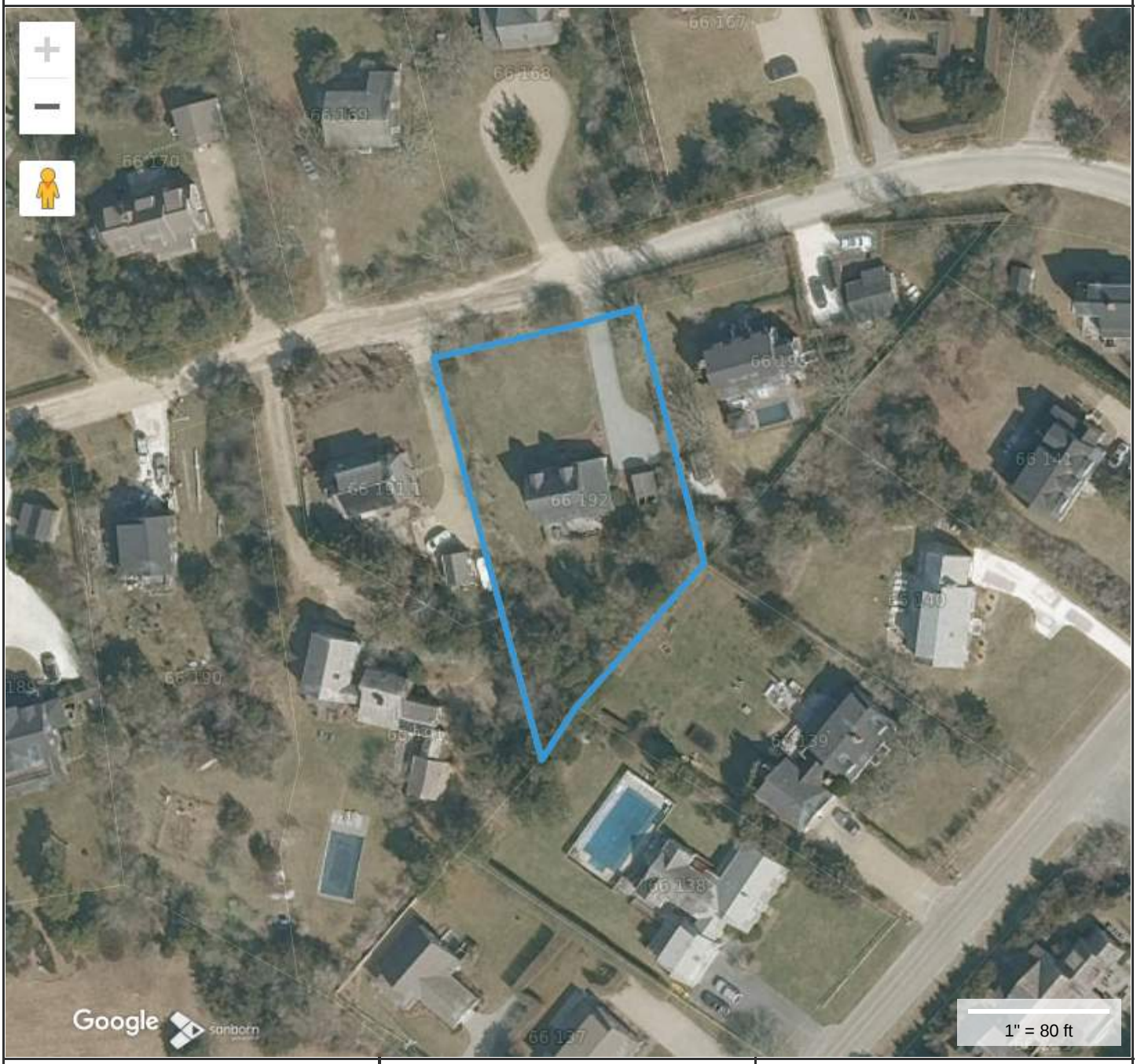
Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

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.



Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





This drawing 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 Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/28/2025 9:51:09 AM

Murphy

8 Golfview Drive
Nantucket MA

Site Plan

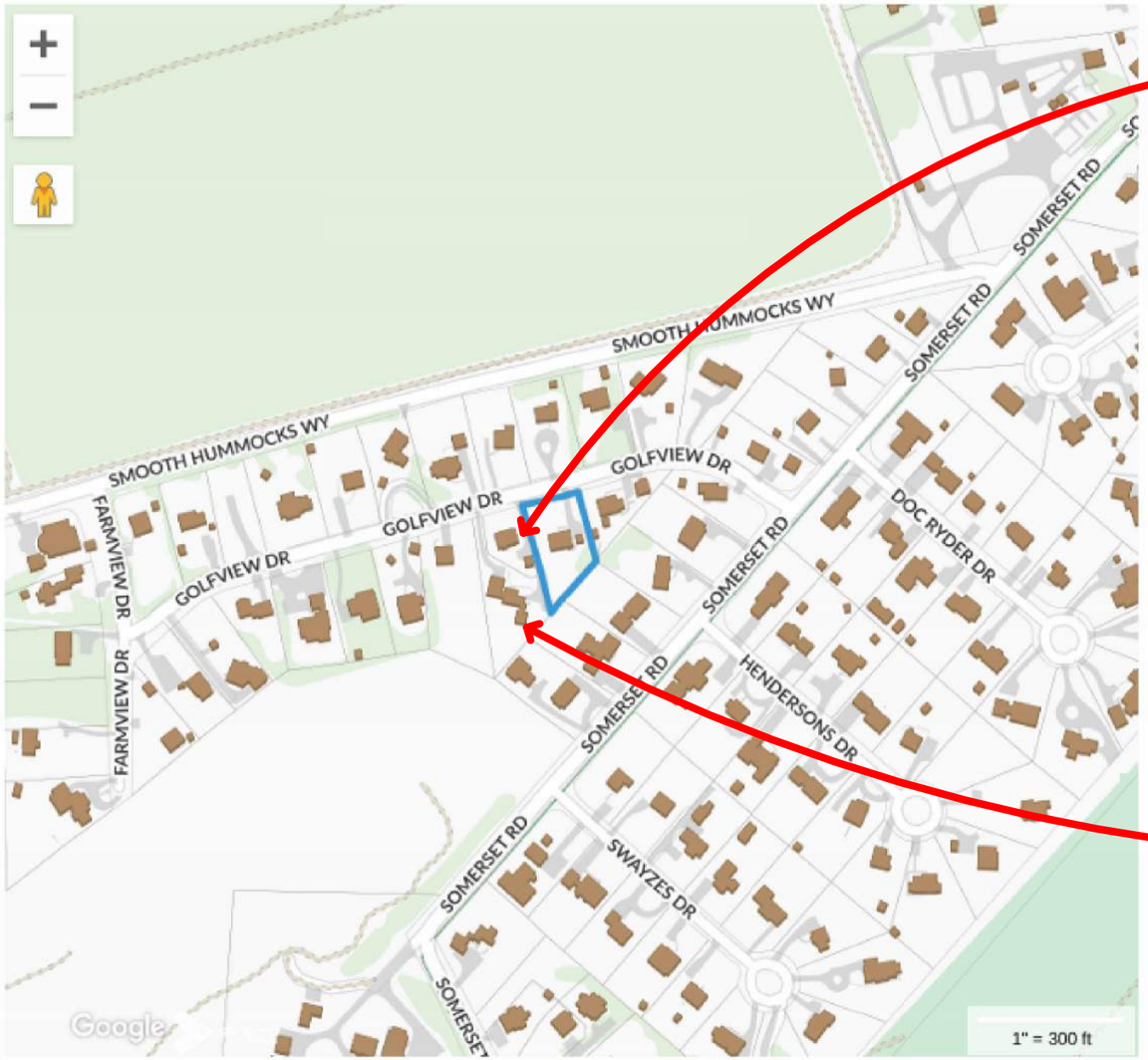
66 / 192

No.	Description	Date

1

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/28/2025 9:51:04 AM







Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

2

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820





This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/28/2025 9:50:59 AM

Murphy

8 Golfview Drive
Nantucket MA

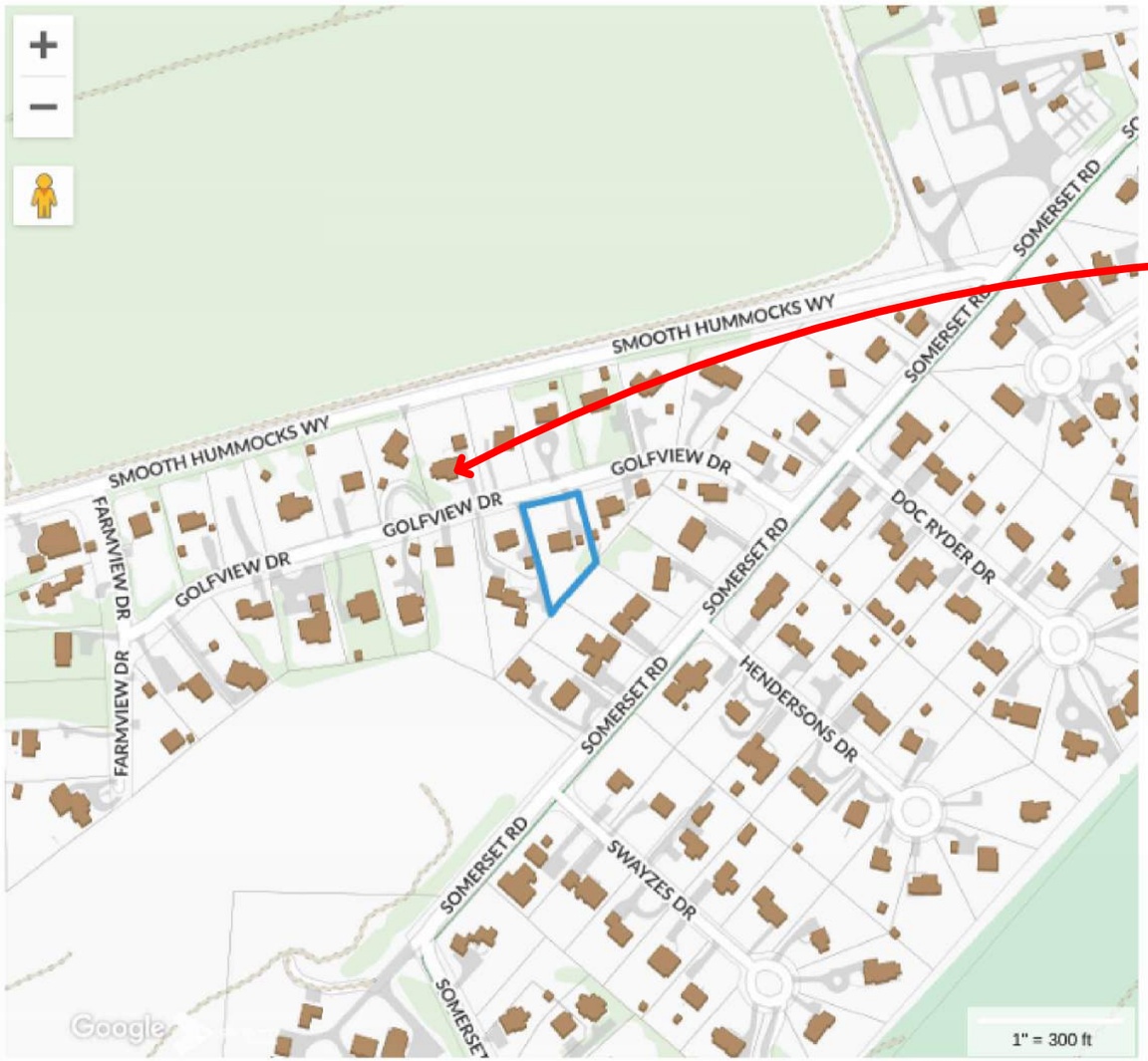
Site Plan

66 / 192

No.	Description	Date

3

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820





This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/28/2025 9:50:54 AM

Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

4

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820





This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/28/2025 9:50:49 AM

Murphy

8 Golfview Drive
Nantucket MA

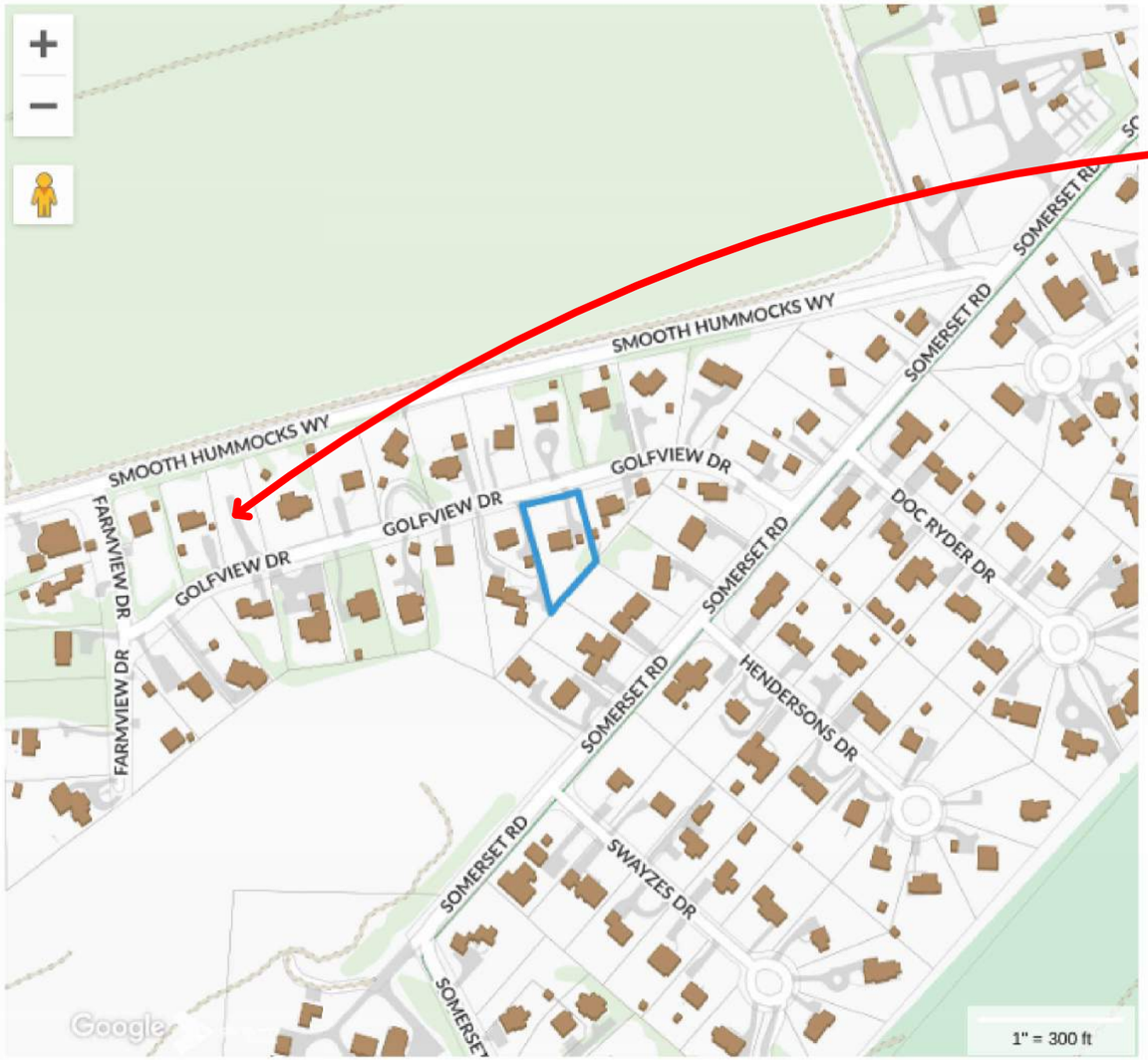
Site Plan

66 / 192

No.	Description	Date

5

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820





This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/28/2025 9:50:40 AM

Murphy

8 Golfview Drive
Nantucket MA

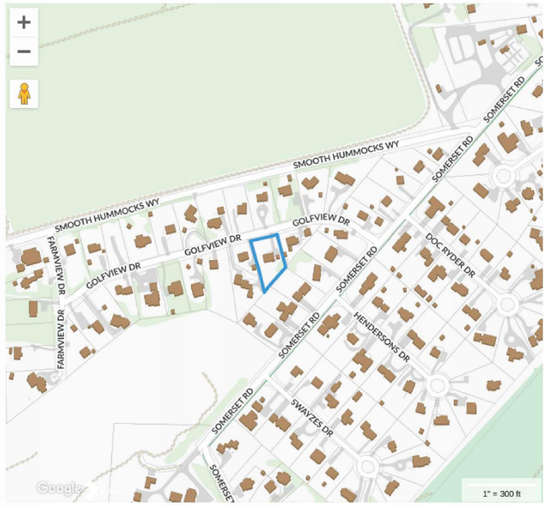
Site Plan

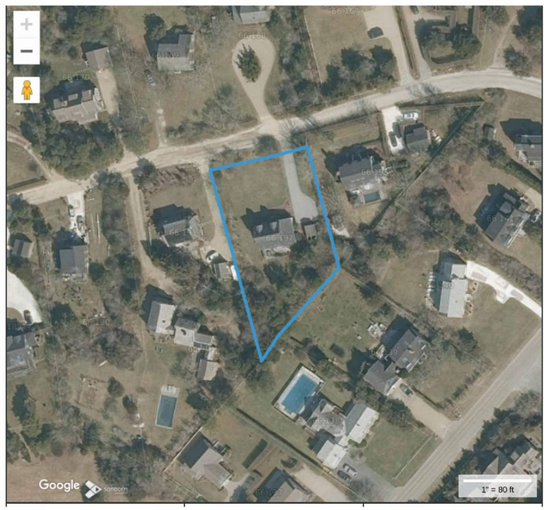
66 / 192

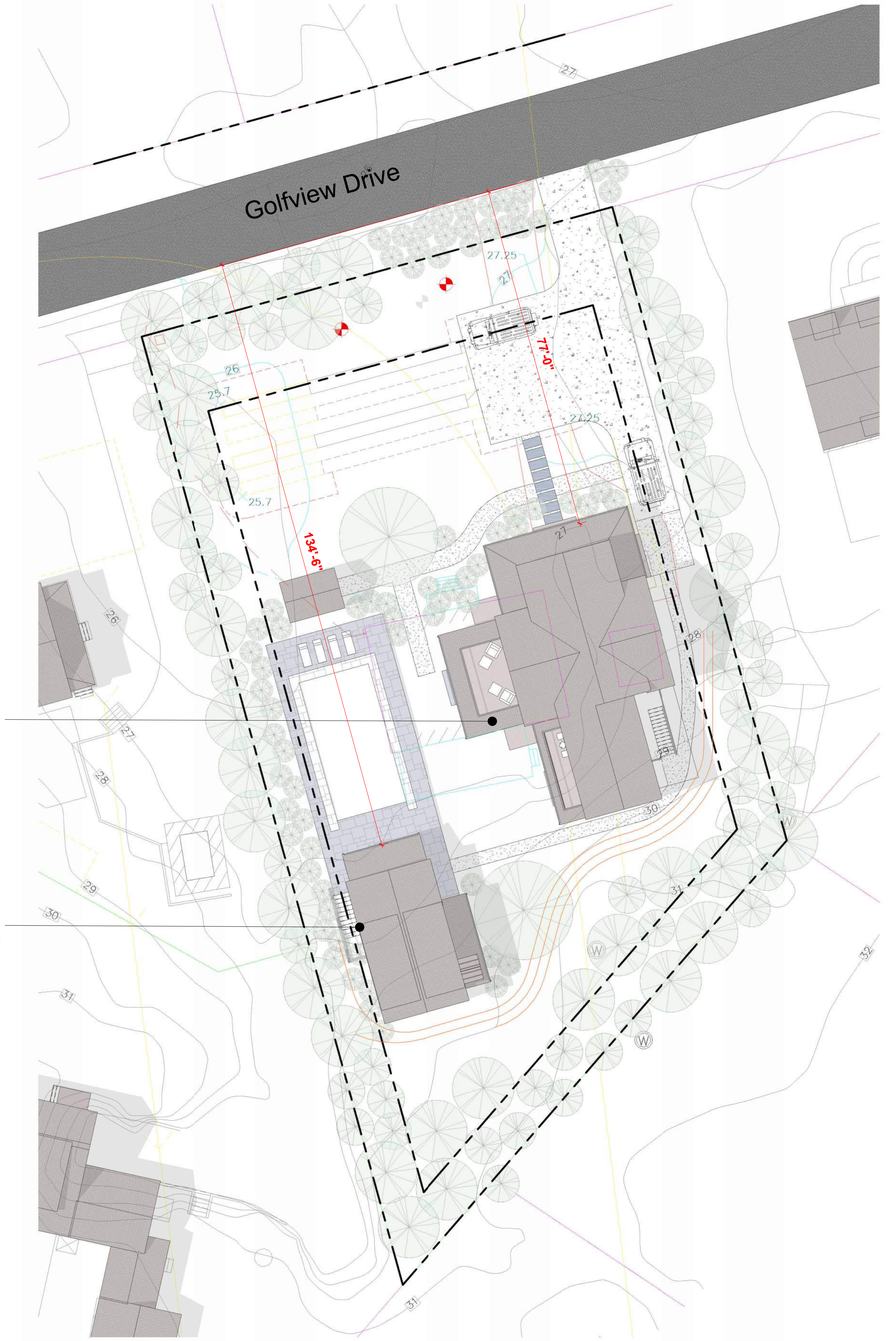
No.	Description	Date

6

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820







1 Site - HDC
1/16" = 1'-0"

HDC Submission

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

66 / 192

Structure
Site Plan

#	Description	Date
5	HDC Submission	2025.04.28

HDC Site

HDC1.0

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 © 4/27/2025 10:18:47 PM



1 **HDC - East**
1/4" = 1'-0"



2 **HDC - North - Entry**
1/4" = 1'-0"



4 **HDC - West**
1/4" = 1'-0"



3 **HDC - South**
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/27/2025 9:23:52 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

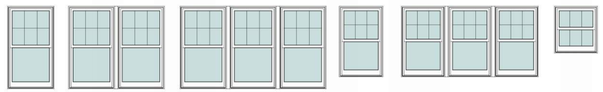
66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Elevations

HDC1.1



Elevations - Windows
1/4" = 1'-0"

Schedule - Windows - HDC

Type Mark	Manufacturer	Window Type	Model	Mulled Units	Mull Space	Rough Width	Rough Height	Cladding Material	Comments
A	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624			2'-8 1/4"	4'-8"	Aluminum-Marvin-Stonewhite	
A2	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	2	2"	5'-5 1/2"	4'-8"	Aluminum-Marvin-Stonewhite	
A3	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	3	2"	8'-2 3/4"	4'-8"	Aluminum-Marvin-Stonewhite	
B	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420			2'-6 1/4"	4'-0"	Aluminum-Marvin-Stonewhite	
B3	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420	3	2"	7'-8 3/4"	4'-0"	Aluminum-Marvin-Stonewhite	
C	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2412			2'-6 1/4"	2'-8"	Aluminum-Marvin-Stonewhite	

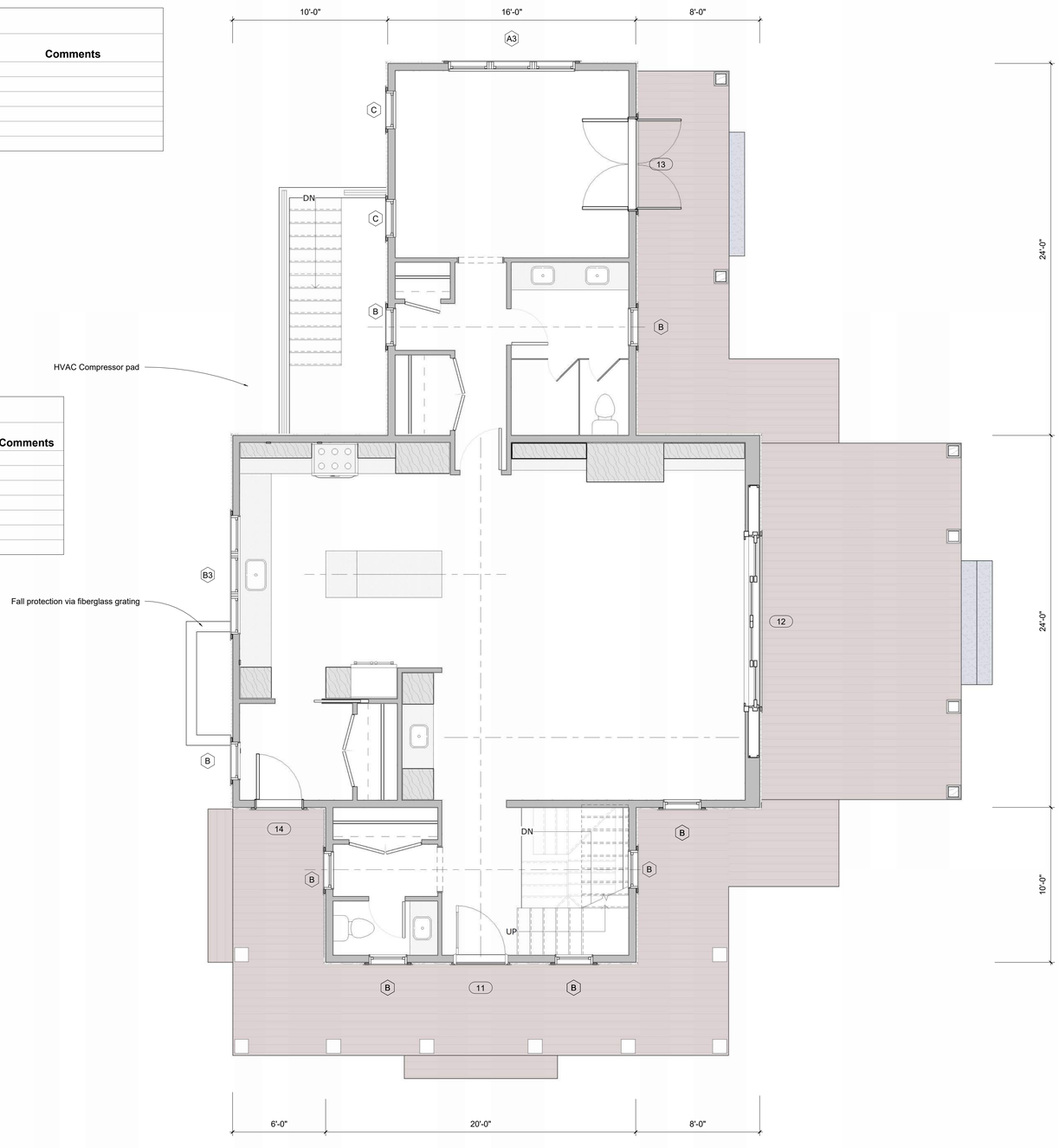
Elevations - Doors
1/4" = 1'-0"

Schedule - Doors - HDC

Mark	Manufacturer	Door Type	Model	Rough Width	Rough Height	Cladding Material	Function	Comments
01	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
11	Simpsons Door Company		77662	3'-6"	7'-2"		Exterior	
12	Marvin Windows and Doors	Ultimate Multi-Slide Door Pocket	UMSDPKT12070_PXX-XXP	17'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	
13	Marvin Windows and Doors	Ultimate Inswing Door	UID 6070	6'-1 5/8"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
14	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
21	Marvin Windows and Doors	Ultimate Inswing Door	UID 6068	6'-1 5/8"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
22	Marvin Windows and Doors	Ultimate Multi-Slide Door Pocket	UMSDPKT12070_PXX-XXP	17'-7 31/32"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	

Notes - Doors and Windows

1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean “True Divided Lite” glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean “Simulated Divided Lite” glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer’s rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5” exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.



1 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
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA
66 / 192

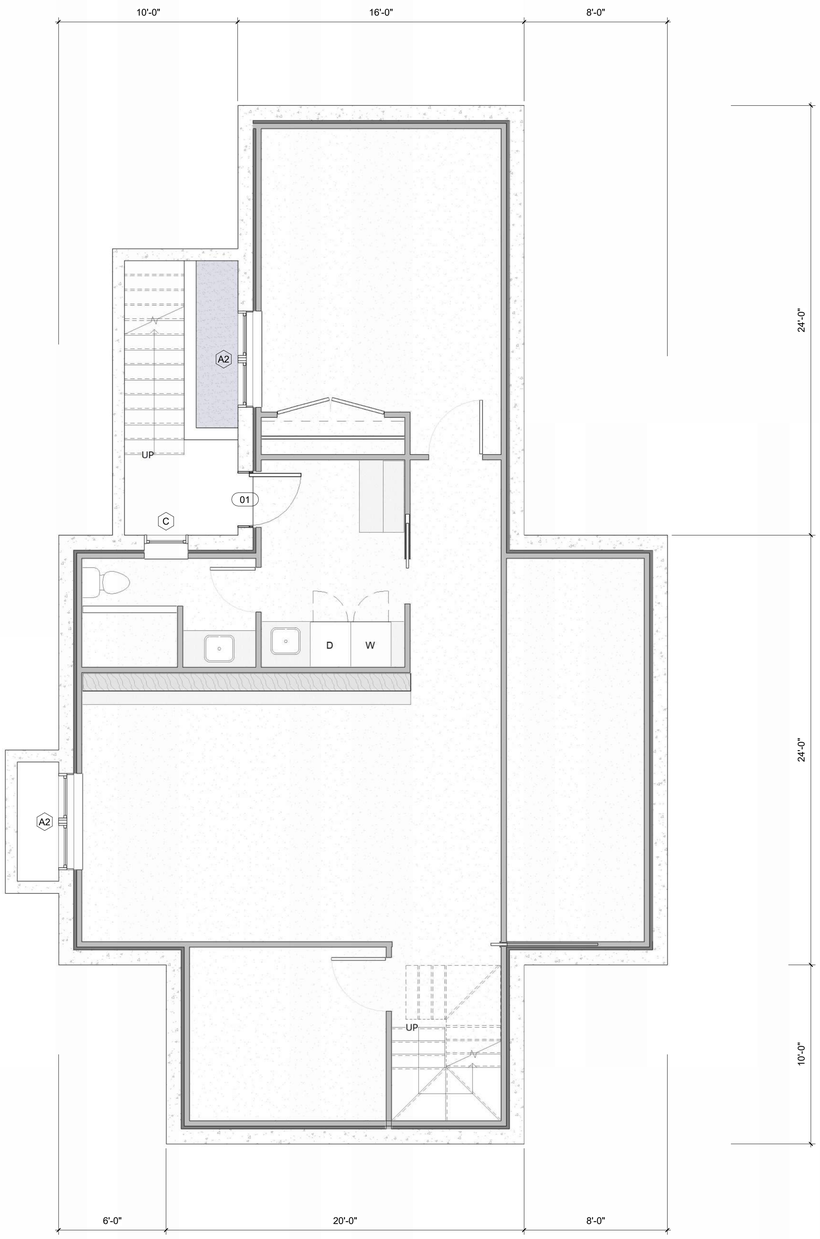
Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

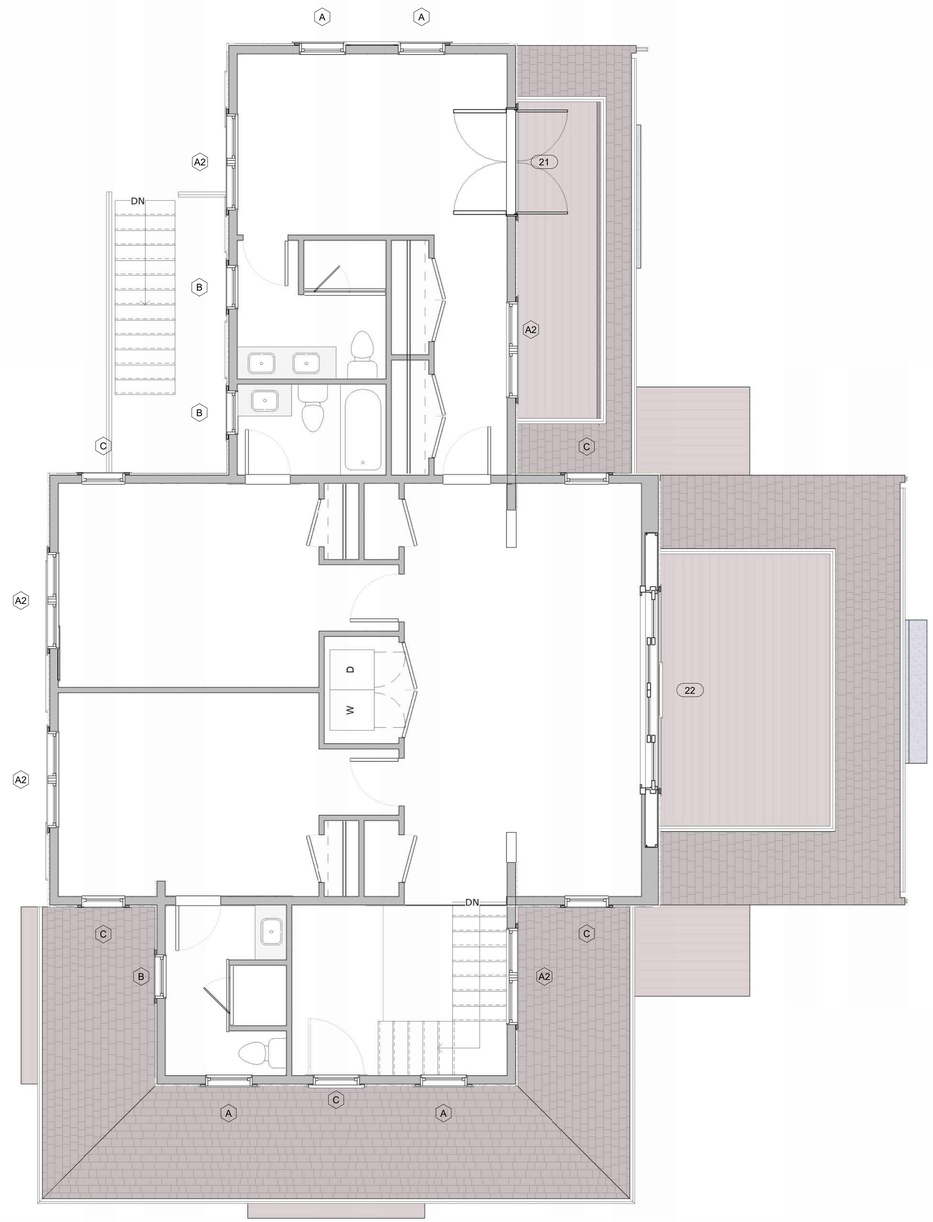
Plans
HDC1.2

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 or project with the written permission of the designer. The contents of this document are not to be reproduced, copied or used 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 intended event only. Copyright © 4/28/2025 2:21:48 PM



1 **Floor 0 - HDC**
1/4" = 1'-0"



2 **Floor 2 - HDC**
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/27/2025 9:17:55 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Plans

HDC1.3

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: 8 Golf View Drive

Tax Map Number: 66 Parcel Number: 192

Owner of Record: Daniel P Murphy

Description of Proposal: Move off/Demo existing house. New house and guest house.

Anticipated HDC Submission Date: 2024.10.21

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.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Salem, MA 01970

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.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

MAIER ROBERT C & BARBARA B
335 ESSEX STREET
SALEM, MA 01970

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2794 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Montclair, NJ 07043

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.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

HANDELSMAN SCOTT A
32 LAUREL PLACE
MONTCLAIR, NJ 07043

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 51

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
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

CHAMBERS SAMUEL P & SUSAN T
113 SOMERSET RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 37

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
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

LYNCH RONALD & COBB LUCY
10 GOLFVIEW DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Wellesley Hills, MA 02481

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.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

DEL COL WESLEY A & CAROLINE S
24 SAWYER RD
WELLESLEY, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 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
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

GIBSON CHRISTOPHER & MARYBETH
4 GOLFVIEW DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Concord, MA 01742

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

BUDRIS ALAN E
PO BOX 742
CONCORD, MA 01742

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 99

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Daniel P Murphy

MAILING ADDRESS..... 100 Normandy Rd Longmeadow, MA 01106-1229

PROPERTY LOCATION..... 8 Golf View Drive

ASSESSORS MAP/PARCEL..... 66/192

SUBMITTED BY:..... Gryphon Architects

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.

Octobert 17, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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:

na 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

na 3. **As-Built Plans (1copy):** of existing elevations

na 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

ga 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

na but included from previous submission 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

na 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements . Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 192

Street & Number of Proposed Work: 8 Golfview Road

Owner of record: Daniel Murphy

Mailing Address: 100 Normandy Road
Long Meadow MA 01106-1229

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Eytan Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@eytan.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. Cottage

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 576 SF
Width: 18' Sq. footage 2nd floor: 378 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 100 SF ☒ 1st floor ☐ 2nd floor
Size: 100 SF ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North ~~0-1'~~ (cotton) South 0-3' East 0-3' West 0-3'

Height of ridge above final finish grade: North 22' South 22' East 22' West 22'

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 9" ± ☐ 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 5 / 12 Other 5/12 porches

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, 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 Boral / composite

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 + 1x2 cw Rake Match fascia Soffit (Overhang) 24" Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 + 5/4x6 cw/cap Door Frame Match Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Marvin windows

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front French Rear _____ Side French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Shell or Stone Walls Stone as Required

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW

Trim White Sash White Doors White

Deck NTW Foundation NTW 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 4-28-25 Signature of owner of record _____ Signed By Authorized Agent

Signed under penalties of perjury



Property Information

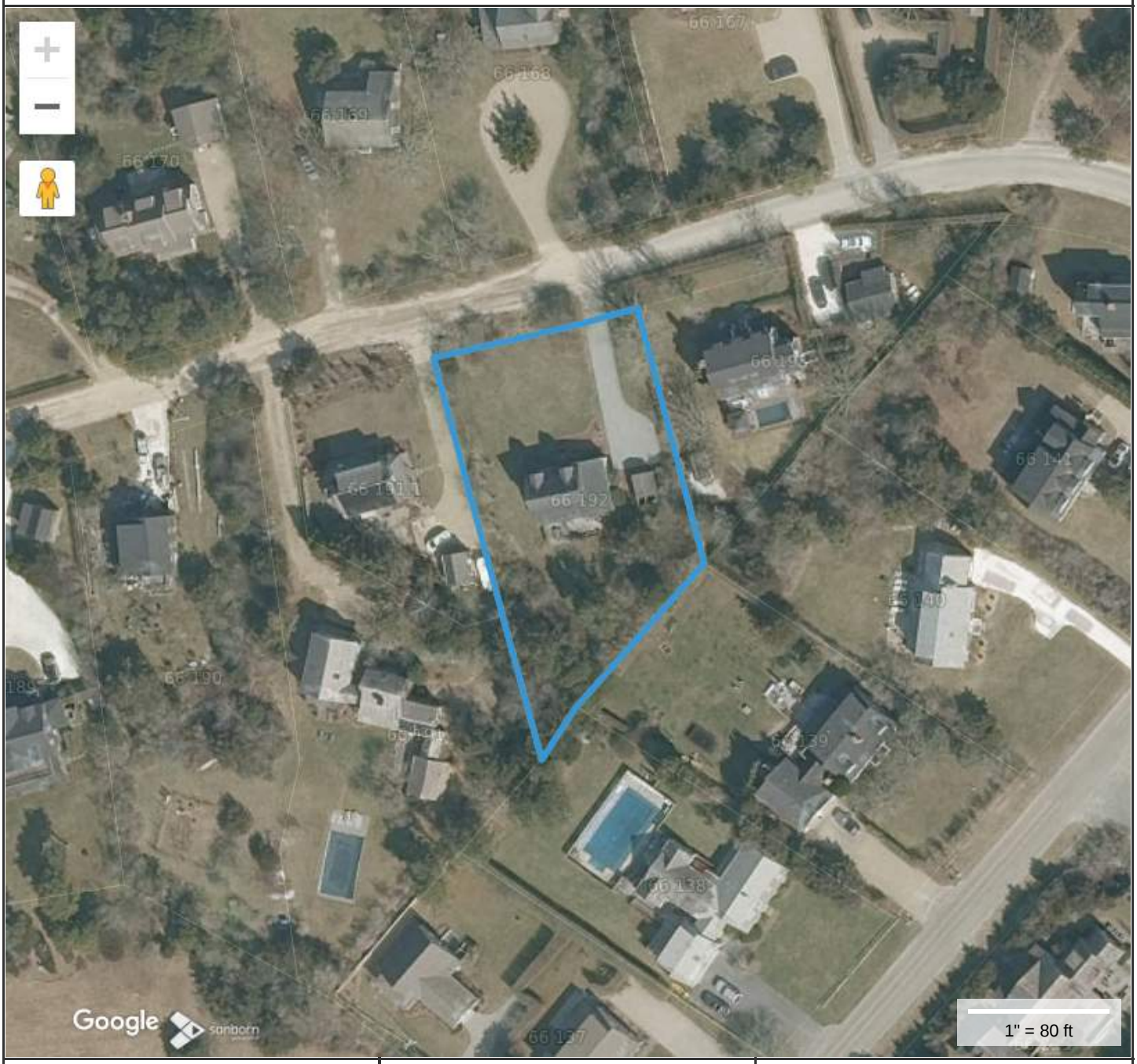
Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

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.



Property Information

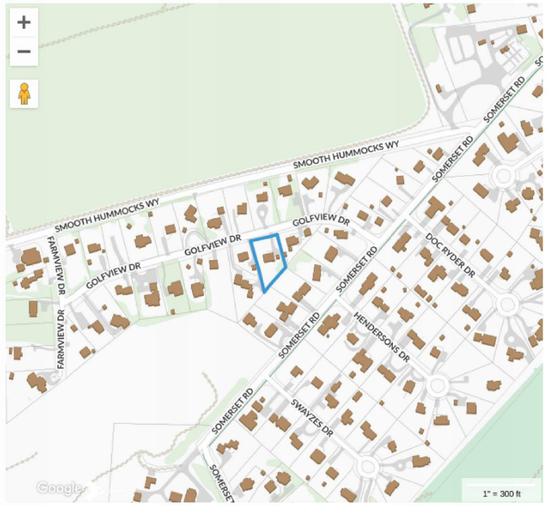
Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

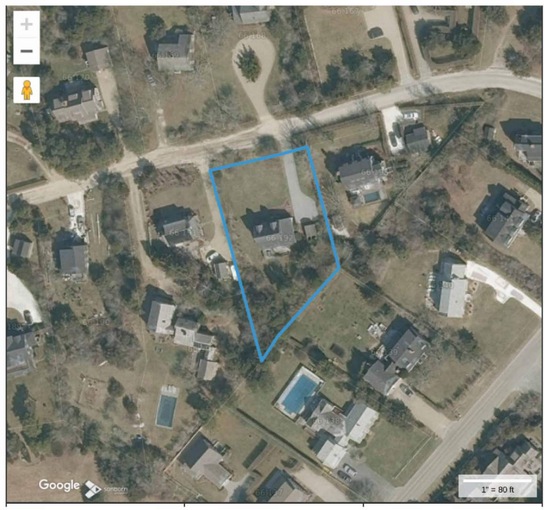
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

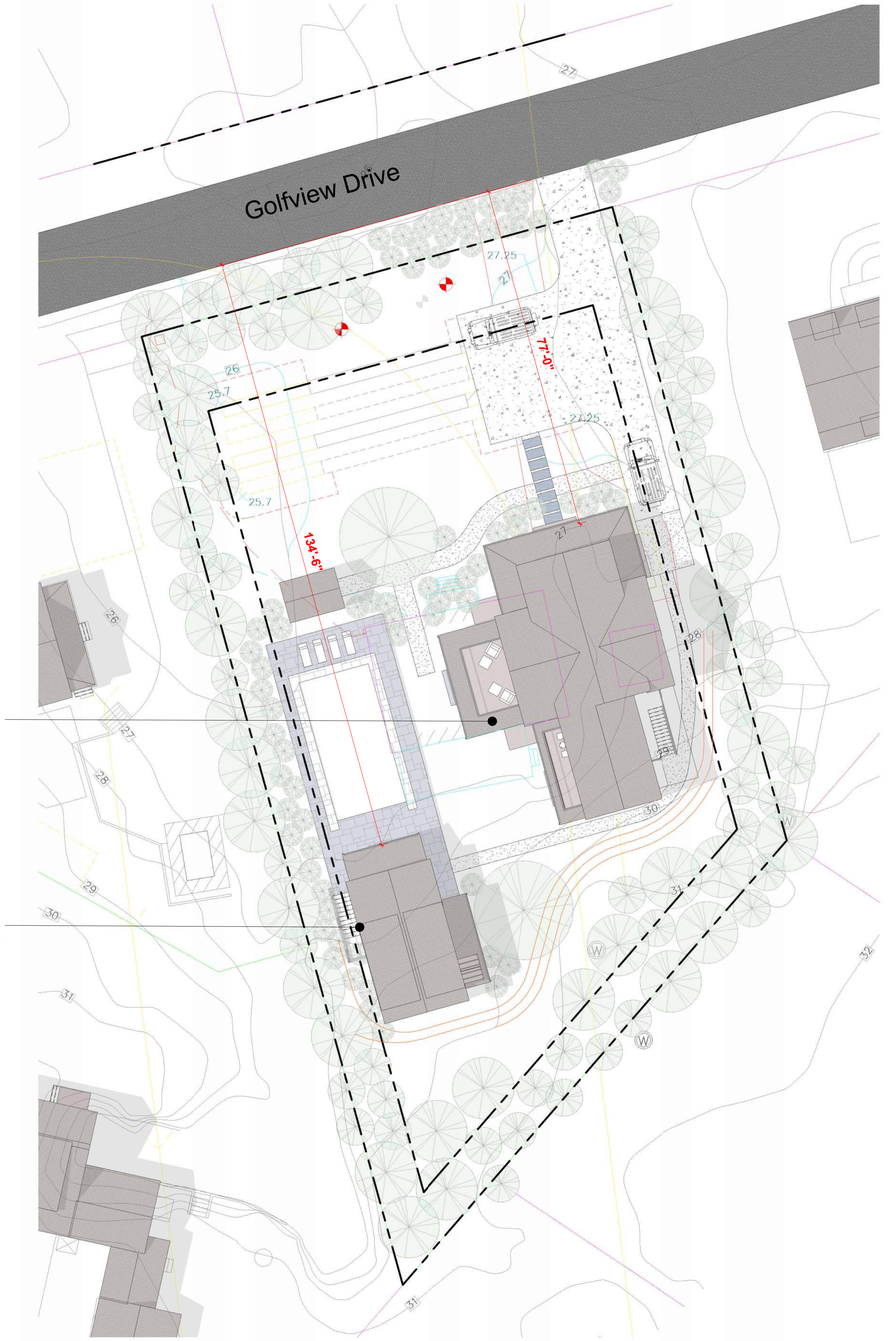
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.







1 Site - HDC
1/16" = 1'-0"

HDC Submission

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

66 / 192

Structure
Site Plan

#	Description	Date
5	HDC Submission	2025.04.28

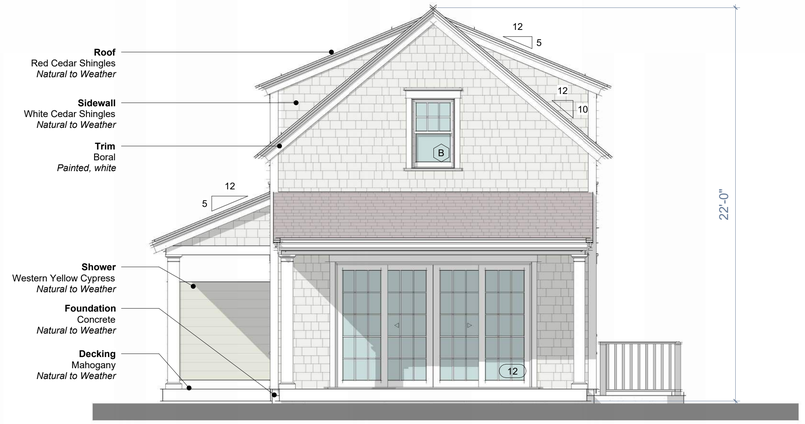
HDC Site

HDC1.0

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 © 4/27/2025 10:18:47 PM



1 **HDC - East Elevation**
1/4" = 1'-0"



2 **HDC - North Elevation**
1/4" = 1'-0"



4 **HDC - West Elevation**
1/4" = 1'-0"



3 **HDC - South Elevation**
1/4" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/27/2025 9:20:15 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

66 / 192

Structure
Cottage

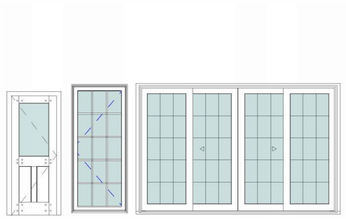
#	Description	Date
5	HDC Submisison	2025.04.28

Elevations

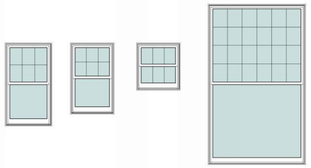
HDC1.1

Schedule - HDC Windows

Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Cladding Material	Comments
A	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2624	2'-8 1/4"	4'-8"	Aluminum-Marvin-Stonewhite	
B	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2420	2'-6 1/4"	4'-0"	Aluminum-Marvin-Stonewhite	
C	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 2412	2'-6 1/4"	2'-8"	Aluminum-Marvin-Stonewhite	
Z	Marvin Windows and Doors	Ultimate Double Hung G2	UDHG2 6050	5'-6 1/4"	9'-0"	Aluminum-Marvin-Stonewhite	



Elevations - Doors
1/4" = 1'-0"



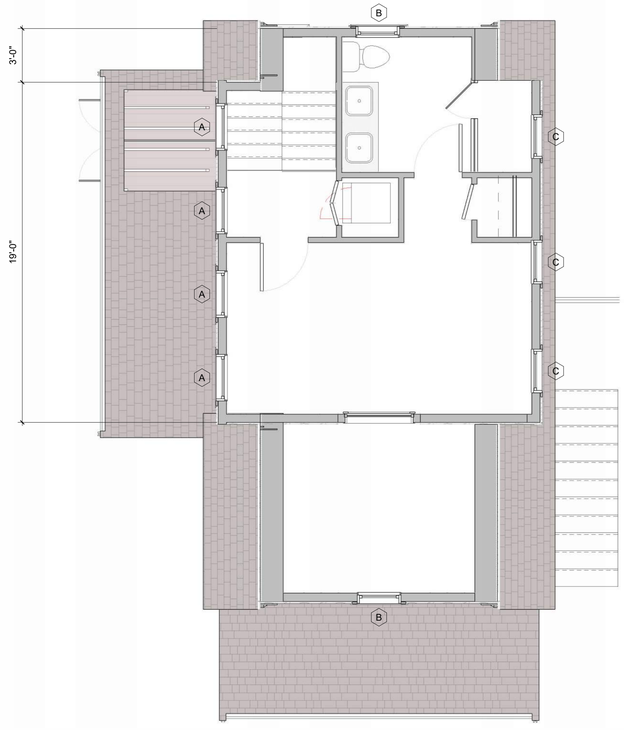
Elevations - Windows
1/4" = 1'-0"

Schedule - HDC Doors

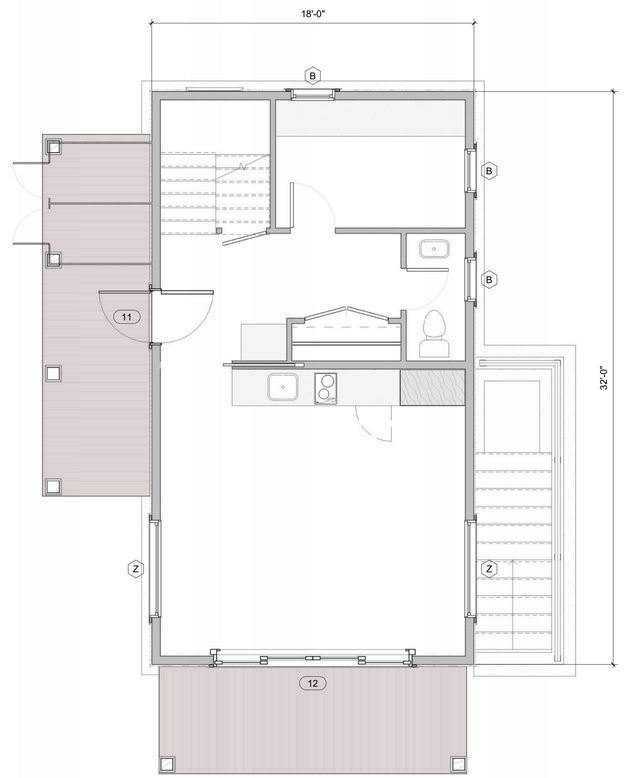
Mark	Manufacturer	Door Type	Model	Rough Width	Rough Height	Cladding Material	Function	Comments
01	Simpsons Door Company		77109	2'-10"	6'-10"		Exterior	Basement Door - Painted White
11	Marvin Windows and Doors	Ultimate Inswing Door	UID 3070	3'-2 7/16"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	Exterior	
12	Marvin Windows and Doors	Ultimate Multi-Slide Door Stacked	UMSDSTK12070_OX-XO	11'-1 49/64"	7'-1 23/32"	Aluminum-Marvin-Stonewhite	Exterior	

Notes - Doors and Windows

1. All exterior glazed openings to conform with the requirements of IRC2021 R308, Massachusetts amendments, and IBC2021 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean "True Divided Lite" glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean "Simulated Divided Lite" glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer's rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5" exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.



2 Floor 2 - HDC
1/4" = 1'-0"



1 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
Murphy

Project
Cisco Retreat

Location
8 Golfview Drive
Nantucket MA

66 / 192

Structure
Cottage

#	Description	Date
5	HDC Submisison	2025.04.28

Plans

HDC1.2

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 © 4/27/2025 9:20:28 PM

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: 8 Golf View Drive

Tax Map Number: 66 Parcel Number: 192

Owner of Record: Daniel P Murphy

Description of Proposal: Move off/Demo existing house. New house and guest house.

Anticipated HDC Submission Date: 2024.10.21

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.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Salem, MA 01970

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.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

MAIER ROBERT C & BARBARA B
335 ESSEX STREET
SALEM, MA 01970

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2794 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Montclair, NJ 07043

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.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

HANDELSMAN SCOTT A
32 LAUREL PLACE
MONTCLAIR, NJ 07043

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 51

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
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

CHAMBERS SAMUEL P & SUSAN T
113 SOMERSET RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 37

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
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

LYNCH RONALD & COBB LUCY
10 GOLFVIEW DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Wellesley Hills, MA 02481

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.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

DEL COL WESLEY A & CAROLINE S
24 SAWYER RD
WELLESLEY, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 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
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

GIBSON CHRISTOPHER & MARYBETH
4 GOLFVIEW DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Concord, MA 01742

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.73
Total Postage and Fees $5.58
Sent To
Street and Apt. No.
City, State, ZIP+4®

0056 08
Postmark Here
10/17/2024

BUDRIS ALAN E
PO BOX 742
CONCORD, MA 01742

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1593 2793 99

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Daniel P Murphy

MAILING ADDRESS..... 100 Normandy Rd Longmeadow, MA 01106-1229

PROPERTY LOCATION..... 8 Golf View Drive

ASSESSORS MAP/PARCEL..... 66/192

SUBMITTED BY:..... Gryphon Architects

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.

Octobert 17, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 142.1

Street & Number of Proposed Work: 138 SURFSIDE ROAD

Owner of record: 138 SURFSIDE RD. NOM TRUST

Mailing Address: 418 MILL ST.
NEWTOWN, MA. 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLIVER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: advalle2@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 2025-02-12087

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

TURN COURT 180° DEGREES SAME LOCATION

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4'-8" HT
Type: NTW POSTS W/ NESTINGS
Length: AROUND COURT.

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

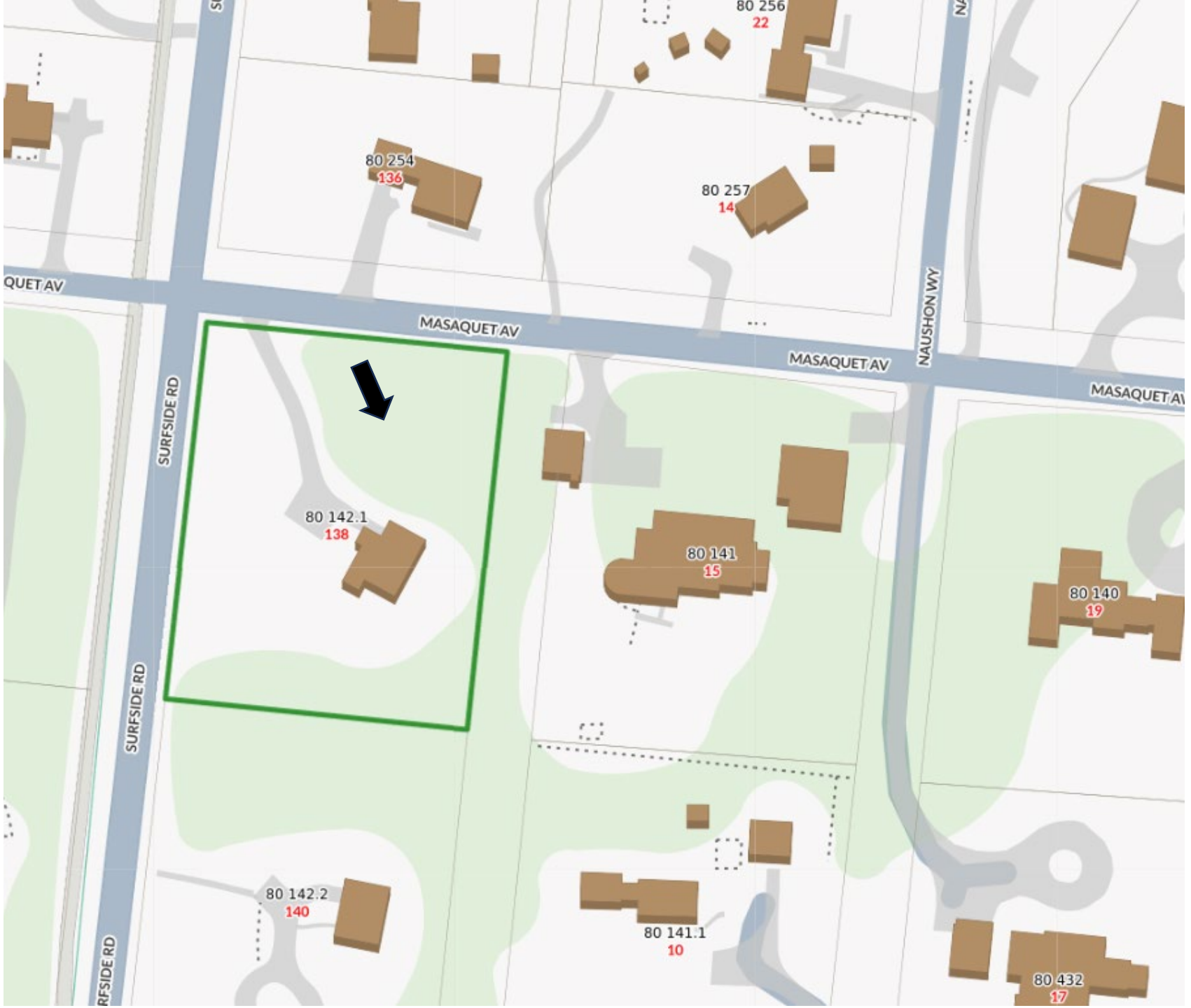
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

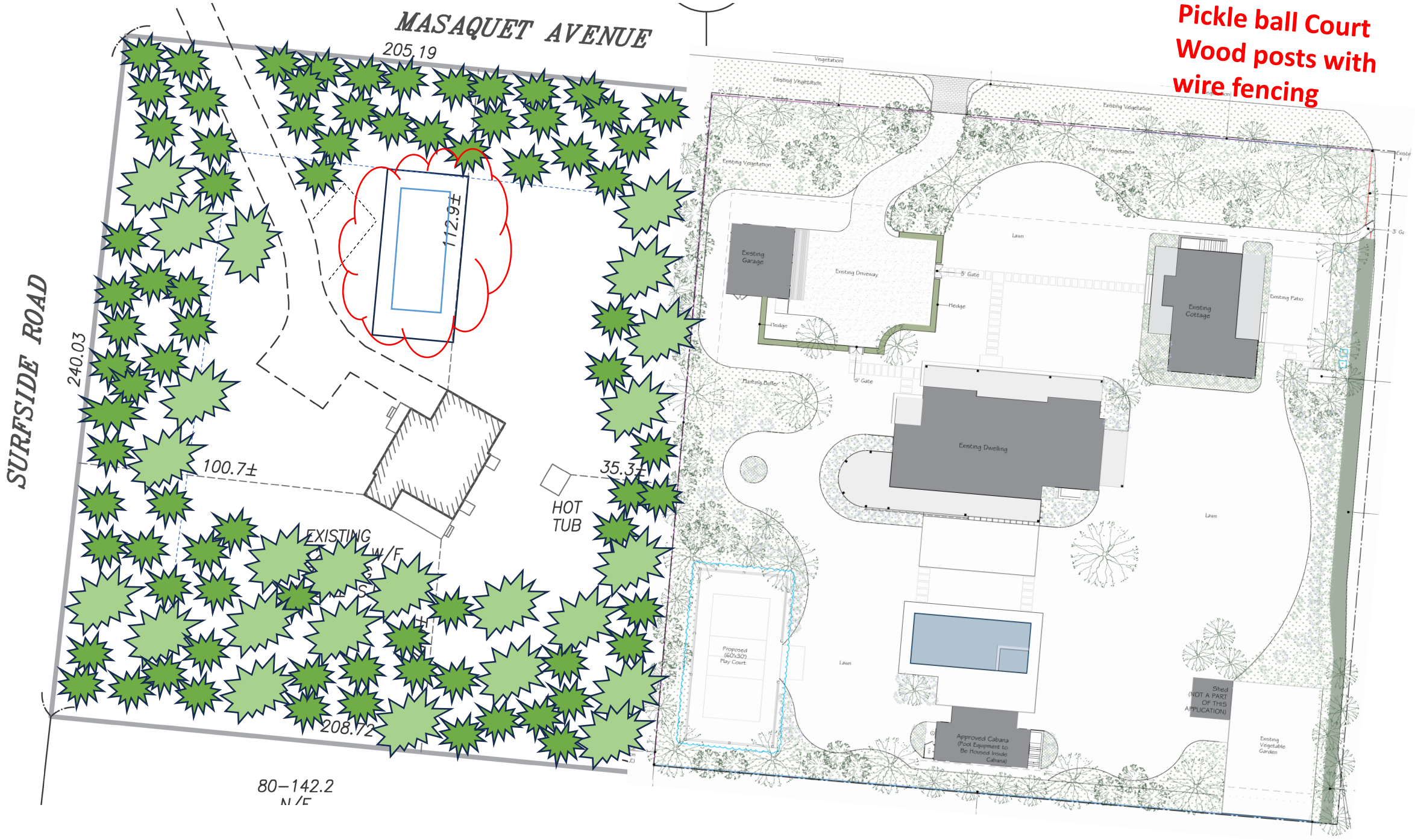
Date 9/27/25 Signature of owner of record _____ Signed under penalties of perjury

138 Surfside Rd

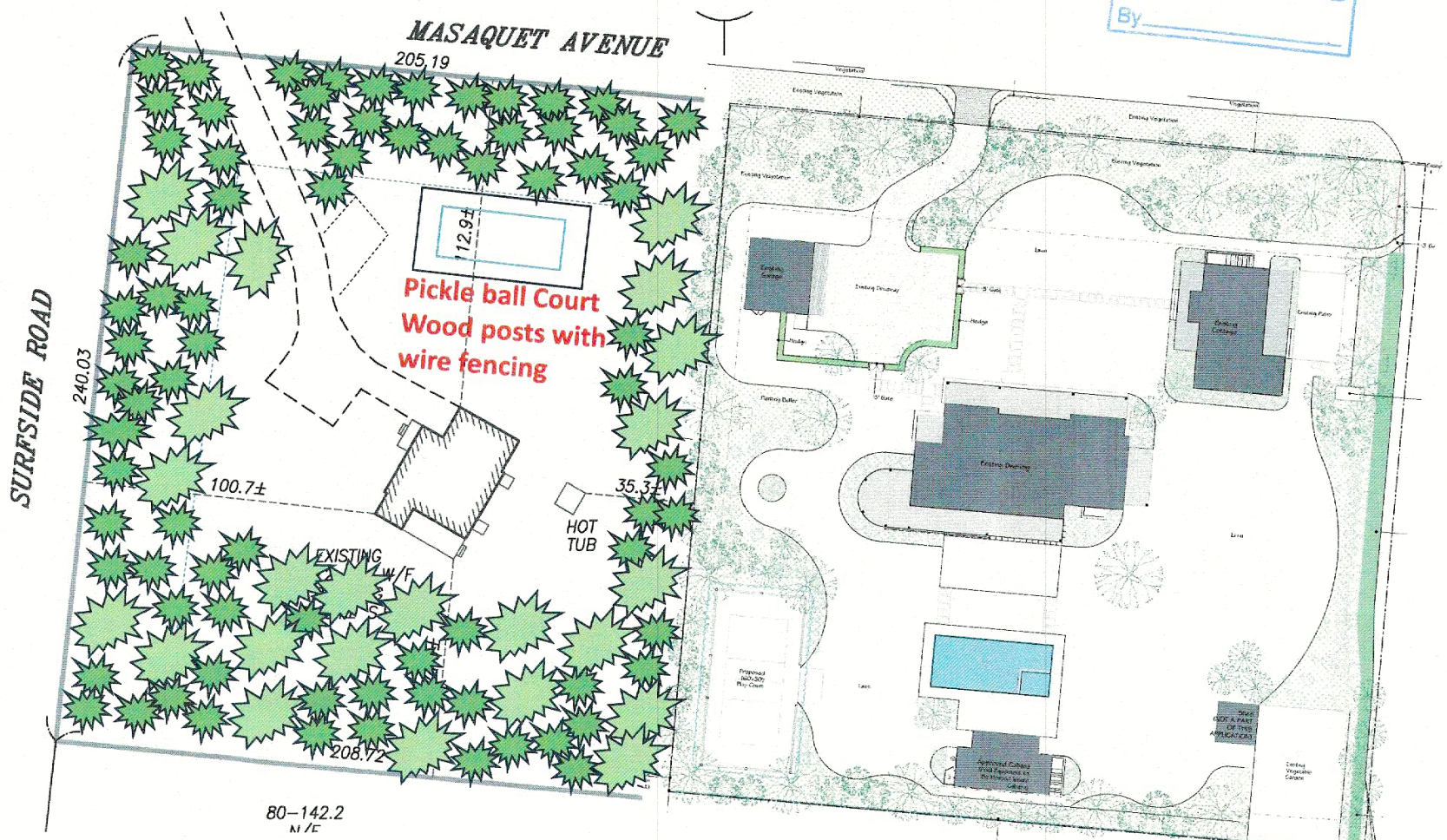
Rev to previous COA
2025-02-12087
Turn 180 degrees






MASAQUET AVENUE
205.19
SURFSIDE ROAD
240.03
112.9±
100.7±
35.3±
HOT TUB
EXISTING W/F
208.72
80–142.2
Pickle ball Court
Wood posts with wire fencing
Existing Garage
Existing Driveway
Existing Cottage
Existing Dwelling
Existing Patio
Hedge
5' Gate
Lawn
Proposed (60x30) Play Court
Approved Cabana (Pool Equipment to Be Housed Inside Cabana)
Shed (NOT A PART OF THIS APPLICATION)
Existing Vegetable Garden

Approved plan

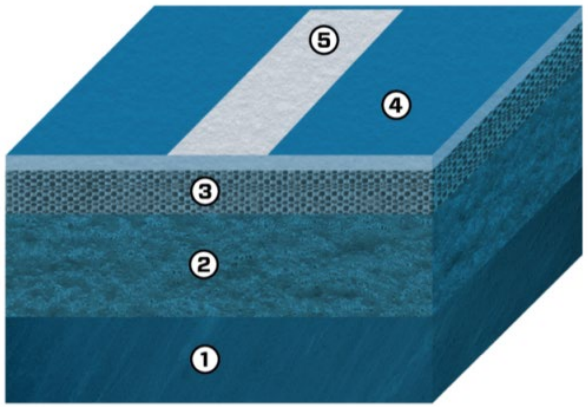




Fencing 6x6 or 8x8 posts
natural to weather and
Wire mesh netting

Pickleball Court Vs Tennis Court Comparison Table		
	Pickleball Court	**Tennis Court**
Court Length	44ft (13.41m)	78ft (23.77m)
Court Width (Singles)	20ft (6.10m)*	27ft (8.23m)
Court Width (Doubles)	20ft (6.10m)*	36ft (10.97m)
Net Height (Centre)	34 inches (86.36cm/2.83ft)	36 inches (91.4 cm/3ft)
Net Height (Sideline)	36 inches (91.44cm/3ft)	42 inches (1.07 cm/3.5 ft)
No Volley Zone	7ft from the net	None
Service Area Width	10ft (3.05m)	13.5ft (4.11m)
Service Area Length	15ft (4.57m) from the baseline	21ft (6.40m) from the net
Total Surface Area (Singles)	880ft²*	2,106ft²
Total Surface Area (Doubles)	880ft²*	2,808ft²

Subject: Re: Construct sports courts, 21 Quidnet Rd. NHESP 23-7360, RC-64988.



TITANTRAX AIR® SURFACE

Post Tension Concrete or Asphalt Base

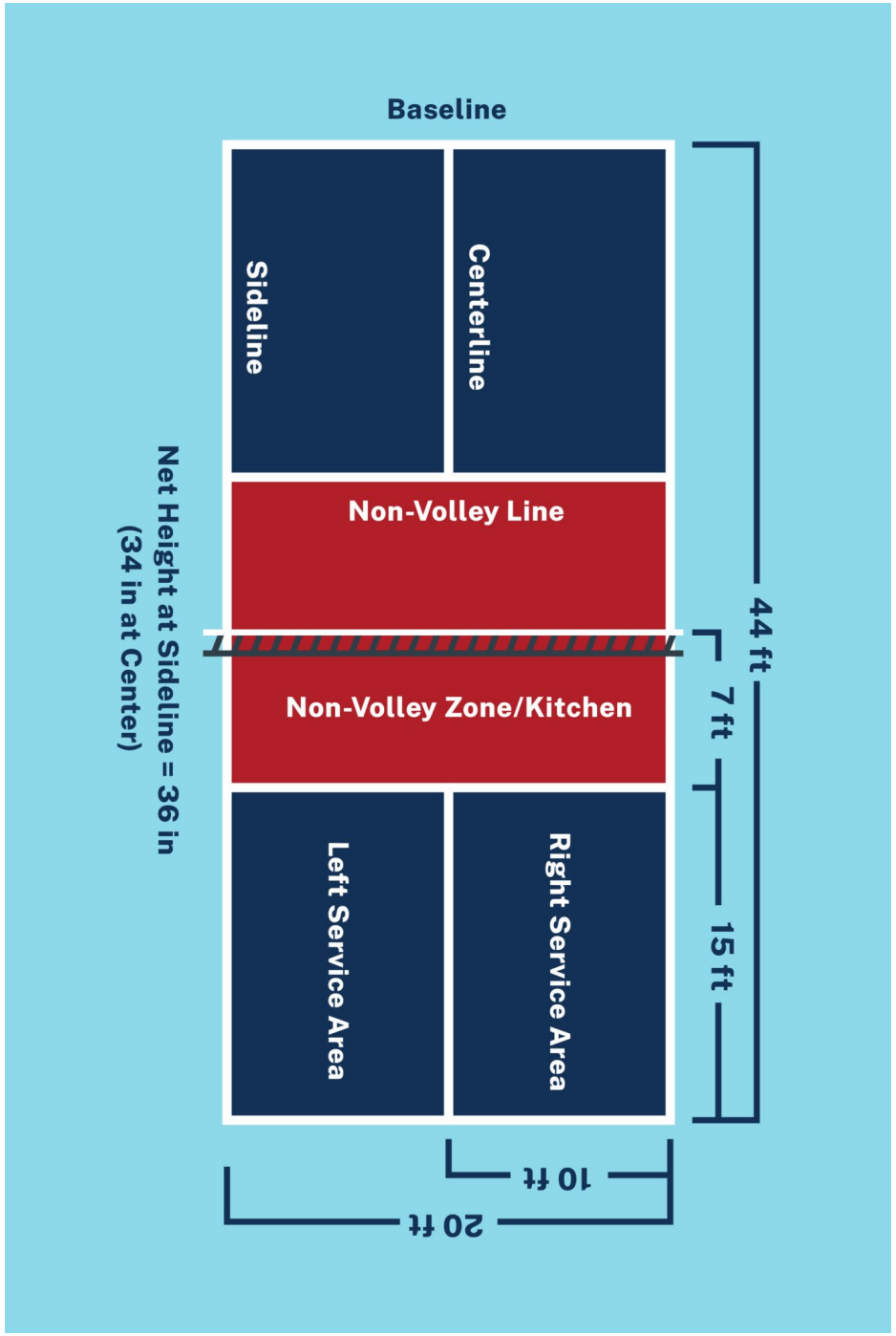
Attached Urethane Cushion

TitanTrax Shield ®

Flexible Finish (acrylic, rubber, poured urethane)

Game Lines

The finished Picklebal surface colors TBD link attached
https://www.novasports.com/pickle-ball/



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 79

Street & Number of Proposed Work: 5 Folgers Court (Sconset)

Owner of record: Alexandra Macko

Mailing Address: 10 Liberty St #116 New York, NY 10005

Contact Phone #: 860 985 4600 E-mail: lexie.macko@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 outdoor shower

Size of Structure or Addition: Length: 4 ft Sq. Footage 1st floor: 16 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 4 ft Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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 cedar walls; mahogany door

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/28/2025 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office. $50

✓ 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.**

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 Alexandra Macko

AS AGENT FOR _____

STREET ADDRESS 5 Folgers Court (Siasconset)

MAP/PARCEL 73.1.3 / 79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/28/2025

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 4/28/2025
Date



Property Information

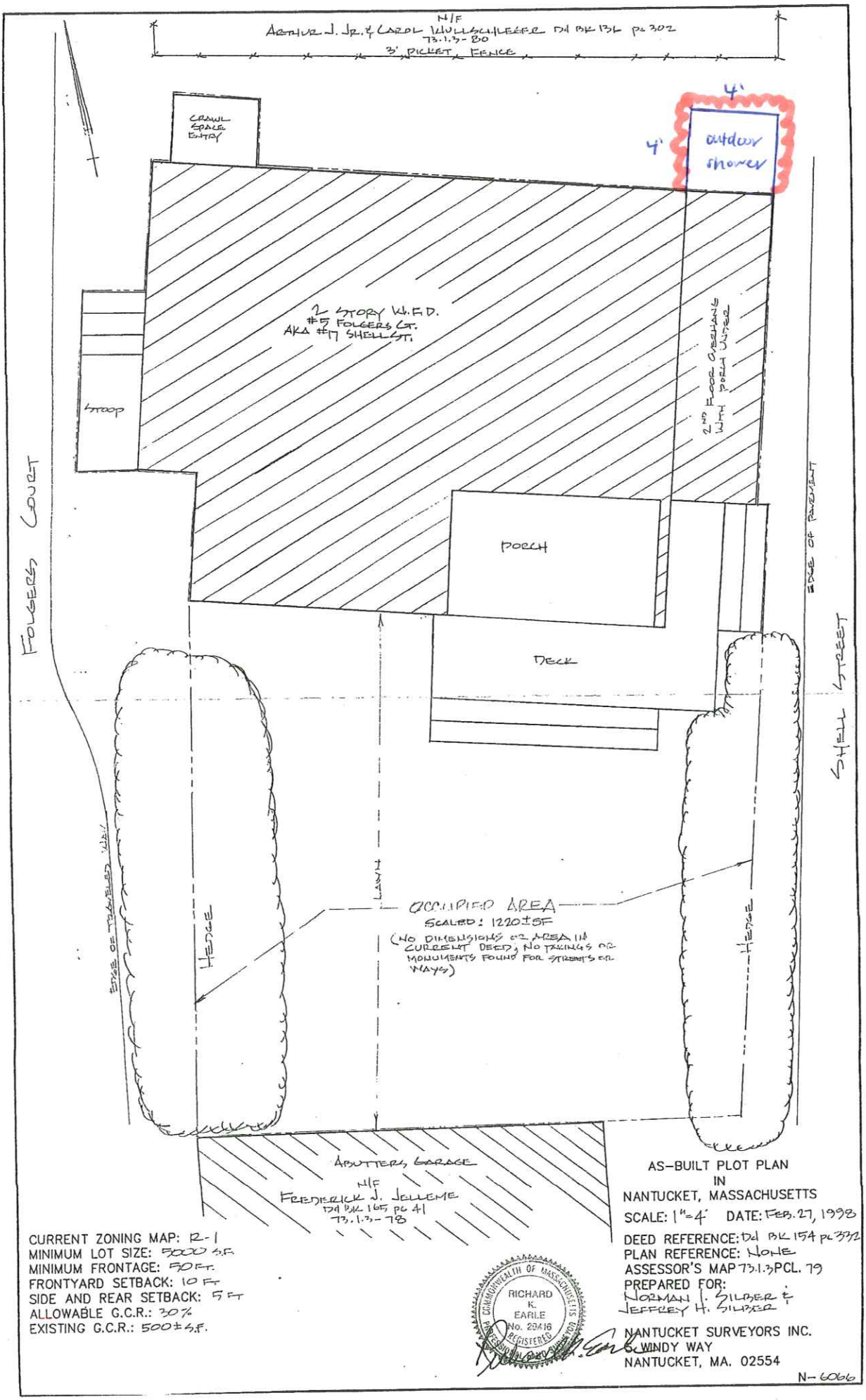
Property ID	11872
Location	5 FOLGERS CT
Owner	CARROLL CONNOR & MACKO ALEXANDRA

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 MAP: R-1
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 500±S.F.

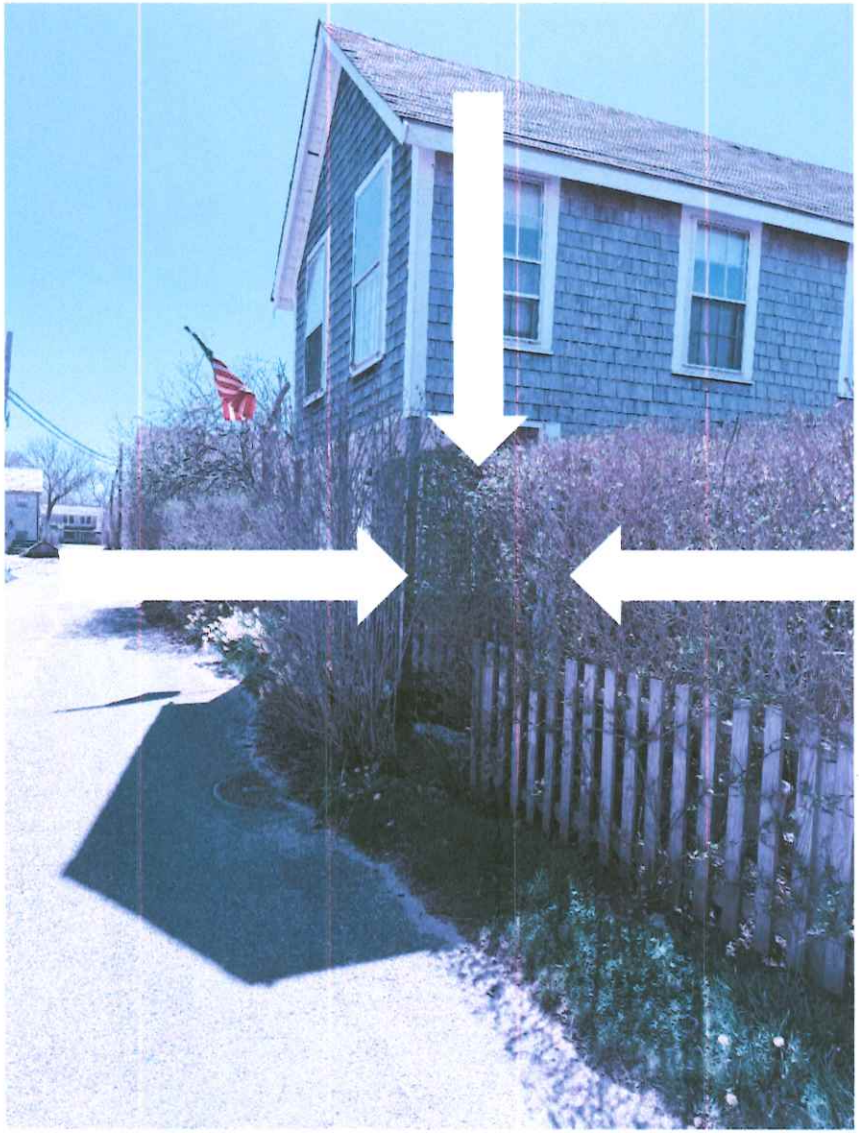
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=4' DATE: FEB. 27, 1998
DEED REFERENCE: DD BK 154 PG 372
PLAN REFERENCE: NONE
ASSESSOR'S MAP 73.1.3 PCL. 79
PREPARED FOR:
NORMAN I. SILBER &
JEFFREY H. SILBER

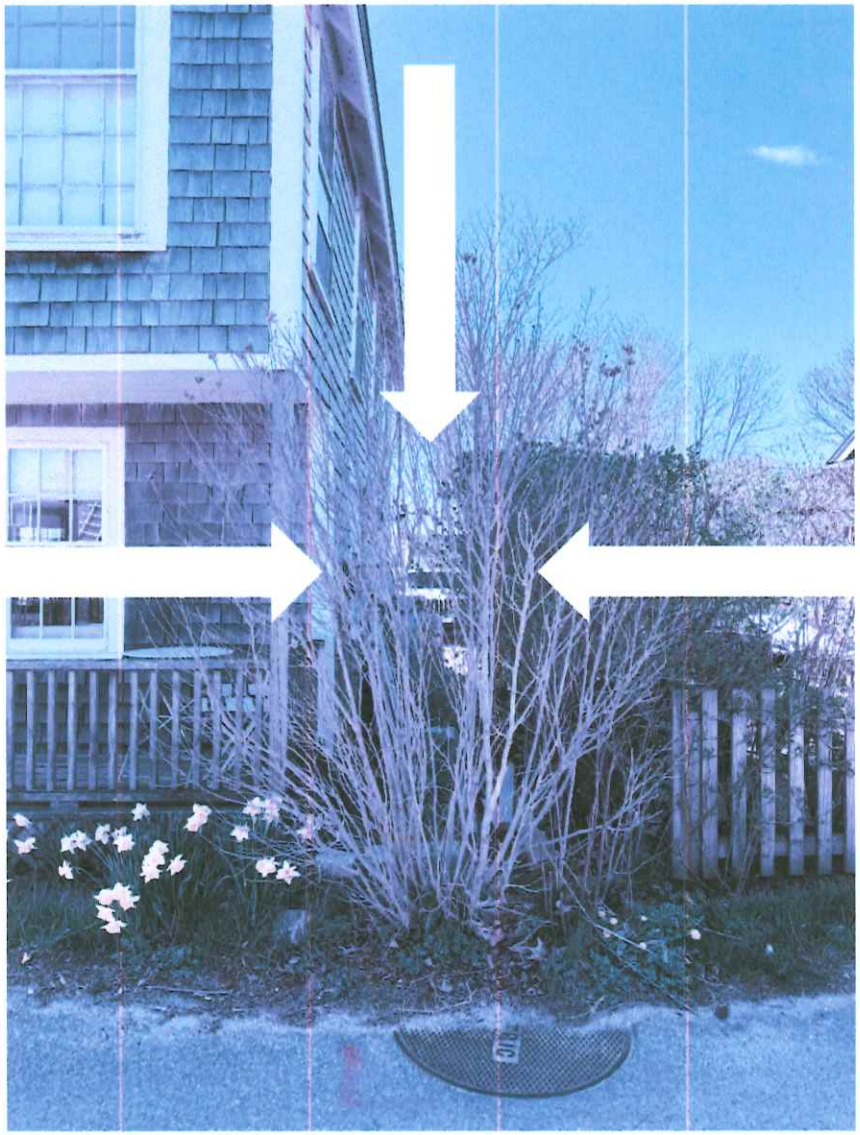
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-6066

Proposed
Outdoor Shower
5 Folgers Court
(Photo 1 of 2)



Proposed
Outdoor Shower
5 Folgers Court
(Photo 2 of 2)



References

Completed Outdoor Showers in Siasconset
(Photo 1 of 7)

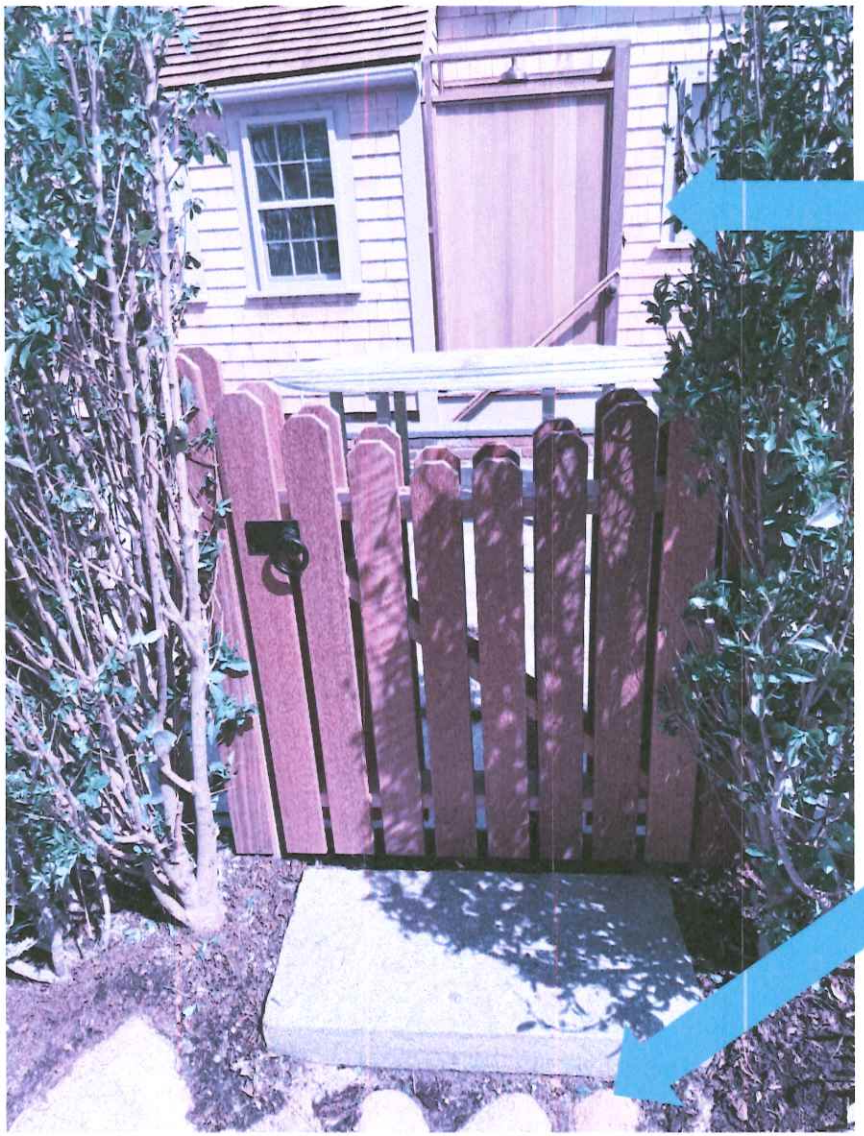
OUTDOOR SHOWER



SHELL STREET

References

Completed Outdoor Showers in Siasconset
(Photo 2 of 7)



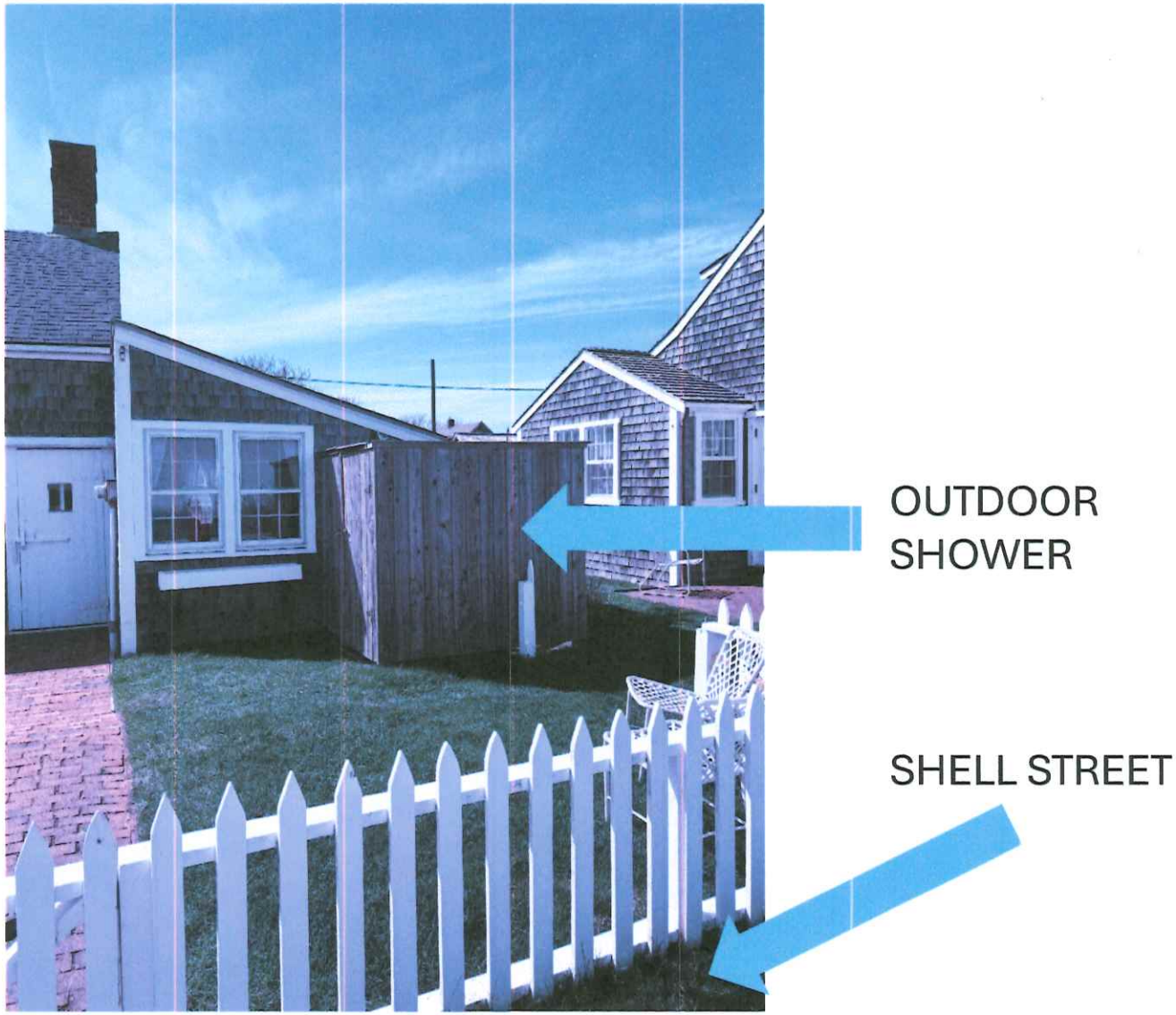
References
Completed Outdoor Showers in Siasconset
(Photo 3 of 7)



References

Completed Outdoor Showers in Siasconset

(Photo 4 of 7)



References
Completed Outdoor Showers in Siasconset
(Photo 5 of 7)



References

Completed Outdoor Showers in Siasconset

(Photo 6 of 7)

OUTDOOR SHOWER

PUBLIC ROAD



References
Completed Outdoor Showers in Siasconset
(Photo 7 of 7)



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.**

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 ALIAKSANDER ARASHONKAU

AS AGENT FOR OWNER

STREET ADDRESS 9 GREGLEN

MAP/PARCEL 68/190

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 28, 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 _____ Date April 28, 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 190

Street & Number of Proposed Work: 9 GREGLEN AVE

Owner of record: ALIAKANDER ARASH

Mailing Address: 9 GREGLEN
02554

Contact Phone #: 617.842.6292 E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SELF

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 SOLAR PANELS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$100 — 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

Name: 2. South Elevation

Historic Name: (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof BLACK - EXISTING

Trim _____ Sash _____ Doors _____

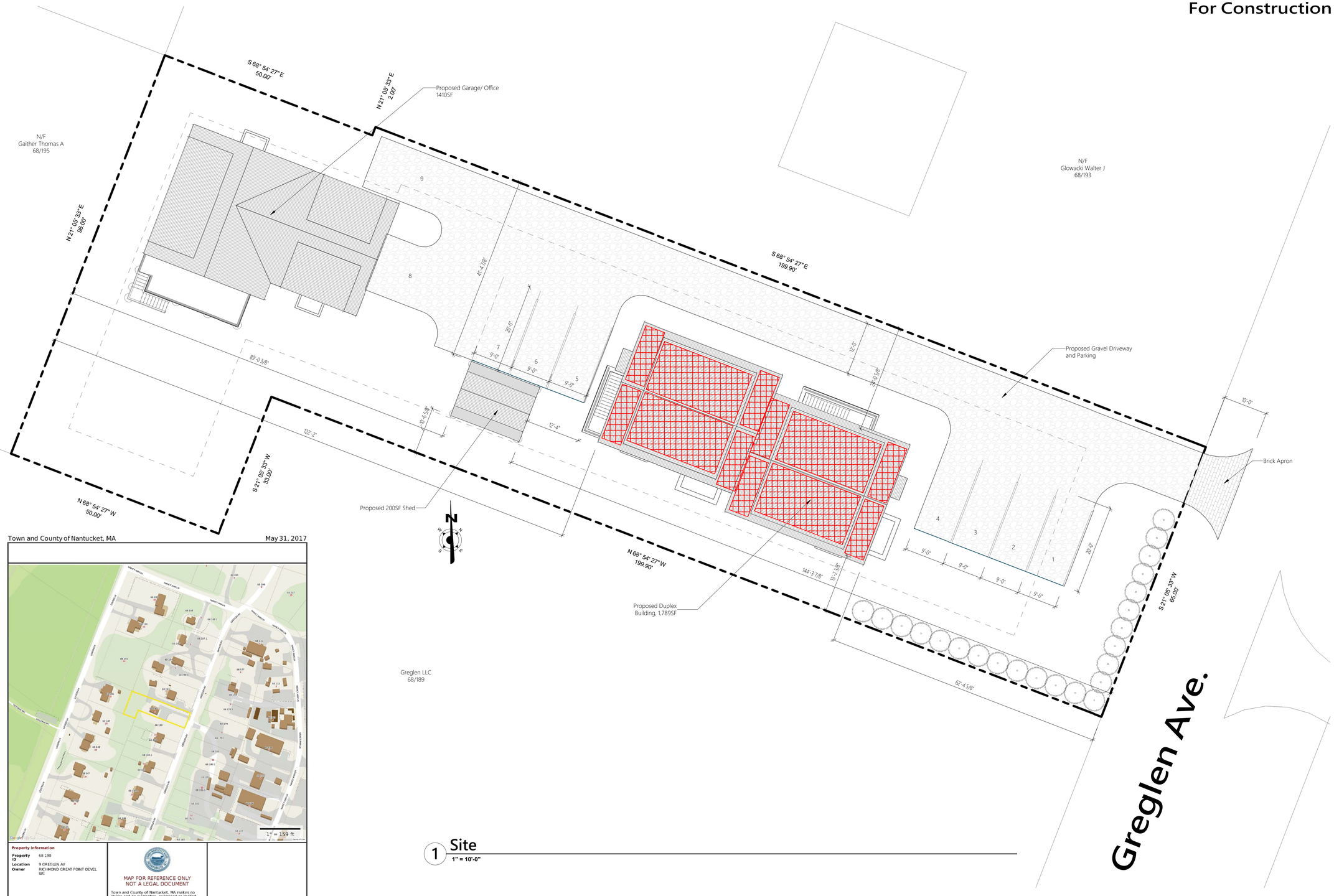
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 04.28.25 Signature of owner of record _____ Signed under penalties of perjury

For Construction



1 Site
1" = 10'-0"

Town and County of Nantucket, MA May 31, 2017

Property Information

Property ID	68 190
Location	9 GREGLEN AV
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated 05/30/2017

2 Locus Map
NTS

JB STUDIO
Residential and Commercial Design
www.theJBStudio.com

JB Studio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Arashonkau Residence - Duplex

9 Greglen Ave. Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101	Site Plan
A.100	Basement
A.101	First Floor
A.102	Second Floor
A.103	Attic
A.104	Roof Plan
A.201	Elevations
A.202	Elevations
F.101	Foundation Plan
S.101	First Floor Framing Plan
S.102	Second Floor Framing Plan
S.103	Attic Framing Plan
S.104	Roof Framing Plan
S.105	Building Sections
S.106	Building Sections

Grand total: 15

Date

12.05.17

Revisions

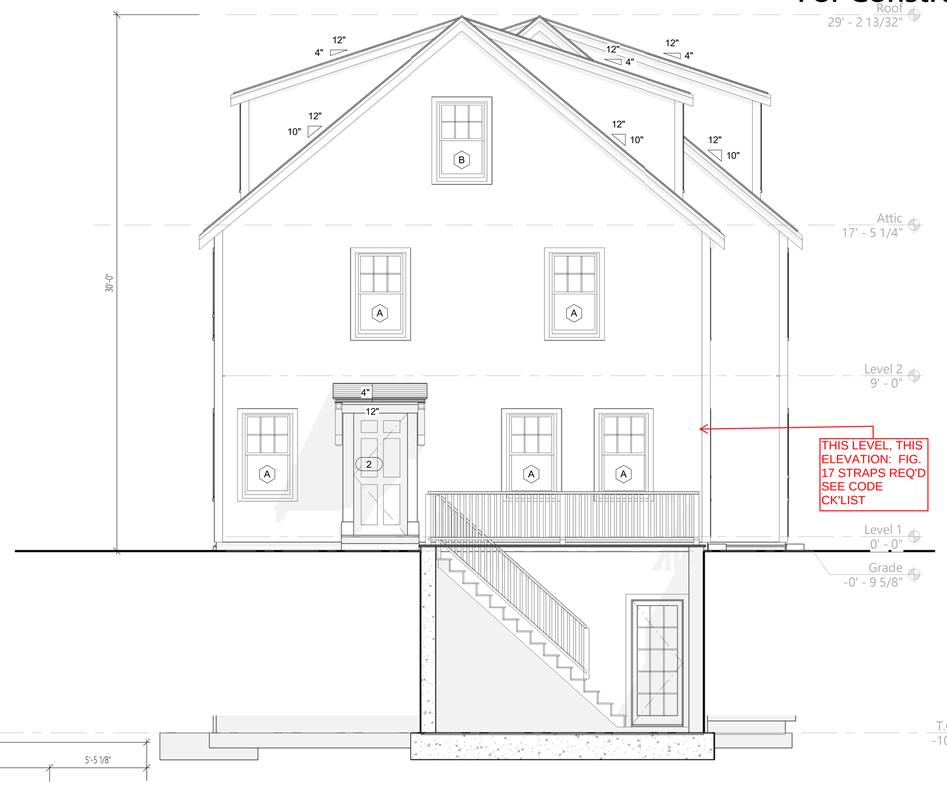
No.	Description	Date

C.101

Scale As indicated

12/5/2017 11:35:19 PM

For Construction



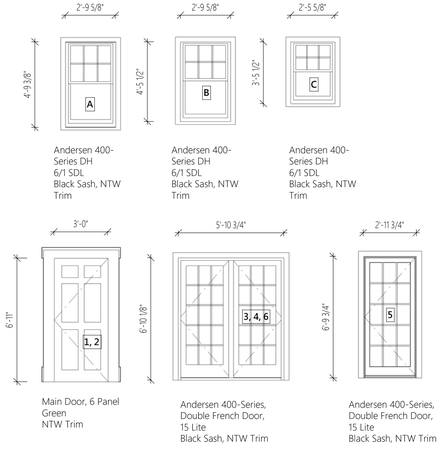
1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"



Windows and Doors Schedule

1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JB Studio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Arashonkau Residence - Duplex

9 Greglen Ave. Nantucket, MA 02554

Sheet

Elevations

SHEET INDEX

C.101 Site Plan
A.100 Basement
A.101 First Floor
A.102 Second Floor
A.103 Attic
A.104 Roof Plan
A.201 Elevations
A.202 Elevations
F.101 Foundation Plan
S.101 First Floor Framing Plan
S.102 Second Floor Framing Plan
S.103 Attic Framing Plan
S.104 Roof Framing Plan
S.105 Building Sections
S.106 Building Sections
Grand total: 15

Date

12.05.17

Revisions

No.	Description	Date

A.201

Scale 1/4" = 1'-0"

12/5/2017 11:20:37 PM

For Construction



2 Proposed South Elevation

1/4" = 1'-0"

1 Proposed East Elevation

1/4" = 1'-0"

JB STUDIO
Residential and Commercial Design
www.theJBStudio.com

JB Studio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Arashonkau Residence - Duplex

9 Greglen Ave. Nantucket, MA 02554

Sheet

Elevations

SHEET INDEX

C.101 Site Plan
A.100 Basement
A.101 First Floor
A.102 Second Floor
A.103 Attic
A.104 Roof Plan
A.201 Elevations
A.202 Elevations
F.101 Foundation Plan
S.101 First Floor Framing Plan
S.102 Second Floor Framing Plan
S.103 Attic Framing Plan
S.104 Roof Framing Plan
S.105 Building Sections
S.106 Building Sections
Grand total: 15

Date

12.05.17

Revisions

No.	Description	Date

A.202

Scale 1/4" = 1'-0"

12/5/2017 11:20:42 PM



VISIBILITY FROM GREGLEN

9 GREGLEN AVE. - SOLAR









Solar Photovoltaic Proposal

Alex Arashonkau
9 Greglan Ave.
Nantucket, MA 02554

COTUIT SOLAR

Dear Alex, May 19, 2018

Cotuit Solar is your local installer with over 27 years of experience in solar, installing 100 plus systems per year in southeastern Massachusetts and the Islands. Our expertise, quality, customer support and professionalism are frequently applauded by our customers. In going solar, we hope you value working with a small local business that has proven longevity and staying power. We will be here as long as the sun shines!

You will gain energy independence, control of your utility costs and peace of mind-- not to mention the instant savings on your monthly bills. We can't wait to help you Go Solar!

System Highlights

System Size: 11.6kW
Usage: 14,818kWh/year
Production: 14,818kWh/year
Percent Offset: 100%
Gross Cost: $38,985
Net Cost: $23,790
Simple Payback: 4.5 years
ROI: 22%

11.6kW Photovoltaic Roof Mount

•40 290W Trina modules will be installed. 40 panels x 290W= 11,600 watts or 11.6kW.
•Modules carry a 25-year production warranty.
•Enphase IQ+ micro-inverters optimize each module and convert the electricity from DC to AC.
•Inverter/s warrantied for 25 years
•Built in online monitoring system with automatic production reporting for 10 years (optional)
*requires year round internet. Cellular option available.
•20 Year warranty on labor and materials

Layout of Panels



11.6kW PV Direct Purchase Economics (Non-Loan)

System size kW	11.6	11.600kW is equal to 11,600 watts
Base Cost	$5,500	Base Price
$ / watt	$2.70	$/watt part of the system cost
Site Specific Cost	$2,165	Itemized to right
Gross cost	$38,985	Total owed to Cotuit Solar
Sales tax	$0	
Federal Tax Credit	-$11,696	30 % of gross cost: Form 5695
MA Tax+ACK Rebate	-$3,500	$1,000 Tax Credit - Primary Residences Only
Net cost	$23,790	Final system cost after taxes

Site Specific Cost	
Monitoring & Reporting	$1,480
Wires and Conduit	$385
Historic District	$300
Total Added Cost	$2,165

Output and Payback**

Output/Savings	
Estimated annual electric output in kWh	14,818
Estimated annual electric savings @ $0.220/kWh	$3,260
Estimated annual SMART income @ $0.140/kWh*	$2,075
Total annual savings (SMART income + elec. savings)	$5,334
Payback	
Return on investment, Total Annual Savings/Net Cost	22%
Simple payback in years, Net Cost/Total Annual Savings	4.5

***SREC income may be considered taxable, please check with a tax advisor. Pricing is market-based and subject to change. Aggregators will charge 5-7% fee.**

****Please refer to "Solar PV Incentives" sheet for information on tax credits.**

Our Existing Systems

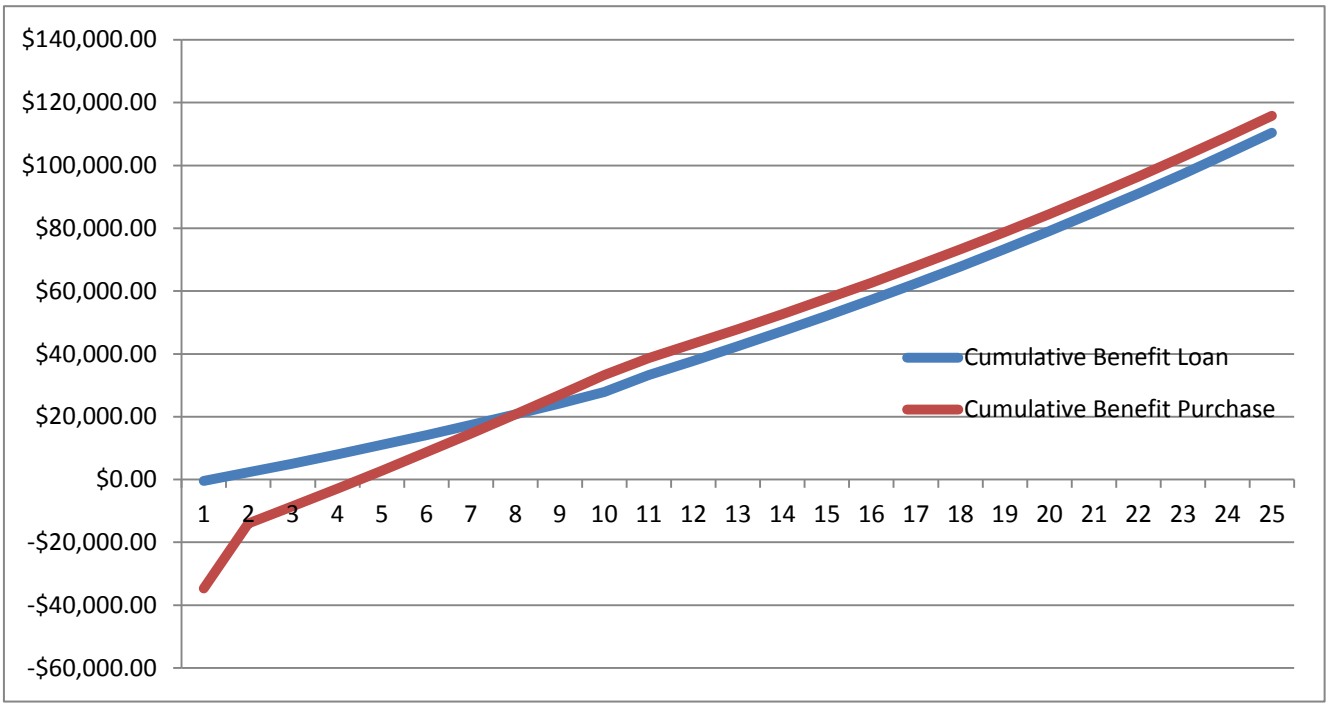


Mass Solar Loan

The $30 million MA Solar Loan Program, a partnership between the Massachusetts Department of Energy Resource (DOER) and Mass Clean Energy Center (MassCEC), is working with local banks and credit unions to provide financing to homeowners interested in installing PV systems on their homes. Please visit the Mass Solar Loan website for more information: www.MassSolarLoan.com

- Interest rates as low as 3.99%
- Loans between $3,000 and $60,000
- Income based loan support (IBLS) component which could cover an additional 20% to 30% of the gross cost

Net Benefit vs. Current Electric Bill



Year	Annual Loan Payment	Annual Utility bill savings	Annual SMART Income	Annual Financial Gain	Cumulative Financial Gain
1	-$4,734.23	$3,259.96	$1,037.26	-$437.01	-$437.01
2	-$2,721.81	$3,357.76	$2,074.52	$2,710.47	$2,273.46
3	-$2,721.81	$3,458.49	$2,074.52	$2,811.20	$5,084.67
4	-$2,721.81	$3,562.25	$2,074.52	$2,914.96	$7,999.63
5	-$2,721.81	$3,669.11	$2,074.52	$3,021.83	$11,021.45
6	-$2,721.81	$3,779.19	$2,074.52	$3,131.90	$14,153.35
7	-$2,721.81	$3,892.56	$2,074.52	$3,245.27	$17,398.63
8	-$2,721.81	$4,009.34	$2,074.52	$3,362.05	$20,760.68
9	-$2,721.81	$4,129.62	$2,074.52	$3,482.33	$24,243.01
10	-$2,721.81	$4,253.51	$2,074.52	$3,606.22	$27,849.23
Year 25	-$29,230.50	$118,855.74	$19,707.94		$110,370.45

*Lower annual loan payment in years 2-10 assumes you are able to monetize the full value of your 30% tax credit and use it to re-amortize your loan at year 2. #5 electric rate escalation is used.

Please don't hesitate to contact me with questions/concerns and to arrange a convenient time for us togo over this proposal with you.

The Cotuit Solar Team
Your Local Installer Since 1988

100 Wawinet
New Pool House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

150.20 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street 2nd Floor
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Pool House

Size of Structure or Addition: Length: 37'-0" Sq. Footage 1st floor: 781 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +3'-3" South +1'-3" East +2'-0" West +3'-3"

Height of ridge above final finish grade: North 26'-7" South 25'-8" East 27'-8" West 24'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" to 7'-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
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 2" Dia.

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) · Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 8 Rake 1 x 8 Soffit (Overhang) 1 x 8 Corner boards 5/4 x 6 Frieze 1 x 6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Custom

Doors* (type and material): ☐ TDL ☒ SDL Front 3 2 Lite Bifold French Rear Vertical Boards Side Vertical Board
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

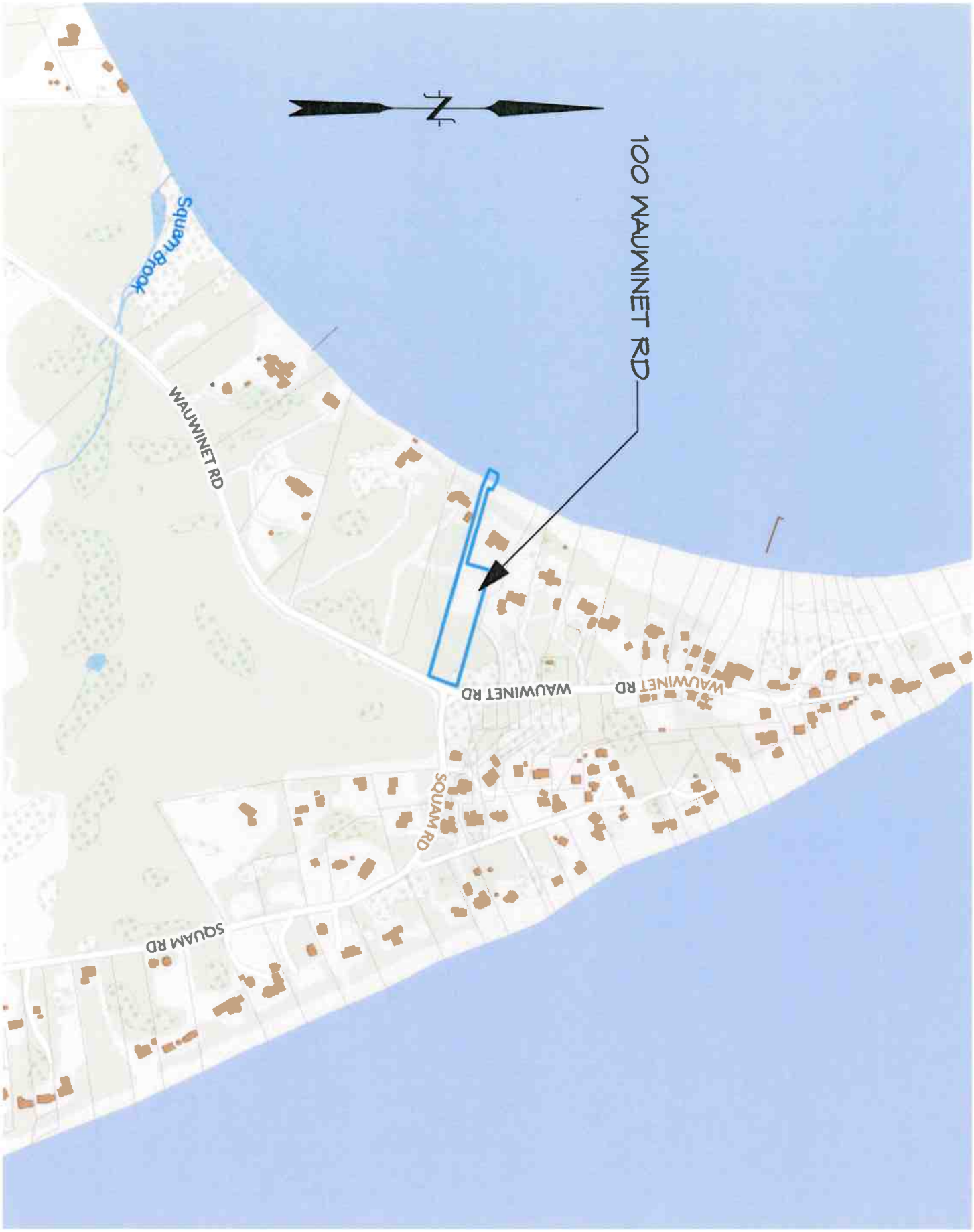
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Platinum Gray Sash Platinum Gray Doors Platinum Gray
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/28/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

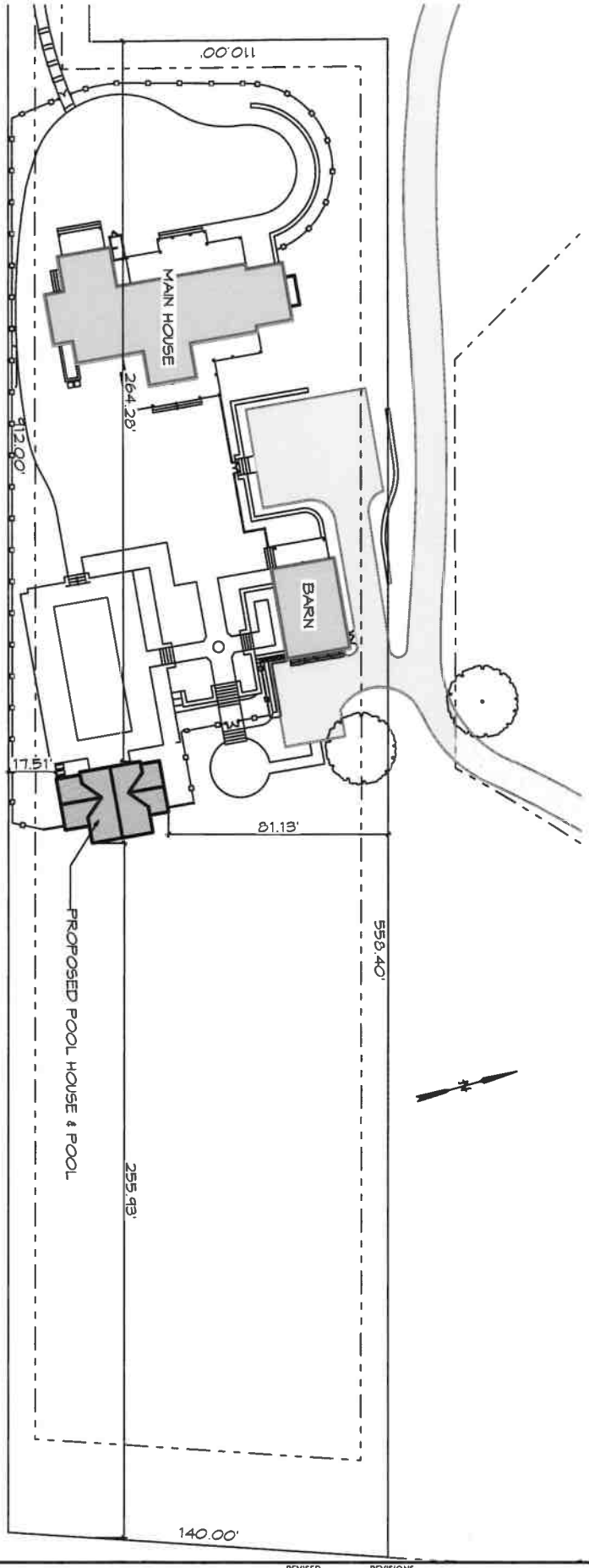
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

REVISED DATE: REVISIONS:

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



L-1.2

ID #

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

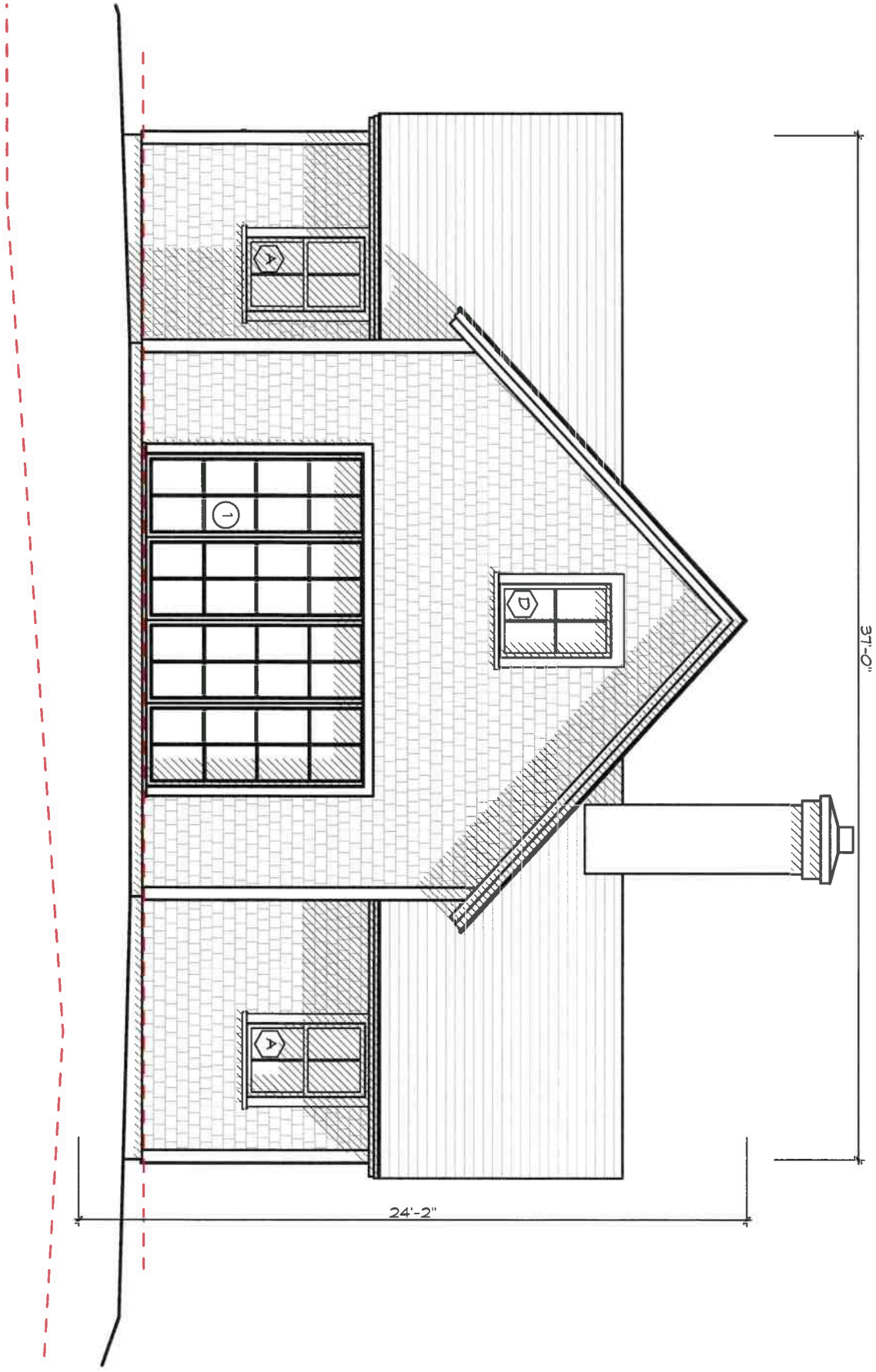
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 P 617 482 4543



A-2.1

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

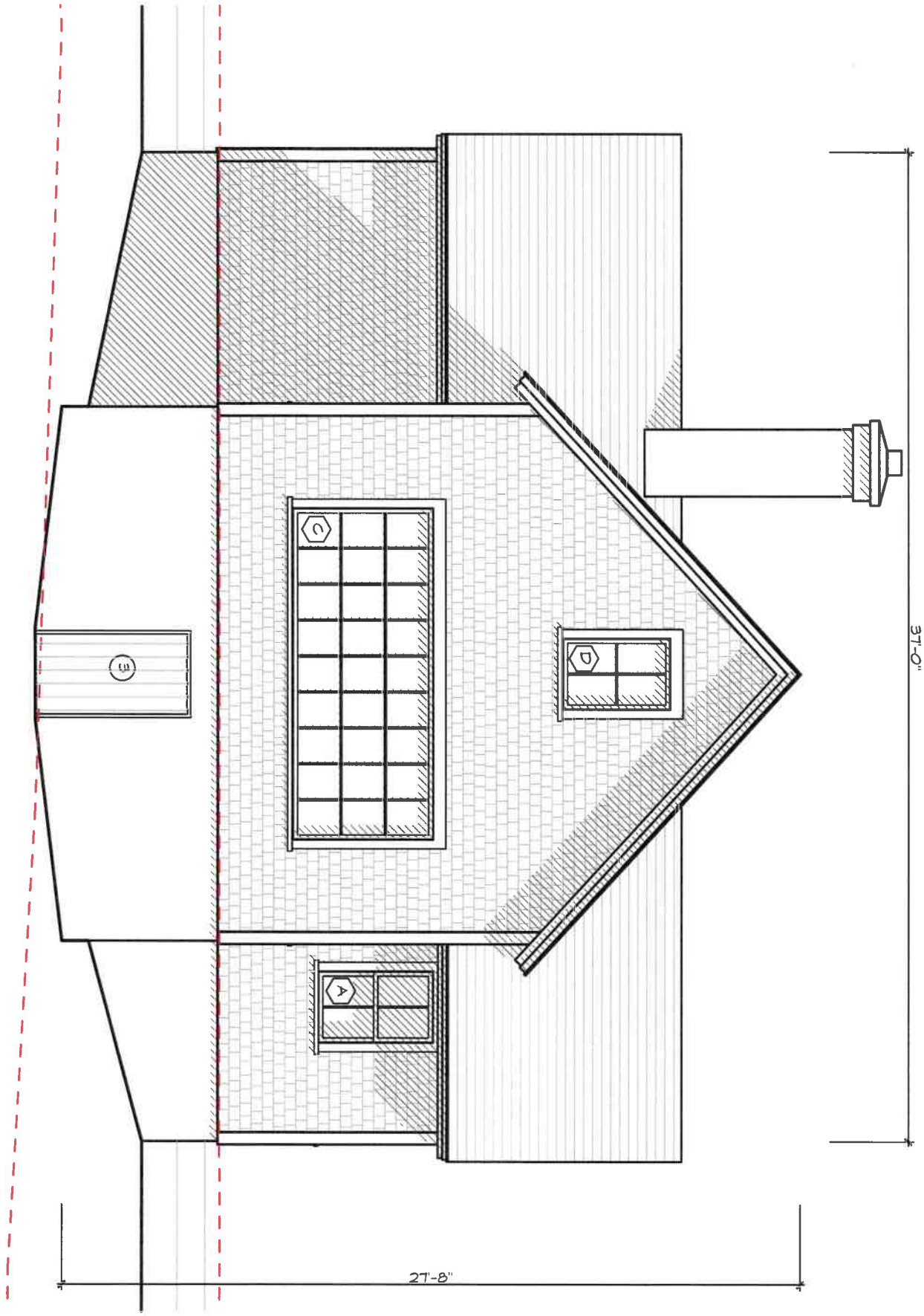
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID#

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

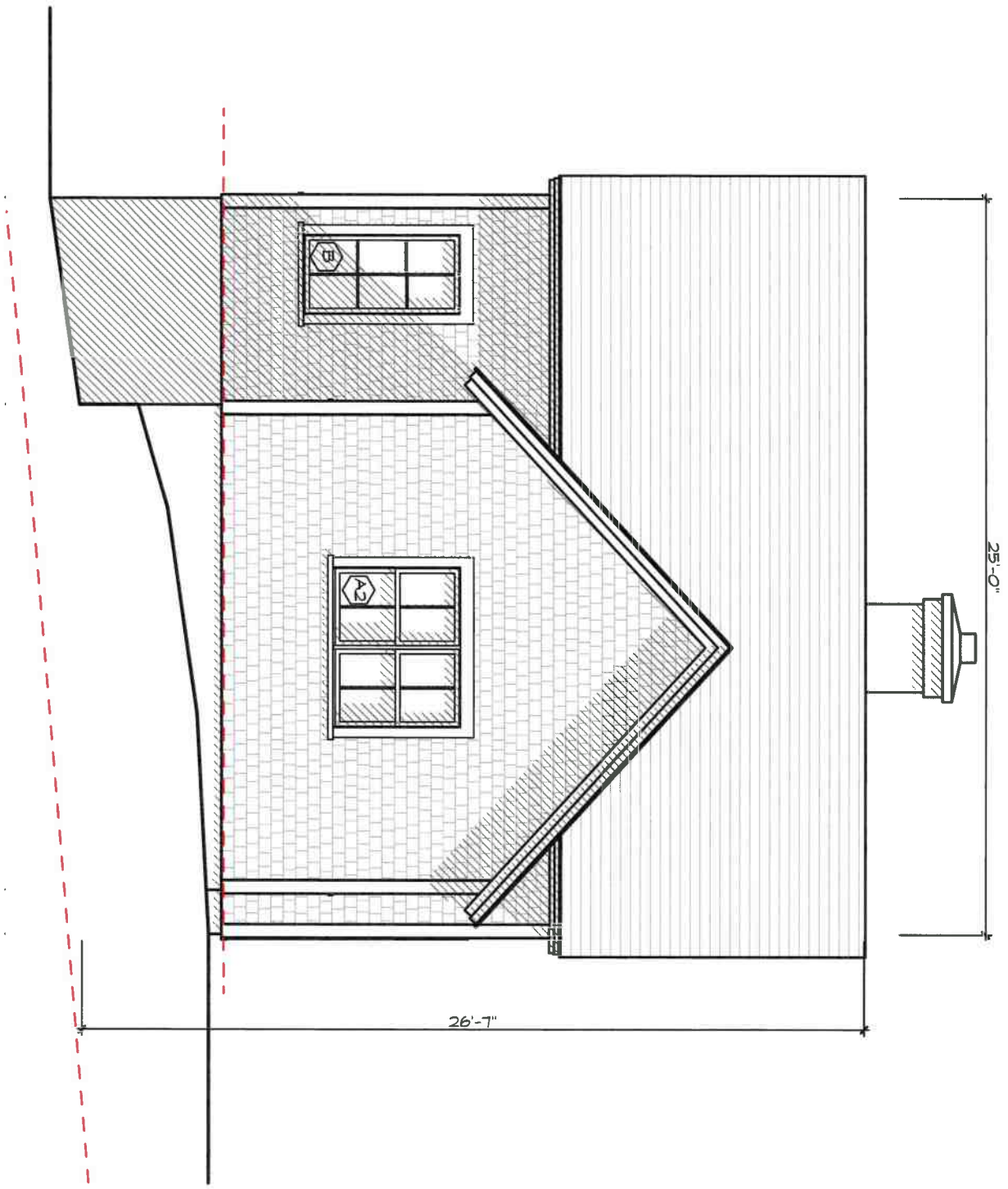
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

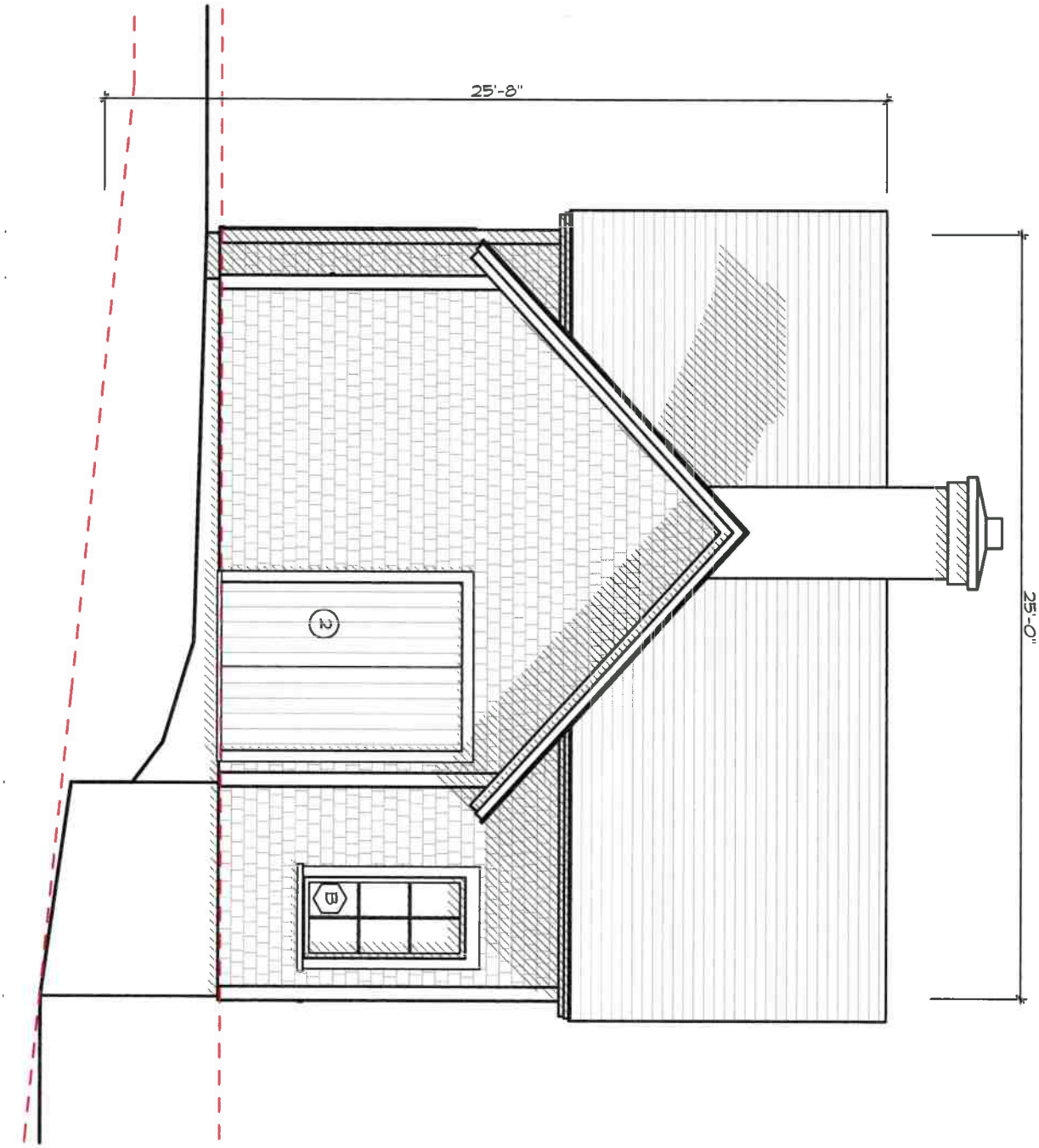
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

REVISED DATE: REVISIONS:

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-2.3

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

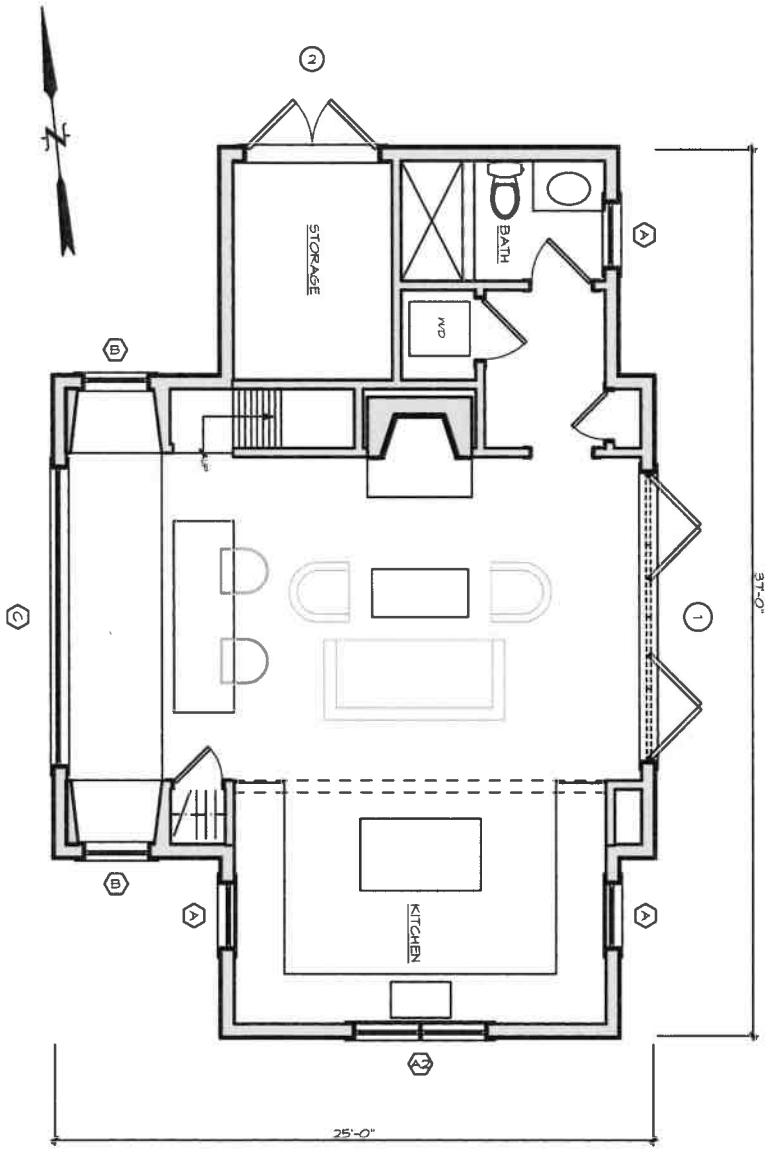
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



ID# A-1.1

Pool House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 11 ZONING INFO: LUG-1
PARCEL NO: 24.1 PROJECT NO: 90 ISSUED: 7/5/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

REVISED DATE: REVISIONS:

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

Pool House at
100 Wauwinet Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:
Rev:
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, 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.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	3	Double Hung	Custom	N/A	2'-9" x 4'-6"	TBD	2 over 2	
A2	1	(2) Double Hung	Custom	N/A	(2) 2'-9" x 4'-6"	TBD	2 over 2 ea.	No Stud Pocket
B	2	Casement	Custom	N/A	2'-9" x 5'-6"	TBD	6	
C	1	Picture	Custom	N/A	12'-6" x 5'-6"	TBD	27	
D	2	Picture	Custom	N/A	2'-9" x 4'-3	TBD	4	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Bifold French Door	Custom	N/A	(4) 3'-0" x 8'-0"	TBD	8 Lites ea.	2" Styles
2	1	Batten Door	Custom	N/A	(2) 2'-9" x 8'-0"	TBD	N/A	Vertical V-Groove Batten Door
3	1	Batten Door	Custom	N/A	3'-0" x 7'-6"	TBD	N/A	Vertical V-Groove Batten Door

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Saad
Land Use Specialist
[illegible]

HDC Office
Holly Buckley
Preservation Planner
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 100 Wauwinet Trust

STREET ADDRESS 100 Wauwinet Road

MAP/PARCEL 11/24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 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] 4/23/25

Signature Date

27 Willard St.
Revs 12-11769

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$ 50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (Initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Pearl et Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-12-11769
☐ 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: Add side entry, Relocate chimney, Revise Porch roof + Fenestration
2. South Elevation: Revise Fenestration + Porch, add entry, Relocate chimney
3. West Elevation: Revise Dormer, Porch and fenestration.
4. North Elevation: Relocate chimney, Revise Fenestration + porches

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other Porch Roof 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 6 Lite French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/11/25

HDC 2024-12-11769

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 72.2

Street & Number of Proposed Work: 27 Willard Street

Owner of record: 32 Hulbert Rear Lot Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/26/24 Fee Paid: $ 568.75

Must be acted on by: 6/30/25 ~~3/11/25~~

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: 53'-6½" Sq. Footage 1st floor: 1468
Width: 34'-6" Sq. footage 2nd floor: 1373
Sq. footage 3rd floor: _____

Decks/Patio: Size: 569sf ☒ 1st floor ☐ 2nd floor
Size: 130sf ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-11" South 29'-11" East 29'-11" West 29'-11"

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 16" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete w/ V-Groove Facing ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass 11/12 Dormer 6/12 Other 4½/12 Porch Roof

Roofing material: ☐ 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): Copper 3" diameter

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x4 Rake 1x4 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze 1x4
Window Casing 5/4 x 6 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square 8x8

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 1 Lite | 2 Panel Rear 6 Lite, French Side 6 Lite, French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

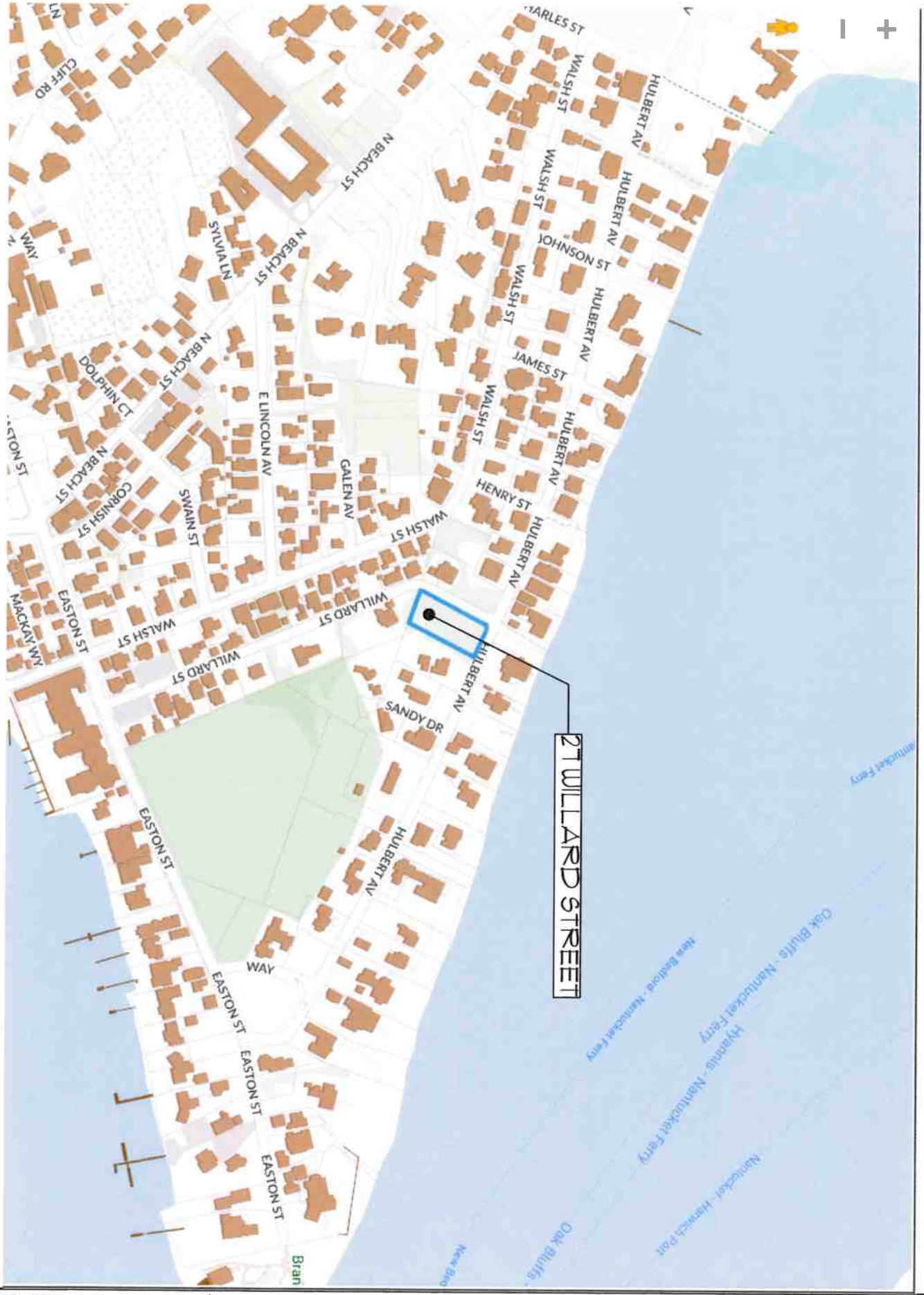
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Nantucket Gray V-Groove Facing Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/24/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

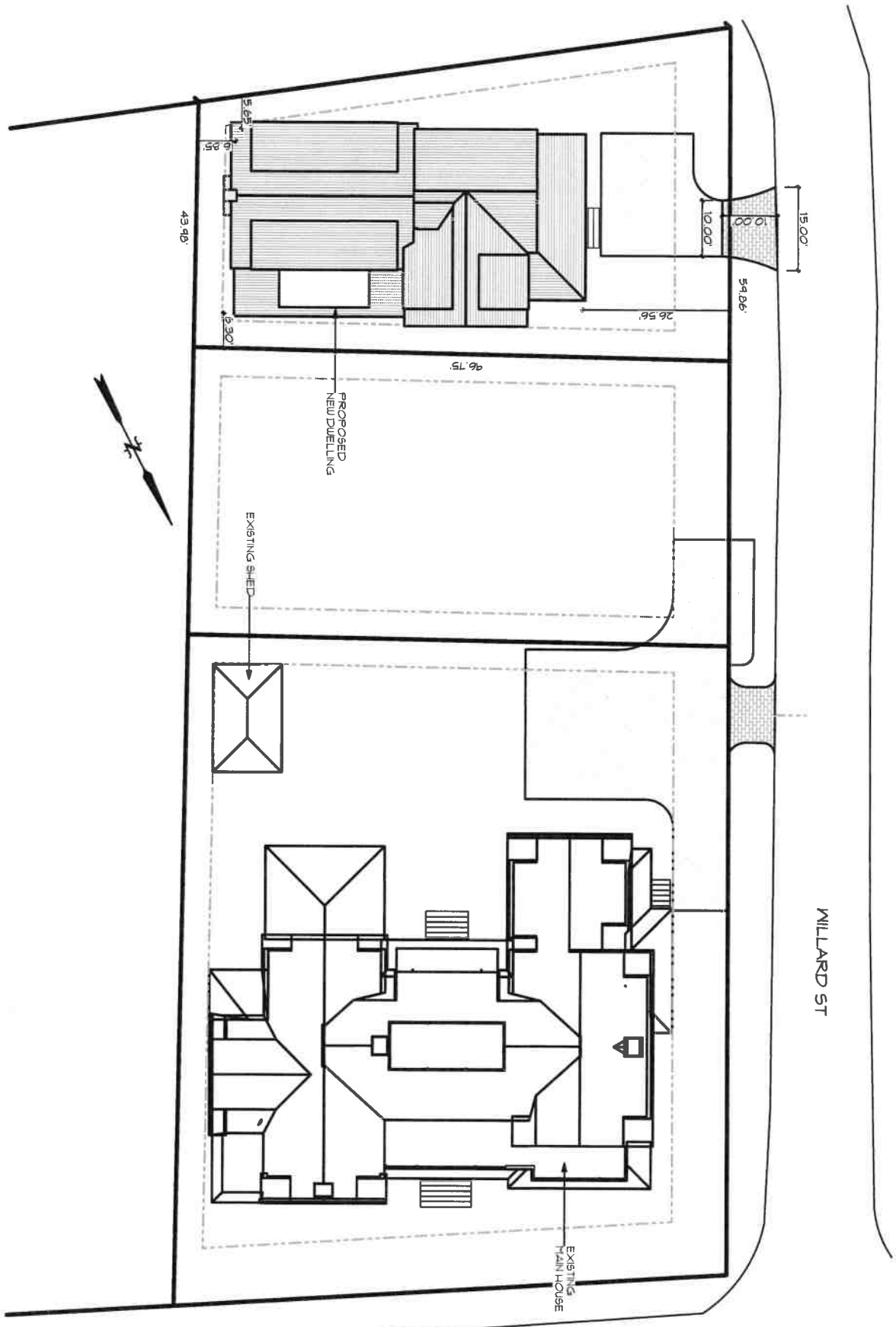
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Republication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

DATE	REVISIONS

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

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

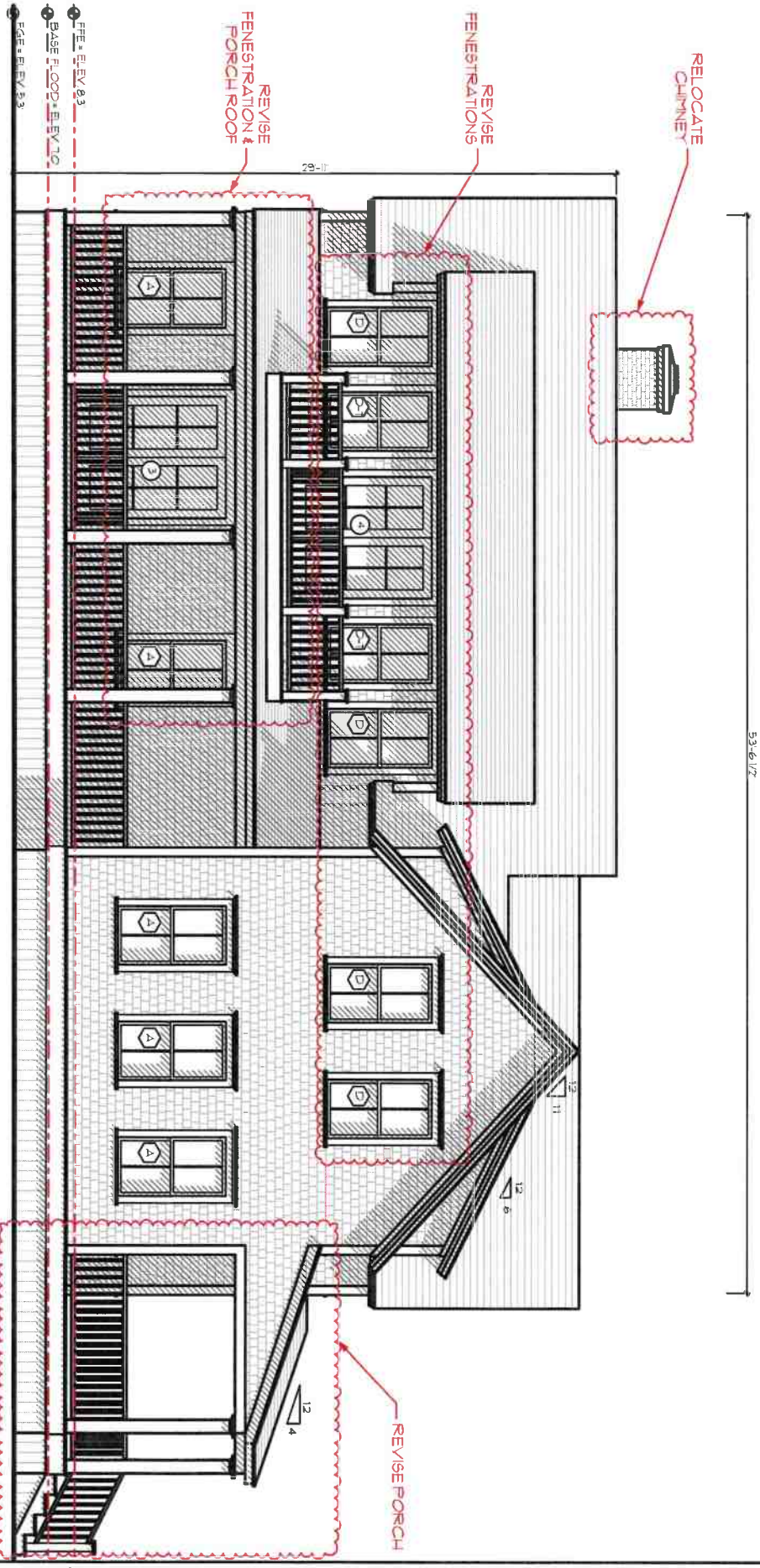
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl. ©

Site Plan

DATE	REVISIONS

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-2.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

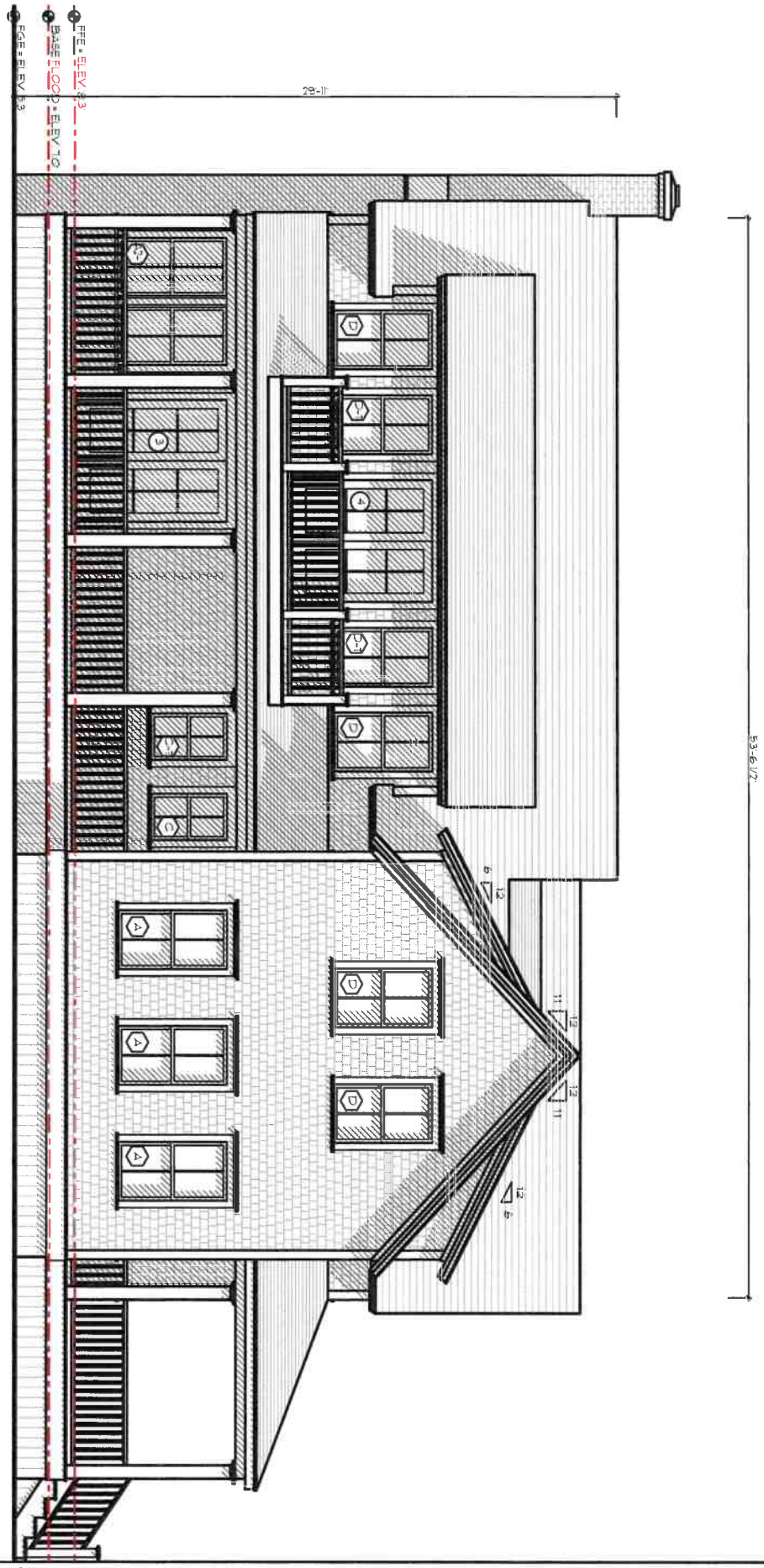
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl

North Elevation

DATE REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



Previously Approved

A-2.1 ID#

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

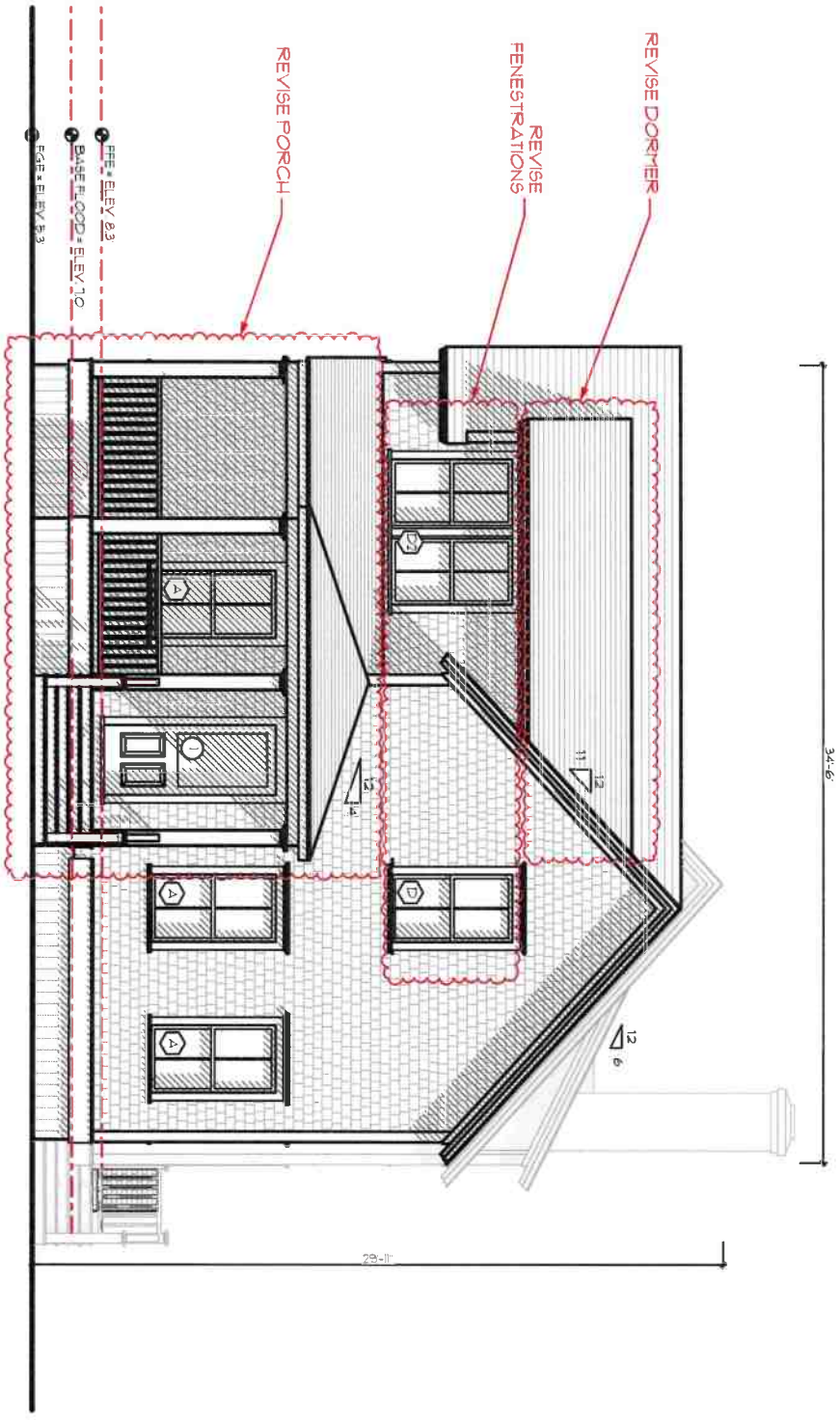
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl

North Elevation

DATE REVISIONS

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-2.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Reproduction or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508.228.5456 | 31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543 | BOTTICELLIANDPOHL.COM

DATE REVISIONS

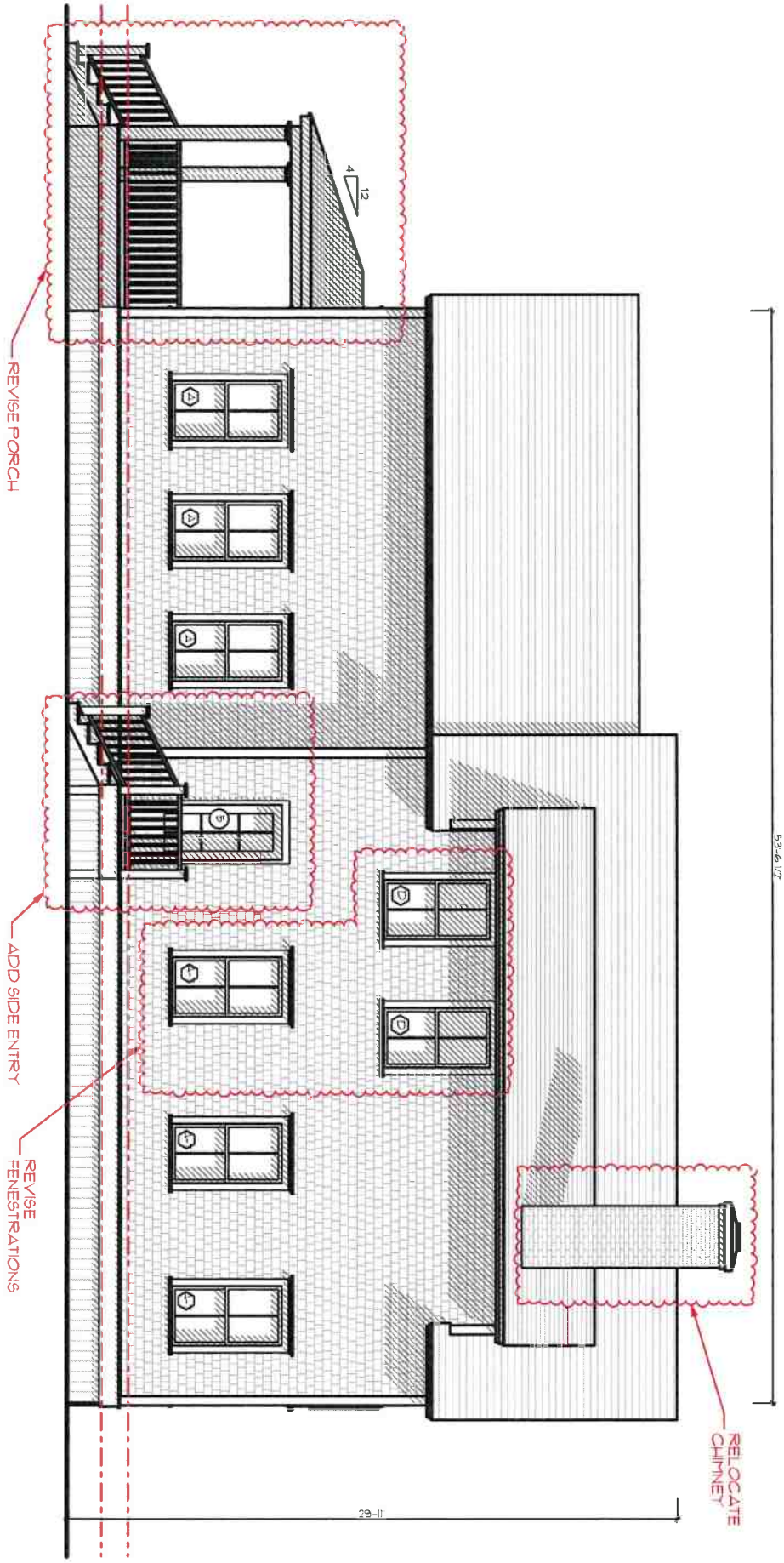
West Elevation

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED 12/12/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Publication or use of these documents is prohibited without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2



ID# A-2.3

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

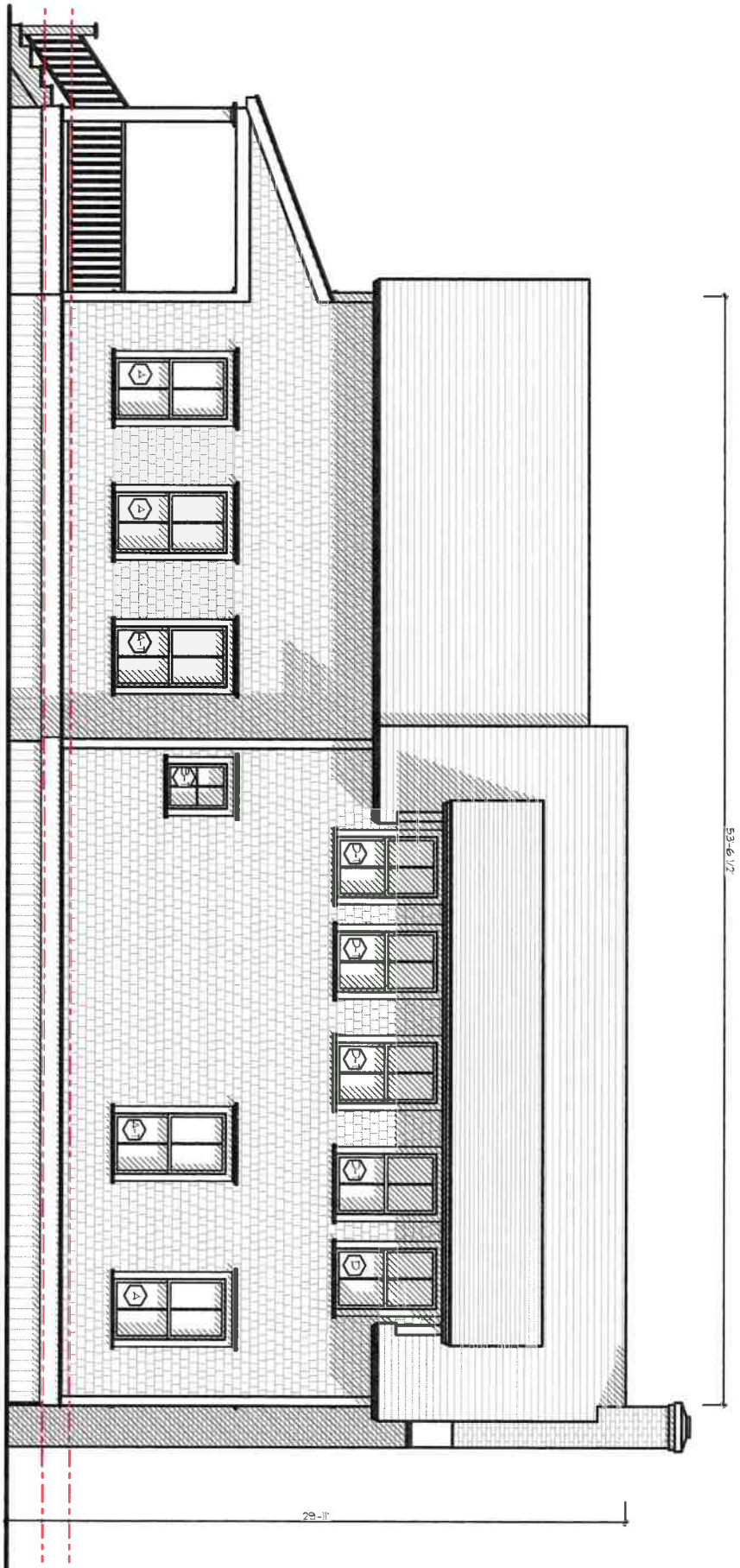
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

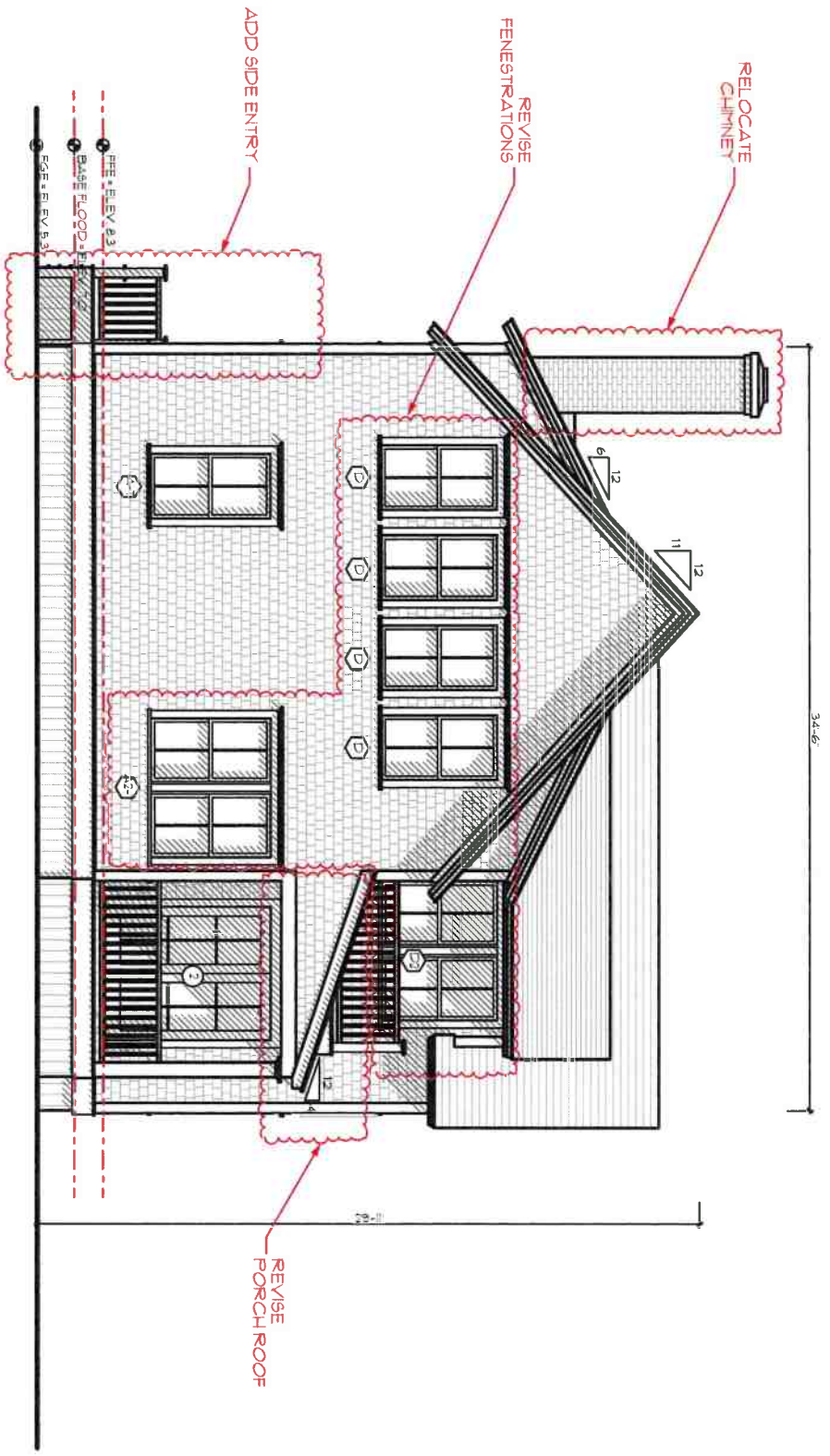
All drawings and designs contained are the sole property of Botticelli & Pohl PC. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl PC.

South Elevation

DATE	REVISIONS

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-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

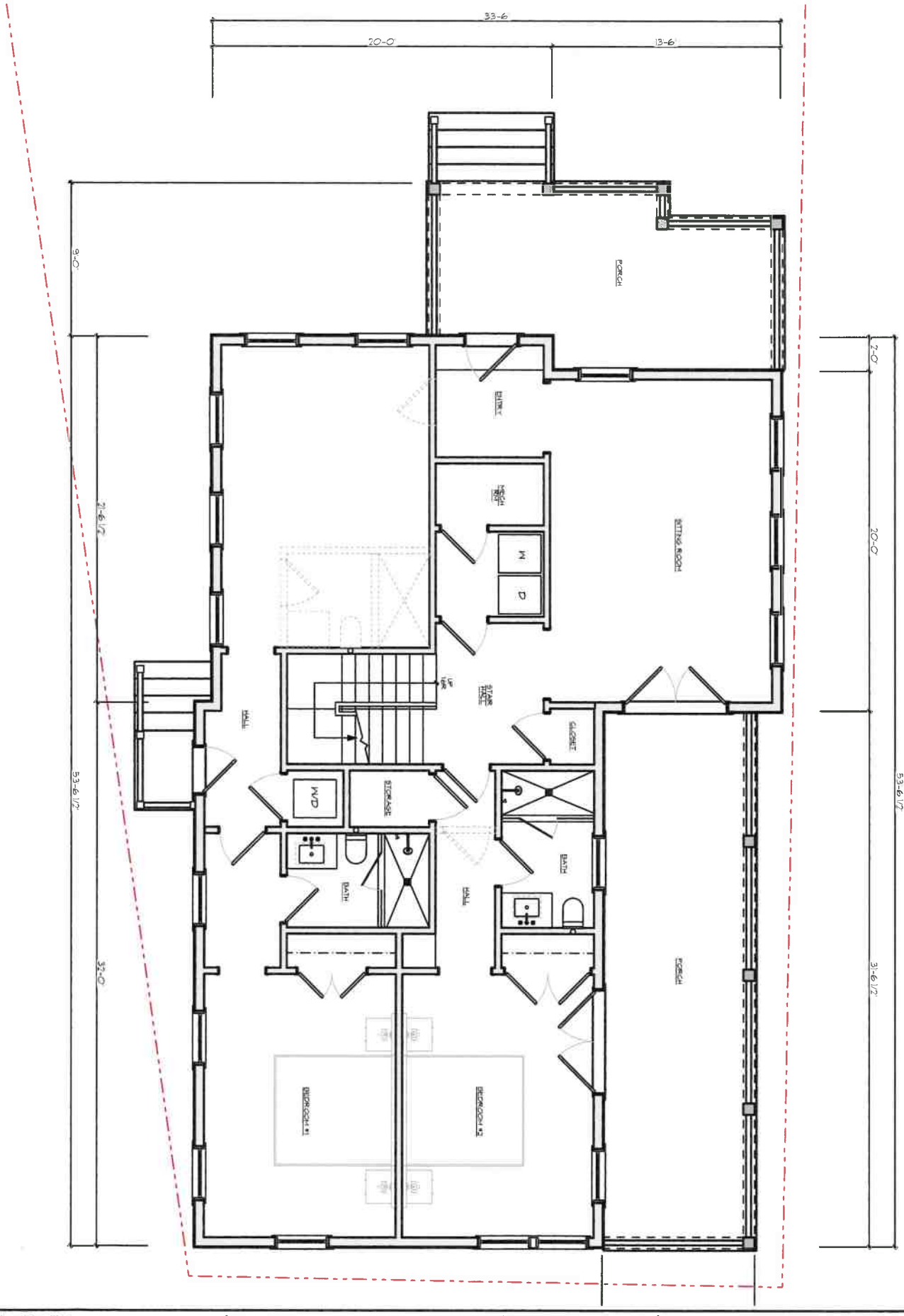
All drawings and designs contained are the sole property of Botticelli & Pohl PC. No duplication or use of these documents is permitted without prior approval from Botticelli & Pohl.

East Elevation

DATE REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

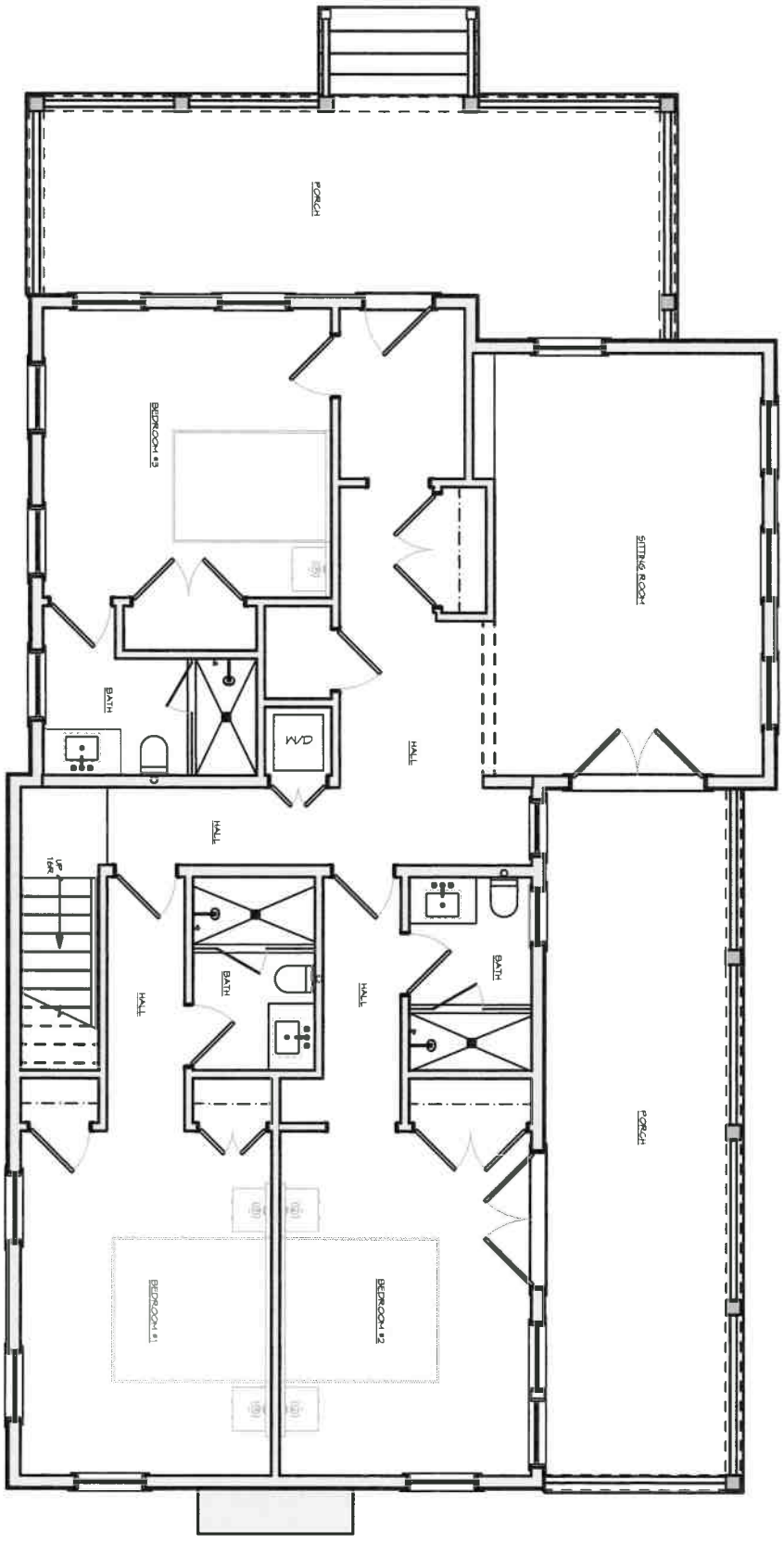
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

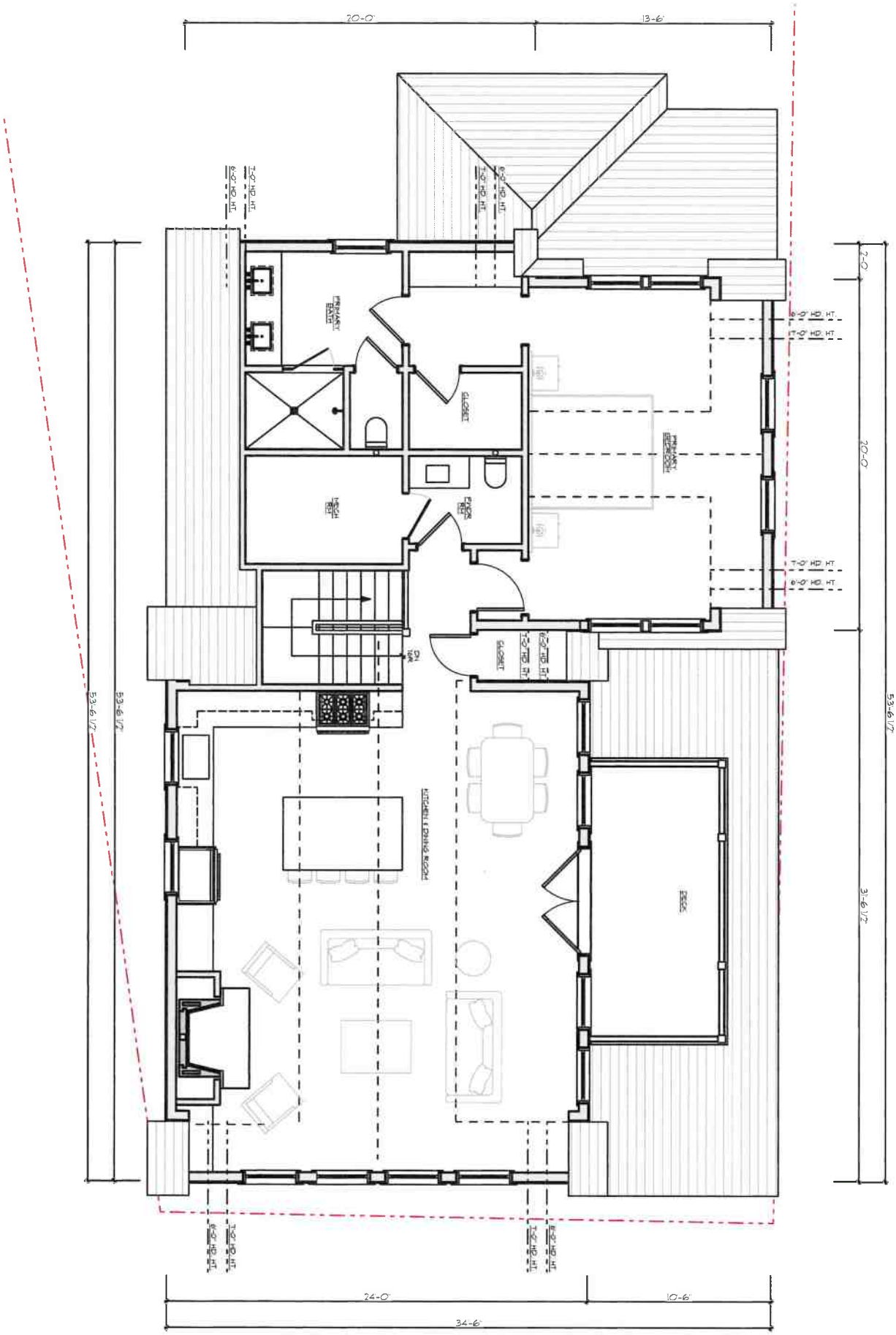
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

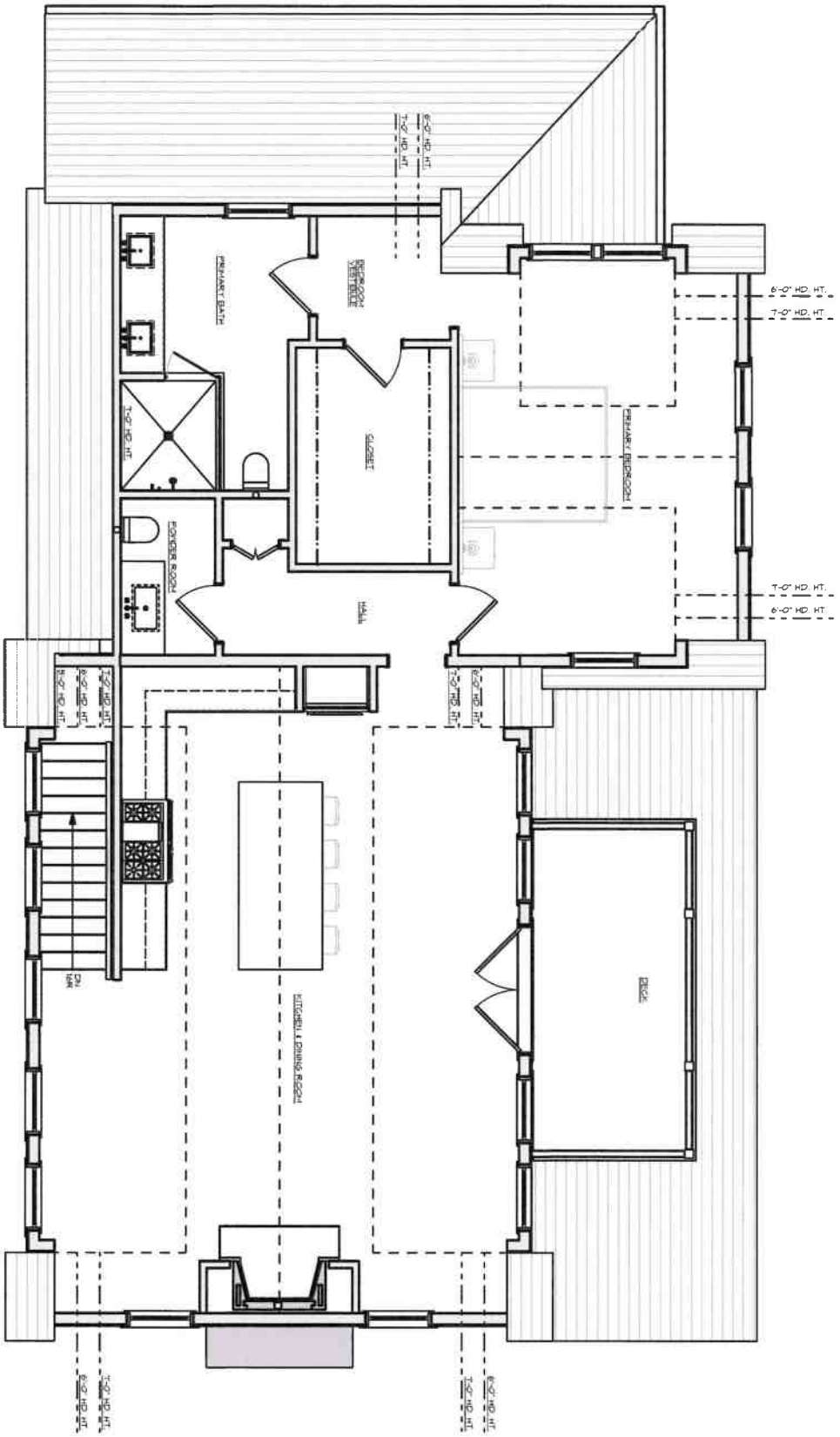
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Reproduction or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543 | BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

All drawings and designs contained are the sole property of Botticelli & Pohl, PC. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, PC

Second Floor Plan

DATE	REVISIONS

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

New Dwelling
27 Willard St
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12-23-2024, 04-28-2025

Building Dept. Sub:
Rev: 12-19-2024, 04-25-2025 PH

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	15	Double Hung	Marvin	UWDH3230	3'-1 3/8" x 5'-7"	3'-2 3/8" x 5'-7 1/2"	2 over 2	
A2	1	(2) Double Hung	Marvin	(2) UWDH3230	(2) 3'-1 3/8" x 5'-7"	6'-6 1/4"" x 5'-7 1/2"	2 over 2 ea	single stud pocket
D	13	Double Hung	Marvin	UWDH3224	3'-1 3/8" x 5'-5"	3'-2 3/8" x 5'-5 1/2"	2 over 2	
D2	2	(2) Double Hung	Marvin	(2) UWDH3224	(2) 3'-1 3/8" x 5'-5"	6'-6 1/4" x 5'-5 1/2"	2 over 2 ea	single stud pocket

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	3'-0" x 7'-6"	3'-1" x 7'-8 1/4"	1 LITE	1 Lite over 2 Solid Panels
2	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-6"	5'-1" x 7'-8 1/4"	6 ea	
3	1	Inswing French Doors	Custom	N/A	(2) 3'-0" x 7'-6"	6'-1" x 7'-8 1/4"	6 ea	
4	1	Inswing French Doors	Custom	N/A	(2) 2'-6" x 7'-0"	5'-10" x 7'-2 1/4"	6 ea	
5	1	Side Door	Custom	N/A	2'-8" x 7'-6"	2'-10" x 7'-8 1/4"	6 ea	

Notes:

1. All windows will be Marvin, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E Argon glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shop drawings for all window and door units to architect for approval.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany storm/screen panels. Unless otherwise noted.
5. Provide all doors with custom mahogany storm/screen combo doors. Unless otherwise noted.
6. Provide tempered glass in all locations required by code.--NO ETCHED GLASS (TYP)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Saad
Land Use Specialist
[illegible]

HDC Liaison
Holly Backus
[illegible]

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 32 Hulbert Rear Lot Trust

STREET ADDRESS 27 Willard Street

MAP/PARCEL 29 | 72.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 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] 4/23/25

Signature Date

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd. MH

Owner of record: 88 Pocomo Trust

Mailing Address: Po Box 786
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-04-10309
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration Revisions, Add Shutters

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 Fenestration Revisions
2. South Elevation N/A
3. West Elevation Fenestration Revisions
4. North Elevation Add Shutters

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED NO CHANGES

Foundation: Height Exposed NO CHANGES ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ 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 4/28/25 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)



04/05/2024

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

AS AGENT FOR 88 Pocomo Tust

STREET ADDRESS 88 Pocomo Rd

MAP/PARCEL 15 / 42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

04.28.25 — Date

88 Pocomo Trust Residence

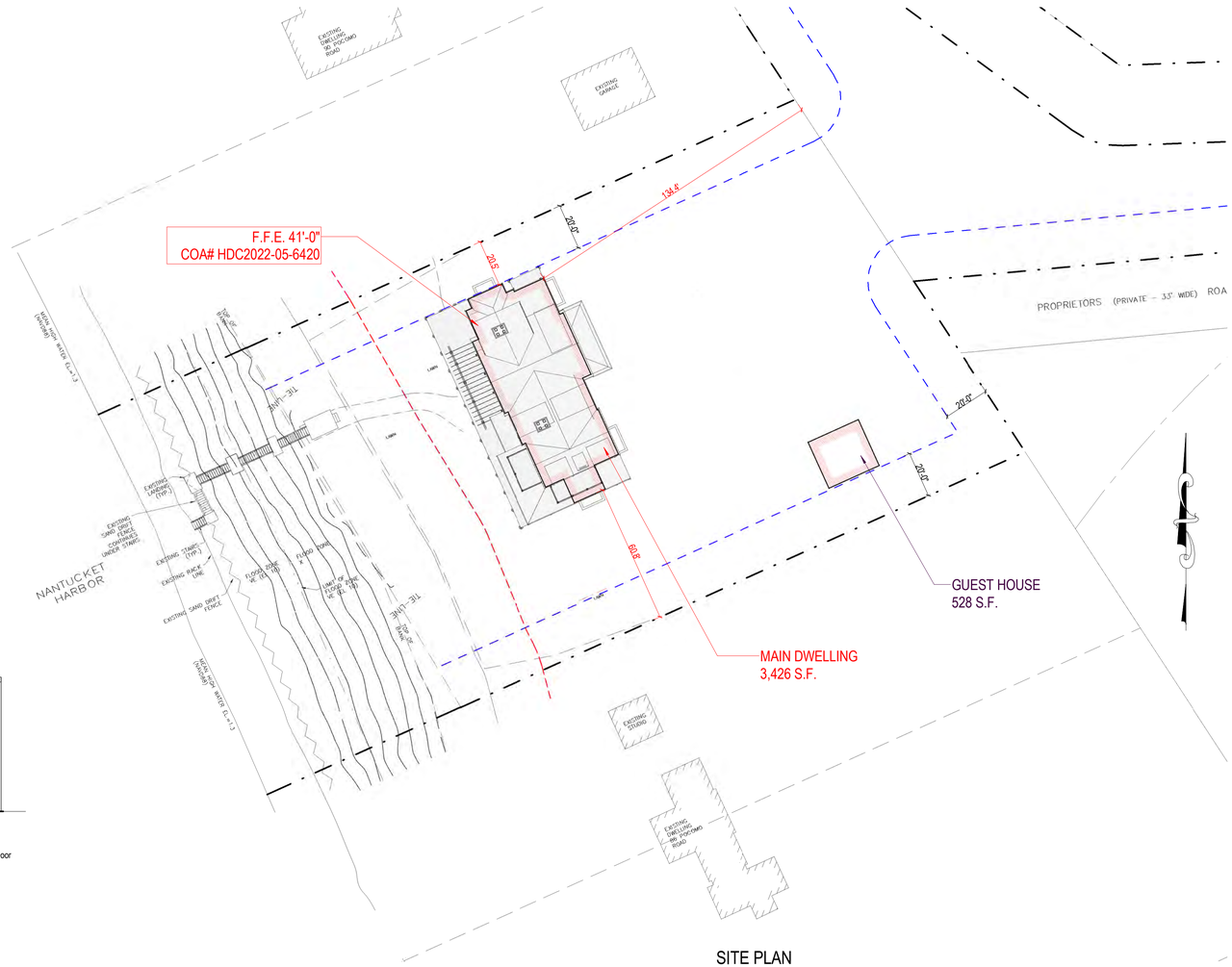
88 Pocomo Rd.
Nantucket, MA 02554

04.28.25



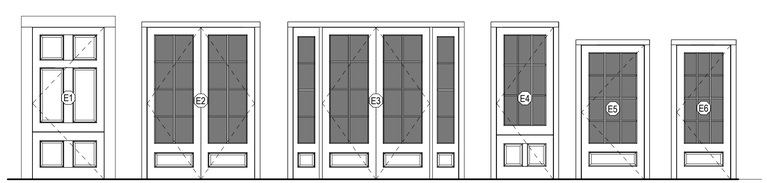
Locus Map





SITE PLAN

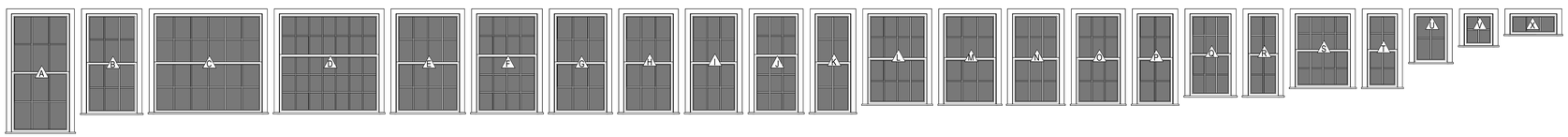
1" = 30'-0"



6 Panel Dutch Door SDL | 8 Lite 1 Panel Double Door SDL | 8 Lite 1 Panel Double Door W/ Side Lights SDL | 9 Lite 2 Panel Dutch Door SDL | 12 Lite 1 Panel Door SDL | 12 Lite 1 Panel Door SDL

Door Legend

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	4'-0"	8'-6"	
E2	3	6'-0"	8'-6"	≥ 30
E3	1	6'-0"	8'-6"	≥ 30
E4	3	3'-2"	8'-6"	≥ 30
E5	1	3'-6"	7'-6"	≥ 30
E6	1	3'-0"	7'-6"	≥ 30



Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 12/12 SDL | Cottage 14/21 SDL | Double Hung 8/8 SDL | Cottage 8/12 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Cottage 6/9 SDL | Double Hung 4/4 SDL | Double Hung 8/8 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 4/4 SDL | Double Hung 6/6 SDL | Double Hung 4/4 SDL | Double Hung 8/8 SDL | Double Hung 4/4 SDL | Casement 4 Lite SDL | Casement 4 Lite SDL | Awning 3 Lite SDL

Window Legend.

WINDOW SCHEDULE				
WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	1	7'-3"	3'-9"	≥ 30
B	10	6'-1 1/2"	3'-3 3/4"	≥ 30
C	1	6'-1"	6'-9"	≥ 30
D	1	6'-1"	6'-3"	≥ 30
E	3	6'-1"	4'-1"	≥ 30
F	2	6'-1"	3'-11"	≥ 30
G	2	6'-1"	3'-5"	≥ 30
H	2	6'-1"	3'-3"	≥ 30
I	8	6'-1"	3'-1"	≥ 30
J	2	6'-1"	2'-11"	≥ 30
K	2	6'-1"	2'-5"	≥ 30
L	1	5'-7"	3'-9 3/4"	≥ 30
M	1	5'-7"	3'-5"	≥ 30
N	2	5'-7"	3'-1"	≥ 30
O	17	5'-7"	2'-11"	≥ 30
P	2	5'-7"	2'-5"	≥ 30
Q	2	5'-1"	2'-9"	≥ 30
R	6	5'-1"	2'-1"	≥ 30
S	1	4'-7"	3'-7"	≥ 30
T	2	4'-7"	2'-1"	≥ 30
U	6	3'-1"	2'-3"	≥ 30
V	4	2'-1"	2'-0"	≥ 30
X	1	1'-5"	3'-1"	≥ 30

HDC SUBMISSION

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

F.203	BUILDING ELEVATIONS
G.1.1	COVER SHEET
A.100a	BASEMENT PLAN - MAIN DWELLING & GUEST HOUSE
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.300	PERSPECTIVE VIEWS
F.101a	BELOW GRADE BASEMENT FOUNDATION PLAN
F.101b	BUILDING ELEVATIONS
F.105	FOUNDATION 3D VIEWS
S.101a	BELOW GRADE BASEMENT FRAMING PLAN
S.103	LOWER ROOF FRAMING PLAN
S.202	FRAMING SECTIONS

NEW YORK CITY USA №40 THOMPSON ST INTERIORS * FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

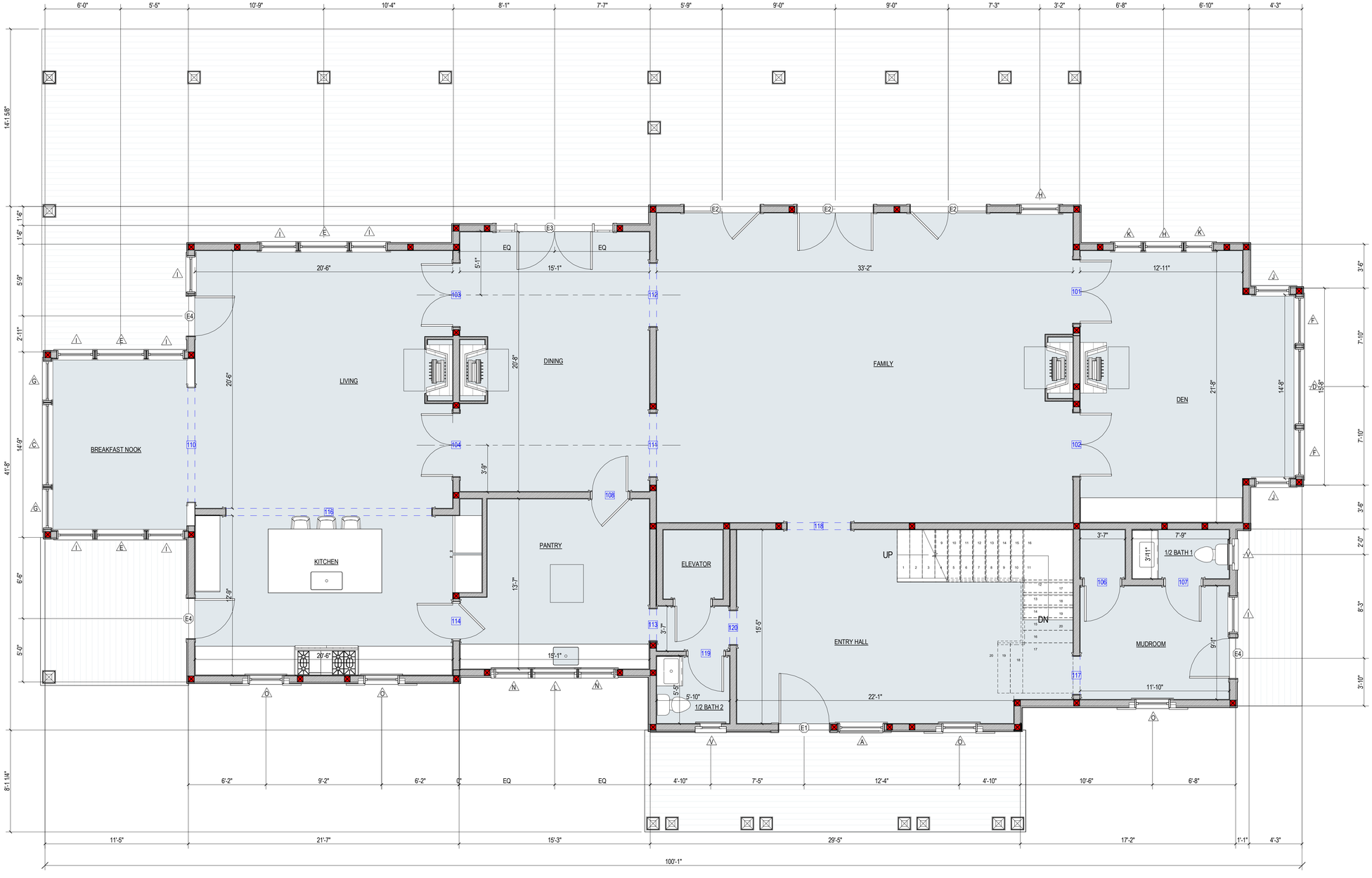
Revisions

THESE DRAWINGS ARE THE DESIGNS, IDEAS AND COPYRIGHT PROPERTY OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT TO BE COPIED OR USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AS ADDITIONAL DRAWINGS MAY BE NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER DRAWINGS OF CONSTRUCTION DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.1.1
2405

04.28.25

HDC SUBMISSION



1 First Floor Plan
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

F.203 BUILDING ELEVATIONS
G.1.1 COVER SHEET
A.100a BASEMENT PLAN - MAIN DWELLING & GUEST HOUSE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS
F.101a BELOW GRADE BASEMENT FOUNDATION PLAN
F.101b BUILDING ELEVATIONS
F.105 FOUNDATION 3D VIEWS
S.101a BELOW GRADE BASEMENT FRAMING PLAN
S.103 LOWER ROOF FRAMING PLAN
S.202 FRAMING SECTIONS

NEW YORK CITY USA No40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

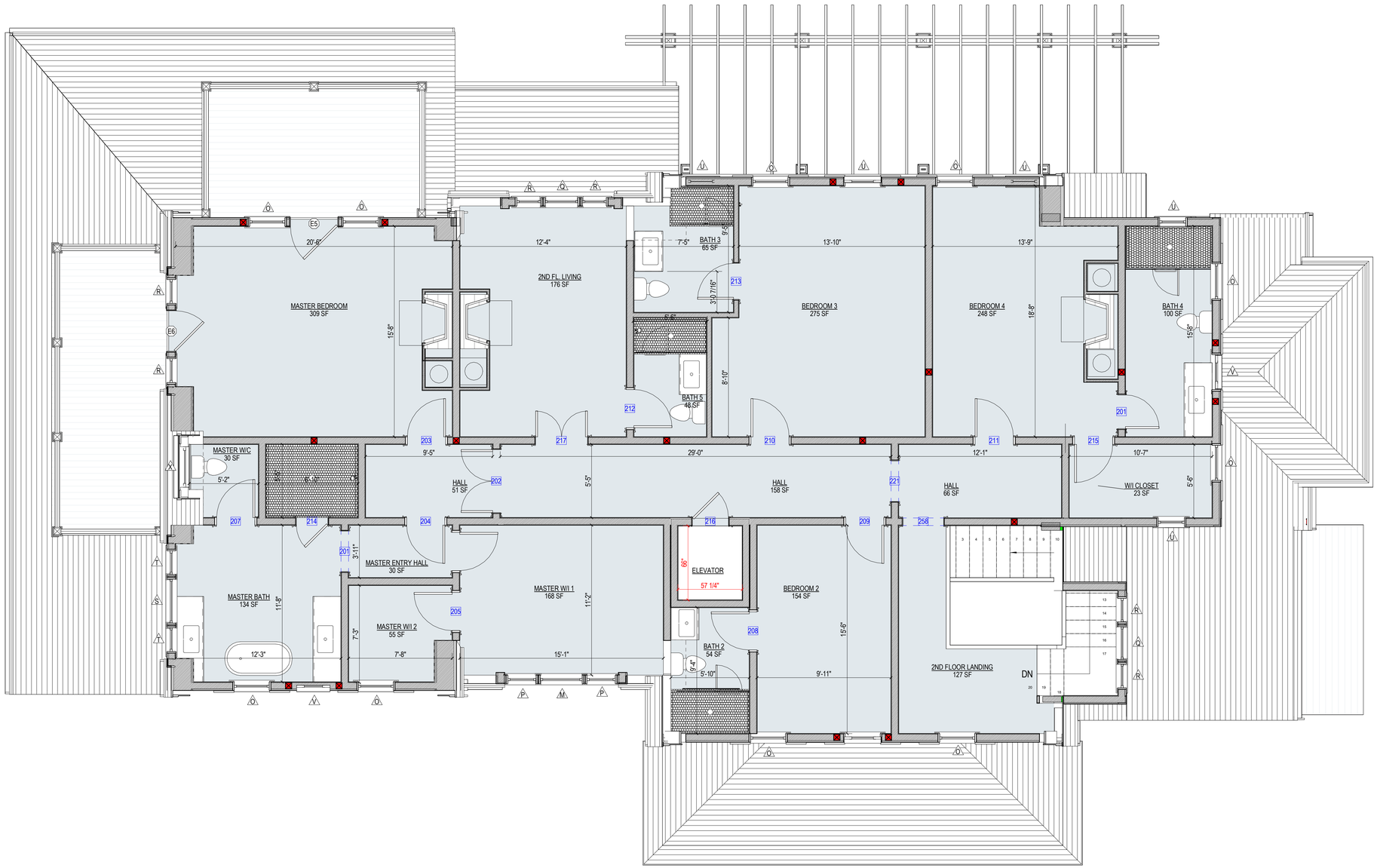
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO DEFAN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.101
2405

04.28.25

HDC SUBMISSION



1 Second Floor Plan
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

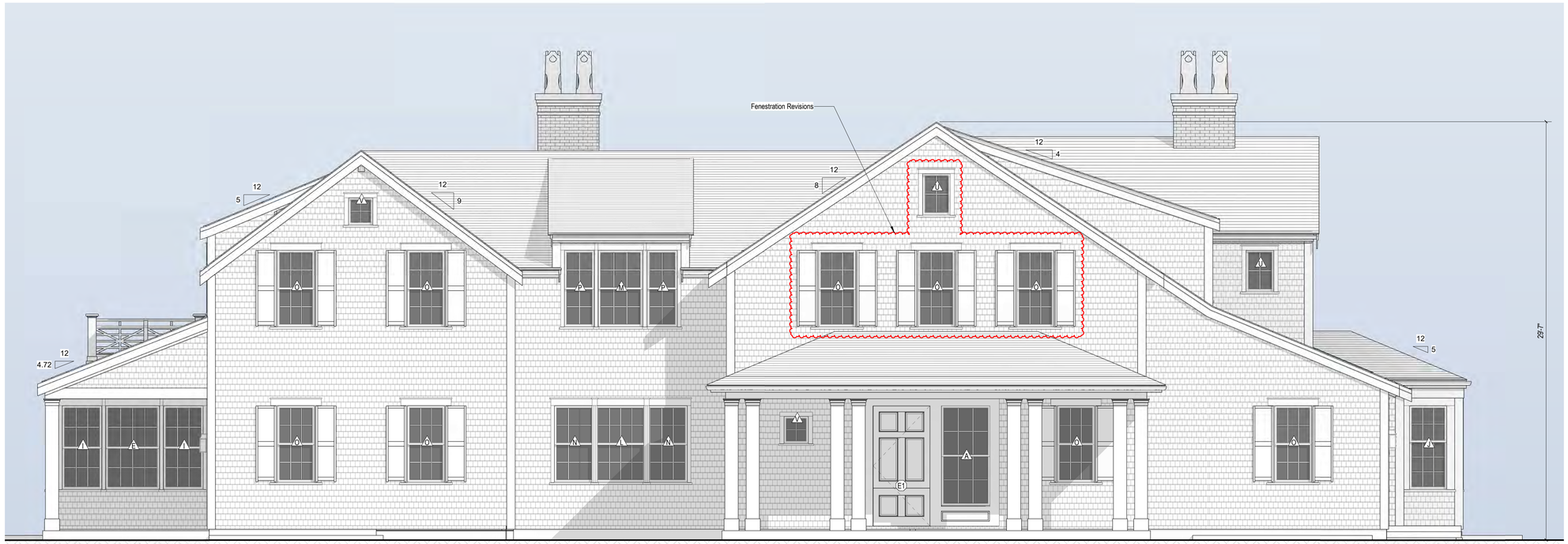
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.102
2405

04.28.25

HDC SUBMISSION



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



East Elevation Prev. Approved HDC
1" = 10'-0"



North Elevation Prev. Approved HDC
1" = 10'-0"

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

F.203 BUILDING ELEVATIONS
G.1.1 COVER SHEET
A.100a BASEMENT PLAN - MAIN DWELLING & GUEST HOUSE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS
F.101a BELOW GRADE BASEMENT FOUNDATION PLAN
F.101b BUILDING ELEVATIONS
F.105 FOUNDATION 3D VIEWS
S.101a BELOW GRADE BASEMENT FRAMING PLAN
S.103 LOWER ROOF FRAMING PLAN
S.202 FRAMING SECTIONS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

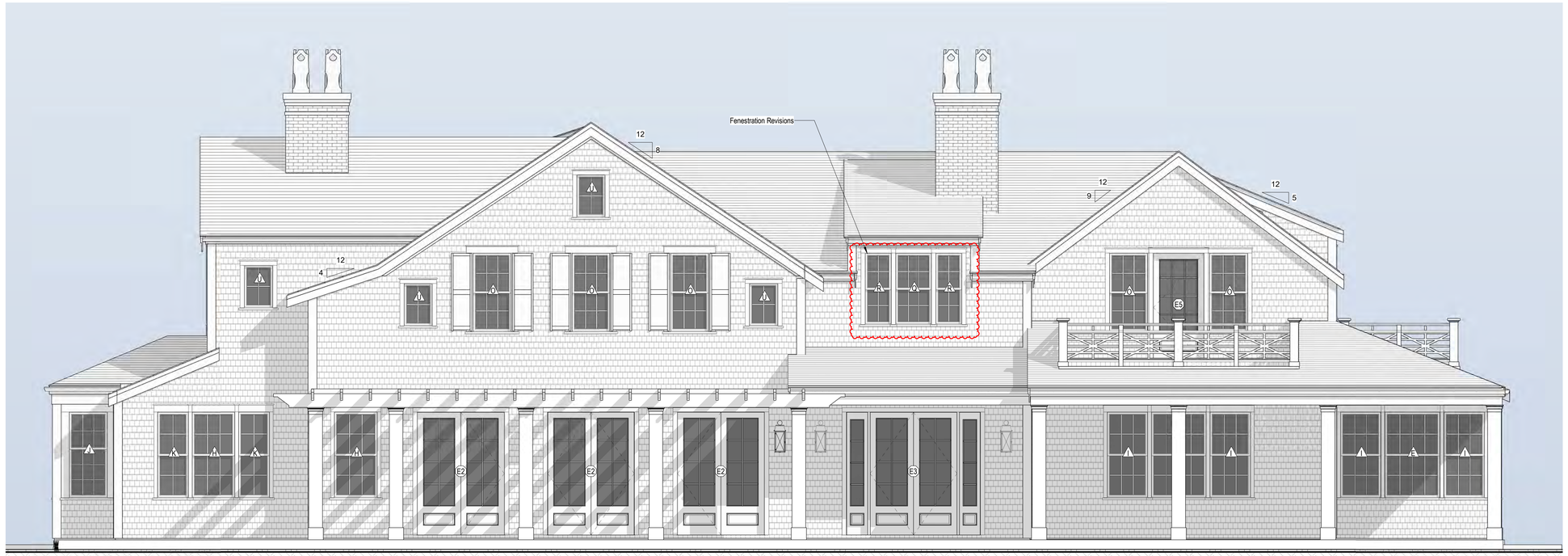
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.201
2405

04.28.25

HDC SUBMISSION



1 West Elevation
1/4" = 1'-0"



2 South Elevation, No Change
3/16" = 1'-0"



West Elevation Prev. Approved HDC
1" = 10'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

2405

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

F.203 BUILDING ELEVATIONS
G.1.1 COVER SHEET
A.100a BASEMENT PLAN - MAIN DWELLING & GUEST HOUSE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS
F.101a BELOW GRADE BASEMENT FOUNDATION PLAN
F.101b BUILDING ELEVATIONS
F.105 FOUNDATION 3D VIEWS
S.101a BELOW GRADE BASEMENT FRAMING PLAN
S.103 LOWER ROOF FRAMING PLAN
S.202 FRAMING SECTIONS

NEW YORK CITY USA No40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

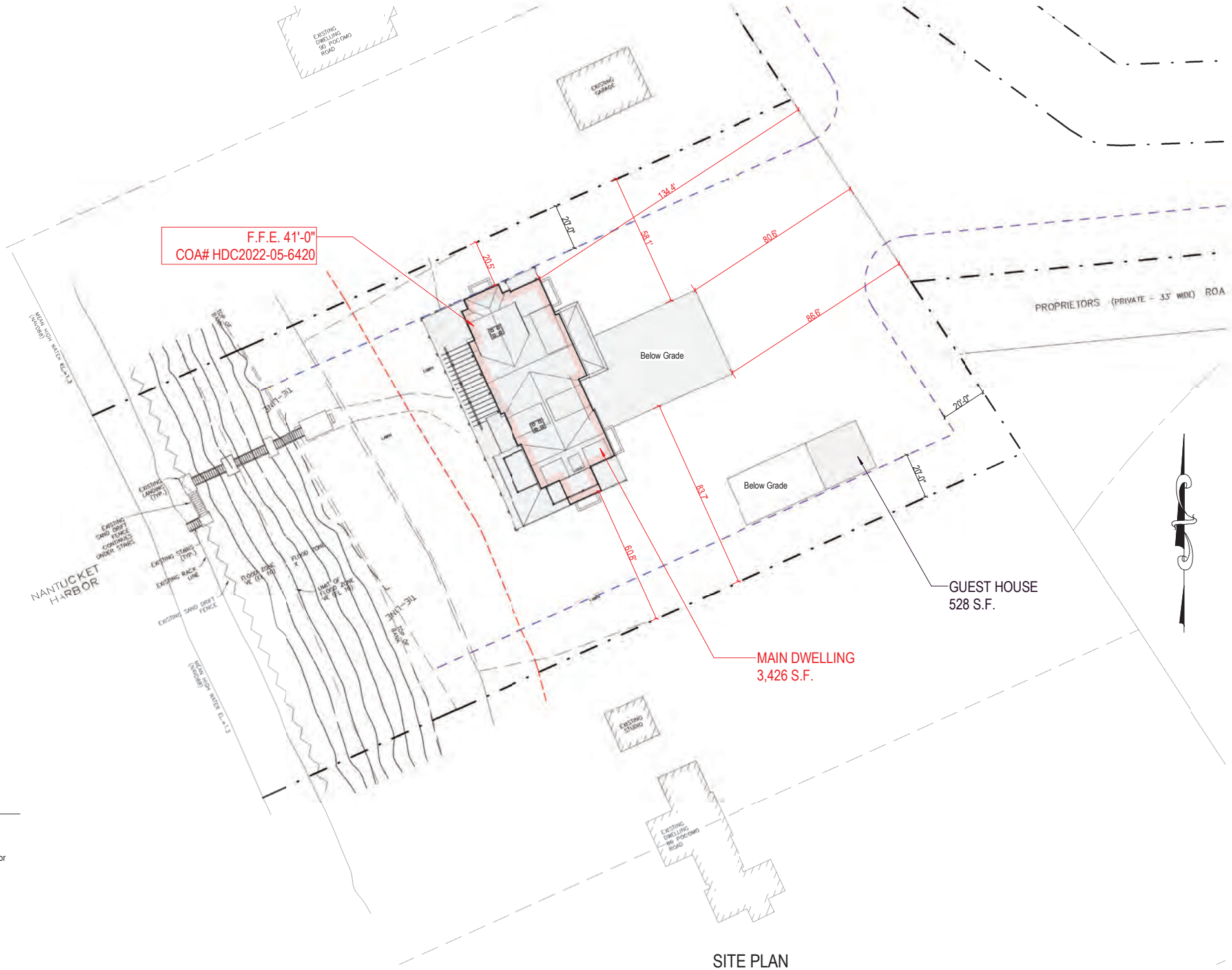
A.202
2405

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map

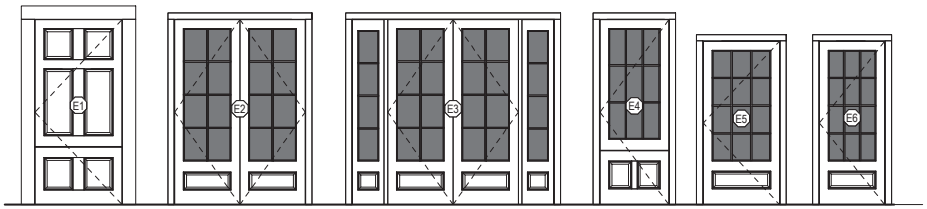


el Door

SITE PLAN

1" = 30'-0"

WINDOW SCHEDULE				
WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	1	7'-3"	3'-9"	≥ 30
B	10	6'-1 1/2"	3'-3 3/4"	≥ 30



6 Panel Dutch Door
SDL

8 Lite 1 Panel Double Door
SDL

8 Lite 1 Panel Double Door W/ Side Lights
SDL

9 Lite 2 Panel Dutch Door
SDL

12 Lite 1 Panel Door
SDL

12 Lite 1 Panel Door
SDL

Door Legend

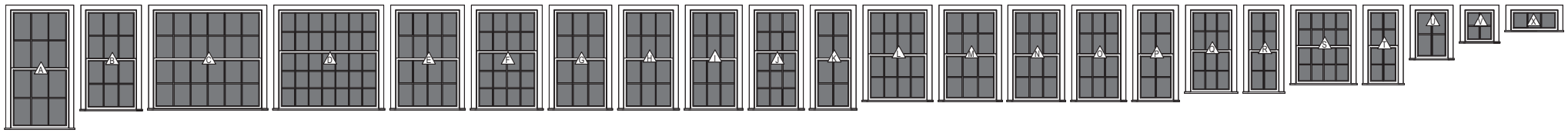
EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	4'-0"	8'-6"	
E2	3	6'-0"	8'-6"	≥ 30
E3	1	6'-0"	8'-6"	≥ 30
E4	3	3'-2"	8'-6"	≥ 30
E5	1	3'-6"	7'-6"	≥ 30
E6	1	3'-0"	7'-6"	≥ 30



SITE PLAN

1" = 30'-0"



Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
12/12 SDL

Cottage
14/21 SDL

Double Hung
8/8 SDL

Cottage
8/12 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Cottage
6/9 SDL

Double Hung
4/4 SDL

Double Hung
8/8 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
4/4 SDL

Double Hung
6/6 SDL

Double Hung
4/4 SDL

Double Hung
8/8 SDL

Double Hung
4/4 SDL

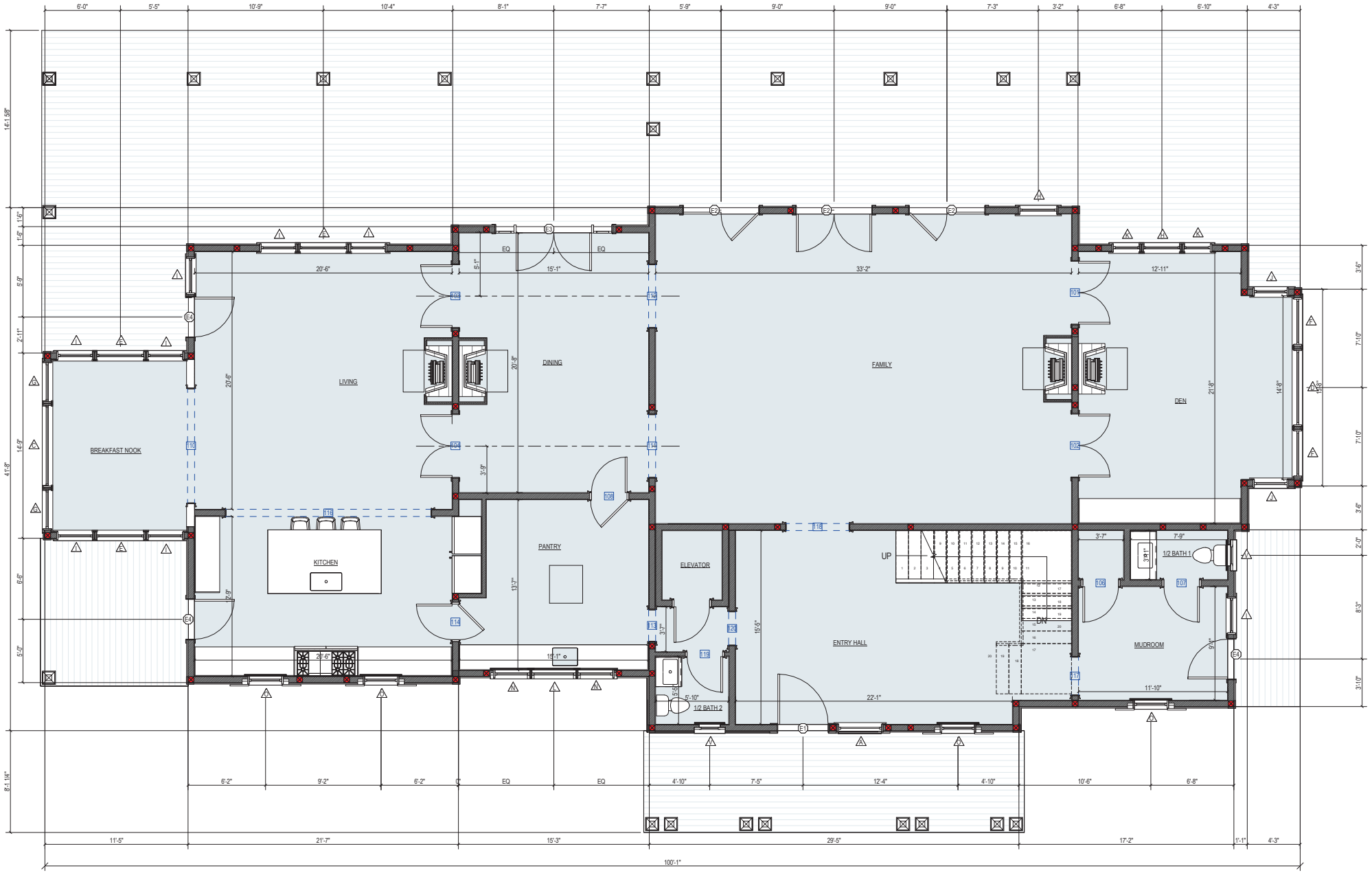
Casement
4 Lite SDL

Casement
4 Lite SDL

Awning
3 Lite SDL

Window Legend.

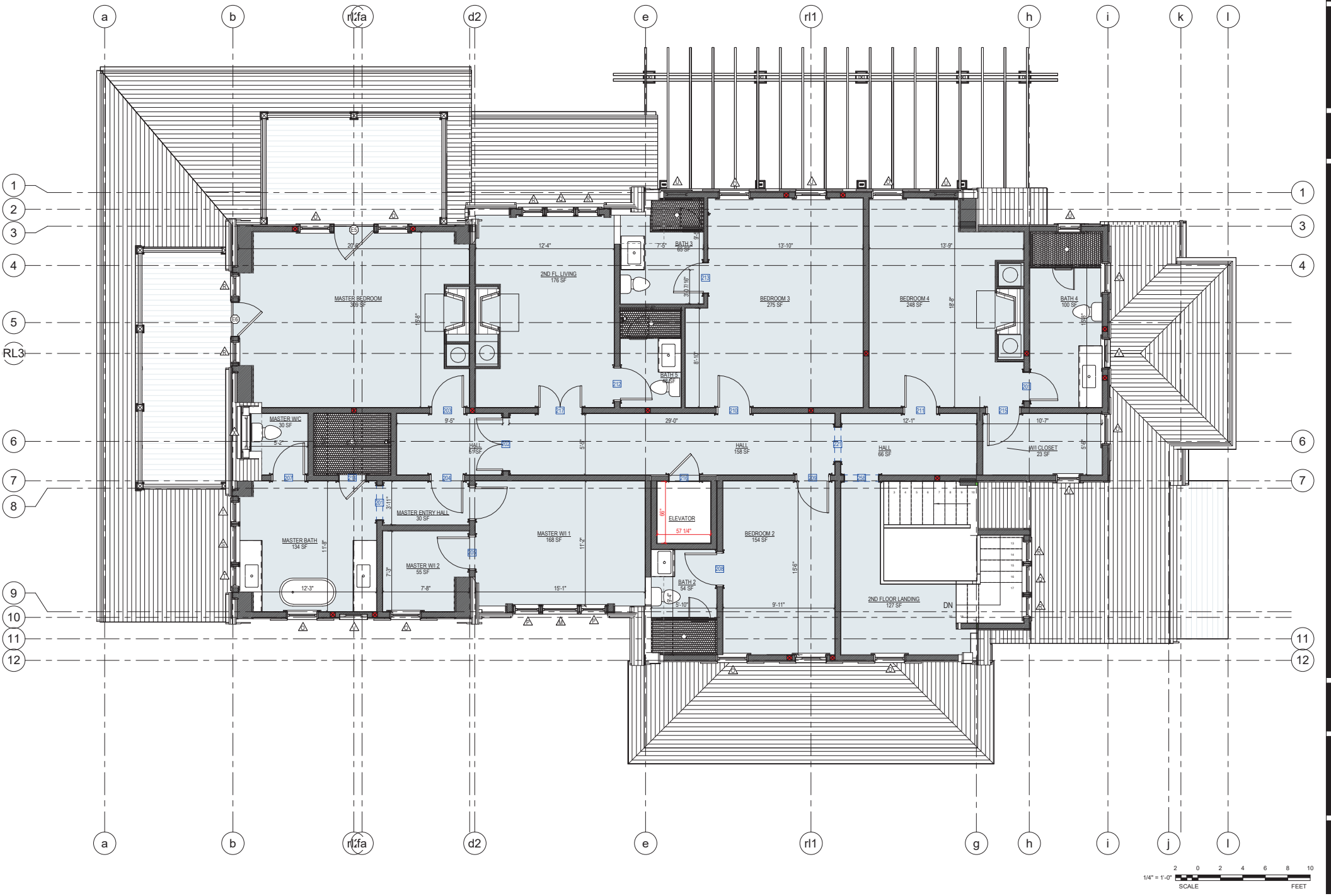
FOR SUBMISSION



1 First Floor Plan

1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET


a
b
rl.fa
d2
e
rl1
h
i
k
l
1
2
3
4
5
RL3
6
7
8
9
10
11
12
MASTER BEDROOM
309 SF
2ND FL LIVING
176 SF
BATH 3
65 SF
BEDROOM 3
275 SF
BEDROOM 4
248 SF
BATH 4
100 SF
BATH 5
42 SF
MASTER WIC
30 SF
HALL
51SF
HALL
158 SF
HALL
66 SF
W/I CLOSET
23 SF
MASTER ENTRY HALL
30 SF
MASTER BATH
134 SF
MASTER WI 1
168 SF
MASTER WI 2
55 SF
ELEVATOR
57 1/4"
BEDROOM 2
154 SF
BATH 2
54 SF
2ND FLOOR LANDING
127 SF
DN
SCALE
1/4" = 1'-0"
FEET



1 East Elevation
1/4" = 1'-0"

HDC SUBMISSION



2 North Elevation

1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"



2 South Elevation, No Change

3/16" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

hdc2024-04-10309 Staff

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Polpis Rd.

Owner of record: 88 Polpis Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY 001947

Date application received: 4/18/24 Fee Paid: $ 73.44

Must be acted on by: 6/7/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: HW

Member: _____

Notes - Comments - Restrictions - Conditions

Approval is not an approval for Removal of the existing building / structure, which is a separate matter.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-03-585

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revised building design

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 367 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 29'-11" South " East " West "

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Massing and Fenestration Changes
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass 9/12 Dormer 4/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5½" Rake 7¼" Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round 5½" Square 3½"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White, Front - Natural

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

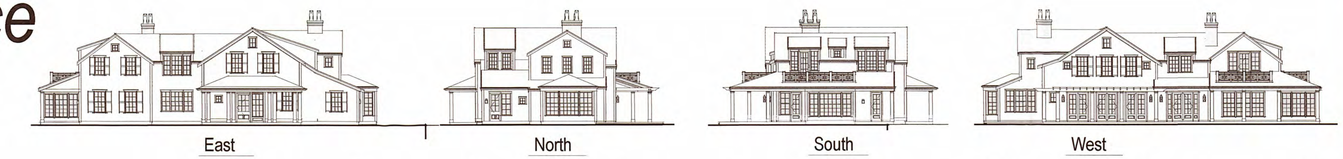
Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554

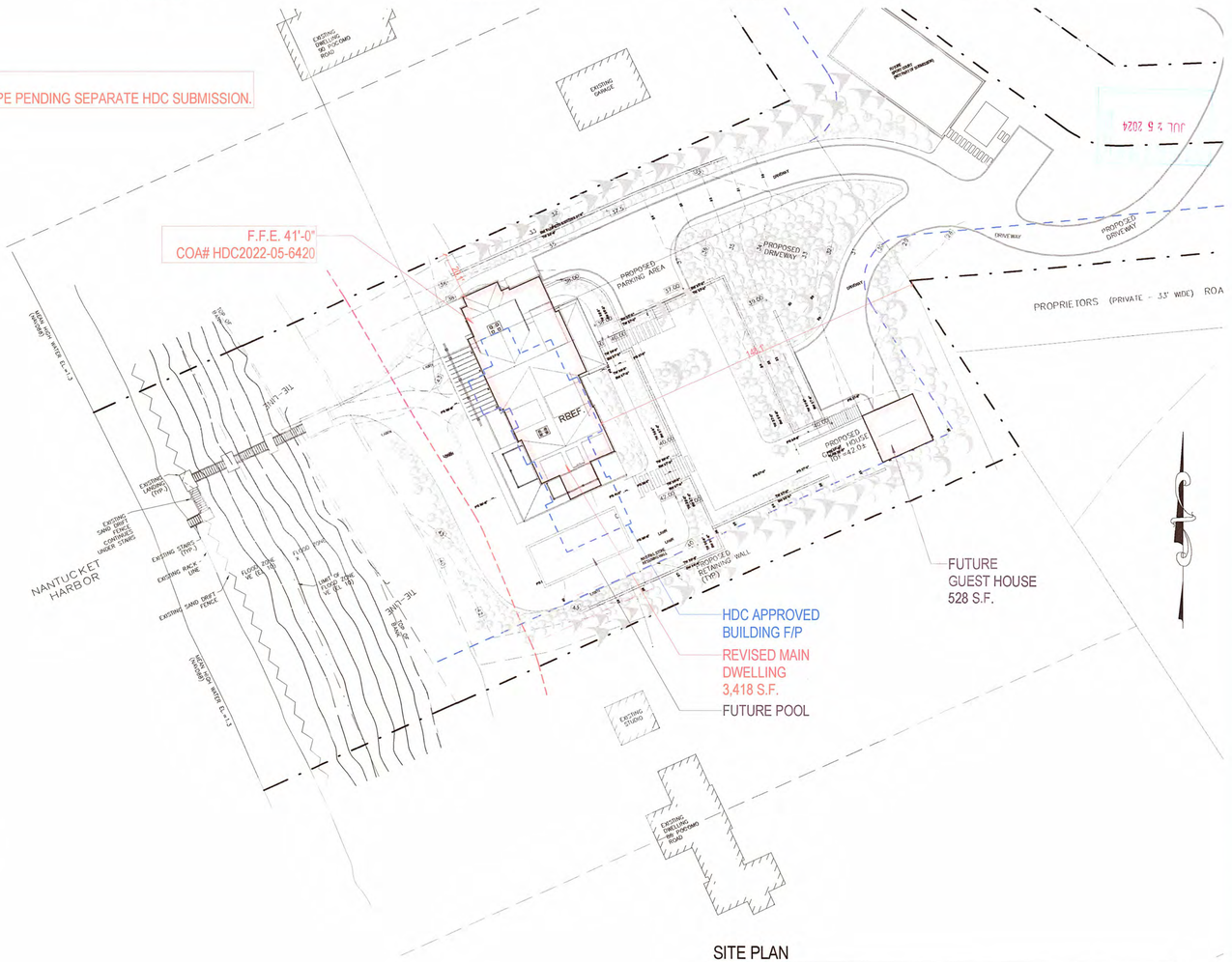
07.25.24

HDC SUBMISSION

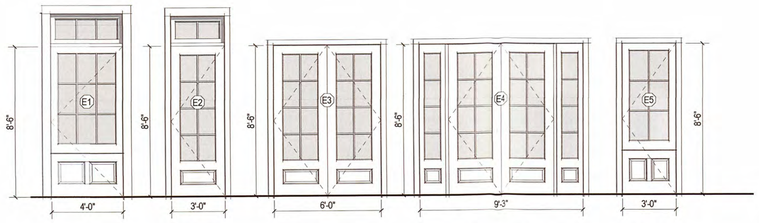




Locus Map

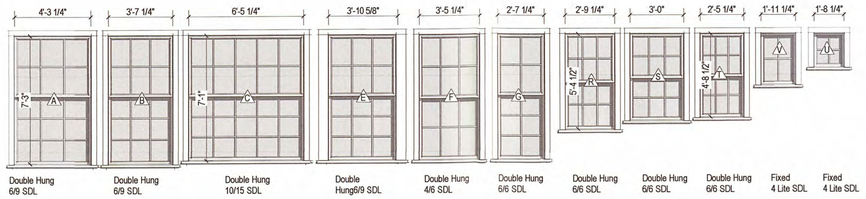


SITE PLAN
1" = 30'-0"



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL
8 Lite 1 Panel Door W/Transome Lite SDL
8 Lite 1 Panel Double Door W/Transome Lite SDL
8 Lite 1 Panel Double Door W/Transome & Side Lights SDL
6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend



Double Hung 6/9 SDL
Double Hung 6/9 SDL
Double Hung 10/15 SDL
Double Hung6/9 SDL
Double Hung 4/6 SDL
Double Hung 6/6 SDL
Double Hung 6/6 SDL
Double Hung 6/6 SDL
Double Hung 6/6 SDL
Fixed 4 Lite SDL
Fixed 4 Lite SDL

Window Legend.

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

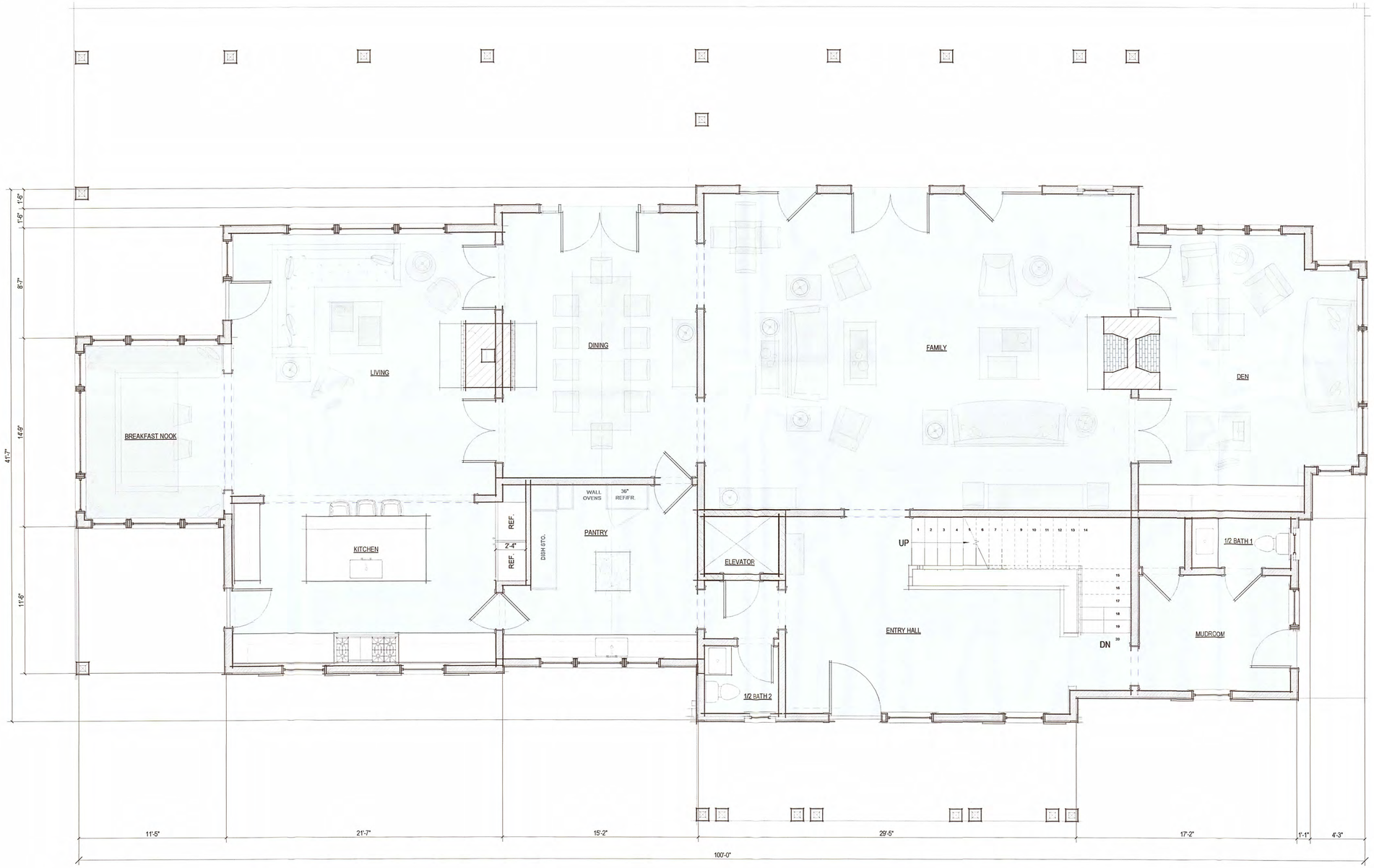
APPROVED
HDC2024-04-10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.1.1
2128

06.14.24

PROGRESS SET



1 First Floor Plan
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

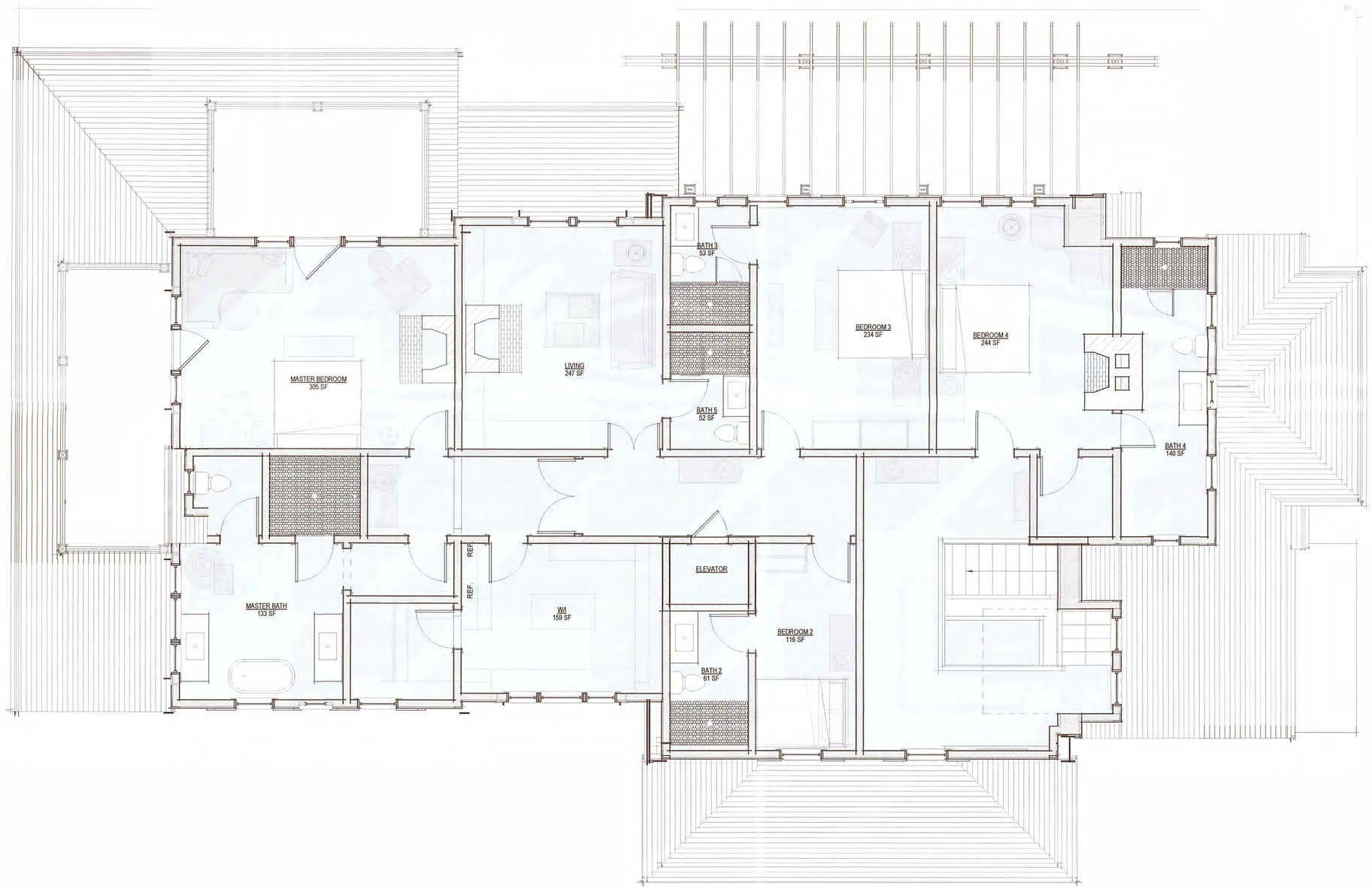
Revisions

THESE DRAWINGS AND THE DESIGNS INCORPORATED THEREIN ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. ALL DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS REQUIRED TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.101
2128

04.08.24

FOR REVIEW ONLY



1 Second Floor Plan
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.102
2128

07.25.24

HDC SUBMISSION



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC 2024.04.10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202
2128



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

88 Pocomo Trust
Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	COVER SHEET
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.300	PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC2024.04.10309
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ON AT 48 PAPER SIZE. THEY MAY NOT SCALE WELL WHEN PRINTED AT LETTER SIZE. FURTHER CONTRACT DRAWINGS WILL BE ISSUED UPON REQUEST.

A.201
2128

60 Wanoma Way MH 92 / 13

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
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.***.
_____	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
_____	8.	**Electronic submission:** All documents submitted to the HDC office must 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.
9.5	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.
_____	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°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 Wanoma Way MH

Owner of record: Suni & William Harford

Mailing Address: 48 Peaceable Hill Rd.
Ridgefield, CT, 06877

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@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-06-10693
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Add Pentroof

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 Add Pentroof
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 Porch 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.) 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 5 1/2 Rake 5 1/2 Soffit (Overhang) 4" Corner boards n/a Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ 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 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 4/28/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Suni & Williams Hartford

STREET ADDRESS 60 Wanoma Way

MAP/PARCEL 92 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04.28.25

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

04.28.25
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 60 Wanoma Way (street address of property) on the following statement:

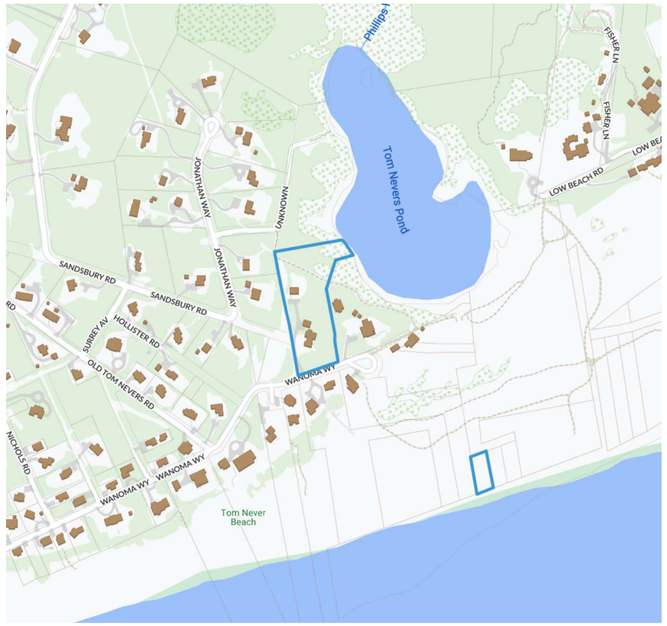
I SUNI HARFORD (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

Client Signature 1/10/24 Date

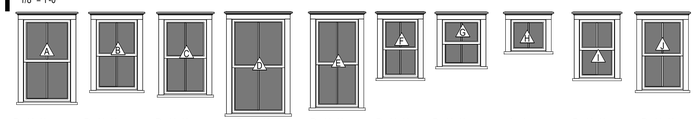
60 Wanoma Way

60 Wanoma Way
Nantucket, MA

04.28.25



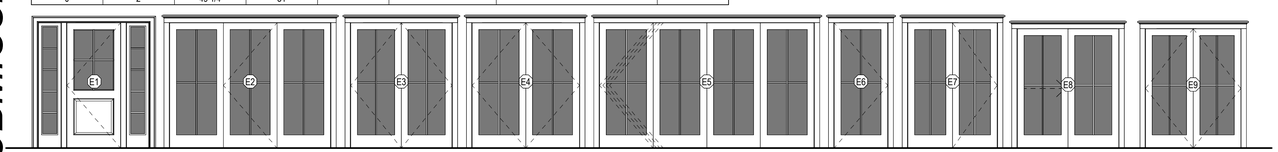
1 Locus Map
1/8" = 1'-0"



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Awning 2 Light SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL

WINDOW SCHEDULE

WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	31	57 1/4	35				
B	4	49 1/4	31				
C	10	52 1/4	32				
D	2	65 1/4	39				
E	2	61 1/4	32				
F	10	41 1/4	27				
G	6	33 1/4	29				
H	1	23 1/4	27				
I	2	41 1/4	27				
J	2	49 1/4	31				



4 Light 1 Panel Door + Sidelites, SDL | Triple French Door 4 Lite SDL | Double French Door 4 Lite SDL | Double French Door 4 Lite SDL | Bifold Outswing French Door 4 Lite SDL | French Door 4 Lite SDL | Outswing French Door 4 Lite SDL | Double Sliding French Door 4 Lite SDL | Double French Door 4 Lite SDL

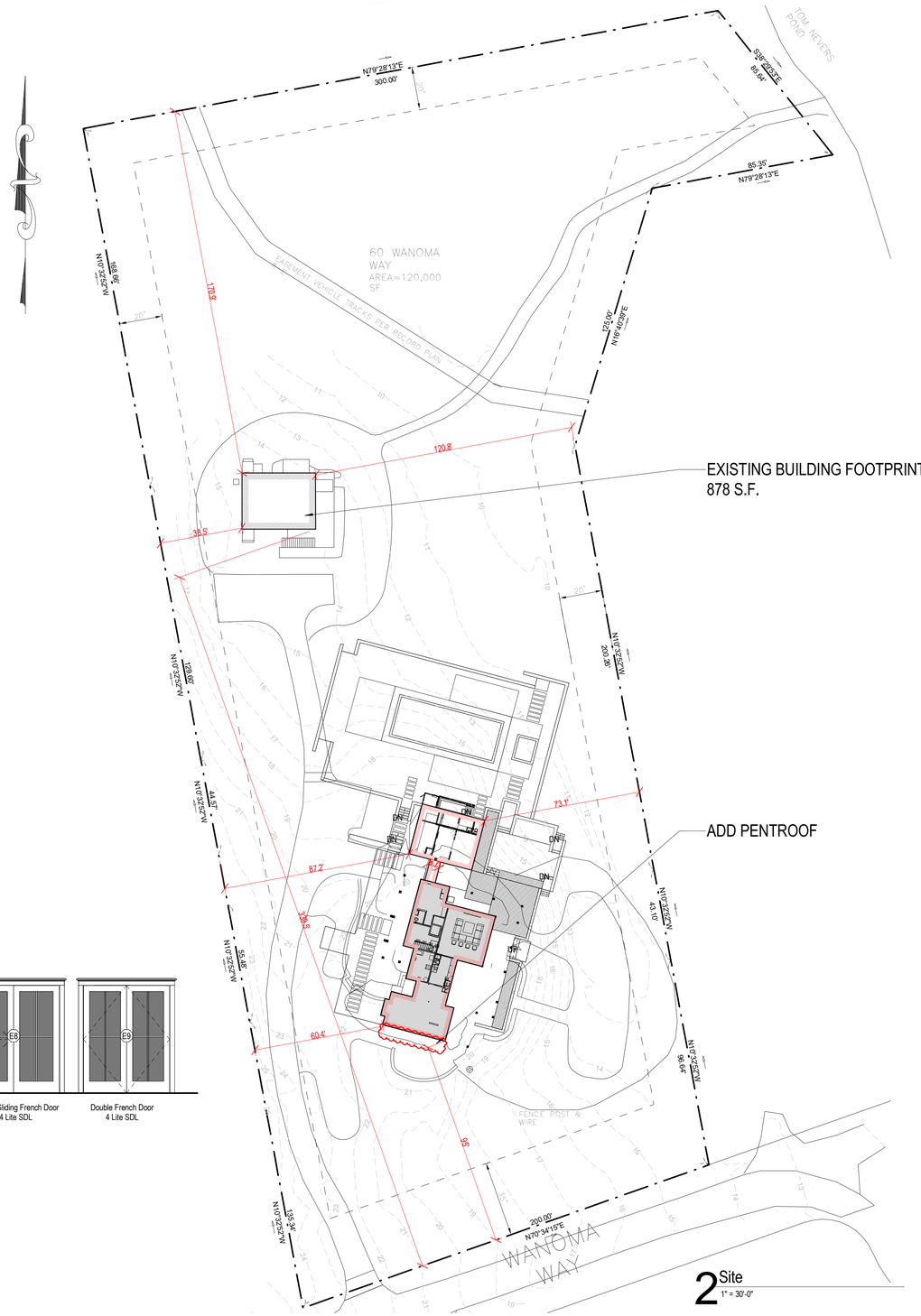
EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	87	78 1/2				
E2	1	87	114 1/2				
E3	2	87	71				
E4	3	87	75				
E5	2	89	148				
E6	1	87	38 1/2				
E7	1	87	63				
E8	1	80 3/4	69 1/2				
E9	1	83	67				

4 ExteriorWindow & Door Legend
1/4" = 1'-0"

HDC SUBMISSIOMN





2 Site
1" = 30'-0"

2322

60 Wanoma Way

60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,595 (2,716 MH & 878 GH)

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

D.100 EXTERIOR TRIM DETAILS
F.101 FOUNDATION PLAN & DETAILS
S.101 ADDITION FRAMING PLAN
SK.4 Window & Door Cap Detail
SK.5 Roof Walk
SK.6 Interior Trim Details
SK.7 Ridge Location & Door E6 Location
SK.8 Section 1
SK.9 Elevator Section
SK.10 LIBRARY HVAC
SK.11 FRONT DOOR DETAIL
G.100 COVER PAGE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.103 ROOF PLAN
A.202 EXTERIOR ELEVATIONS
A.203 PERSPECTIVE VIEWS
S.201 BUILDING SECTIONS
S.202 BUILDING SECTIONS
D.101 ENTRY & MUDROOM
D.102 BAR
D.103 BLUE BEDROOM 3 & BATH 3
D.104 GARDEN BEDROOM 4, BATH 4 & HALL
D.106 WHITE BEDROOM 5 & BATH 5
D.107 SAGE BEDROOM 6 & BATH 6
D.108 BUNKROOM & BATH 2
D.109 STAIR HALL & HALL 115
D.110 LIBRARY
D.111 KITCHEN
D.112 DINING/SITTING
D.113 OFFICE, BATH 7 & 1/2 BATH
D.114 MASTER BEDROOM, MASTER BATH & WI
D.115 MEDIA ROOM
D.116 BASEMENT STAIRS, BATH & POOL BATH
D.118 BUNKROOM CLOSET
D.119 LOFT
D.120 BASEMENT LAUNDRY
E.100 BASEMENT ELECTRICAL PLAN
E.101 1ST FLOOR LIGHTING PLAN
E.102 2ND FLOOR LIGHTING PLAN

Revisions

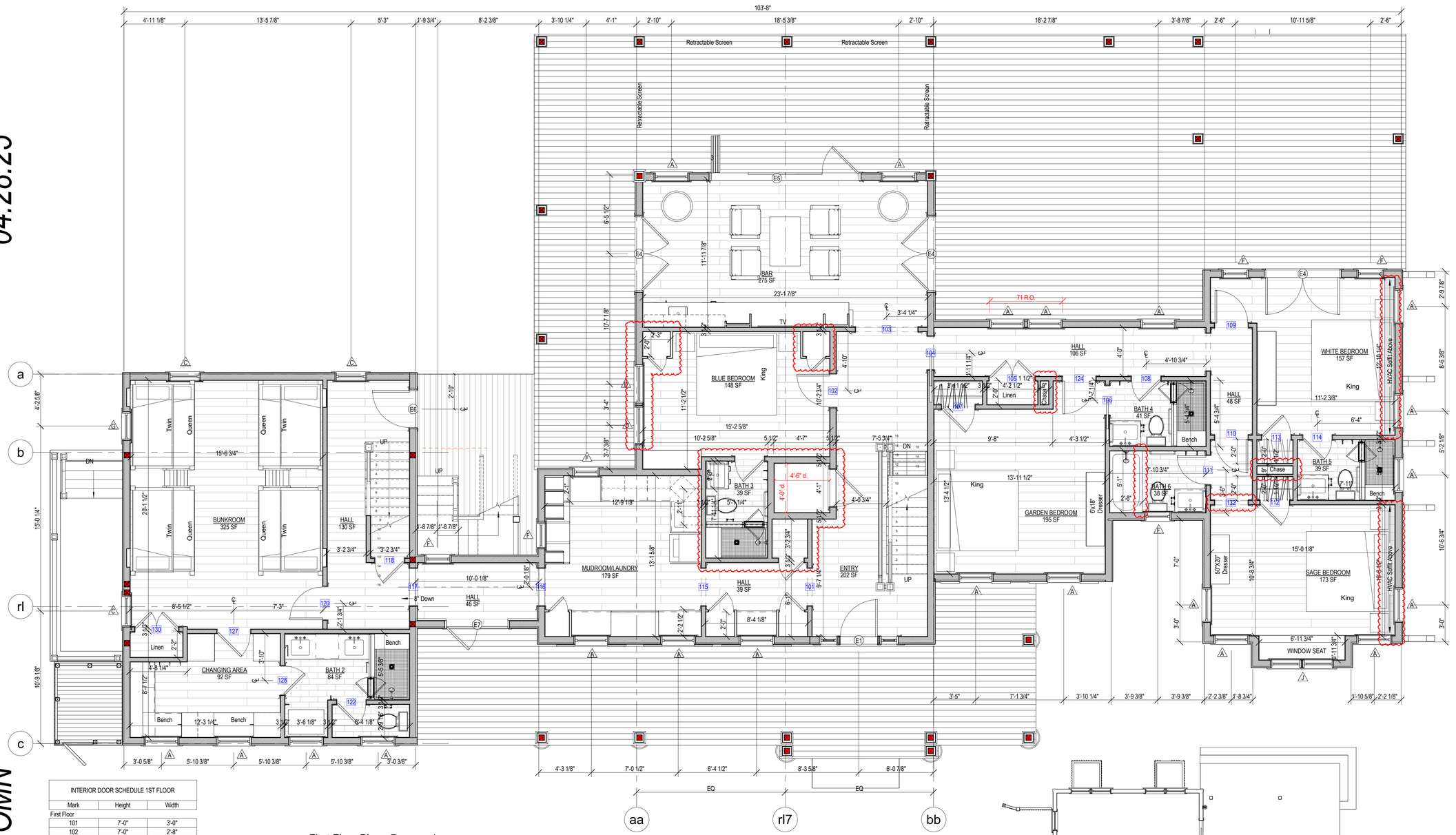
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE LOANED TO OBTAIN A BUILDING PERMIT AND FOR CONSTRUCTION AS NECESSARY TO OBTAIN A BUILDING PERMIT. ANY OTHER USE OF THESE DRAWINGS SHALL BE FURNISHED UPON REQUEST.

G.100
2322

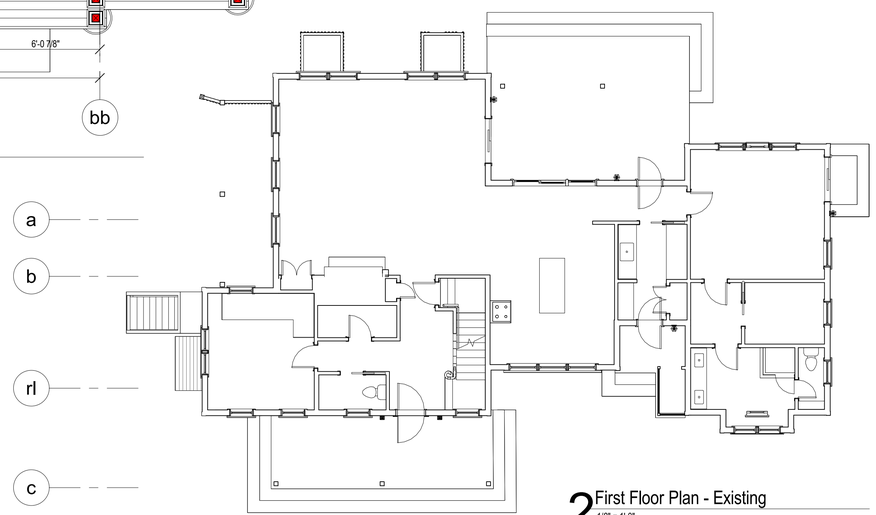
04.28.25

HDC SUBMISSIOMN



1 First Floor Plan - Proposed
1/4" = 1'-0"

INTERIOR DOOR SCHEDULE 1ST FLOOR		
Mark	Height	Width
First Floor		
101	7'-0"	3'-0"
102	7'-0"	2'-8"
103	7'-0"	5'-0"
104	7'-0"	2'-8"
105	7'-0"	3'-8"
106	7'-0"	2'-4"
107	7'-0"	2'-8"
108	7'-0"	2'-4"
109	7'-0"	2'-8"
110	7'-0"	2'-8"
111	7'-0"	2'-4"
112	7'-0"	2'-4"
113	7'-0"	2'-4"
114	7'-0"	2'-4"
115	7'-0"	3'-0"
116	7'-0"	3'-0"
117	7'-0"	3'-0"
118	7'-0"	2'-4"
120	7'-0"	2'-8"
121	7'-0"	1'-6"
122	7'-0"	2'-4"
124	7'-0"	2'-8"
125	7'-0"	3'-0"
127	7'-0"	2'-8"
128	7'-0"	2'-4"
129	7'-0"	2'-0"
130	7'-0"	2'-0"
131	6'-8"	3'-0"
132	7'-0"	2'-8"
133	7'-0"	2'-0"
134	7'-0"	2'-4"
135	7'-0"	1'-6"
136	7'-0"	1'-6"



2 First Floor Plan - Existing
1/8" = 1'-0"

2322

60 Wanoma Way

60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,595 (2,716 MH & 878 GH)

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

D.100	EXTERIOR TRIM DETAILS
F.101	FOUNDATION PLAN & DETAILS
S.101	ADDITION FRAMING PLAN
SK.4	Window & Door Cap Detail
SK.5	Roof Walk
SK.6	Interior Trim Details
SK.7	Ridge Location & Door E6 Location
SK.8	Section 1
SK.9	Elevator Section
SK.10	LIBRARY HVAC
SK.11	FRONT DOOR DETAIL
G.100	COVER PAGE
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	ROOF PLAN
A.202	EXTERIOR ELEVATIONS
A.203	PERSPECTIVE VIEWS
S.201	BUILDING SECTIONS
S.202	BUILDING SECTIONS
D.101	ENTRY & MUDROOM
D.102	BAR
D.103	BLUE BEDROOM 3 & BATH 3
D.104	GARDEN BEDROOM 4, BATH 4 & HALL
D.106	WHITE BEDROOM 5 & BATH 5
D.107	SAGE BEDROOM 6 & BATH 6
D.108	BUNKROOM & BATH 2
D.109	STAIR HALL & HALL 115
D.110	LIBRARY
D.111	KITCHEN
D.112	DINING/SITTING
D.113	OFFICE, BATH 7 & 1/2 BATH
D.114	MASTER BEDROOM, MASTER BATH & WI
D.115	MEDIA ROOM
D.116	BASEMENT STAIRS, BATH & POOL BATH
D.118	BUNKROOM CLOSET
D.119	LOFT
D.120	BASEMENT LAUNDRY
E.100	BASEMENT ELECTRICAL PLAN
E.101	1ST FLOOR LIGHTING PLAN
E.102	2ND FLOOR LIGHTING PLAN

Revisions

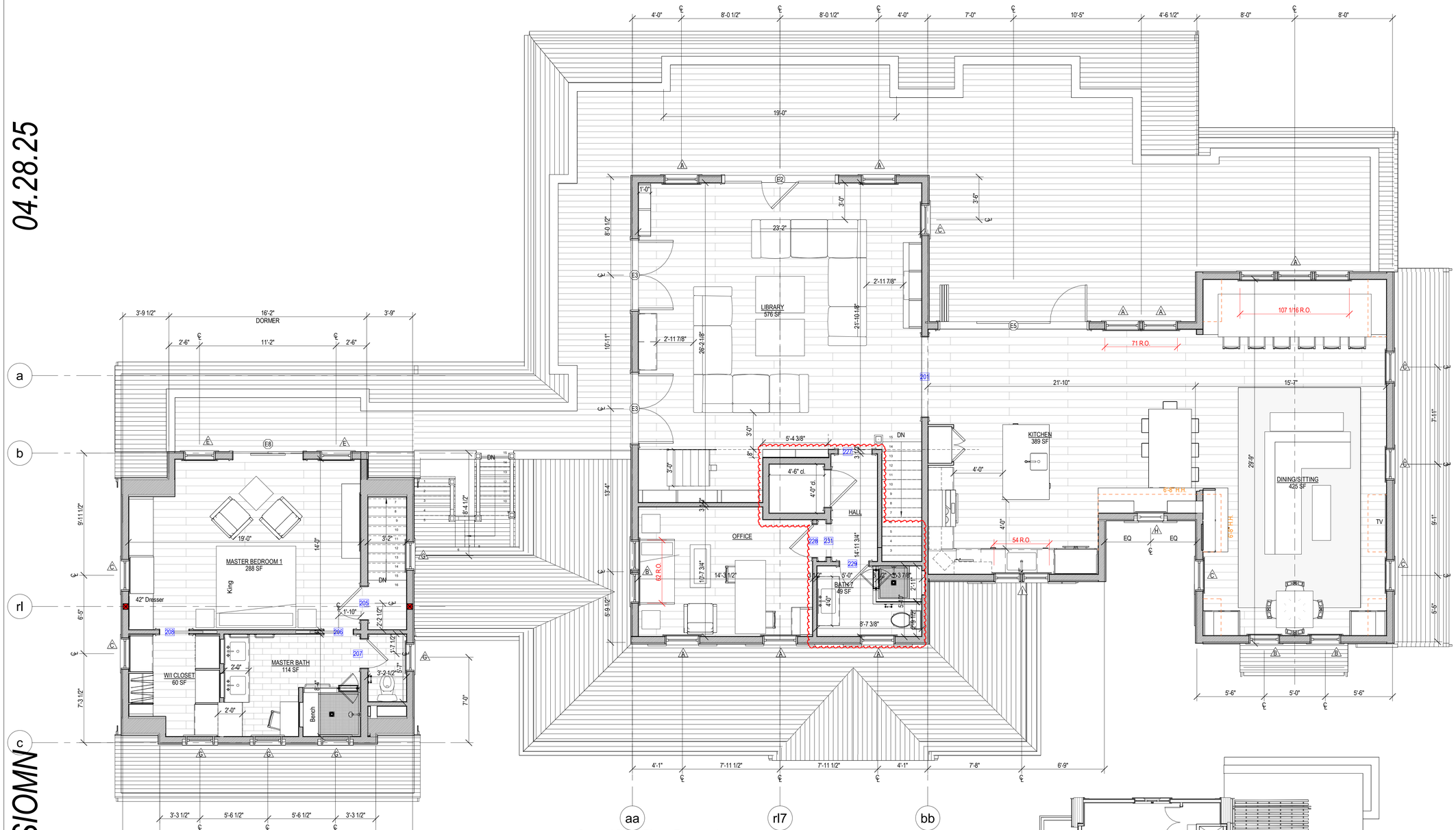
Revision 2	01.29.25
Revision 3	03.20.25

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER COPIES OF THESE DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.101
2322

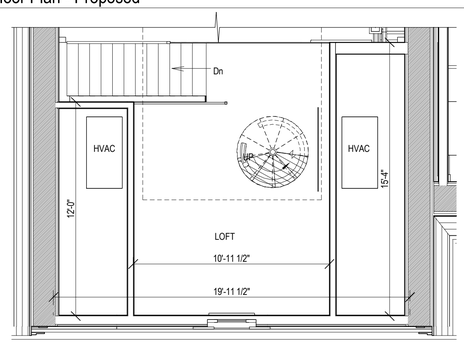
04.28.25

HDC SUBMISSIOMN

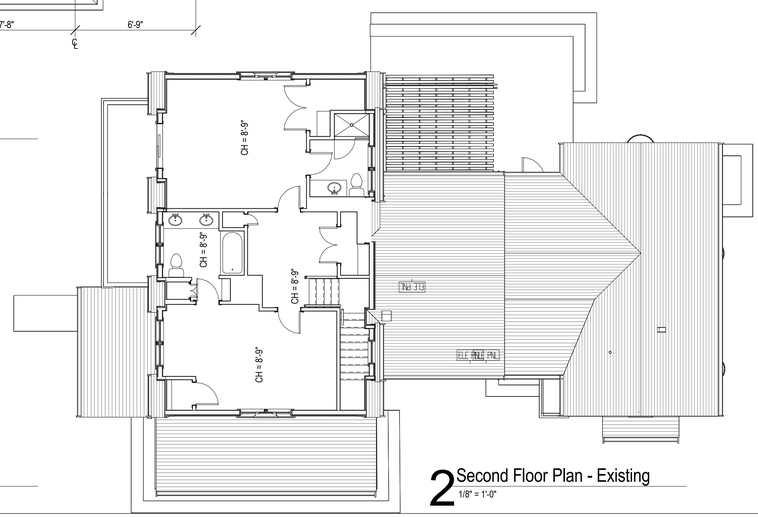


INTERIOR DOOR SCHEDULE 2ND FLOOR		
Mark	Height	Width
Second Floor		
201	7'-0"	6'-6"
205	6'-8"	2'-8"
206	6'-8"	2'-4"
207	6'-8"	2'-4"
208	6'-8"	2'-4"
227	7'-0"	2'-8"
228	7'-0"	2'-8"
229	7'-0"	2'-4"
231	7'-0"	2'-8"
235	6'-8"	3'-0"

1 Second Floor Plan - Proposed
1/4" = 1'-0"



3 Loft Plan.
1/4" = 1'-0"



2 Second Floor Plan - Existing
1/8" = 1'-0"

2322

60 Wanoma Way

60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,595 (2,716 MH & 878 GH)

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

D.100	EXTERIOR TRIM DETAILS
F.101	FOUNDATION PLAN & DETAILS
S.101	ADDITION FRAMING PLAN
SK.4	Window & Door Cap Detail
SK.5	Roof Walk
SK.6	Interior Trim Details
SK.7	Ridge Location & Door E6 Location
SK.8	Section 1
SK.9	Elevator Section
SK.10	LIBRARY HVAC
SK.11	FRONT DOOR DETAIL
G.100	COVER PAGE
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	ROOF PLAN
A.202	EXTERIOR ELEVATIONS
A.203	PERSPECTIVE VIEWS
S.201	BUILDING SECTIONS
S.202	BUILDING SECTIONS
D.101	ENTRY & MUDROOM
D.102	BAR
D.103	BLUE BEDROOM 3 & BATH 3
D.104	GARDEN BEDROOM 4, BATH 4 & HALL
D.106	WHITE BEDROOM 5 & BATH 5
D.107	SAGE BEDROOM 6 & BATH 6
D.108	BUNKROOM & BATH 2
D.109	STAIR HALL & HALL 115
D.110	LIBRARY
D.111	KITCHEN
D.112	DINING/SITTING
D.113	OFFICE, BATH 7 & 1/2 BATH
D.114	MASTER BEDROOM, MASTER BATH & W/I
D.115	MEDIA ROOM
D.116	BASEMENT STAIRS, BATH & POOL BATH
D.118	BUNKROOM CLOSET
D.119	LOFT
D.120	BASEMENT LAUNDRY
E.100	BASEMENT ELECTRICAL PLAN
E.101	1ST FLOOR LIGHTING PLAN
E.102	2ND FLOOR LIGHTING PLAN

Revisions

Revision 2 01.29.25

THESE DRAWINGS ARE THE DESIGNS, THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS NECESSARY TO OBTAIN A BUILDING PERMIT. FINISHED CONSTRUCTION DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.102
2322

04.28.25

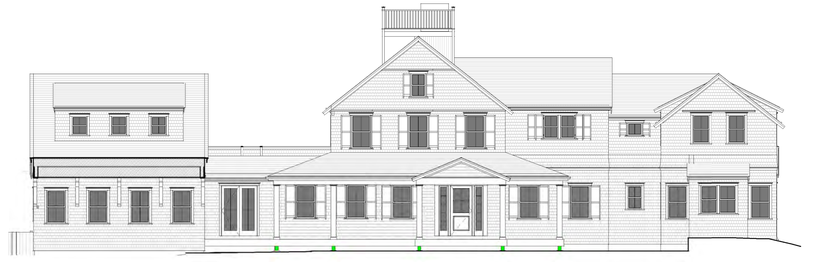
HDC SUBMISSIOMN



1 West Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



3 Prev. HDC West Elevation
1" = 10'-0"



4 Prev. HDC South Elevation
1" = 10'-0"

2322

60 Wanoma Way

60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,595 (2,716 MH & 878 GH)

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

D.100 EXTERIOR TRIM DETAILS
F.101 FOUNDATION PLAN & DETAILS
S.101 ADDITION FRAMING PLAN
SK.4 Window & Door Cap Detail
SK.5 Roof Walk
SK.6 Interior Trim Details
SK.7 Ridge Location & Door E6 Location
SK.8 Section 1
SK.9 Elevator Section
SK.10 LIBRARY HVAC
SK.11 FRONT DOOR DETAIL
G.100 COVER PAGE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.103 ROOF PLAN
A.202 EXTERIOR ELEVATIONS
A.203 PERSPECTIVE VIEWS
S.201 BUILDING SECTIONS
S.202 BUILDING SECTIONS
D.101 ENTRY & MUDROOM
D.102 BAR
D.103 BLUE BEDROOM 3 & BATH 3
D.104 GARDEN BEDROOM 4, BATH 4 & HALL
D.106 WHITE BEDROOM 5 & BATH 5
D.107 SAGE BEDROOM 6 & BATH 6
D.108 BUNKROOM & BATH 2
D.109 STAIR HALL & HALL 115
D.110 LIBRARY
D.111 KITCHEN
D.112 DINING/SITTING
D.113 OFFICE, BATH 7 & 1/2 BATH
D.114 MASTER BEDROOM, MASTER BATH & W/I
D.115 MEDIA ROOM
D.116 BASEMENT STAIRS, BATH & POOL BATH
D.118 BUNKROOM CLOSET
D.119 LOFT
D.120 BASEMENT LAUNDRY
E.100 BASEMENT ELECTRICAL PLAN
E.101 1ST FLOOR LIGHTING PLAN
E.102 2ND FLOOR LIGHTING PLAN

Revisions

Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.201
2322

04.28.25

HDC SUBMISSIOMN



1 East Elevation - Proposed
1/4" = 1'-0"



2 North Elevation, No Change
1/4" = 1'-0"



3 Prev. HDC East Elevation
1" = 10'-0"

2322

60 Wanoma Way

60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,595 (2,716 MH & 878 GH)

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

D.100 EXTERIOR TRIM DETAILS
F.101 FOUNDATION PLAN & DETAILS
S.101 ADDITION FRAMING PLAN
SK.4 Window & Door Cap Detail
SK.5 Roof Walk
SK.6 Interior Trim Details
SK.7 Ridge Location & Door E6 Location
SK.8 Section 1
SK.9 Elevator Section
SK.10 LIBRARY HVAC
SK.11 FRONT DOOR DETAIL
G.100 COVER PAGE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.103 ROOF PLAN
A.202 EXTERIOR ELEVATIONS
A.203 PERSPECTIVE VIEWS
S.201 BUILDING SECTIONS
S.202 BUILDING SECTIONS
D.101 ENTRY & MUDROOM
D.102 BAR
D.103 BLUE BEDROOM 3 & BATH 3
D.104 GARDEN BEDROOM 4, BATH 4 & HALL
D.106 WHITE BEDROOM 5 & BATH 5
D.107 SAGE BEDROOM 6 & BATH 6
D.108 BUNKROOM & BATH 2
D.109 STAIR HALL & HALL 115
D.110 LIBRARY
D.111 KITCHEN
D.112 DINING/SITTING
D.113 OFFICE, BATH 7 & 1/2 BATH
D.114 MASTER BEDROOM, MASTER BATH & W/I
D.115 MEDIA ROOM
D.116 BASEMENT STAIRS, BATH & POOL BATH
D.118 BUNKROOM CLOSET
D.119 LOFT
D.120 BASEMENT LAUNDRY
E.100 BASEMENT ELECTRICAL PLAN
E.101 1ST FLOOR LIGHTING PLAN
E.102 2ND FLOOR LIGHTING PLAN

Revisions

Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202

2322

60 Wanoma Way

60 Wanoma Way
Nantucket, MA

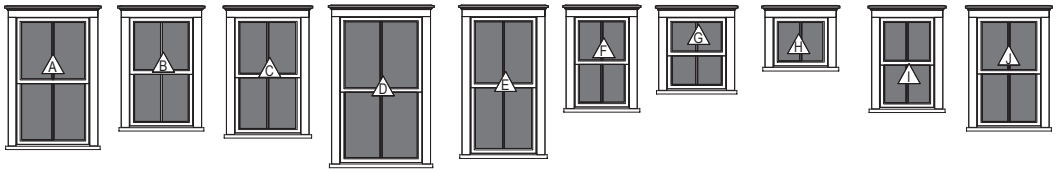


1 Locus Map

1/8" = 1'-0"

HDC SUBMISSIOMN

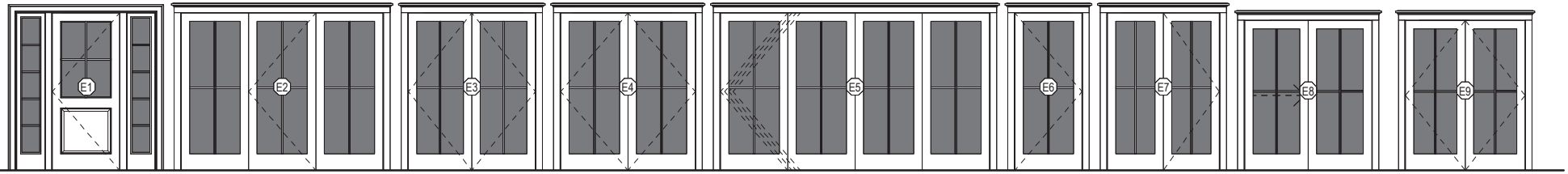
1/8" = 1'-0"



Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Awning 2 Light SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL

WINDOW SCHEDULE

WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	31	57 1/4	35				
B	4	49 1/4	31				
C	10	52 1/4	32				
D	2	65 1/4	39				
E	2	61 1/4	32				
F	10	41 1/4	27				
G	6	33 1/4	29				
H	1	23 1/4	27				
I	2	41 1/4	27				
J	2	49 1/4	31				



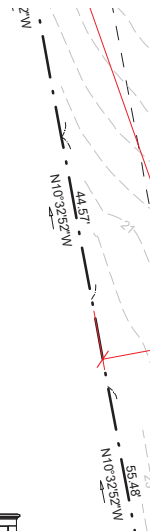
4 Light 1 Panel Door + Sidelites, SDL	Triple French Door 4 Lite SDL	Double French Door 4 Lite SDL	Double French Door 4 Lite SDL	Byfold Outswing French Door 4 Lite SDL	French Door 4 Lite SDL	Outswing French Door 4 Lite SDL	Double Sliding French Door 4 Lite SDL	Double French Door 4 Lite SDL

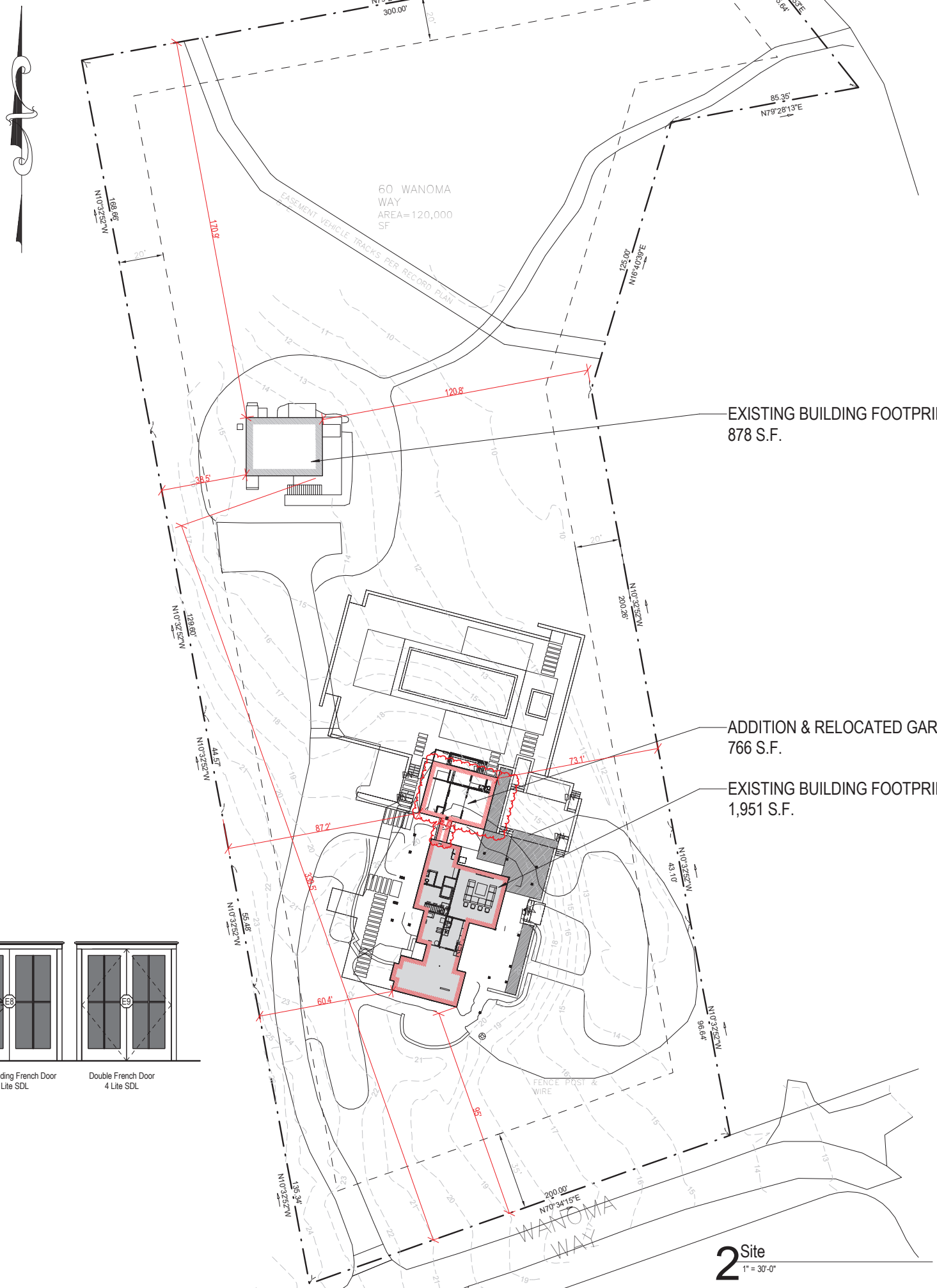
EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	87	78 1/2				
E2	1	87	114 1/2				
E3	2	87	71				
E4	3	87	75				
E5	2	89	148				
E6	1	87	38 1/2				
E7	1	87	63				
E8	1	80 3/4	69 1/2				
E9	1	83	67				

4 ExteriorWindow & Door Legend

1/4" = 1'-0"

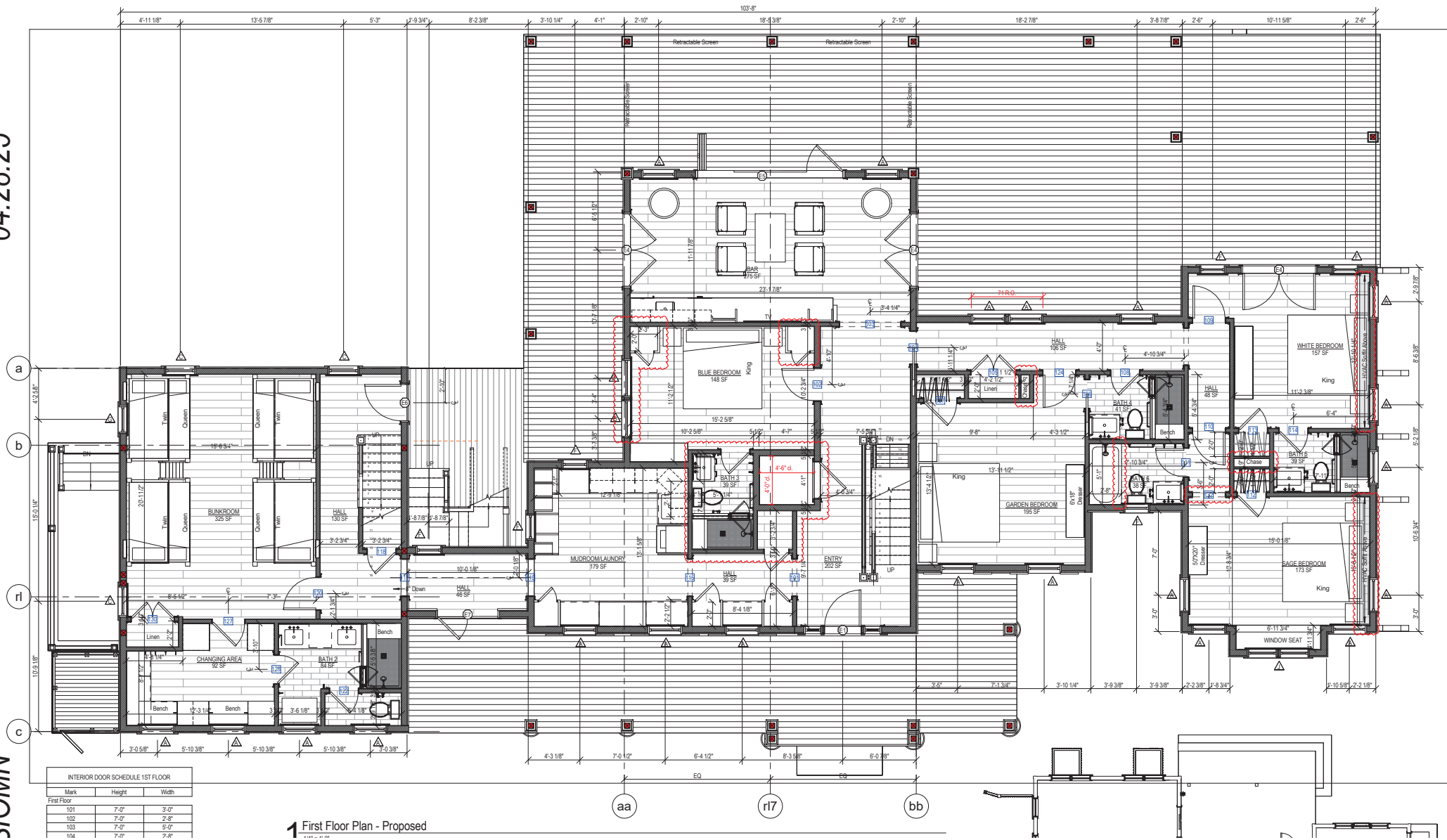




60 WANOMA WAY
AREA=120,000 SF
EASEMENT VEHICLE TRACKS PER RECORD PLAN
EXISTING BUILDING FOOTPRINT
878 S.F.
ADDITION & RELOCATED GARAGE
766 S.F.
EXISTING BUILDING FOOTPRINT
1,951 S.F.
FENCE POST & WIRE
WANOMA WAY
N79°28'13"E
300.00'
S38°29'53"E
85.64'
85.35'
N79°28'13"E
N10°32'52"W
168.66'
170.9'
120.8'
38.5'
125.00'
N16°40'39"E
N10°32'52"W
200.26'
129.60'
N10°32'52"W
44.57'
73.1'
87.2'
N10°32'52"W
43.10'
55.48'
N10°32'52"W
60.4'
N10°32'52"W
96.64'
95'
135.34'
N10°32'52"W
200.00'
N70°34'15"E
E8
E9
Sliding French Door
4 Lite SDL
Double French Door
4 Lite SDL

2 Site
1" = 30'-0"

04.28.25

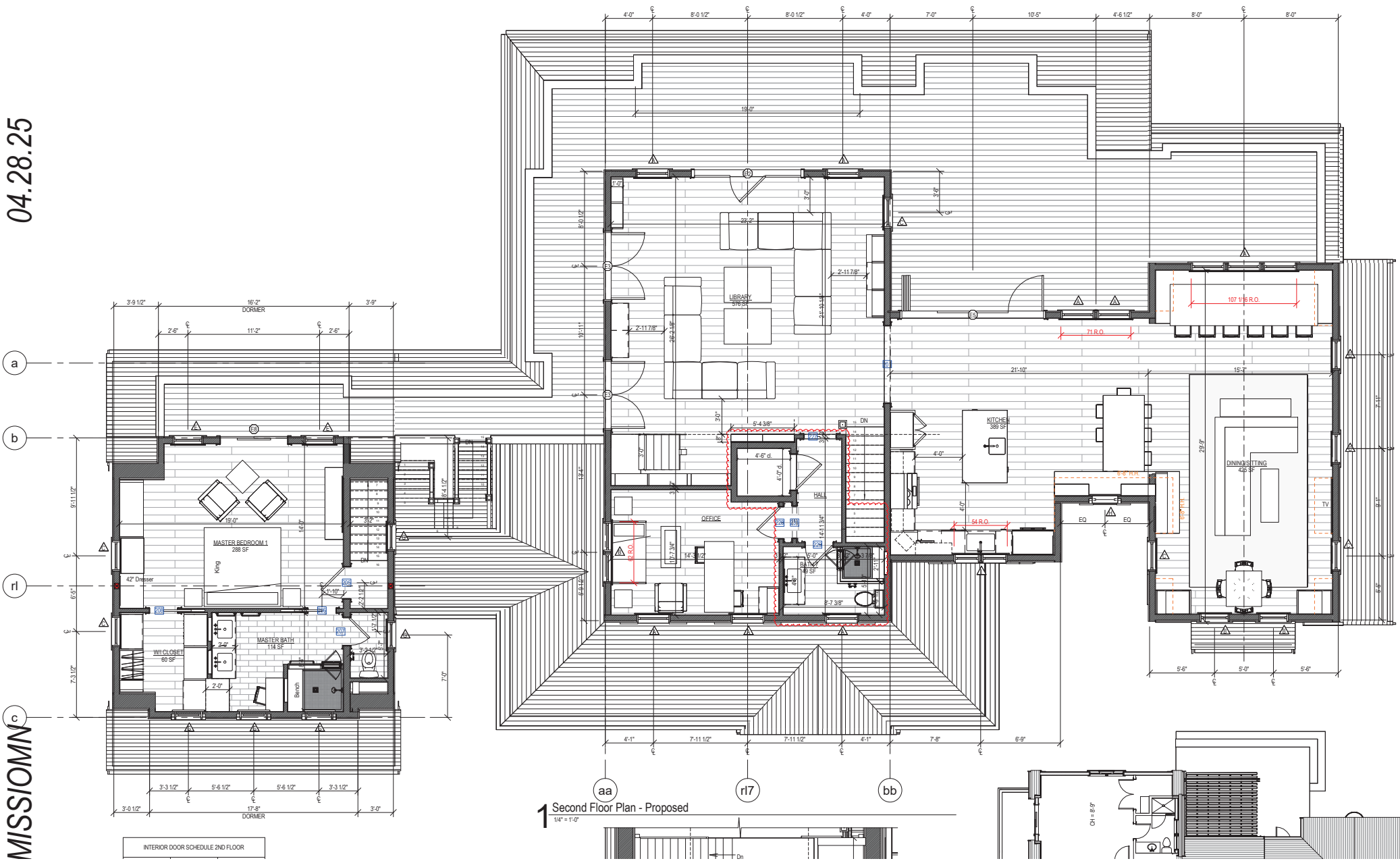


INTERIOR DOOR SCHEDULE 1ST FLOOR		
Mark	Height	Width
First Floor		
101	7'-0"	3'-0"
102	7'-0"	2'-8"
103	7'-0"	5'-0"
104	7'-0"	2'-8"

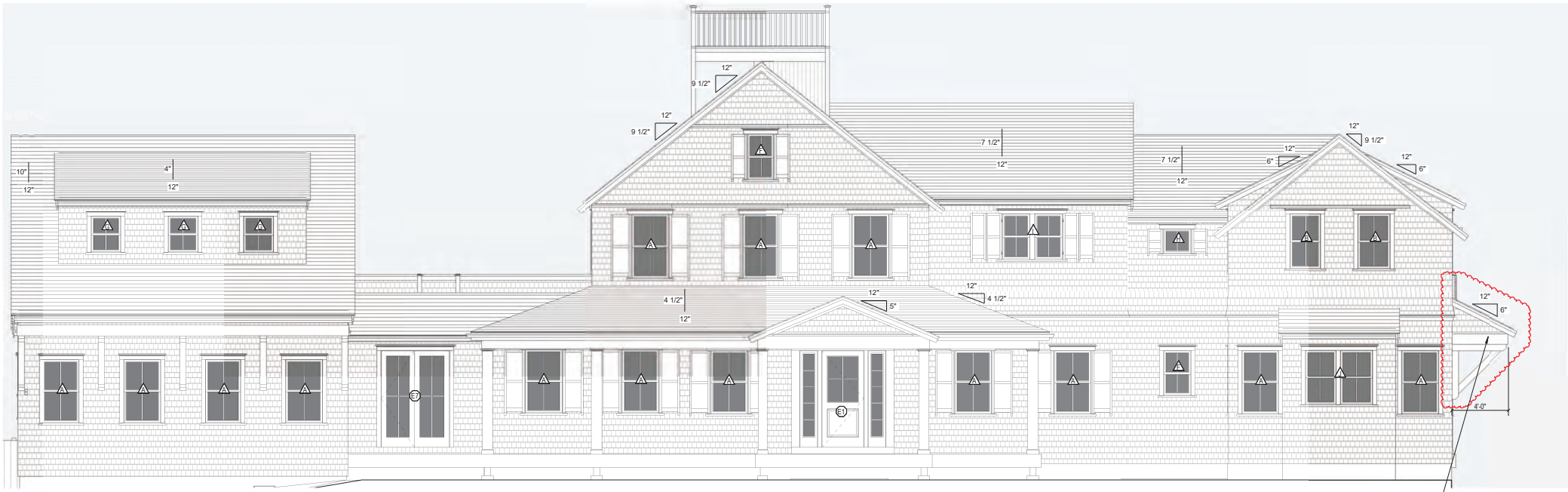
1 First Floor Plan - Proposed

04.28.25

MISSIOMN



1 Second Floor Plan - Proposed
1/4" = 1'-0"



1 West Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



2 North Elevation, No Change

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 6/25/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC7024-06-10493 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°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 Wanoma Way (main House)

Owner of record: Suni and William Hartford

Mailing Address: 48 Peaceable Hill Rd
Ridgefield, CT 06877

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Frmeritus ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@ementusltd.com

FOR OFFICE USE ONLY

Date application received: 6/24/24 Fee Paid: $ 50 CD 6/25

Must be acted on by: 8/13/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

West dormer to remain as approved and no door/balcony on North gable. (corr) No Color change of Shutters. Add photo and previous approval in file.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-02-9939

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration Revisions, Dormer Revision, Add Walkout, Color Change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation no change
2. South Elevation Dormer revision
3. West Elevation Fenestration revision
4. North Elevation Add basement walkout, Dormer revision

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9.5 /12 Secondary Mass 9.5 /12 Dormer 6 /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 5 1/2" Rake 5 1/2" Soffit (Overhang) 4" Corner boards _____ Frieze 4"

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ 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 (no change) Clapboard (if applicable) _____ Roof Natural (no change)

Trim White (color change) Sash White (color change) Doors White, Front - Blue (color change)

Deck Natural (no change) Foundation Natural Fence _____ Shutters Black

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

60 Wanoma Way Residence

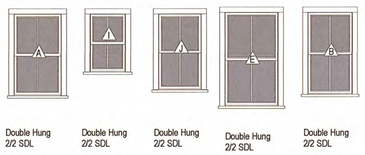
60 Wanoma Way
Nantucket, MA

08.21.24

HDC SUBMISSION THROUGH STAFF



1 Locus Map
1/8" = 1'-0"

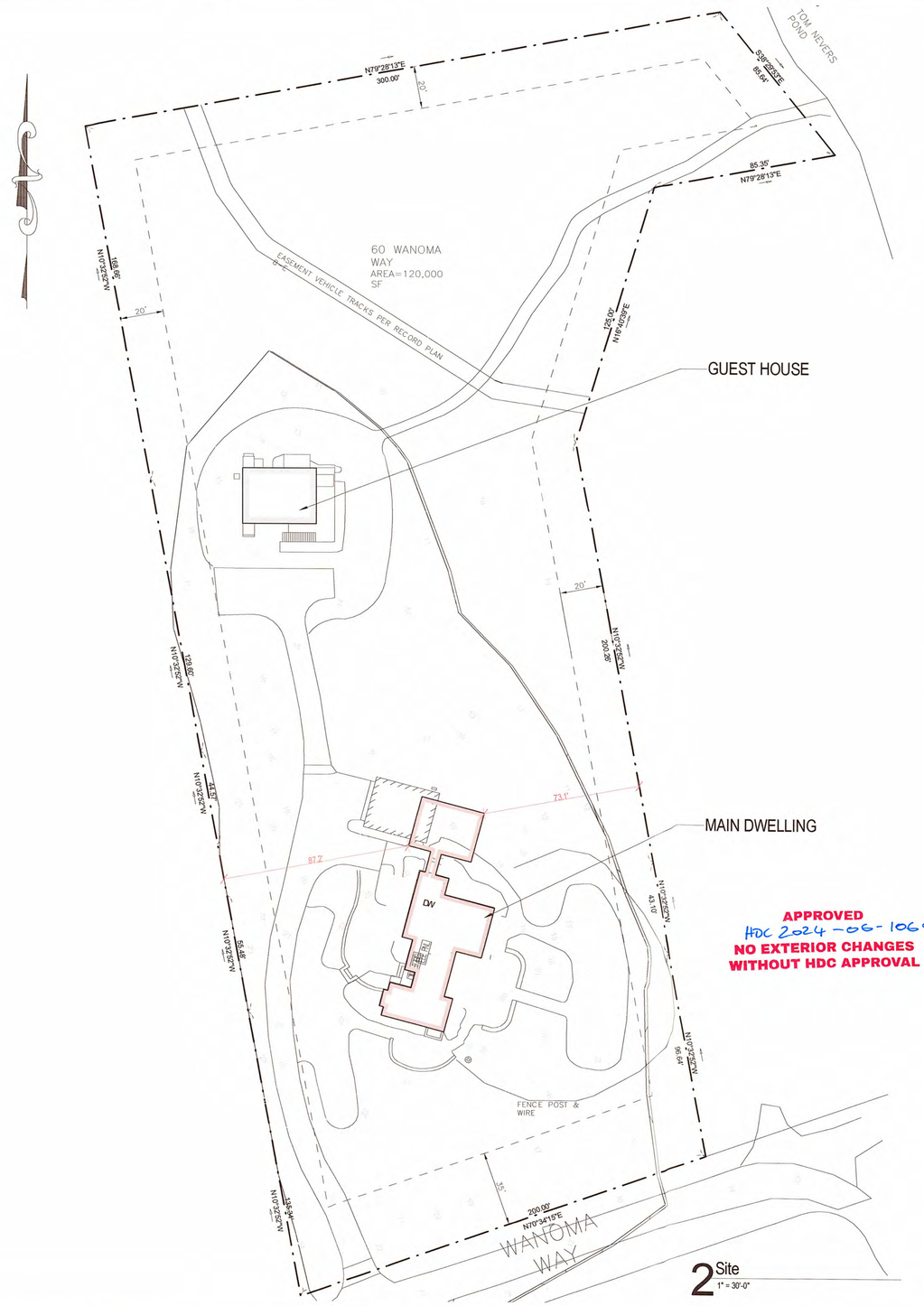


3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"





APPROVED
HDC 2024-06-10693
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

2 Site
1" = 30'-0"

2322

60 Wanoma Way Residence
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,596 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

SK-5 Living Room PLan
SK-6 Unnamed
G.100 COVER PAGE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.203 PERSPECTIVE VIEWS

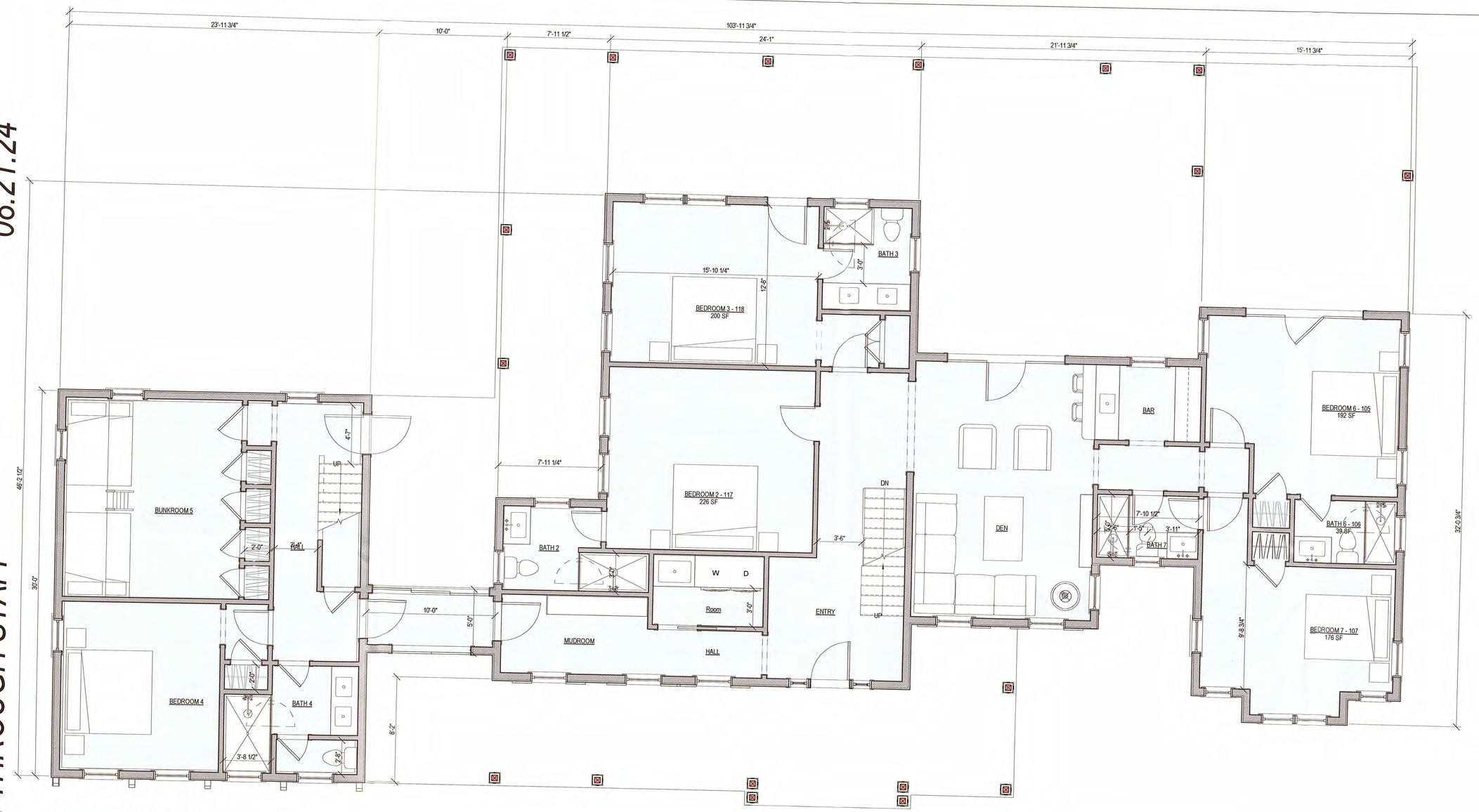
Revisions

AUG 21 2024

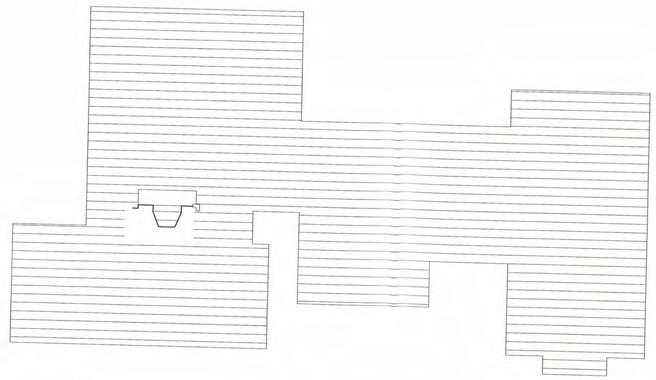
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.100
2322

HDC SUBMISSION THROUGH STAFF 08.21.24



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor Plan - Existing
1/8" = 1'-0"

2322

60 Wanoma Way
Residence
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,596 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

SK-5	Living Room PLan
SK-6	Unnamed
G.100	COVER PAGE
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.203	PERSPECTIVE VIEWS

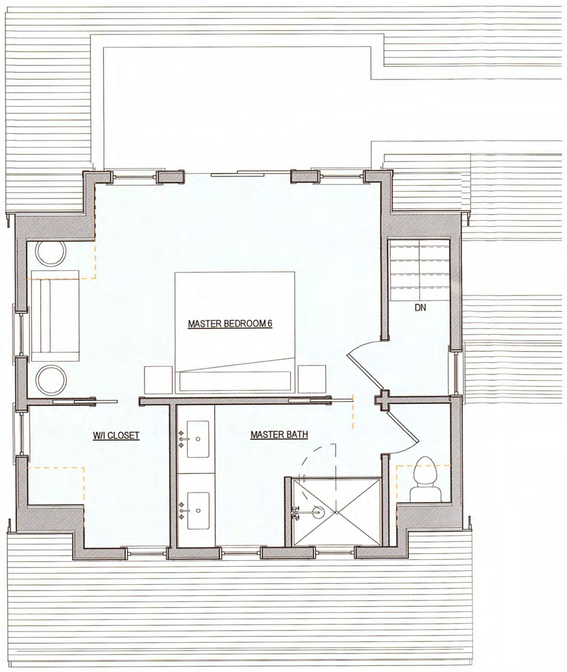
Revisions

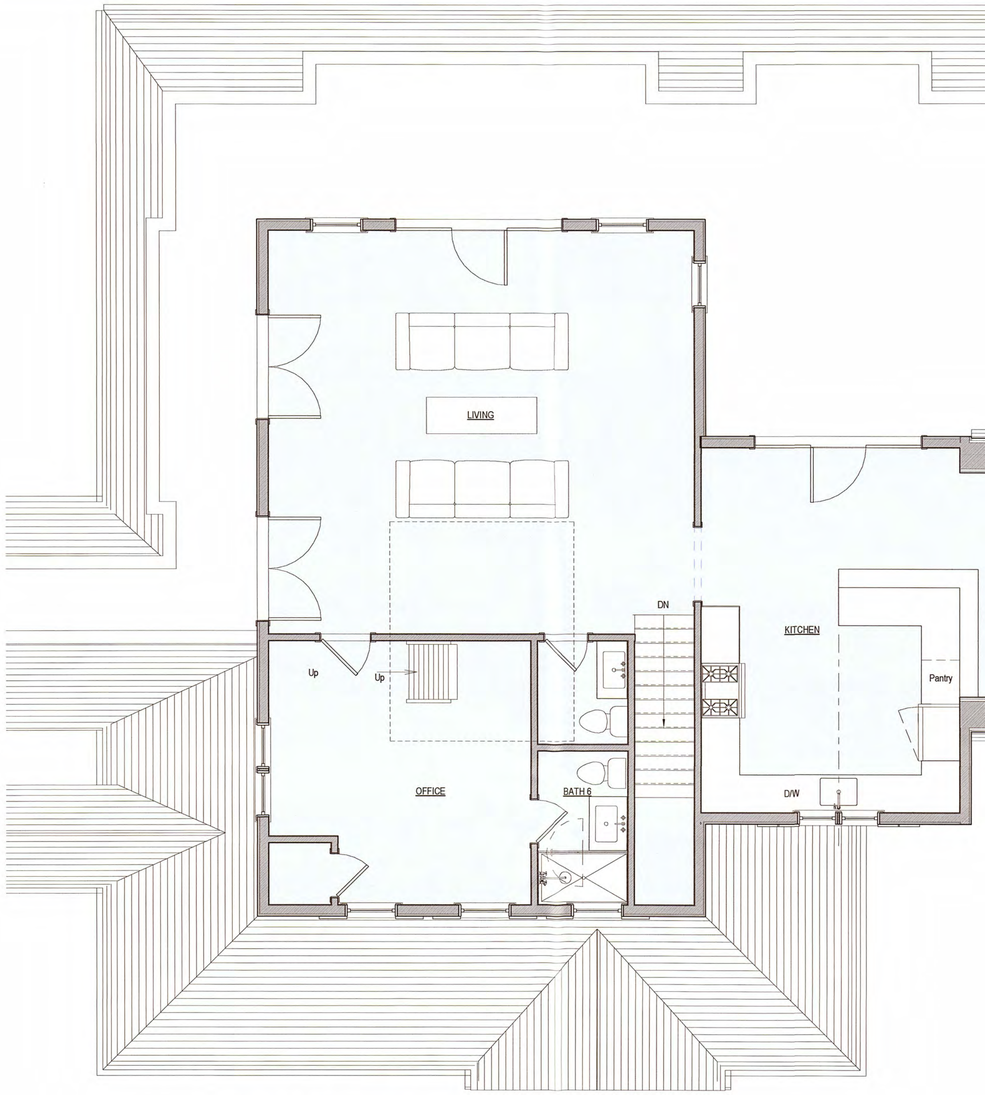
THESE DRAWINGS AND THE DESIGNS THEREIN ARE AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.101
2322

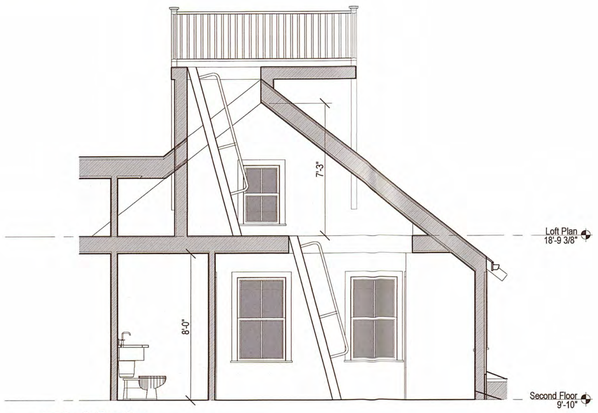
08.21.24

HDC SUBMISSION THROUGH STAFF

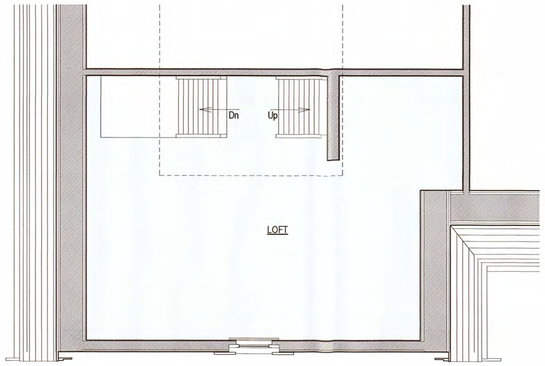




1 Second Floor Plan - Proposed
1/4" = 1'-0"



5 Loft Section
1/4" = 1'-0"



4 Loft Plan
1/4" = 1'-0"

2322

60 Wanoma Way
Residence
60 Wanoma Way
Nantucket, MA

emeritus
6 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,596 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

SK-5	Living Room PLan
SK-6	Unnamed
G.100	COVER PAGE
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.203	PERSPECTIVE VIEWS

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF EMERITUS. ALL REPRODUCTIONS OF THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT AND ARE NOT WORKING DRAWINGS. WORKING DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.102
2322

08.21.24

HDC SUBMISSION THROUGH STAFF



1 West Elevation - Proposed
1/4" = 1'-0"



Prev. HDC West Elevation
1" = 10'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



Prev. HDC South Elevation
1" = 10'-0"

APPROVED
HDC 2024-06-10693
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

2322

60 Wanoma Way Residence
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,596 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

SK-5 Living Room PLan
SK-6 Unnamed
G.100 COVER PAGE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.203 PERSPECTIVE VIEWS

Revisions

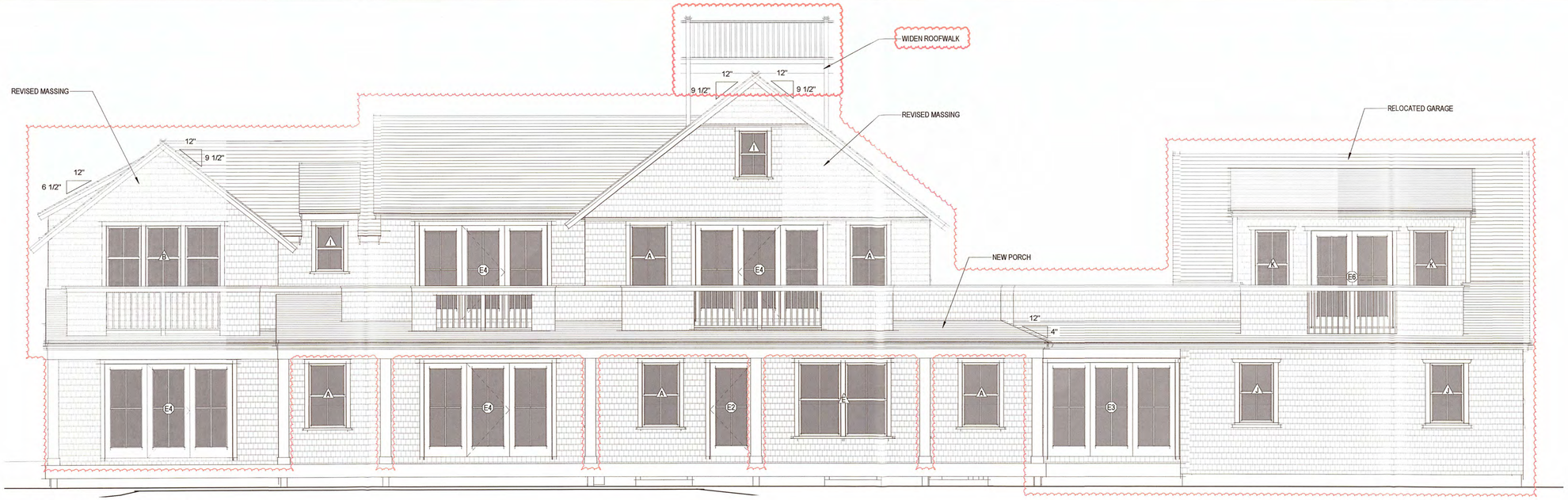
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.201
2322

03.21.24

HDC SUBMISSION



1 East Elevation - Proposed
1/4" = 1'-0"



Existing East Exterior Elevation
1" = 10'-0"



Prev. HDC East Elevation
1" = 10'-0"



2 North Elevation - Proposed
1/4" = 1'-0"



Prev. HDC North Elevation
1" = 10'-0"



Existing North Exterior Elevation
1" = 10'-0"

2322

60 Wanoma Way Residence
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6960
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	92 / 13
Current Zoning:	LUG-3
Minimum Frontage:	200 F.
Front Setback:	35 F.
Side/Rear Setback:	20 F.
Lot Size:	3.03 AC
Min. Lot Size:	120,000 S.F.
Allowable G.C.:	3,600 S.F. or 3%
Existing G.C.:	3,550 S.F.
Proposed G.C.:	46 S.F.
Total Proposed G.C.:	3,596 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.100 COVER PAGE
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.203 PERSPECTIVE VIEWS

DRAFT

HDC 2024-02-9939

Revisions

Revision 1 Date 1

RECEIVED
MAR 21 2024
By

THESE DRAWINGS AND THE DESIGNS THEREIN ARE AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LLC. ALL DIMENSIONS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DIMENSIONS WILL BE FURNISHED UPON REQUEST

A.202
2322

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**

12 Madequecham Valley Road • M: 89 P: 12 • Submitted on April 28, 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:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
DJK (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
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°: 89 PARCEL N°. 12

Street & Number of Proposed Work: 12 Madaquecham Valley

Owner of record: Warren Michall James ETAL

Mailing Address: 3125 35th St NW
Washington, DC 20016

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 relocate on site

Size of Structure or Addition: Length: See plans Sq. Footage 1st floor: 365 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: See plans Sq. footage 2nd floor: 365 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 8" South " East " West "
Height of ridge above final finish grade: North 27'-4" +/- South 23'-6" +/- East 23'-7" +/- West 24'-0" +/-

Additional Remarks

Historic Name: N/A

Original Date: 1977

Original Builder:

REVISIONS* (describe)
1. East Elevation Addition / Replace Existing Decks
2. South Elevation " / "
3. West Elevation " / "
4. North Elevation " / "

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ 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) 8" Corner boards 4 1/2" Frieze 4"
Window Casing Varies Door Frame Varies Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other 2/2 Lite
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☑ SDL Front Single panel 1 lite Rear _____ Side Single panel 1 lite
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural (TME) Clapboard (if applicable) _____ Roof Asphalt / Grey (TME)
Trim Gray (TME) Sash White (TME) Doors White (TME)
Deck Natural (TME) Foundation Natural (TME) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/28/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

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 Warren, Michael James Etal

STREET ADDRESS 12 Madequecham Valley Road

MAP/PARCEL 89 / 12

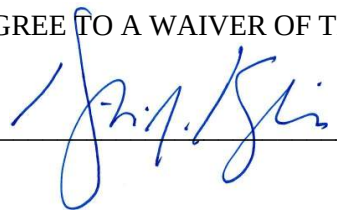
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 28, 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 28, 2025
Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____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 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 12 Madequecham Valley

Tax Map Number: 89 Parcel Number: 12

Owner of Record: Lynn Taliento and Michael Warren

Description of Proposal:

Relocate Dwelling On Site Due to Erosion / Alterations & Additions

Anticipated HDC Submission Date: April 28, 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..... Lynn Taliento and Michael Warren

MAILING ADDRESS..... 3215 35th Street NW, Washington DC 20016

PROPERTY LOCATION..... 12 Madequecham Valley

ASSESSORS MAP/PARCEL..... 89 / 12

SUBMITTED BY:..... Emeritus on 04.24.25

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 25, 2025

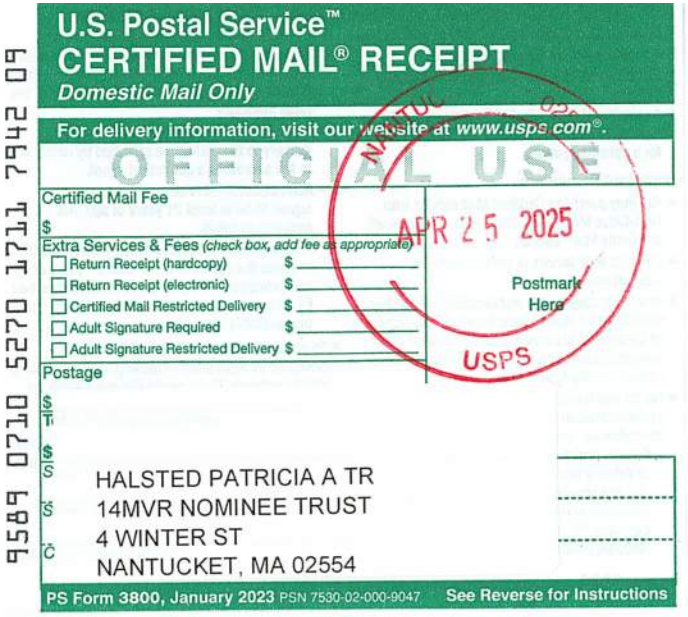
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.25 09:20:47 -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
89	6	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	MADEQUECHAM VLY RD
89	13		HALSTED PATRICIA A TR	14MVR NOMINEE TRUST	4 WINTER ST	NANTUCKET	MA	02554	14 MADEQUECHAM VLY RD
Count:	**2**								



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

$

$

HALSTED PATRICIA A TR
14MVR NOMINEE TRUST
4 WINTER ST
NANTUCKET, MA 02554

APR 25 2025
Postmark Here
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7942 09



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

$

$

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

NANTUCKET MA 02584
APR 25 2025
Postmark Here
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7941 93



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



12 Madequecham Valley Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'

Existing Conditions

Date: 04.28.26

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

12 Madequecham Valley Road

Nantucket, MA 02554



West Elevation



North Elevation

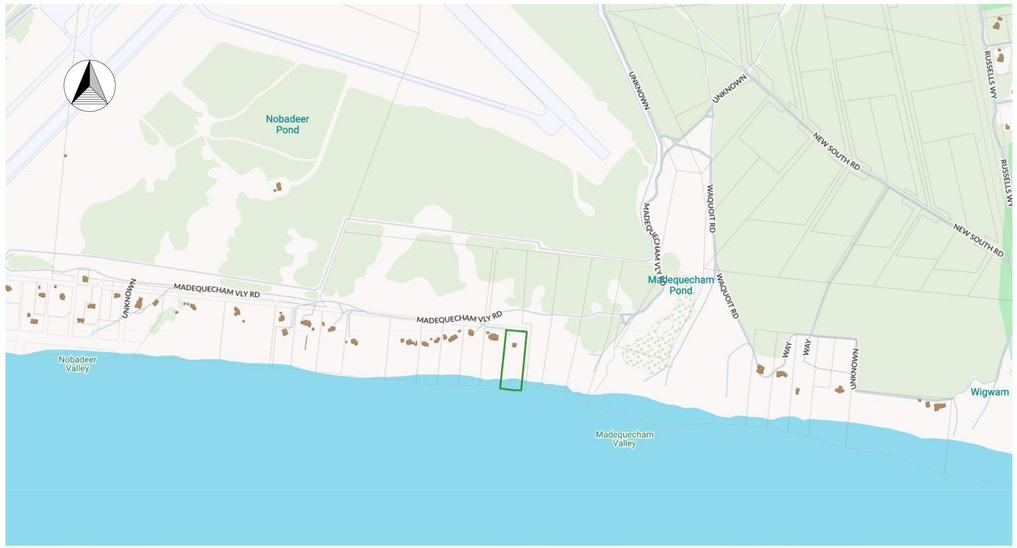


East Elevation

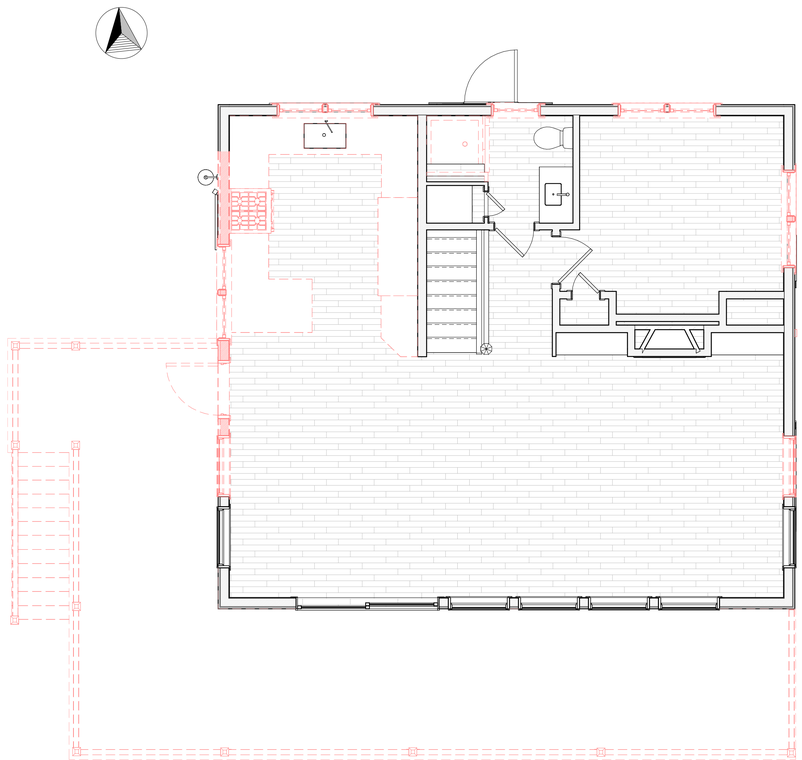


South Elevation

HDC Submission 04.28.26

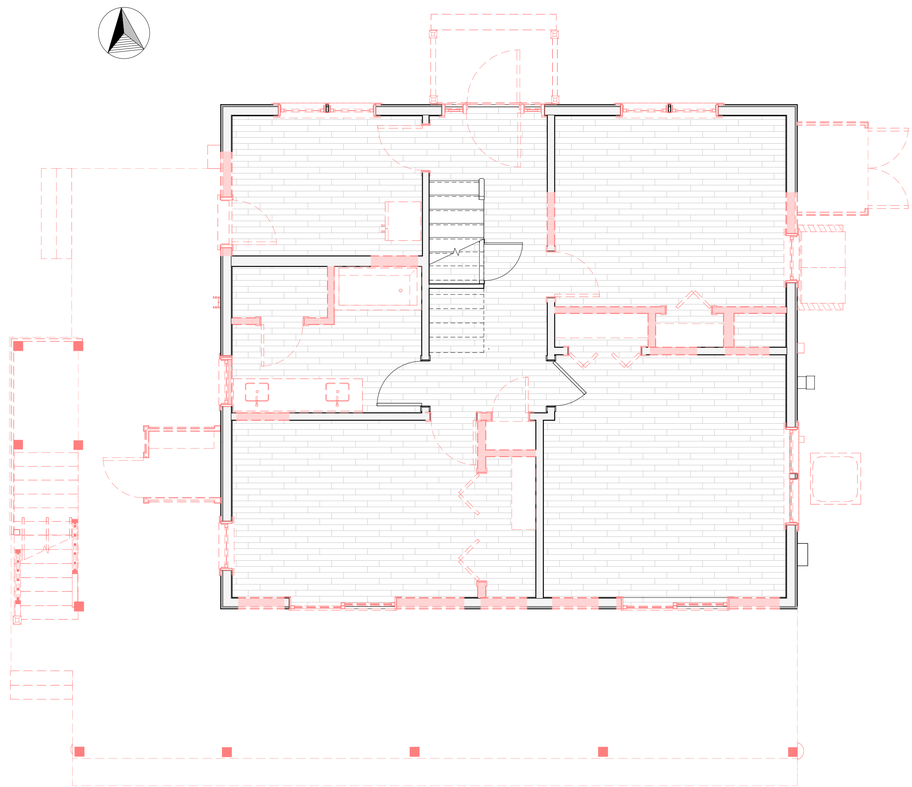

Nobadeer Pond
MADEQUECHAM VLY RD
MADEQUECHAM VLY RD
Nobadeer Valley
Madequecham Pond
Madequecham Valley
Wigwam
NEW SOUTH RD
NEW SOUTH RD
WAQUOIT RD
WAQUOIT RD
RUSSELLS WAY
RUSSELLS WAY
UNKNOWN
UNKNOWN
UNKNOWN

HDC Submission 04.28.26



Second Floor Plan - Demolition

1/4" = 1'-0"



First Floor Plan - Demolition

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
AD.1	Demolition Plans
AD.2	Demolition Elevations
A.1.1	Floor Plan
A.1.2	Floor Plan
A.1.3	Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Demolition Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

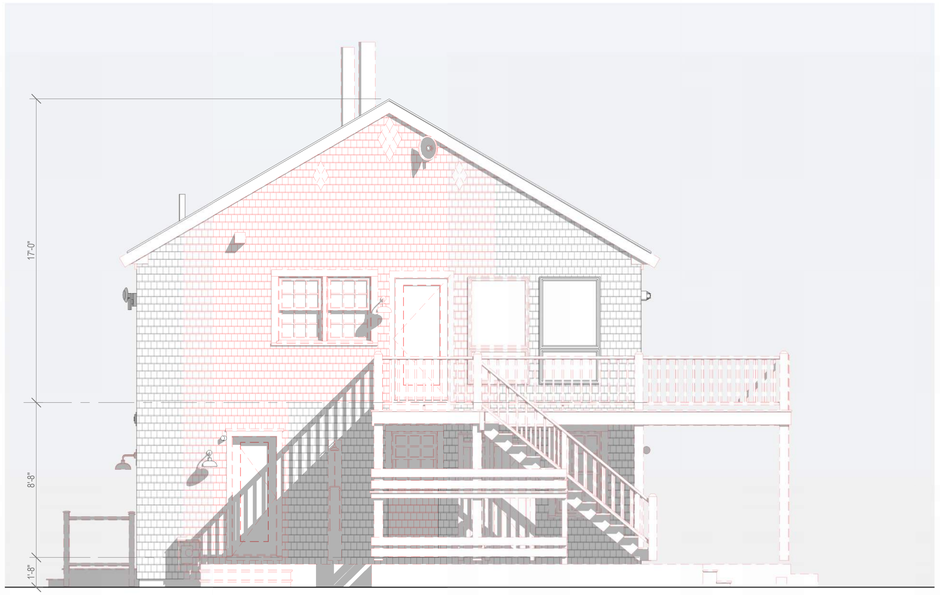
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

AD.1

2439

04.28.26

HDC Submission



West Exterior Elevation - Demolition

1/4" = 1'-0"



South Exterior Elevation - Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



North Exterior Elevation -Demolition

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
AD.1 Demolition Plans
AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Demolition 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.

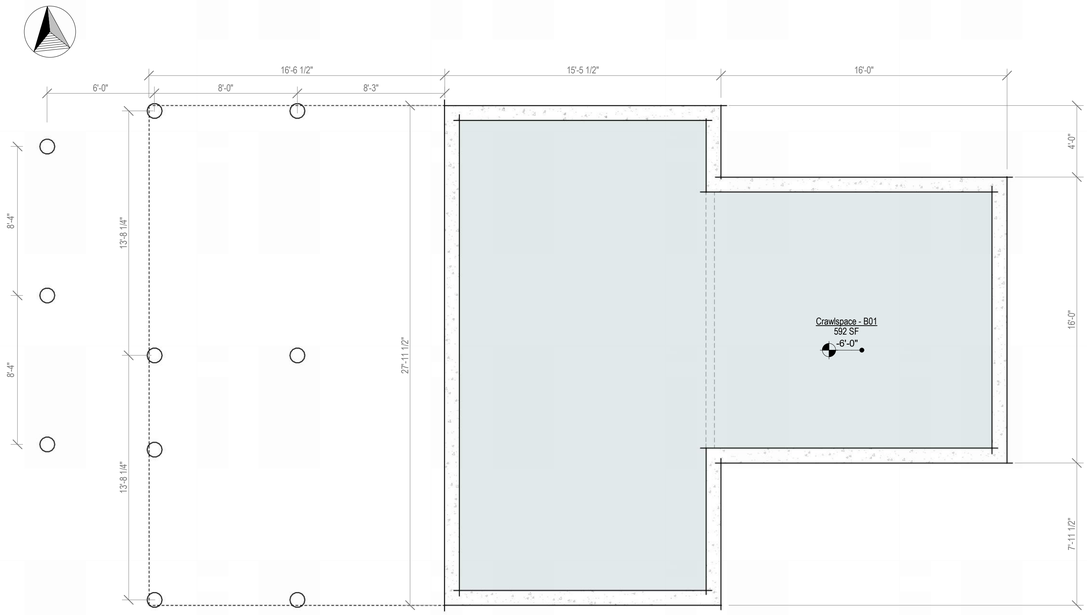
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

AD.2

2439

04.28.26

HDC Submission 01



Crawlspace Plan - Proposed

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
AD.1 Demolition Plans
AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

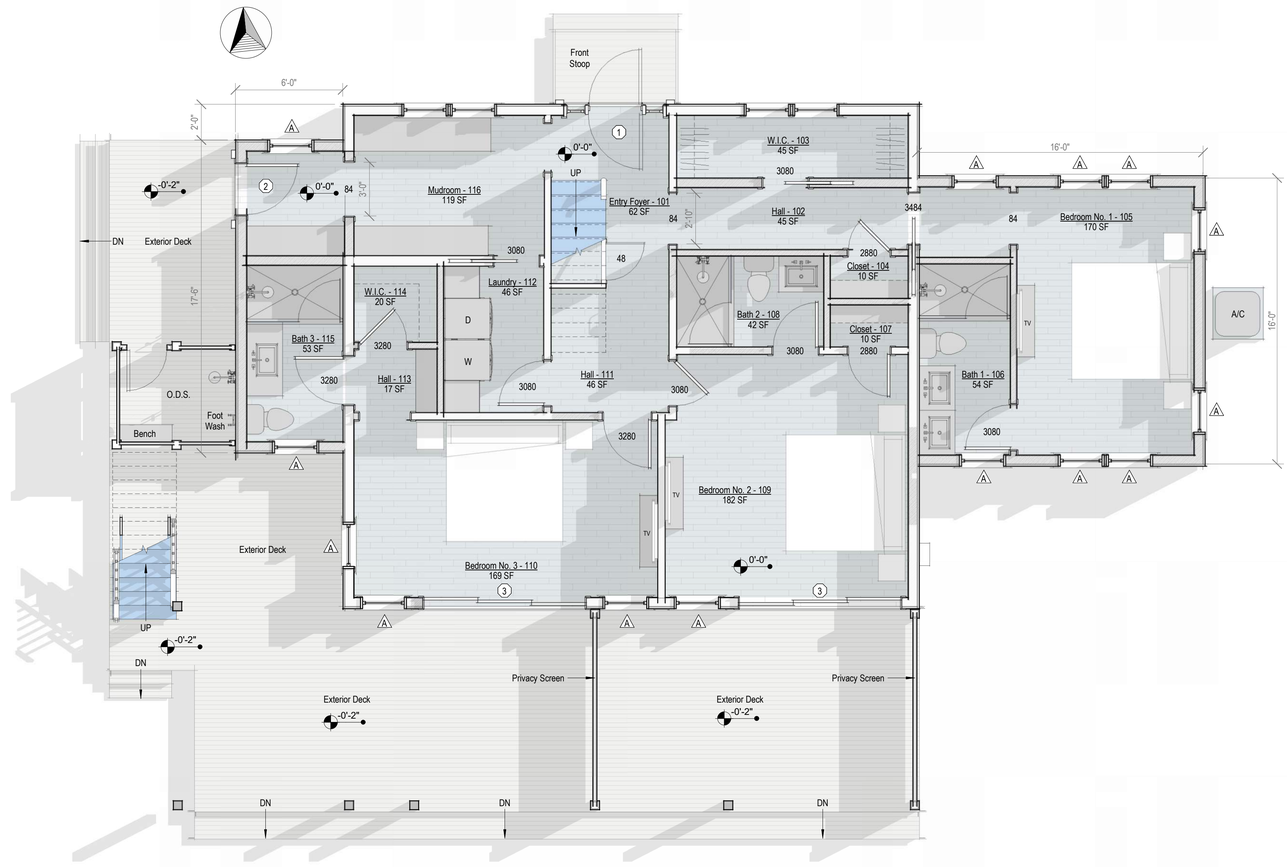
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2439

04.28.26

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
AD.1	Demolition Plans
AD.2	Demolition Elevations
A.1.1	Floor Plan
A.1.2	Floor Plan
A.1.3	Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

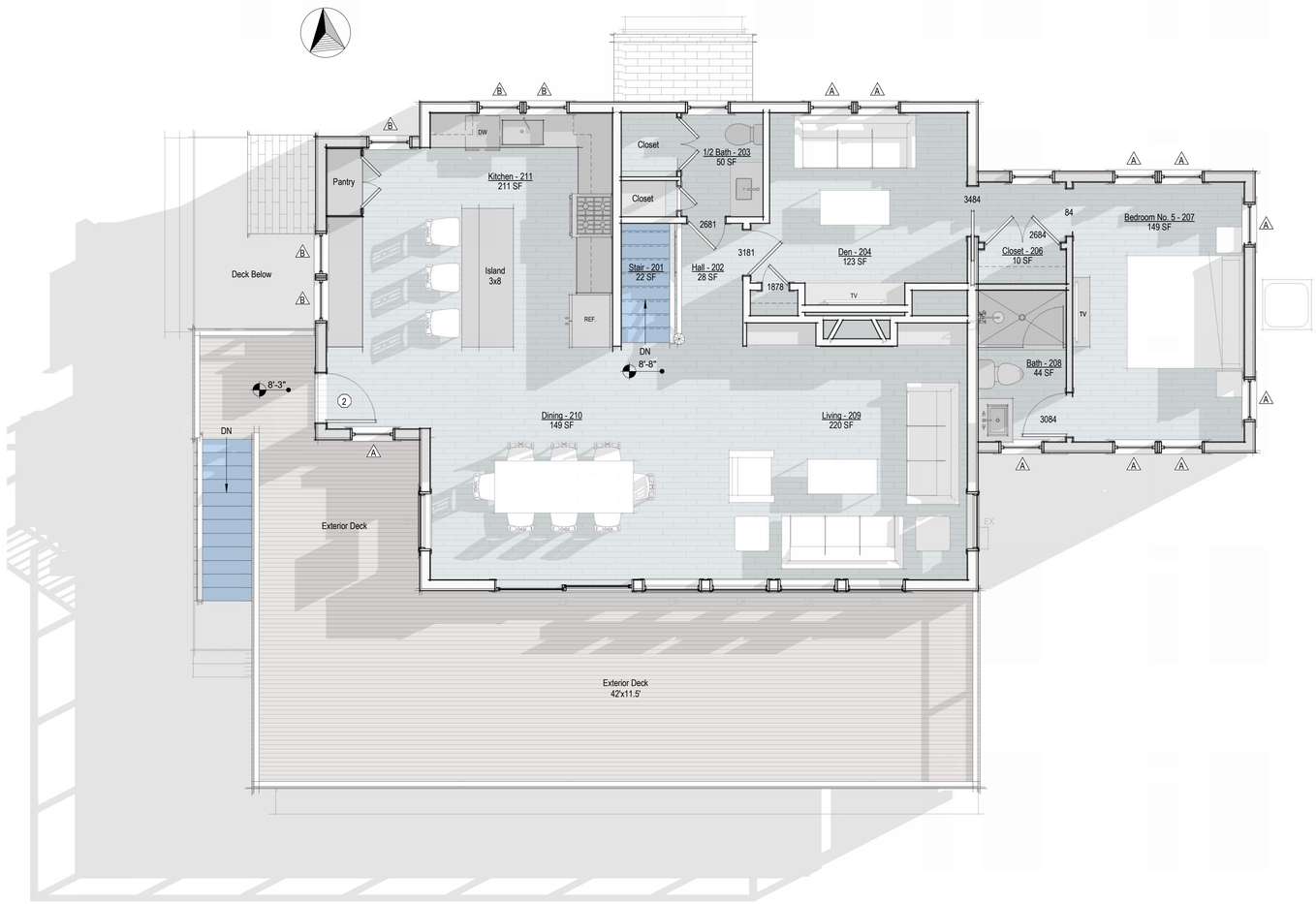
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2439

04.28.26

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
AD.1 Demolition Plans
AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.3

2439



North Elevation - Proposed

1/4" = 1'-0"



North Exterior Elevation - Existing

1/4" = 1'-0"

04.28.26

HDC Submission

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
AD.1 Demolition Plans
AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Exterior Elevations

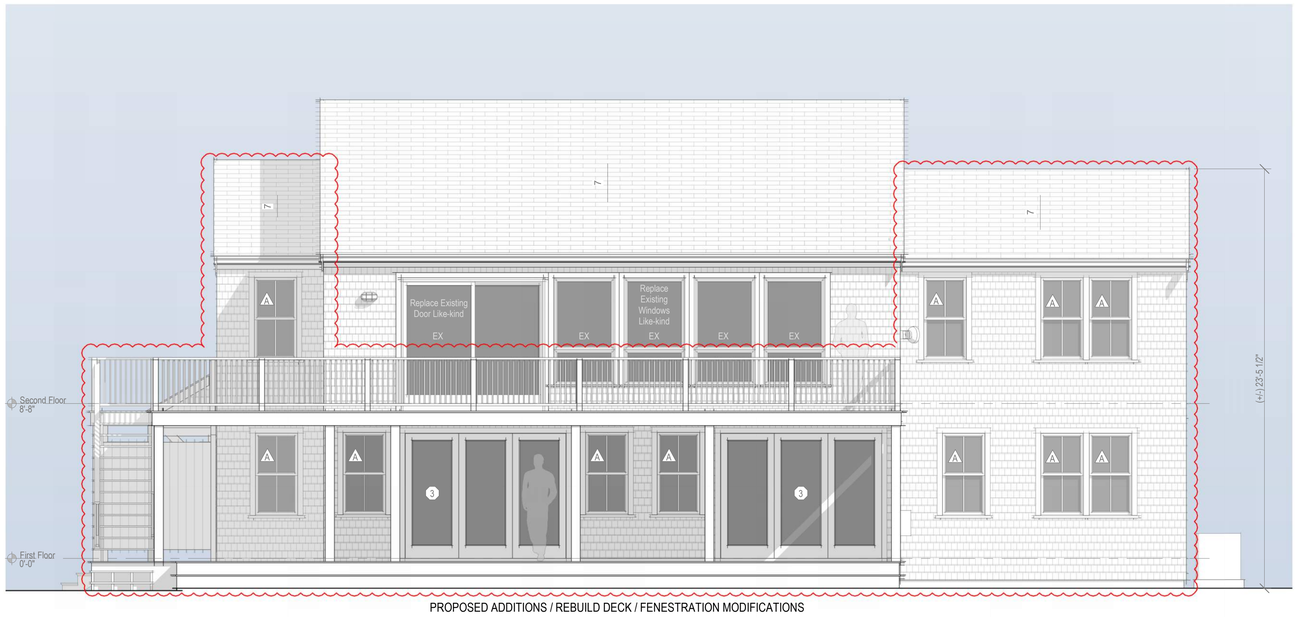
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2439

HDC Submission 04.28.26



PROPOSED ADDITIONS / REBUILD DECK / FENESTRATION MODIFICATIONS

South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
AD.1 Demolition Plans
AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Exterior Elevations

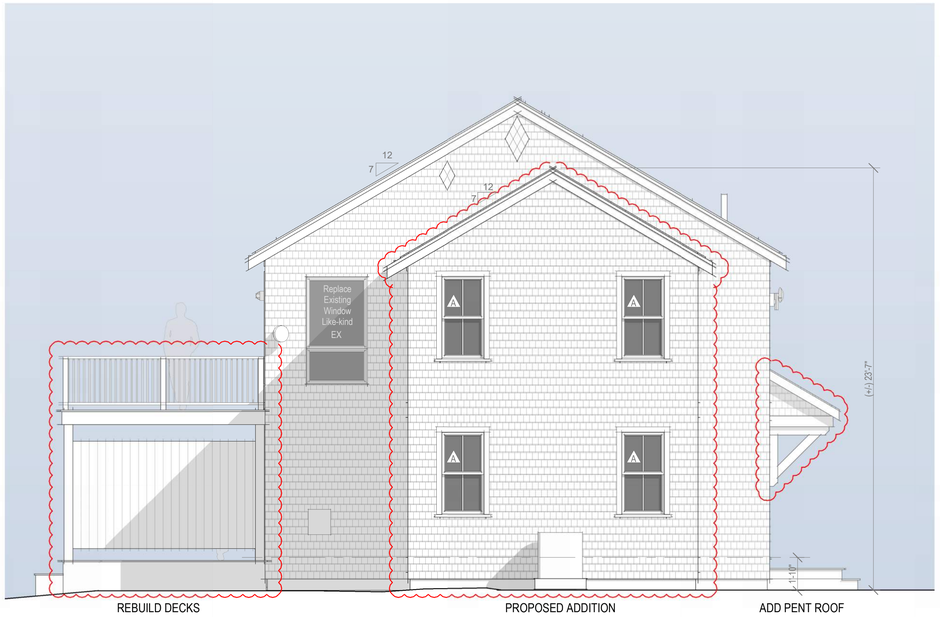
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

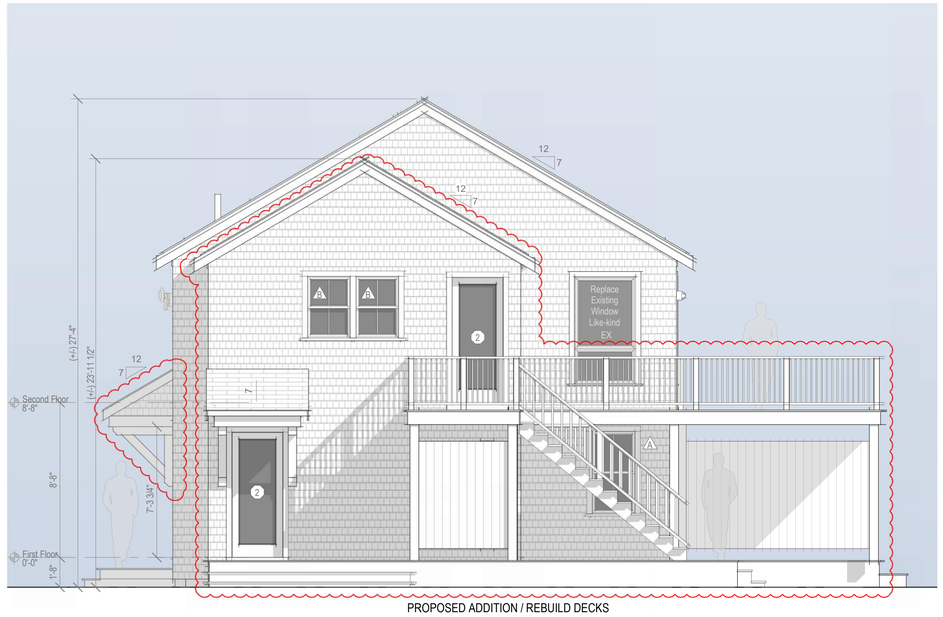
A.2.2

2439

HDC Submission 04.28.26



East Elevation - Proposed
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"



East Elevation - Existing
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
AD.1 Demolition Plans
AD.2 Demolition Elevations
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Perspective Views

Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.3

2439

04.28.26

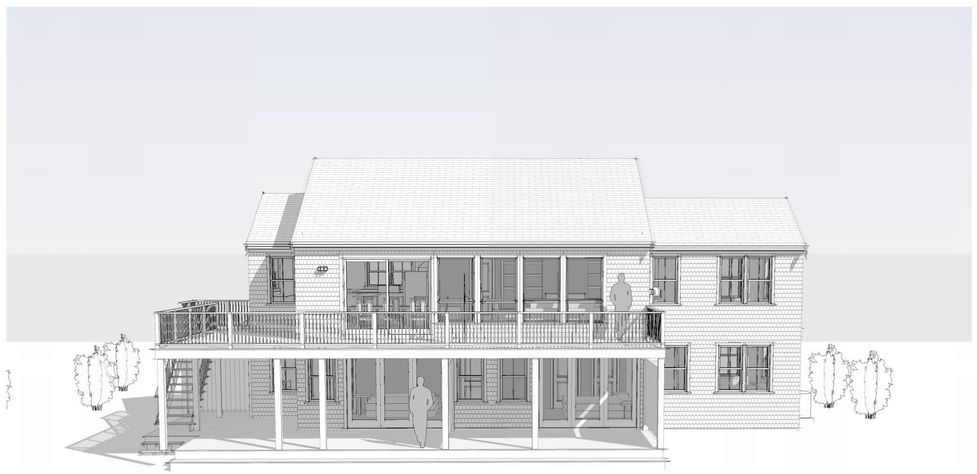
HDC Submission



View Looking Southwest



View Looking Southest



View Looking North



View Looking Northeast

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	89 / 12
Current Zoning:	LUG-3
Minimum Frontage:	200 SF
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	76,278 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	910 SF
Proposed G.C.:	365 SF
Total Proposed G.C.:	1,275 SF

Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
AD.1	Demolition Plans
AD.2	Demolition Elevations
A.1.1	Floor Plan
A.1.2	Floor Plan
A.1.3	Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Perspective Views

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.1

2439

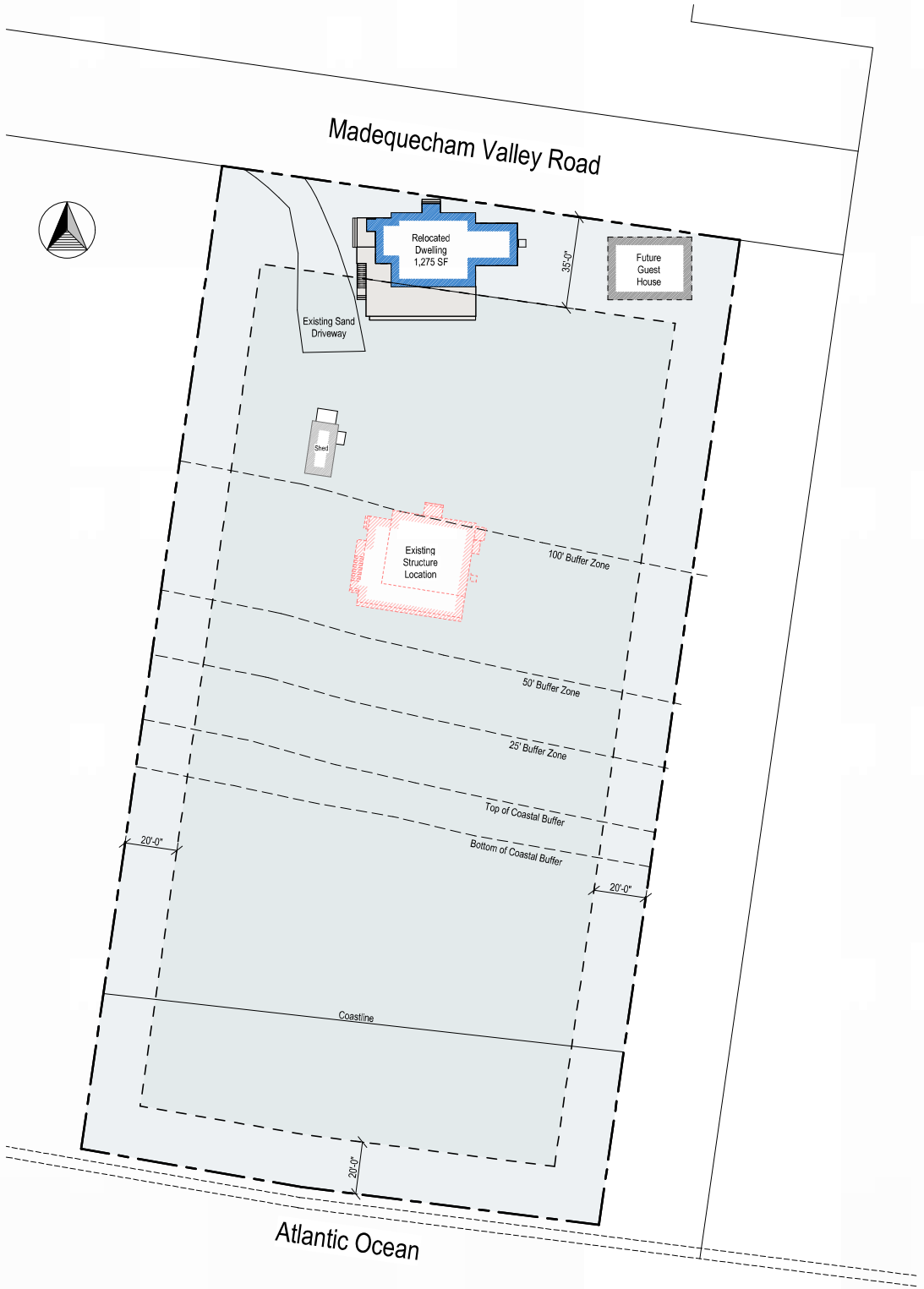
12 Madequecham Valley Road

Nantucket, MA 02554



Locus Map

04.28.26



Site Plan

1" = 30'-0"



West Elevation



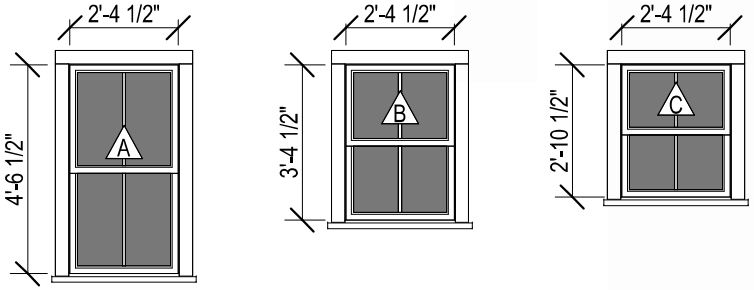
North Elevation



East Elevation



South Elevation



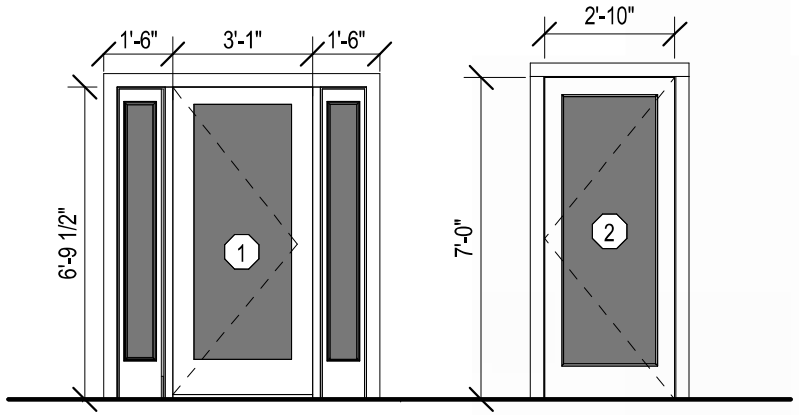
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 Lite SDL

Window Legend

1/4" = 1'-0"

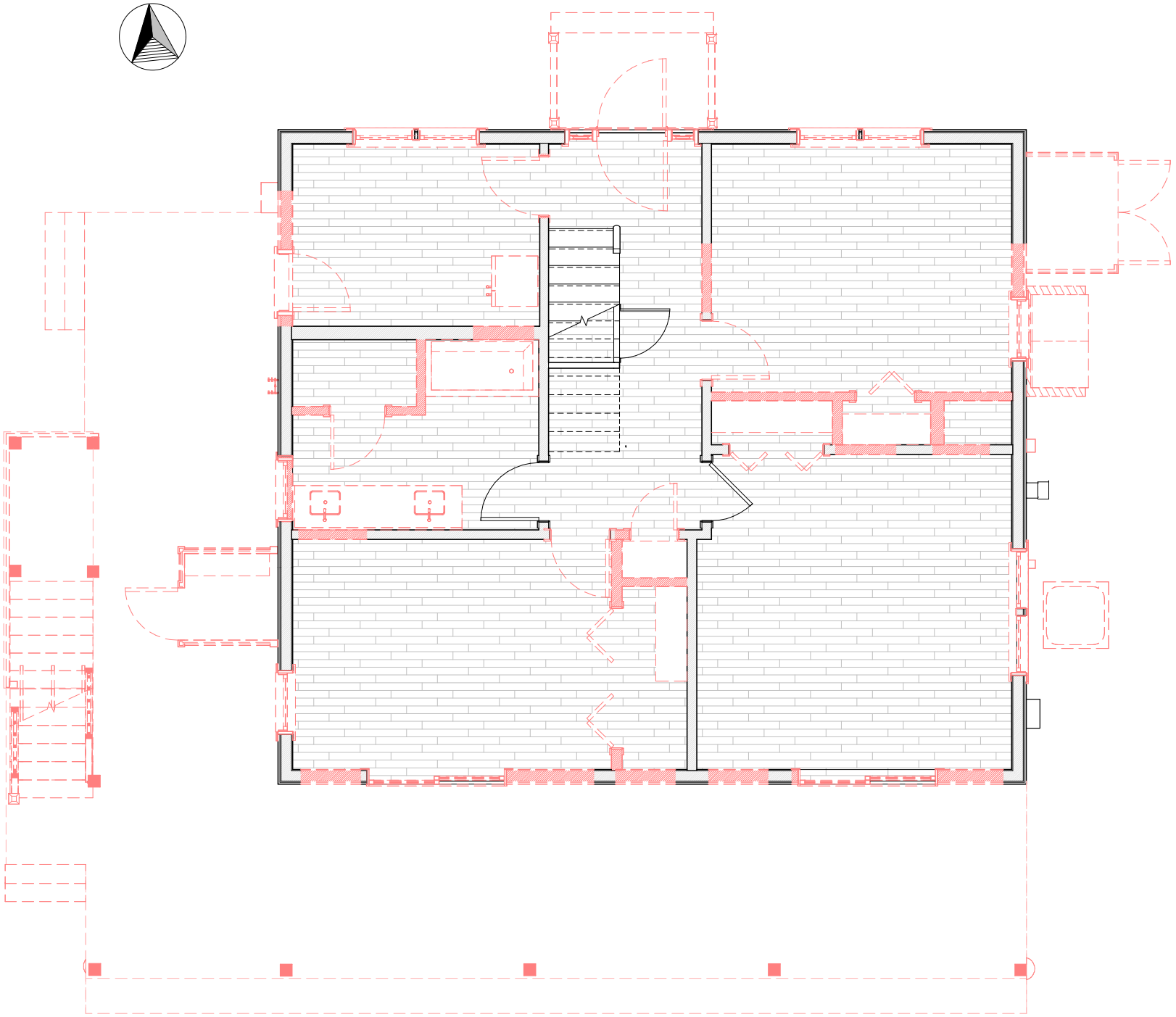


Single Panel Glass Door w/ Sidelites
2'-10" W. x 6'-8" H.

Single Panel Glass Door
2'-10" W. x 7'-0" H.

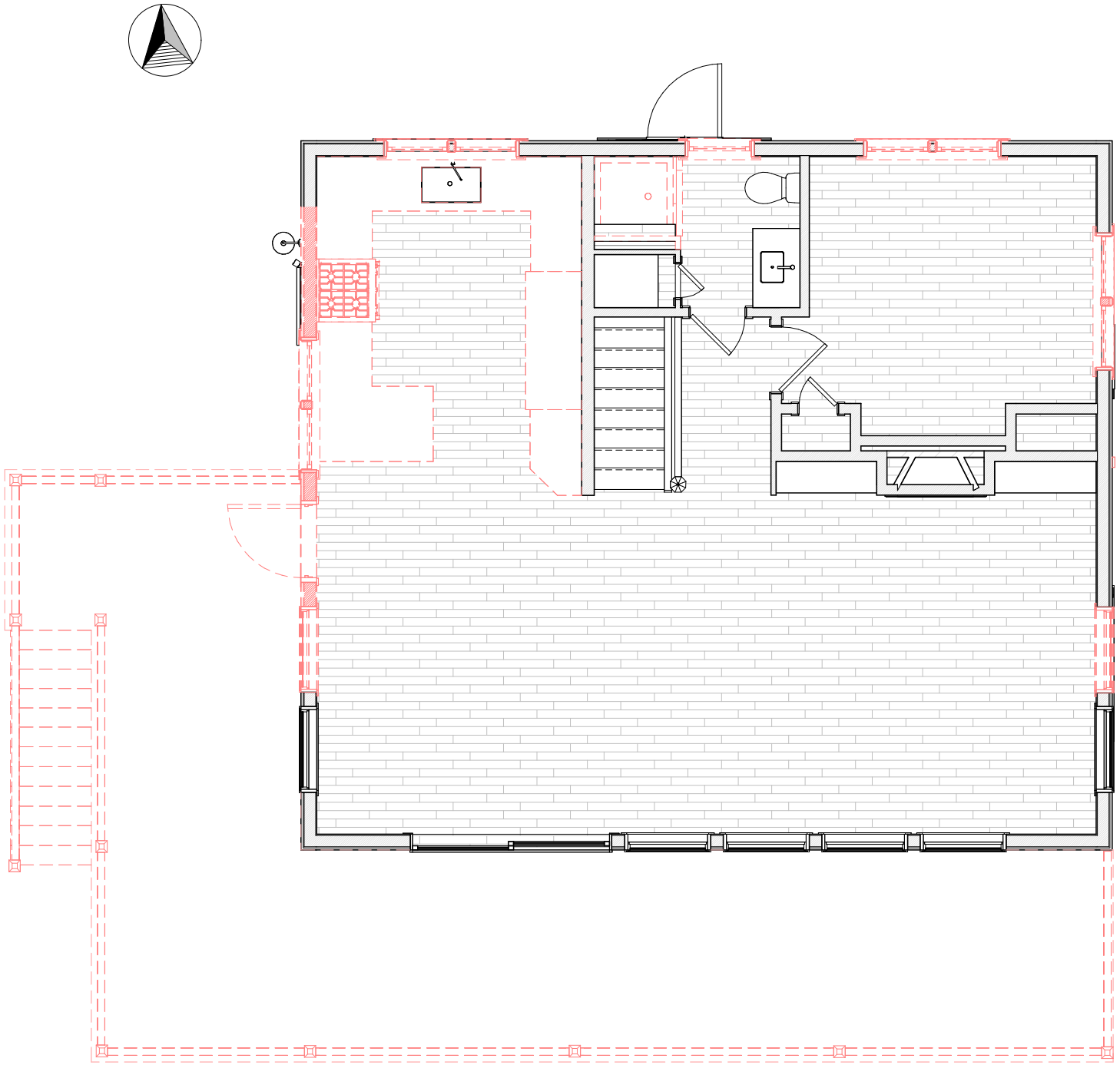
Exterior Door Legend

1/4" = 1'-0"



First Floor Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



North Exterior Elevation -Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



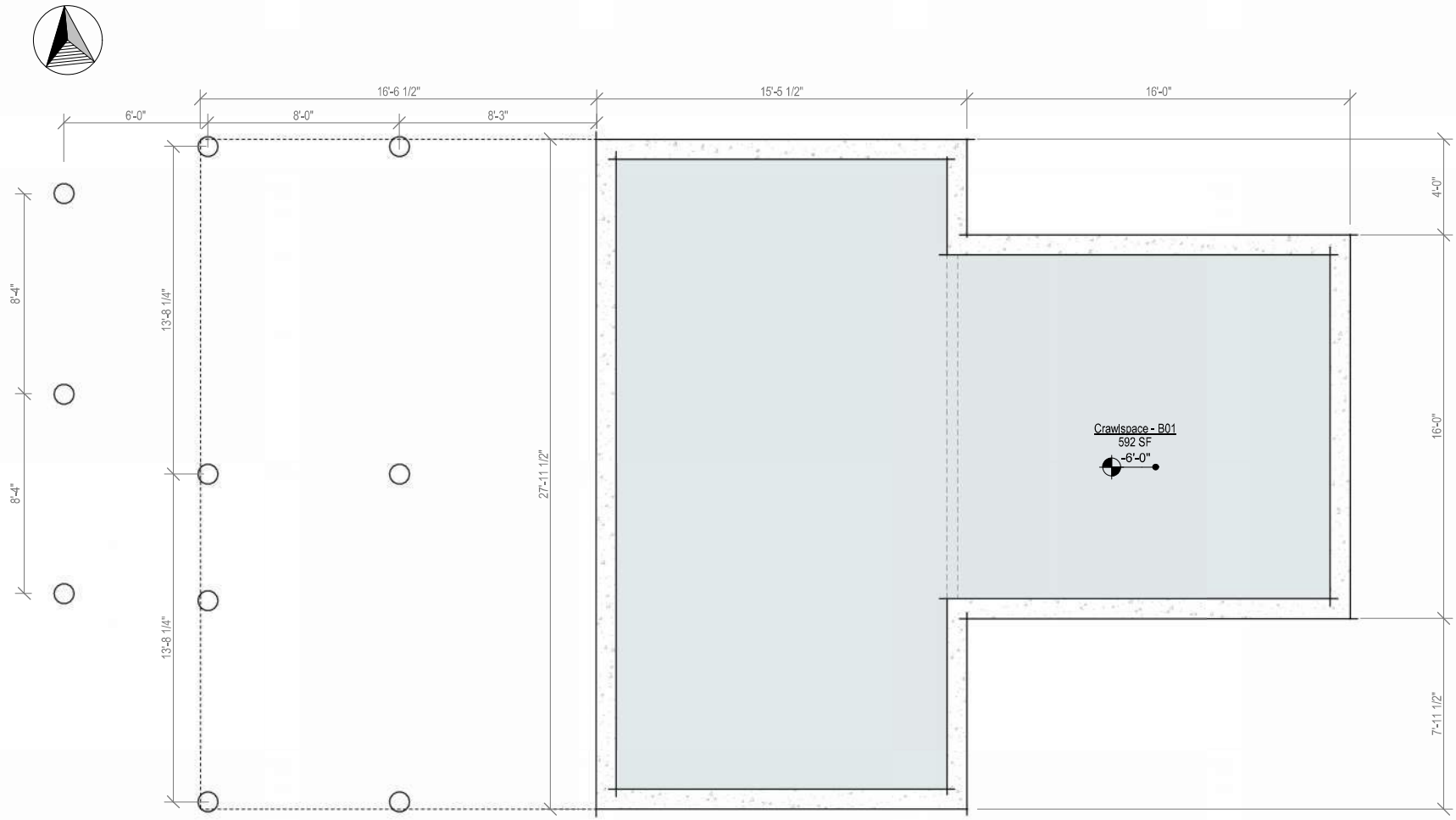
South Exterior Elevation - Demolition

1/4" = 1'-0"



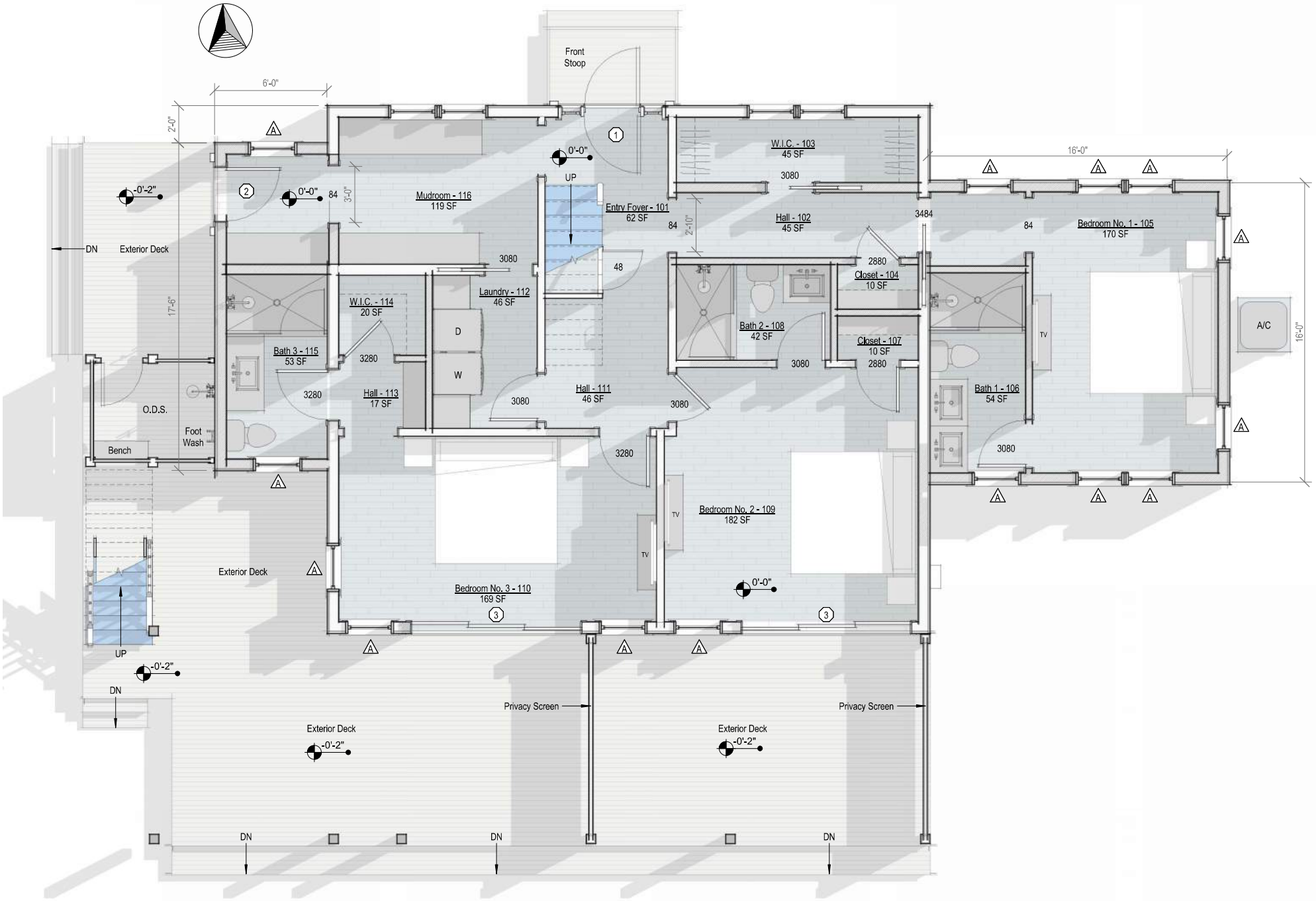
West Exterior Elevation - Demolition

1/4" = 1'-0"



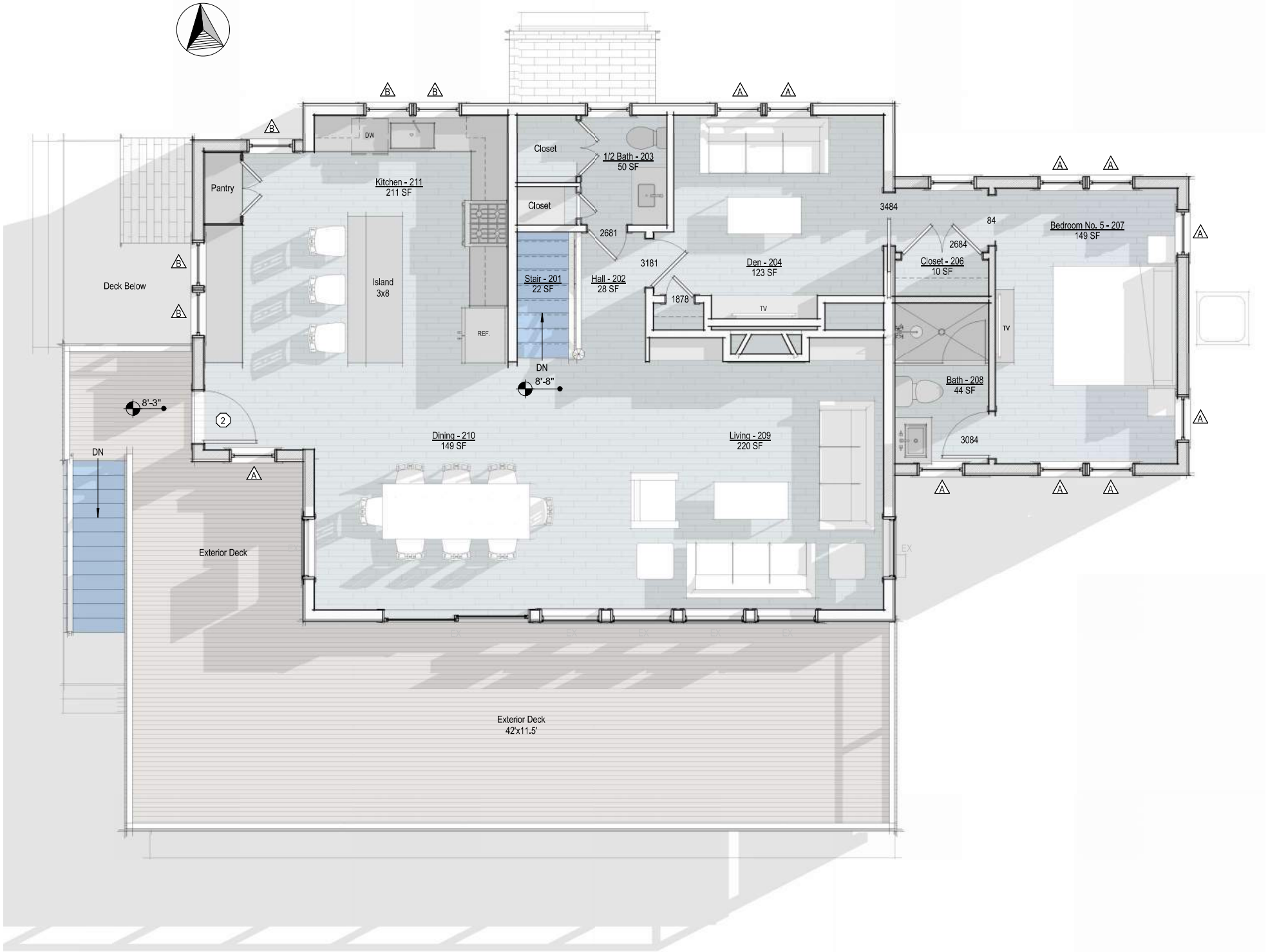
Crawlspace Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Exterior Elevation - Existing

1/4" = 1'-0"



PROPOSED ADDITIONS / REBUILD DECK / FENESTRATION MODIFICATIONS

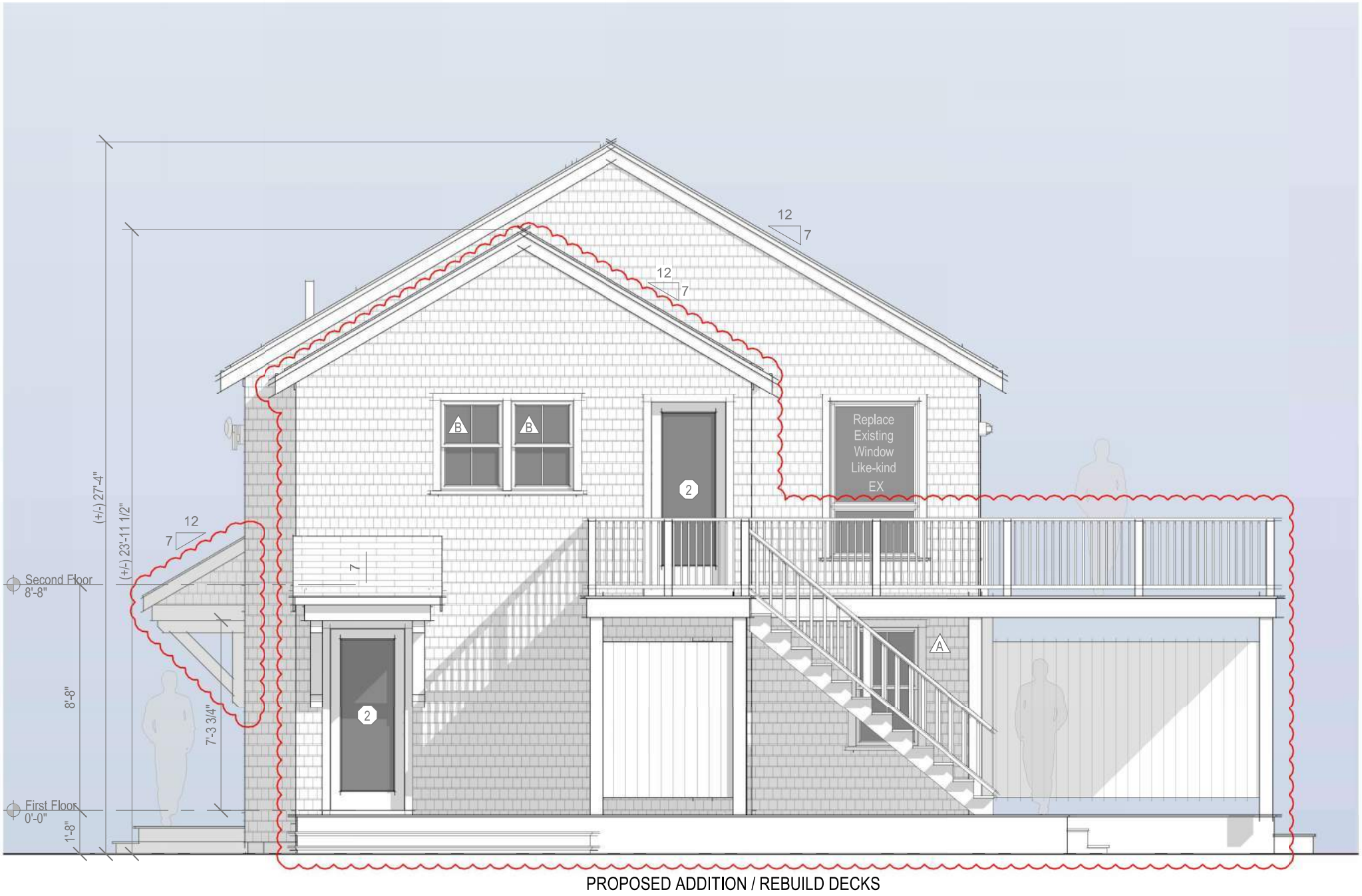
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



PROPOSED ADDITION / REBUILD DECKS

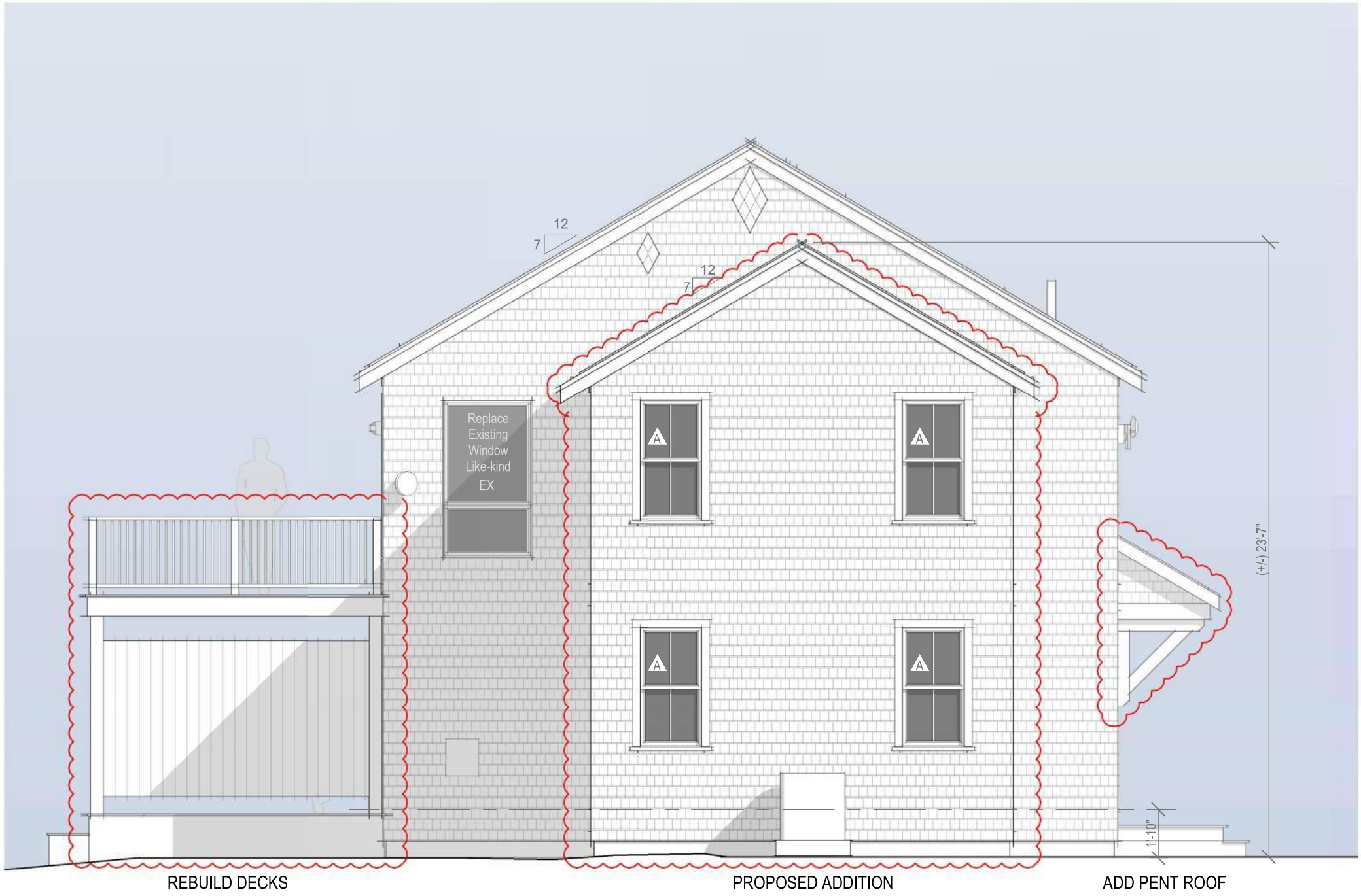
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"



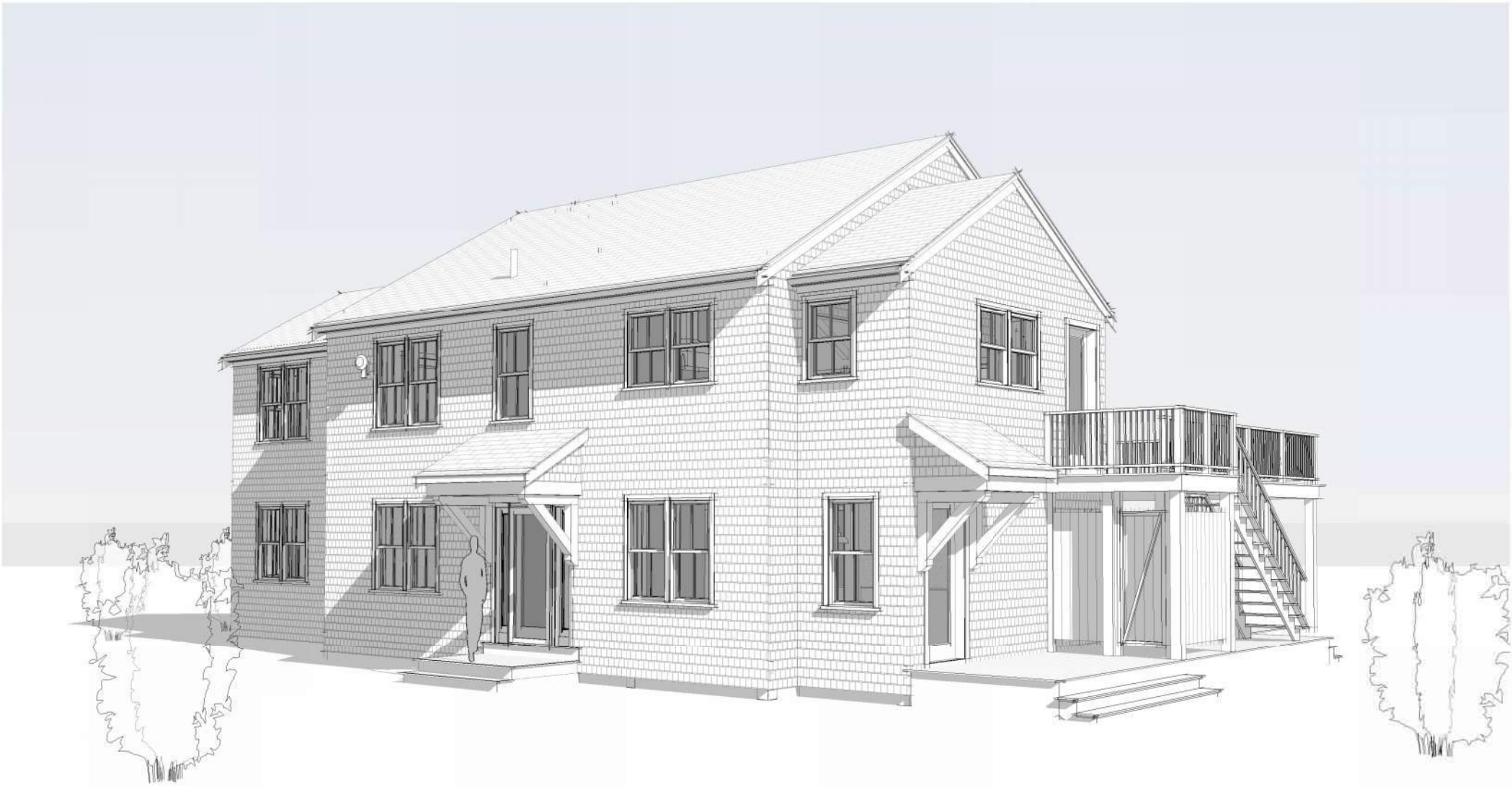
East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Existing

1/4" = 1'-0"



View Looking Southest



View Looking Southwest



View Looking North



View Looking Northeast

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 286

Street & Number of Proposed Work: 7 BREWSTER ROAD

Owner of record: 7 BREWSTER NANTUCKET LLC

Mailing Address: 3 DOC RYDER DRIVE
NANTUCKET, MA 02554

Contact Phone #: 585-415-9882 E-mail: KIM@STAHLGROUP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CHARLINALINDA@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. 2025-03 12379

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW CONSTRUCTION (describe)

Original Date:

Original Builder:

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

N - CHANGE BASEMENT ACCESS CONFIGURATION - REMOVE WALK DOWN AND SLOPE DOWN TO LOWER LEVEL

Is there an HDC survey form for 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 BELOW GRADE FRENCH DOORS + WINDOWS

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof DARK GRAY

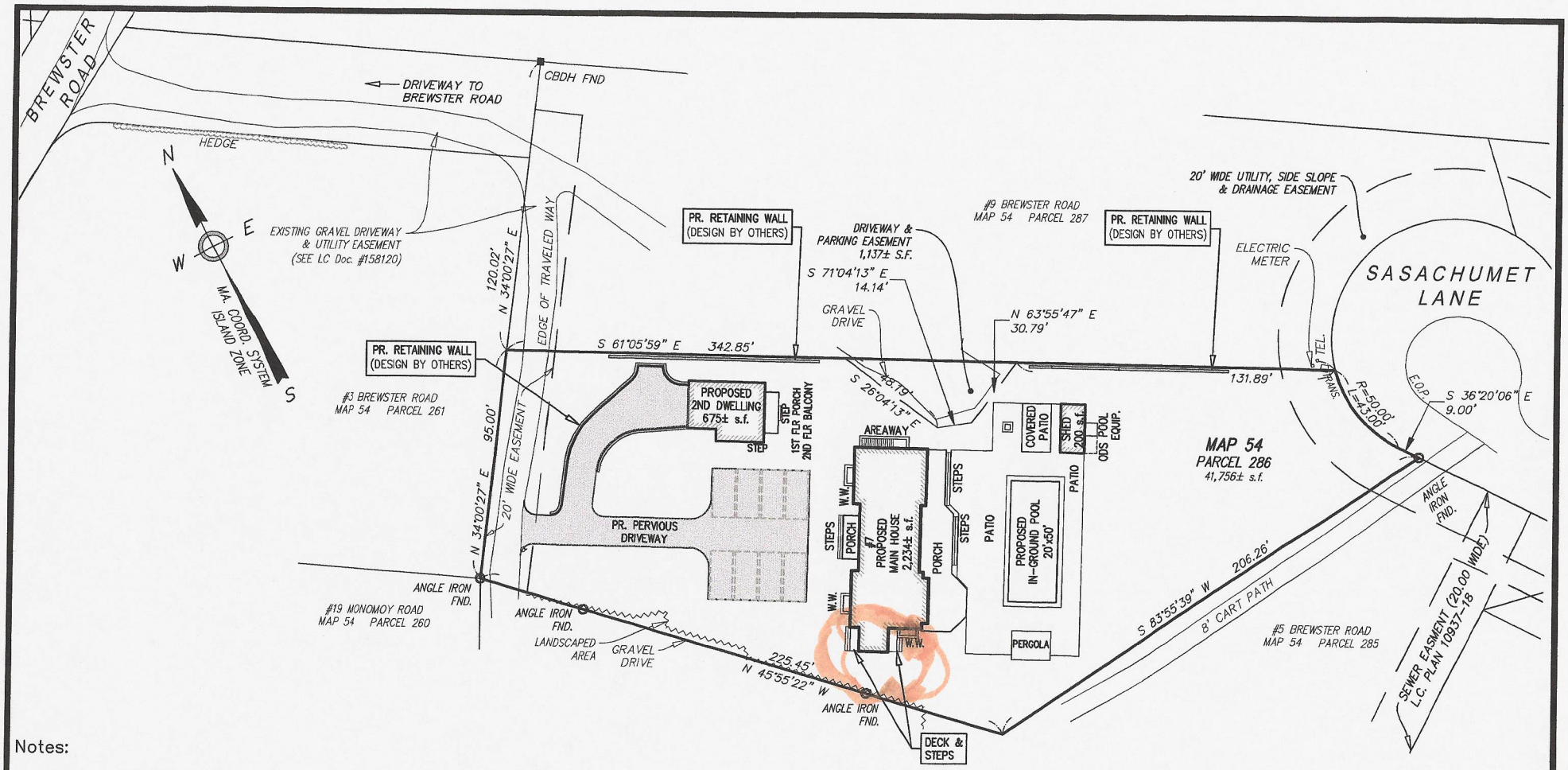
Trim _____ Sash _____ Doors WHITE - TM APPROVED

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 4/23/2025 Signature of owner of record _____ Signed under penalties of perjury



Notes:

1. LOCUS: #7 BREWSTER ROAD
   MAP 54 PARCEL 286
2. OWNER: 7 BREWSTER NANTUCKET, LLC
   3 DOC RYDER DRIVE
   NANTUCKET, MA 02554
3. DEED REF: LC Cert. #29483
4. PLAN REF: LC Plan #10937-18 (LOT 129)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN UPON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

Date:	Drawn:	Checked:	Sheet:
APRIL 3, 2025	ERC/BEI	DFB/AMG	1 of 1

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 HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:

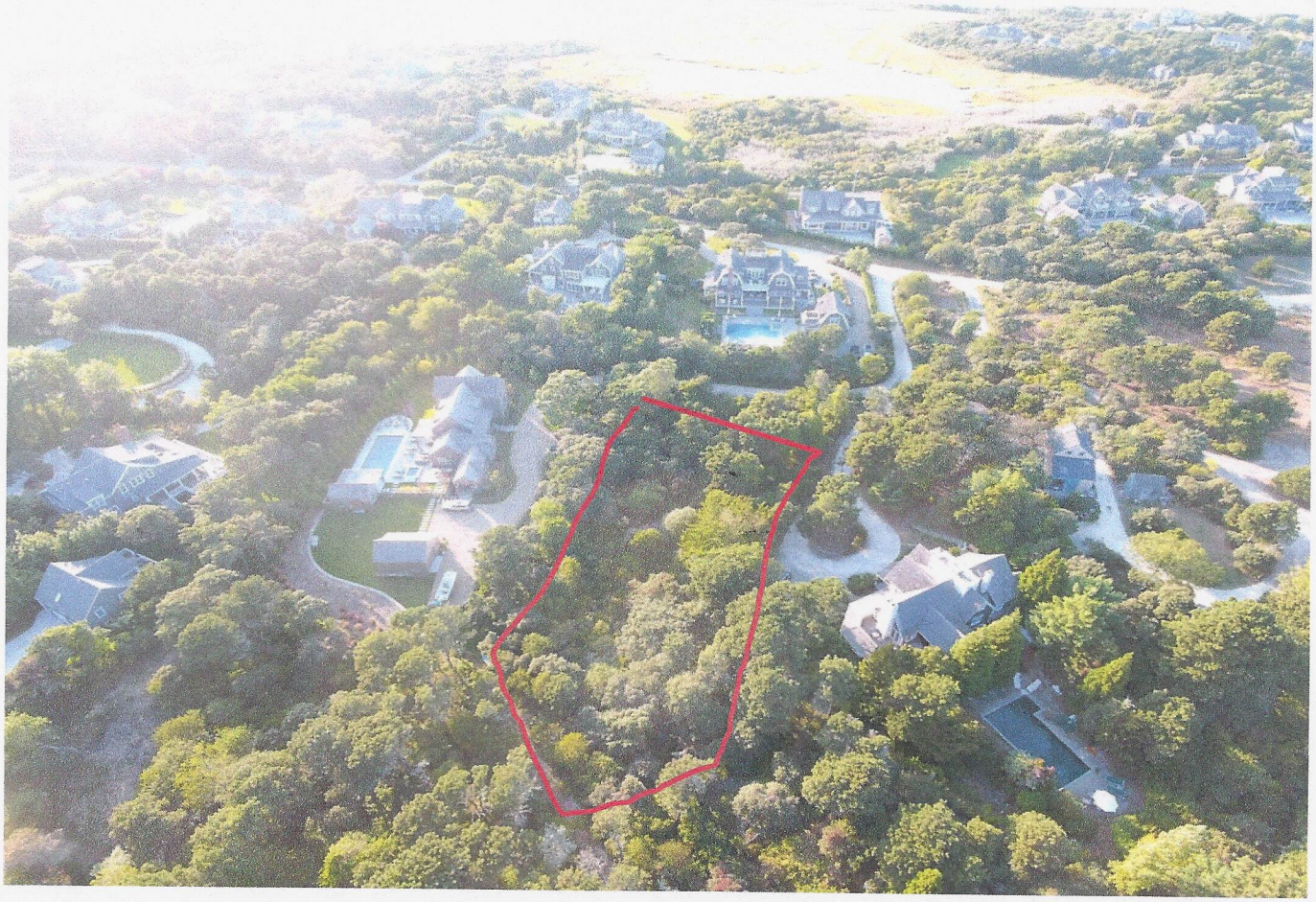
7 BREWSTER NANTUCKET, LLC
#7 BREWSTER ROAD
MAP 54 PARCEL 286

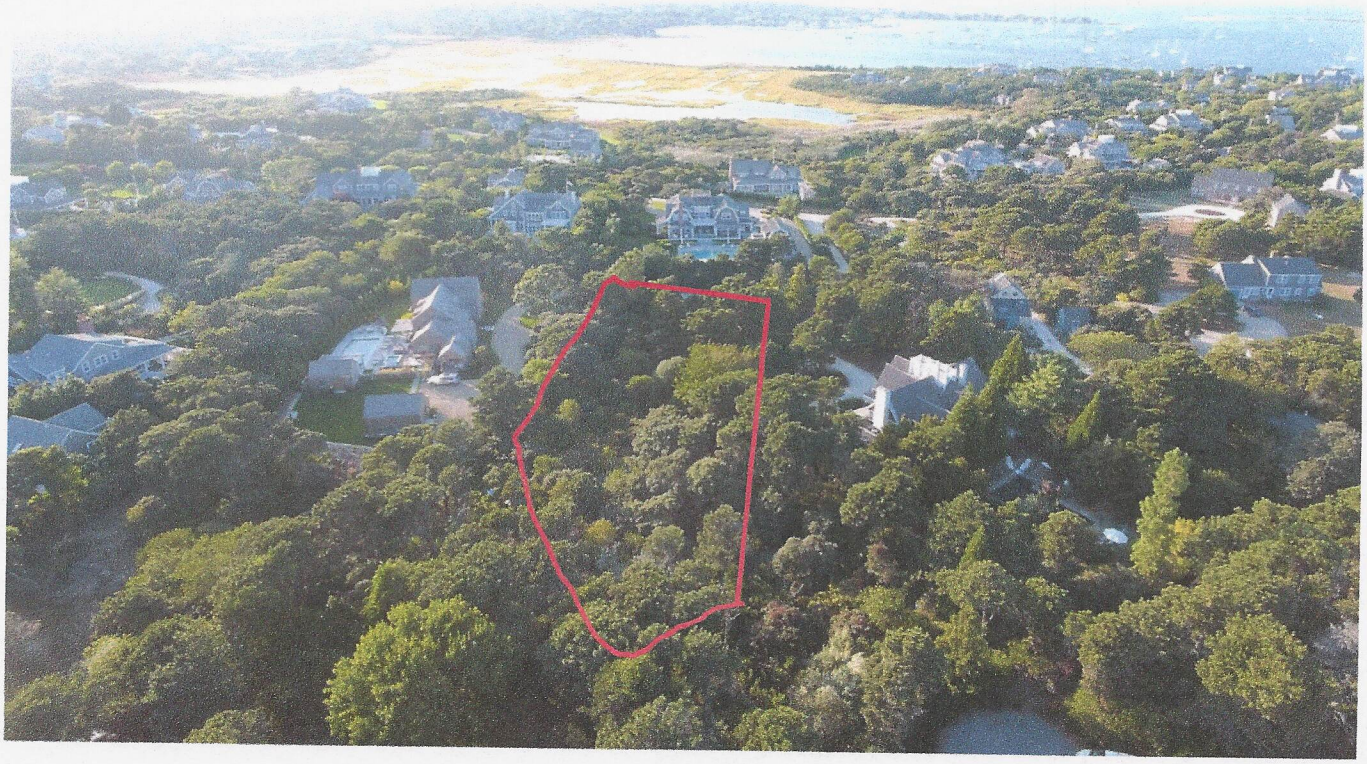
S:\Autocad Drawings\Nantucket\Brewster Road\7 Brewster Road\7 Brewster Road - HDC site plan.dwg

7 BREWSTER ROAD









HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

Property Info:

Map & Parcel:	54/286	Lot Size:	41756 +/- sq. ft.
District/Zoning:	LUG-1	Allowable Ground Cover:	2,922.92 sq. ft.
Minimum Lot Size:	40,000 sq/ft.	Existing Ground Cover:	0
Frontage:	100 ft.	Proposed Ground Cover MH:	2,235 sq. ft.
Ground Cover Ratio	7%	Proposed Ground Cover Guest House:	675 sq. ft.
Front Setback:	35 ft.	Proposed Ground Cover Cabana:	0 sq. ft.
Side/Rear Setback:	10 ft.	Proposed Ground Cover Zoning Shed:	200 sq. ft.
		Total Proposed Ground Cover:	2,910 sq. ft.

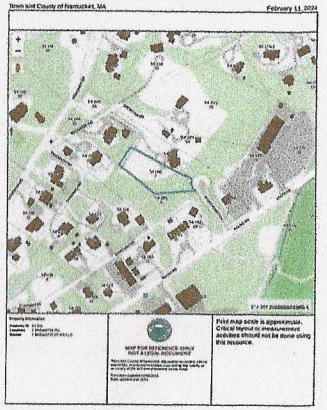
Stone Retaining Walls
4'2" Tall

Guest House
675 SF

Driveway & Parking Easement
1,137 +/- S.F.

Main House
2,235 SF

1 Site Plan
1:150



2 Locus Map
NTS

Topography Schedule			
Phase Created	Cut	Fill	Net cut/fill
01 - Existing	1912.45 CF	31.33 CF	-1881.13 CF

Grand total: 1

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House
7 Brewster Rd., Nantucket MA
02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
Grand total: 5

Date
04.26.2025

Revisions

C.101

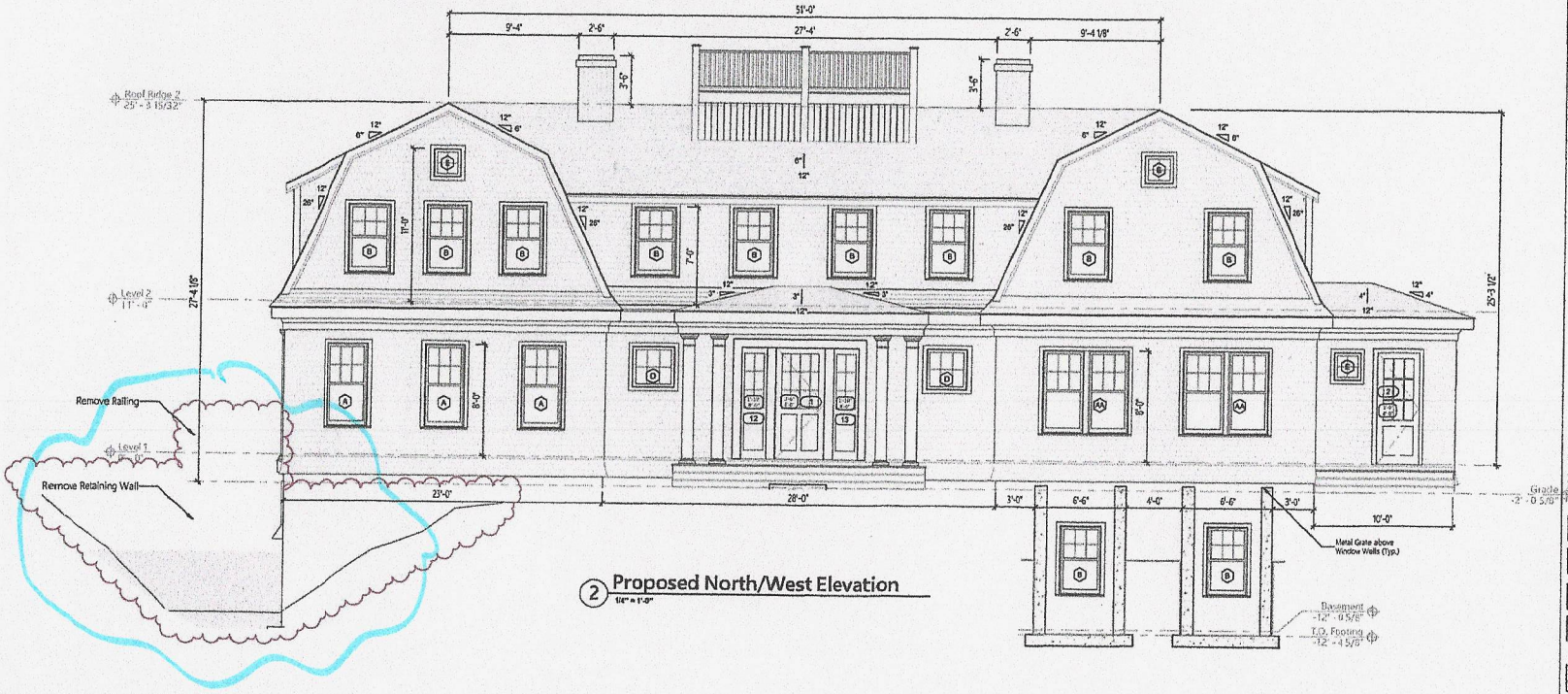
Scale As indicated

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 ONLY ILLUSTRATE AND 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 BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved North/West Elevation
3/16" = 1'-0"



2 Proposed North/West Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
Main House
7 Brewster Rd., Nantucket MA 02554

Sheet
Exterior Elevations - NW

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E SW
A.104 Window and Door Sched
Grand total: 5

Date
04.26.2025

Revisions

A.101

Scale As indicated

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 EXECUTED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Previously Approved South/East Elevation
1/4" = 1'-0"



2 Proposed South/East Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House

7 Brewster Rd., Nantucket MA 02554

Sheet
Exterior Elevations - SE

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
Grand total: 5

Date
04.26.2025

Revisions

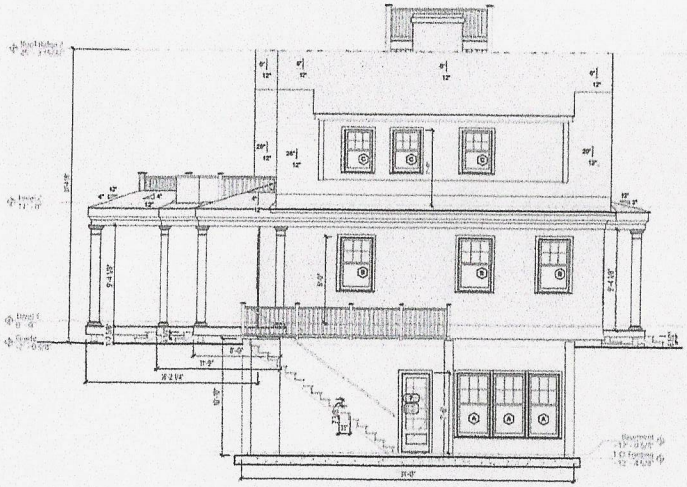
A.102

Scale 1/4" = 1'-0"

4/27/2025 7:29:43 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS ONLY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Previously Approved North/East Elevation
3/16" = 1'-0"



2 Proposed North/East Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House

7 Brewster Rd., Nantucket MA 02554

Sheet

Exterior Elevations - N/E and S/W

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
Grand total: 5

Date

04.26.2025

Revisions

A.103

Scale As indicated

4/27/2025 7:21:01 PM

HDC Submission Only - Not For Construction

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS AND SPECIFICATIONS, WHETHER OR NOT COPYRIGHTED OR REGISTERED, ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF JBSTUDIO. ALL DRAWINGS ARE THE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF JBSTUDIO.

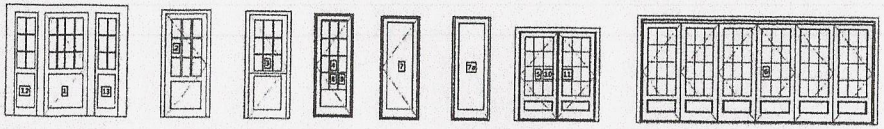


1 South/West Elevation
1/8" = 1'-0"



Window Schedule
1/8" = 1'-0"

Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	U-Value	Design Pressure	Comments
A	5	2'-11 1/2"	5'-11 1/2"	3'-0 1/4"	6'-1"	Marvin Windows and Doors	<=0.29	>=30	
AA	2	6'-2"	5'-11 1/2"	6'-3"	6'-1"	Marvin Windows and Doors	<=0.29	>=30	
B	19	2'-11 1/4"	4'-11 1/2"	3'-0 1/4"	5'-0"	Marvin Windows and Doors	<=0.29	>=30	
BB	1	6'-2"	4'-11"	6'-3"	4'-11 1/2"	Marvin Windows and Doors	<=0.29	>=30	
C	8	2'-7 1/4"	3'-11 1/2"	2'-8 1/4"	4'-0"	Marvin Windows and Doors	<=0.29	>=30	
D	2	3'-0"	5'-11 1/8"	3'-1"	2'-11 5/8"	Marvin Windows and Doors	<=0.29	>=30	
E	8	2'-0"	2'-0"	2'-1"	2'-0 1/2"	Marvin Windows and Doors	<=0.29	>=30	
F	4	6'-0"	4'-7 1/8"	6'-1"	4'-7 5/8"	Marvin Windows and Doors	<=0.29	>=30	



Door Schedule
1/4" = 1'-0"

Mark	Width	Height	Rough Width	Rough Height	Manufacturer	DP Rating	Comments
1	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors		Front Door
2	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	
3	3'-0"	8'-0"	3'-1"	8'-0 1/2"	TBD	>=30	Dutch Door
4	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	
5	6'-0"	8'-0"	6'-1"	8'-0"	Marvin Windows and Doors	>=30	
6	18'-0"	8'-0"	18'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	
7	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	Basement Door
7a	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	Basement Stationary Dr
7a	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	Basement Stationary Dr
7a	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	Basement Stationary Dr
7a	3'-0"	8'-0"	3'-1"	8'-0 1/2"	Marvin Windows and Doors	>=30	Basement Stationary Dr
8	3'-0"	7'-0"	3'-1"	7'-0 1/2"	Marvin Windows and Doors	>=30	
9	3'-0"	7'-0"	3'-1"	7'-0 1/2"	Marvin Windows and Doors	>=30	
10	6'-0"	7'-0"	6'-1"	7'-0 1/2"	Marvin Windows and Doors	>=30	
11	6'-0"	7'-0"	6'-1"	7'-0 1/2"	Marvin Windows and Doors	>=30	
12	1'-10"	8'-0"	2'-0"	8'-1"	Marvin Windows and Doors	>=30	Sidelight
13	1'-10"	8'-0"	2'-0"	8'-1"	Marvin Windows and Doors	>=30	Sidelight

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence
7 Brewster Rd., Nantucket MA 02554

Sheet
Window and Door Schedule

SHEET INDEX

C.101 Site Plan
A.101 Exterior Elevations - NW
A.102 Exterior Elevations - SE
A.103 Exterior Elevations - N/E and S/W
A.104 Window and Door Schedule
A.201 Basement Floor Plan
A.202 First Floor Plan
A.203 Second Floor Plan
Grand total: 8

Date
04.26.2025

Revisions

A.104

Scale 1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 96

Street & Number of Proposed Work: 11 SOMERSET ROAD

Owner of record: CLIFFORD WILLIAMS

Mailing Address: PO BOX 3842
NANTUCKET, MA 02584

Contact Phone #: 508-360-5165 E-mail: CLIFFACK@YAHOO.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 REPLACE WINDOWS / DOOR / TRIM AS NEEDED

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 ~~FRONT DOOR~~ West ~~SIDE LIGHTS~~
Height of ridge above final finish grade: North _____ South _____ East _____ West ~~SAME~~

Additional Remarks

Historic Name: 1880'S ORIGINAL

Original Date: SIGNIFICANTLY ALTERED IN 1949 - 2ND FLOOR ADDED (SEE ADDENDUM)

Original Builder: (describe)

REVISIONS*
1. East Elevation REPLACE 11-6/6 WINDOWS - SAME R/O
2. South Elevation REPLACE - 3 6/6 - BOW WINDOW " "
3. West Elevation REPLACE 5 6/6 - WINDOWS " "
4. North Elevation REPLACE - 4 6/6 - WINDOWS " "
REPLACE TRIM AS NEEDED

Is there an HDC survey form for 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.) _____
BOW WINDOW

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door 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 WOODSWRIGHT 400 - W/SPACER BAR - NANT.

Doors* (type and material): ☐ TDL ☒ SDL Front 4 PANEL - 2 LT TOP Rear _____ Side PROFILE - 6/6 TYPE + BOW WINDOW
Garage Door(s): Type 4 LT SIDE LIGHTS Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof _____
Trim WHITE TONE Sash WHITE TONE Doors WHITE TONE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

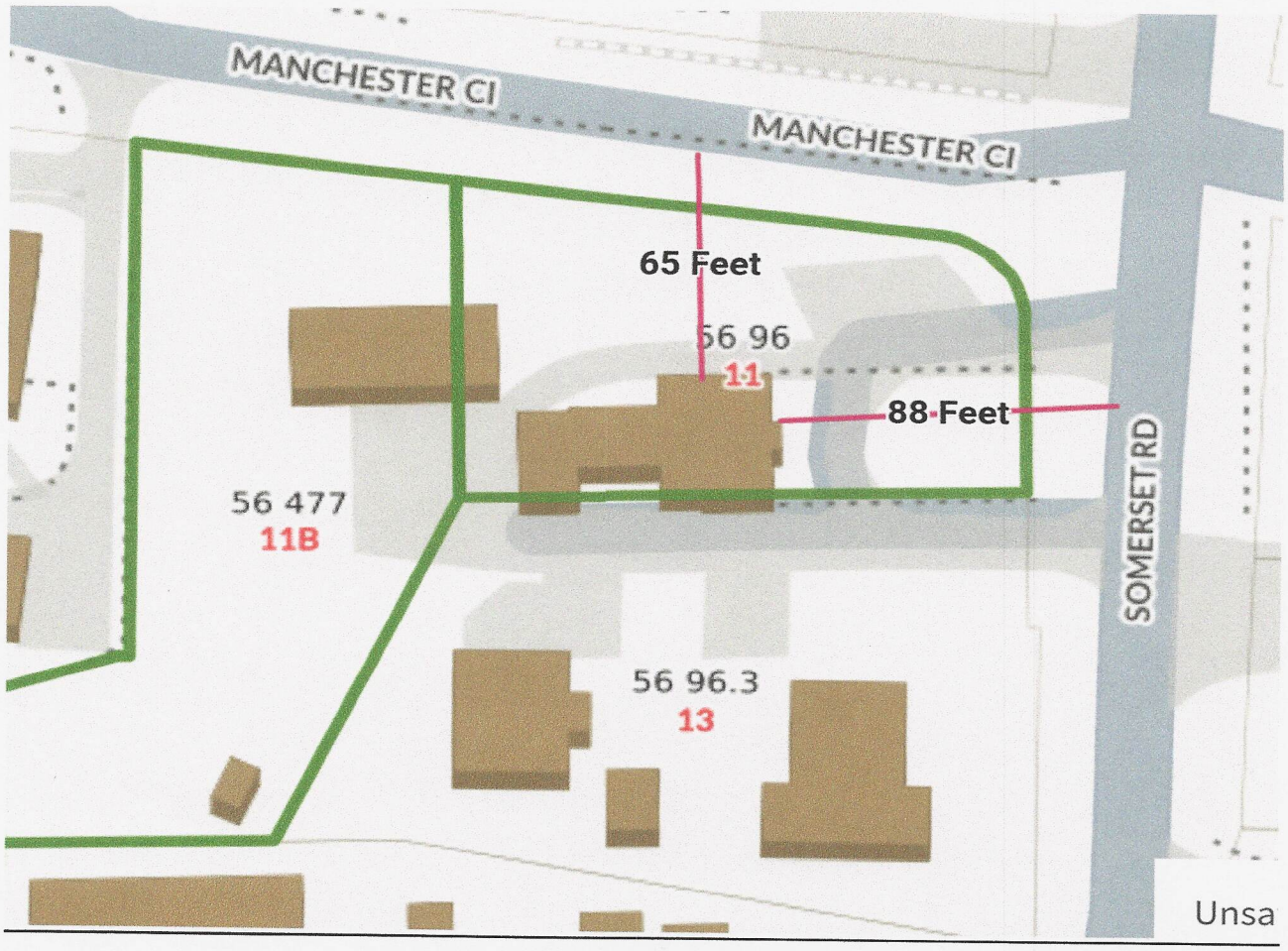
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

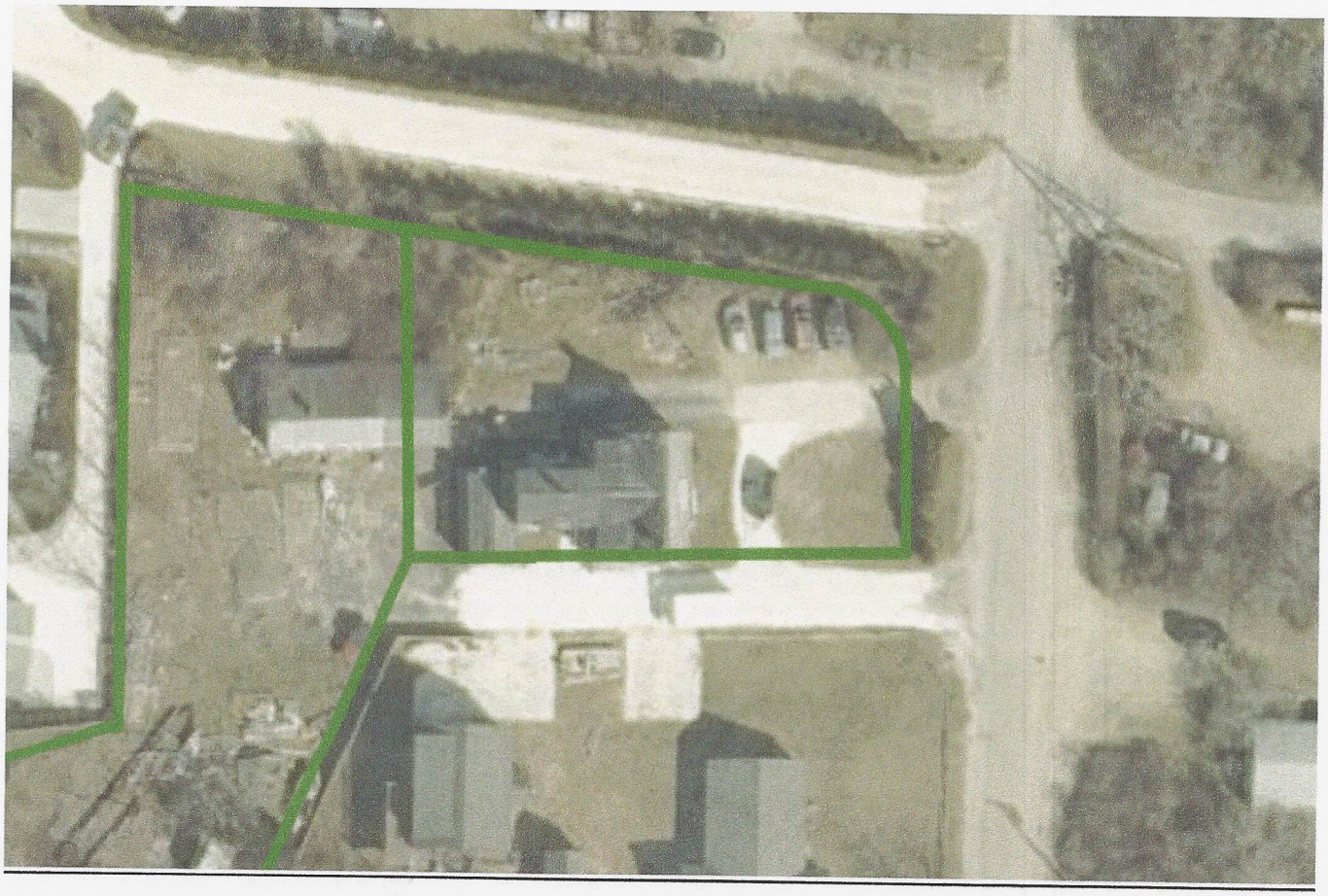
Date 4/27/2015 Signature of owner of record _____ Signed under penalties of perjury

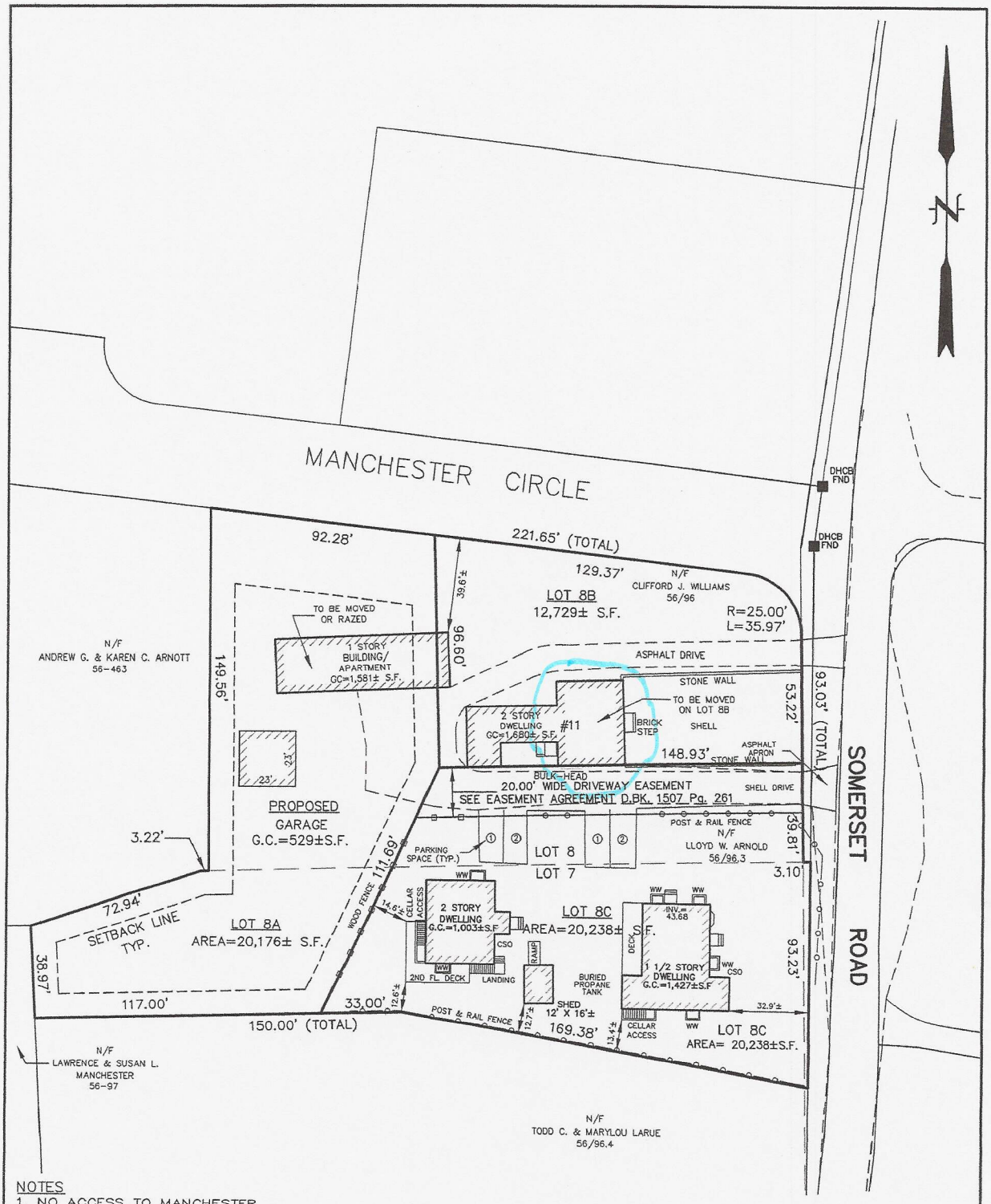
11 SOMERSET ROAD

- The original structure dates to about the 1880's, with the dwelling part of a larger farm complex.
- The large parcel was sold in 1945 to Lawrence Miller who split the parcel up into several lots.
- The dwelling had been a smaller one-story cape dwelling with a 1-story rear addition.
- By 1949, Miller had put a second floor on the front and rear sections, cobbling together windows from other structures. There are 6/6, 8/8, 12/12 windows in the structure of varying ages with a few newer windows.
- In 1950, Miller sold it to Preston and Rita Manchester, the property remains in the same family today.
- Manchester did not do any improvements to the structure and it has steadily slid into disrepair since his purchase of the property.
- Clifford Williams, Manchester's grandson, has been trying to improve the structure since he bought the property from the estate in 2005. However, repairs were stalled again until his grandfather passed away, having had a life-right, on April 5, 2011.
- The current plan is to replace the windows initially on the main mass with this application, repairing the trim as needed.
- In the fall a new application will be made to remodel the rear additions and replace the windows and repair the trim as needed due to the great expense of the overall project.
- Clapboard already been approved for the front façade by the HDC recently.
- The rebuild on the portico has been presented to the HDC and is going to be heard as Old Business with a few revisions.
- Williams proposes to use Andersen Woodwright SDL windows that have a spacer bar between the panes, with no storms needed and would contain the Nantucket profile.
- Front door will be wood and match the existing.
- Trim will be replaced as needed and sistered into the existing trim and gutters whose wood has not deteriorated and painted white to match the existing.
- The dwelling is sited over 80 feet from Somerset Road which would eliminate visibility of the windows.

11 SOMERSET ROAD – WINDOW REPLACEMENT







NOTES

1. NO ACCESS TO MANCHESTER CIRCLE IS ALLOWED FOR LOTS 8A & 8B PURSUANT TO STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL, RECORDED IN DEED BOOK 454 AT PAGE 105.

CURRENT ZONING: R-20 (PWR)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 7.8±%
PROPOSED G.C.R.: 10.5±%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

5/3/24

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

PROPOSED SITE PLAN
#11B SOMERSET ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: 5/3/24
DEED REFERENCE: Dd. Bk. 951 Pg. 133
PLAN REFERENCE: PLAN FILE NO. 2014-89

ASSESSOR'S REFERENCE:
MAP: 56 PARCEL: 477

PREPARED FOR: CLIFFORD J. WILLIAMS

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10406

J:\DWG\2023 1999\N10405\N10405 SITE PLAN 5 3 24.dwg, 5/6/2024 8:37:34 AM

ANDERSEN™
WINDOWS & DOORS

SOLD BY:

Lansing Building Products NE - Salem
PO Box 6649
Richmond, VA 23230-0649
Fax: 804-261-6473

SOLD TO:

CREATED DATE
1/2/2025

LATEST UPDATE
1/2/2025

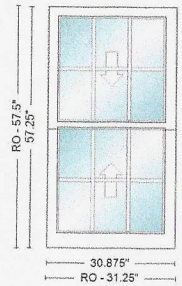
OWNER
Lawrence Owen

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Coolidge Estates	Nantucket 2	6898394		411186

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	5	AA	None Assigned	$1,646.49	$8,232.45

RO Size: 31 1/4" x 57 1/2"

Unit Size: 30 7/8" x 57 1/4"

WDHI 2' 6 7/8"X4' 9 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White, White Factory Applied Window Opening Control Device, White/WhiteJamb Liner, White, Full Screen, TruScene

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 30.875 x 57.25 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.18	NO	A1	0.00000	0.00000	0.00000

SUB-TOTAL:	$8,232.45
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$8,232.45

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

ANDERSEN™
WINDOWS & DOORS

SOLD BY:

Lansing Building Products NE - Salem
PO Box 6649
Richmond, VA 23230-0649
Fax: 804-261-6473

SOLD TO:

CREATED DATE
10/2/2024

LATEST UPDATE
10/17/2024M

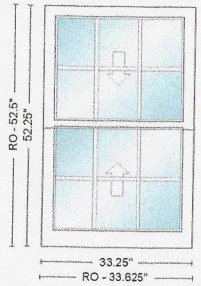
OWNER
Lawrence Owen

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Coolidge Estates	Nantucket	6518717	82942791	411186

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	6	AA	None Assigned	$1,606.33	$9,637.98

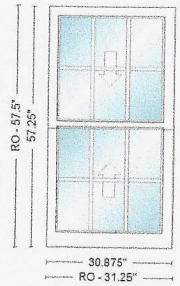
RO Size: 33 5/8" x 52 1/2"

Unit Size: 33 1/4" x 52 1/4"

WDHI 2' 9 1/4"X4' 4 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White, White Factory Applied Window Opening Control Device, White/WhiteJamb Liner, White, Full Screen, TruScene

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 33.25 x 52.25 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.18	NO	A1	0.00000	0.00000	0.00000



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA	None Assigned	$1,606.33	$1,606.33

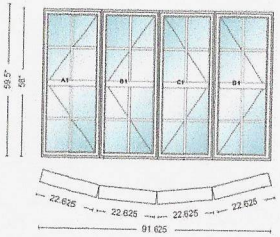
RO Size: 31 1/4" x 57 1/2"

Unit Size: 30 7/8" x 57 1/4"

WDHI 2' 6 7/8"X4' 9 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White, White Factory Applied Window Opening Control Device, White/WhiteJamb Liner, White, Full Screen, TruScene

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 30.875 x 57.25 8 Degrees - Moderate Full Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.18	NO	A1	0.00000	0.00000	0.00000



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Left - Left - Right - Right	Bow	$5,706.95	$5,706.95

RO Size: 91 1/2" x 60" **Unit Size: 91 5/8" x 59 1/2"**

Mull: ALI Mulled, Andersen Ribbon Mull, Mull Post 10 Degree Material
10BOW PSC 1' 10 5/8"X4' 10"-4, Unit, 400 Series Casement Bow, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1, 2: Left, Unit 3, 4: Right, Hinge with Wash Mode, Dual Pane Low-E4 SmartSun HeatLock Standard Series Argon Fill Full Divided Light w/Energy Spacer 2 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Wide Grille Bar: 2 1/4" Number1 Wide Grille Bar Position with Centered Horizontal Bar Placement Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, TruScene

Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement Bow, PSC 22.625 x 58 Full Screen TruScene White
Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement Bow, PSC 22.625 x 58 Full Screen TruScene White
Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement Bow, PSC 22.625 x 58 Full Screen TruScene White
Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement Bow, PSC 22.625 x 58 Full Screen TruScene White
Extension Jamb 1: PSC White - Painted 6 9/16" PN:9042252
Head and Seat Board: 4 Wide, 10 Degree, RO: 91 1/2" x 60" | UNIT: 91 5/8" x 59 1/2", 10BOW PSC 1' 10 5/8"X4' 10"-4, 22.625" Individual Unit Width, 9.30024" Projection, Pine, White - Painted, 6 9/16" Wall Depth
Angle Bay/Bow Supports: Rough Opening 91.5x 60, 10BOW PSC 1' 10 5/8"X4' 10"-4, w/Cable Support System PN:1355020

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.24	0.18	NO	A1	12.9230	53.1480	4.76970
B1	0.24	0.18		B1	12.9230	53.1480	4.76970
C1	0.24	0.18		C1	12.9230	53.1480	4.76970
D1	0.24	0.18		D1	12.9230	53.1480	4.76970

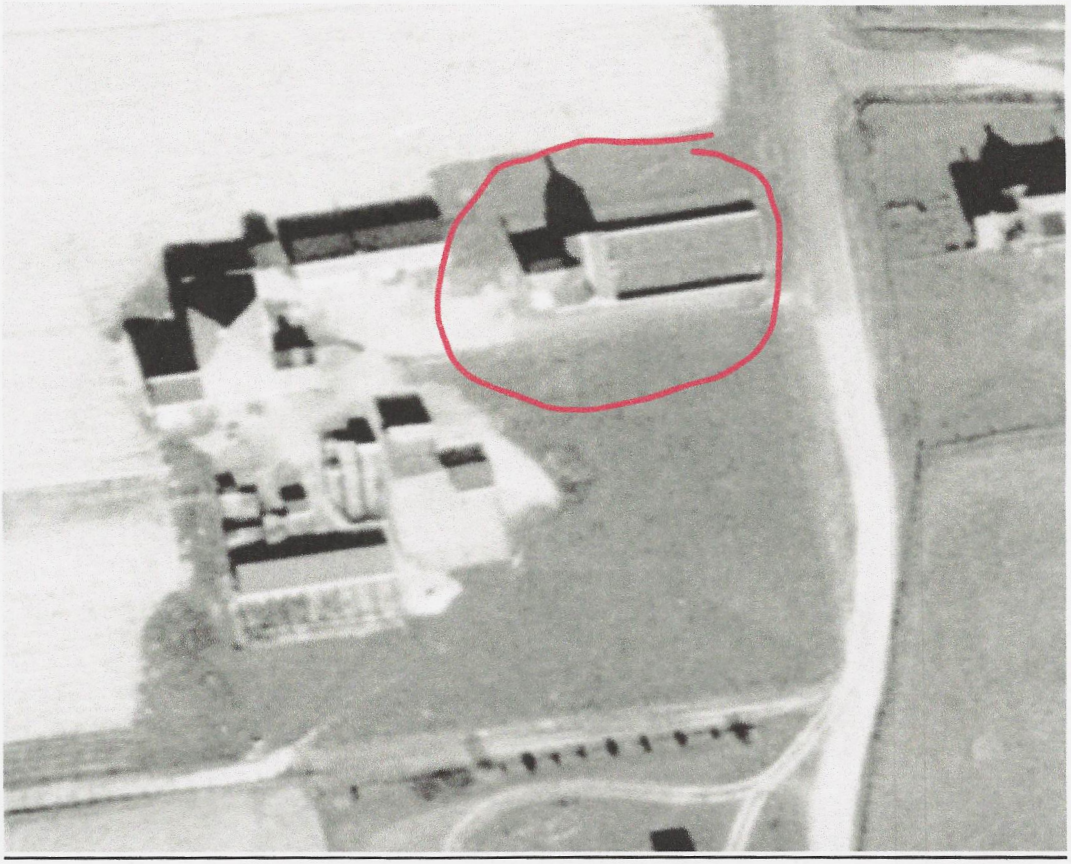
SUB-TOTAL:	$16,951.26
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$16,951.26

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

NHA 1940 PHOTOGRAPH









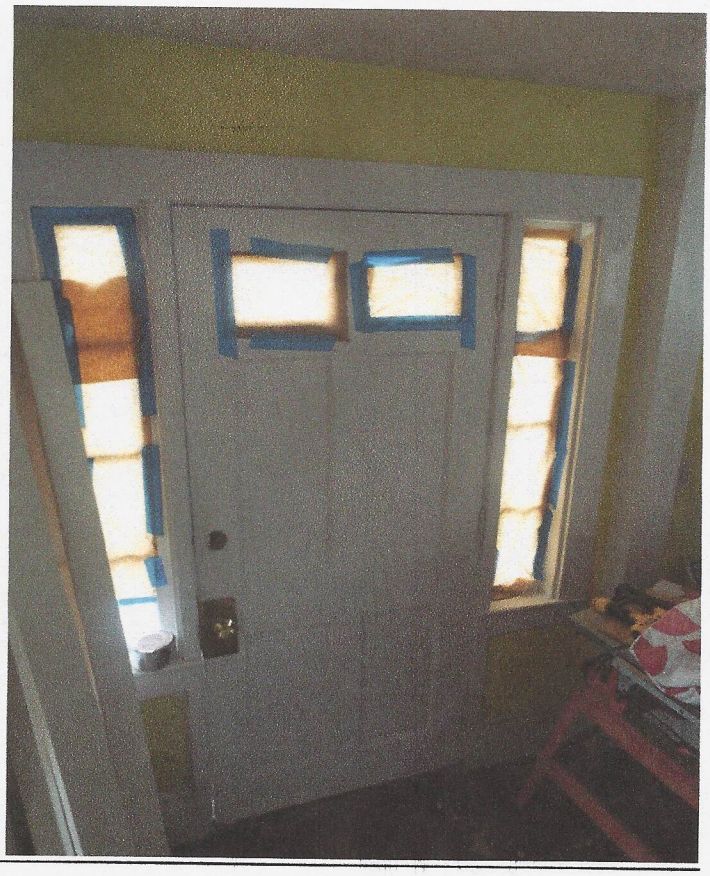




EAST FRONT ELEVATION







































NORTH ELEVATION – MAIN MASS













WEST REAR ELEVATION OF FRONT MAIN MASS















WEST ELEVATION REAR OF MAIN MASS







SOUTH ELEVATION OF MAIN MASS









BOW WINDOW





REAR ADDITIONS TO BE RENOVATED IN THE FALL OF 2025

SOUTH ELEVATION – REAR ADDITION



SOUITH ELEVATION OF THE REAR ONE-STORY ADDITION



WEST ELEVATIONS OF REAR ADDITION AND ONE STORY BUMP OUT



REAR ADDITION OF NORTH ELEVATION



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 McDonough, John & Susan

STREET ADDRESS 5 Moby Way

MAP/PARCEL 65//59

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/28/25

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 4/28/25

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°: 65 PARCEL N°. 59

Street & Number of Proposed Work: 5 Moby Way

Owner of record: McDonough, John + Susan

Mailing Address: 533 Valley Rd.
New Canaan, CT. 06840

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 0 South 0 East 0 West 0

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE PLANS + PHOTOS

* Perimeter / Deer Fence + access 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: 7'
Type: Galvanized w/timber posts (NO POST CAP)
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

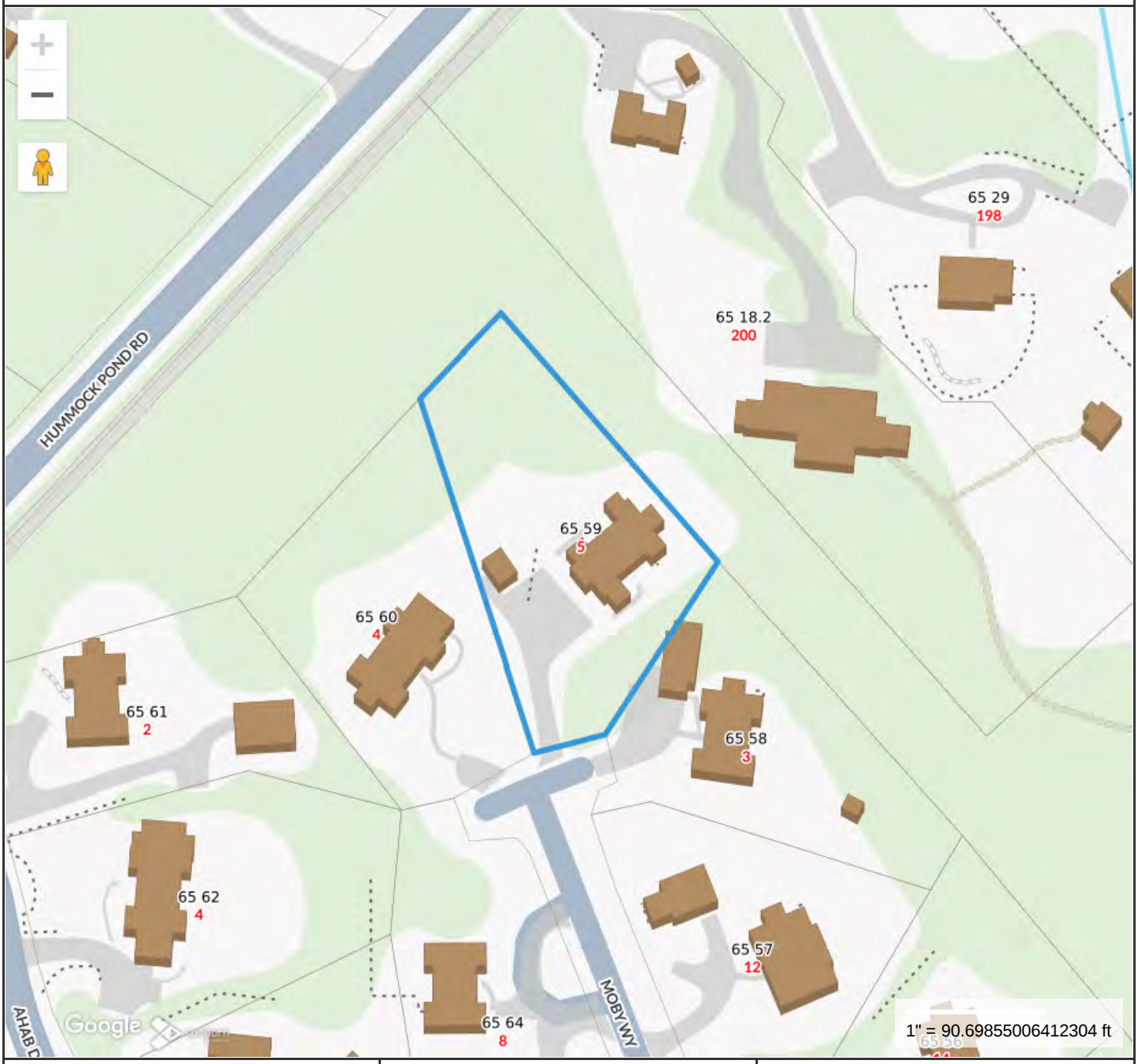
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Black galvanized w/ Timber posts Shutters _____

GATE - To Match Fence (NOT VISIBLE)

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/28/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	4786
Location	5 MOBY WY
Owner	MCDONOUGH JOHN C & SUSAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

OWNER INFORMATION
OWNERS: JOHN C. MCDONOUGH & SUSAN MCDONOUGH
ADDRESS: 5 MOBY WAY
ASSESSOR MAP 65 PARCEL 59
LC CERT 24446
LCPL 35893-H, LOT 72

LOT AREA = 25,211± S.F.

RECORD MODIFICATION OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM*

In Nantucket, MA
PREPARED FOR:
JOHN C. & SUSAN MCDONOUGH
5 MOBY WAY
MAP 65 PARCEL 59
Scale: 1"=20' February 21, 2025

*REFERENCE SEPTIC
PERMIT #66-24
ISSUED 6/14/24

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45[illegible]
PROFESSIONAL ENGINEER
2/21/25

65-71 N/F HUMMOCK POND OF NHA INC
70.00'
65-71 N/F HUMMOCK POND OF NHA INC
200.00'
M.C.S. ISLAND ZONE
presumed building setback by special permit (typical)
STRUCTURE UNDER CONSTRUCTION
CLEANOUT (TYPICAL)
x19.8
4" SCH 40 PVC
MICROFAST BLOWER UNIT WITHIN UNDERGROUND VAULT
MICROFAST 0.5 UNIT WITHIN 1500 GALLON 2-COMPARTMENT TANK
20.3x
20.4x
x19.8
20.2x
x20.4
PROPOSED 7' PERIMETER/DEER FENCE - 5' OFF PROPERTY LINE (SEE PHOTO)
PROPOSED GATE (SEE PHOTO)
bluestone patios
pool
bluestone patio
bar
deck
hvac
UNIT VENT
BLOWER VENT
EXISTING (3)-3'X30' LEACHING TRENCHES (PER RECORD PLAN)
bluestone patio
65-60 N/F MATTHEW NGUYEN
EXISTING GATE
POOL MECHANICALS W/ BOARD FENCE SURROUND
234.93'
EXISTING STRUCTURE
porch
EXISTING STRUCTURE
deck
ramp
deck
PROPOSED PRIVET
SHELL DRIVEWAY
65-58 N/F CORNELIA I. HALLINAN TRST
120.51'
EXISTING PRIVET
100' WELL RADIUS
100' WELL RADIUS
EXISTING WELL
EXISTING WELL
50.01'
apron
hedge
cbasin
MOBY WAY

THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY WITH THE TOWN OF NANTUCKET HEALTH DEPARTMENT AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEED 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 ASSESSOR RECORDS. STRUCTURE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS, REGULATIONS OR RESTRICTIONS.

NOTE:
1. WELL & SEPTIC SYSTEM LOCATIONS SHOWN ARE APPROXIMATE PER NANTUCKET HEALTH DEPARTMENT RECORDS AND FIELD LOCATIONS.

2. ELEVATIONS REFER TO 1988 NAVD

LEGEND
x20.4 DENOTES EXISTING SPOT GRADES

SEPTIC SYSTEM AS-BUILT SCHEDULE OF ELEVATIONS
HUGHES LANDSCAPE
11-9-24

LOCATION	INVERT
AT CLEANOUT A	18.84
AT CLEANOUT B	17.00
INTO TANK FROM A	16.51
INTO TANK FROM B	16.50
OUT MICROFAST UNIT TANK	16.29
INTO DISTRIBUTION BOX	16.09

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch =20 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053


5


PROPOSED 7' PERIMETER/DEER FENCE
4"X4" POSTS EVERY 20'+/- WITH A STEEL
POST CENTERED BETWEEN EACH FOR
ADDITIONAL SUPPORT & TO MINIMIZE
NUMBER OF 4"X4" POSTS.


GATE NORTH EAST SIDE OF EXISTING STRUCTURE

5 MOBY WY

Location	5 MOBY WY	**Mblu**	65/ / 59/ /
Acct#	00004786	**Owner**	MCDONOUGH JOHN C & SUSAN
Assessment	$3,582,600	**PID**	4786
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,260,100	$2,322,500	$3,582,600

Owner of Record

Owner	MCDONOUGH JOHN C & SUSAN	**Sale Price**	$1,312,500
Co-Owner		**Certificate**	
Address	533 VALLEY ROAD NEW CANAAN, CT 06840	**Book & Page**	C24446/0
		Sale Date	10/19/2012
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MCDONOUGH JOHN C & SUSAN	$1,312,500		C24446/0	00	10/19/2012
MOBY WAY LLC	$1,375,000		C21854/0	00	07/15/2005
LOWENGARD ELAINE T & JEROME H	$0		C20110/0	99	11/08/2001
LOWENGARD ELAINE T	$191,300		C10974/0	UNKQ	01/26/1984

Building Information

Building 1 : Section 1

Year Built: 1983

Building Photo

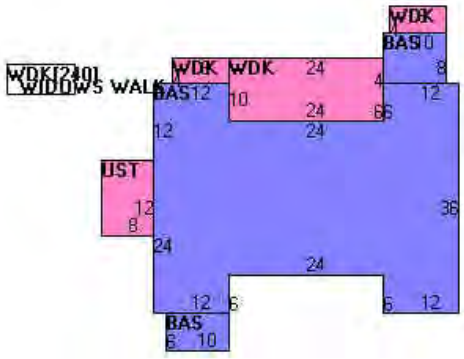
Living Area: 1,580
Replacement Cost: $1,419,136
Building Percent Good: 84
Replacement Cost Less Depreciation: $1,192,100

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\04\08\15.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4786_55

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,580	1,580
FOP	Porch, Open, Finished	56	0
UST	Utility, Storage, Unfinished	96	0
WDK	Deck, Wood	552	0
		2,284	1,580

Extra Features

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$6,900	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG2
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.58
Frontage	0
Depth	0
Assessed Value	$2,322,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT2	PATIO-GOOD			912.00 S.F.	$18,500	1
SPL3	GUNITE			280.00 S.F.	$28,000	1
WHPL	PERM HOTTUB			1.00 UNITS	$9,700	1
SHD1	SHED FRAME			200.00 S.F.	$4,900	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,260,100	$2,322,500	$3,582,600
2024	$1,060,700	$2,259,800	$3,320,500
2023	$777,300	$2,152,100	$2,929,400
2022	$587,700	$1,594,100	$2,181,800
2021	$558,600	$1,494,500	$2,053,100

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 221

Street & Number of Proposed Work: 18 GLADIANDS AV.

Owner of record: JANE ANNE CECILE DEVILLEME TRST.

Mailing Address: 157 E. 74TH ST. 6TH FLR.
NEW YORK, NY 10021-3235

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK 02554

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 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

CATTLE GRATE 14'(W) x 12'(D)

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 90" DEER FENCE
Type: HDSCP HEX PLASTIC (BLACK) W/
~~Length~~: 1¼ BLACK POSTS (7'OC)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

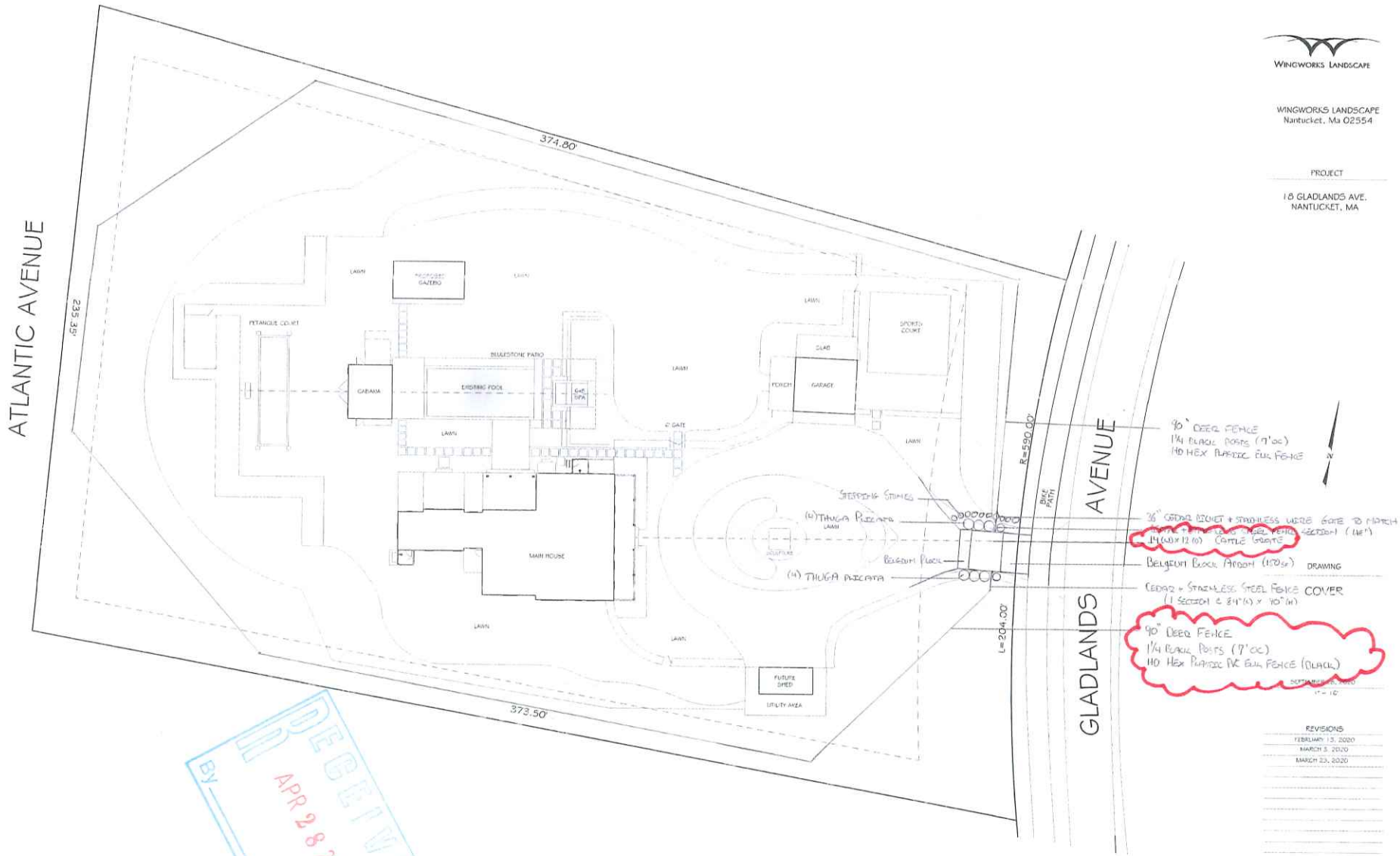
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence HARDSCAPE (DETAILS ABOVE) Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/28/25 Signature of owner of record _____ Signed under penalties of perjury



WINGWORKS LANDSCAPE

WINGWORKS LANDSCAPE
Nantucket, Ma 02554

PROJECT

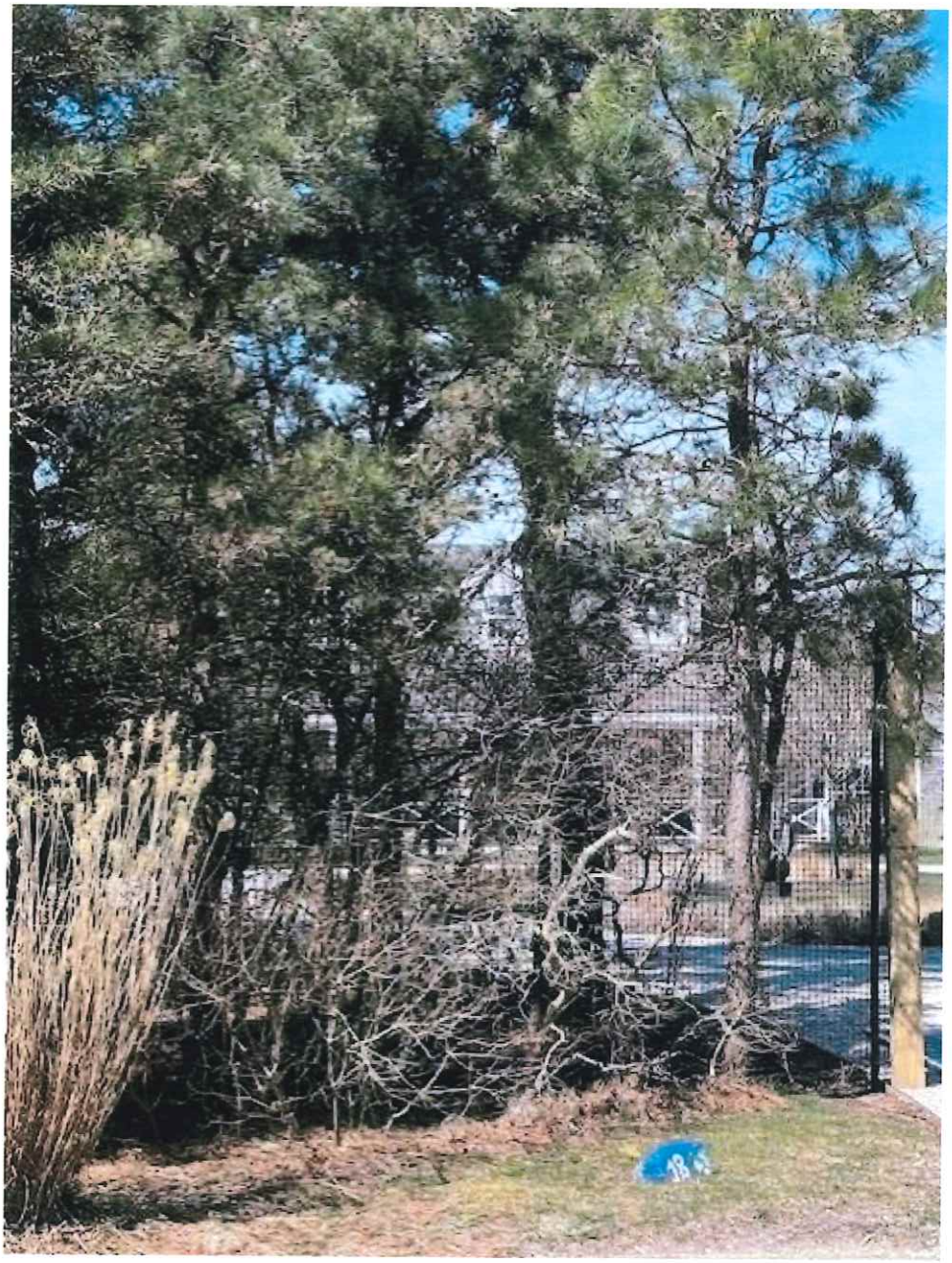
18 GLADLANDS AVE.
NANTUCKET, MA

DRAWING

REVISIONS
FEBRUARY 13, 2020
MARCH 3, 2020
MARCH 23, 2020

RECEIVED
APR 28 2025
By

L-0



18 GLADLANDS

- DEER FENCE
- CATTLE GRATE



18 GLADLANDS

- DEER FENCE
- CATTLE GRATE



18 GLADLANDS

- DEER FENCE
- CATTLE GRATE



18 GLADLANDS

- DEER FENCE
- CATTLE GRATE


18 GLADLANDS
· DEER FENCE
· CATTLE GRATE


18 GLADLANDS
· DEER FENCE
· CATTLE GRATE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 106 PARCEL N°. 434

Street & Number of Proposed Work: 40 BARTLETT ROAD

Owner of record: ORLANDO BARRETO JR.

Mailing Address: 40 BARTLETT ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK 02554

Mailing Address: PO BOX 1671
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:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW ZONING SHED

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400's

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN BOARD/BATTEN Clapboard (if applicable) _____ Roof BLACK

Trim NTN CEDAR Sash WHITE Doors WHITE

Deck _____ Foundation CMU Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LNKR 02554

AS AGENT FOR Orlando Barreto Jr.

STREET ADDRESS 40 Bartlett Road

MAP/PARCEL 66/434

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/7/25

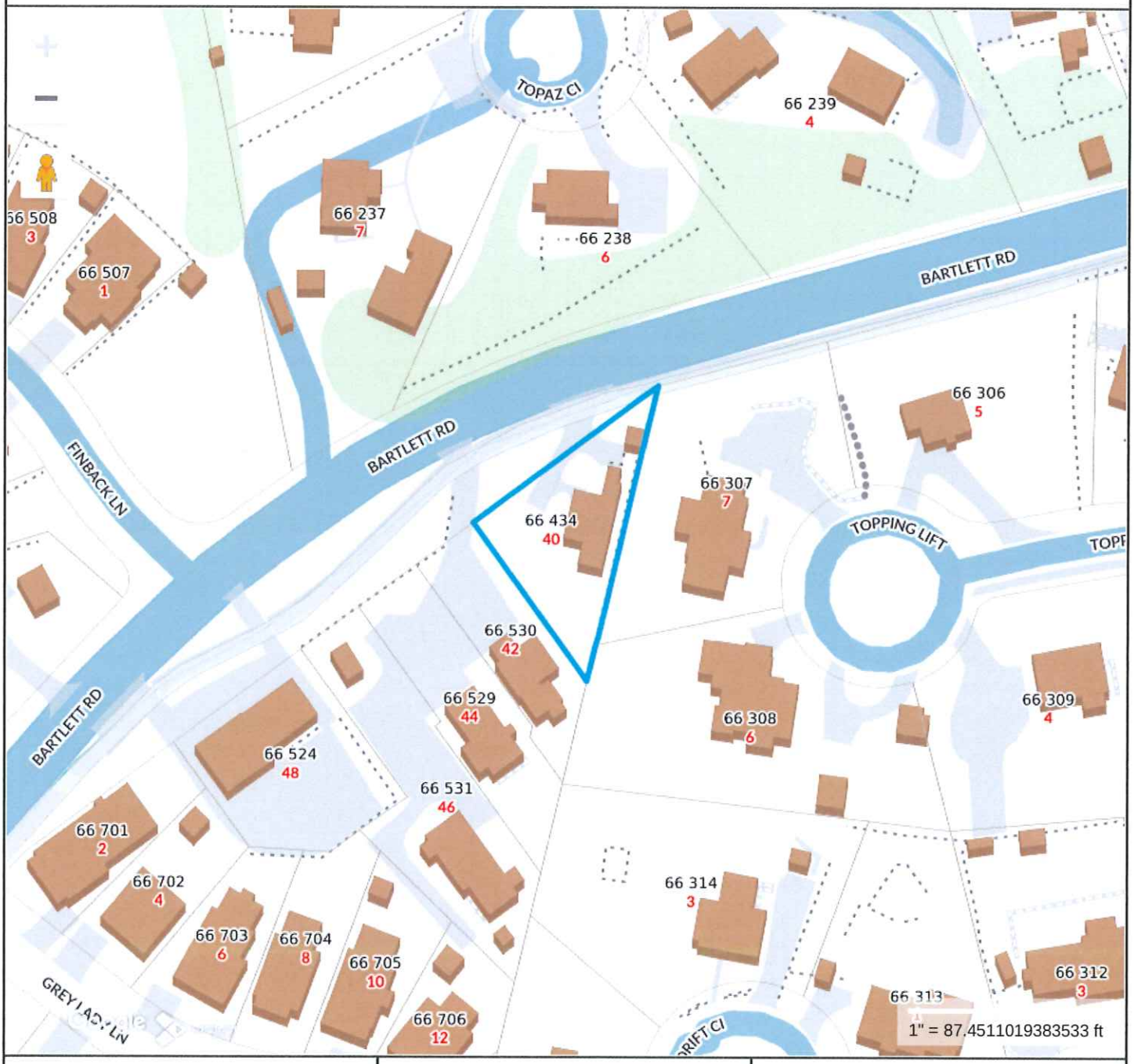
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

Victoria P Ewing 4/7/2025

Signature Date



Property Information

Property ID	100209
Location	40 BARTLETT RD
Owner	BARRETO ORLANDO JR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

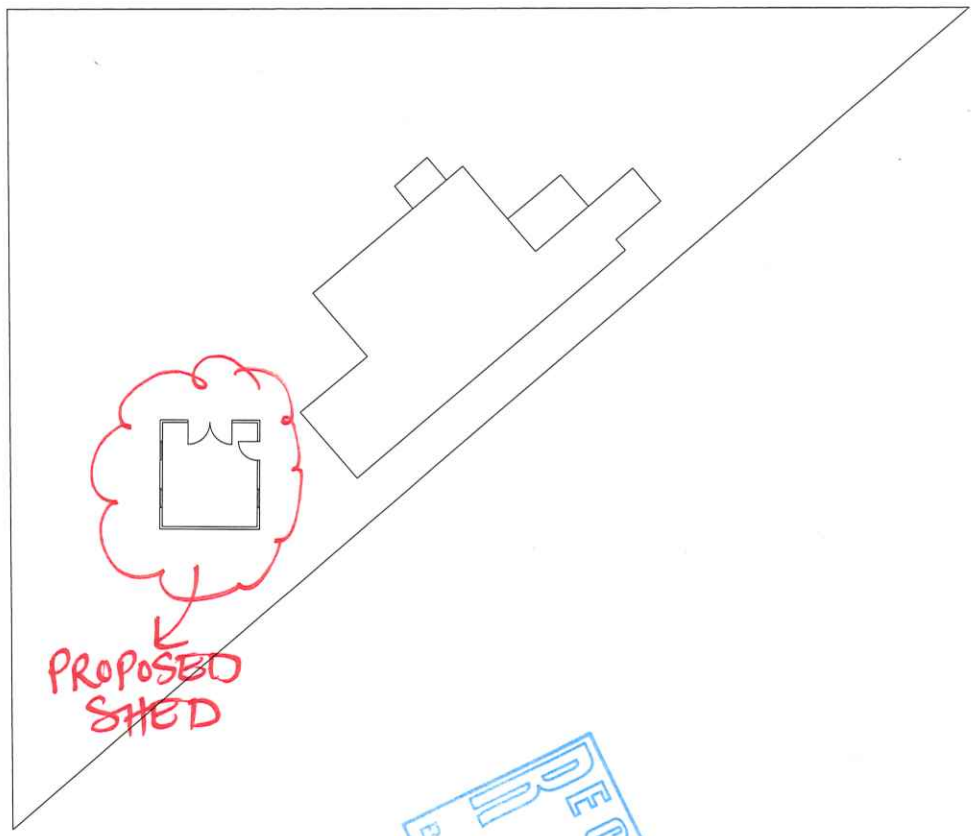
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 28 2025
By

Link02554
Nantucket, Ma 02554

-Prepared For-

40 Bartlett Road



RECEIVED
APR 28 2025
BY

1 Site Plan

SCALE: 1/8" = 1'-0"

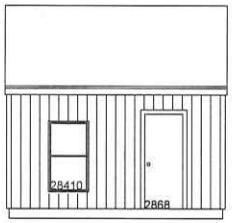
-Drawing-

-Revisions-

Link02554
Nantucket, Ma 02554

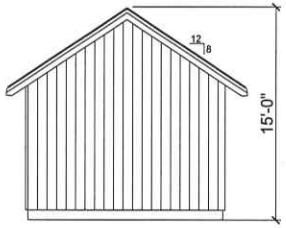
-Prepared For-

40 Bartlett Road



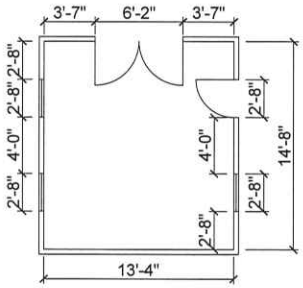
2 East Elevation

SCALE: 1/4" = 1'-0"



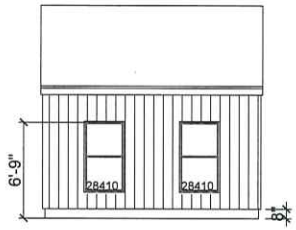
3 South Elevation

SCALE: 1/4" = 1'-0"



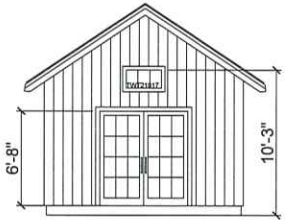
6 Floor Plan

SCALE: 1/4" = 1'-0"



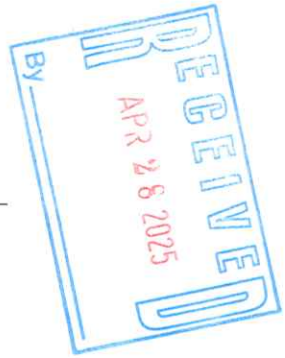
4 West Elevation

SCALE: 1/4" = 1'-0"



5 North Elevation

SCALE: 1/4" = 1'-0"



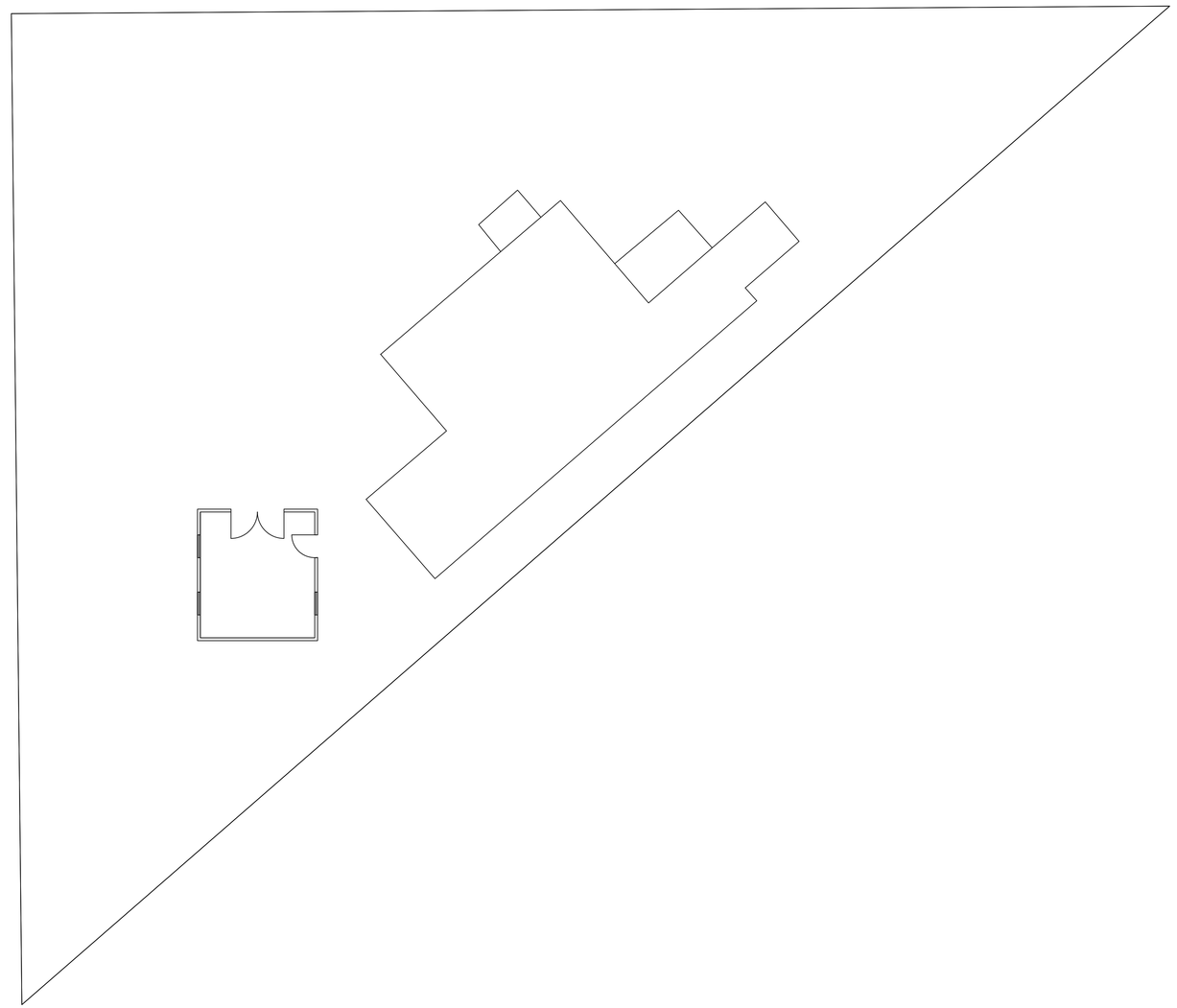
-Drawing-

-Revisions-

Link02554
Nantucket, Ma 02554

-Prepared For-

40 Bartlett Road



-Drawing-

-Revisions-

1

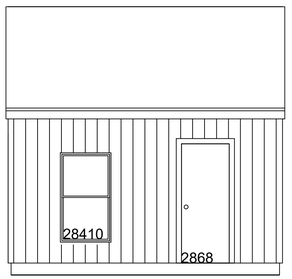
Site Plan

SCALE: 1/8" = 1'-0"

Link02554
Nantucket, Ma 02554

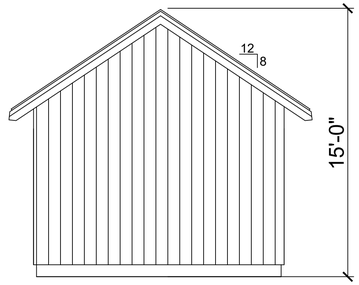
-Prepared For-

40 Bartlett Road



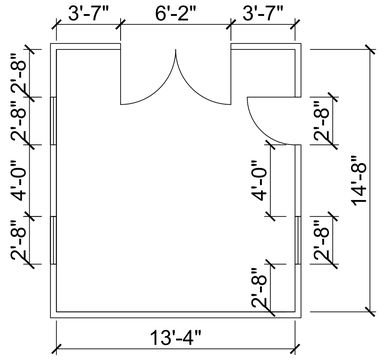
2 East Elevation

SCALE: 1/4" = 1'-0"



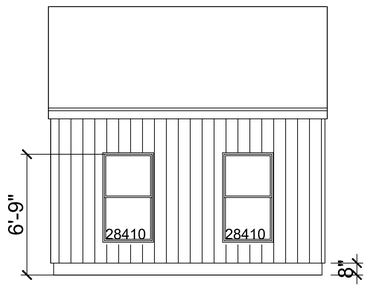
3 South Elevation

SCALE: 1/4" = 1'-0"



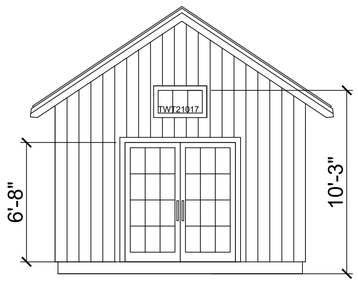
6 Floor Plan

SCALE: 1/4" = 1'-0"



4 West Elevation

SCALE: 1/4" = 1'-0"



5 North Elevation

SCALE: 1/4" = 1'-0"

-Drawing-

-Revisions-

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 150

Street & Number of Proposed Work: 39 N. CHESTER ST.

Owner of record: LINDSLEY S MATHEWS

Mailing Address: 39 N. CHESTER ST.
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK 02554

Mailing Address: PO BOX 1671
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:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW PULL OFF DRIVEWAY @ SUNSET HILL RD.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK OR BELGIAN BLOCK 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 4/29/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Lindsley Matthews

STREET ADDRESS 37 W. Chester St.

MAP/PARCEL 41/150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/28/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 4/28/25

Signature Date

Town and County of Nantucket, MA

January 27, 2025



Property Information

Property ID	1883
Location	37 W CHESTER ST
Owner	MATTHEWS LINDSLEY S

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 28 2025
By

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC8-19
41-150
MAP/PARCEL#:

Recorded by: WAS Date: 07/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 37 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

4. Present Owner: PRATT, GORDON W

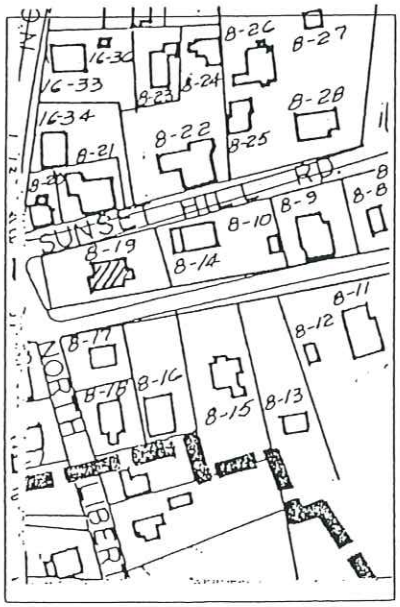
5. Ownership History:
Unknown

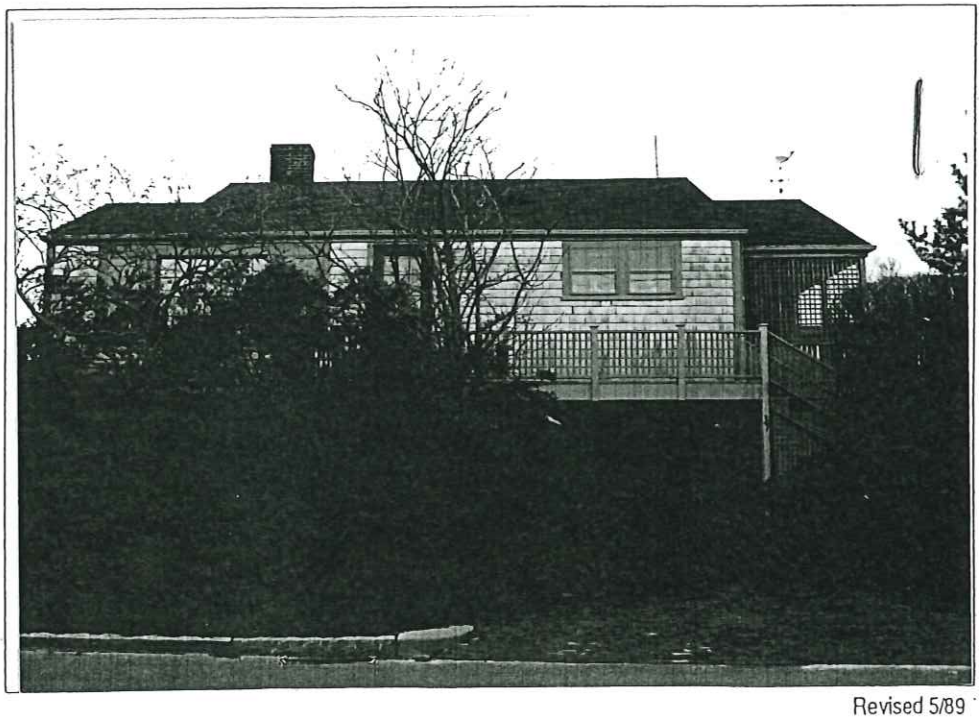
RECEIVED
APR 28 2025
By

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

Survey/Film Roll #: NC8-19

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 60
12. Setback from Street (ft.):30 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck,Parking
16. Other Notable Features:
garage beneath building

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
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: N/A
26. Dormer Roof(s): N/A
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: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

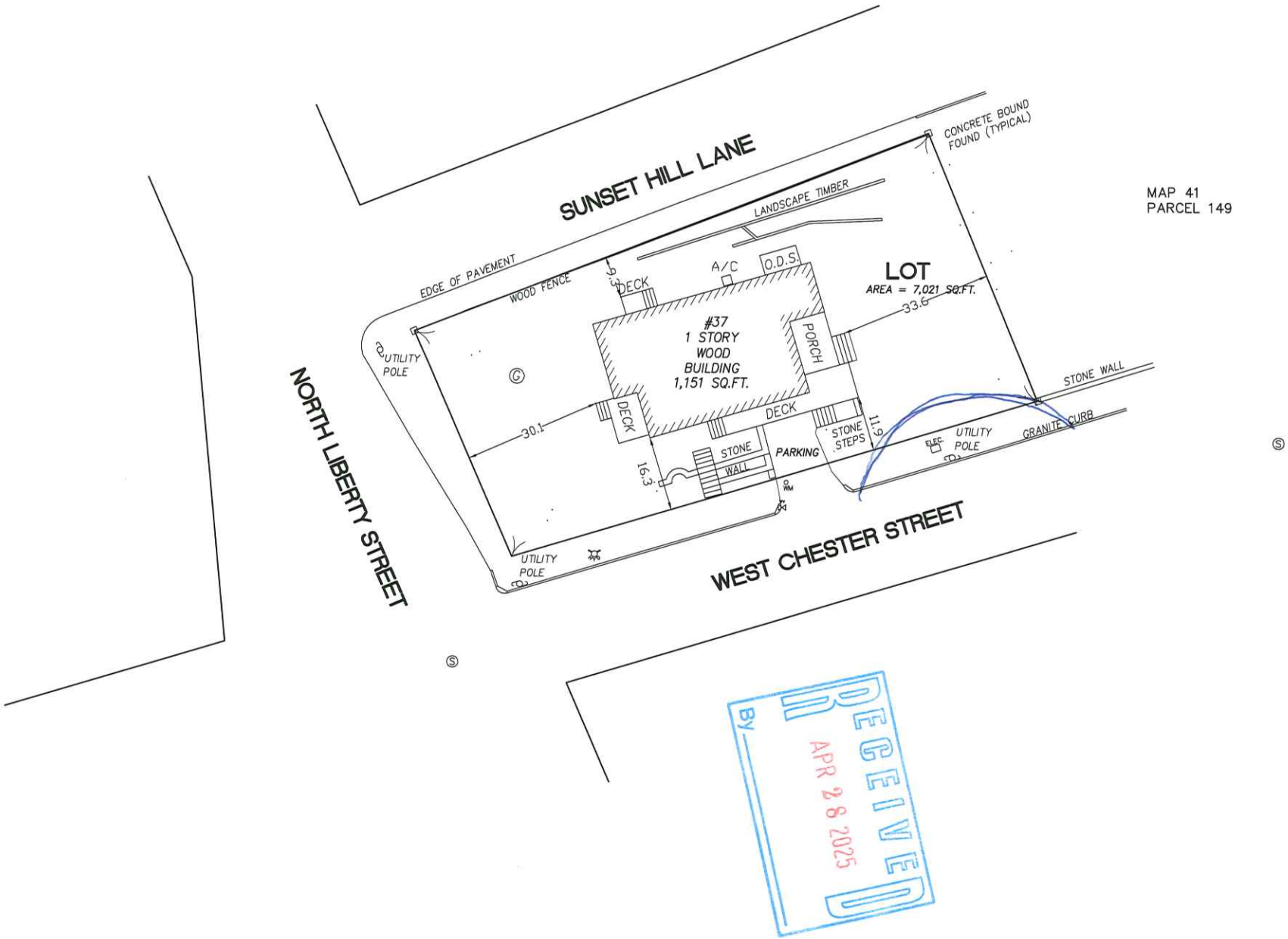
36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

Survey/Film Roll #: NC8-19

SIGNIFICANCE

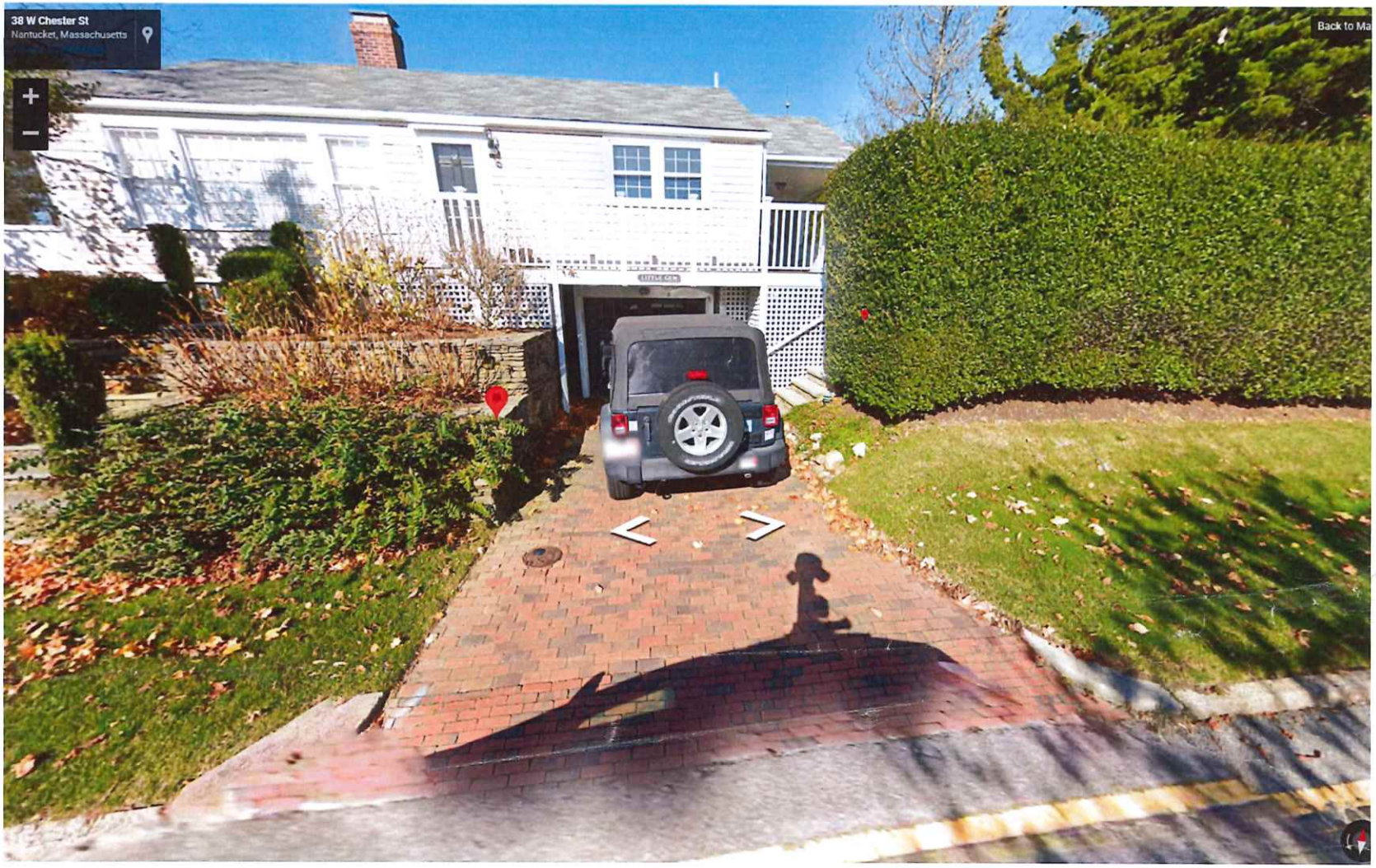
42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1953
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company



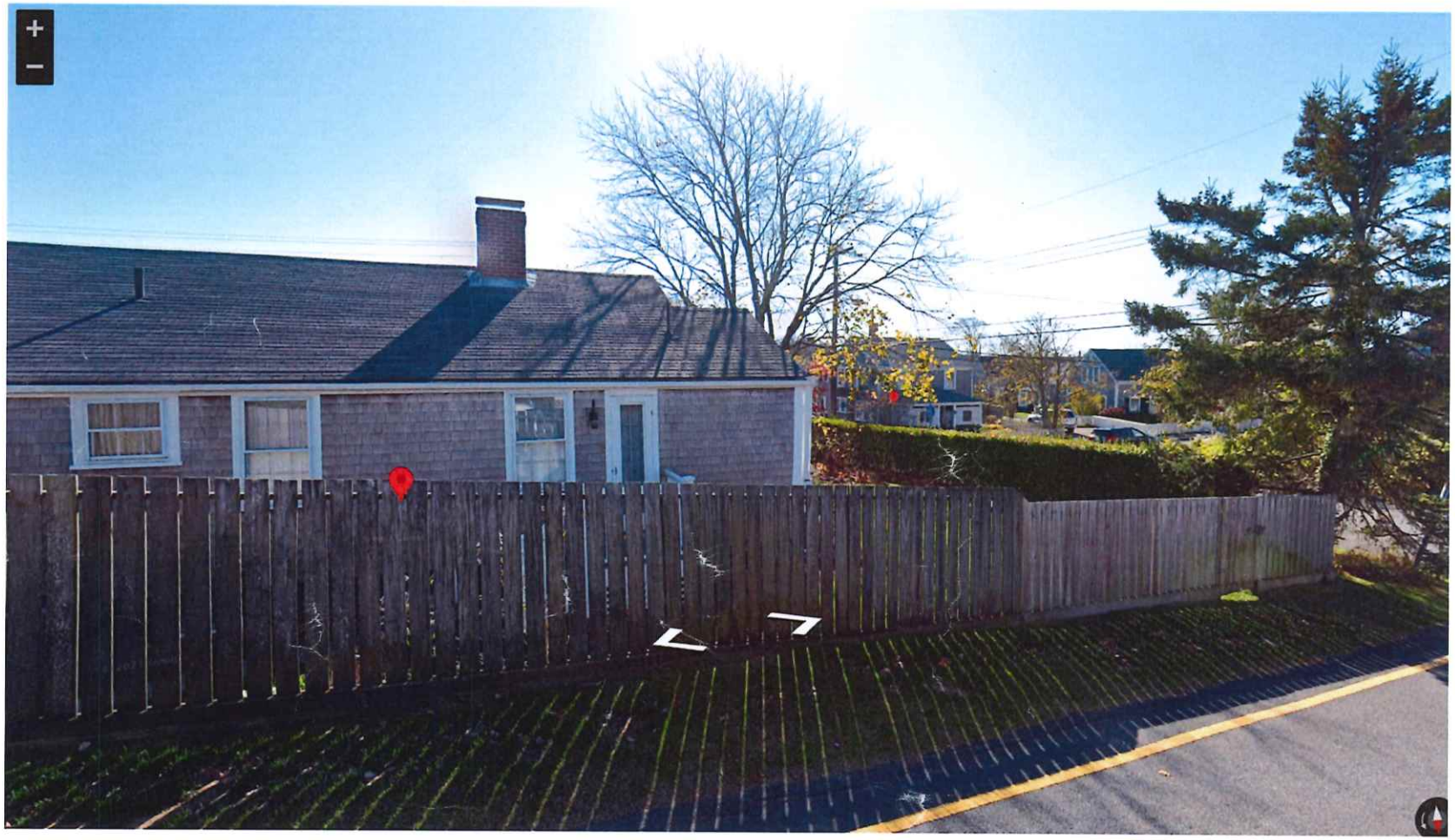
MAP 41
PARCEL 149

RECEIVED
By
APR 28 2025



37 W. CHESTER STREET South

RECEIVED
JAN 27 2025
By



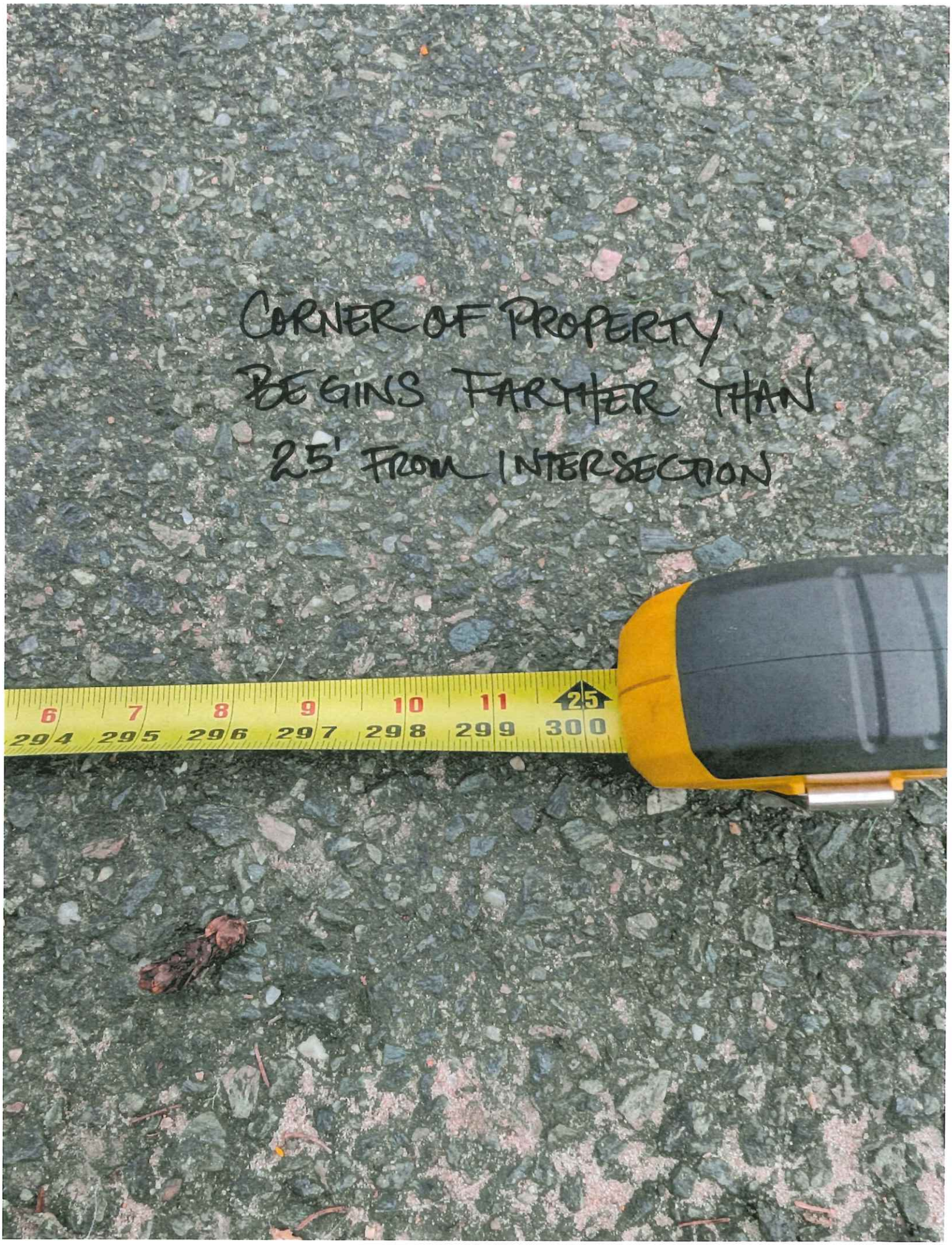
37 W. CHESTER STREET NORTH
(SUNSET HILL)
LANE

RECEIVED
JAN 27 2025
BY


PROPERTY LINE


PROPERTY LINE


PROPERTY LINE
STOP


CORNER OF PROPERTY
BEGINS FARTHER THAN
25' FROM INTERSECTION
6 7 8 9 10 11 25
294 295 296 297 298 299 300


EXISTING
FENCE / GATE
@ SUNSET HILL