1. CONSENT

   Documents:

   1 MANTA DRIVE- ROOF-WINDOW DOORS.PDF
   2 MANTA DR- ROOF- WINDOWS-DOORS.PDF
   3 MANTA DR- ROOF- WINDOWS-DOORS.PDF
   4 MANTA DR- ROOF- WINDOWS-DOORS.PDF
   1A 1B BENJAMIN DR- ROOF-WINDOWS-DOORS.PDF
   3A 3B BENJAMIN DR ROOF-WINDOWS- DOORS.PDF
   1 ALLENS LANE ADU.PDF
   30 W SANKATY HARDSCAPE.PDF
   12 BLACK FISH SPA REV.PDF

2. CONSENT WITH CONDITIONS

   Documents:

   7 BLUET CT- SPA UPDATED 05.02.2025.PDF

3. VIEW REQUESTED BY THE COMMISSION FROM 5/6/25

   Documents:

   62 WANOMA WAY FENCE.PDF

4. OLD BUSINESS 4/29/25

   Documents:

   OB 4 SPRUCE ST.PDF
   OB 4 VAN FLEET - MAIN HOUSE - OLD BUSINESS.PDF
   OB 4 VAN FLEET - GUEST HOUSE - OLD BUSINESS.PDF
   OB 14 SILVER STREET MOVE ON ADDITION.PDF
   4 EASY OLD BUSINESS SUBMISSION UPDATED 05082025.PDF
   OB 2A AND 2B FORREST AVE STREETSCAPE-HARDSCAPE.PDF
   OB 20 MAIN ST SCONSET HDC REV POOL.PDF
   OB 27 N LIBERTY GARAGE 4.24.25 APPLICATIONCOMPLETE.PDF

5. OLD BUSINESS 5/13/25

   Documents:

   OB 12 ANGOLA RETAINING WALL.PDF
   OB 16 QUAKER RD SHED.PDF
   OB 8 COPPER LANE DEMO DECK NEW PATIO 4.28.25.PDF
   OB 11 SOMERSET PORTICO.PDF
   OB 4 WAITT DR BUILDING B TICCOMA ROOFTOP SOLAR.PDF
   OB 6 FAIRGROUNDS RD BUILDING A TICCOMA ROOFTOP SOLAR.PDF
   OB 85 ORANGE ST FRONT ADDITION.PDF
   OB 68 SHAWKEMO DWELLING.PDF

6. NEW BUSINESS 2/4/25

   Documents:

3 MILES COURT ROOF SOLAR.PDF

7. NEW BUSINESS 4/1/25

Documents:

45 SURFSIDE RD FENCE AS BUILT.PDF
26 HONEYSUCKLE DR PARKING.PDF
49 MEADOWVIEW DRIVE GATE.PDF
68 SHAWKEMO_MOVE DEMO SHED_03.24.25.PDF
68 SHAWKEMO_MOVE DEMO GARAGE_3.24.25.PDF

8. NEW BUSINESS 4/15/25

Documents:

121 WAUWINET RD ROOF WALK.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
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
6 ORANGE HDC HARDSCAPE SUPPLEMENT.PDF
4 BITTERSWEET - NEW DWELLING HDC SUBMISSION.PDF
4 BITTERSWEET - NEW SHED - HDC SUBMISSION.PDF
4 BITTERSWEET - POOL HARDSCAPE - HDC SUBMISSION.PDF

9. NEW BUSINESS 5/6/25

Documents:

31 INDIA ST ALTERATION.PDF
19 LILY ST- CLOR CHANGE- UPDATED 05.07.2025.PDF
6 FARGO WAY GATE.PDF
12 NEW ST HARDSCAPE.PDF
60 NOBADEER AVE ARBOR.PDF
54 WASHINGTON LIFT BUILDING.PDF
9 KELLEY RD SOLAR.PDF
1 ALLENS LANE ADU.PDF
9 KELLEY RD SOLAR.PDF
6 DERRYMORE- ADDITION TO EXISTING GARAGE.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 ACCESSORY STR 1.PDF
3 POCHICK AVE ACCESSORY STR 2.PDF
4 POCOMO MOVE ON.PDF
20 CLIFF RD HARDSCAPE.PDF
8 SEA ST COLOR ROOF CHANGES.PDF
14 TRIPP DR NEW DWELLING STABLE.PDF
14 TRIPP DR GARAGE CARRIGE HOUSE.PDF
14 TRIPP DR SHED.PDF
13 MIZZENMAST NEW GARAGE APARTMENT.PDF
7A NEW LANE FENCE.PDF
10 MILK ST ROOF.PDF
24 ARLINGTON ST SHED UPDATED 05.01.2025.PDF
22 LIBERTY ST ROOF.PDF
56 WASHINGTON AVE ROOF.PDF
6 FARGO DECK PORCH.PDF
2 DUKES ROAD-ADDITIONRENO.PDF
8 CANNONBURY LANE-NEW DWELLING.PDF
10 RUDDER ALTERATION.PDF
10 SOUTH PASTURE LN DRIVEWAY APRON.PDF
75R HOOPER FARM ROAD NEW DWELLING.PDF
89 EASTON HARDSCAPE.PDF
5 SHEEP COMMONS LN REV GARAGE.PDF
33 CLIFF ROAD - MH REVS TO 2024-10-11367.PDF
47 HULBERT AV FENESTRATION.PDF
18 B GRAY AVE SOLAR.PDF
2B FOREST AVE NEW DWELLING.PDF
8 GOLFVIEW NEW DWELLING.PDF
5 FOLGERS COURT OUTDOOR SHOWER.PDF
27 WILLARD ST REV 11769.PDF
88 POCOMO RD REV 10309.PDF
12 MADEQUECHAM VALLEY DWELLING.PDF
11 SOMERSET RD WINDOW REPLACEMENT.PDF
18 GLADLANDS CATTLE GRATE.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.

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

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

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

The certificate is valid for three years from 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°. 82

Street & Number of Proposed Work: 1 Manta Drive

Owner of record: Nantucket Housing Authority

Mailing Address: 3 Manta Drive
Nantucket, MA 02554

Contact Phone #: 508-228-0296 E-mail: nFriend@dennishousing.org

AGENT INFORMATION (if applicable)

Name: Rouse Architects

Mailing Address: 400 MASSASOIT Ave.
East Providence, RI 02914

Contact Phone #: 401-331-9200 E-mail: Pbernardino@rousearchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☒ Roof ☒ Other Siding, windows, Doors, 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 _____

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

Leaders (material and size): _____

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

☒ Other Red cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other PVC Trim Boards (white) AZEK

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

C. Dimensions: Fascia 1x EXIST Rake 1x EXIST Soffit (Overhang) 1x EXIST Corner boards 1x6 Frieze 1x EXIST

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square X

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 series/conversionKits

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall red cedar Clapboard (if applicable) _____ Roof Colonial Slate

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 4/30/2025 Signature of owner of record _____ Signed under penalties of perjury

1 MANTA DR

Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	1 MANTA DR
ID	67 82

Ownership

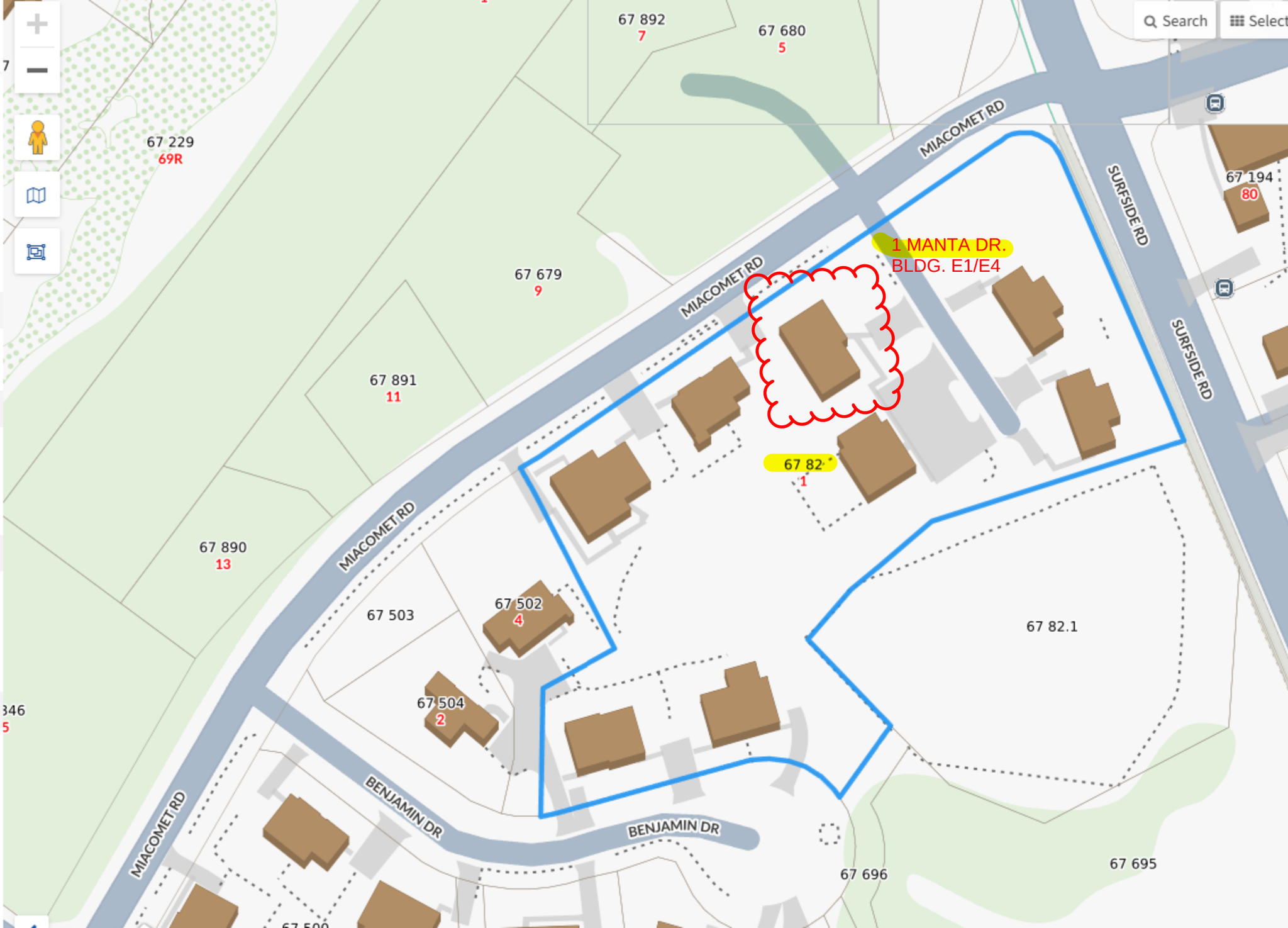
Name	NANTUCKET HOUSING AUTHORITY
Address	3 MANTA DR, NANTUCKET, MA 02554

Valuation

Total	$5,456,100
Land	$817,000
Last Sale	$1 on 1985-08-01
Book/Page	00233/0026

Land

Area	2.13 AC
Zone	LUG2



BUILDING ENVELOPE UPGRADES

MIACOMET VILLAGE 667-1, 705-01

NANTUCKET HOUSING AUTHORITY

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554

OCTOBER 23, 2024

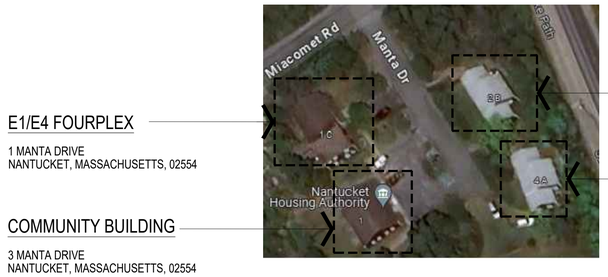
EOHLC PROJECT #201043

ARCHITECT:

400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290

rowse@rowsearchitects.com



E1/E4 FOURPLEX

1 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

COMMUNITY BUILDING

3 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E5/E6 DUPLEX (ADD ALT No. 1)

2 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E7/E8 DUPLEX (ADD ALT No. 2)

4 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554



F6/E10 DUPLEX

1 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

F7/F8 DUPLEX

3 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

VICINITY MAP
NOT TO SCALE

PROJECT NORTH

LIST OF DRAWINGS

	TITLE SHEET	1 OF 21
C1.00	SITE KEY PLAN & NOTES	2 OF 21
A1.00	BUILDING F6 / E10 ROOF PLAN & FLOOR PLANS	3 OF 21
A1.01	BUILDING F7 / F8 ROOF PLAN & FLOOR PLANS	4 OF 21
A1.02	BUILDING E1 / E4 ROOF PLAN & FLOOR PLANS	5 OF 21
A1.03	COMMUNITY BUILDING ROOF PLAN & FLOOR PLAN	6 OF 21
A1.04	BUILDING E5 / E6 ROOF PLAN & FLOOR PLAN - ALTERNATE No.1	7 OF 21
A1.05	BUILDING E7 / E8 ROOF PLAN & FLOOR PLAN - ALTERNATE No.2	8 OF 21
A2.00	BUILDING F6 / E10 EXTERIOR ELEVATIONS	9 OF 21
A2.01	BUILDING F7 / F8 EXTERIOR ELEVATIONS	10 OF 21
A2.02	BUILDING E1 / E4 EXTERIOR ELEVATIONS	11 OF 21
A2.03	COMMUNITY BUILDING EXTERIOR ELEVATIONS	12 OF 21
A2.04	BUILDING E5 / E6 EXTERIOR ELEVATIONS - ALTERNATE No.1	13 OF 21
A2.05	BUILDING E7 / E8 EXTERIOR ELEVATIONS - ALTERNATE No.2	14 OF 21
A4.00	WALL SECTIONS	15 OF 21
A4.01	WALL SECTIONS	26 OF 21
A5.00	ENLARGED DETAILS	17 OF 21
A6.00	DOOR & WINDOW SCHEDULE	18 OF 21
A6.01	WINDOW DETAILS	19 OF 21
A6.02	DOOR DETAILS	20 OF 21
A6.03	ROOF DETAILS	21 OF 21

LIST OF STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING	CONV	CONVECTOR	FACP	FIRE ALARM CONTROL PANEL	JST	JOIST	OD	OUTSIDE DIAMETER	RT	RUBBER TILE
ACT	ACOUSTICAL TILE	CORR	CORRIDOR	FB	FIRE BLANKET	JT	JOINT	OH	OPPOSITE HAND	RTU	ROOF TOP UNIT
AFF	ABOVE FINISH FLOOR	COORD	COORDINATE	FD	FLOOR DRAIN			OPNG	OPENING		
ALT	ALTERNATE	CPT	CARPET	FE	FIRE EXTINGUISHER	L	LENGTH		OPPOSITE HAND	S	SEALANT
ALUM	ALUMINUM	CT	CERAMIC TILE	FF	FINISH FLOOR	LAM	LAMINATE	OPP	OPPOSITE	SCD	SEAT COVER DISPENSER
ANC BLT	ANCHOR BOLT	CD	CLOTHES DRYER	FFE	FINISH FLOOR ELEVATION	LAV	LAVATORY	OSB	ORIENTED STRAND BOARD	SCH	SCHEDULE
APPROX	APPROXIMATE	CW	CLOTHES WASHER	FIN	FINISH	LBL	LABEL	OW	OPERABLE WALL	SCR	SHOWER CURTAIN ROD
ARCH	ARCHITECT			FG	FIBERGLASS	LC	LEAD COATED			SCW	SOLID CORE WOOD
ARGB	ABUSE RESISTANT GB	D	DRYER	FLASH	FLASHING	LCC	LEAD COATED COPPER	PART BD	PARTICLE BOARD	SD	SOAP DISPENSER
ASPH	ASPHALT	DBL	DOUBLE	FLR	FLOOR	LP	LOW POINT	PCP	PRECAST CONCRETE PLANK	SECT	SECTION
		DEMO	DEMOLITION	FLUOR	FLUORESCENT	LSG	LIFE SAFETY CODE	PERIM	PERIMETER	SF	SQUARE FEET
BC	BRICK COURSE	DI	DRAIN INLET	FNDN	FOUNDATION	LGT	LINOLEUM COMPOSITION TILE	PL	PLASTER or PROPERTY LINE	SIM	SIMILAR
BD	BOARD	DIAG	DIAGONAL	FOC	FACE OF CONCRETE			PLAM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPOSAL
BITUM	BITUMINOUS	DIAM	DIAMETER	FOF	FACE OF FINISH	MAS	MASONRY	PLAS	PLASTIC	SNV	SANITARY NAPKIN VENDOR
BLDG	BUILDING	DIM	DIMENSION	FOM	FACE OF MASONRY	MAX	MAXIMUM	PLWD	PLYWOOD	SPEC	SPECIFICATION
BLK	BLOCK	DL	DRAIN LEADER	FOS	FACE OF STUD	MB	MARKER BOARD	PMJF	PREMOLDED JOINT FILLER	SQ	SQUARE
BLKG	BLOCKING	DN	DOWN	FP	FIREPROOFING	MBL	MARBLE TILE	PNT	PAINT	SS	STAINLESS STEEL
BM	BENCH MARK	D-PART	DEMOUNTABLE PARTITION	FR	FIRE RETARDENT	MC	MEDICINE CABINET	PNTD	PAINTED	STD	STANDARD
BOF	BOTTOM OF FOOTING	DR	DOOR	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	PR	PAIR	STL	STEEL
BOTT	BOTTOM	DS	DOWNSPOUT	FUR	FURRING	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	STOR	STORAGE
BRG	BEARING	DTL	DETAIL			MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	STRUCT	STRUCTURE or STRUCTURAL
BRK	BRICK	DWG	DRAWING	GA	GAUGE	MFR	MANUFACTURER	PT	PRESSURE TREATED	SUSP	SUSPENDED or SUSPENSION
BS	BRICK SHELF	DW	DISHWASHER	GB	GYPSUM BOARD	MH	MANHOLE	PTD	PAPER TOWEL DISPENSER	SV	SHEET VINYL
BSMT	BASEMENT			GC	GENERAL CONTRACTOR	MIN	MINIMUM	PTN	PARTITION	T	TREAD
		EA	EACH	GALV	GALVANIZED	MIR	MIRROR	PVC	POLYVINYL CHLORIDE	TB	TACK BOARD
CAB	CABINET	EF	EACH FACE	GL	GLASS	MISC	MISCELLANEOUS	PVMT	PAVEMENT	TBA	TO BE ABANDONED
CB	CEMENT BOARD	EHD	ELECTRIC HAND DRYER	GLAZ	GLAZED BLOCK	ML	MATCH LINE			TBB	TILE BACKER BOARD
CDM	CAVITY DRAINAGE MATERIAL	EIFS	EXTERIOR INSULATED FINISH SYSTEM	GLB	GLASS BLOCK	MO	MASONRY OPENING	QT	QUARRY TILE	TBD	TO BE DETERMINED
CH	CEILING HEIGHT	EJ	EXPANSION JOINT	GN	GOOSENECK	MRGB	MOISTURE RESISTANT GB			TEL	TELEPHONE
CIP	CAST IN PLACE	ELEC	ELECTRIC	GT	GRANITE TILES	MS	METAL STUD	R & D	REMOVE & DISPOSE	THK	THICK or THICKNESS
CJ	CONTROL JOINT	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MTD	MOUNTED	R & R	REMOVE & REPLACE	THOLD	THRESHOLD
℄	CENTER LINE	ELEV	ELEVATOR	GYP	GYPSUM WALL BOARD	MTL	METAL	R & S	REMOVE & SALVAGE	TOC	TOP OF CURB
CL	CLOSET or CHAIN LINK	EMER	EMERGENCY			MTP	METAL TOILET PARTITION	R	RADIUS/RISER	TOL	TOP OF LANDING
CLG	CEILING	ENCL	ENCLOSURE	HC	HANDICAP	MWF	MOLDED WOOD FIBERBOARD	RB	RUBBER MAT	TOP	TOP OF PLATE
CLOS	CLOSET	EP	ELECTRICAL PANEL	HD	HEAVY DUTY			RD	ROOF DRAIN	TOS	TOP OF STEEL
CLR	CLEAR	EPXY	EPOXY SEALING SYSTEM	HDWR	HARDWARE	MW	MULTI-COLOR WALL PAINT	REF	REFRIGERATOR	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HM	HOLLOW METAL			REFURB	REFURBISH	TR	TRASH BASKET
		EQUIP	EQUIPMENT	HOR	HORIZONTAL			REINF	REINFORCEMENT	TS	TUBULAR STEEL
CNTR	COUNTER	ER	EXISTING TO REMAIN	HP	HIGH POINT	NA	NOT APPLICABLE	RES	RESILIENT	TTD	TOILET TISSUE DISPENSER
CO	CASED OPENING	EXH	EXHAUST	HT	HEIGHT	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TW	TO WEATHER
COL	COLUMN	EXIST	EXISTING	HTR	HEATER	NOM	NOMINAL	RFS	RESINS FLOOR SYSTEM	TYP	TYPICAL
COMP	COMPOSITION	EXIST'G	EXISTING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NTS	NOT TO SCALE	RH	RIGHT HAND		
CONC	CONCRETE	EXP	EXPANSION			NO	NUMBER	RISEC	RHODE ISLAND STATE BUILDING CODE	UC	UNDERCUT
CONST	CONSTRUCTION	EXPT	EPOXY PAINT			NW	NEW			UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	EXT	EXTERIOR	ID	INSIDE DIAMETER			RL	ROOF LADDER	UV	UNIT VENTILATOR
		EX	EACH WAY	INSUL	INSULATION	OA	OVERALL	RM	ROOM		
		EWC	ELECTRIC WATER COOLER	INT	INTERIOR	OC	ON CENTER	RO	ROUGH OPENING	VB	VINYL WALL BASE
				INV	INVERT					VCT	VINYL COMPOSITION TILE
										VERT	VERTICAL
										VEST	VESTIBULE
										VIF	VERIFY IN FIELD
										VPB	VENEER PLASTER BASE
										VS	VENT STACK
										VT	VINYL TREAD
										VTS	VINYL TRANSITION STRIP
										VWB	VINYL WALL BASE
										VWC	VINYL WALL COVERING
										W	WASHER
										W/	WITH
										W/O	WITHOUT
										WB	WRITING (WHITE) BOARD
										WC	WATER CLOSET
										WD	WOOD
										WF	WIRE FABRIC
										WG	WIRE GLASS
										WP	WORK POINT
										WPG	WATERPROOF(ING)
										WS	WOOD STUD
										WT	WEIGHT
										WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- 2 / A1.02 — WALL SECTION, DETAIL, OR EXTERIOR ELEVATION
- 2 / A1.02 — BUILDING SECTION
- 2 / A1.02 — DETAIL
- EXISTING CONSTRUCTION TO REMAIN
- 3 — DEMOLITION NOTE
- 2 — CONSTRUCTION NOTE
- DATUM &/OR BUILDING ADDITION WORK POINT
- Ex 7 — COLUMN GRID
- BATT INSULATION / SOUND ATTENUATION BLANKET
- RIGID / SEMI-RIGID INSULATION
- PARTICLE BOARD / MDF
- PLYWOOD / MDO
- FINISH WOOD
- WOOD STUDS / BLOCKING (DIMENSIONAL LUMBER)
- WOOD BLOCKING (NON-DIMENSIONAL)

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rowse@rowsearchitects.com

BUILDING ENVELOPE UPGRADES
MIACOMET VILLAGE 667-1, 705-01
NANTUCKET HOUSING AUTHORITY
3 MANTA DRIVE - NANTUCKET, MASSACHUSETTS 02554

SET NUMBER
OCTOBER 23, 2024

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY AND BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR SHALL IDENTIFY ALL EXISTING ITEMS OF WORK SCHEDULED TO REMAIN OR SALVAGED FOR REUSE.
2. ALL DEMOLITION WORK AND DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED DEMOLITION PERMITS.
3. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH OWNER AND / OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT CAUSES NO DISRUPTION TO THE CONTINUOUS OCCUPATION OF THE BUILDING AND SITE FOR ITS INTENDED PURPOSE. PROVIDE ADDITIONAL MEASURES TO PREVENT THE MIGRATION OF DUST INTO ADJACENT SPACES.
4. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS.
5. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND / OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
6. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK RELATED TO A WALL OR OTHER DEMOLITION ITEM SHALL BE REMOVED WHETHER INDICATED OR NOT.
7. ALL EXISTING ITEMS SCHEDULED TO REMAIN DURING CONSTRUCTION SHALL BE TEMPORARILY SUPPORTED.
8. THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO PATCH, REPAIR AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK WITH MATERIALS AND METHODS TO MATCH THE EXISTING FINISH AND MAKE FLUSH WITH THE EXISTING ADJACENT SURFACES. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. WHERE EXISTING FINISHES ARE INDICATED TO REMAIN AS BASE MATERIALS; REMOVE ALL PROJECTIONS AND FILL ALL VOIDS; SECURE OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AS OCCURS.
11. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT THE EXECUTION OF THE DEMOLITION WORK INDICATED.
12. ALL EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION OR REFINISHING WHICH BECAME DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH THE ORIGINAL EXISTING CONDITION TO THE SATISFACTION OF THE OWNER.
13. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE OR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS. ALL SCHEDULED ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION OPERATIONS AND DELIVERED TO THE APPROPRIATE PARTY IN UNDAMAGED CONDITION.

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE AREA DAMAGED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING, LOAM, SEED, SOD ETC. AS REQUIRED TO ACHIEVE A CONDITION APPROVED BY OWNER/ ARCHITECT.
2. ITEMS CALLED TO BE REMOVED AND REPLACED SHALL BE REPLACED "IN-KIND" WITH LIKE MATERIALS TO MATCH EXISTING CONDITIONS, SUCH AS, MATERIAL, SIZE COLOR ETC. UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT WITH A REQUEST FOR INFORMATION (RFI), IF ANY DISCREPANCIES EXIST.

SPECIFIC DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF EXISTING WOOD SHAKE SIDING SYSTEM, CORNER BOARDS, RAKES, TRIM, FASCIA, SOFFIT AND EXISTING MOISTURE BARRIER. REPLACE ANY DAMAGED / ROTTED WOOD WALL SHEATHING (TYPICAL), MATCH EXISTING THICKNESS. CONTRACTOR SHALL INCLUDE 250 SQ. FT. OF EXISTING WALL SHEATHING TO BE REPLACED AT EACH BUILDING IN THE BASE BID AS WELL AS THE ALTERNATES. NEW WALL SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING SYSTEM INCLUDING ALL UNDERLAYMENTS AND MEMBRANES DOWN TO EXISTING ROOF DECK. REMOVE AND DISPOSE OF ALL EXISTING ROOF ACCESSORIES INCLUDING DRIP EDGES. CONTRACTOR TO CARRY 20% REMOVAL AND REPLACEMENT OF ANY DAMAGED/ ROTTED WOOD ROOF DECKING/ SHEATHING PER BUILDING IN THE BASE BID AND FOR EACH ALTERNATE. NEW ROOF DECKING/ SHEATHING SHALL BE EXTERIOR GRADE AND THICKNESS SHALL MATCH THAT OF EXISTING ADJACENT ROOF SHEATHING.
3. REMOVE AND DISPOSE OF EXISTING EXHAUST VENT.
4. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR AND ALL ASSOCIATED TRIM AND APPURTENANCES. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW INSULATED DOOR AND DOOR FRAME AS SCHEDULED. REMOVE AND DISPOSE OF EXISTING STORM DOORS IN THEIR ENTIRETY, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. REMOVE AND DISPOSE EXISTING GUTTER AND DOWNSPOUT ASSEMBLIES IN THEIR ENTIRETY.
6. TEMPORARILY DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING SCHEDULED TO REMAIN OR BE REUSED). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
6A. TEMPORARILY DISCONNECT, CAP AND REMOVE EXISTING ELECTRICAL SERVICE METER ASSEMBLY IN ITS ENTIRETY. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
7. CAREFULLY REMOVE AND DISPOSE OF EXISTING WINDOW SCREEN ASSEMBLIES IN THEIR ENTIRETY. CAREFULLY REMOVE AND DISPOSE OF BOTH, TOP AND BOTTOM WINDOW SASHES. PREPARE EXISTING WINDOW FRAME TO RECEIVE TOP AND BOTTOM CONVERSION WINDOW SASHES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE AND DISPOSE OF EXISTING CASEMENT WINDOW ASSEMBLY IN ITS ENTIRETY, AS OCCURS. PREPARE EXISTING WINDOW OPENING TO RECEIVE NEW CASEMENT WINDOW ASSEMBLY, AS REQUIRED.
8. REMOVE EXISTING PLUMBING WALL HYDRANT AND MODIFY EXISTING THRU-WALL PLUMBING LINE, AS REQUIRED TO INSTALL NEW PLUMBING WALL HYDRANT.
9. REMOVE AND DISPOSE EXISTING WOOD GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
10. REMOVE AND DISPOSE OF EXISTING WOOD DECK ASSEMBLY AND FRAMING MEMBERS IN THEIR ENTIRETY. REMOVE AND DISPOSE OF EXISTING GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
11. REMOVE AND DISPOSE OF EXISTING STEEL BULKHEAD AND STAIR ASSEMBLY IN ITS ENTIRETY. REMOVE AND DISPOSE OF EXISTING BASEMENT DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY. PREPARE EXISTING CMU/ CONCRETE BASEMENT ACCESS AND DOOR OPENING TO RECEIVE NEW BULKHEAD, STAIR SYSTEM AND DOOR/ FRAME ASSEMBLY.

SPECIFIC CONSTRUCTION NOTES:

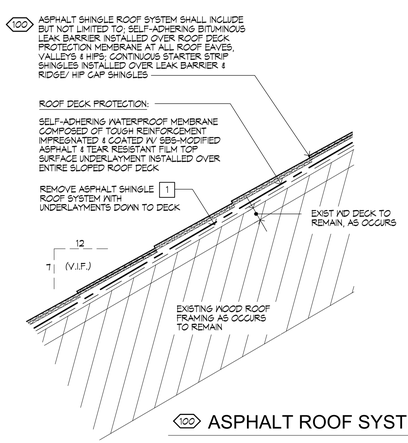
1. CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEDAR SHAKE SIDING SYSTEM, INCLUDING ALL PVC CORNER BOARDS, PVC RAKES, PVC TRIM, PVC FASCIA, PVC SOFFITS, RAINSCREENS AND CONTINUOUS MOISTURE BARRIERS. CONTRACTOR SHALL USE CORTEX CONCEALED FASTENER SYSTEM AND PVC ADHESIVE AS REQUIRED AND SPECIFIED AT ALL NEW PVC TRIM LOCATIONS. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF EXTERIOR WALL SHEATHING, AS REQUIRED UNDER DEMOLITION NOTE #1.
2. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ASPHALT SHINGLE ROOFING SYSTEM (100) OVER EXISTING OR NEW ROOF DECKING, AS OCCURS, INCLUDING ALL UNDERLAYMENTS, SOFFITS, FASCIA, DRIP EDGES, ICE AND WATER SHIELD, RIDGE VENTS AND ALL ASSOCIATED ROOFING ACCESSORIES AS INDICATED AND SPECIFIED. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF ROOF SHEATHING, AS REQUIRED, UNDER DEMOLITION NOTE #2.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW EXHAUST VENTS, AS OCCURS. REFER TO DETAIL 5/A5.00 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXTERIOR DOOR, DOOR FRAME, AND ALL ASSOCIATED TRIM AND HARDWARE AS SCHEDULED. DOORS SHALL MEET THE HURRICANE IMPACT CODE. PROVIDE AND INSTALL NEW STORM DOORS AS SPECIFIED, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLIES AS INDICATED AND SPECIFIED.
6. CONTRACTOR SHALL RE-CONNECT AND SECURE EXISTING SALVAGED ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED UPON THE INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING, SCHEDULED TO REMAIN OR BE REUSED). REFER TO DETAILS ON SHEET A5.00 FOR ADDITIONAL INFORMATION.
6A. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ELECTRICAL SERVICE METER ASSEMBLY INCLUDING ALL ASSOCIATED WIRING AND ACCESSORIES, AS REQUIRED. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS).
7. CONTRACTOR SHALL PROVIDE AND INSTALL NEW TOP AND BOTTOM WINDOW CONVERSION KIT ASSEMBLIES, AS SPECIFIED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS, WITHIN EXISTING WINDOW FRAME ASSEMBLY. PROVIDE AND INSTALL NEW CASEMENT WINDOW ASSEMBLY IN PREPARED WINDOW OPENING, AS OCCURS. PATCH AND PAINT EXISTING WINDOW JAMBS, HEAD/ SILL AS REQUIRED. REFER TO DETAILS ON SHEET A6.01 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW PLUMBING WALL HYDRANT ASSEMBLY AT EXISTING REMOVED/ MODIFIED SUPPLY LINE LOCATIONS, AS OCCURS. REFER TO DETAIL 6/A5.00 FOR ADDITIONAL INFORMATION.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 3/4" THICK PVC TRIM PANEL TO ATTACH MAIN ELECTRICAL SERVICE EQUIPMENT (PANEL SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY EACH LOCATION). REFER TO DETAIL 9/A5.00 FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHINGLE VENT SYSTEM, AS SPECIFIED, PER MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS AND ADDITIONAL INFORMATION.
11. PROVIDE AND INSTALL NEW HEAVY GAUGE STEEL BULKHEAD ASSEMBLY WITH POWDER COAT FINISH AND STAIR SYSTEM AS INDICATED ON DRAWINGS AND SPECIFIED. REFER TO DETAIL 4/A4.01 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE AND INSTALL NEW PRESSURE TREATED 4x4 POSTS WHERE INDICATED, PRE-DRILL AND SECURE TO EXISTING CONCRETE LANDING/ STAIRS WITH STAINLESS STEEL ANCHORS AS REQUIRED. PROVIDE AND INSTALL PVC COLUMN WRAPS, ALONG WITH NEW PVC TOP AND BOTTOM GUARD/ RAILING SYSTEMS WITH PVC BALUSTERS AND HANDRAILS AS INDICATED AND SPECIFIED. INSTALL RAILING SYSTEM ASSEMBLIES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. NEW WOOD/ PVC DECK ASSEMBLY

    PROVIDE AND INSTALL:

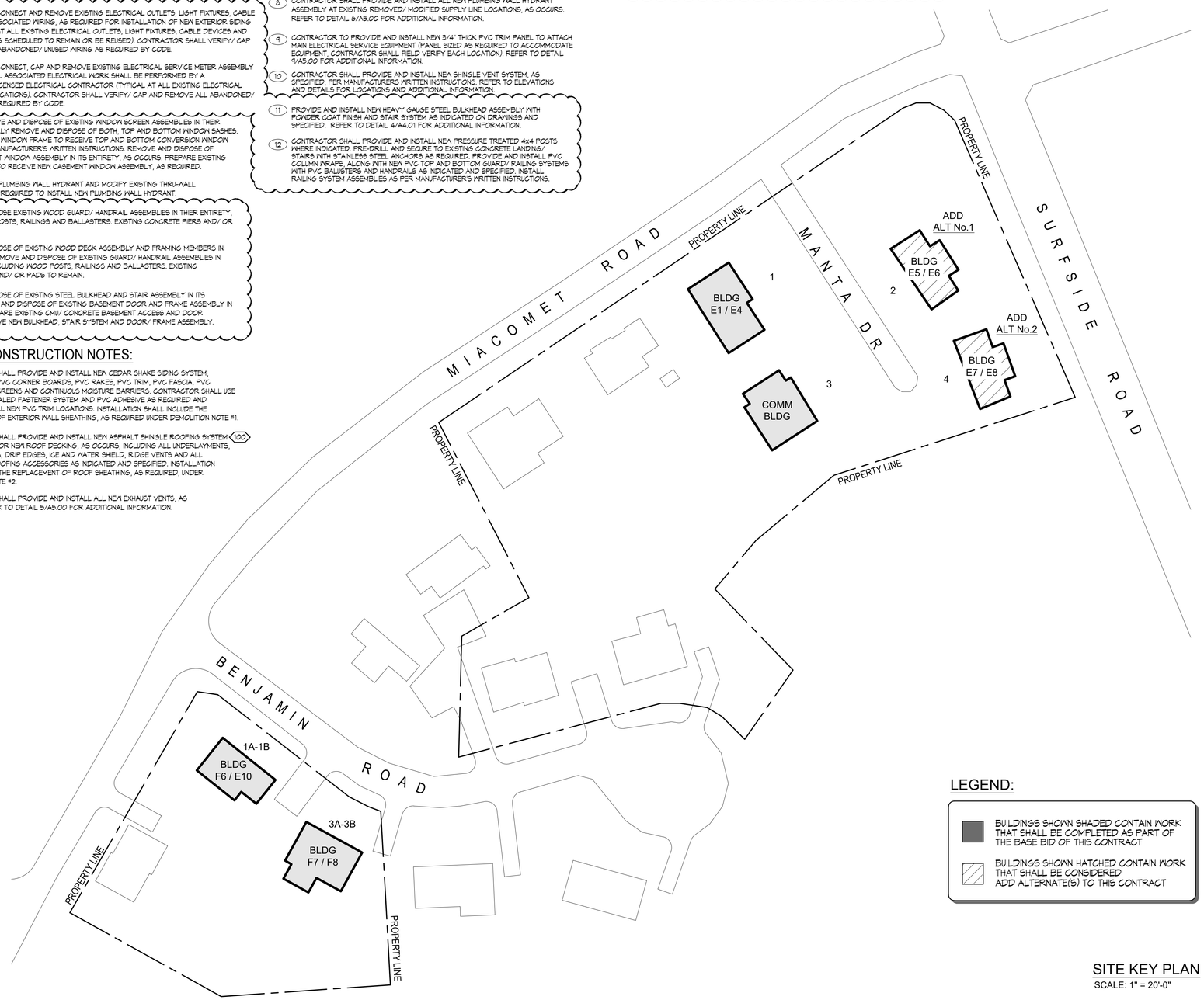
    - 4" X 4" PRESSURE TREATED POSTS WITH GALVANIZED CHAIRS, SET ON EXISTING CONCRETE PADS/ PIERS, AS OCCURS, OR PROVIDE NEW 10"Ø CONCRETE SONO TUBES TO BELOW FROST LINE , AS REQUIRED.
    - PRESSURE TREATED 2" X 10" RIBBON BOARDS SECURED TO 4" x 4" POSTS WITH 3 1/2" GALVANIZED BOLTS WITH WASHERS, COUNTERSINK BOLTS FLUSH. EXTEND POST 40 INCHES ABOVE FINISH DECK. INSTALL PVC POST COVER, BASE AND CAP.
    - 2" x 10" GALVANIZED STEEL JOIST HANGERS, BY SIMPSON OR EQUAL, AT 16" O.C. WITH 2" x 10" PRESSURE TREATED JOISTS.
    - SECURE PRESSURE TREATED 2 x 10 LEDGER TO EXISTING HOUSE FRAMING AS DETAILED.
    - 5/4" COMPOSITE DECK PLANK WITH 9S CONCEALED CLIP ANCHORS AND #7 S6 SCREWS.
    - 1" x 12" PVC FASCIA TRIM BOARD.
    - TOP AND BOTTOM PVC GUARD/ RAILING SYSTEM WITH PVC BALUSTERS.
    - 2" X 12" PRESSURE TREATED STAIR STRINGERS (4 PER STAIR) WITH 5/4" COMPOSITE DECK TREADS AND 1/2" THICK PVC RISERS. FURNISH AND INSTALL HANDRAILS, AS DETAILED TO MATCH DECK GUARD/ RAILING ASSEMBLIES.

PROPOSED ROOF SYSTEM

SCALE: 3" = 1'-0"



(100) ASPHALT ROOF SYSTEM



LEGEND:

- BUILDINGS SHOWN SHADED CONTAIN WORK THAT SHALL BE COMPLETED AS PART OF THE BASE BID OF THIS CONTRACT
- BUILDINGS SHOWN HATCHED CONTAIN WORK THAT SHALL BE CONSIDERED ADD ALTERNATE(S) TO THIS CONTRACT

SITE KEY PLAN

SCALE: 1" = 20'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
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p. (774) 215-0290
rowse@rowsearchitects.com

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GENERAL NOTES

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4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.
5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.
6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDWARD A. ROSE No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

Drawn by: CAB Proj. Mgr.: EAR

Revisions

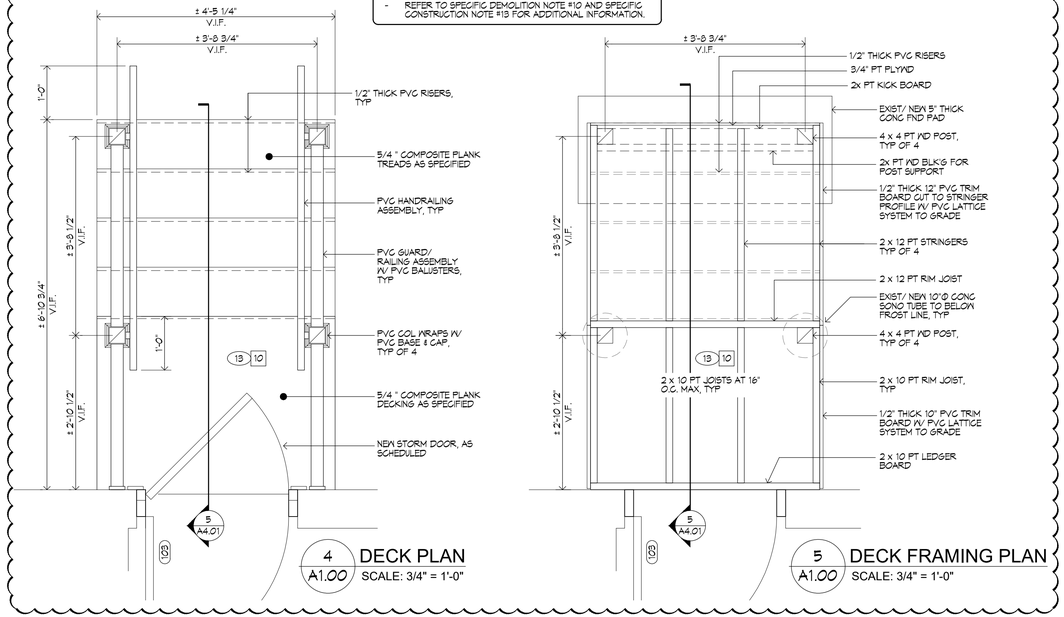
No.	Date	Description
	12.11.2024	ADDENDUM No.5

SITE KEY PLAN & NOTES

C1.00

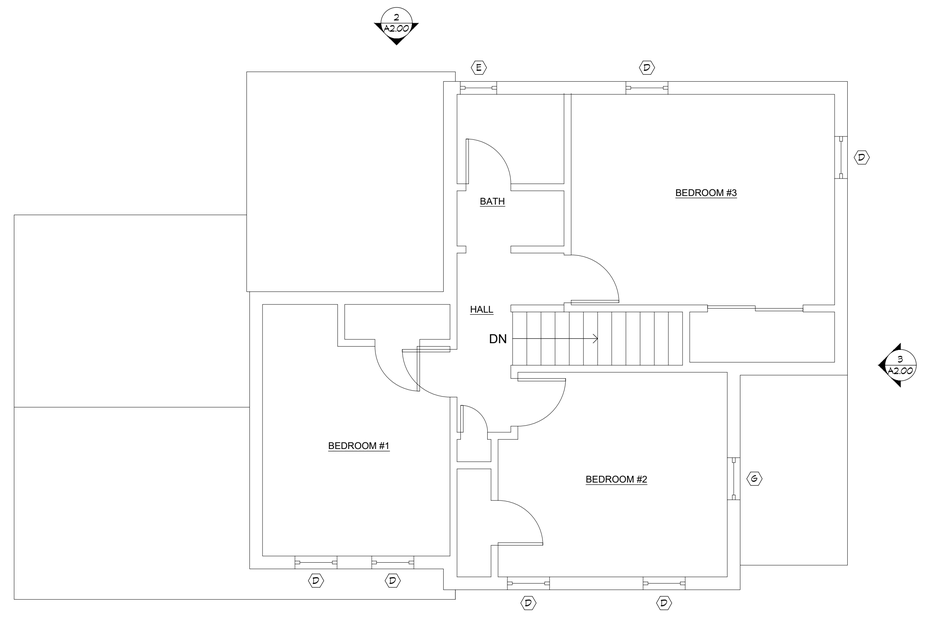
230106 - C1.00 | 2 of 21

NOTE:
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW DECK AND STAIR ASSEMBLY. EXACT LOCATION MAY BE DETERMINED BY EXISTING LOCATION OF CONCRETE PAD AND/ OR CONCRETE PIERS TO BE RE-USED.
- REFER TO SPECIFIC DEMOLITION NOTE #10 AND SPECIFIC CONSTRUCTION NOTE #13 FOR ADDITIONAL INFORMATION.

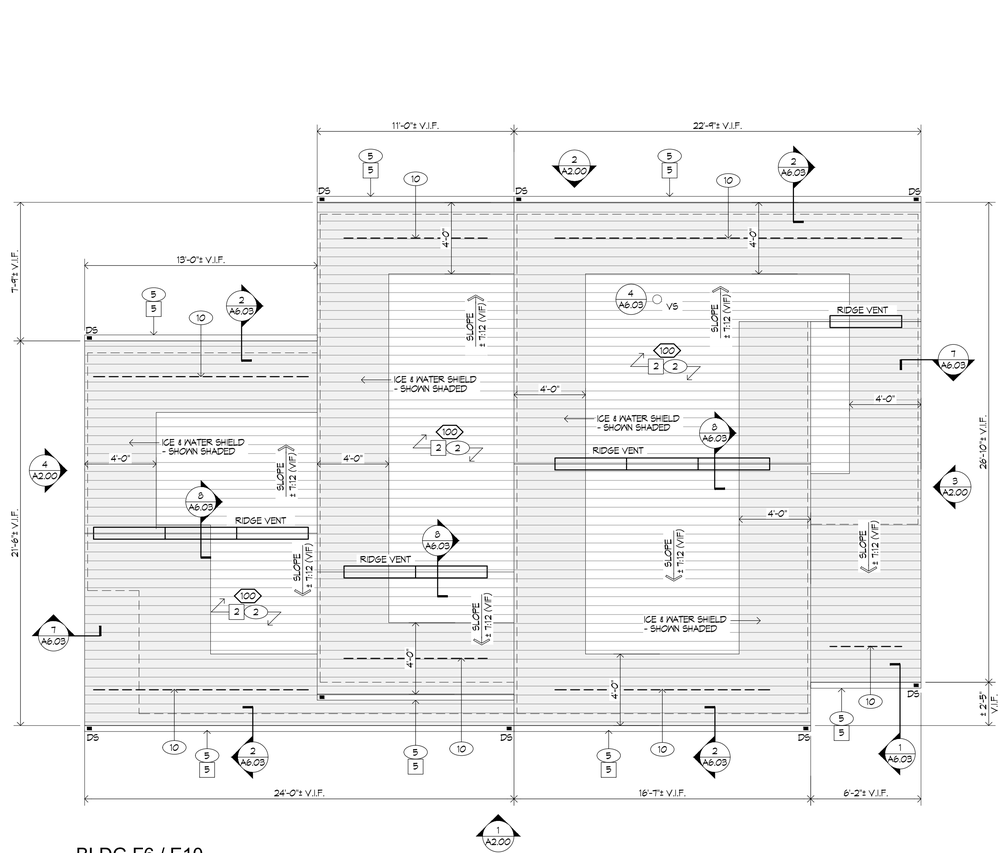


4 A1.00 DECK PLAN
SCALE: 3/4" = 1'-0"

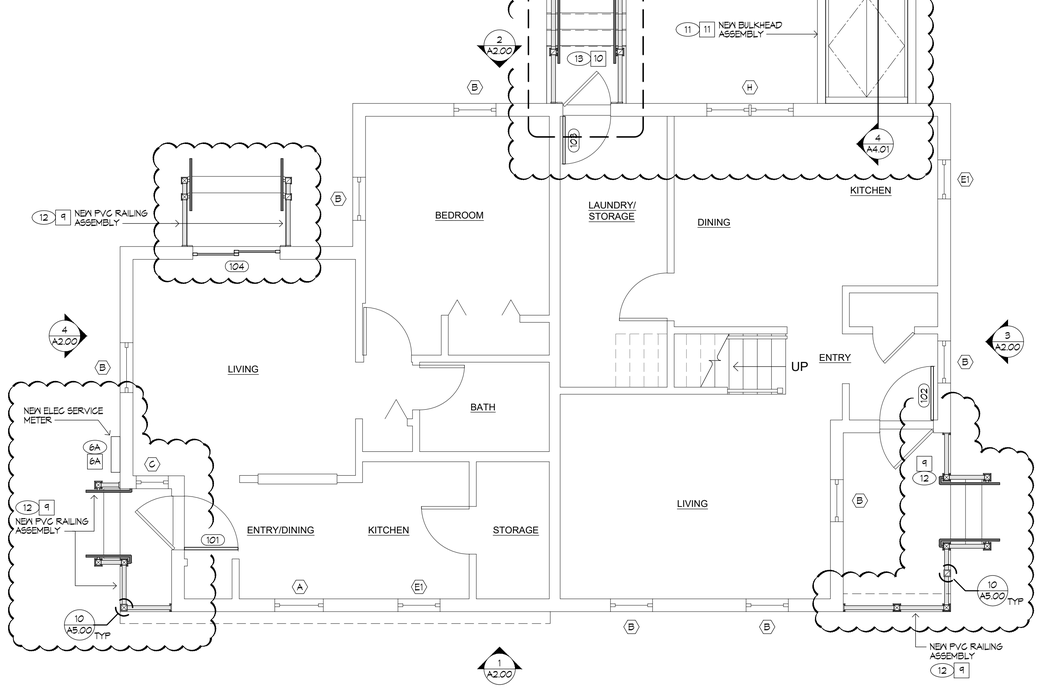
5 A1.00 DECK FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 A1.00 BLDG F6 / E10
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.00 BLDG F6 / E10
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.00 BLDG F6 / E10
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

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REGISTERED ARCHITECT — RICHARD T. ROWSE — No. 9250 — COMMONWEALTH OF MASSACHUSETTS

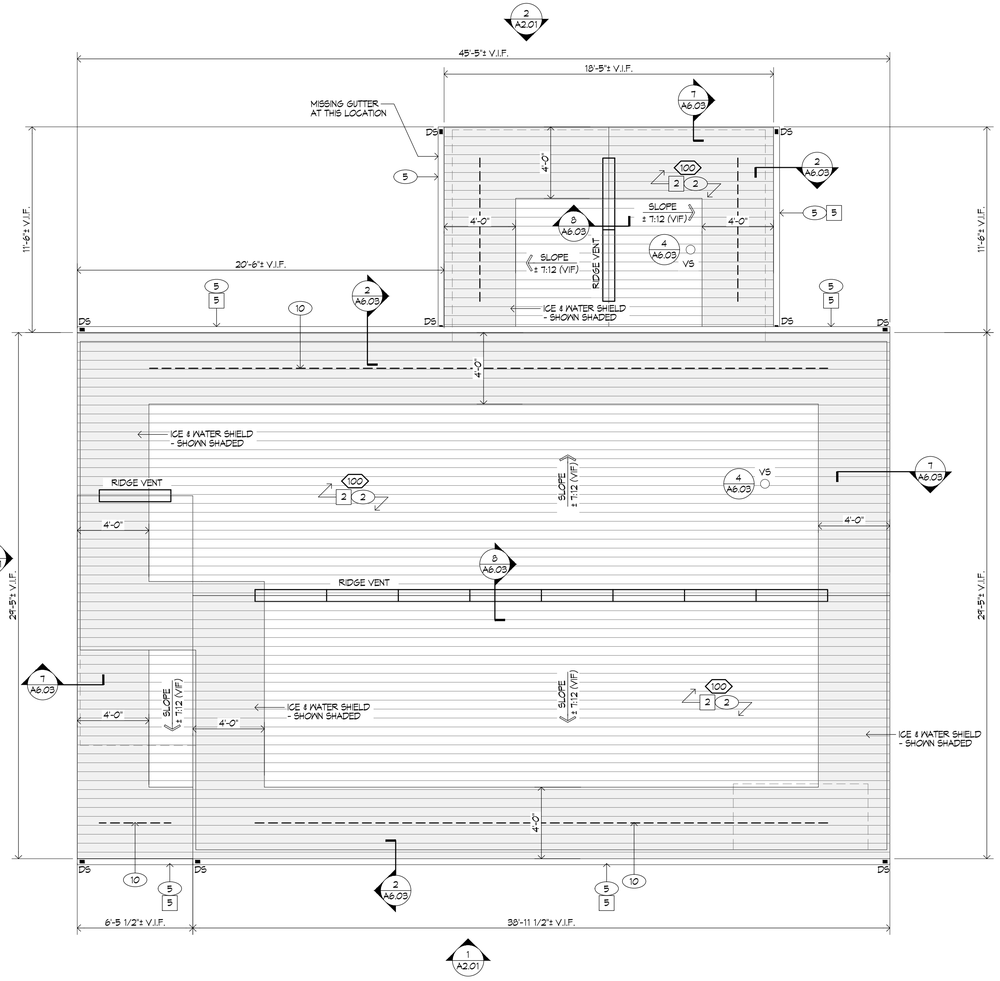
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

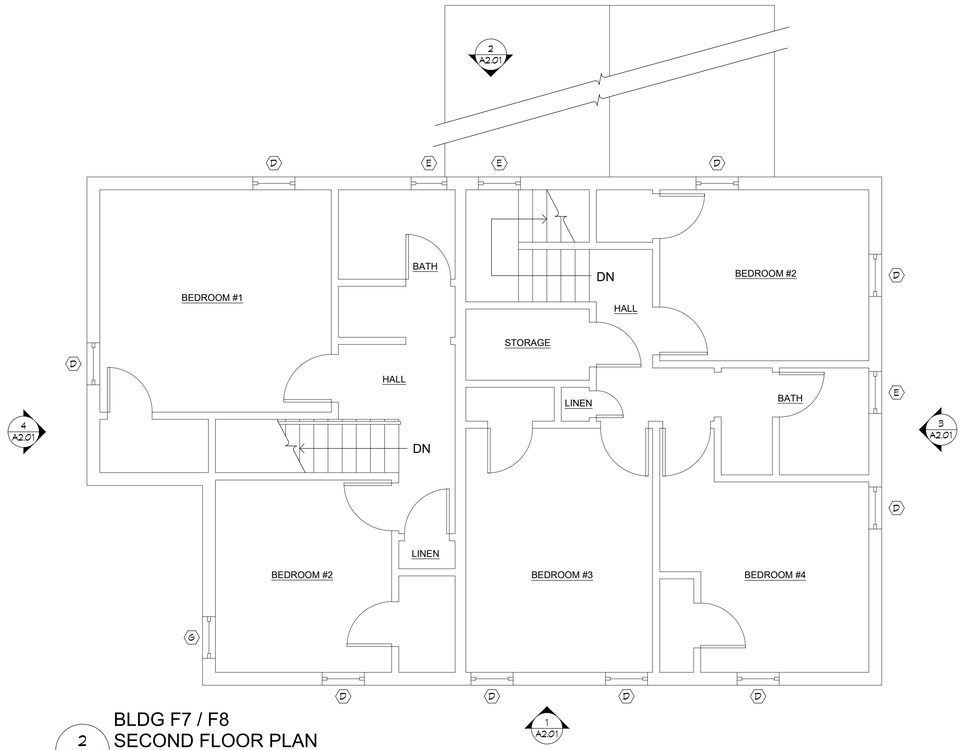
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
ROOF PLAN & FLOOR PLANS

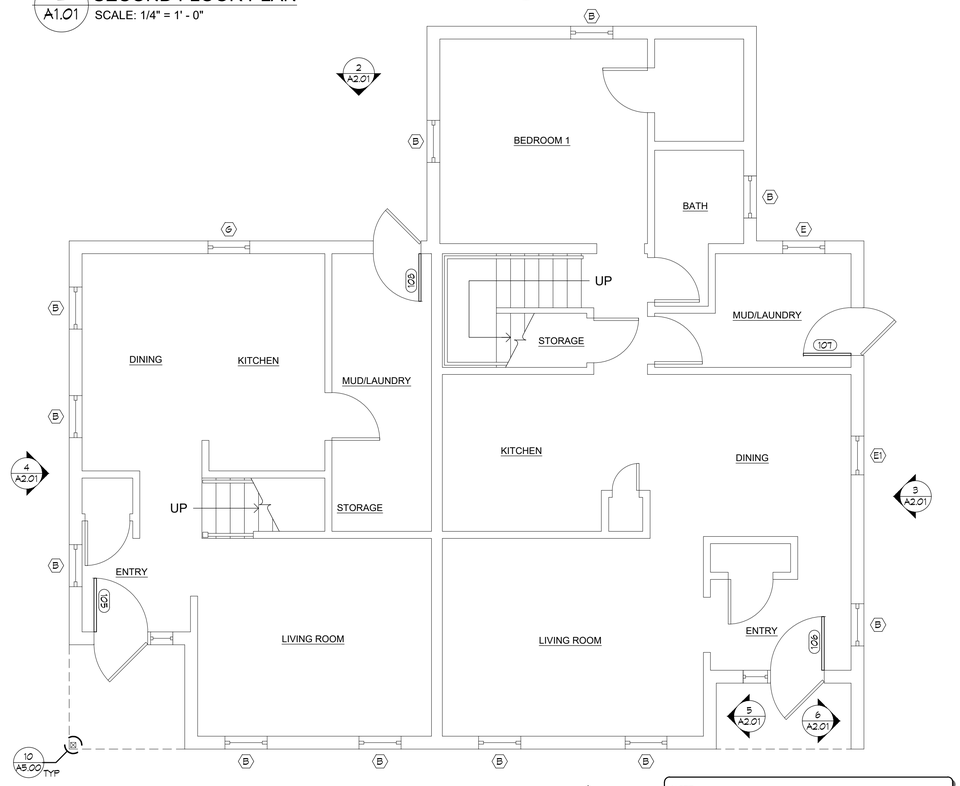
A1.00



3 A1.01 BLDG F7 / F8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



2 A1.01 BLDG F7 / F8 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 A1.01 BLDG F7 / F8 FIRST FLOOR PLAN
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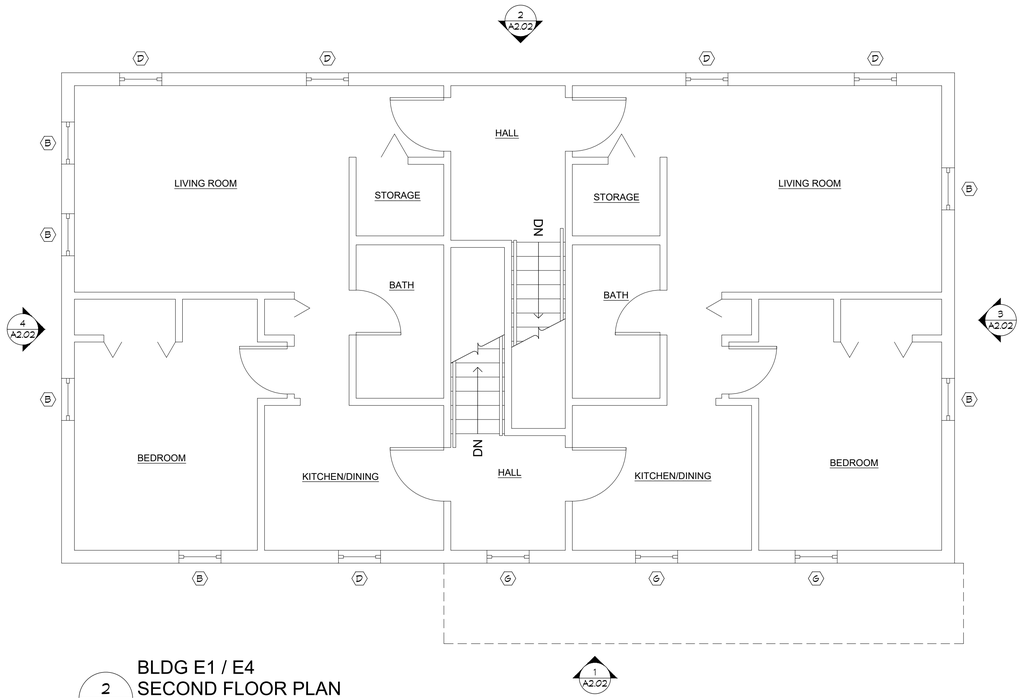
Date: OCTOBER 23 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

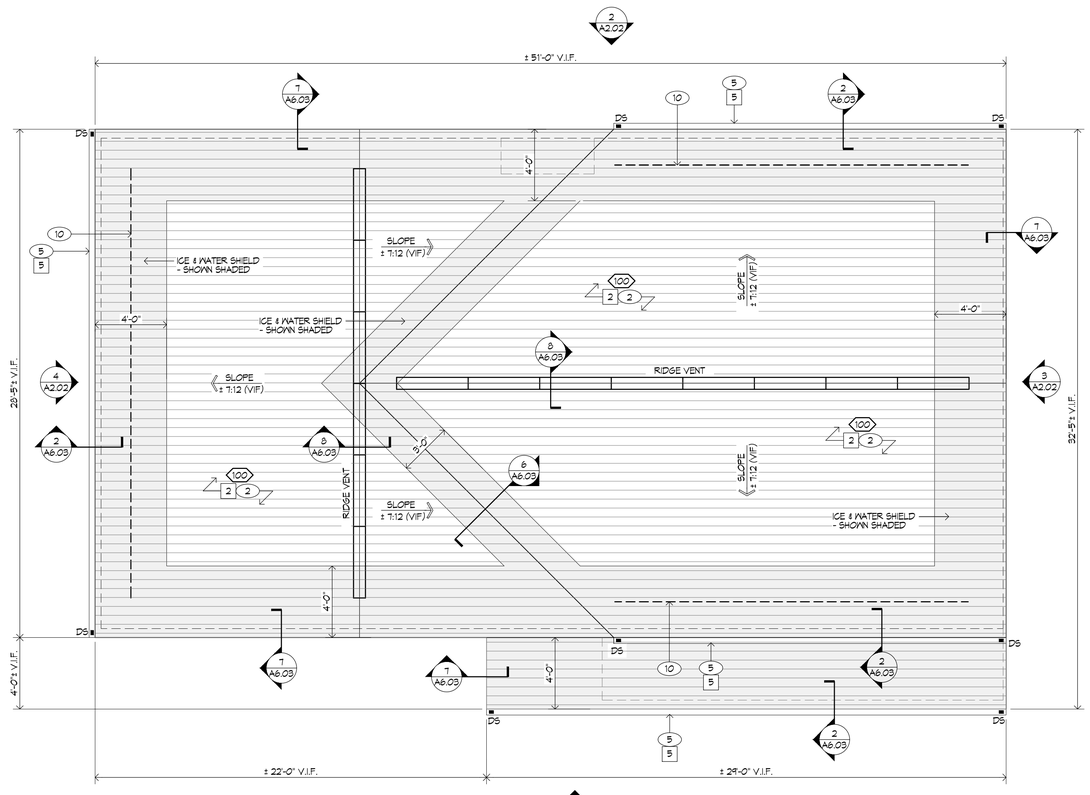
No.	Date	Description

BUILDING F7 / F8
ROOF PLAN & FLOOR PLANS

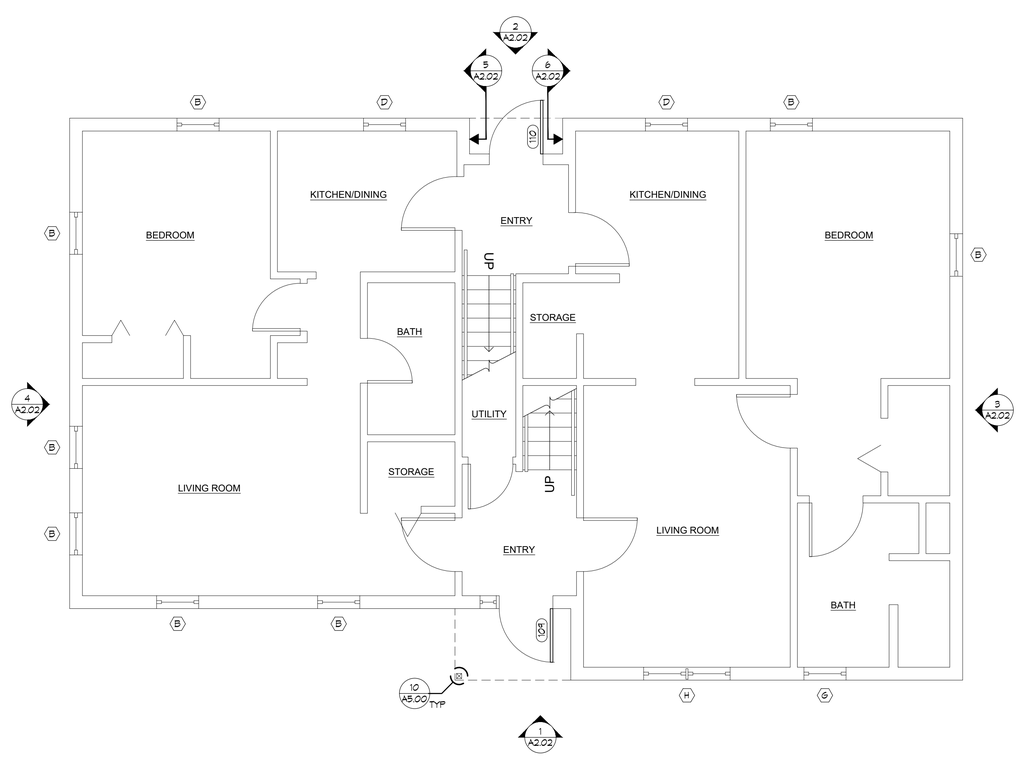
A1.01



2 A2.02 BLDG E1 / E4
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.02 BLDG E1 / E4
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.02 BLDG E1 / E4
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8230
COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

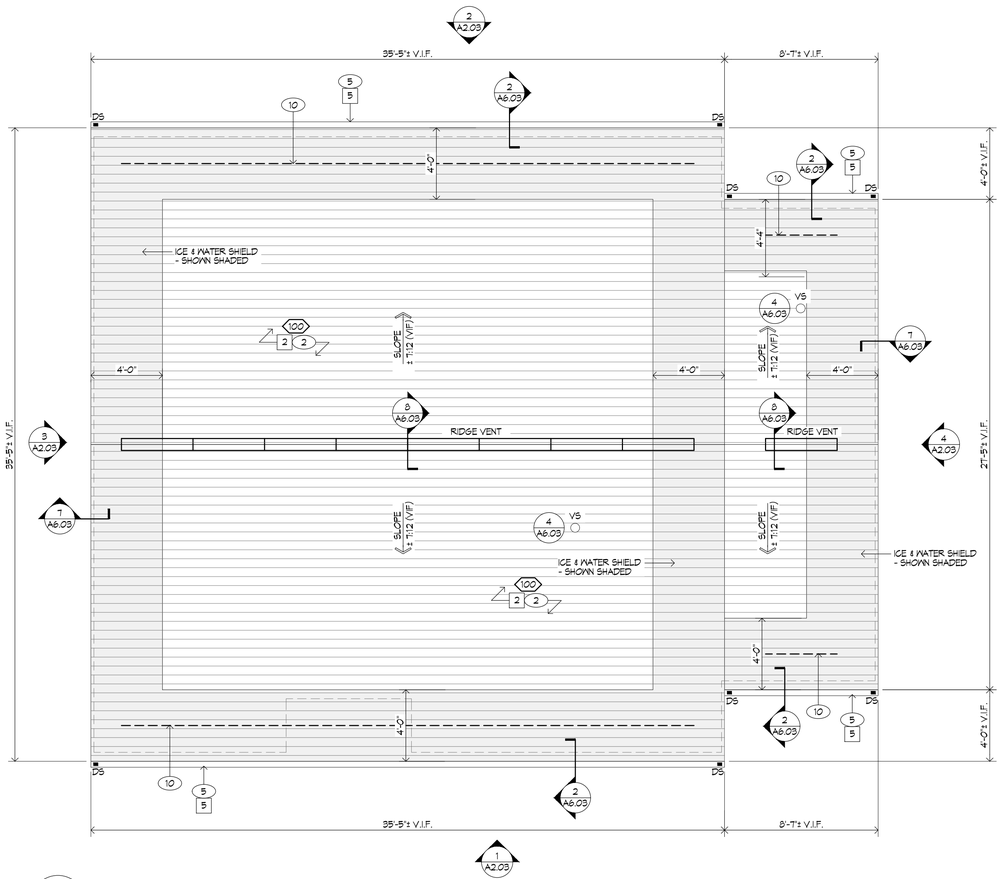
Revisions

No.	Date	Description

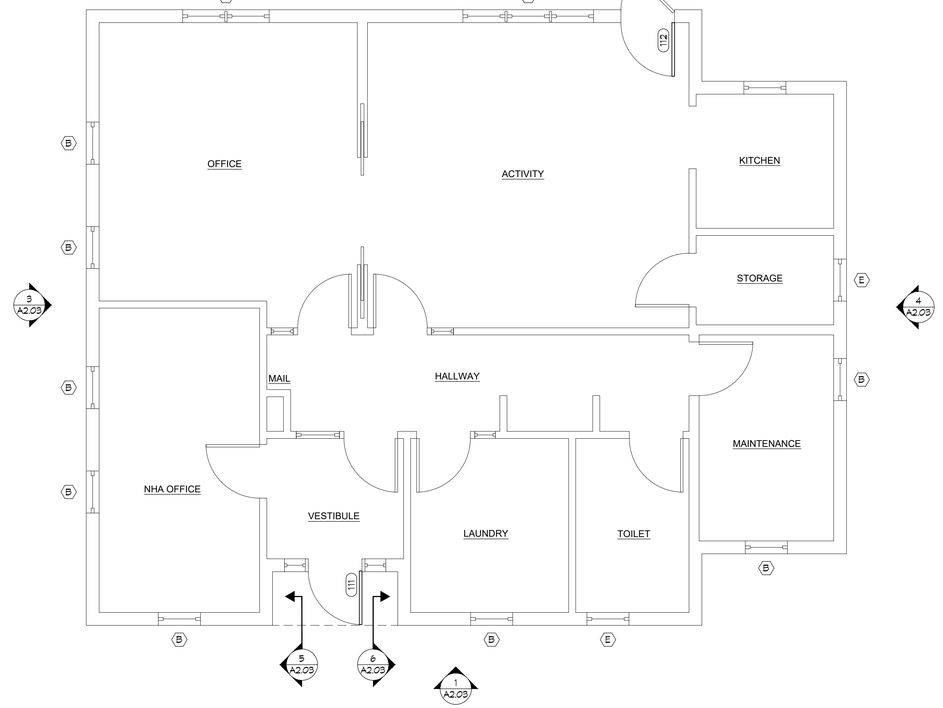
BUILDING E1 / E4

ROOF PLAN &
FLOOR PLANS

A1.02



2 / A1.03 COMMUNITY BUILDING - ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 / A1.03 COMMUNITY BUILDING - FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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3 Manta Drive
Nantucket, MA 02554

Rowse Architects
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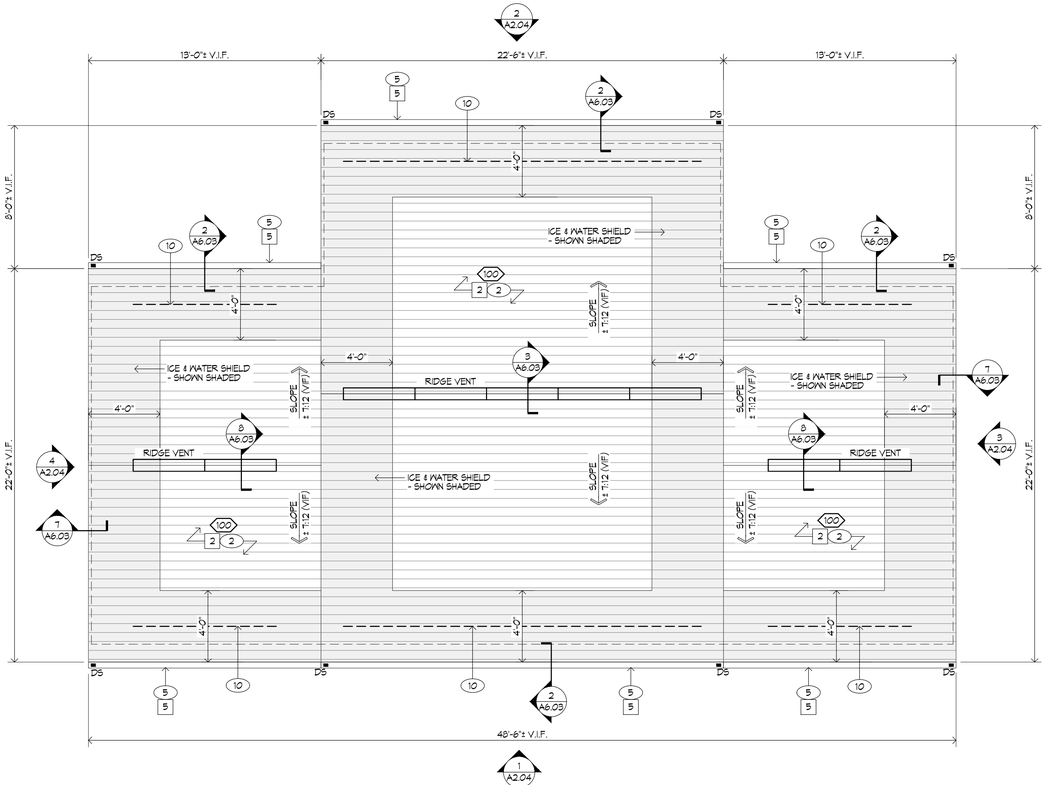
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

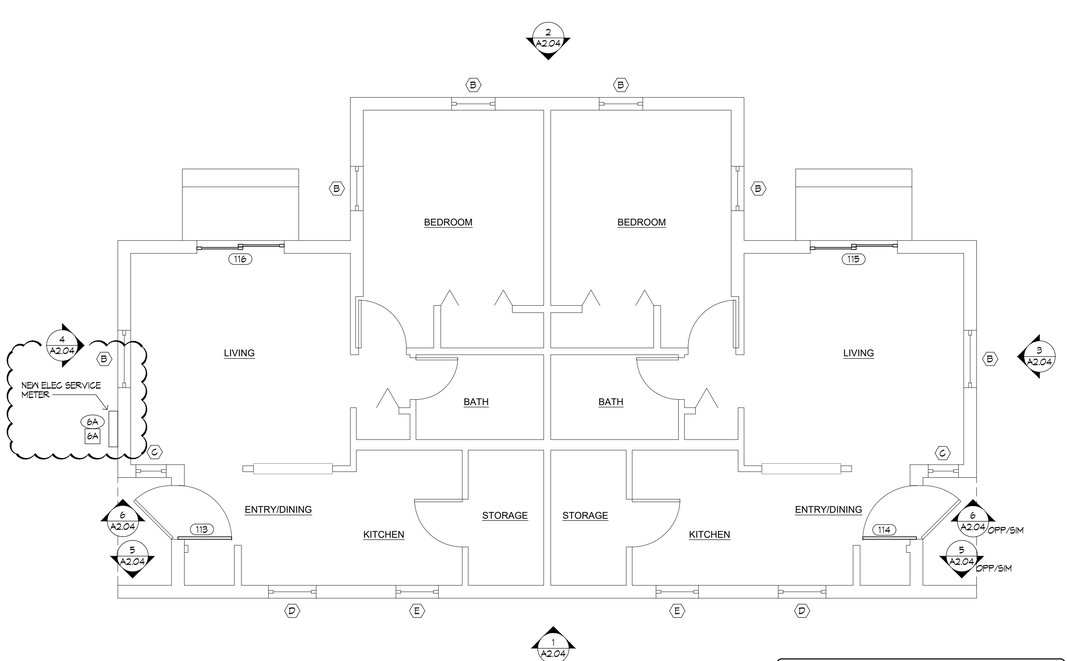
No.	Date	Description

COMMUNITY BUILDING
ROOF PLAN & FLOOR PLAN

A1.03



2 A1.04 BLDG E5 / E6 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.04 BLDG E5 / E6 FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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400 Massasoit Avenue,
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REGISTERED ARCHITECT
EDWARD P. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

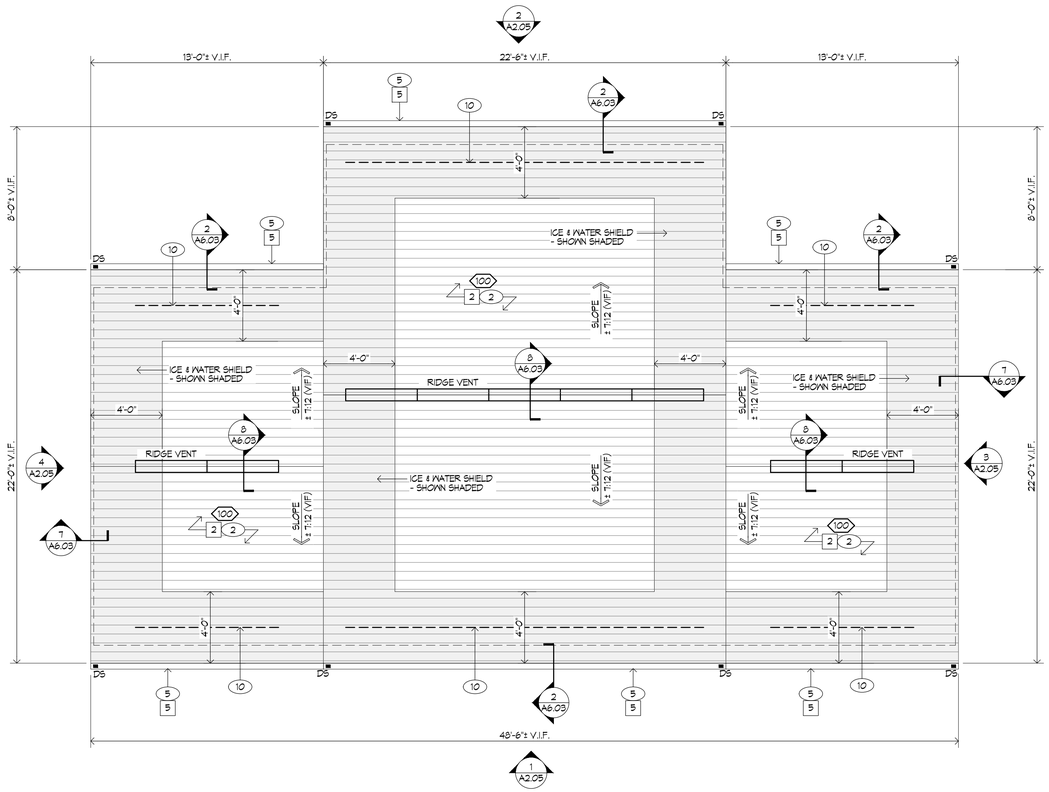
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

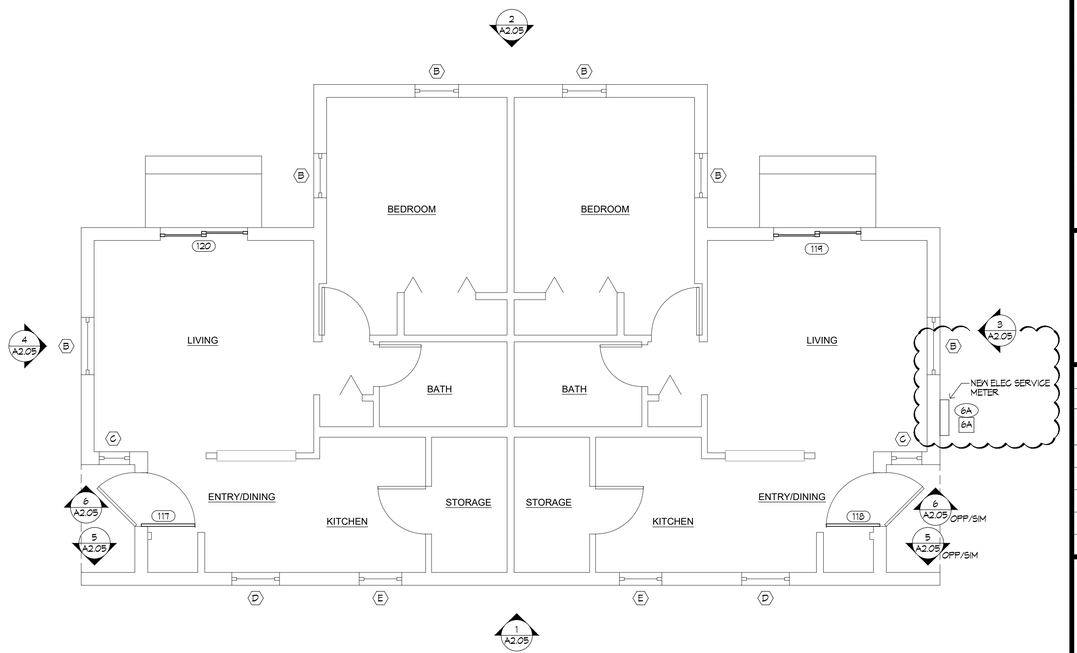
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
ROOF PLAN & FLOOR PLAN

A1.04



2 A1.05 BLDG E7 / E8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.05 BLDG E7 / E8 FLOOR PLAN
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ADD ALTERNATE No. 2

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
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REGISTERED ARCHITECT
EDWARD F. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

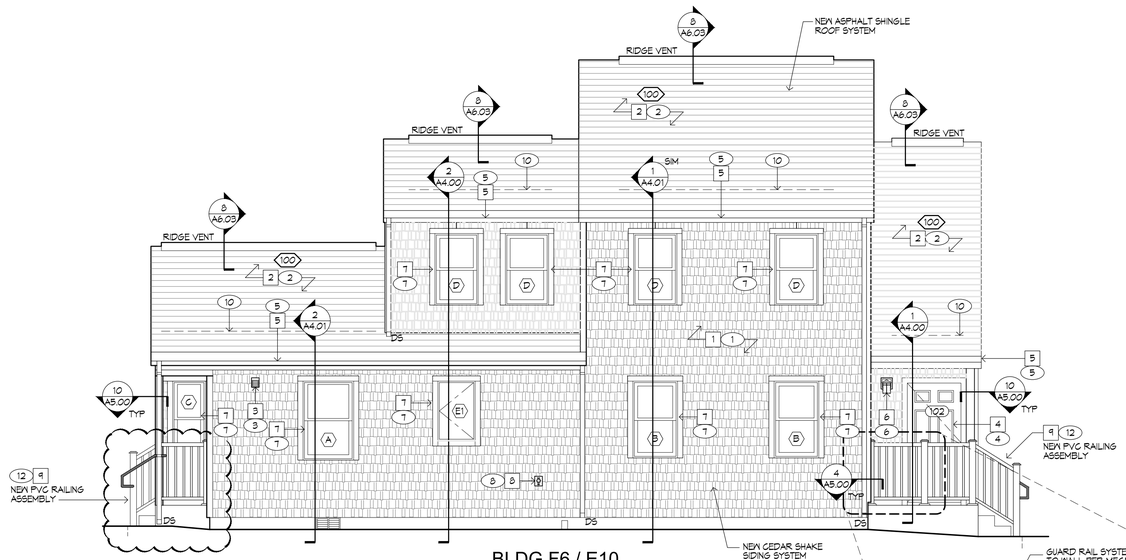
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

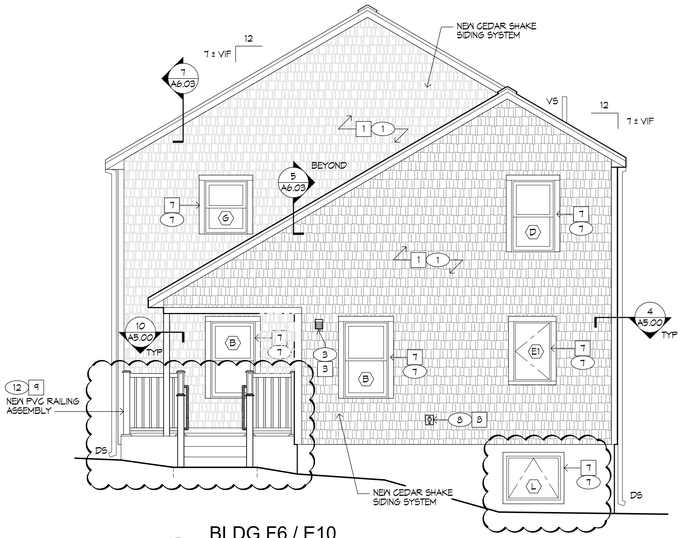
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
ROOF PLAN & FLOOR PLAN

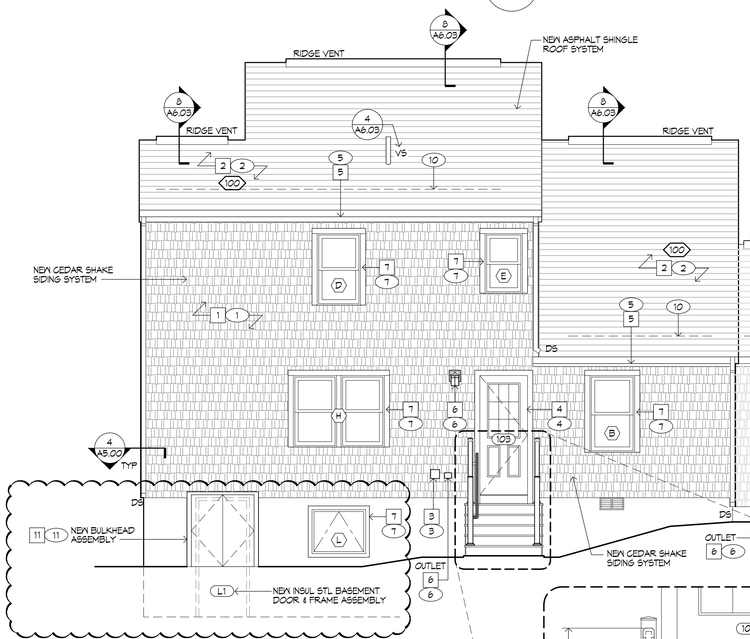
A1.05



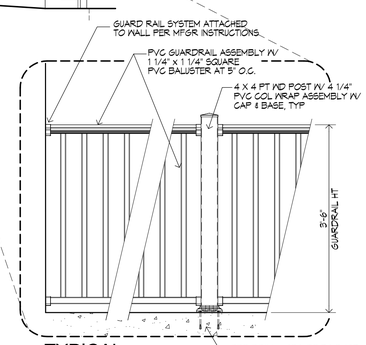
1 A2.00 BLDG F6 / E10 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



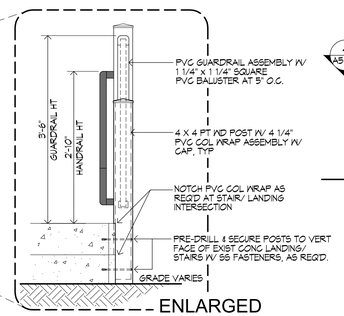
3 A2.00 BLDG F6 / E10 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



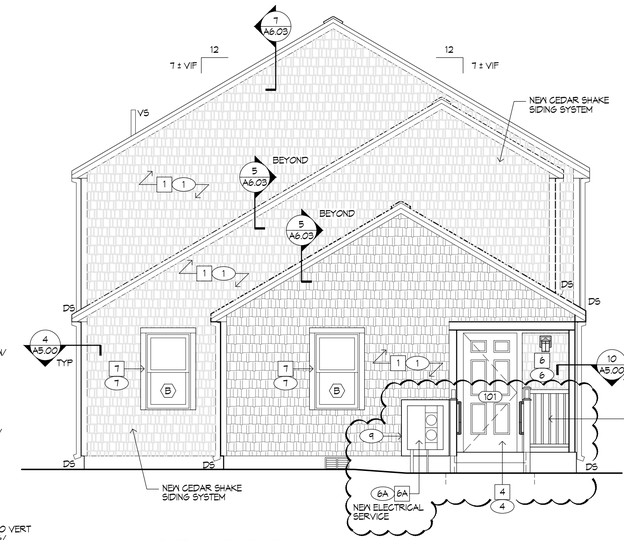
2 A2.00 BLDG F6 / E10 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



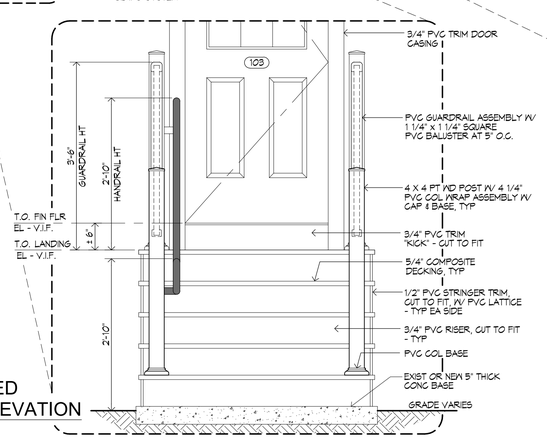
TYPICAL RAILING-DETAIL
3/4"=1'-0"



ENLARGED RAILING-DETAIL
3/4"=1'-0"



4 A2.00 BLDG F6 / E10 LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



ENLARGED STAIR-ELEVATION
3/4"=1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT — EDMUND T. ROWSE — No. 6250 — COMMONWEALTH OF MASSACHUSETTS

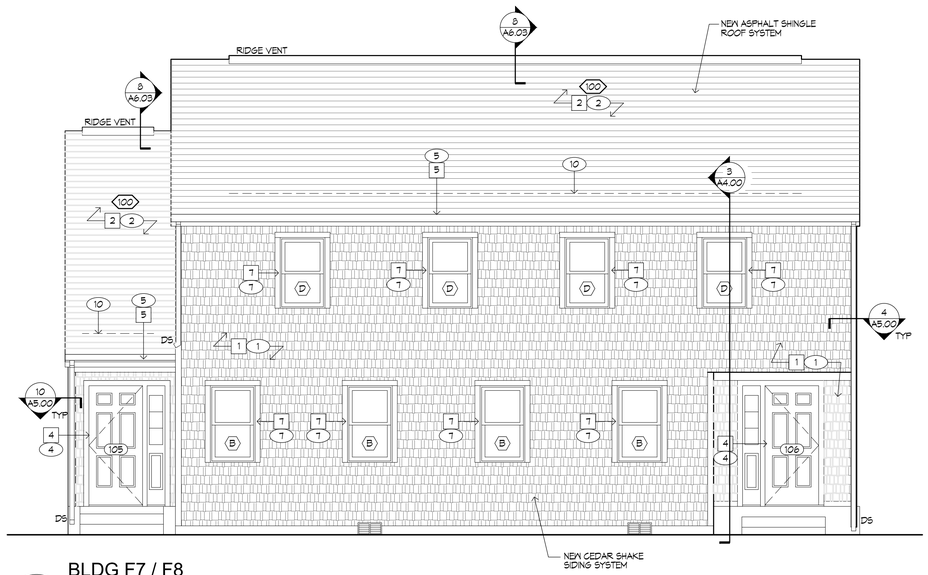
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

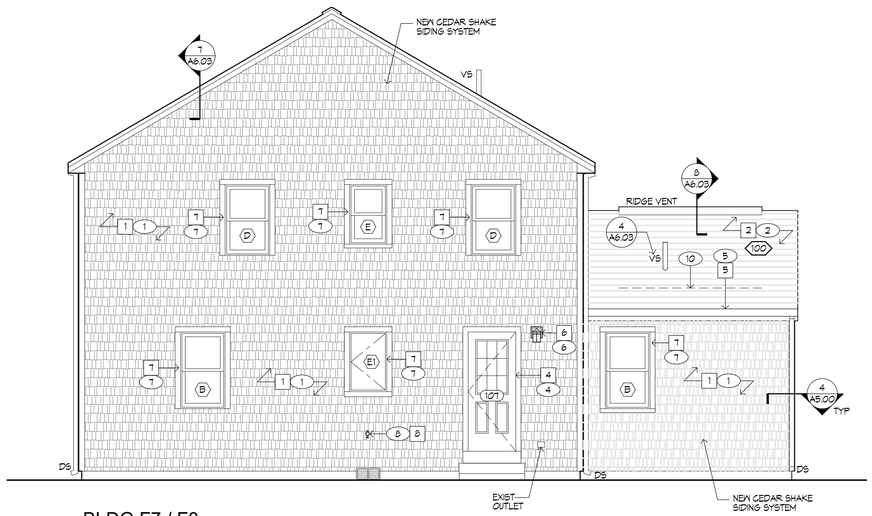
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
EXTERIOR ELEVATIONS

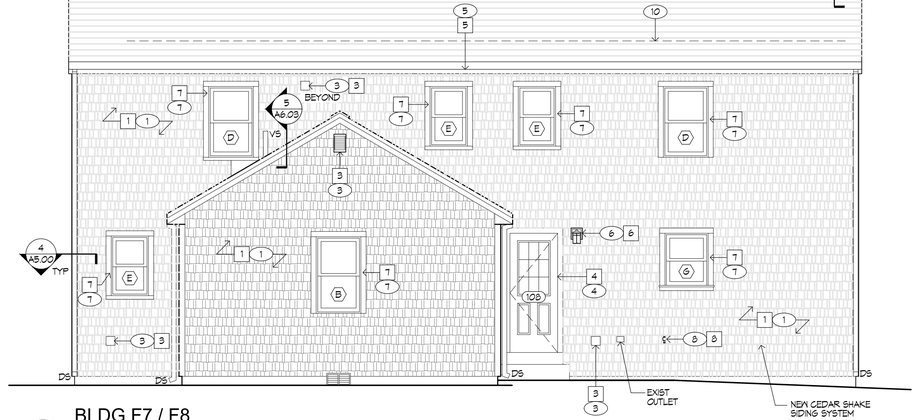
A2.00



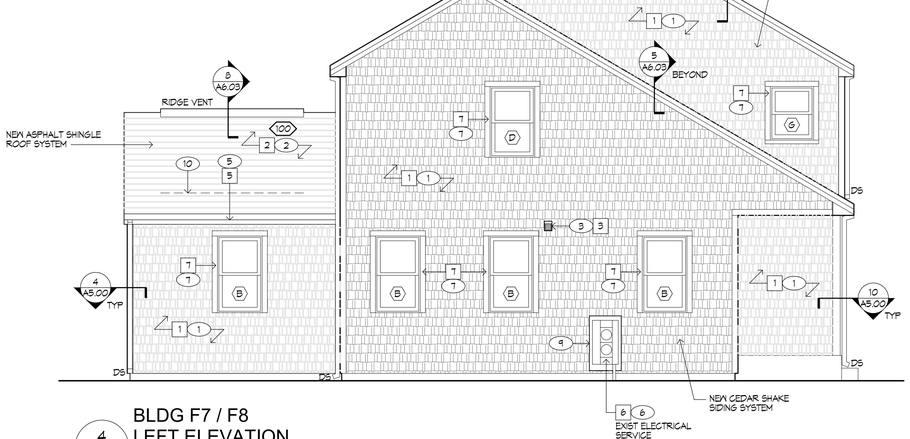
1 A2.01 BLDG F7 / F8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



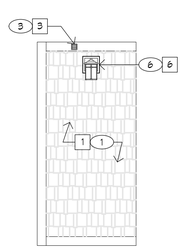
3 A2.01 BLDG F7 / F8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



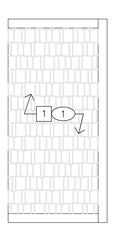
2 A2.01 BLDG F7 / F8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.01 BLDG F7 / F8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.01 BLDG F7 / F8
LEFT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.01 BLDG F7 / F8
RIGHT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

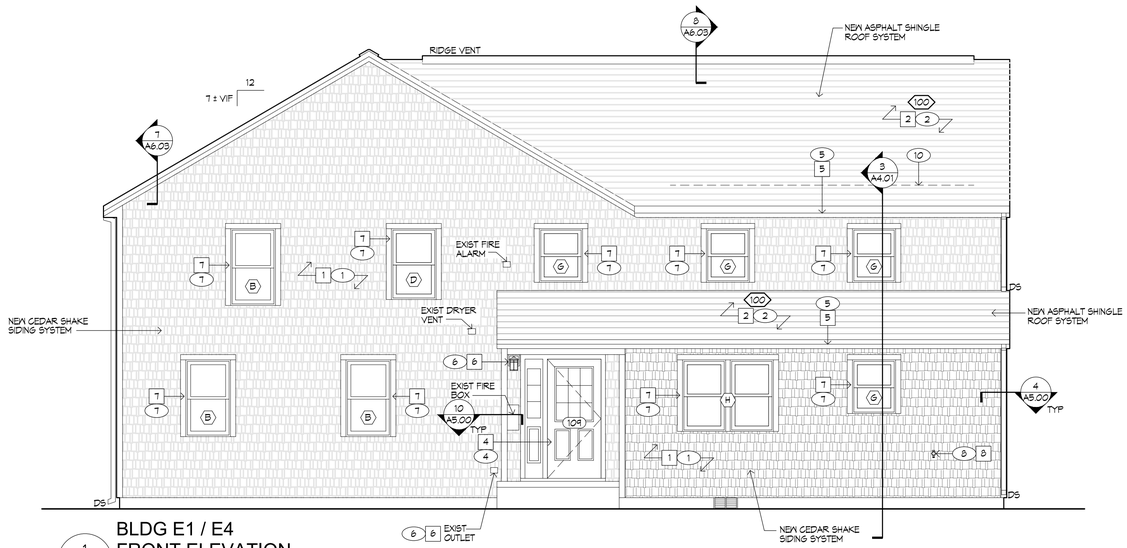
REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 6293
COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

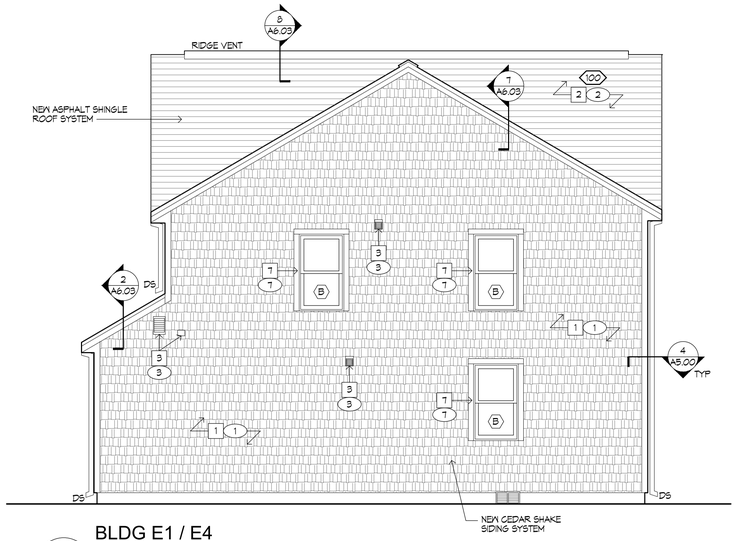
No.	Date	Description

BUILDING F7 / F8
EXTERIOR ELEVATIONS

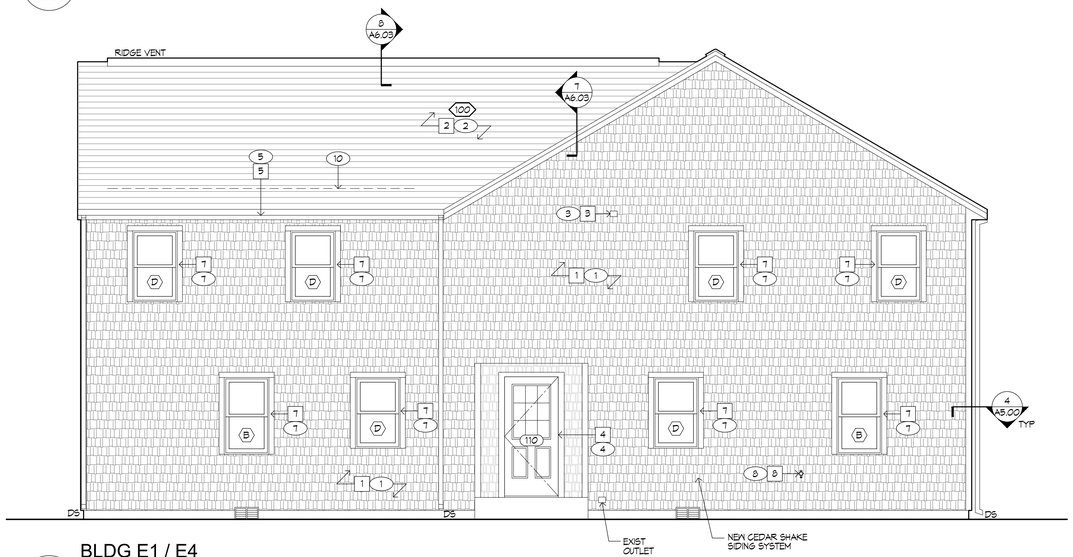
A2.01



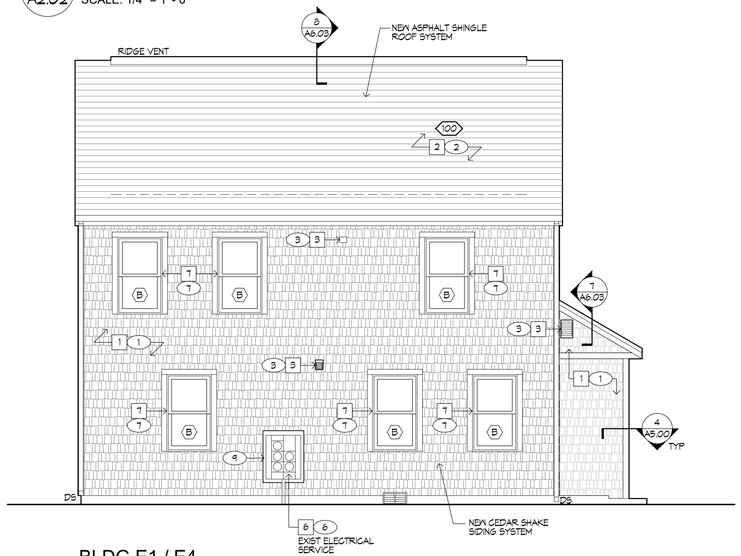
1 A2.02 BLDG E1 / E4
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



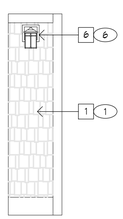
3 A2.02 BLDG E1 / E4
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



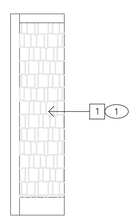
2 A2.02 BLDG E1 / E4
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.02 BLDG E1 / E4
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.02 BLDG E1 / E4
RIGHT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.02 BLDG E1 / E4
LEFT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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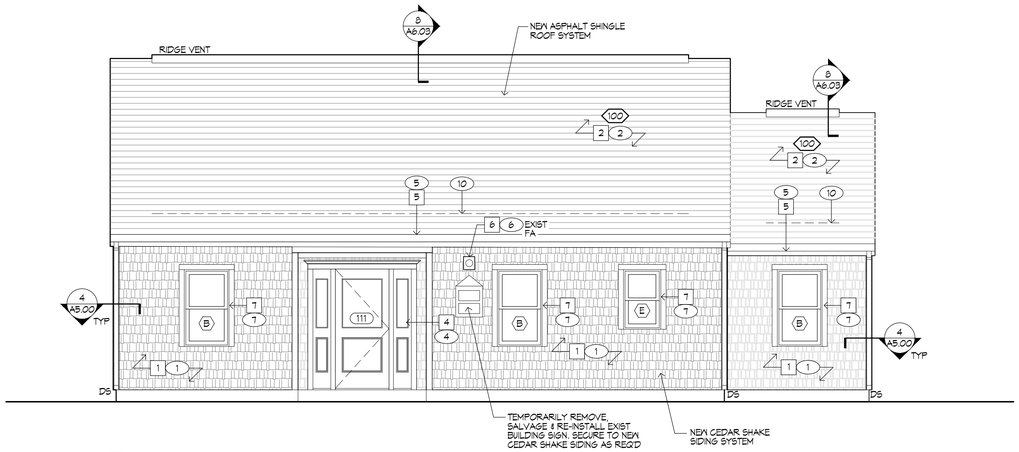
REGISTERED ARCHITECT No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

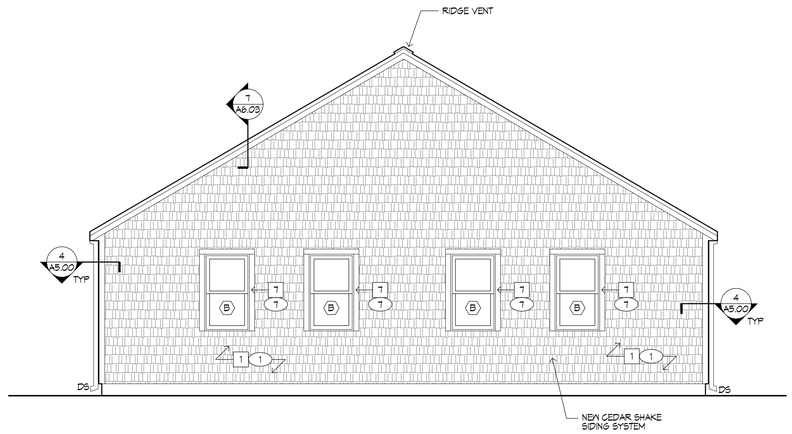
No.	Date	Description

BUILDING E1 / E4
EXTERIOR ELEVATIONS

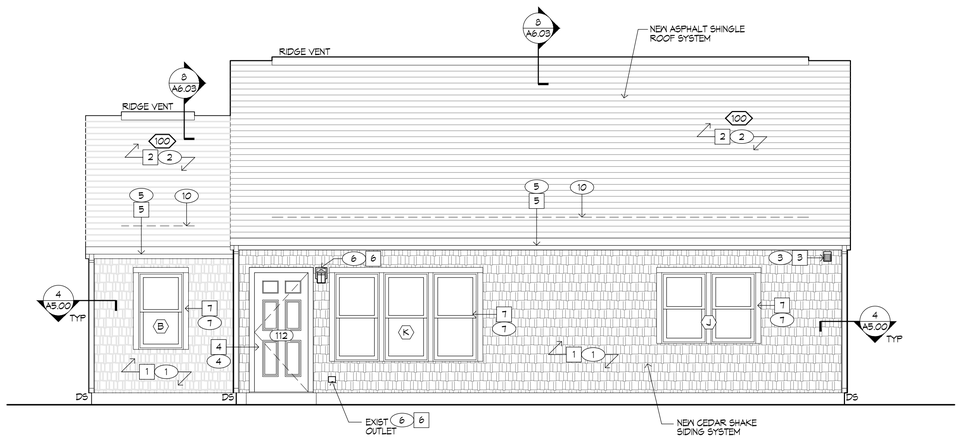
A2.02



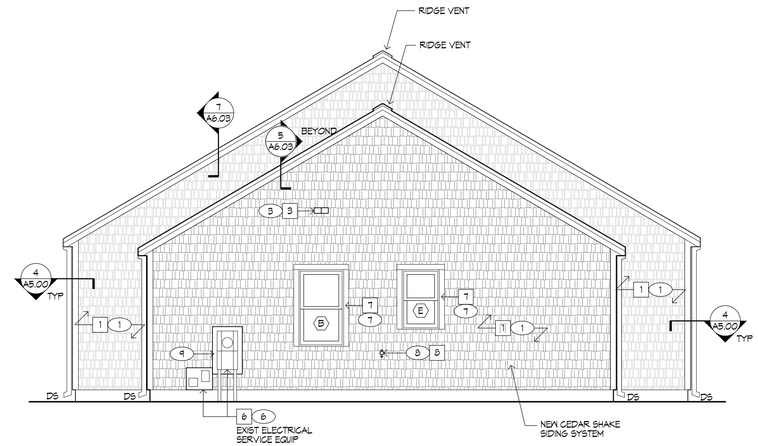
1 A2.03 COMMUNITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



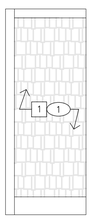
3 A2.03 COMMUNITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



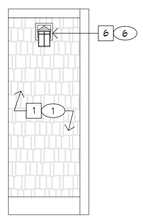
2 A2.03 COMMUNITY BUILDING - REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.03 COMMUNITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.03 COMMUNITY BLDG
LEFT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.03 COMMUNITY BLDG
RIGHT FRONT ENTRANCE ELEVATION
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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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Nantucket Housing Authority
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Nantucket, MA 02554

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REGISTERED ARCHITECT No. 8250 EDWARD T. ROWSE STATE OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

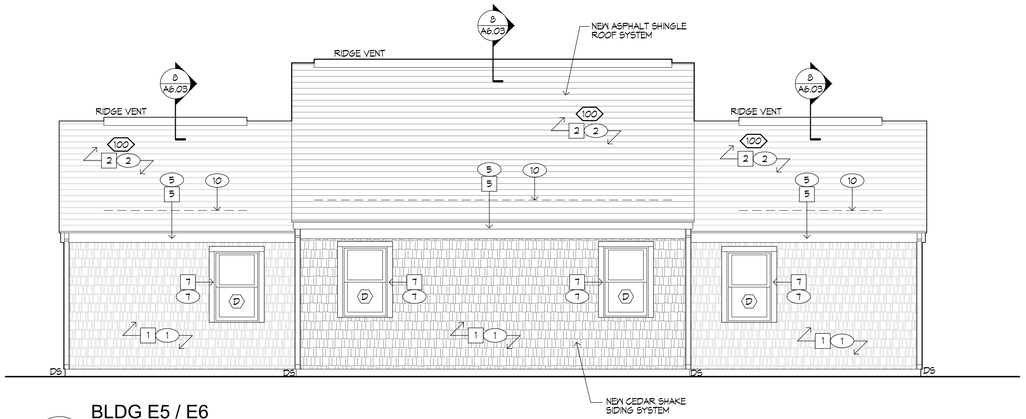
Revisions

No.	Date	Description

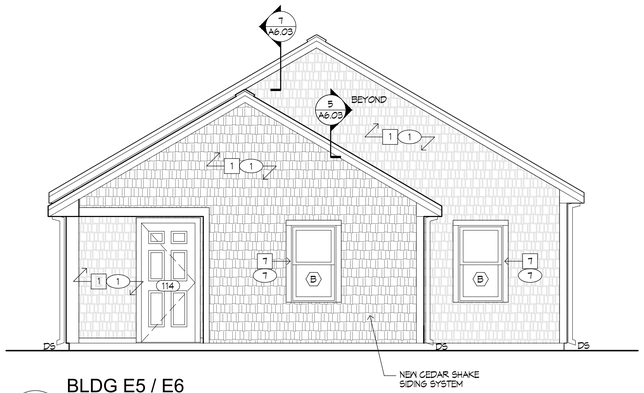
COMMUNITY BUILDING
EXTERIOR ELEVATIONS

A2.03

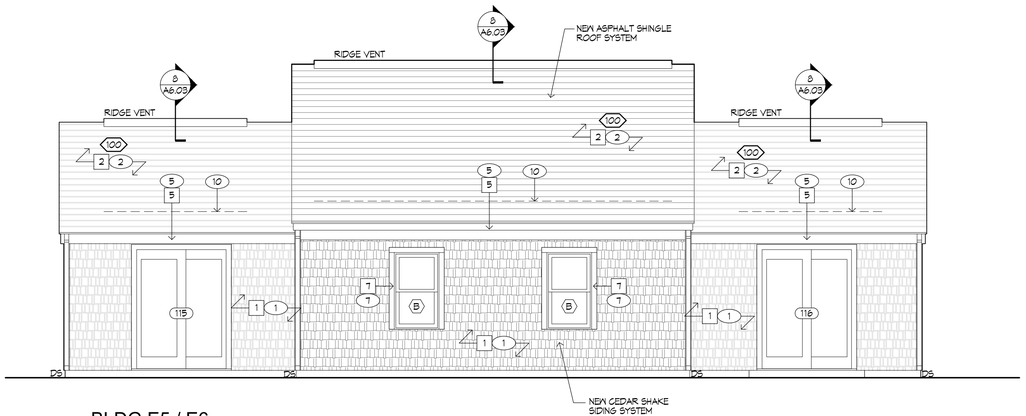
230106 - A2.03 | 12 of 21



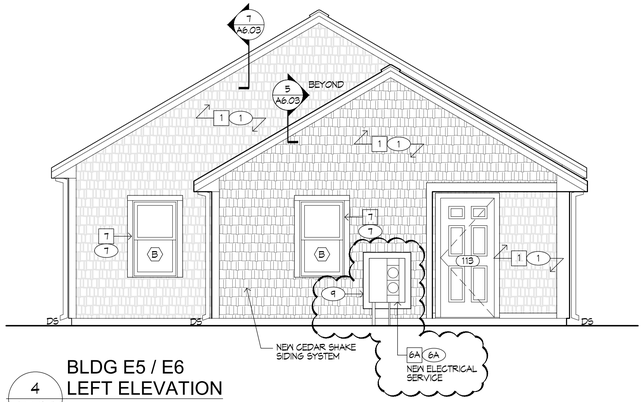
1 A2.04 BLDG E5 / E6
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



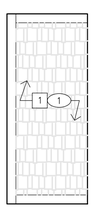
3 A2.04 BLDG E5 / E6
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



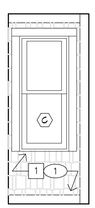
2 A2.04 BLDG E5 / E6
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.04 BLDG E5 / E6
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8293
COMMONWEALTH OF MASSACHUSETTS

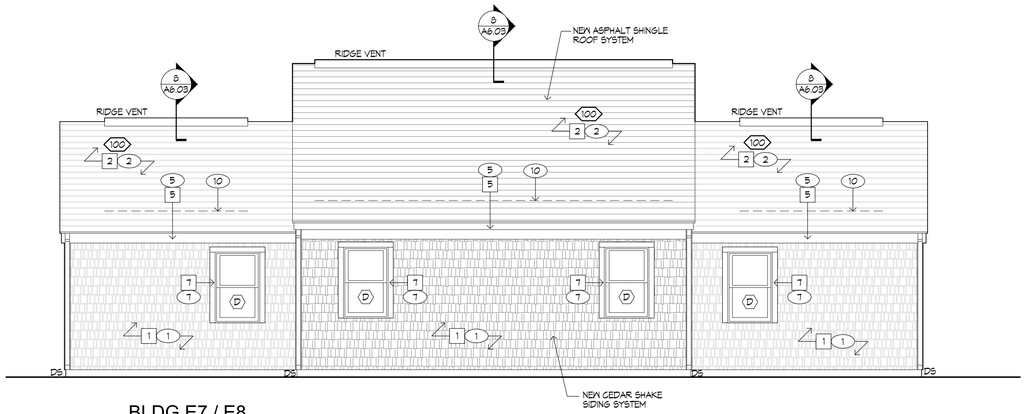
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

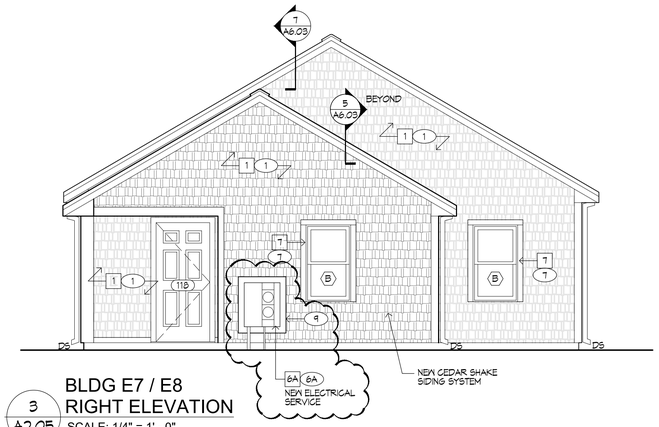
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
EXTERIOR ELEVATIONS

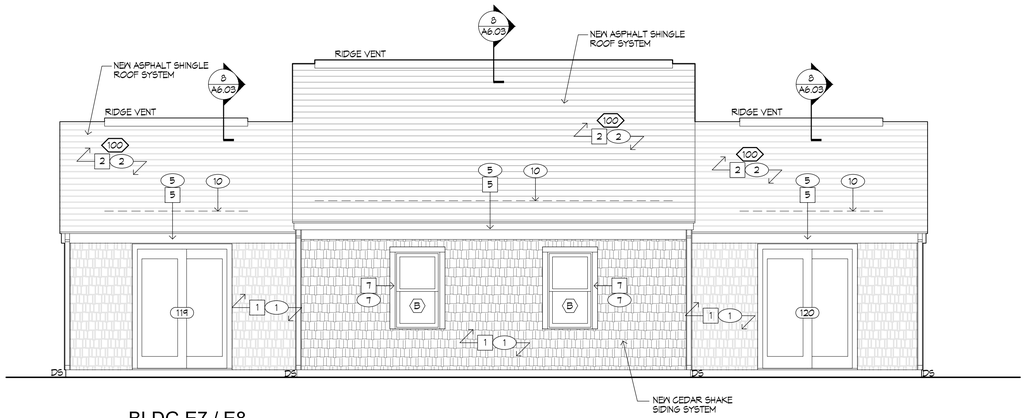
A2.04



1 A2.05 BLDG E7 / E8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 A2.05 BLDG E7 / E8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



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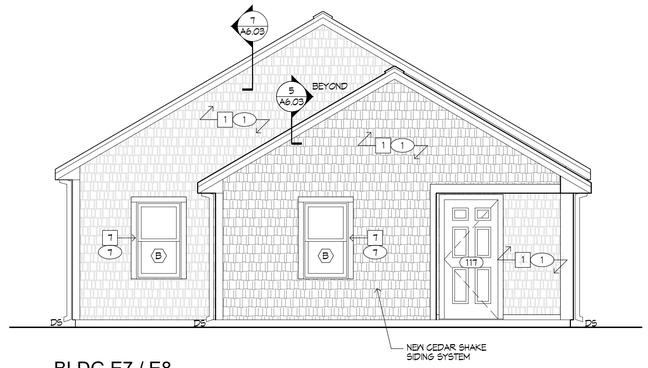
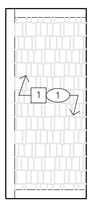
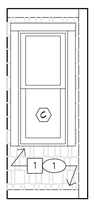


4 A2.05 BLDG E7 / E8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



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ENTRANCE ELEVATION
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Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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REGISTERED ARCHITECT EDMUND A. RUSSELL No. 6203 COMMONWEALTH OF MASSACHUSETTS

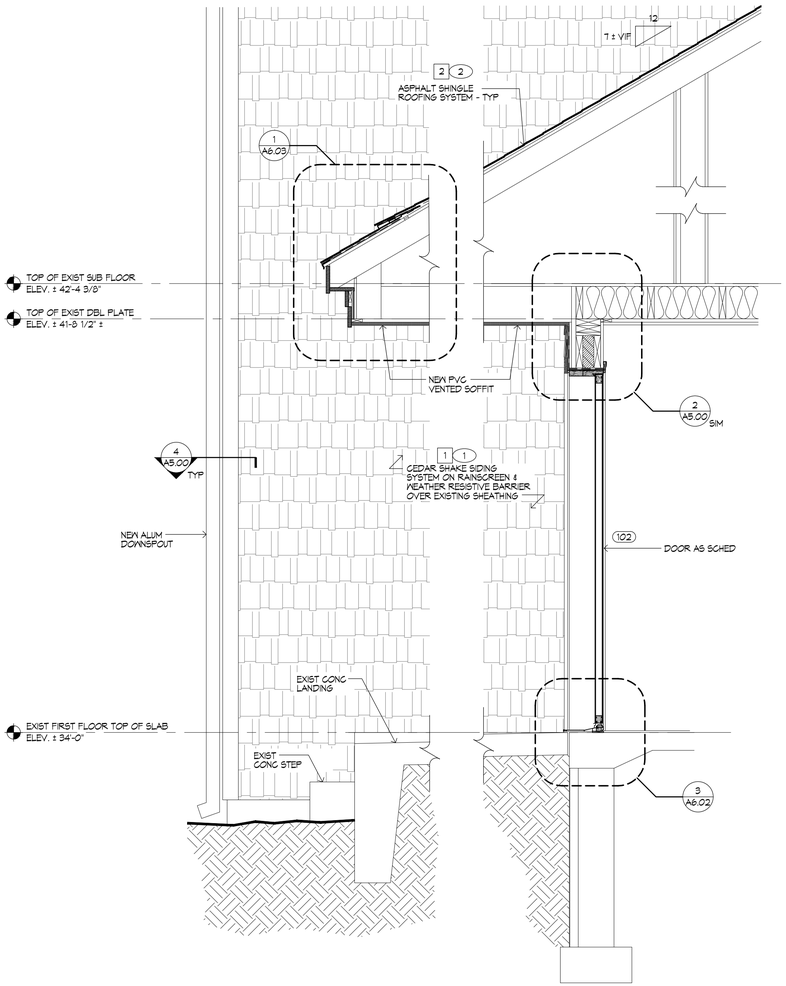
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

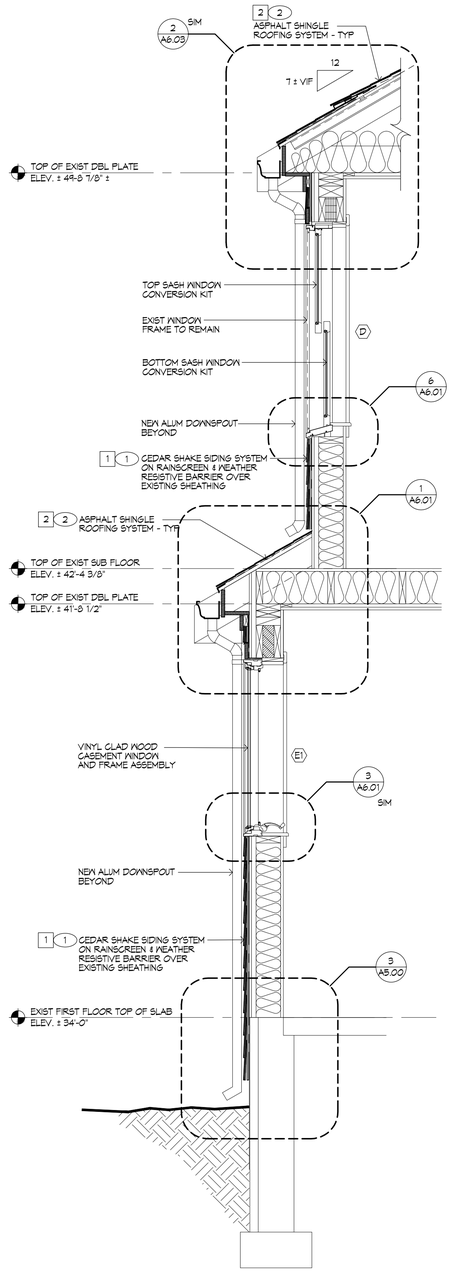
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
EXTERIOR ELEVATIONS

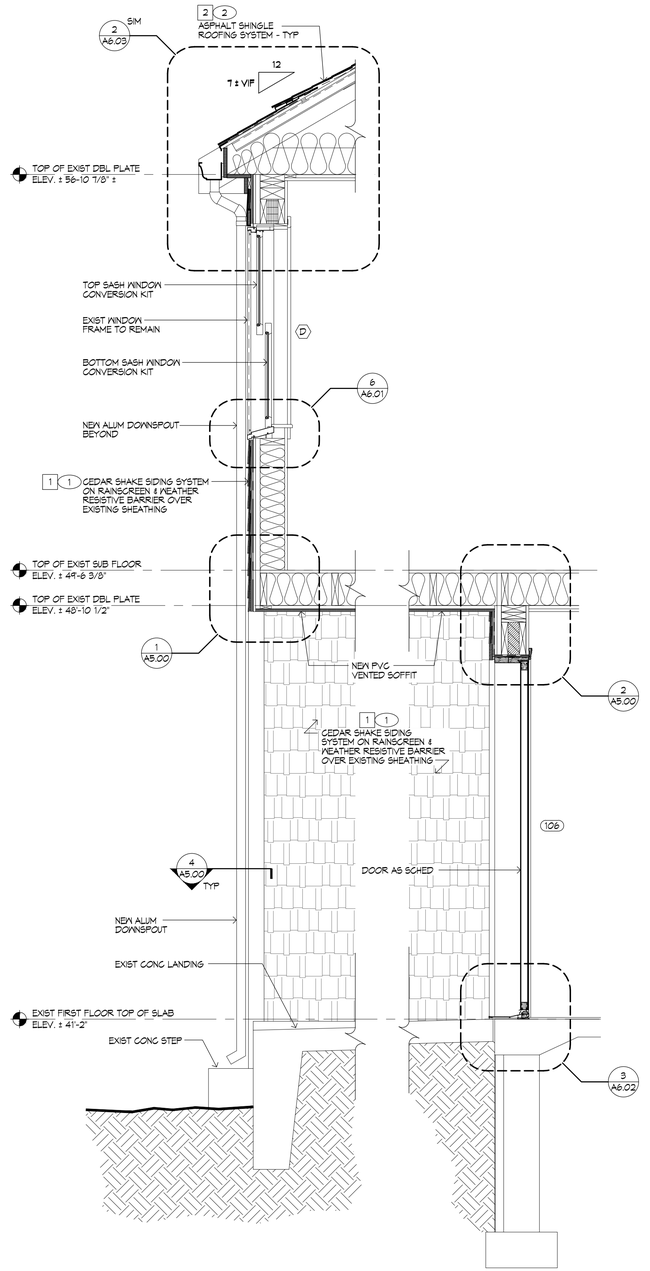
A2.05



1 A4.00 WALL SECTION
3/4" = 1'-0"



2 A4.00 WALL SECTION
3/4" = 1'-0"



3 A4.00 WALL SECTION
3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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REGISTERED ARCHITECT
EDWARD A. RAMEY
No. 8290
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

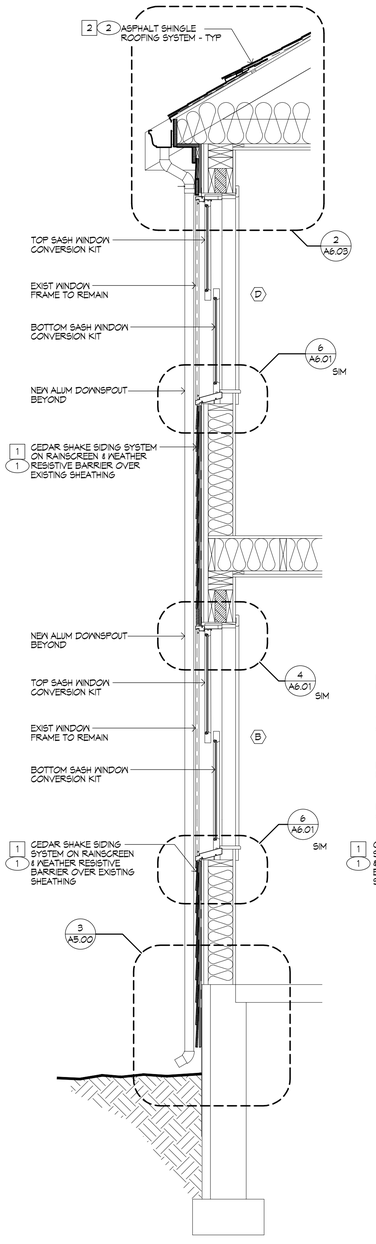
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

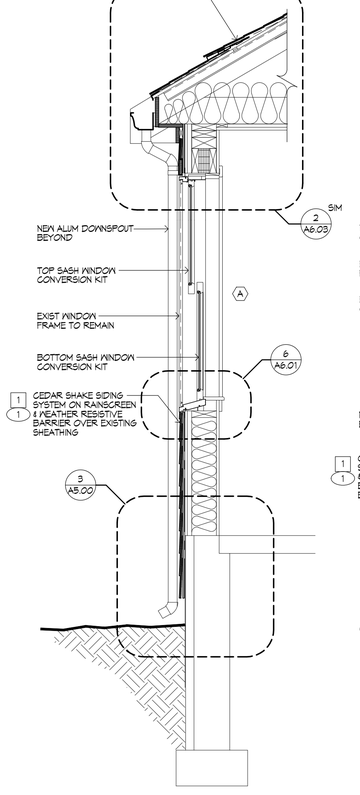
No.	Date	Description

WALL SECTIONS

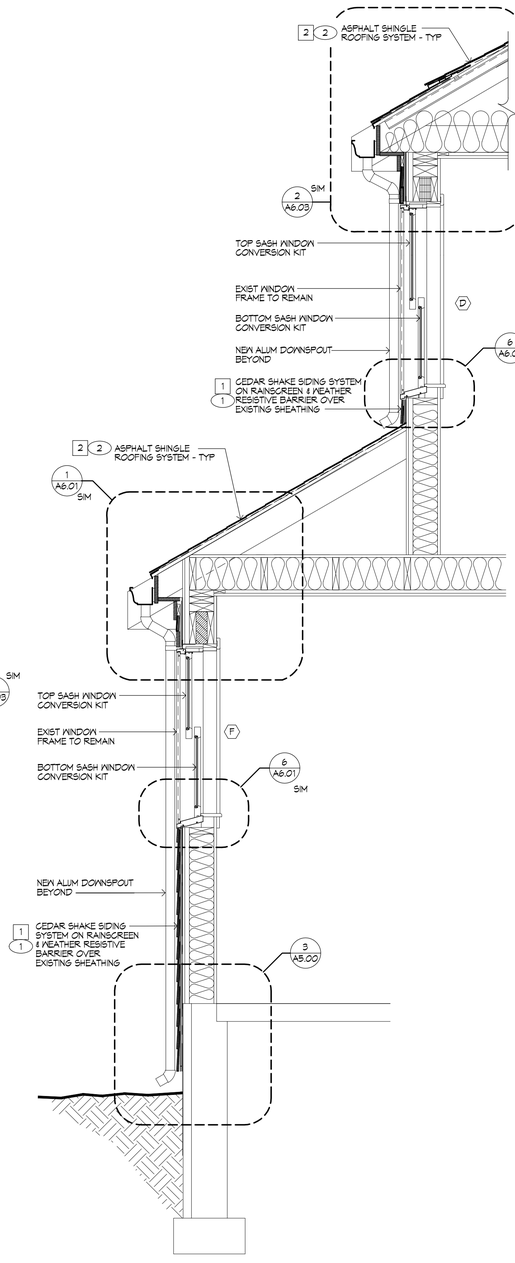
A4.00



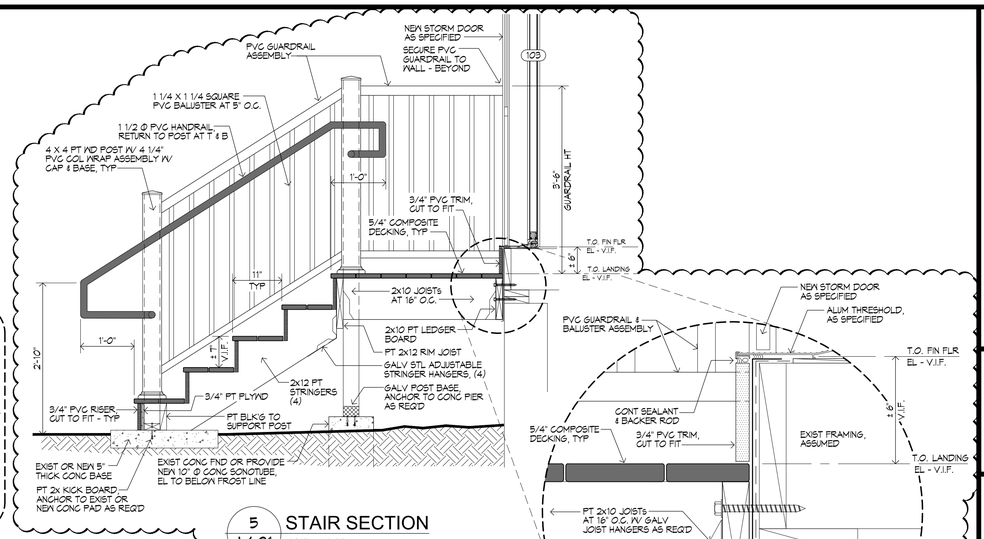
1 A4.01 WALL SECTION 3/4" = 1'-0"



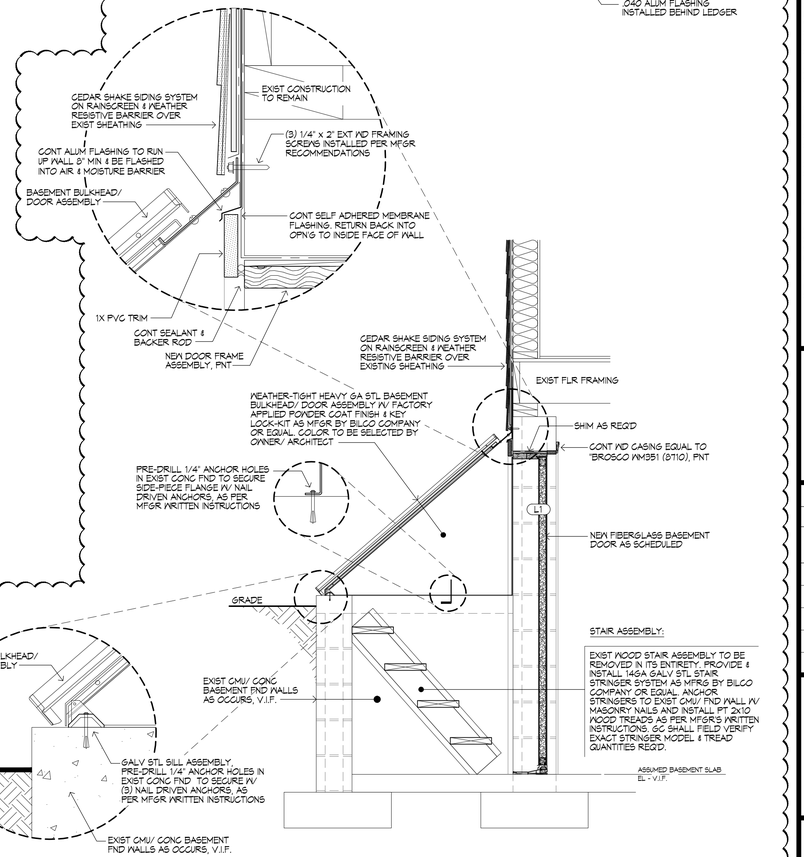
2 A4.01 WALL SECTION 3/4" = 1'-0"



3 A4.01 WALL SECTION 3/4" = 1'-0"



5 A4.01 STAIR SECTION 3/4" = 1'-0"



4 A4.01 BULKHEAD SECTION 3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT — EDWARD A. ROWSE — No. 8250 — REGISTERED IN COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

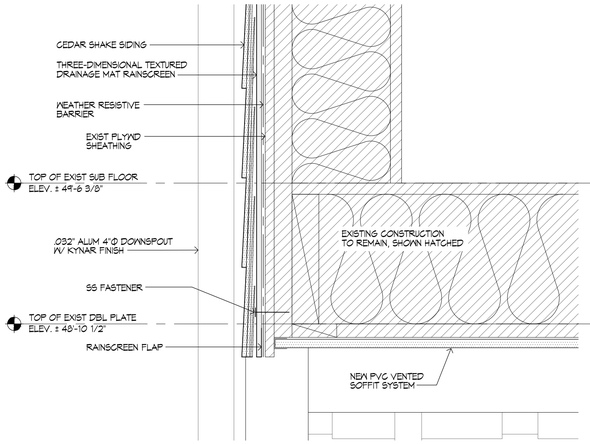
Drawn by: CAB Proj. Mgr.: EAR

Revisions

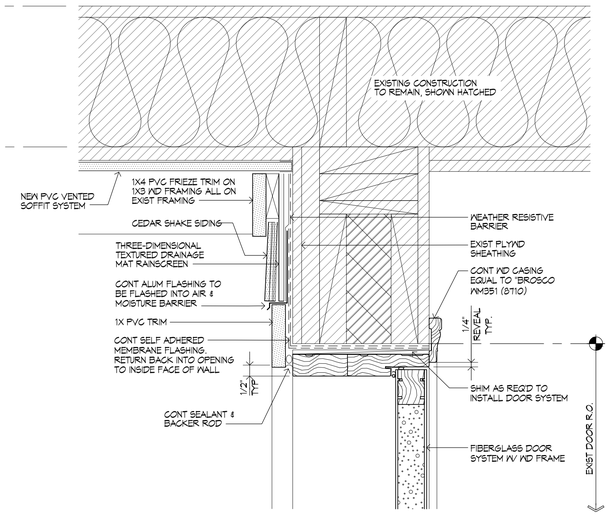
No.	Date	Description
	12.11.2024	ADDENDUM No.5

WALL SECTIONS

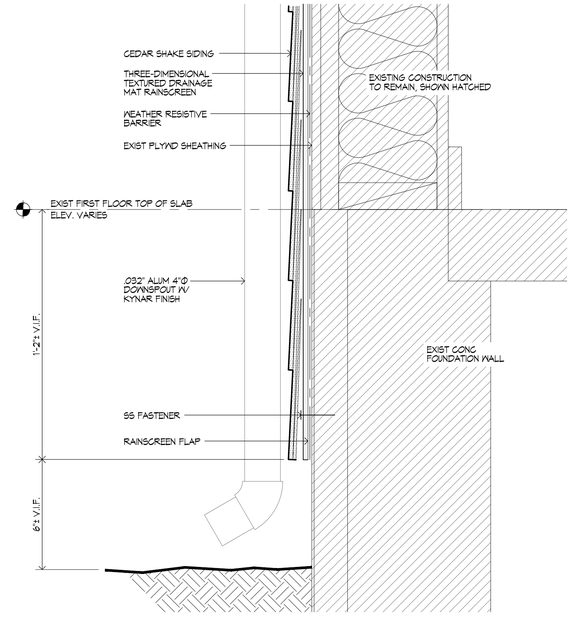
A4.01



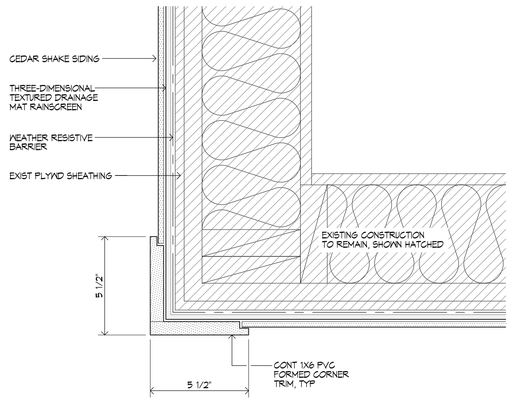
1 A5.00 OVERHANG DETAIL
3" = 1'-0"



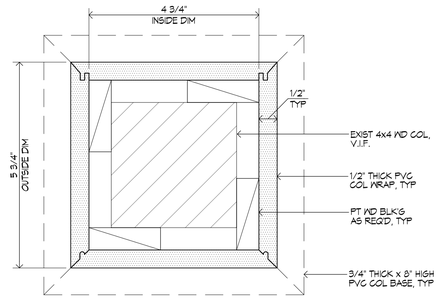
2 A5.00 DOOR HEAD
3" = 1'-0"



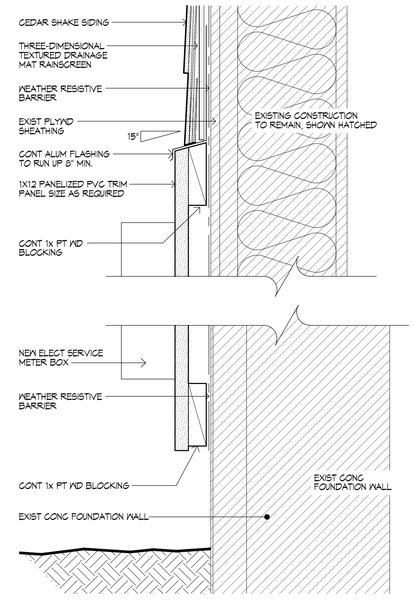
3 A5.00 DETAIL AT FOUNDATION
3" = 1'-0"



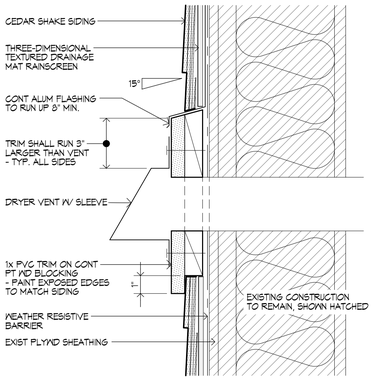
4 A5.00 CORNER TRIM PLAN DETAIL
3" = 1'-0"



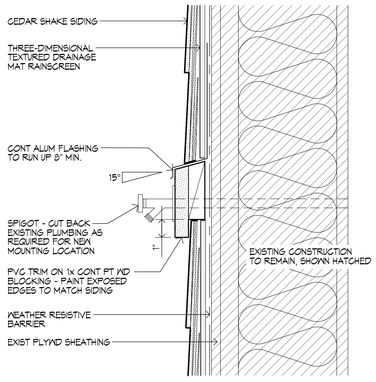
10 A5.00 TYP WOOD POST DETAIL W/ NEW PVC COLUMN WRAP
6" = 1'-0"



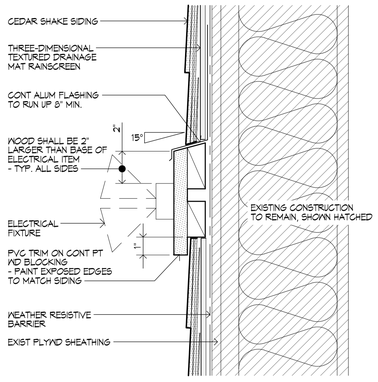
9 A5.00 DETAIL @ ELETRICAL SERVICE BOX
SCALE: 3"= 1'-0"



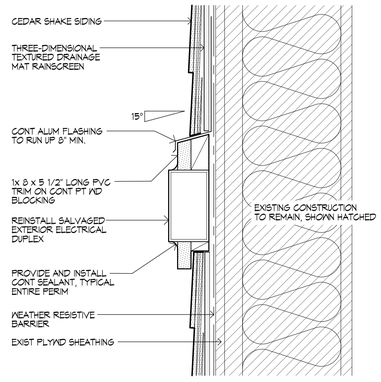
5 A5.00 DRYER VENT DETAIL
3" = 1'-0"



6 A5.00 SPIGOT DETAIL
3" = 1'-0"



7 A5.00 LIGHT BASE DETAIL
3" = 1'-0"



8 A5.00 EXTERIOR ELECTRICAL DUPLEX DETAIL
3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

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EOHLC Project # 201043

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REGISTERED ARCHITECT — RAYMOND T. ROWSE — No. 8250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

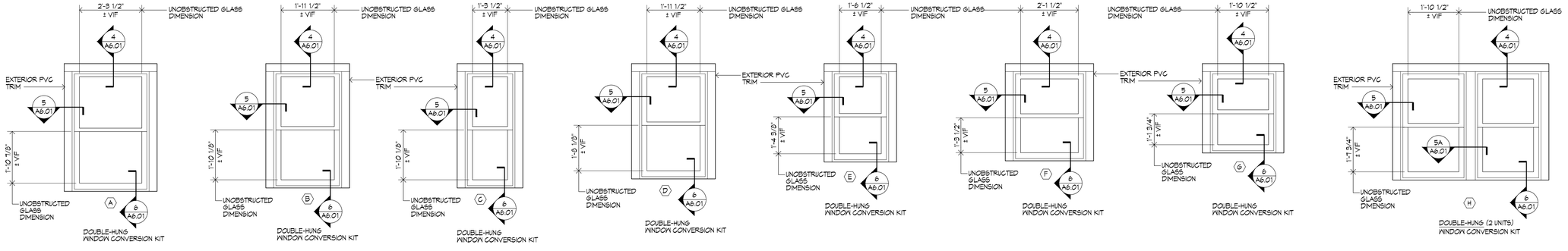
No.	Date	Description

ENLARGED DETAILS

A5.00

WINDOW SCHEDULE

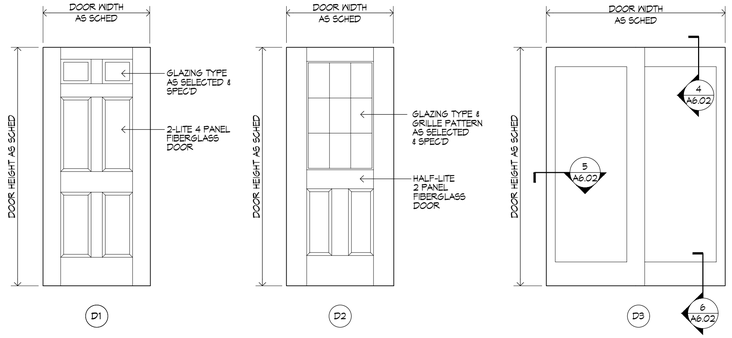
1/2"=1'-0"



NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES AND DIMENSIONS OF ALL EXISTING WINDOWS PRIOR TO ORDERING NEW WINDOW CONVERSION KITS AND NEW WINDOW ASSEMBLIES.

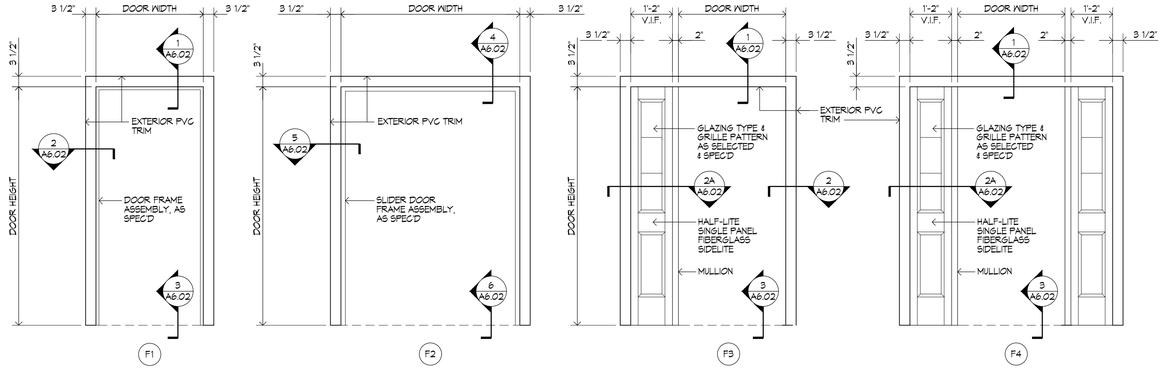
DOOR SCHEDULE

1/2"=1'-0"



FRAME SCHEDULE

1/2"=1'-0"



DOOR SCHEDULE

NO.	DOOR					FRAME				HW SET	LBL	REMARKS
	LOCATION	SIZE	TYPE	MAT	FIN	TYPE	MAT	FIN	WIDTH			
BUILDINGS - F6 / E10												
101	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
102	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
103	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
104	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
L1	BASEMENT	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
BUILDING - F7 / F8												
105	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
106	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
107	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
108	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E1 / E4												
109	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
110	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
COMMUNITY BUILDING												
111	VESTIBULE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F4	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
112	ACTIVITY	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E5 / E6 (ALTERNATE No. 1)												
113	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
114	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
115	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
116	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
BUILDING - E7 / E8 (ALTERNATE No. 2)												
117	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
118	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
119	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
120	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4

REMARKS:

1. DOOR SYSTEM TO BE HURRICANE IMPACT RATED.
2. PROVIDE AND INSTALL CONT PAINTED WOOD CASING EQUAL TO 'BROSCO WM351 (8110) AT HEAD AND JAMBS.
3. PROVIDE AND INSTALL EXTERIOR STORM DOOR. REFER TO SPECIFICATION 08 11 66
4. ALL HARDWARE SHALL BE THE MANUFACTURERS STANDARD HARDWARE FOR SLIDING PATIO DOORS.

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES, DIMENSIONS AND SWINGS OF ALL EXISTING DOORS PRIOR TO ORDERING NEW DOOR/ FRAME ASSEMBLIES.

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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REGISTERED ARCHITECT EDMUND A. RAWSE No. 6290 COMMONWEALTH OF MASSACHUSETTS

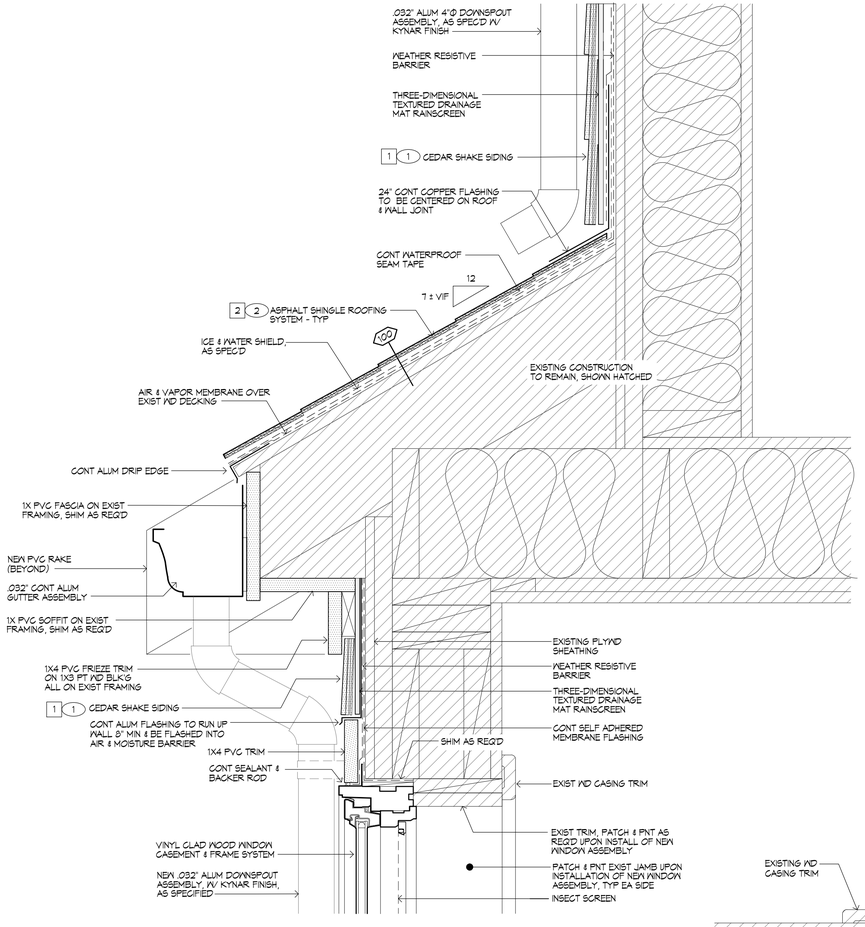
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

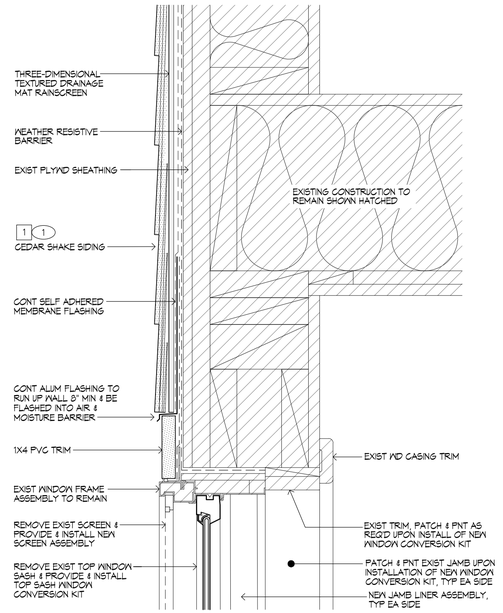
No.	Date	Description
	12.11.2024	ADDENDUM No.5

DOOR & WINDOW SCHEDULES

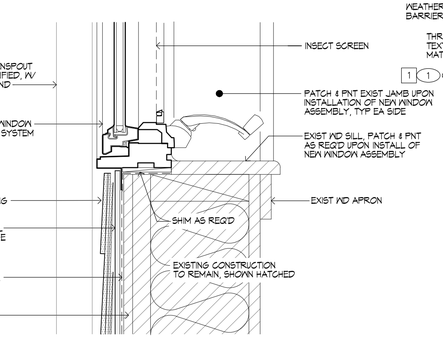
A6.00



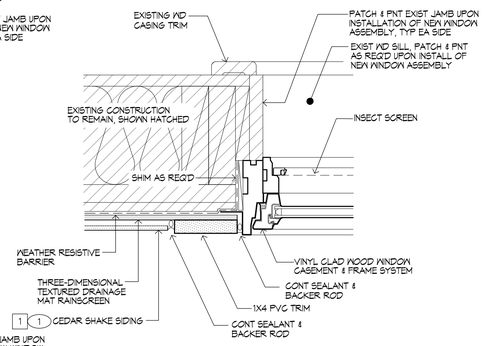
1 A6.01 WINDOW HEAD 3" = 1'-0" CASEMENT



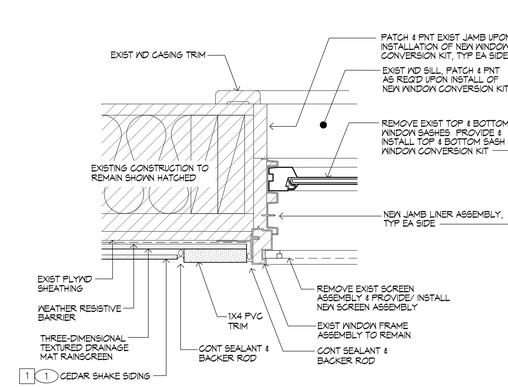
4 A6.01 WINDOW HEAD 3" = 1'-0"



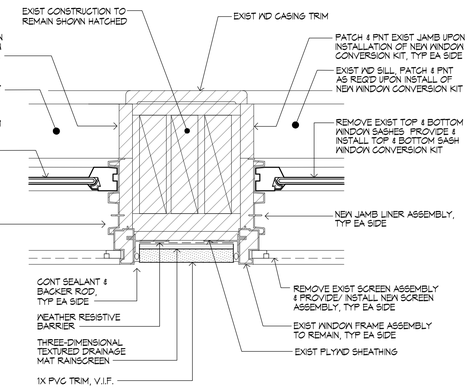
3 A6.01 WINDOW SILL 3" = 1'-0" CASEMENT



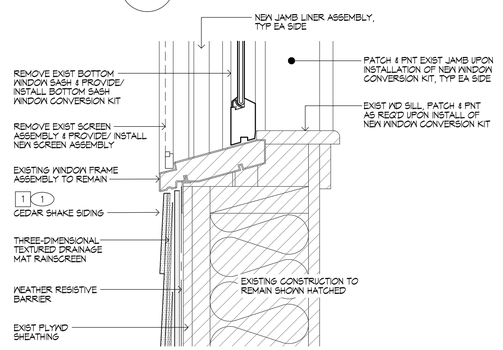
2 A6.01 WINDOW JAMB 3" = 1'-0" CASEMENT



5 A6.01 WINDOW JAMB 3" = 1'-0"



5A A6.01 WINDOW JAMB 3" = 1'-0"



6 A6.01 WINDOW SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 9280 COMMONWEALTH OF MASSACHUSETTS

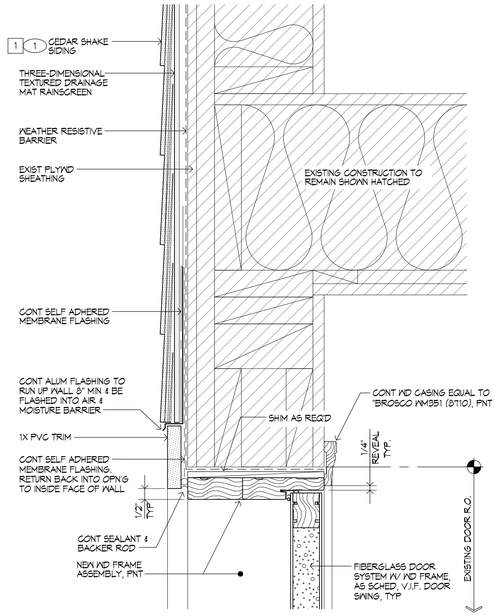
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

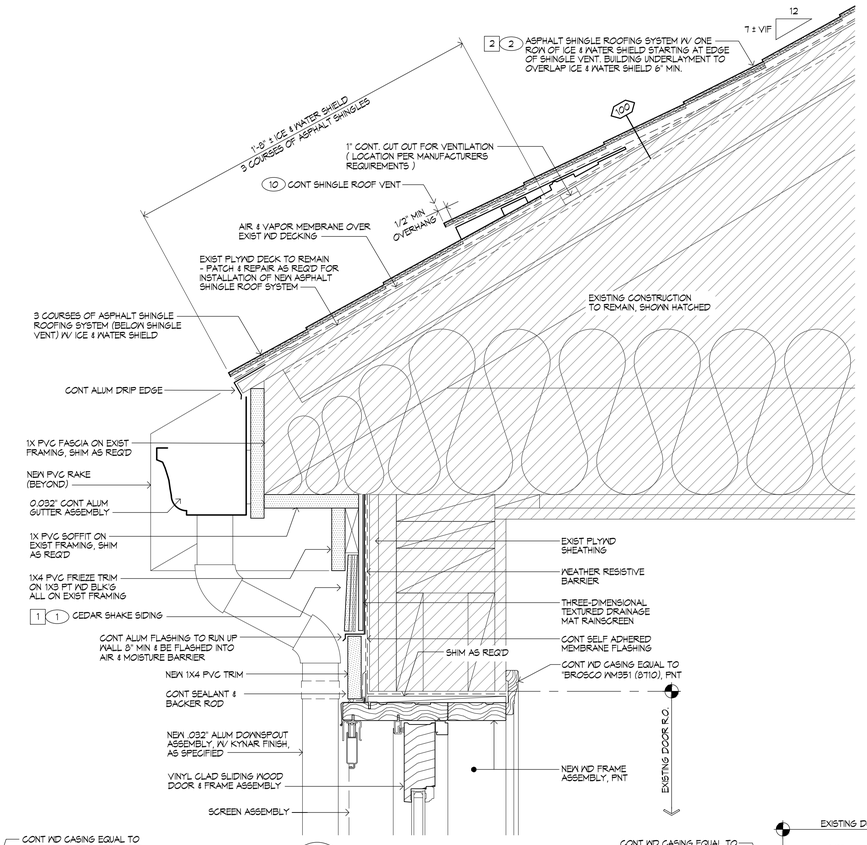
No.	Date	Description

WINDOW DETAILS

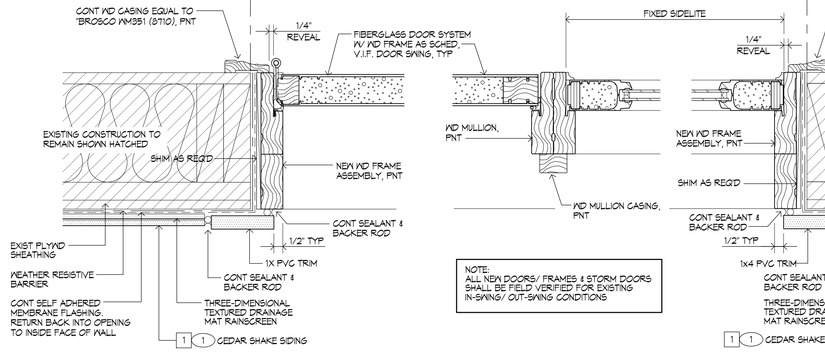
A6.01



1 A6.02 DOOR HEAD 3" = 1'-0"



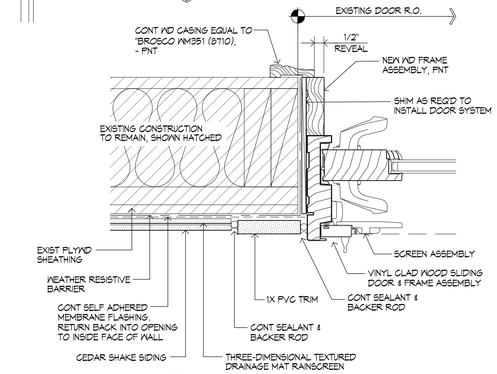
4 A6.02 DOOR HEAD 3" = 1'-0"



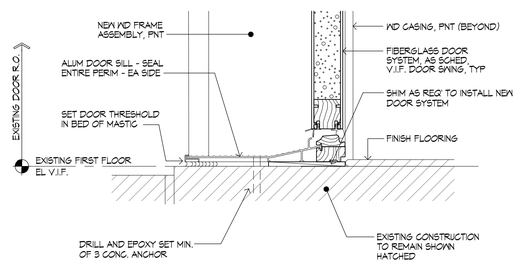
2 A6.02 DOOR JAMB 3" = 1'-0"

NOTE:
ALL NEW DOORS/ FRAMES & STORM DOORS SHALL BE FIELD VERIFIED FOR EXISTING IN-SWING/ OUT-SWING CONDITIONS

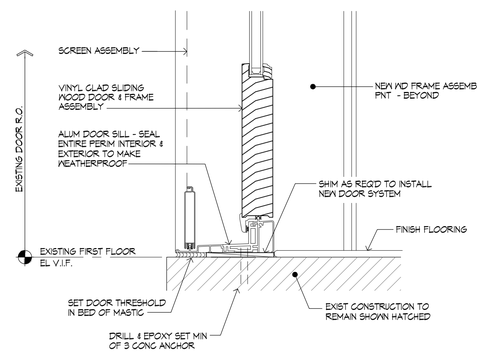
2A A6.02 SIDELITE JAMB 3" = 1'-0"



5 A6.02 DOOR JAMB 3" = 1'-0"



3 A6.02 DOOR SILL 3" = 1'-0"



6 A6.02 DOOR SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

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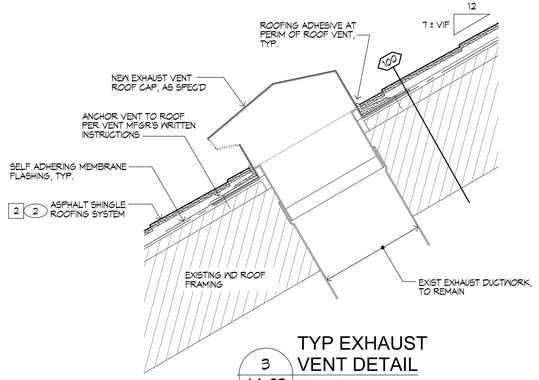
REGISTERED ARCHITECT EDWARD A. ROWSE No. 8230 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

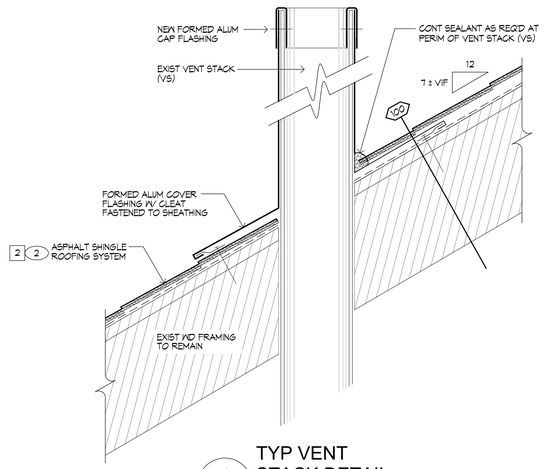
No.	Date	Description

DOOR DETAILS

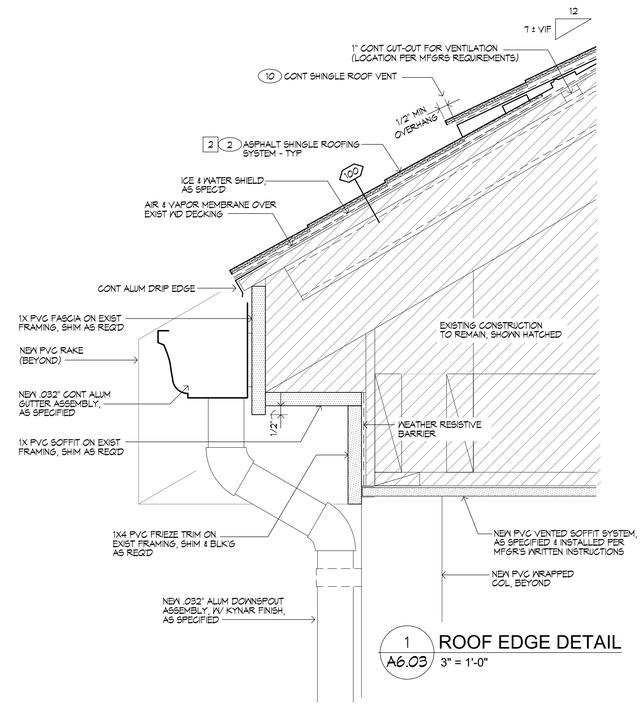
A6.02



3 A6.03 TYP EXHAUST VENT DETAIL
3" = 1'-0"

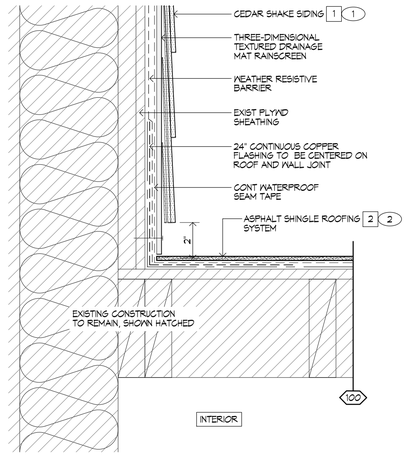


4 A6.03 TYP VENT STACK DETAIL
3" = 1'-0"

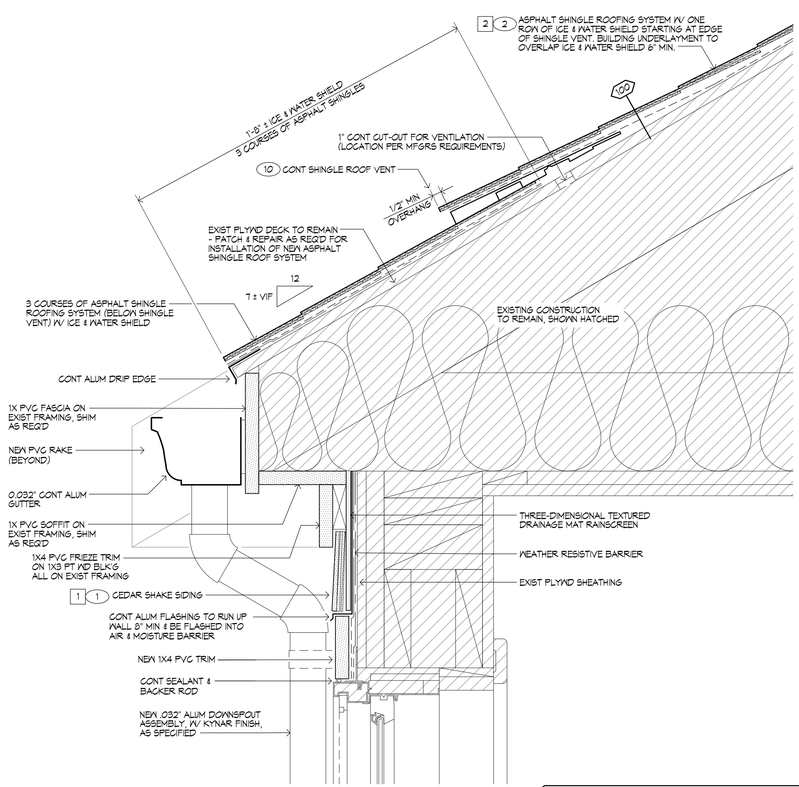


1 A6.03 ROOF EDGE DETAIL
3" = 1'-0"

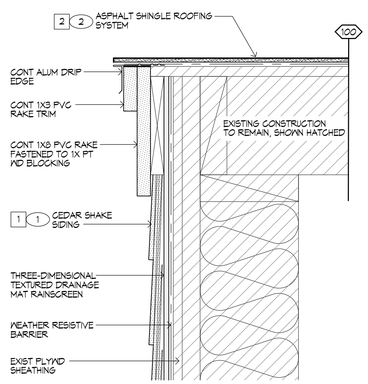
6 A6.03 DETAIL AT VALLEY FLASHING
3" = 1'-0"



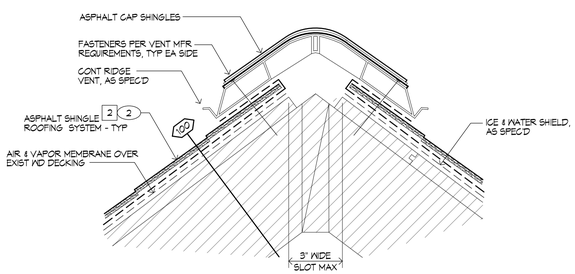
5 A6.03 ROOF DETAIL AT STEP FLASHING
3" = 1'-0"



2 A6.03 ROOF EDGE DETAIL
3" = 1'-0"



7 A6.03 ROOF RAKE DETAIL
3" = 1'-0"



8 A6.03 RIDGE VENT DETAIL
3" = 1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 6200 COMMONWEALTH OF MASSACHUSETTS

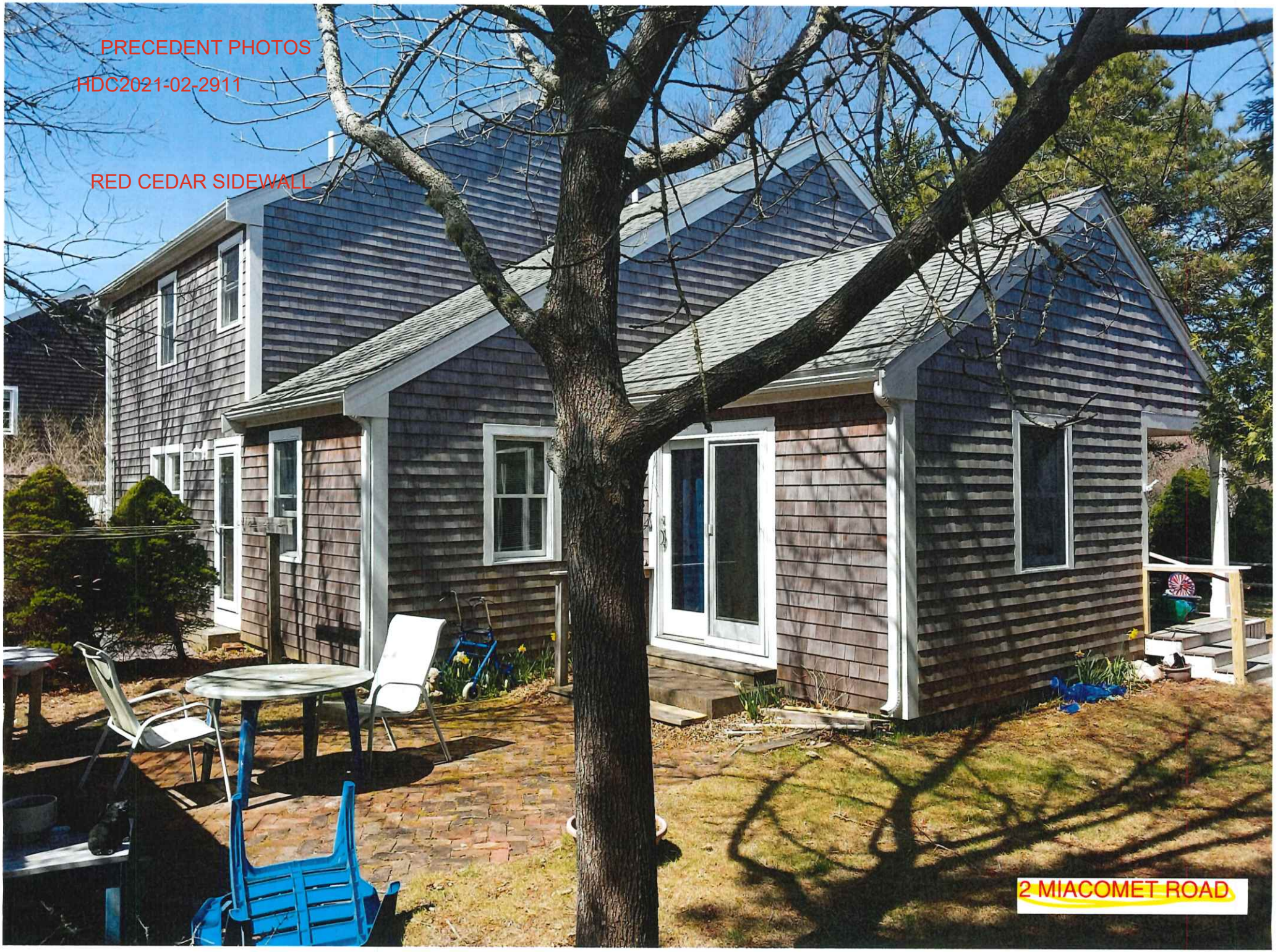
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

ROOF DETAILS

A6.03


PRECEDENT PHOTOS
HDC2021-02-2911
RED CEDAR SIDEWALL
2 MIACOMET ROAD

PRECEDENT PHOTOS

RED CEDAR SIDEWALL



PRECEDENT PHOTOS

HDC2021-02-2912

RED CEDAR SIDEWALL



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 82

Street & Number of Proposed Work: 2 Manta Drive

Owner of record: Nantucket Housing Authority

Mailing Address: 3 Manta Drive
Nantucket, MA 02554

Contact Phone #: 508-228-0296 E-mail: nFriend@dennishousing.org

AGENT INFORMATION (if applicable)

Name: Rowse Architects

Mailing Address: 400 Massasoit Ave.
EAST Providence, RI 02914

Contact Phone #: 401-331-9200 E-mail: Pbernardino@rowsearchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☒ Roof ☒ Other Siding, windows, Doors, 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 _____

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

Leaders (material and size): _____

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

☒ Other Red Cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other PVC Trim Boards (white) AZEK

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

C. Dimensions: Fascia 1x Exist Rake 1x Exist Soffit (Overhang) 1x Exist Corner boards 1x6 Frieze 1x Exist

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square X

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series conversion kits

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall red cedar Clapboard (if applicable) _____ Roof Colonial Slate

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 4/30/2025 Signature of owner of record _____ Signed under penalties of perjury

1 MANTA DR

Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	1 MANTA DR
ID	67 82

Ownership

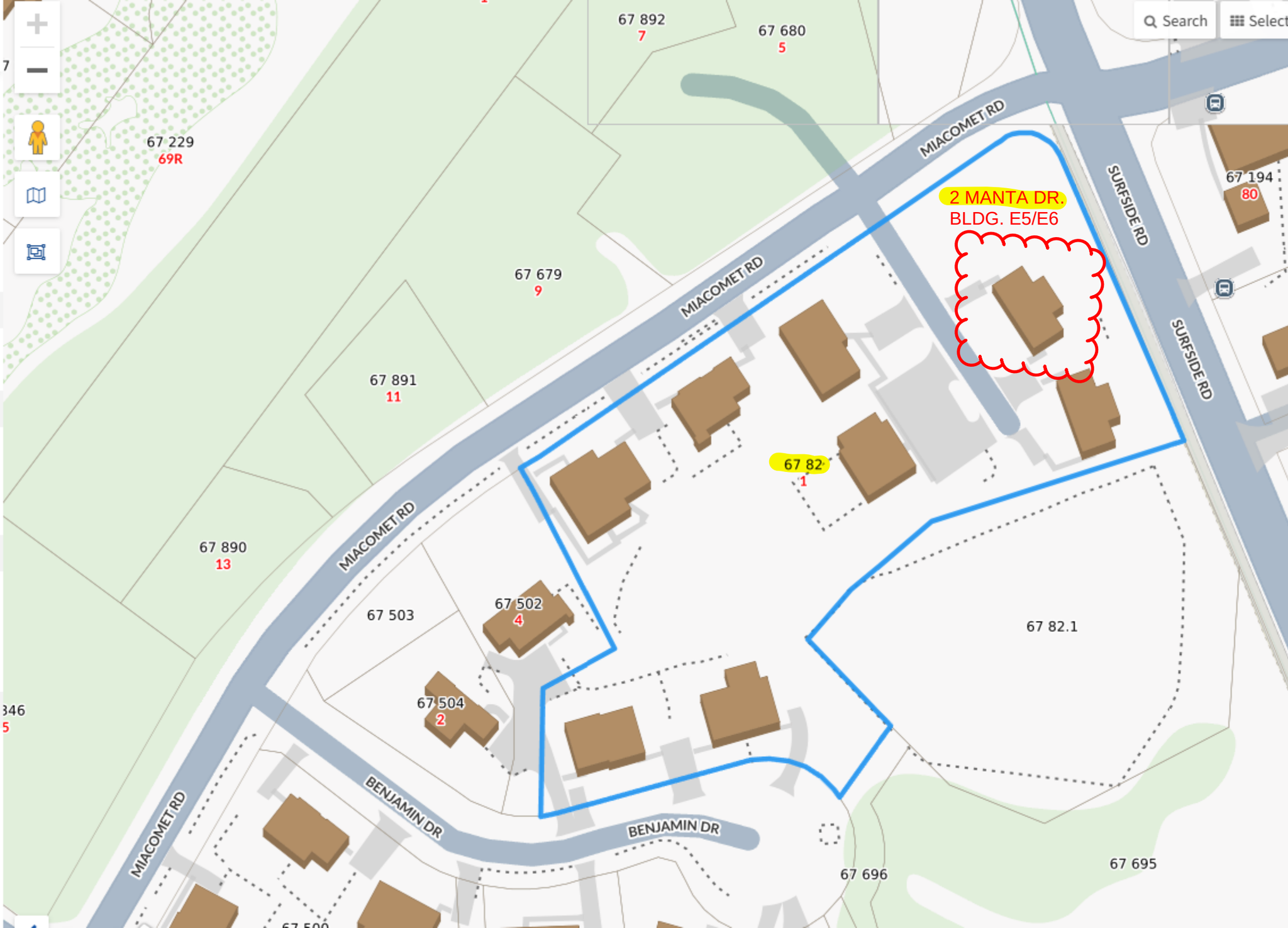
Name	NANTUCKET HOUSING AUTHORITY
Address	3 MANTA DR, NANTUCKET, MA 02554

Valuation

Total	$5,456,100
Land	$817,000
Last Sale	$1 on 1985-08-01
Book/Page	00233/0026

Land

Area	2.13 AC
Zone	LUG2



BUILDING ENVELOPE UPGRADES

MIACOMET VILLAGE 667-1, 705-01

NANTUCKET HOUSING AUTHORITY

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554

OCTOBER 23, 2024

EOHLC PROJECT #201043

ARCHITECT:

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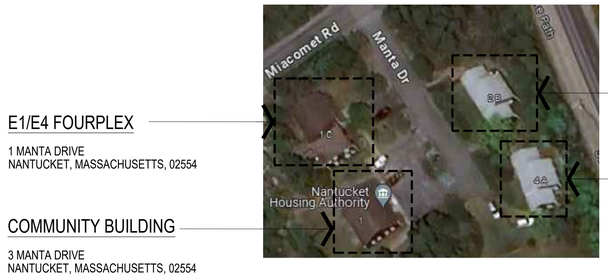

E1/E4 FOURPLEX

1 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

COMMUNITY BUILDING

3 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E5/E6 DUPLEX (ADD ALT No. 1)

2 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E7/E8 DUPLEX (ADD ALT No. 2)

4 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554



F6/E10 DUPLEX

1 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

F7/F8 DUPLEX

3 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

VICINITY MAP
NOT TO SCALE

PROJECT NORTH

LIST OF DRAWINGS

	TITLE SHEET	1 OF 21
C1.00	SITE KEY PLAN & NOTES	2 OF 21
A1.00	BUILDING F6 / E10 ROOF PLAN & FLOOR PLANS	3 OF 21
A1.01	BUILDING F7 / F8 ROOF PLAN & FLOOR PLANS	4 OF 21
A1.02	BUILDING E1 / E4 ROOF PLAN & FLOOR PLANS	5 OF 21
A1.03	COMMUNITY BUILDING ROOF PLAN & FLOOR PLAN	6 OF 21
A1.04	BUILDING E5 / E6 ROOF PLAN & FLOOR PLAN - ALTERNATE No.1	7 OF 21
A1.05	BUILDING E7 / E8 ROOF PLAN & FLOOR PLAN - ALTERNATE No.2	8 OF 21
A2.00	BUILDING F6 / E10 EXTERIOR ELEVATIONS	9 OF 21
A2.01	BUILDING F7 / F8 EXTERIOR ELEVATIONS	10 OF 21
A2.02	BUILDING E1 / E4 EXTERIOR ELEVATIONS	11 OF 21
A2.03	COMMUNITY BUILDING EXTERIOR ELEVATIONS	12 OF 21
A2.04	BUILDING E5 / E6 EXTERIOR ELEVATIONS - ALTERNATE No.1	13 OF 21
A2.05	BUILDING E7 / E8 EXTERIOR ELEVATIONS - ALTERNATE No.2	14 OF 21
A4.00	WALL SECTIONS	15 OF 21
A4.01	WALL SECTIONS	26 OF 21
A5.00	ENLARGED DETAILS	17 OF 21
A6.00	DOOR & WINDOW SCHEDULE	18 OF 21
A6.01	WINDOW DETAILS	19 OF 21
A6.02	DOOR DETAILS	20 OF 21
A6.03	ROOF DETAILS	21 OF 21

LIST OF STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING	CONV	CONVECTOR	FACP	FIRE ALARM CONTROL PANEL	JST	JOIST	OD	OUTSIDE DIAMETER	RT	RUBBER TILE
ACT	ACOUSTICAL TILE	CORR	CORRIDOR	FB	FIRE BLANKET	JT	JOINT	OH	OPPOSITE HAND	RTU	ROOF TOP UNIT
AFF	ABOVE FINISH FLOOR	COORD	COORDINATE	FD	FLOOR DRAIN			OPNG	OPENING		
ALT	ALTERNATE	CPT	CARPET	FE	FIRE EXTINGUISHER	L	LENGTH		OPPOSITE HAND	S	SEALANT
ALUM	ALUMINUM	CT	CERAMIC TILE	FF	FINISH FLOOR	LAM	LAMINATE	OPP	OPPOSITE	SCD	SEAT COVER DISPENSER
ANC BLT	ANCHOR BOLT	CD	CLOTHES DRYER	FFE	FINISH FLOOR ELEVATION	LAV	LAVATORY	OSB	ORIENTED STRAND BOARD	SCH	SCHEDULE
APPROX	APPROXIMATE	CW	CLOTHES WASHER	FIN	FINISH	LBL	LABEL	OW	OPERABLE WALL	SCR	SHOWER CURTAIN ROD
ARCH	ARCHITECT			FG	FIBERGLASS	LC	LEAD COATED			SCW	SOLID CORE WOOD
ARGB	ABUSE RESISTANT GB	D	DRYER	FLASH	FLASHING	LCC	LEAD COATED COPPER	PART BD	PARTICLE BOARD	SD	SOAP DISPENSER
ASPH	ASPHALT	DBL	DOUBLE	FLR	FLOOR	LP	LOW POINT	PCP	PRECAST CONCRETE PLANK	SECT	SECTION
		DEMO	DEMOLITION	FLUOR	FLUORESCENT	LSG	LIFE SAFETY CODE	PERIM	PERIMETER	SF	SQUARE FEET
BC	BRICK COURSE	DI	DRAIN INLET	FNDN	FOUNDATION	LGT	LINOLEUM COMPOSITION TILE	PL	PLASTER or PROPERTY LINE	SIM	SIMILAR
BD	BOARD	DIAG	DIAGONAL	FOC	FACE OF CONCRETE			PLAM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPOSAL
BITUM	BITUMINOUS	DIAM	DIAMETER	FOF	FACE OF FINISH	MAS	MASONRY	PLAS	PLASTIC	SNV	SANITARY NAPKIN VENDOR
BLDG	BUILDING	DIM	DIMENSION	FOM	FACE OF MASONRY	MAX	MAXIMUM	PLWD	PLYWOOD	SPEC	SPECIFICATION
BLK	BLOCK	DL	DRAIN LEADER	FOS	FACE OF STUD	MB	MARKER BOARD	PMJF	PREMOLDED JOINT FILLER	SQ	SQUARE
BLKG	BLOCKING	DN	DOWN	FP	FIREPROOFING	MBL	MARBLE TILE	PNT	PAINT	SS	STAINLESS STEEL
BM	BENCH MARK	D-PART	DEMOUNTABLE PARTITION	FR	FIRE RETARDENT	MC	MEDICINE CABINET	PNTD	PAINTED	STD	STANDARD
BOF	BOTTOM OF FOOTING	DR	DOOR	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	PR	PAIR	STL	STEEL
BOTT	BOTTOM	DS	DOWNSPOUT	FUR	FURRING	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	STOR	STORAGE
BRG	BEARING	DTL	DETAIL			MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	STRUCT	STRUCTURE or STRUCTURAL
BRK	BRICK	DWG	DRAWING	GA	GAUGE	MFR	MANUFACTURER	PT	PRESSURE TREATED	SUSP	SUSPENDED or SUSPENSION
BS	BRICK SHELF	DW	DISHWASHER	GB	GYPSUM BOARD	MH	MANHOLE	PTD	PAPER TOWEL DISPENSER	SV	SHEET VINYL
BSMT	BASEMENT			GC	GENERAL CONTRACTOR	MIN	MINIMUM	PTN	PARTITION	T	TREAD
		EA	EACH	GALV	GALVANIZED	MIR	MIRROR	PVC	POLYVINYL CHLORIDE	TB	TACK BOARD
CAB	CABINET	EF	EACH FACE	GL	GLASS	MISC	MISCELLANEOUS	PVMT	PAVEMENT	TBA	TO BE ABANDONED
CB	CEMENT BOARD	EHD	ELECTRIC HAND DRYER	GLAZ	GLAZED BLOCK	ML	MATCH LINE			TBB	TILE BACKER BOARD
CDM	CAVITY DRAINAGE MATERIAL	EIFS	EXTERIOR INSULATED FINISH SYSTEM	GLB	GLASS BLOCK	MO	MASONRY OPENING	QT	QUARRY TILE	TBD	TO BE DETERMINED
CH	CEILING HEIGHT	EJ	EXPANSION JOINT	GN	GOOSENECK	MRGB	MOISTURE RESISTANT GB			TEL	TELEPHONE
CIP	CAST IN PLACE	ELEC	ELECTRIC	GT	GRANITE TILES	MS	METAL STUD	R & D	REMOVE & DISPOSE	THK	THICK or THICKNESS
CJ	CONTROL JOINT	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MTD	MOUNTED	R & R	REMOVE & REPLACE	THOLD	THRESHOLD
℄	CENTER LINE	ELEV	ELEVATOR	GYP	GYPSUM WALL BOARD	MTL	METAL	R & S	REMOVE & SALVAGE	TOC	TOP OF CURB
CL	CLOSET or CHAIN LINK	EMER	EMERGENCY			MTP	METAL TOILET PARTITION	R	RADIUS/RISER	TOL	TOP OF LANDING
CLG	CEILING	ENCL	ENCLOSURE	HC	HANDICAP	MWF	MOLDED WOOD FIBERBOARD	RB	RUBBER MAT	TOP	TOP OF PLATE
CLOS	CLOSET	EP	ELECTRICAL PANEL	HD	HEAVY DUTY			RD	ROOF DRAIN	TOS	TOP OF STEEL
CLR	CLEAR	EPXY	EPOXY SEALING SYSTEM	HDWR	HARDWARE	MW	MULTI-COLOR WALL PAINT	REF	REFRIGERATOR	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HM	HOLLOW METAL			REFURB	REFURBISH	TR	TRASH BASKET
		EQUIP	EQUIPMENT	HOR	HORIZONTAL			REINF	REINFORCEMENT	TS	TUBULAR STEEL
CNTR	COUNTER	ER	EXISTING TO REMAIN	HP	HIGH POINT	NA	NOT APPLICABLE	RES	RESILIENT	TTD	TOILET TISSUE DISPENSER
CO	CASED OPENING	EXH	EXHAUST	HT	HEIGHT	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TW	TO WEATHER
COL	COLUMN	EXIST	EXISTING	HTR	HEATER	NOM	NOMINAL	RFS	RESINS FLOOR SYSTEM	TYP	TYPICAL
COMP	COMPOSITION	EXIST'G	EXISTING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NTS	NOT TO SCALE	RH	RIGHT HAND		
CONC	CONCRETE	EXP	EXPANSION			NO	NUMBER	RISEC	RHODE ISLAND STATE BUILDING CODE	UC	UNDERCUT
CONST	CONSTRUCTION	EXPT	EPOXY PAINT			NW	NEW			UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	EXT	EXTERIOR	ID	INSIDE DIAMETER			RL	ROOF LADDER	UV	UNIT VENTILATOR
		EX	EACH WAY	INSUL	INSULATION	OA	OVERALL	RM	ROOM		
		EWC	ELECTRIC WATER COOLER	INT	INTERIOR	OC	ON CENTER	RO	ROUGH OPENING	VB	VINYL WALL BASE
				INV	INVERT					VCT	VINYL COMPOSITION TILE
										VERT	VERTICAL
										VEST	VESTIBULE
										VIF	VERIFY IN FIELD
										VPB	VENEER PLASTER BASE
										VS	VENT STACK
										VT	VINYL TREAD
										VTS	VINYL TRANSITION STRIP
										VWB	VINYL WALL BASE
										VWC	VINYL WALL COVERING
										W	WASHER
										W/	WITH
										W/O	WITHOUT
										WB	WRITING (WHITE) BOARD
										WC	WATER CLOSET
										WD	WOOD
										WF	WIRE FABRIC
										WG	WIRE GLASS
										WP	WORK POINT
										WPG	WATERPROOF(ING)
										WS	WOOD STUD
										WT	WEIGHT
										WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- 2 / A1.02 — WALL SECTION, DETAIL, OR EXTERIOR ELEVATION
- 2 / A1.02 — BUILDING SECTION
- 2 / A1.02 — DETAIL
- EXISTING CONSTRUCTION TO REMAIN
- 3 — DEMOLITION NOTE
- 2 — CONSTRUCTION NOTE
- DATUM &/OR BUILDING ADDITION WORK POINT
- Ex 7 — COLUMN GRID
- BATT INSULATION / SOUND ATTENUATION BLANKET
- RIGID / SEMI-RIGID INSULATION
- PARTICLE BOARD / MDF
- PLYWOOD / MDO
- FINISH WOOD
- WOOD STUDS / BLOCKING (DIMENSIONAL LUMBER)
- WOOD BLOCKING (NON-DIMENSIONAL)

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BUILDING ENVELOPE UPGRADES
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SET NUMBER
OCTOBER 23, 2024

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY AND BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR SHALL IDENTIFY ALL EXISTING ITEMS OF WORK SCHEDULED TO REMAIN OR SALVAGED FOR REUSE.
2. ALL DEMOLITION WORK AND DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED DEMOLITION PERMITS.
3. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH OWNER AND / OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT CAUSES NO DISRUPTION TO THE CONTINUOUS OCCUPATION OF THE BUILDING AND SITE FOR ITS INTENDED PURPOSE. PROVIDE ADDITIONAL MEASURES TO PREVENT THE MIGRATION OF DUST INTO ADJACENT SPACES.
4. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS.
5. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND / OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
6. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK RELATED TO A WALL OR OTHER DEMOLITION ITEM SHALL BE REMOVED WHETHER INDICATED OR NOT.
7. ALL EXISTING ITEMS SCHEDULED TO REMAIN DURING CONSTRUCTION SHALL BE TEMPORARILY SUPPORTED.
8. THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO PATCH, REPAIR AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK WITH MATERIALS AND METHODS TO MATCH THE EXISTING FINISH AND MAKE FLUSH WITH THE EXISTING ADJACENT SURFACES. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. WHERE EXISTING FINISHES ARE INDICATED TO REMAIN AS BASE MATERIALS; REMOVE ALL PROJECTIONS AND FILL ALL VOIDS; SECURE OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AS OCCURS.
11. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT THE EXECUTION OF THE DEMOLITION WORK INDICATED.
12. ALL EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION OR REFINISHING WHICH BECAME DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH THE ORIGINAL EXISTING CONDITION TO THE SATISFACTION OF THE OWNER.
13. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE OR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS. ALL SCHEDULED ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION OPERATIONS AND DELIVERED TO THE APPROPRIATE PARTY IN UNDAMAGED CONDITION.

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE AREA DAMAGED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING, LOAM, SEED, SOD ETC. AS REQUIRED TO ACHIEVE A CONDITION APPROVED BY OWNER/ ARCHITECT.
2. ITEMS CALLED TO BE REMOVED AND REPLACED SHALL BE REPLACED "IN-KIND" WITH LIKE MATERIALS TO MATCH EXISTING CONDITIONS, SUCH AS, MATERIAL, SIZE COLOR ETC. UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT WITH A REQUEST FOR INFORMATION (RFI), IF ANY DISCREPANCIES EXIST.

SPECIFIC DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF EXISTING WOOD SHAKE SIDING SYSTEM, CORNER BOARDS, RAKES, TRIM, FASCIA, SOFFIT AND EXISTING MOISTURE BARRIER. REPLACE ANY DAMAGED / ROTTED WOOD WALL SHEATHING (TYPICAL), MATCH EXISTING THICKNESS. CONTRACTOR SHALL INCLUDE 250 SQ. FT. OF EXISTING WALL SHEATHING TO BE REPLACED AT EACH BUILDING IN THE BASE BID AS WELL AS THE ALTERNATES. NEW WALL SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING SYSTEM INCLUDING ALL UNDERLAYMENTS AND MEMBRANES DOWN TO EXISTING ROOF DECK. REMOVE AND DISPOSE OF ALL EXISTING ROOF ACCESSORIES INCLUDING DRIP EDGES. CONTRACTOR TO CARRY 20% REMOVAL AND REPLACEMENT OF ANY DAMAGED/ ROTTED WOOD ROOF DECKING/ SHEATHING PER BUILDING IN THE BASE BID AND FOR EACH ALTERNATE. NEW ROOF DECKING/ SHEATHING SHALL BE EXTERIOR GRADE AND THICKNESS SHALL MATCH THAT OF EXISTING ADJACENT ROOF SHEATHING.
3. REMOVE AND DISPOSE OF EXISTING EXHAUST VENT.
4. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR AND ALL ASSOCIATED TRIM AND APPURTENANCES. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW INSULATED DOOR AND DOOR FRAME AS SCHEDULED. REMOVE AND DISPOSE OF EXISTING STORM DOORS IN THEIR ENTIRETY, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. REMOVE AND DISPOSE EXISTING GUTTER AND DOWNSPOUT ASSEMBLIES IN THEIR ENTIRETY.
6. TEMPORARILY DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING SCHEDULED TO REMAIN OR BE REUSED). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
6A. TEMPORARILY DISCONNECT, CAP AND REMOVE EXISTING ELECTRICAL SERVICE METER ASSEMBLY IN ITS ENTIRETY. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
7. CAREFULLY REMOVE AND DISPOSE OF EXISTING WINDOW SCREEN ASSEMBLIES IN THEIR ENTIRETY. CAREFULLY REMOVE AND DISPOSE OF BOTH, TOP AND BOTTOM WINDOW SASHES. PREPARE EXISTING WINDOW FRAME TO RECEIVE TOP AND BOTTOM CONVERSION WINDOW SASHES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE AND DISPOSE OF EXISTING CASEMENT WINDOW ASSEMBLY IN ITS ENTIRETY, AS OCCURS. PREPARE EXISTING WINDOW OPENING TO RECEIVE NEW CASEMENT WINDOW ASSEMBLY, AS REQUIRED.
8. REMOVE EXISTING PLUMBING WALL HYDRANT AND MODIFY EXISTING THRU-WALL PLUMBING LINE, AS REQUIRED TO INSTALL NEW PLUMBING WALL HYDRANT.
9. REMOVE AND DISPOSE EXISTING WOOD GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
10. REMOVE AND DISPOSE OF EXISTING WOOD DECK ASSEMBLY AND FRAMING MEMBERS IN THEIR ENTIRETY. REMOVE AND DISPOSE OF EXISTING GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
11. REMOVE AND DISPOSE OF EXISTING STEEL BULKHEAD AND STAIR ASSEMBLY IN ITS ENTIRETY. REMOVE AND DISPOSE OF EXISTING BASEMENT DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY. PREPARE EXISTING CMU/ CONCRETE BASEMENT ACCESS AND DOOR OPENING TO RECEIVE NEW BULKHEAD, STAIR SYSTEM AND DOOR/ FRAME ASSEMBLY.

SPECIFIC CONSTRUCTION NOTES:

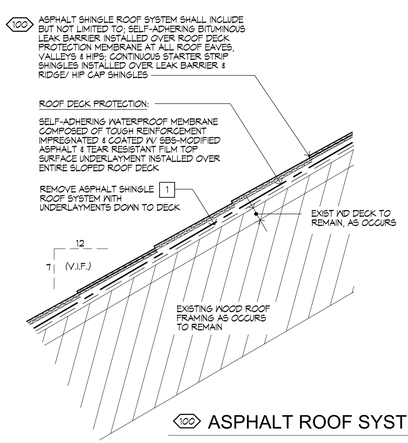
1. CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEDAR SHAKE SIDING SYSTEM, INCLUDING ALL PVC CORNER BOARDS, PVC RAKES, PVC TRIM, PVC FASCIA, PVC SOFFITS, RAINSCREENS AND CONTINUOUS MOISTURE BARRIERS. CONTRACTOR SHALL USE CORTEX CONCEALED FASTENER SYSTEM AND PVC ADHESIVE AS REQUIRED AND SPECIFIED AT ALL NEW PVC TRIM LOCATIONS. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF EXTERIOR WALL SHEATHING, AS REQUIRED UNDER DEMOLITION NOTE #1.
2. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ASPHALT SHINGLE ROOFING SYSTEM (100) OVER EXISTING OR NEW ROOF DECKING, AS OCCURS, INCLUDING ALL UNDERLAYMENTS, SOFFITS, FASCIA, DRIP EDGES, ICE AND WATER SHIELD, RIDGE VENTS AND ALL ASSOCIATED ROOFING ACCESSORIES AS INDICATED AND SPECIFIED. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF ROOF SHEATHING, AS REQUIRED, UNDER DEMOLITION NOTE #2.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW EXHAUST VENTS, AS OCCURS. REFER TO DETAIL 5/A5.00 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXTERIOR DOOR, DOOR FRAME, AND ALL ASSOCIATED TRIM AND HARDWARE AS SCHEDULED. DOORS SHALL MEET THE HURRICANE IMPACT CODE. PROVIDE AND INSTALL NEW STORM DOORS AS SPECIFIED, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLIES AS INDICATED AND SPECIFIED.
6. CONTRACTOR SHALL RE-CONNECT AND SECURE EXISTING SALVAGED ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED UPON THE INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING, SCHEDULED TO REMAIN OR BE REUSED). REFER TO DETAILS ON SHEET A5.00 FOR ADDITIONAL INFORMATION.
6A. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ELECTRICAL SERVICE METER ASSEMBLY INCLUDING ALL ASSOCIATED WIRING AND ACCESSORIES, AS REQUIRED. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS).
7. CONTRACTOR SHALL PROVIDE AND INSTALL NEW TOP AND BOTTOM WINDOW CONVERSION KIT ASSEMBLIES, AS SPECIFIED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS, WITHIN EXISTING WINDOW FRAME ASSEMBLY. PROVIDE AND INSTALL NEW CASEMENT WINDOW ASSEMBLY IN PREPARED WINDOW OPENING, AS OCCURS. PATCH AND PAINT EXISTING WINDOW JAMBS, HEAD/ SILL AS REQUIRED. REFER TO DETAILS ON SHEET A6.01 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW PLUMBING WALL HYDRANT ASSEMBLY AT EXISTING REMOVED/ MODIFIED SUPPLY LINE LOCATIONS, AS OCCURS. REFER TO DETAIL 6/A5.00 FOR ADDITIONAL INFORMATION.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 3/4" THICK PVC TRIM PANEL TO ATTACH MAIN ELECTRICAL SERVICE EQUIPMENT (PANEL SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY EACH LOCATION). REFER TO DETAIL 9/A5.00 FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHINGLE VENT SYSTEM, AS SPECIFIED, PER MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS AND ADDITIONAL INFORMATION.
11. PROVIDE AND INSTALL NEW HEAVY GAUGE STEEL BULKHEAD ASSEMBLY WITH POWDER COAT FINISH AND STAIR SYSTEM AS INDICATED ON DRAWINGS AND SPECIFIED. REFER TO DETAIL 4/A4.01 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE AND INSTALL NEW PRESSURE TREATED 4x4 POSTS WHERE INDICATED, PRE-DRILL AND SECURE TO EXISTING CONCRETE LANDING/ STAIRS WITH STAINLESS STEEL ANCHORS AS REQUIRED. PROVIDE AND INSTALL PVC COLUMN WRAPS, ALONG WITH NEW PVC TOP AND BOTTOM GUARD/ RAILING SYSTEMS WITH PVC BALUSTERS AND HANDRAILS AS INDICATED AND SPECIFIED. INSTALL RAILING SYSTEM ASSEMBLIES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. NEW WOOD/ PVC DECK ASSEMBLY

    PROVIDE AND INSTALL:

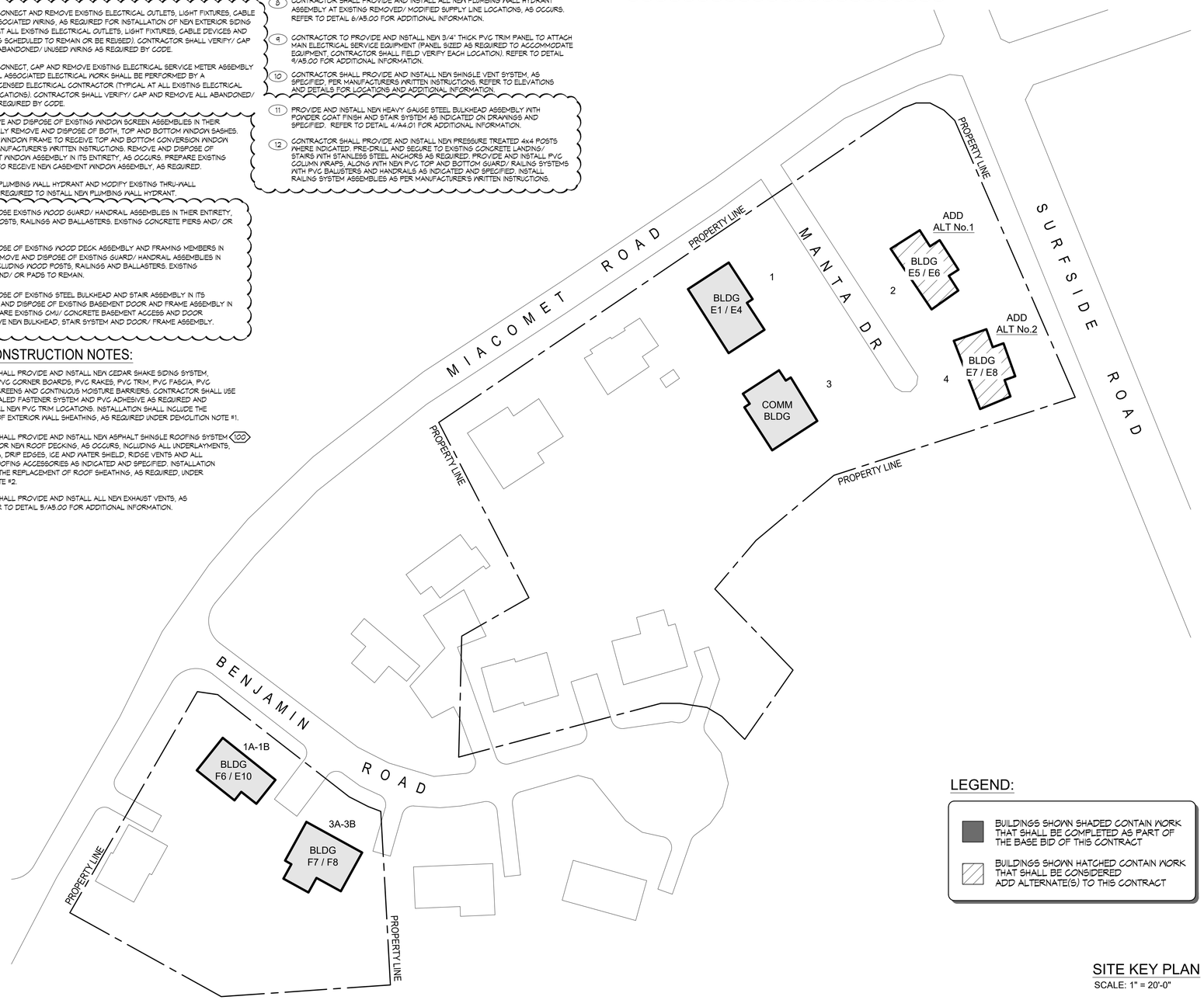
    - 4" X 4" PRESSURE TREATED POSTS WITH GALVANIZED CHAIRS, SET ON EXISTING CONCRETE PADS/ PIERS, AS OCCURS, OR PROVIDE NEW 10"Ø CONCRETE SONO TUBES TO BELOW FROST LINE , AS REQUIRED.
    - PRESSURE TREATED 2" X 10" RIBBON BOARDS SECURED TO 4" x 4" POSTS WITH 3 1/2" GALVANIZED BOLTS WITH WASHERS, COUNTERSINK BOLTS FLUSH. EXTEND POST 40 INCHES ABOVE FINISH DECK. INSTALL PVC POST COVER, BASE AND CAP.
    - 2" x 10" GALVANIZED STEEL JOIST HANGERS, BY SIMPSON OR EQUAL, AT 16" O.C. WITH 2" x 10" PRESSURE TREATED JOISTS.
    - SECURE PRESSURE TREATED 2 x 10 LEDGER TO EXISTING HOUSE FRAMING AS DETAILED.
    - 5/4" COMPOSITE DECK PLANK WITH 9S CONCEALED CLIP ANCHORS AND #7 S6 SCREWS.
    - 1" x 12" PVC FASCIA TRIM BOARD.
    - TOP AND BOTTOM PVC GUARD/ RAILING SYSTEM WITH PVC BALUSTERS.
    - 2" X 12" PRESSURE TREATED STAIR STRINGERS (4 PER STAIR) WITH 5/4" COMPOSITE DECK TREADS AND 1/2" THICK PVC RISERS. FURNISH AND INSTALL HANDRAILS, AS DETAILED TO MATCH DECK GUARD/ RAILING ASSEMBLIES.

PROPOSED ROOF SYSTEM

SCALE: 3" = 1'-0"



(100) ASPHALT ROOF SYSTEM



LEGEND:

- BUILDINGS SHOWN SHADED CONTAIN WORK THAT SHALL BE COMPLETED AS PART OF THE BASE BID OF THIS CONTRACT
- BUILDINGS SHOWN HATCHED CONTAIN WORK THAT SHALL BE CONSIDERED ADD ALTERNATE(S) TO THIS CONTRACT

SITE KEY PLAN

SCALE: 1" = 20'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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REGISTERED ARCHITECT EDWARD A. ROSE No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

Drawn by: CAB Proj. Mgr.: EAR

Revisions

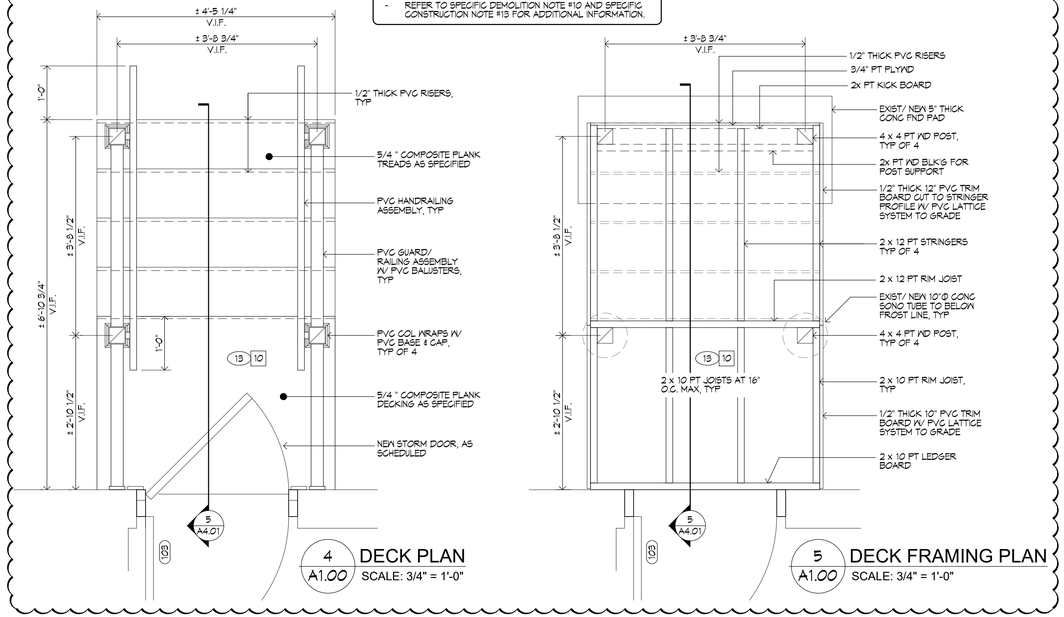
No.	Date	Description
	12.11.2024	ADDENDUM No.5

SITE KEY PLAN & NOTES

C1.00

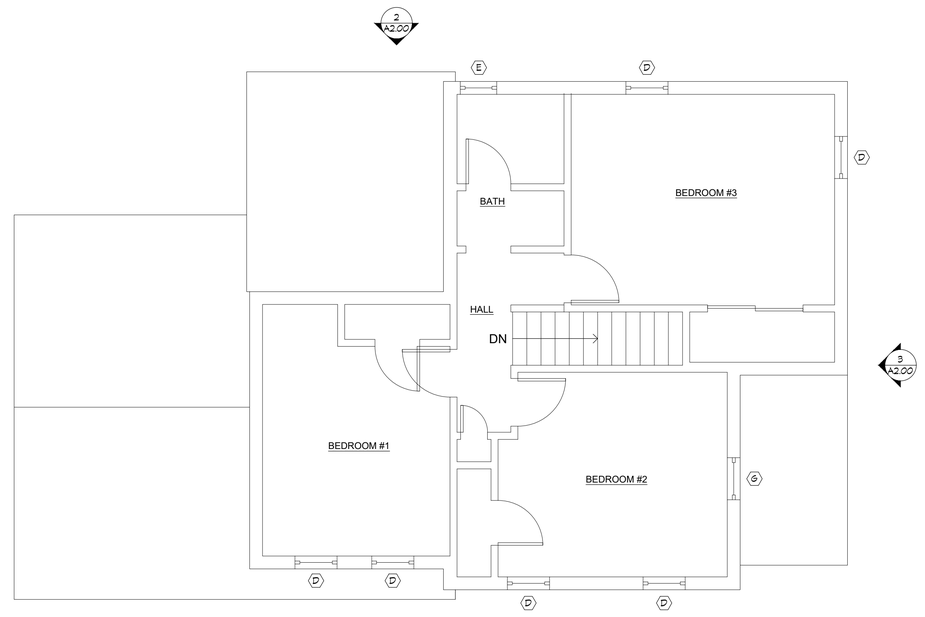
230106 - C1.00 | 2 of 21

NOTE:
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW DECK AND STAIR ASSEMBLY. EXACT LOCATION MAY BE DETERMINED BY EXISTING LOCATION OF CONCRETE PAD AND/ OR CONCRETE PIERS TO BE RE-USED.
- REFER TO SPECIFIC DEMOLITION NOTE #10 AND SPECIFIC CONSTRUCTION NOTE #13 FOR ADDITIONAL INFORMATION.

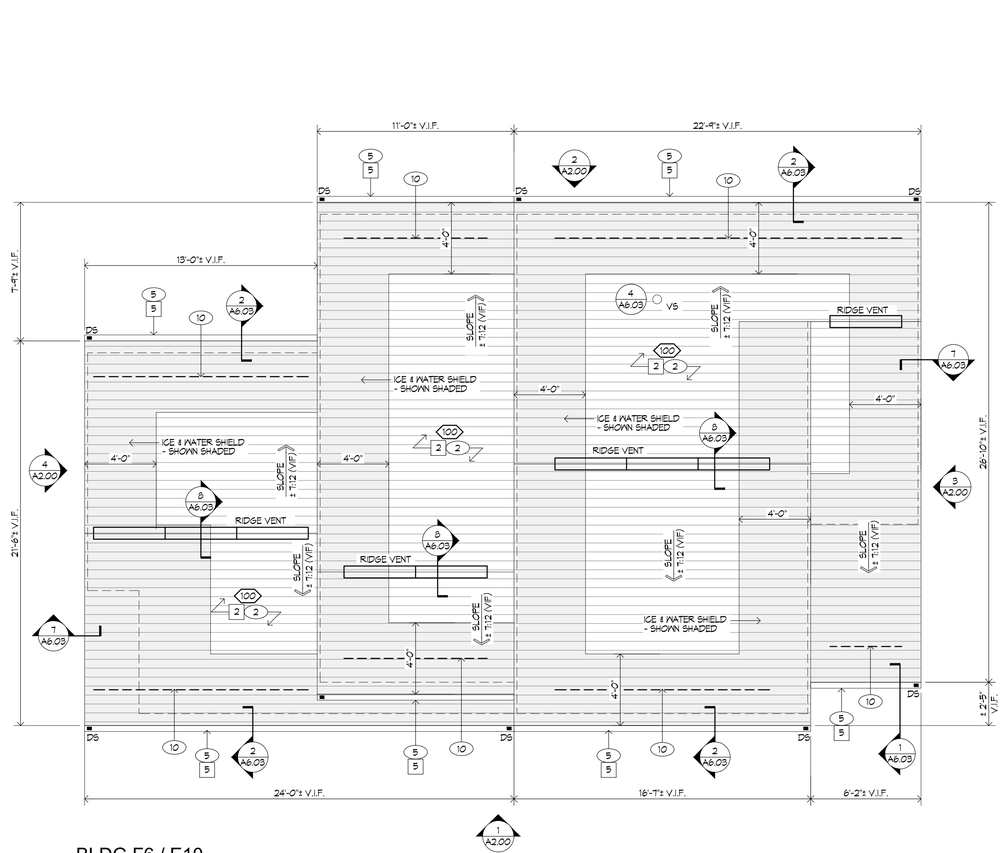


4 A1.00 DECK PLAN
SCALE: 3/4" = 1'-0"

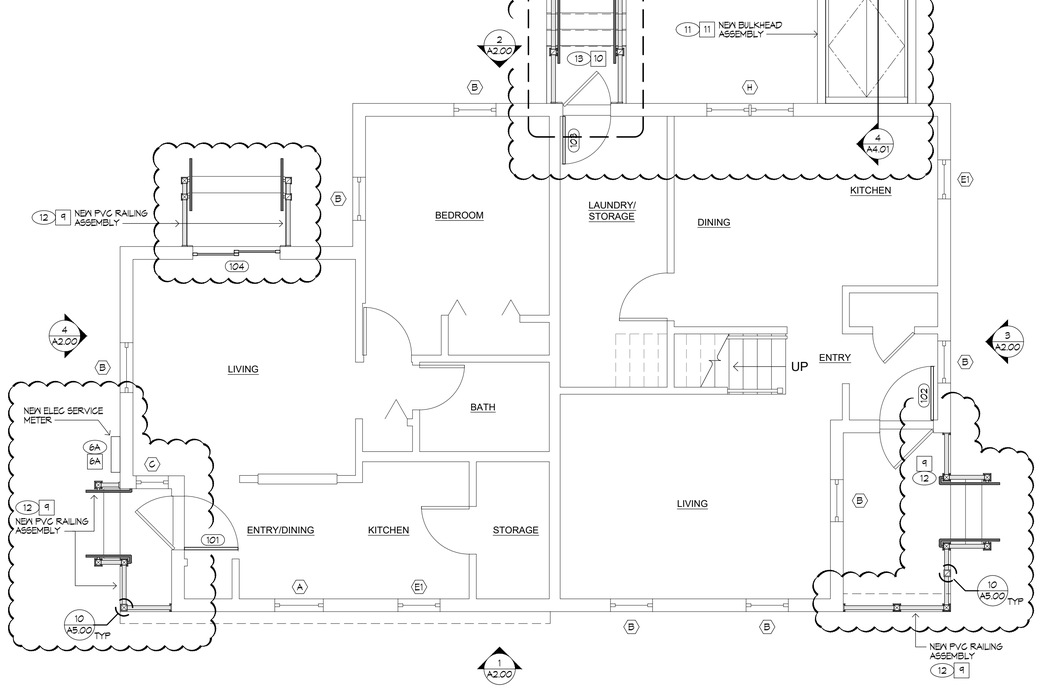
5 A1.00 DECK FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 A1.00 BLDG F6 / E10
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.00 BLDG F6 / E10
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.00 BLDG F6 / E10
FIRST FLOOR PLAN
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REGISTERED ARCHITECT — RICHARD T. ROWSE — No. 9250 — COMMONWEALTH OF MASSACHUSETTS

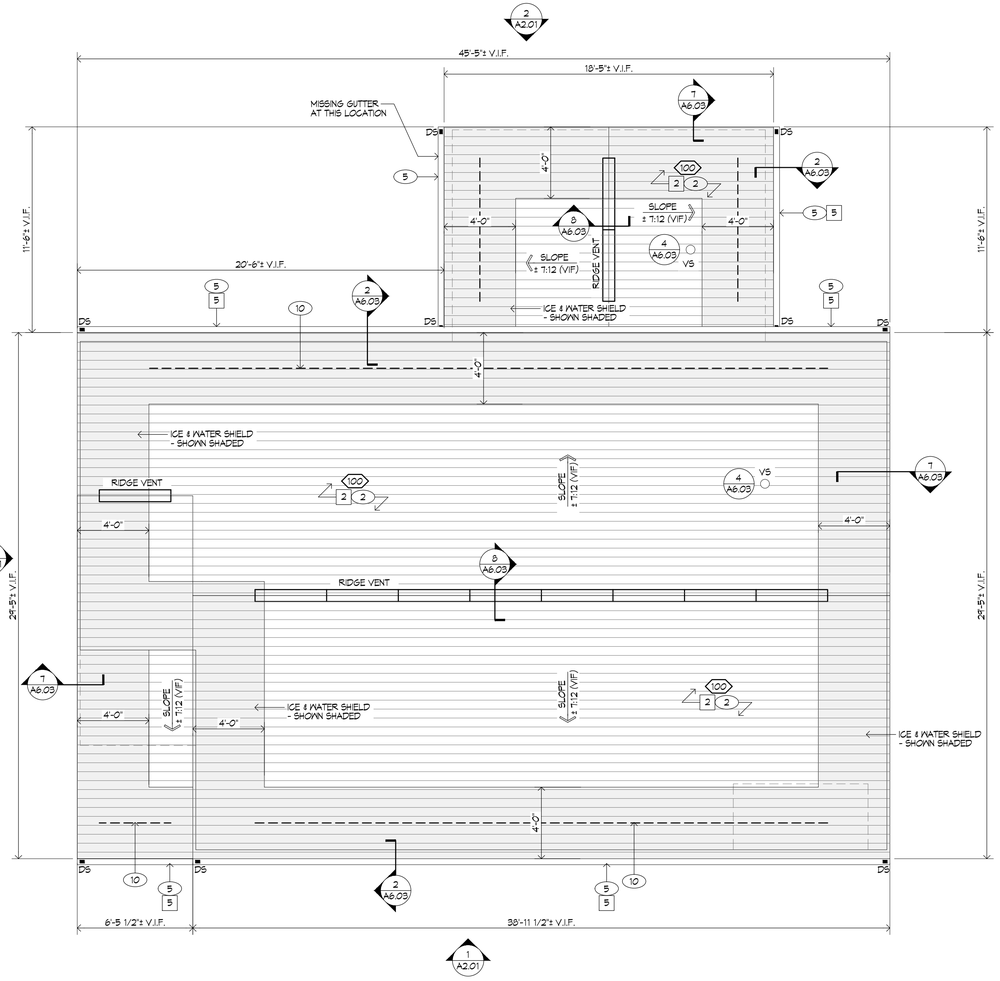
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

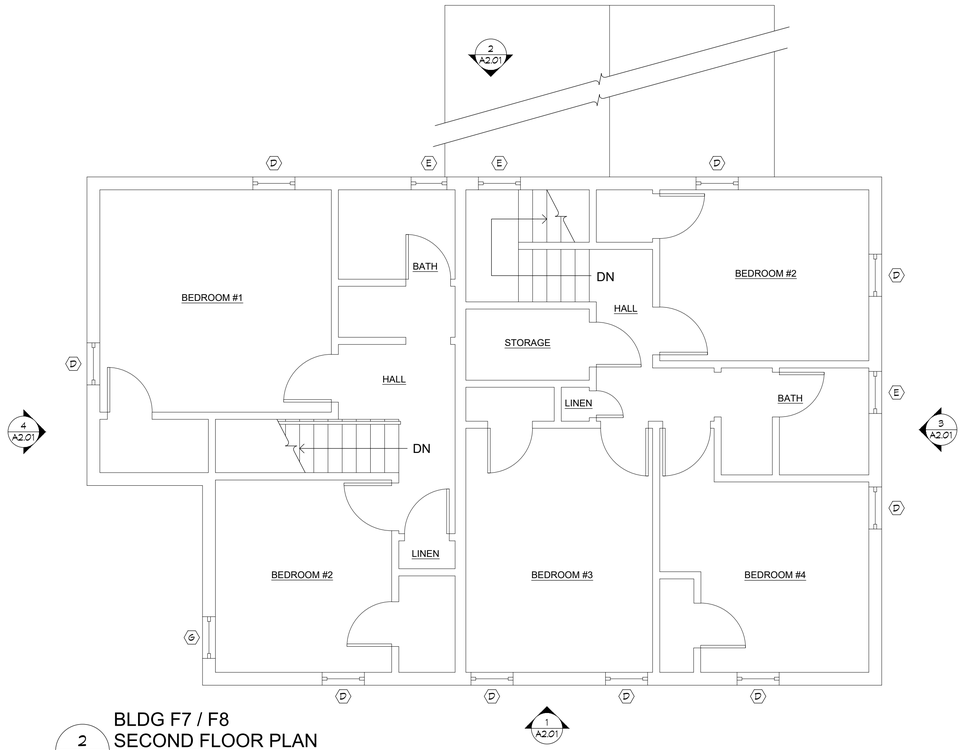
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
ROOF PLAN & FLOOR PLANS

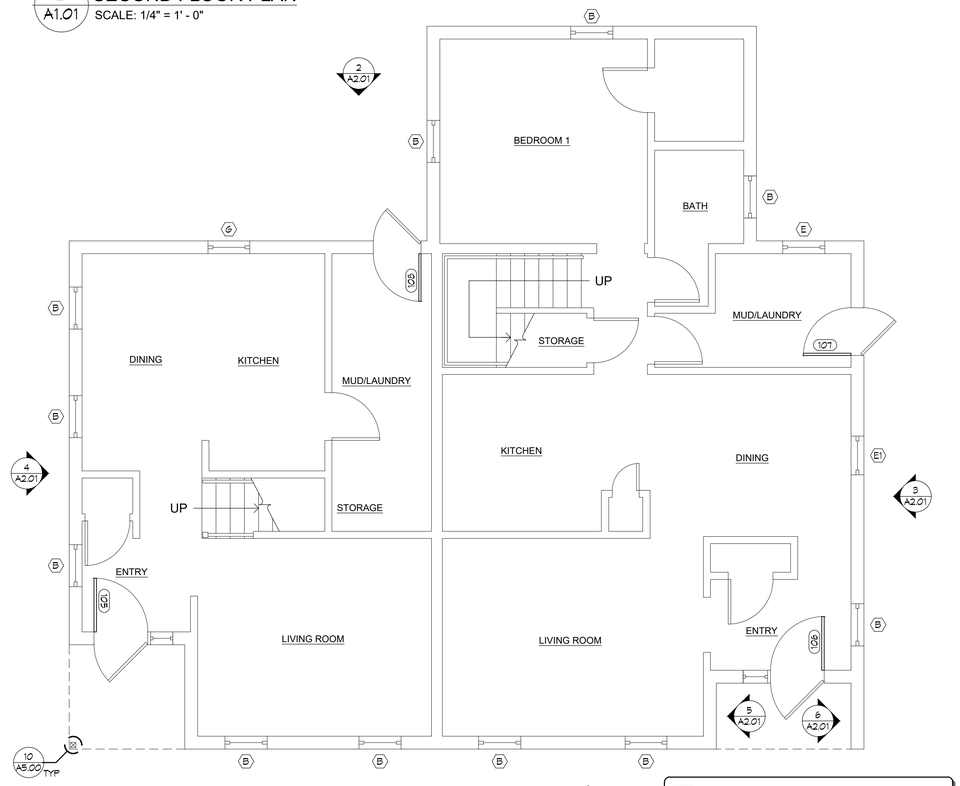
A1.00



3 A1.01 BLDG F7 / F8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



2 A1.01 BLDG F7 / F8 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 A1.01 BLDG F7 / F8 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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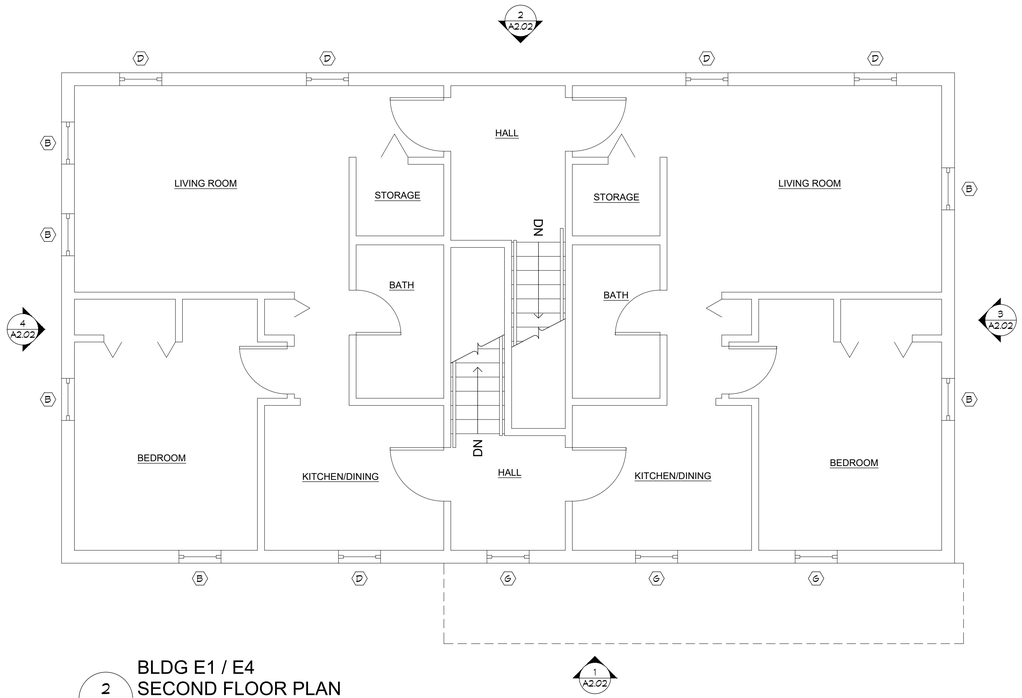
Date: OCTOBER 23 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

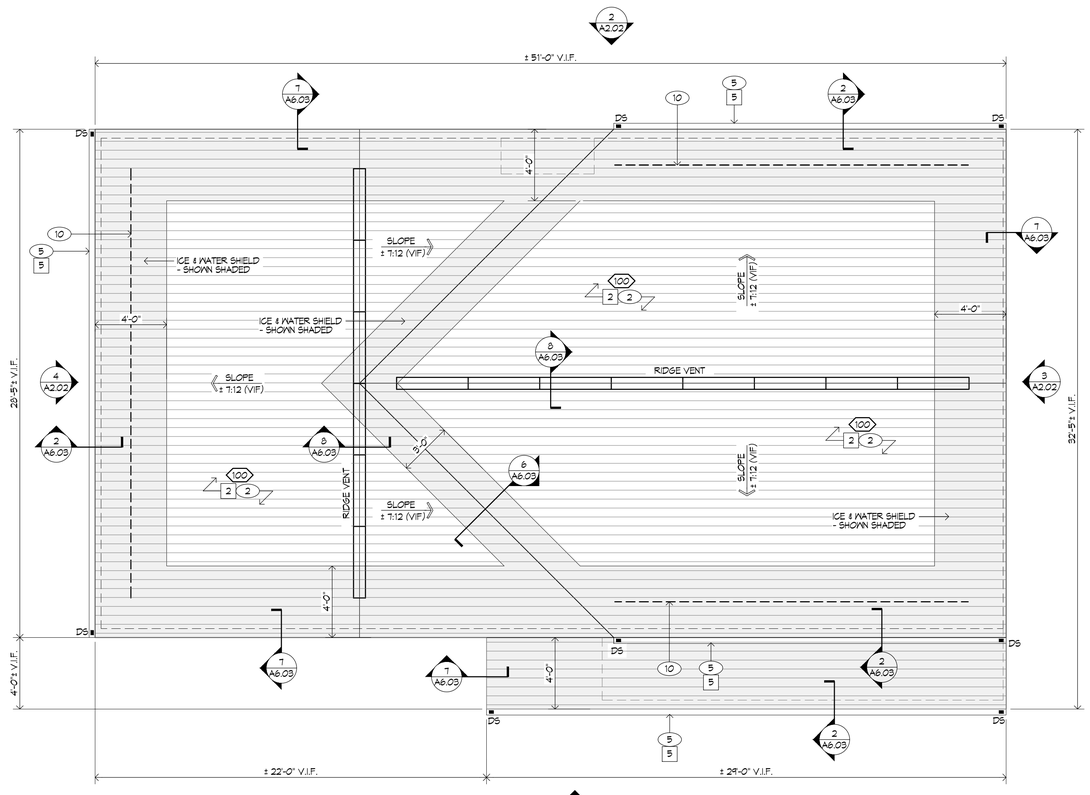
No.	Date	Description

BUILDING F7 / F8
ROOF PLAN & FLOOR PLANS

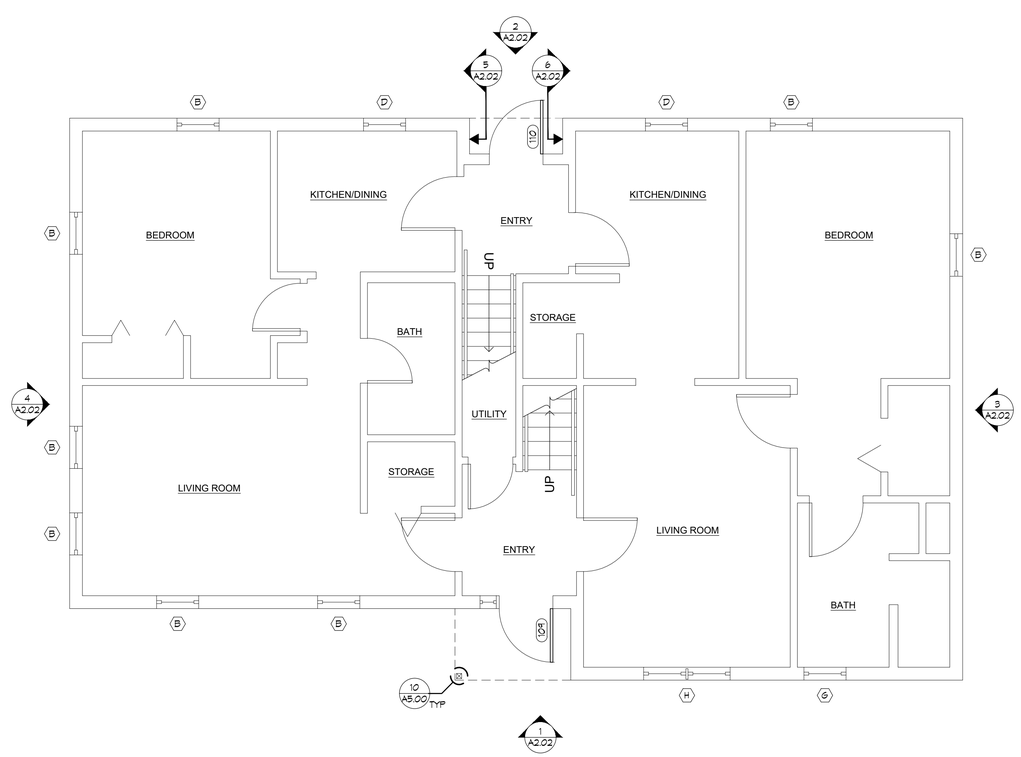
A1.01



2 A2.02 BLDG E1 / E4
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.02 BLDG E1 / E4
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.02 BLDG E1 / E4
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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8230
COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

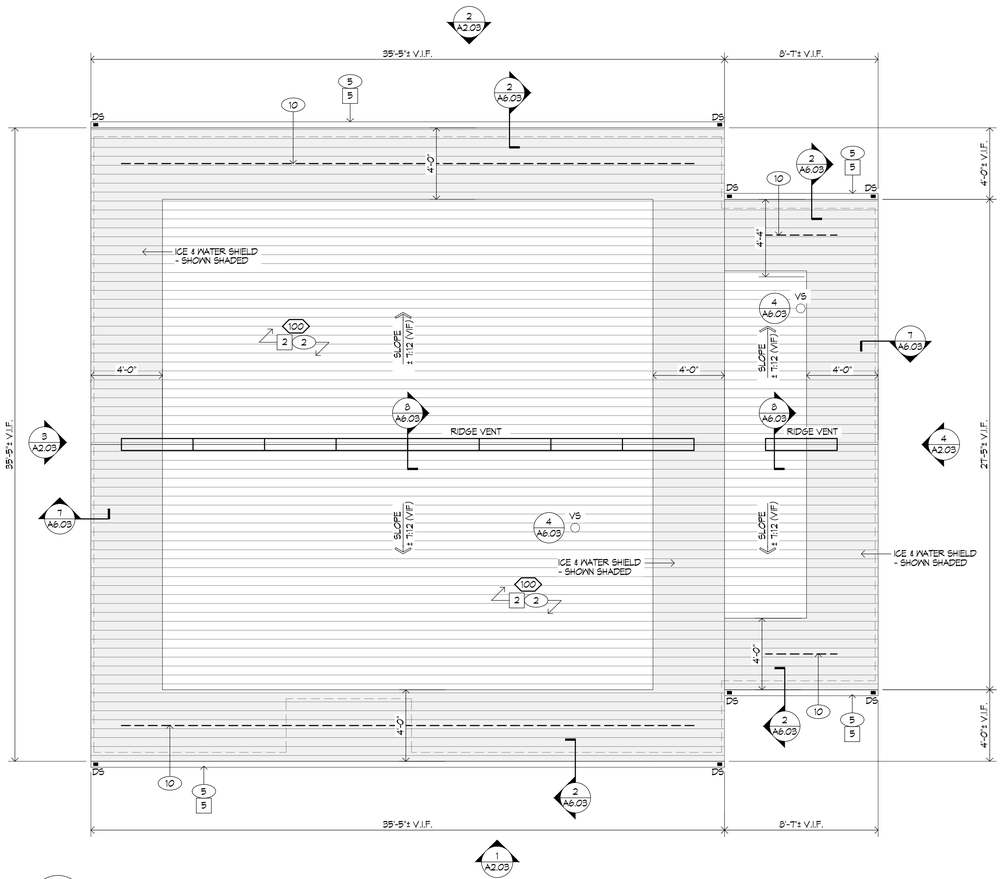
Revisions

No.	Date	Description

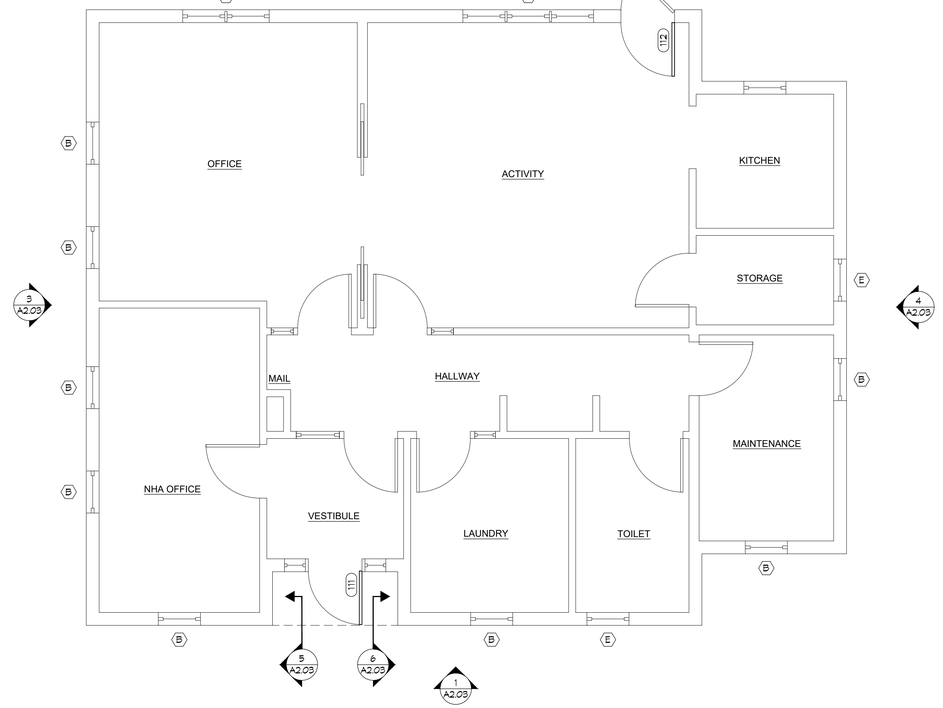
BUILDING E1 / E4

ROOF PLAN &
FLOOR PLANS

A1.02



2 / A1.03 COMMUNITY BUILDING - ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 / A1.03 COMMUNITY BUILDING - FLOOR PLAN
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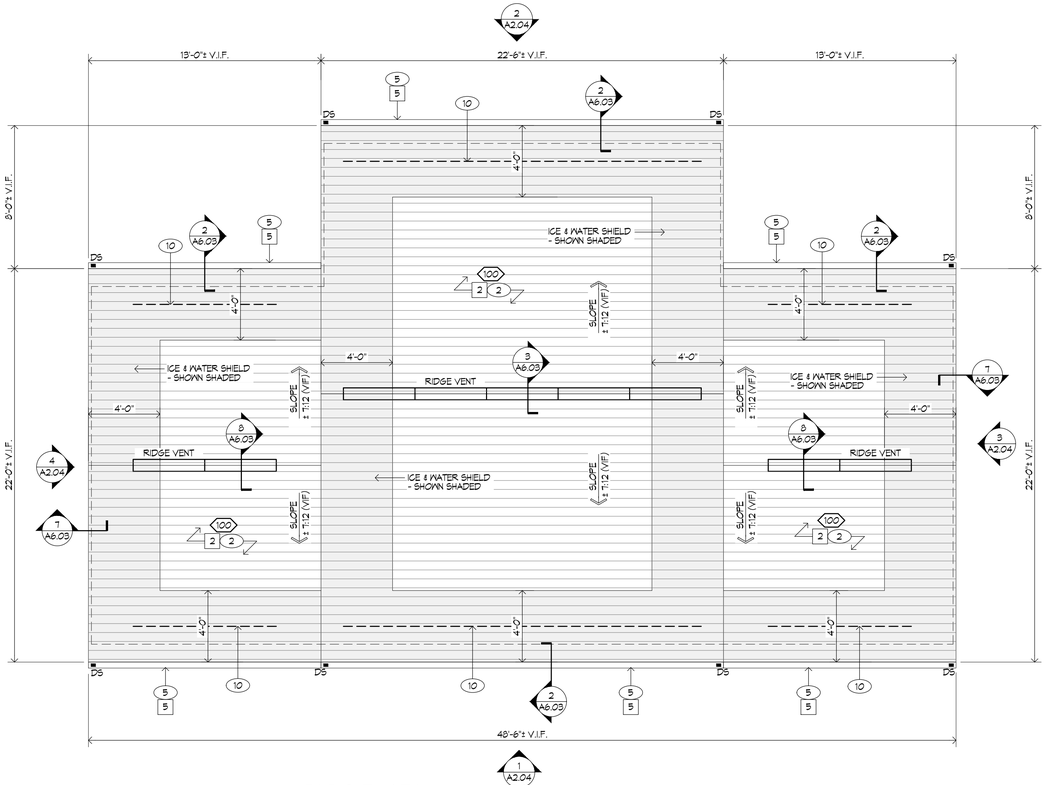
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

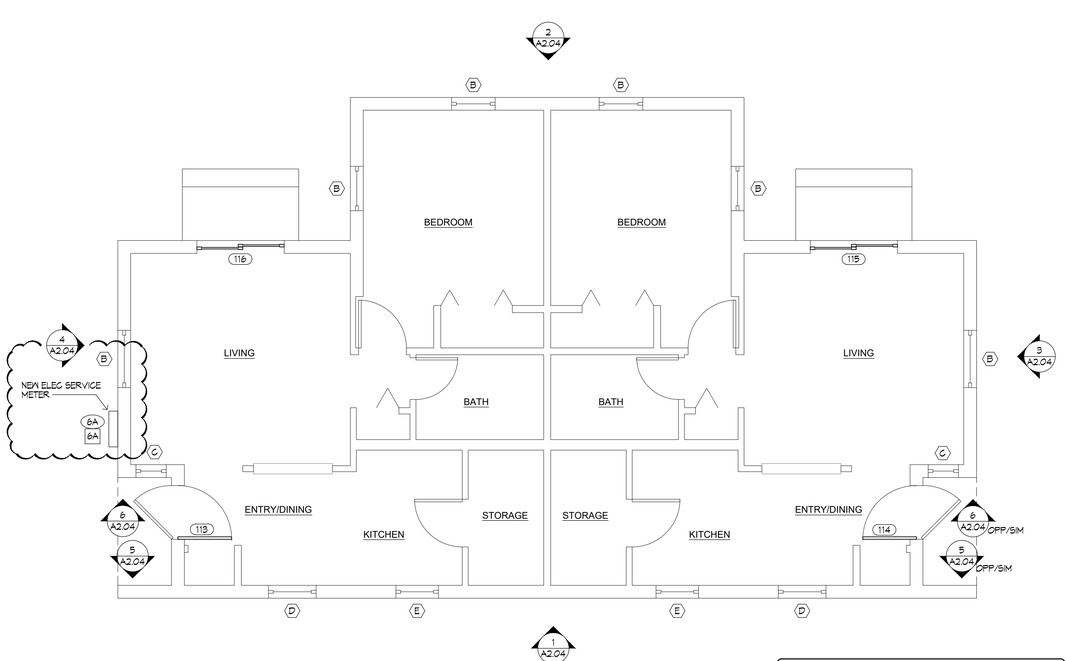
No.	Date	Description

COMMUNITY BUILDING
ROOF PLAN & FLOOR PLAN

A1.03



2 A1.04 BLDG E5 / E6 ROOF PLAN
SCALE: 1/4" = 1' - 0"



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ADD ALTERNATE No. 1

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p. (774) 215-0290
rowse@rowsearchitects.com

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REGISTERED ARCHITECT
EDWARD P. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

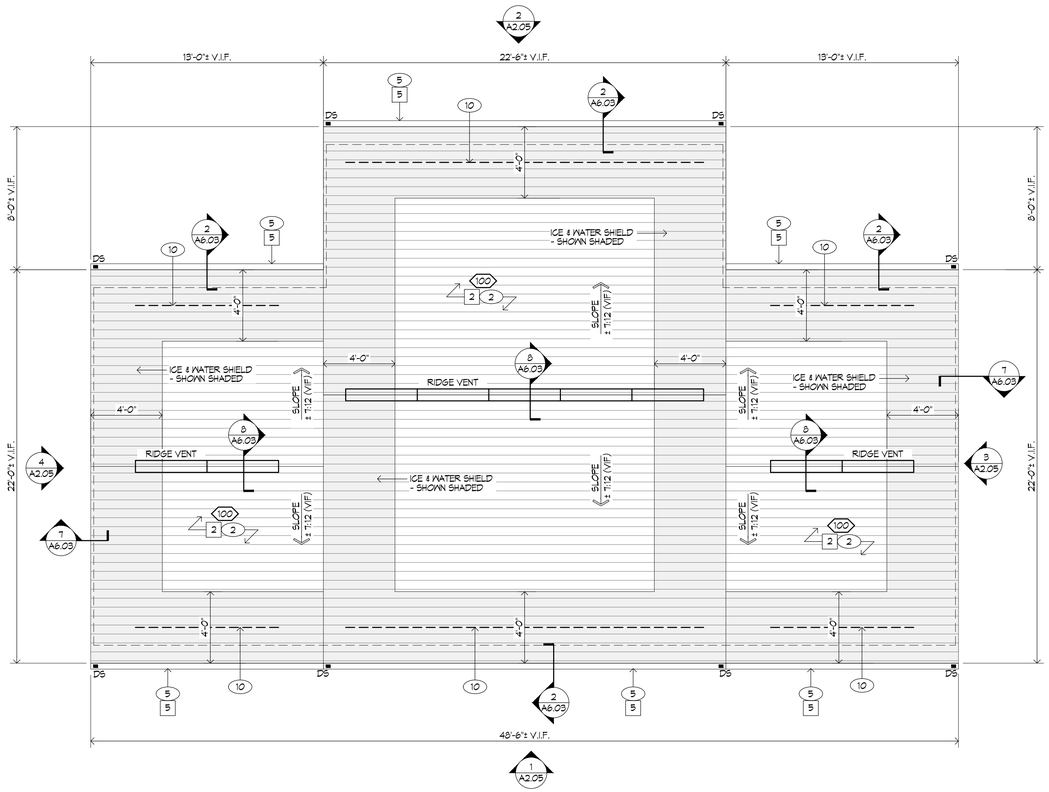
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

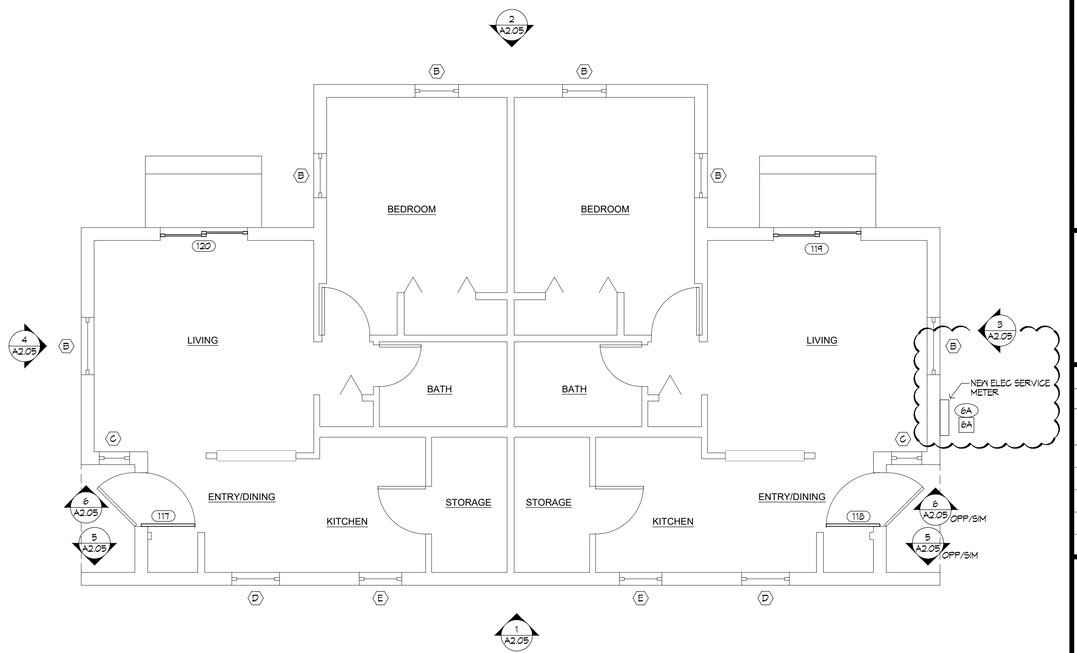
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
ROOF PLAN & FLOOR PLAN

A1.04



2 A1.05 BLDG E7 / E8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.05 BLDG E7 / E8 FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

ADD ALTERNATE No. 2

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
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COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
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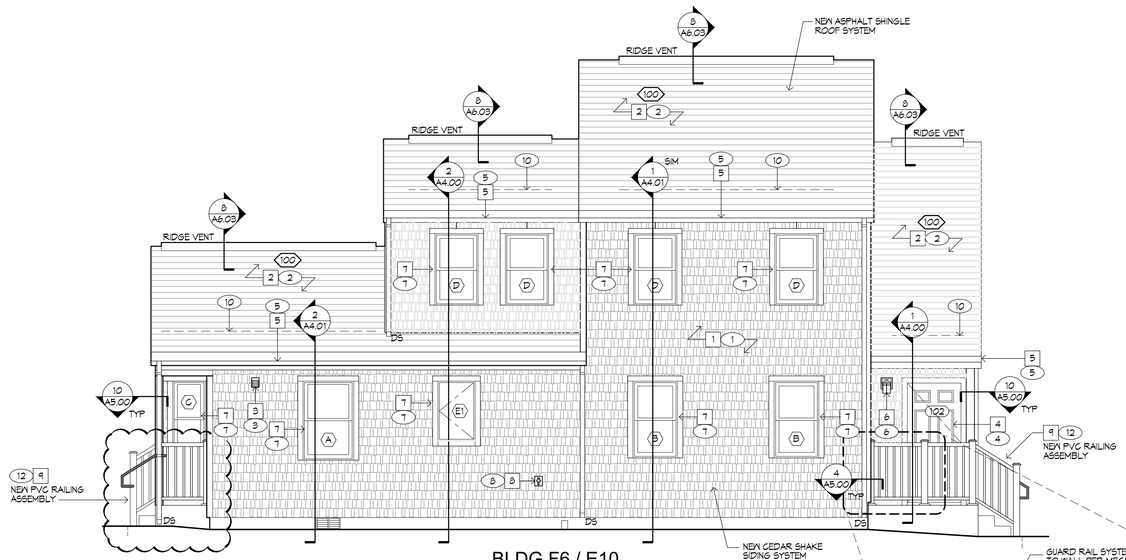
Revisions

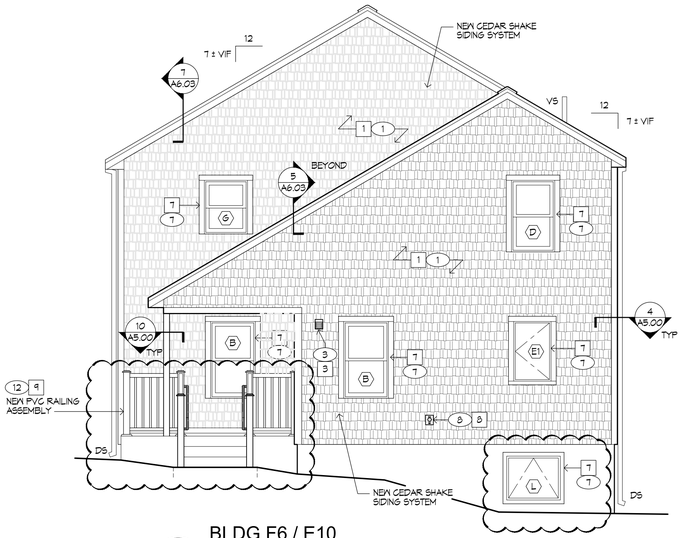
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
ROOF PLAN & FLOOR PLAN

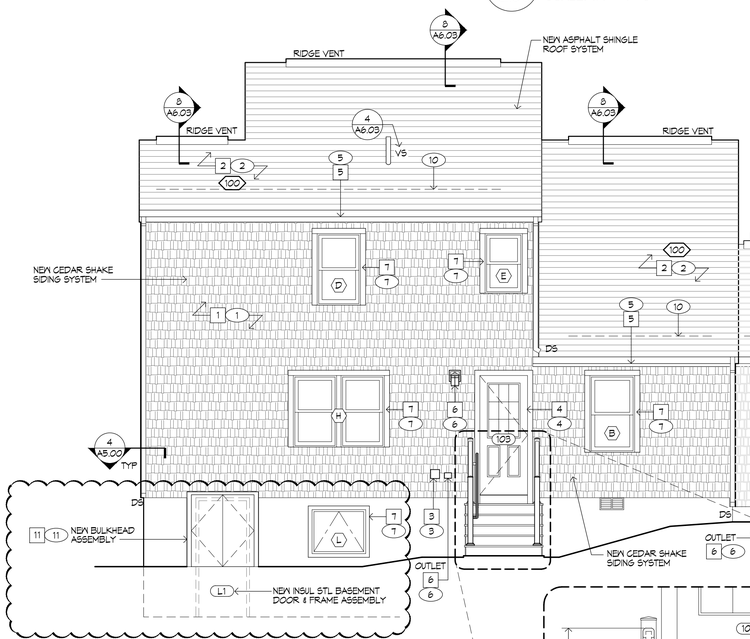
A1.05



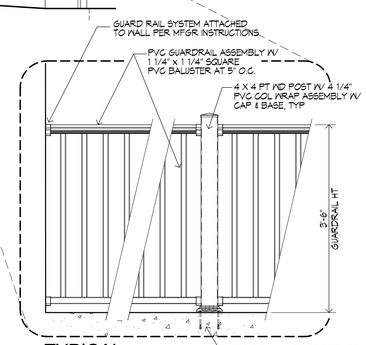
1 A2.00 BLDG F6 / E10 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



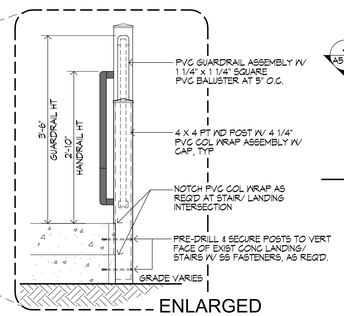
3 A2.00 BLDG F6 / E10 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



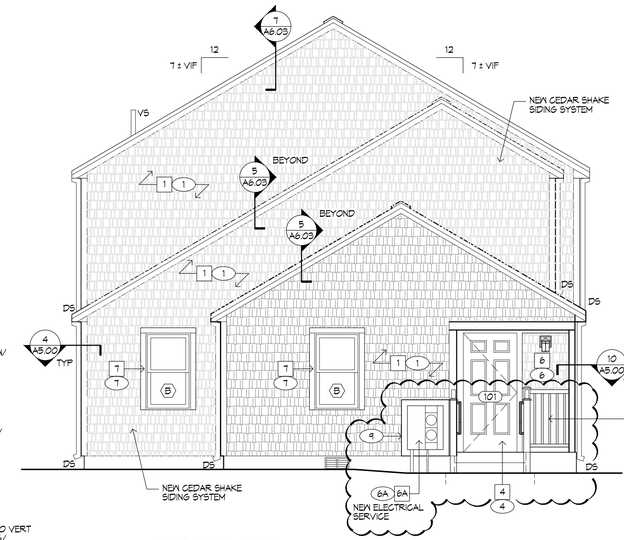
2 A2.00 BLDG F6 / E10 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



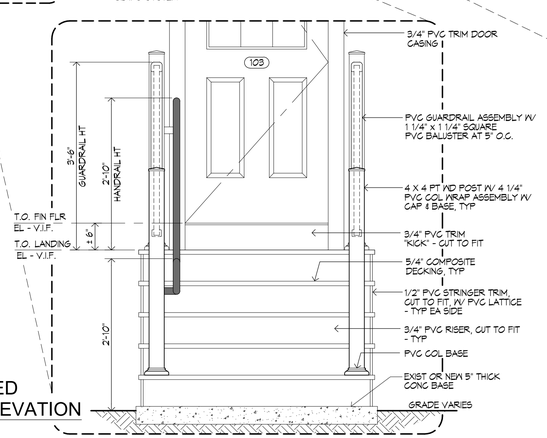
TYPICAL RAILING-DETAIL
3/4"=1'-0"



ENLARGED RAILING-DETAIL
3/4"=1'-0"



4 A2.00 BLDG F6 / E10 LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



ENLARGED STAIR-ELEVATION
3/4"=1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

ROWSE Architects
400 Massasoit Avenue, Suite 300, Second Floor
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REGISTERED ARCHITECT — EDMUND T. ROWSE — No. 6250 — COMMONWEALTH OF MASSACHUSETTS

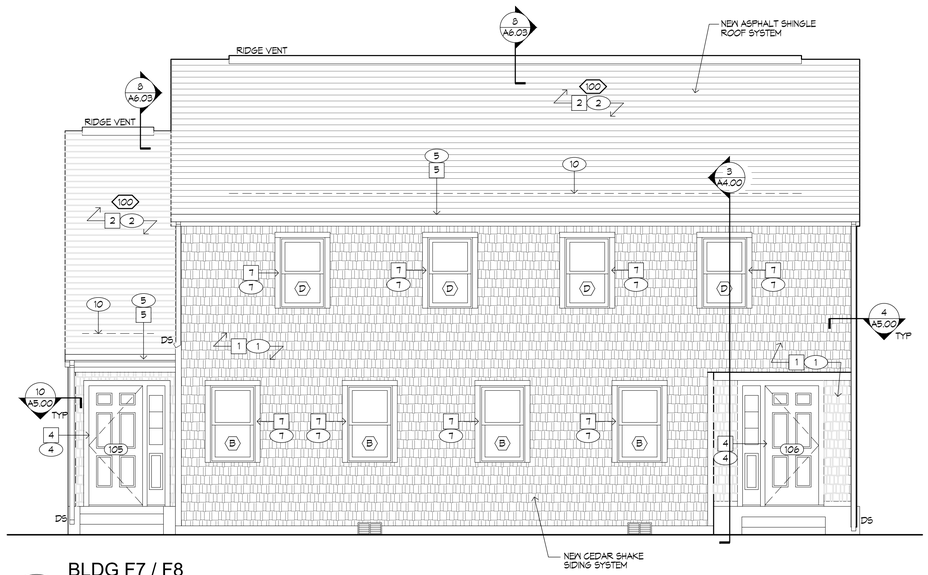
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

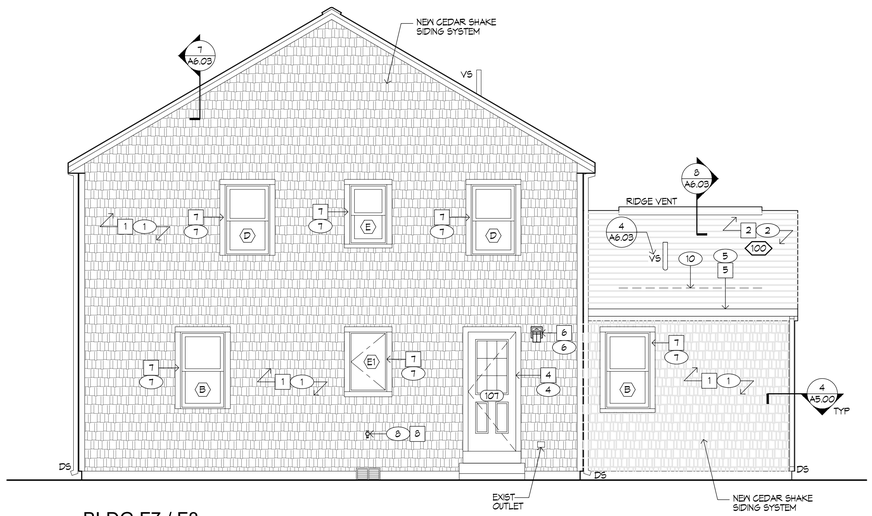
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
EXTERIOR ELEVATIONS

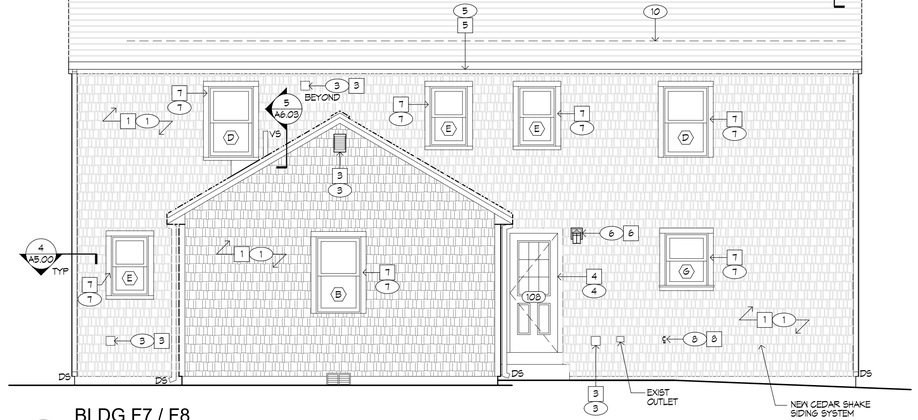
A2.00



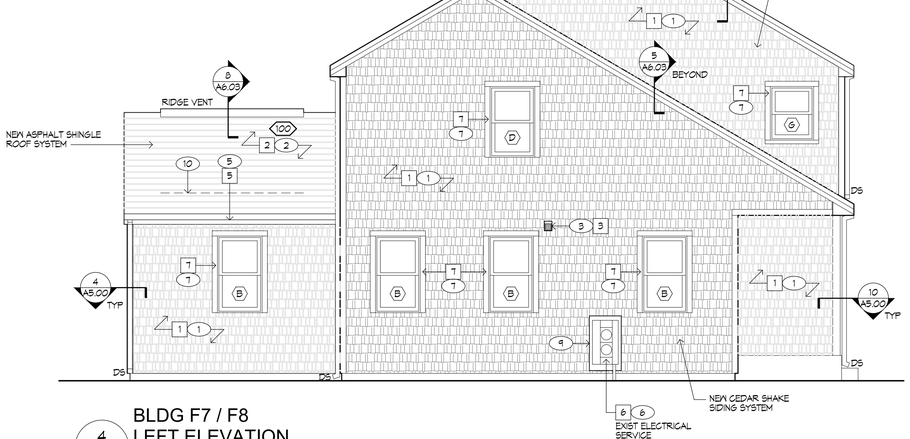
1 A2.01 BLDG F7 / F8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



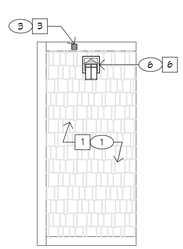
3 A2.01 BLDG F7 / F8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



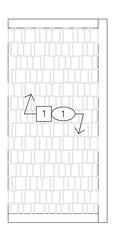
2 A2.01 BLDG F7 / F8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.01 BLDG F7 / F8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.01 BLDG F7 / F8
LEFT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.01 BLDG F7 / F8
RIGHT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
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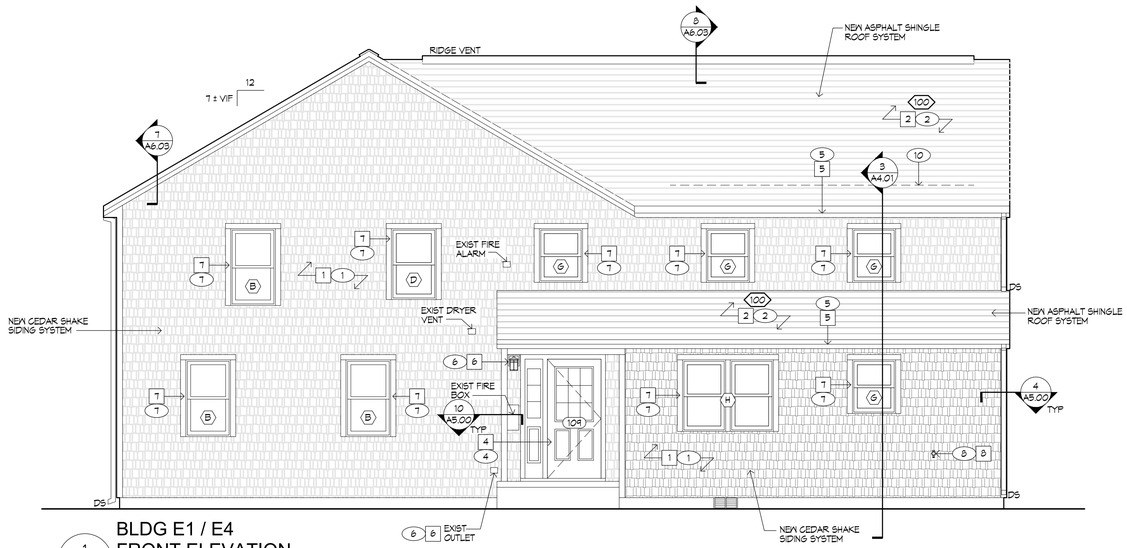
REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 6293
COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

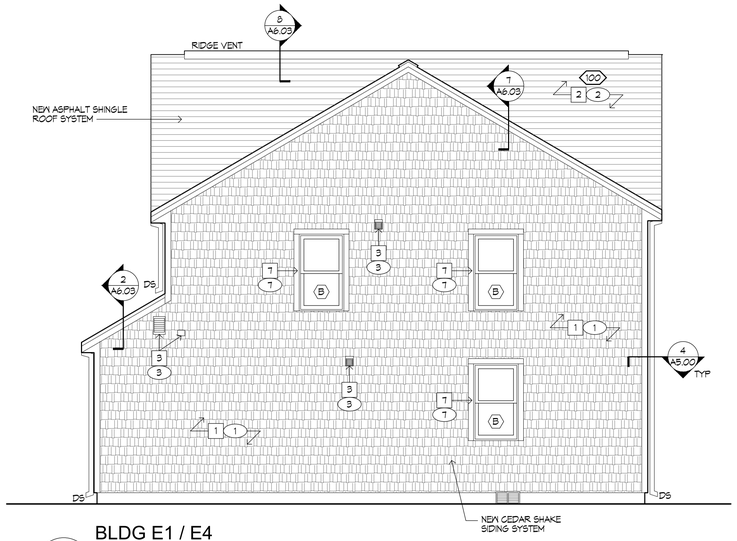
No.	Date	Description

BUILDING F7 / F8
EXTERIOR ELEVATIONS

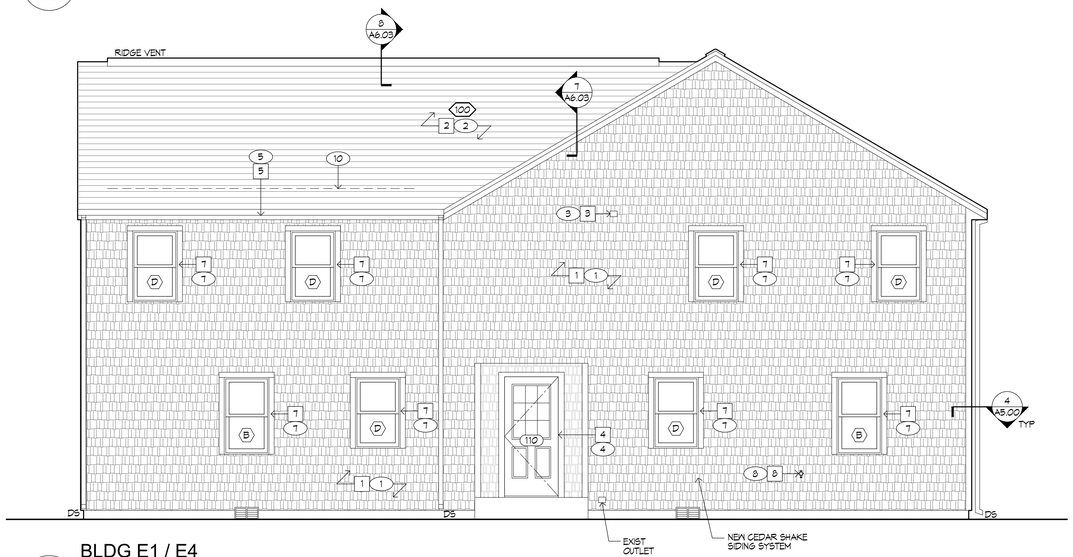
A2.01



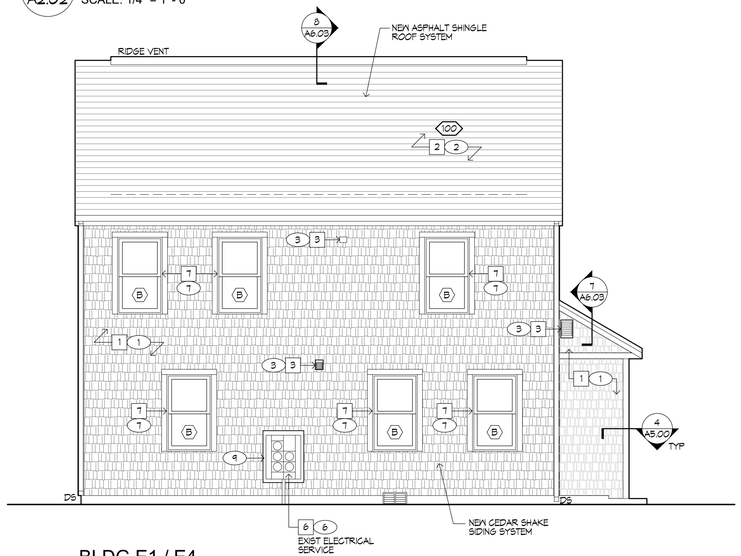
1 A2.02 BLDG E1 / E4
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



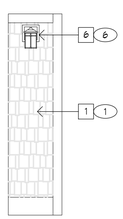
3 A2.02 BLDG E1 / E4
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



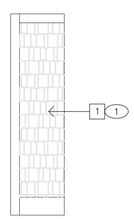
2 A2.02 BLDG E1 / E4
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.02 BLDG E1 / E4
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.02 BLDG E1 / E4
RIGHT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.02 BLDG E1 / E4
LEFT REAR ENTRANCE ELEVATION
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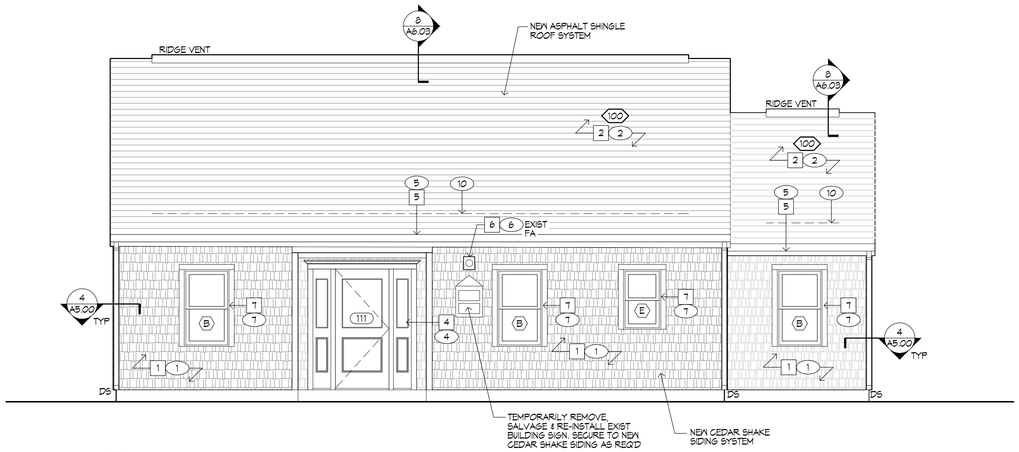
REGISTERED ARCHITECT No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

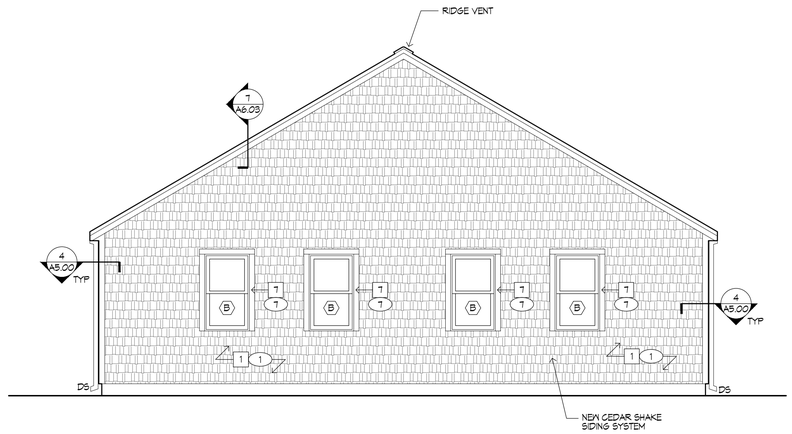
No.	Date	Description

BUILDING E1 / E4
EXTERIOR ELEVATIONS

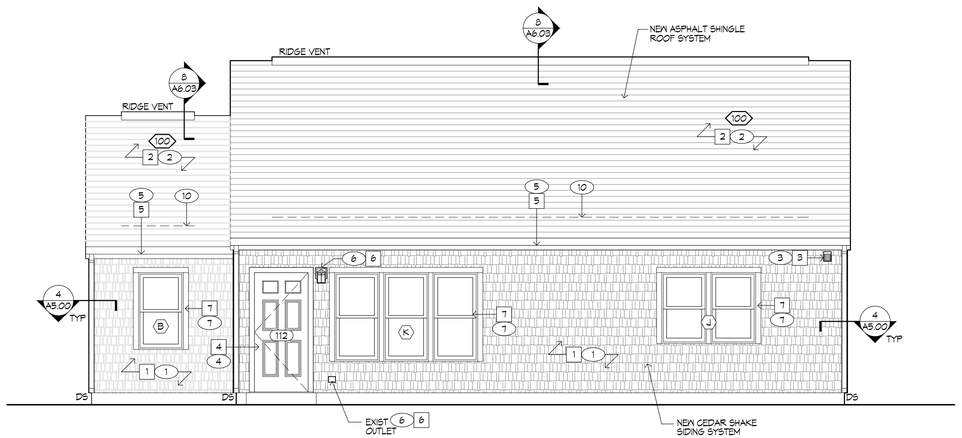
A2.02



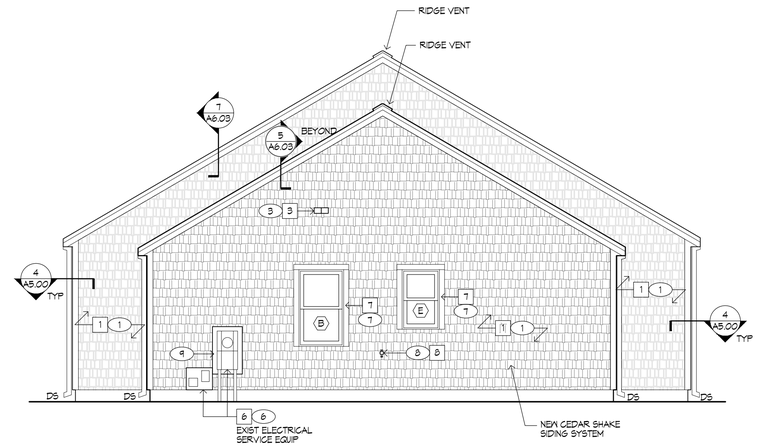
1 A2.03 COMMUNITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



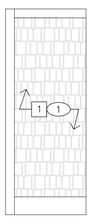
3 A2.03 COMMUNITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



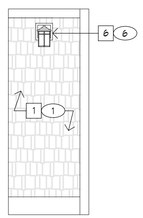
2 A2.03 COMMUNITY BUILDING - REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.03 COMMUNITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.03 COMMUNITY BLDG
LEFT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.03 COMMUNITY BLDG
RIGHT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
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Nantucket, MA 02554

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East Providence, Rhode Island
p. (401) 331-9200

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT No. 8250 EDWARD T. ROWSE STATE OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

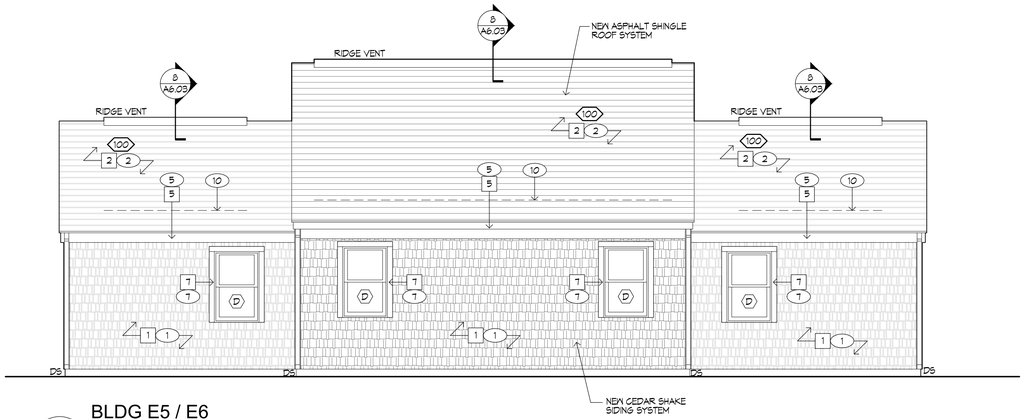
Revisions

No.	Date	Description

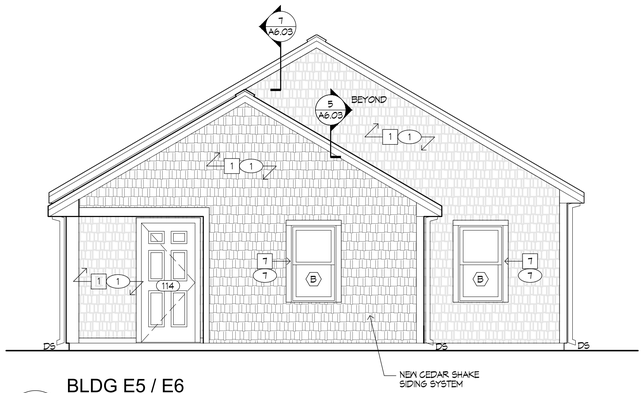
COMMUNITY BUILDING
EXTERIOR ELEVATIONS

A2.03

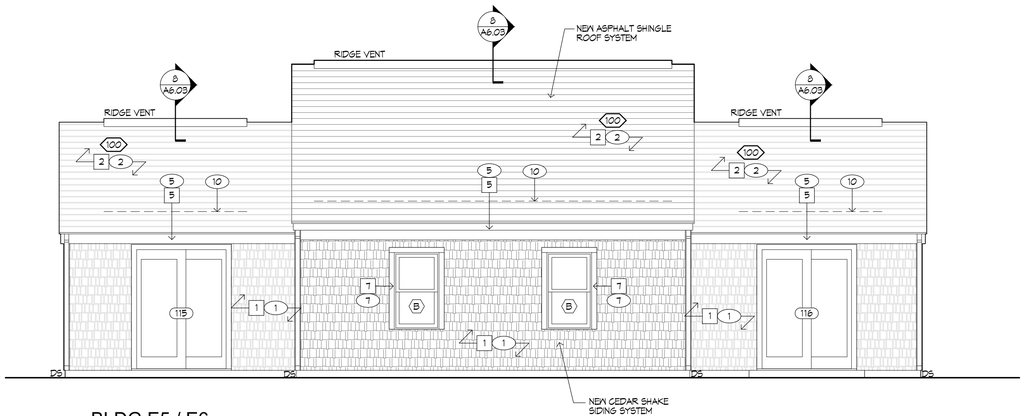
230106 - A2.03 | 12 of 21



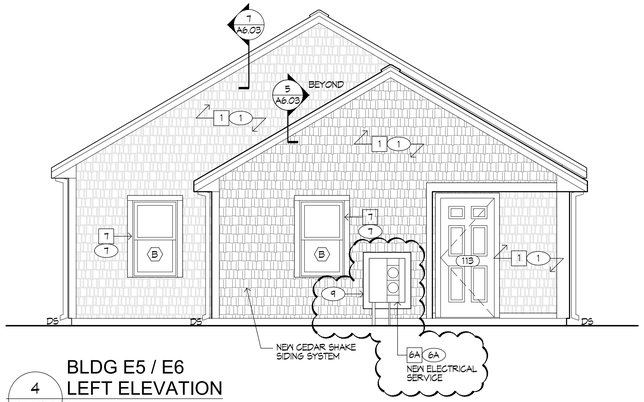
1 A2.04 BLDG E5 / E6
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



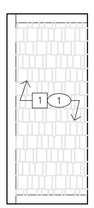
3 A2.04 BLDG E5 / E6
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



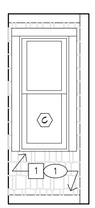
2 A2.04 BLDG E5 / E6
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.04 BLDG E5 / E6
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8293
COMMONWEALTH OF MASSACHUSETTS

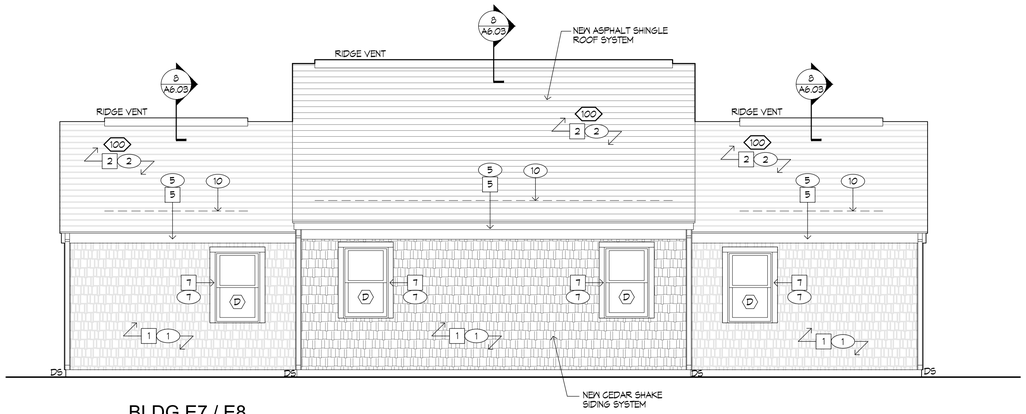
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

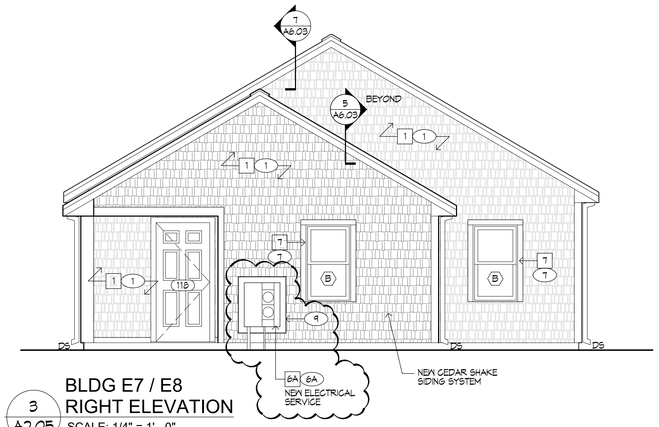
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
EXTERIOR ELEVATIONS

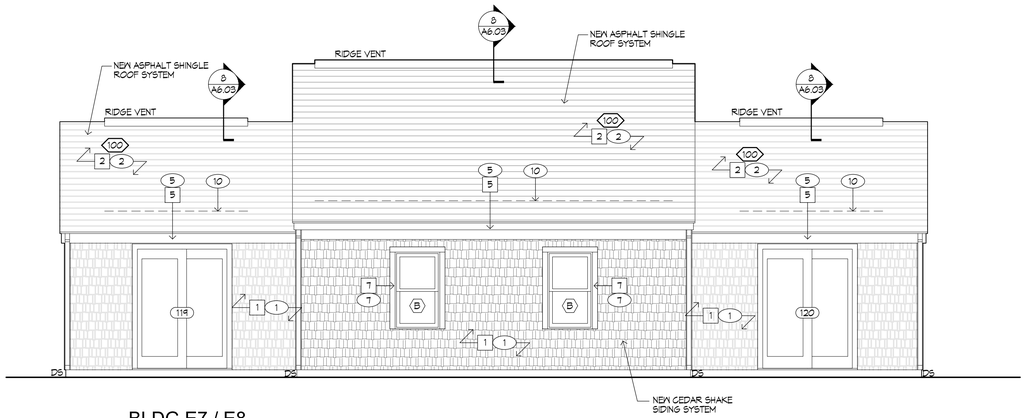
A2.04



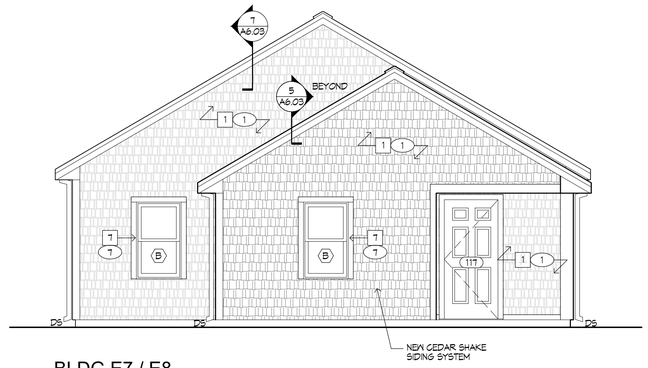
1 A2.05 BLDG E7 / E8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



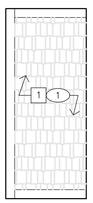
3 A2.05 BLDG E7 / E8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



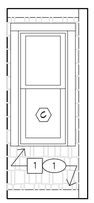
2 A2.05 BLDG E7 / E8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.05 BLDG E7 / E8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
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ADD ALTERNATE No. 2

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
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REGISTERED ARCHITECT EDMUND A. RUSSELL No. 6203 COMMONWEALTH OF MASSACHUSETTS

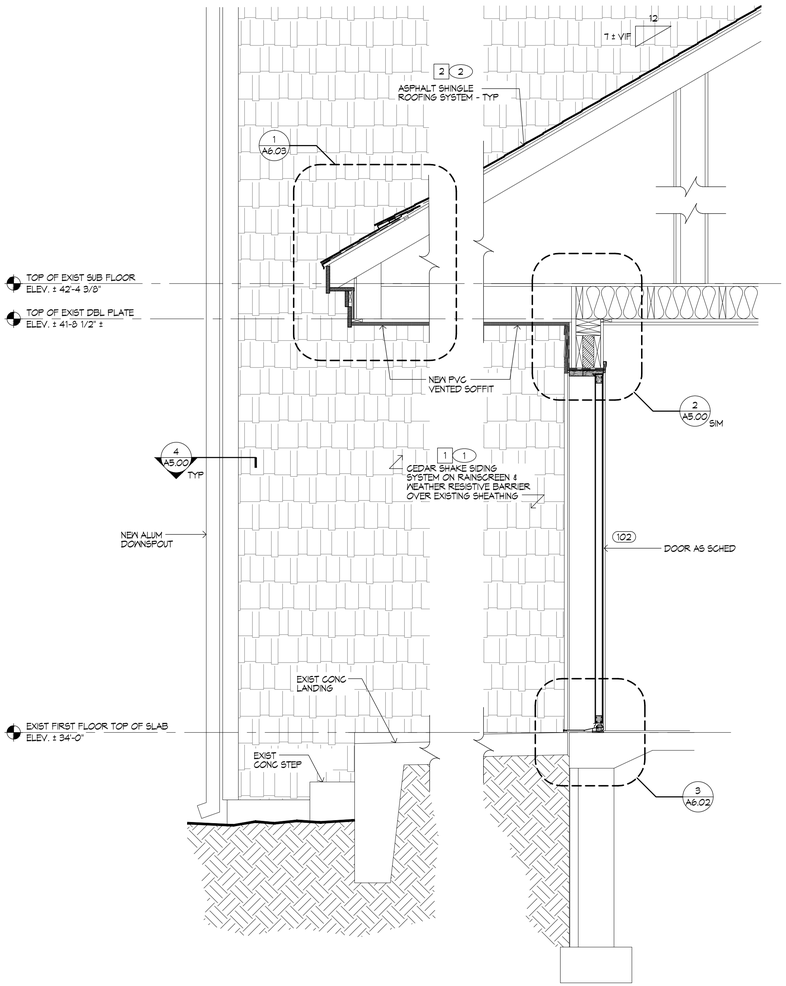
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

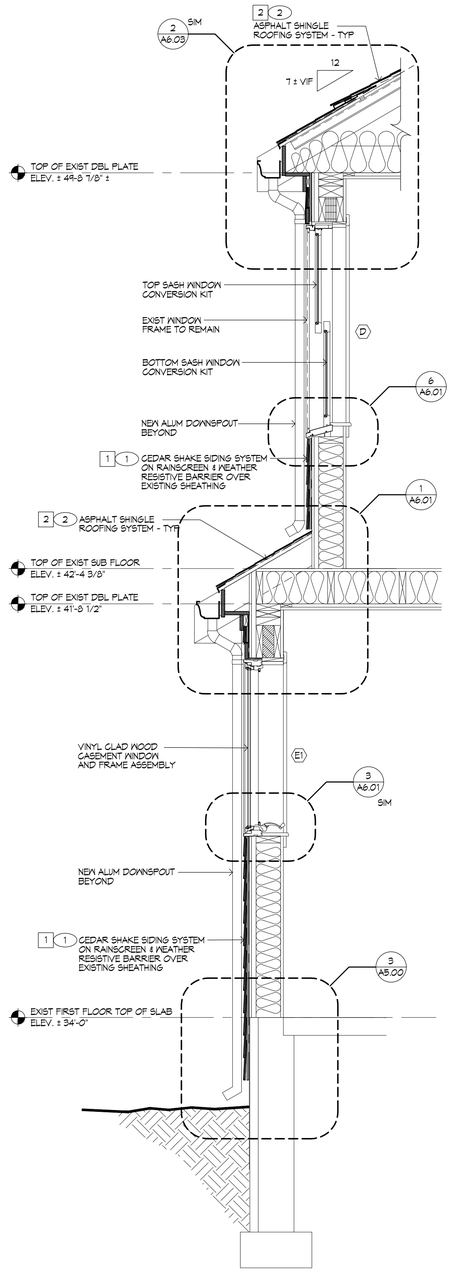
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
EXTERIOR ELEVATIONS

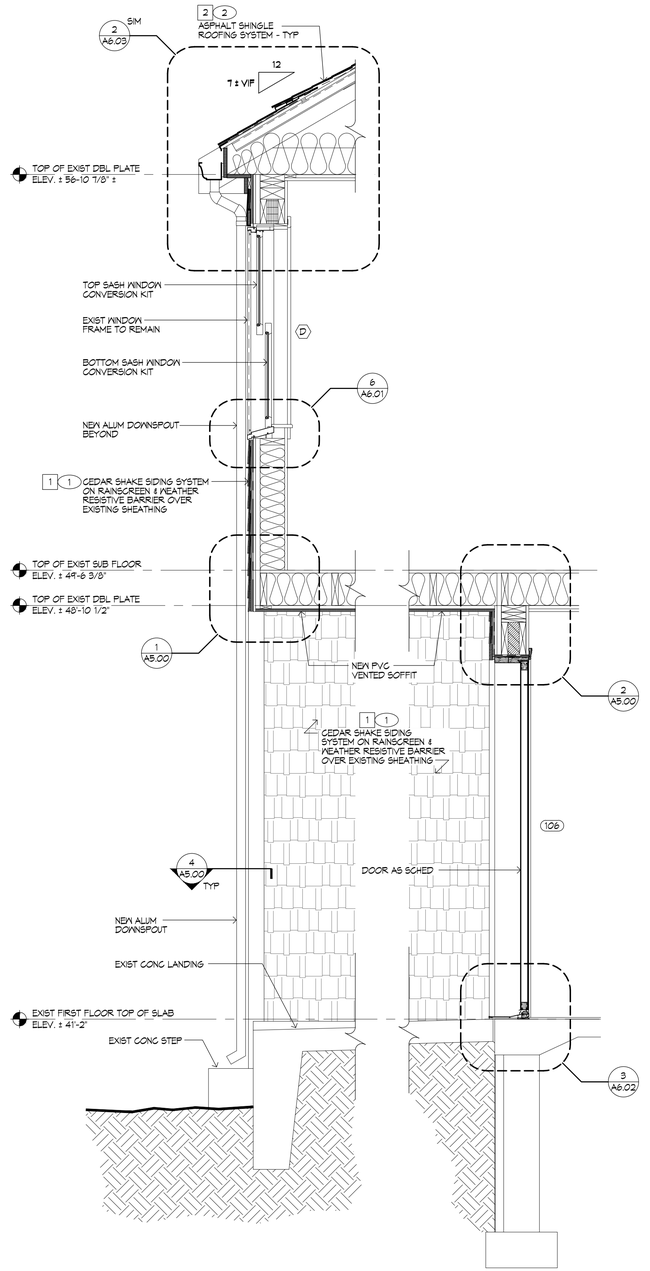
A2.05



1 A4.00 WALL SECTION
3/4" = 1'-0"



2 A4.00 WALL SECTION
3/4" = 1'-0"



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REGISTERED ARCHITECT
EDWARD A. RAMEY
No. 8290
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

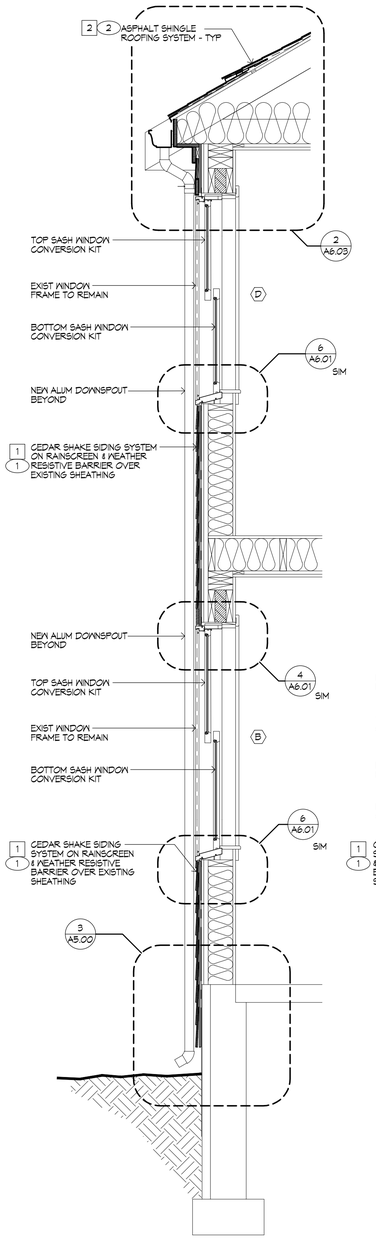
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

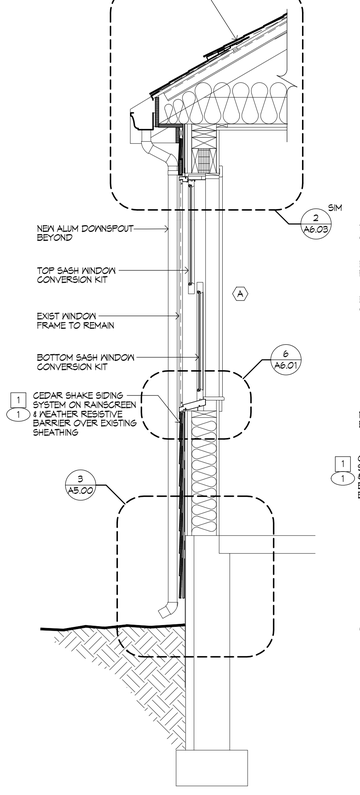
No.	Date	Description

WALL SECTIONS

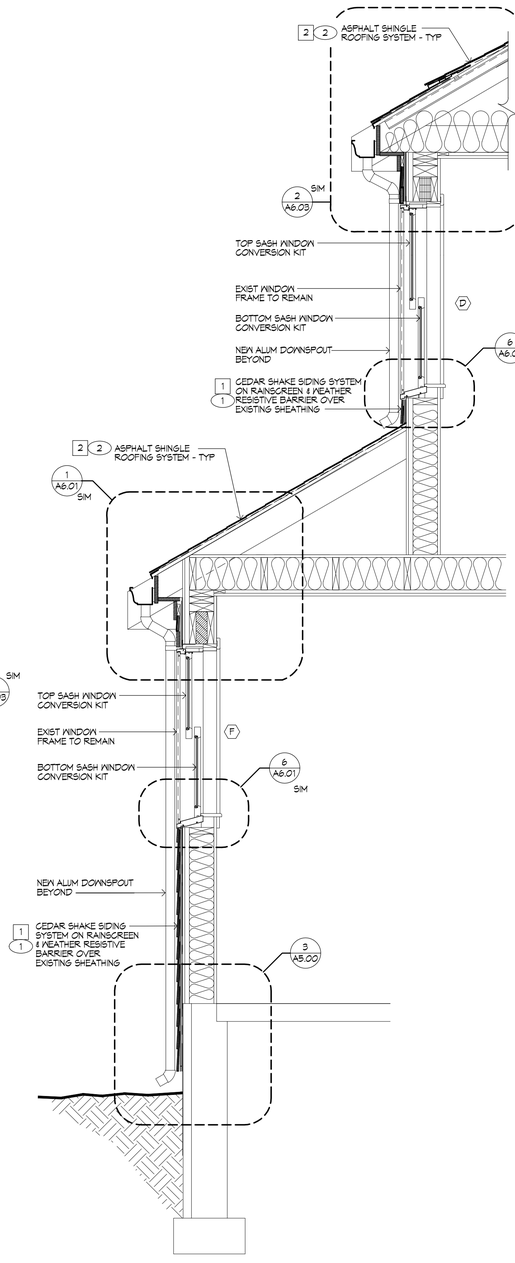
A4.00



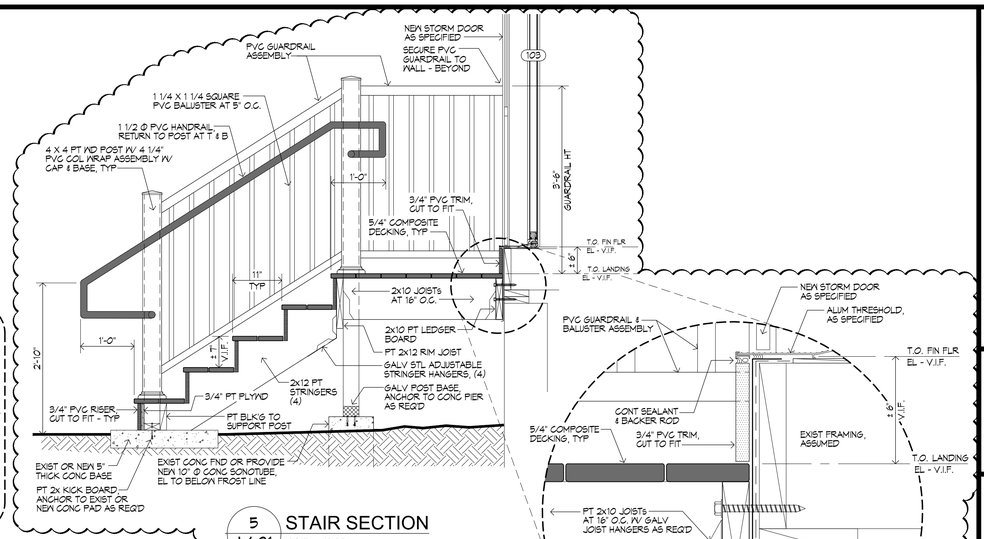
1 A4.01 WALL SECTION 3/4" = 1'-0"



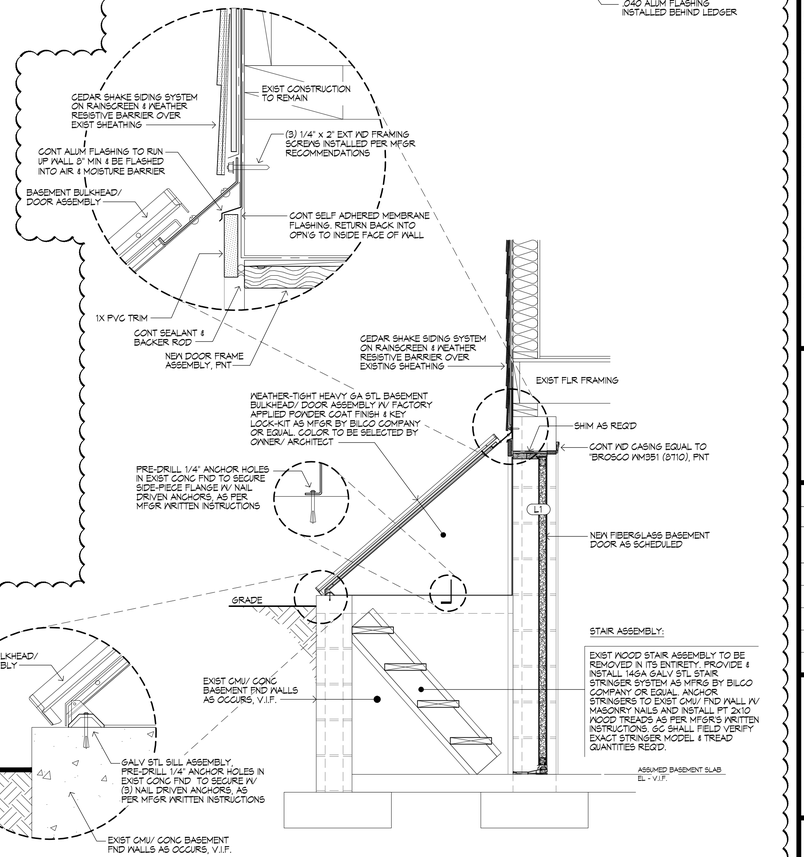
2 A4.01 WALL SECTION 3/4" = 1'-0"



3 A4.01 WALL SECTION 3/4" = 1'-0"



5 A4.01 STAIR SECTION 3/4" = 1'-0"



4 A4.01 BULKHEAD SECTION 3/4" = 1'-0"

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REGISTERED ARCHITECT — EDWARD A. ROWSE — No. 8250 — REGISTERED IN COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

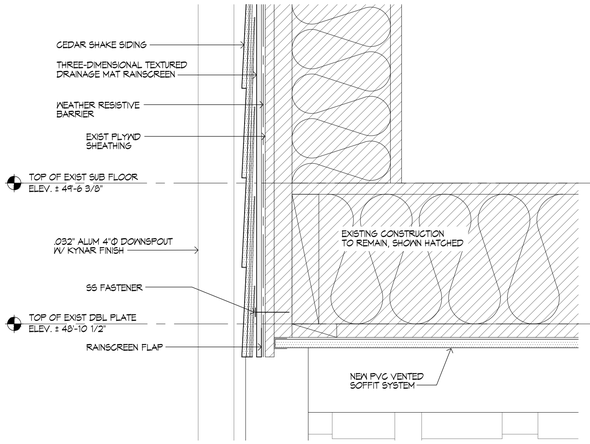
Drawn by: CAB Proj. Mgr.: EAR

Revisions

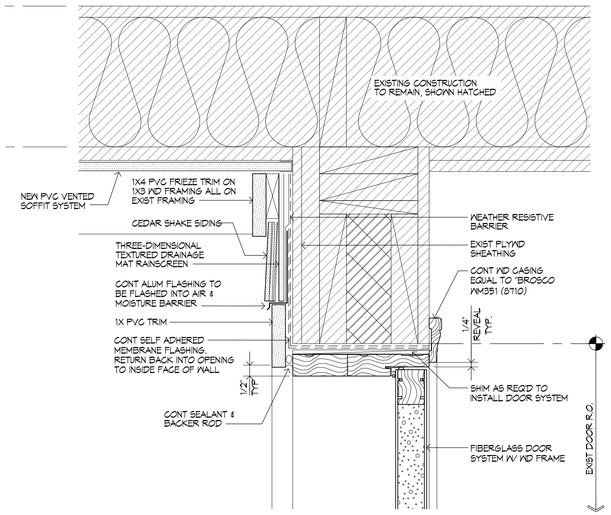
No.	Date	Description
	12.11.2024	ADDENDUM No.5

WALL SECTIONS

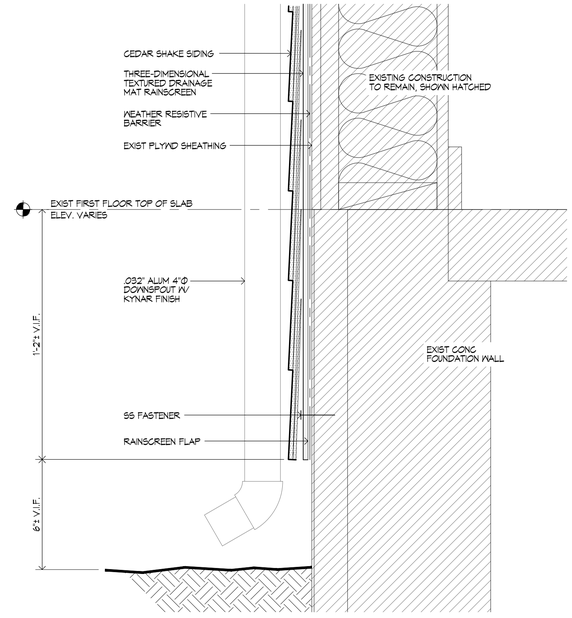
A4.01



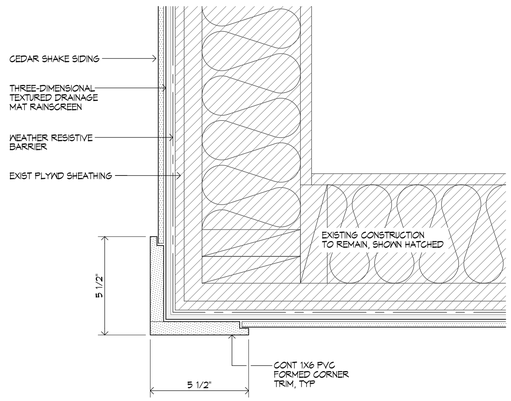
1 A5.00 OVERHANG DETAIL
3" = 1'-0"



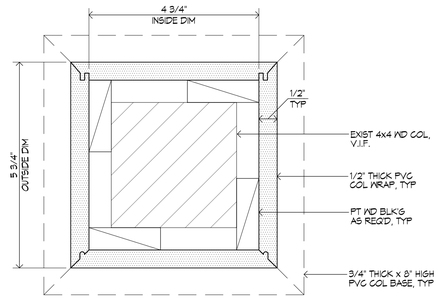
2 A5.00 DOOR HEAD
3" = 1'-0"



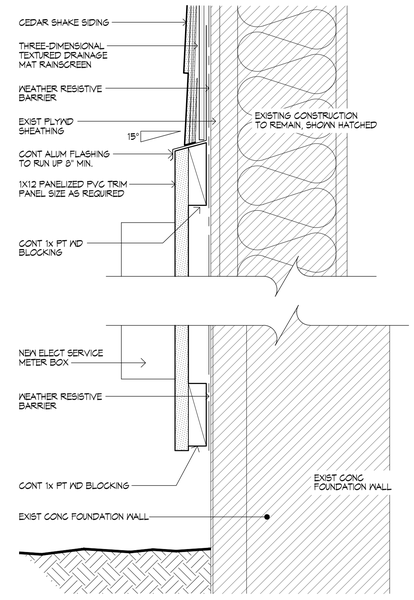
3 A5.00 DETAIL AT FOUNDATION
3" = 1'-0"



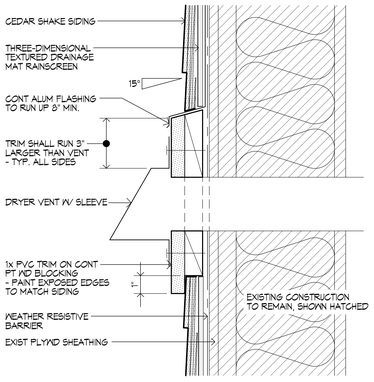
4 A5.00 CORNER TRIM PLAN DETAIL
3" = 1'-0"



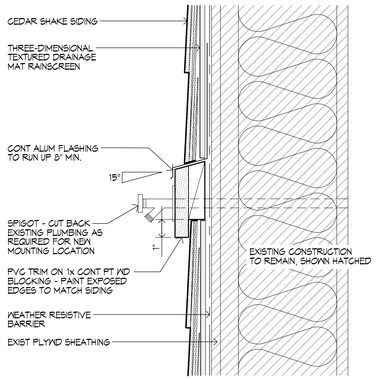
10 A5.00 TYP WOOD POST DETAIL W/ NEW PVC COLUMN WRAP
6" = 1'-0"



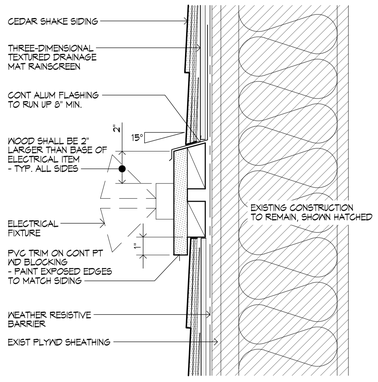
9 A5.00 DETAIL @ ELETRICAL SERVICE BOX
SCALE: 3"= 1'-0"



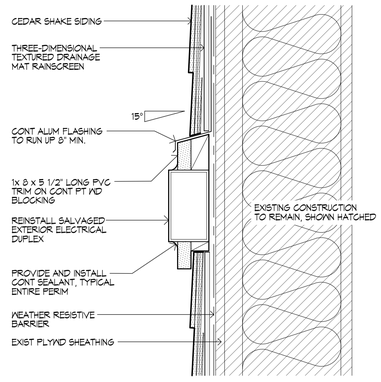
5 A5.00 DRYER VENT DETAIL
3" = 1'-0"



6 A5.00 SPIGOT DETAIL
3" = 1'-0"



7 A5.00 LIGHT BASE DETAIL
3" = 1'-0"



8 A5.00 EXTERIOR ELECTRICAL DUPLEX DETAIL
3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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REGISTERED ARCHITECT — RAYMOND T. ROWSE — No. 8250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

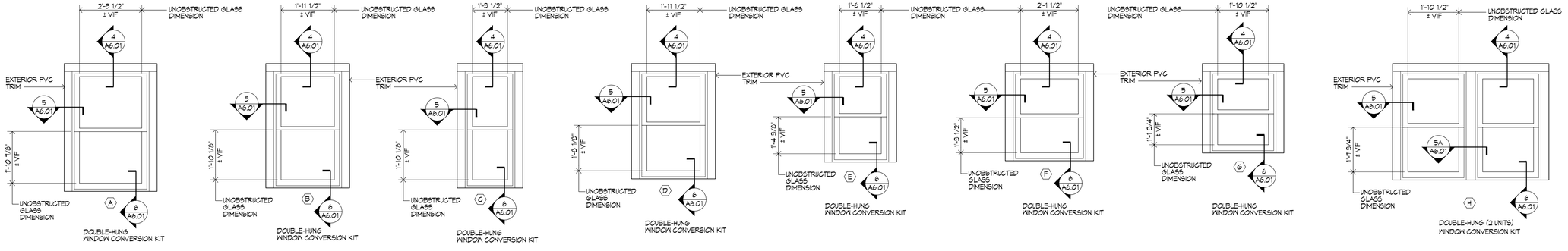
No.	Date	Description

ENLARGED DETAILS

A5.00

WINDOW SCHEDULE

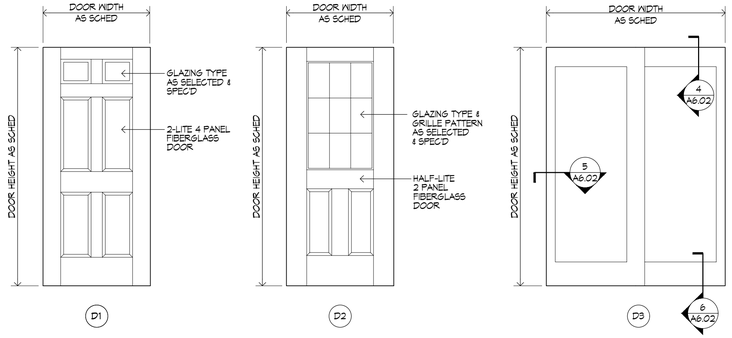
1/2"=1'-0"



NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES AND DIMENSIONS OF ALL EXISTING WINDOWS PRIOR TO ORDERING NEW WINDOW CONVERSION KITS AND NEW WINDOW ASSEMBLIES.

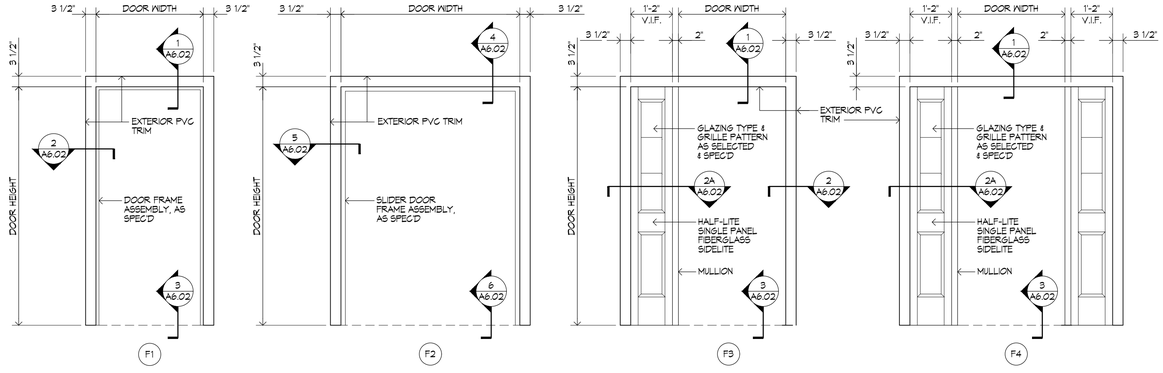
DOOR SCHEDULE

1/2"=1'-0"



FRAME SCHEDULE

1/2"=1'-0"



DOOR SCHEDULE

NO.	DOOR					FRAME				HW SET	LBL	REMARKS
	LOCATION	SIZE	TYPE	MAT	FIN	TYPE	MAT	FIN	WIDTH			
BUILDINGS - F6 / E10												
101	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
102	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
103	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
104	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
L1	BASEMENT	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
BUILDING - F7 / F8												
105	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
106	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
107	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
108	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E1 / E4												
109	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
110	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
COMMUNITY BUILDING												
111	VESTIBULE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F4	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
112	ACTIVITY	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E5 / E6 (ALTERNATE No. 1)												
113	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
114	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
115	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
116	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
BUILDING - E7 / E8 (ALTERNATE No. 2)												
117	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
118	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
119	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
120	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4

REMARKS:

1. DOOR SYSTEM TO BE HURRICANE IMPACT RATED.
2. PROVIDE AND INSTALL CONT PAINTED WOOD CASING EQUAL TO 'BROSCO WM351 (8110) AT HEAD AND JAMBS.
3. PROVIDE AND INSTALL EXTERIOR STORM DOOR. REFER TO SPECIFICATION 08 11 66
4. ALL HARDWARE SHALL BE THE MANUFACTURERS STANDARD HARDWARE FOR SLIDING PATIO DOORS.

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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3 Manta Drive
Nantucket, MA 02554

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REGISTERED ARCHITECT EDMUND A. RAWSE No. 6290 COMMONWEALTH OF MASSACHUSETTS

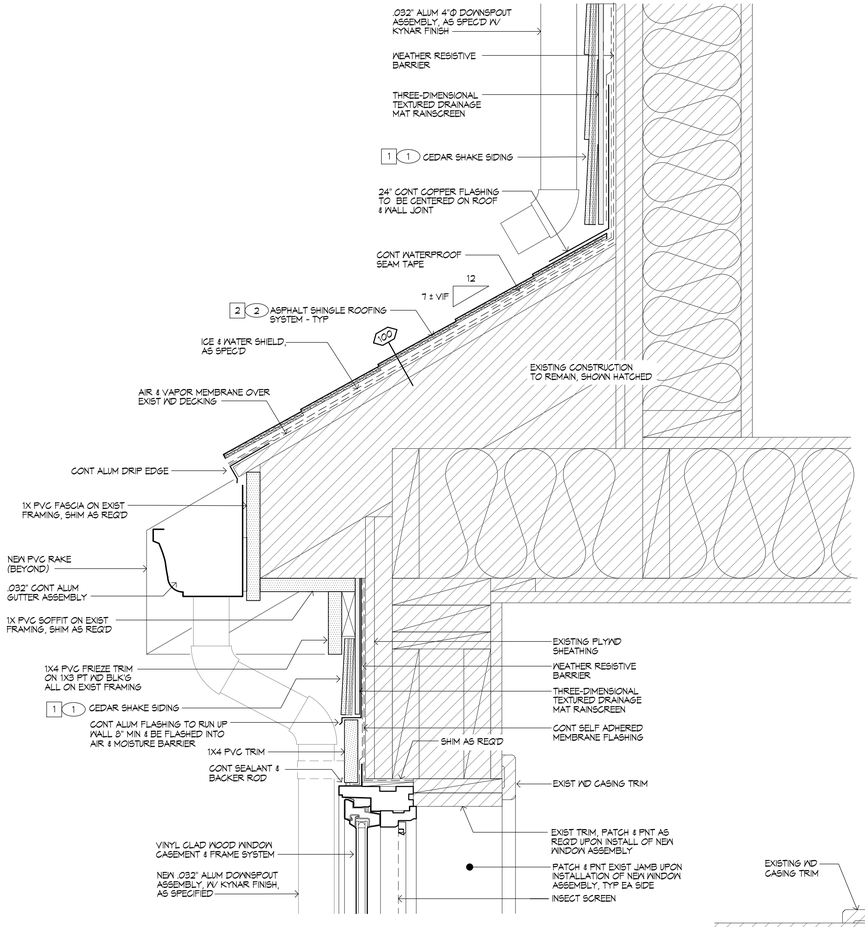
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

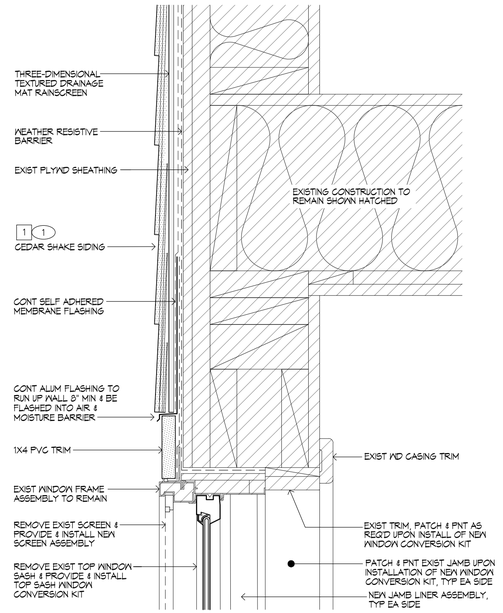
No.	Date	Description
	12.11.2024	ADDENDUM No.5

DOOR & WINDOW SCHEDULES

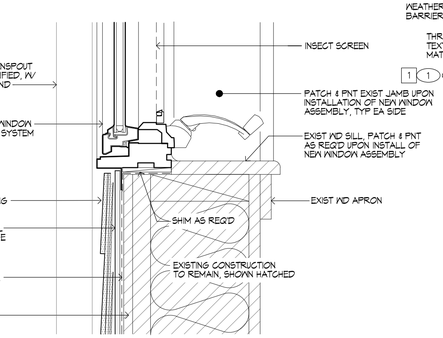
A6.00



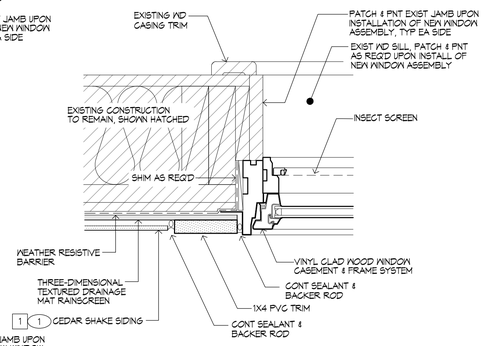
1 A6.01 WINDOW HEAD 3" = 1'-0" CASEMENT



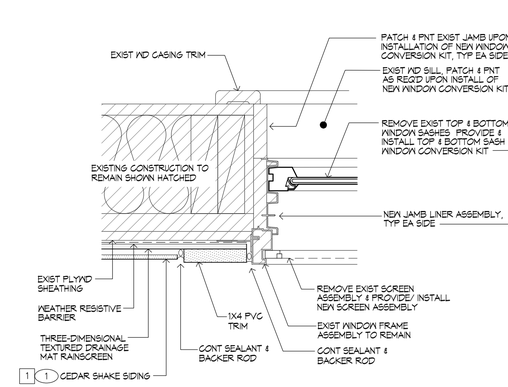
4 A6.01 WINDOW HEAD 3" = 1'-0"



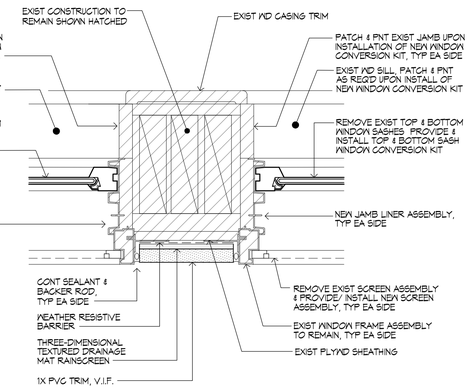
3 A6.01 WINDOW SILL 3" = 1'-0" CASEMENT



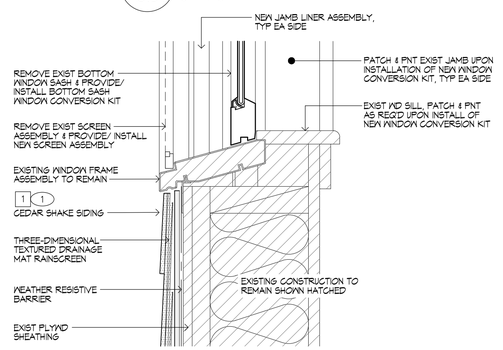
2 A6.01 WINDOW JAMB 3" = 1'-0" CASEMENT



5 A6.01 WINDOW JAMB 3" = 1'-0"



5A A6.01 WINDOW JAMB 3" = 1'-0"



6 A6.01 WINDOW SILL 3" = 1'-0"

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 9280 COMMONWEALTH OF MASSACHUSETTS

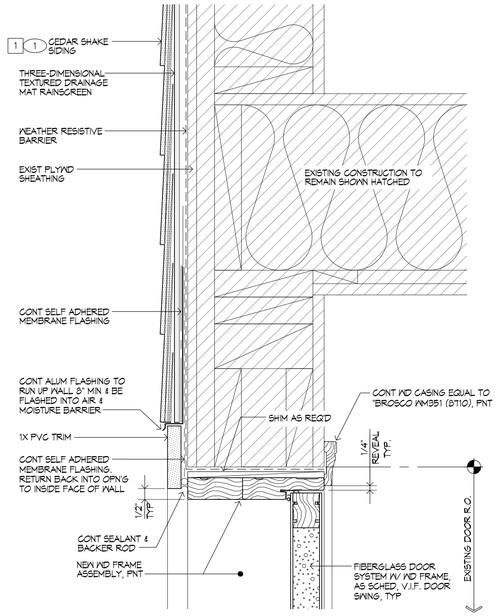
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

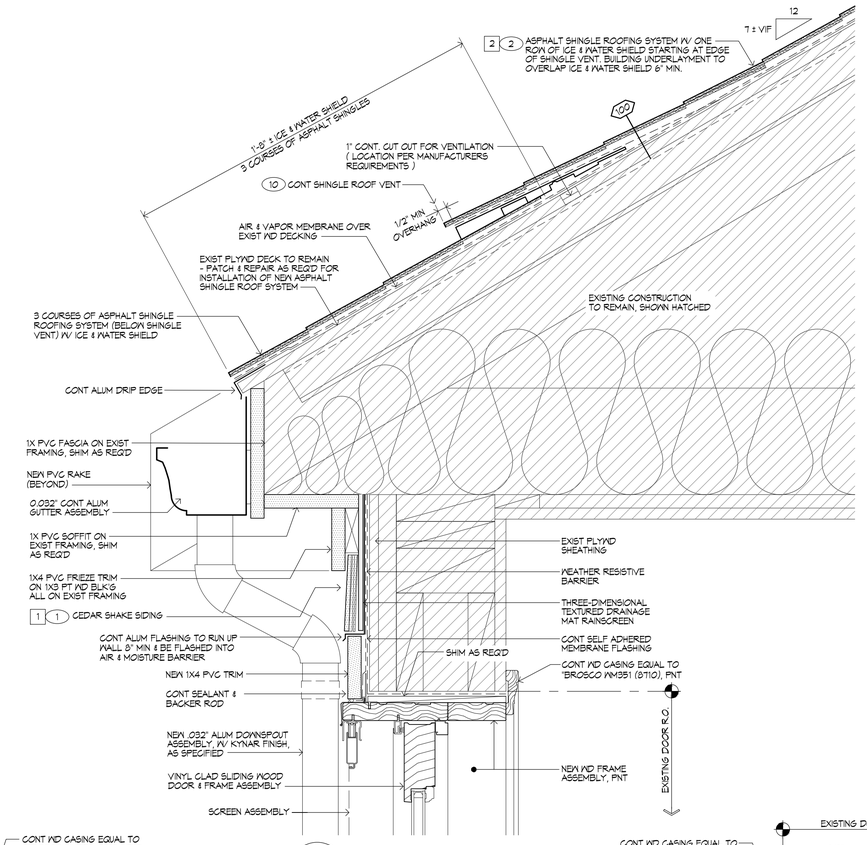
No.	Date	Description

WINDOW DETAILS

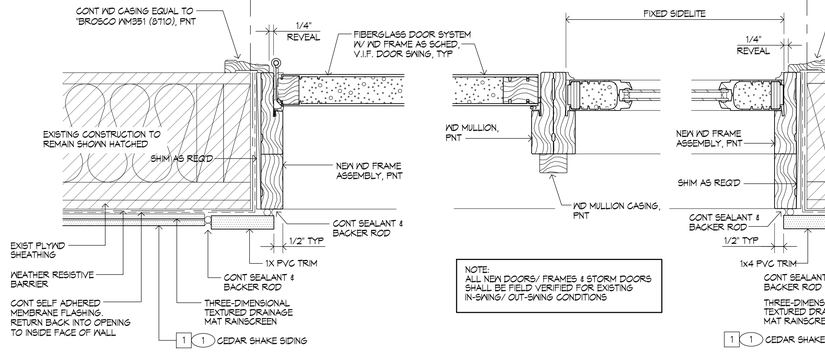
A6.01



1 A6.02 DOOR HEAD 3" = 1'-0"



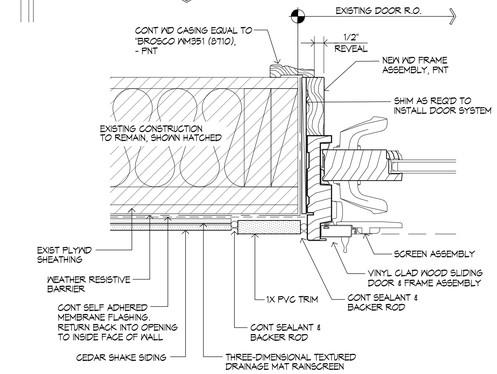
4 A6.02 DOOR HEAD 3" = 1'-0"



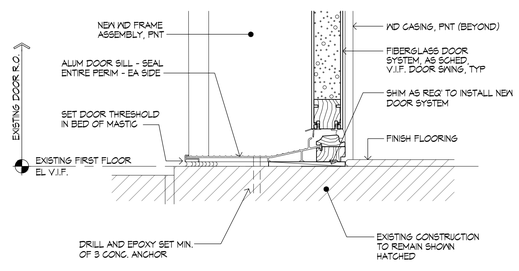
2 A6.02 DOOR JAMB 3" = 1'-0"

NOTE:
ALL NEW DOORS/ FRAMES & STORM DOORS SHALL BE FIELD VERIFIED FOR EXISTING IN-SWING/ OUT-SWING CONDITIONS

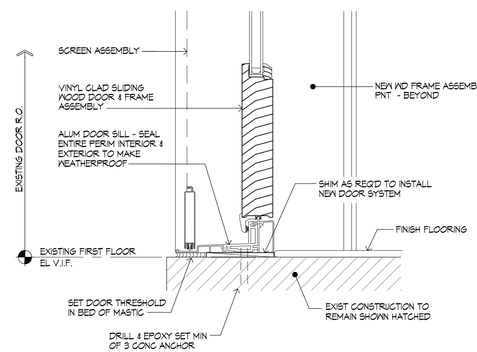
2A A6.02 SIDELITE JAMB 3" = 1'-0"



5 A6.02 DOOR JAMB 3" = 1'-0"



3 A6.02 DOOR SILL 3" = 1'-0"



6 A6.02 DOOR SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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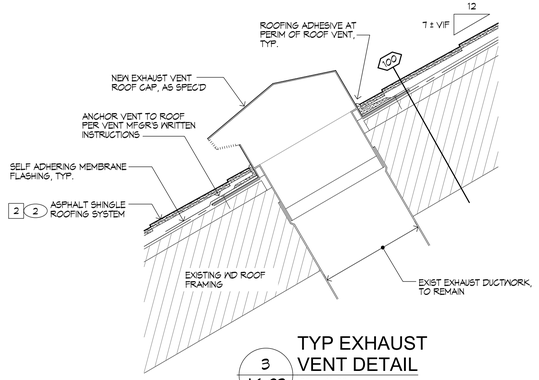
REGISTERED ARCHITECT EDWARD A. ROWSE No. 8230 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

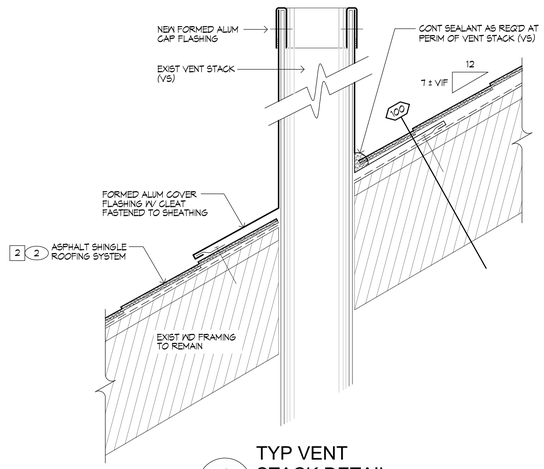
No.	Date	Description

DOOR DETAILS

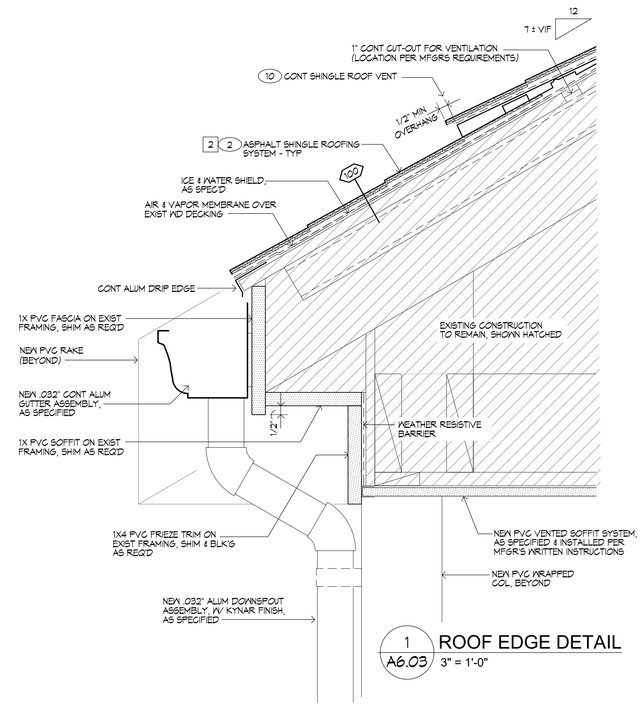
A6.02



3 A6.03 TYP EXHAUST VENT DETAIL
3" = 1'-0"

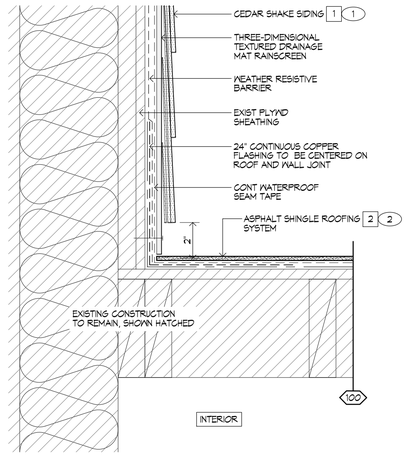


4 A6.03 TYP VENT STACK DETAIL
3" = 1'-0"

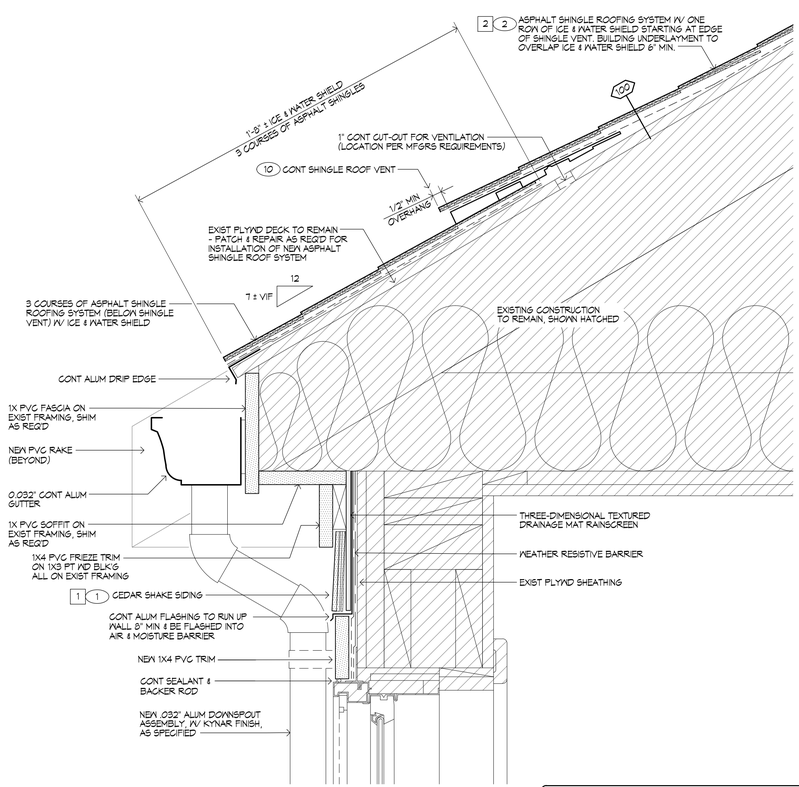


1 A6.03 ROOF EDGE DETAIL
3" = 1'-0"

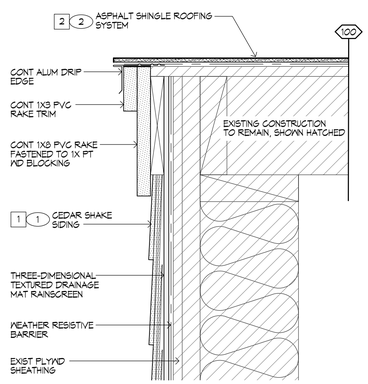
6 A6.03 DETAIL AT VALLEY FLASHING
3" = 1'-0"



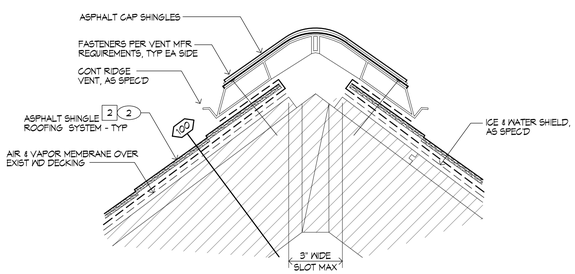
5 A6.03 ROOF DETAIL AT STEP FLASHING
3" = 1'-0"



2 A6.03 ROOF EDGE DETAIL
3" = 1'-0"



7 A6.03 ROOF RAKE DETAIL
3" = 1'-0"



8 A6.03 RIDGE VENT DETAIL
3" = 1'-0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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REGISTERED ARCHITECT EDWARD A. ROWSE No. 6200 COMMONWEALTH OF MASSACHUSETTS

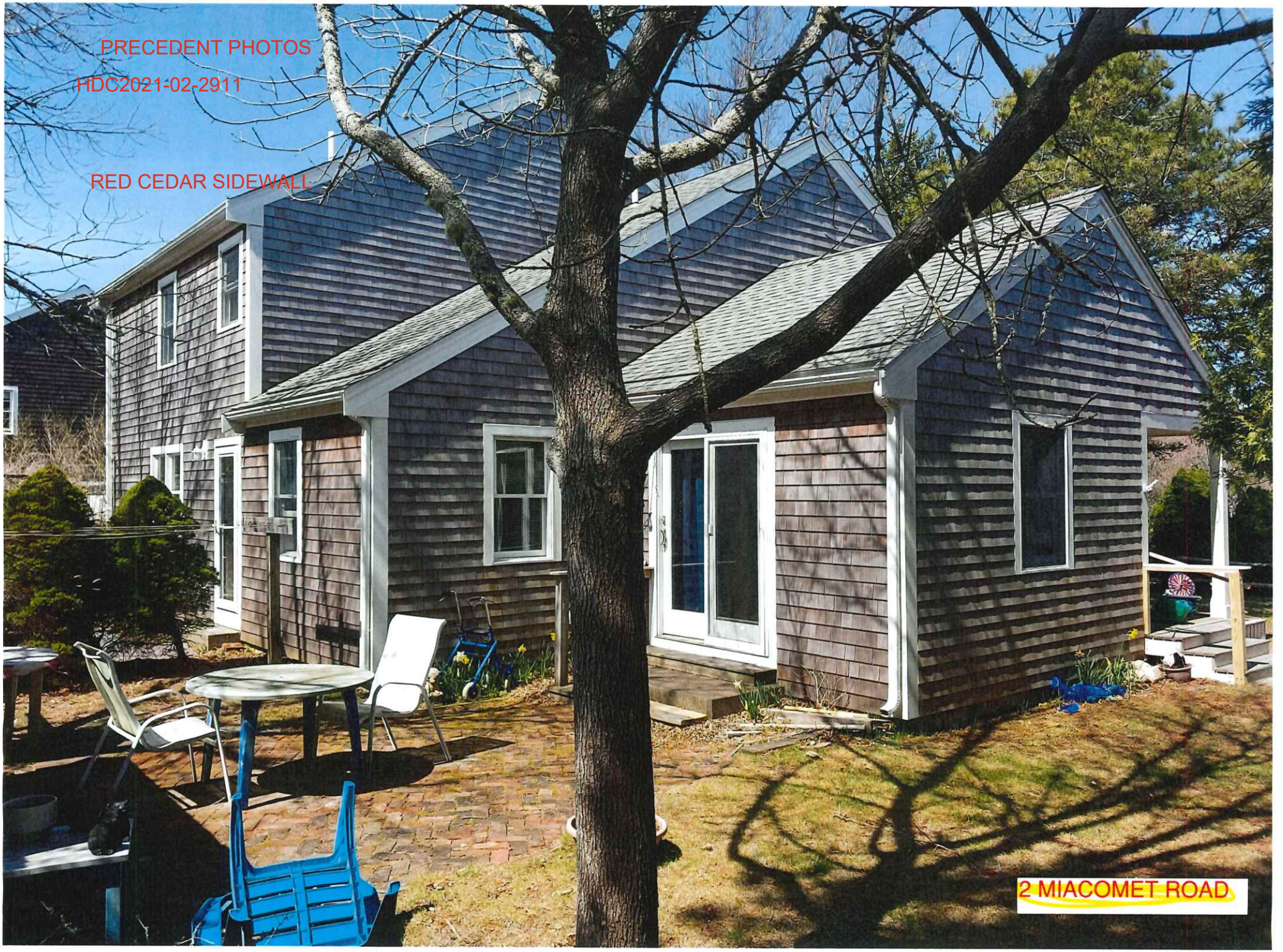
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

ROOF DETAILS

A6.03


PRECEDENT PHOTOS
HDC2021-02-2911
RED CEDAR SIDEWALL
2 MIACOMET ROAD

PRECEDENT PHOTOS

RED CEDAR SIDEWALL



PRECEDENT PHOTOS

HDC2021-02-2912

RED CEDAR SIDEWALL



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 82

Street & Number of Proposed Work: 3 Manta Drive

Owner of record: Nantucket Housing Authority

Mailing Address: 3 Manta Dr.
Nantucket, MA 02554

Contact Phone #: 508-228-0296 E-mail: nfriend@dennishousing.org

AGENT INFORMATION (if applicable)

Name: Rowse Architects

Mailing Address: 400 Massasoit Ave.
East Providence, RI 02914

Contact Phone #: 401-331-9200 E-mail: Pbernardino@rowsearchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☒ Roof ☒ Other Siding, windows, Doors, 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

Is there an HDC survey form for 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) Aluminum

Leaders (material and size): _____

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

☒ Other Red Cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other PVC Trim Boards (white) AZEK

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

C. Dimensions: Fascia 1x Exist Rake 1x Exist Soffit (Overhang) 1x Exist Corner boards 1x6 Frieze 1x Exist

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square X

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series/conversion kits

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall red cedar Clapboard (if applicable) _____ Roof Colonial Slate

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 4/30/2025 Signature of owner of record _____ Signed under penalties of perjury

1 MANTA DR

Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	1 MANTA DR
ID	67 82

Ownership

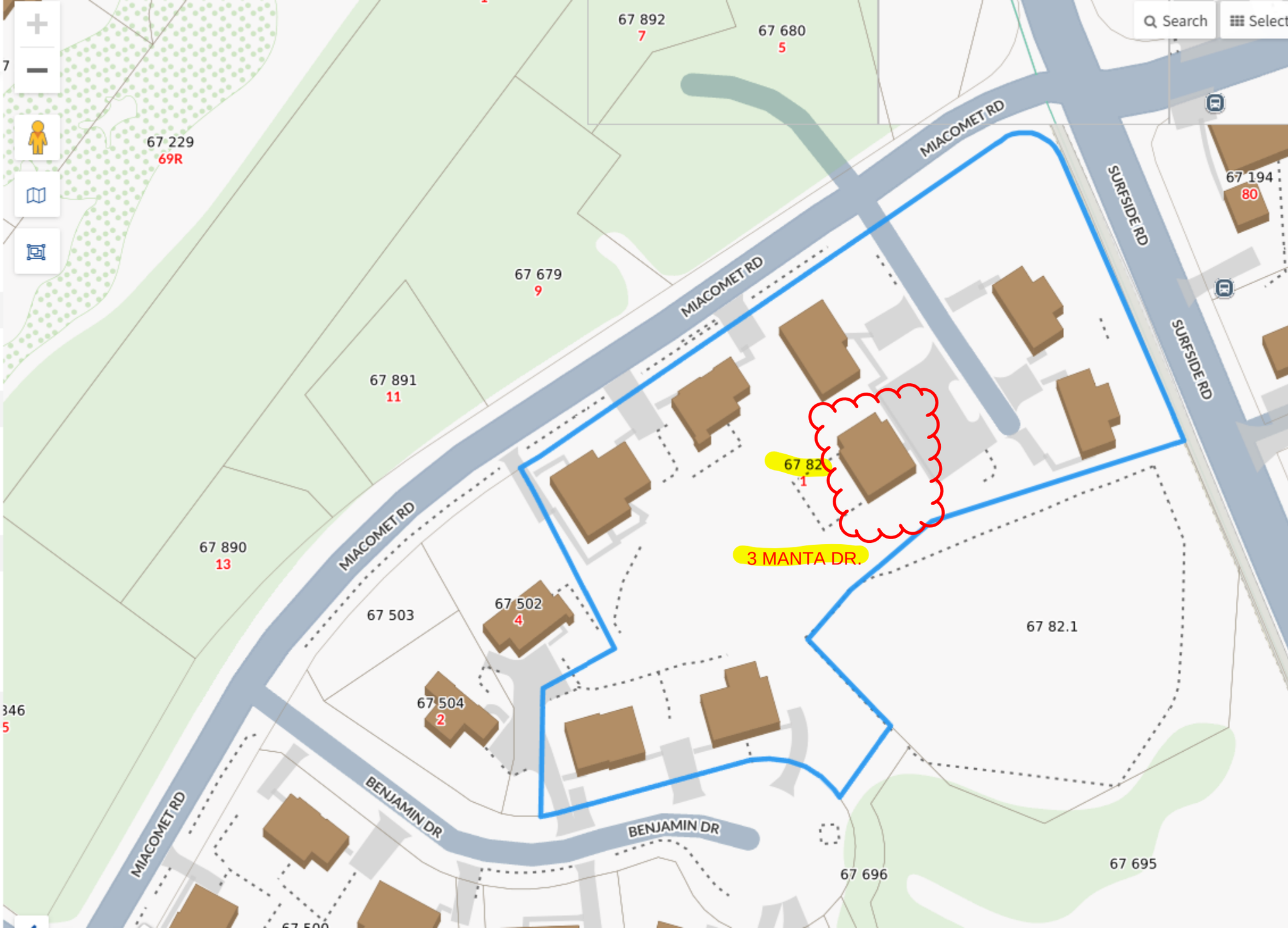
Name	NANTUCKET HOUSING AUTHORITY
Address	3 MANTA DR, NANTUCKET, MA 02554

Valuation

Total	$5,456,100
Land	$817,000
Last Sale	$1 on 1985-08-01
Book/Page	00233/0026

Land

Area	2.13 AC
Zone	LUG2



BUILDING ENVELOPE UPGRADES

MIACOMET VILLAGE 667-1, 705-01

NANTUCKET HOUSING AUTHORITY

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554

OCTOBER 23, 2024

EOHLC PROJECT #201043

ARCHITECT:

400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
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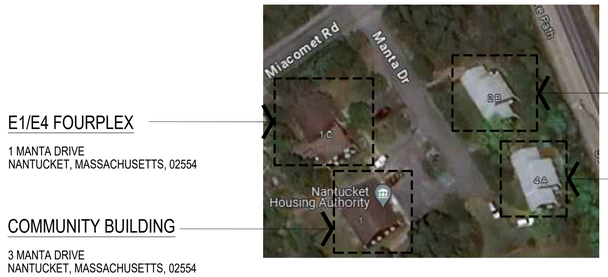

E1/E4 FOURPLEX

1 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

COMMUNITY BUILDING

3 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E5/E6 DUPLEX (ADD ALT No. 1)

2 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E7/E8 DUPLEX (ADD ALT No. 2)

4 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554



F6/E10 DUPLEX

1 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

F7/F8 DUPLEX

3 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

VICINITY MAP
NOT TO SCALE

PROJECT NORTH

LIST OF DRAWINGS

	TITLE SHEET	1 OF 21
C1.00	SITE KEY PLAN & NOTES	2 OF 21
A1.00	BUILDING F6 / E10 ROOF PLAN & FLOOR PLANS	3 OF 21
A1.01	BUILDING F7 / F8 ROOF PLAN & FLOOR PLANS	4 OF 21
A1.02	BUILDING E1 / E4 ROOF PLAN & FLOOR PLANS	5 OF 21
A1.03	COMMUNITY BUILDING ROOF PLAN & FLOOR PLAN	6 OF 21
A1.04	BUILDING E5 / E6 ROOF PLAN & FLOOR PLAN - ALTERNATE No.1	7 OF 21
A1.05	BUILDING E7 / E8 ROOF PLAN & FLOOR PLAN - ALTERNATE No.2	8 OF 21
A2.00	BUILDING F6 / E10 EXTERIOR ELEVATIONS	9 OF 21
A2.01	BUILDING F7 / F8 EXTERIOR ELEVATIONS	10 OF 21
A2.02	BUILDING E1 / E4 EXTERIOR ELEVATIONS	11 OF 21
A2.03	COMMUNITY BUILDING EXTERIOR ELEVATIONS	12 OF 21
A2.04	BUILDING E5 / E6 EXTERIOR ELEVATIONS - ALTERNATE No.1	13 OF 21
A2.05	BUILDING E7 / E8 EXTERIOR ELEVATIONS - ALTERNATE No.2	14 OF 21
A4.00	WALL SECTIONS	15 OF 21
A4.01	WALL SECTIONS	26 OF 21
A5.00	ENLARGED DETAILS	17 OF 21
A6.00	DOOR & WINDOW SCHEDULE	18 OF 21
A6.01	WINDOW DETAILS	19 OF 21
A6.02	DOOR DETAILS	20 OF 21
A6.03	ROOF DETAILS	21 OF 21

LIST OF STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING	CONV	CONVECTOR	FACP	FIRE ALARM CONTROL PANEL	JST	JOIST	OD	OUTSIDE DIAMETER	RT	RUBBER TILE
ACT	ACOUSTICAL TILE	CORR	CORRIDOR	FB	FIRE BLANKET	JT	JOINT	OH	OPPOSITE HAND	RTU	ROOF TOP UNIT
AFF	ABOVE FINISH FLOOR	COORD	COORDINATE	FD	FLOOR DRAIN			OPNG	OPENING		
ALT	ALTERNATE	CPT	CARPET	FE	FIRE EXTINGUISHER	L	LENGTH		OPPOSITE HAND	S	SEALANT
ALUM	ALUMINUM	CT	CERAMIC TILE	FF	FINISH FLOOR	LAM	LAMINATE	OPP	OPPOSITE	SCD	SEAT COVER DISPENSER
ANC BLT	ANCHOR BOLT	CD	CLOTHES DRYER	FFE	FINISH FLOOR ELEVATION	LAV	LAVATORY	OSB	ORIENTED STRAND BOARD	SCH	SCHEDULE
APPROX	APPROXIMATE	CW	CLOTHES WASHER	FIN	FINISH	LBL	LABEL	OW	OPERABLE WALL	SCR	SHOWER CURTAIN ROD
ARCH	ARCHITECT			FG	FIBERGLASS	LC	LEAD COATED			SCW	SOLID CORE WOOD
ARGB	ABUSE RESISTANT GB	D	DRYER	FLASH	FLASHING	LCC	LEAD COATED COPPER	PART BD	PARTICLE BOARD	SD	SOAP DISPENSER
ASPH	ASPHALT	DBL	DOUBLE	FLR	FLOOR	LP	LOW POINT	PCP	PRECAST CONCRETE PLANK	SECT	SECTION
		DEMO	DEMOLITION	FLUOR	FLUORESCENT	LSG	LIFE SAFETY CODE	PERIM	PERIMETER	SF	SQUARE FEET
BC	BRICK COURSE	DI	DRAIN INLET	FNDN	FOUNDATION	LGT	LINOLEUM COMPOSITION TILE	PL	PLASTER or PROPERTY LINE	SIM	SIMILAR
BD	BOARD	DIAG	DIAGONAL	FOC	FACE OF CONCRETE			PLAM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPOSAL
BITUM	BITUMINOUS	DIAM	DIAMETER	FOF	FACE OF FINISH	MAS	MASONRY	PLAS	PLASTIC	SNV	SANITARY NAPKIN VENDOR
BLDG	BUILDING	DIM	DIMENSION	FOM	FACE OF MASONRY	MAX	MAXIMUM	PLWD	PLYWOOD	SPEC	SPECIFICATION
BLK	BLOCK	DL	DRAIN LEADER	FOS	FACE OF STUD	MB	MARKER BOARD	PMJF	PREMOLDED JOINT FILLER	SQ	SQUARE
BLKG	BLOCKING	DN	DOWN	FP	FIREPROOFING	MBL	MARBLE TILE	PNT	PAINT	SS	STAINLESS STEEL
BM	BENCH MARK	D-PART	DEMOUNTABLE PARTITION	FR	FIRE RETARDENT	MC	MEDICINE CABINET	PNTD	PAINTED	STD	STANDARD
BOF	BOTTOM OF FOOTING	DR	DOOR	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	PR	PAIR	STL	STEEL
BOTT	BOTTOM	DS	DOWNSPOUT	FUR	FURRING	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	STOR	STORAGE
BRG	BEARING	DTL	DETAIL			MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	STRUCT	STRUCTURE or STRUCTURAL
BRK	BRICK	DWG	DRAWING	GA	GAUGE	MFR	MANUFACTURER	PT	PRESSURE TREATED	SUSP	SUSPENDED or SUSPENSION
BS	BRICK SHELF	DW	DISHWASHER	GB	GYPSUM BOARD	MH	MANHOLE	PTD	PAPER TOWEL DISPENSER	SV	SHEET VINYL
BSMT	BASEMENT			GC	GENERAL CONTRACTOR	MIN	MINIMUM	PTN	PARTITION	T	TREAD
		EA	EACH	GALV	GALVANIZED	MIR	MIRROR	PVC	POLYVINYL CHLORIDE	TB	TACK BOARD
CAB	CABINET	EF	EACH FACE	GL	GLASS	MISC	MISCELLANEOUS	PVMT	PAVEMENT	TBA	TO BE ABANDONED
CB	CEMENT BOARD	EHD	ELECTRIC HAND DRYER	GLAZ	GLAZED BLOCK	ML	MATCH LINE			TBB	TILE BACKER BOARD
CDM	CAVITY DRAINAGE MATERIAL	EIFS	EXTERIOR INSULATED FINISH SYSTEM	GLB	GLASS BLOCK	MO	MASONRY OPENING	QT	QUARRY TILE	TBD	TO BE DETERMINED
CH	CEILING HEIGHT	EJ	EXPANSION JOINT	GN	GOOSENECK	MRGB	MOISTURE RESISTANT GB			TEL	TELEPHONE
CIP	CAST IN PLACE	ELEC	ELECTRIC	GT	GRANITE TILES	MS	METAL STUD	R & D	REMOVE & DISPOSE	THK	THICK or THICKNESS
CJ	CONTROL JOINT	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MTD	MOUNTED	R & R	REMOVE & REPLACE	THOLD	THRESHOLD
℄	CENTER LINE	ELEV	ELEVATOR	GYP	GYPSUM WALL BOARD	MTL	METAL	R & S	REMOVE & SALVAGE	TOC	TOP OF CURB
CL	CLOSET or CHAIN LINK	EMER	EMERGENCY			MTP	METAL TOILET PARTITION	R	RADIUS/RISER	TOL	TOP OF LANDING
CLG	CEILING	ENCL	ENCLOSURE	HC	HANDICAP	MWF	MOLDED WOOD FIBERBOARD	RB	RUBBER MAT	TOP	TOP OF PLATE
CLOS	CLOSET	EP	ELECTRICAL PANEL	HD	HEAVY DUTY			RD	ROOF DRAIN	TOS	TOP OF STEEL
CLR	CLEAR	EPXY	EPOXY SEALING SYSTEM	HDWR	HARDWARE	MW	MULTI-COLOR WALL PAINT	REF	REFRIGERATOR	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HM	HOLLOW METAL			REFURB	REFURBISH	TR	TRASH BASKET
		EQUIP	EQUIPMENT	HOR	HORIZONTAL			REINF	REINFORCEMENT	TS	TUBULAR STEEL
CNTR	COUNTER	ER	EXISTING TO REMAIN	HP	HIGH POINT	NA	NOT APPLICABLE	RES	RESILIENT	TTD	TOILET TISSUE DISPENSER
CO	CASED OPENING	EXH	EXHAUST	HT	HEIGHT	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TW	TO WEATHER
COL	COLUMN	EXIST	EXISTING	HTR	HEATER	NOM	NOMINAL	RFS	RESINS FLOOR SYSTEM	TYP	TYPICAL
COMP	COMPOSITION	EXIST'G	EXISTING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NTS	NOT TO SCALE	RH	RIGHT HAND		
CONC	CONCRETE	EXP	EXPANSION			NO	NUMBER	RISEC	RHODE ISLAND STATE BUILDING CODE	UC	UNDERCUT
CONST	CONSTRUCTION	EXPT	EPOXY PAINT			NW	NEW			UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	EXT	EXTERIOR	ID	INSIDE DIAMETER			RL	ROOF LADDER	UV	UNIT VENTILATOR
		EX	EACH WAY	INSUL	INSULATION	OA	OVERALL	RM	ROOM		
		EWC	ELECTRIC WATER COOLER	INT	INTERIOR	OC	ON CENTER	RO	ROUGH OPENING	VB	VINYL WALL BASE
				INV	INVERT					VCT	VINYL COMPOSITION TILE
										VERT	VERTICAL
										VEST	VESTIBULE
										VIF	VERIFY IN FIELD
										VPB	VENEER PLASTER BASE
										VS	VENT STACK
										VT	VINYL TREAD
										VTS	VINYL TRANSITION STRIP
										VWB	VINYL WALL BASE
										VWC	VINYL WALL COVERING
										W	WASHER
										W/	WITH
										W/O	WITHOUT
										WB	WRITING (WHITE) BOARD
										WC	WATER CLOSET
										WD	WOOD
										WF	WIRE FABRIC
										WG	WIRE GLASS
										WP	WORK POINT
										WPG	WATERPROOF(ING)
										WS	WOOD STUD
										WT	WEIGHT
										WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- 2 / A1.02 — WALL SECTION, DETAIL, OR EXTERIOR ELEVATION
- 2 / A1.02 — BUILDING SECTION
- 2 / A1.02 — DETAIL
- EXISTING CONSTRUCTION TO REMAIN
- 3 — DEMOLITION NOTE
- 2 — CONSTRUCTION NOTE
- DATUM &/OR BUILDING ADDITION WORK POINT
- Ex 7 — COLUMN GRID
- BATT INSULATION / SOUND ATTENUATION BLANKET
- RIGID / SEMI-RIGID INSULATION
- PARTICLE BOARD / MDF
- PLYWOOD / MDO
- FINISH WOOD
- WOOD STUDS / BLOCKING (DIMENSIONAL LUMBER)
- WOOD BLOCKING (NON-DIMENSIONAL)

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BUILDING ENVELOPE UPGRADES
MIACOMET VILLAGE 667-1, 705-01
NANTUCKET HOUSING AUTHORITY
3 MANTA DRIVE - NANTUCKET, MASSACHUSETTS 02554

SET NUMBER
OCTOBER 23, 2024

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY AND BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR SHALL IDENTIFY ALL EXISTING ITEMS OF WORK SCHEDULED TO REMAIN OR SALVAGED FOR REUSE.
2. ALL DEMOLITION WORK AND DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED DEMOLITION PERMITS.
3. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH OWNER AND / OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT CAUSES NO DISRUPTION TO THE CONTINUOUS OCCUPATION OF THE BUILDING AND SITE FOR ITS INTENDED PURPOSE. PROVIDE ADDITIONAL MEASURES TO PREVENT THE MIGRATION OF DUST INTO ADJACENT SPACES.
4. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS.
5. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND / OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
6. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK RELATED TO A WALL OR OTHER DEMOLITION ITEM SHALL BE REMOVED WHETHER INDICATED OR NOT.
7. ALL EXISTING ITEMS SCHEDULED TO REMAIN DURING CONSTRUCTION SHALL BE TEMPORARILY SUPPORTED.
8. THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO PATCH, REPAIR AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK WITH MATERIALS AND METHODS TO MATCH THE EXISTING FINISH AND MAKE FLUSH WITH THE EXISTING ADJACENT SURFACES. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. WHERE EXISTING FINISHES ARE INDICATED TO REMAIN AS BASE MATERIALS; REMOVE ALL PROJECTIONS AND FILL ALL VOIDS; SECURE OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AS OCCURS.
11. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT THE EXECUTION OF THE DEMOLITION WORK INDICATED.
12. ALL EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION OR REFINISHING WHICH BECAME DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH THE ORIGINAL EXISTING CONDITION TO THE SATISFACTION OF THE OWNER.
13. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE OR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS. ALL SCHEDULED ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION OPERATIONS AND DELIVERED TO THE APPROPRIATE PARTY IN UNDAMAGED CONDITION.

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE AREA DAMAGED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING, LOAM, SEED, SOD ETC. AS REQUIRED TO ACHIEVE A CONDITION APPROVED BY OWNER/ ARCHITECT.
2. ITEMS CALLED TO BE REMOVED AND REPLACED SHALL BE REPLACED "IN-KIND" WITH LIKE MATERIALS TO MATCH EXISTING CONDITIONS, SUCH AS, MATERIAL, SIZE COLOR ETC. UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT WITH A REQUEST FOR INFORMATION (RFI), IF ANY DISCREPANCIES EXIST.

SPECIFIC DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF EXISTING WOOD SHAKE SIDING SYSTEM, CORNER BOARDS, RAKES, TRIM, FASCIA, SOFFIT AND EXISTING MOISTURE BARRIER. REPLACE ANY DAMAGED / ROTTED WOOD WALL SHEATHING (TYPICAL), MATCH EXISTING THICKNESS. CONTRACTOR SHALL INCLUDE 250 SQ. FT. OF EXISTING WALL SHEATHING TO BE REPLACED AT EACH BUILDING IN THE BASE BID AS WELL AS THE ALTERNATES. NEW WALL SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING SYSTEM INCLUDING ALL UNDERLAYMENTS AND MEMBRANES DOWN TO EXISTING ROOF DECK. REMOVE AND DISPOSE OF ALL EXISTING ROOF ACCESSORIES INCLUDING DRIP EDGES. CONTRACTOR TO CARRY 20% REMOVAL AND REPLACEMENT OF ANY DAMAGED/ ROTTED WOOD ROOF DECKING/ SHEATHING PER BUILDING IN THE BASE BID AND FOR EACH ALTERNATE. NEW ROOF DECKING/ SHEATHING SHALL BE EXTERIOR GRADE AND THICKNESS SHALL MATCH THAT OF EXISTING ADJACENT ROOF SHEATHING.
3. REMOVE AND DISPOSE OF EXISTING EXHAUST VENT.
4. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR AND ALL ASSOCIATED TRIM AND APPURTENANCES. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW INSULATED DOOR AND DOOR FRAME AS SCHEDULED. REMOVE AND DISPOSE OF EXISTING STORM DOORS IN THEIR ENTIRETY, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. REMOVE AND DISPOSE EXISTING GUTTER AND DOWNSPOUT ASSEMBLIES IN THEIR ENTIRETY.
6. TEMPORARILY DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING SCHEDULED TO REMAIN OR BE REUSED). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
6A. TEMPORARILY DISCONNECT, CAP AND REMOVE EXISTING ELECTRICAL SERVICE METER ASSEMBLY IN ITS ENTIRETY. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
7. CAREFULLY REMOVE AND DISPOSE OF EXISTING WINDOW SCREEN ASSEMBLIES IN THEIR ENTIRETY. CAREFULLY REMOVE AND DISPOSE OF BOTH, TOP AND BOTTOM WINDOW SASHES. PREPARE EXISTING WINDOW FRAME TO RECEIVE TOP AND BOTTOM CONVERSION WINDOW SASHES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE AND DISPOSE OF EXISTING CASEMENT WINDOW ASSEMBLY IN ITS ENTIRETY, AS OCCURS. PREPARE EXISTING WINDOW OPENING TO RECEIVE NEW CASEMENT WINDOW ASSEMBLY, AS REQUIRED.
8. REMOVE EXISTING PLUMBING WALL HYDRANT AND MODIFY EXISTING THRU-WALL PLUMBING LINE, AS REQUIRED TO INSTALL NEW PLUMBING WALL HYDRANT.
9. REMOVE AND DISPOSE EXISTING WOOD GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
10. REMOVE AND DISPOSE OF EXISTING WOOD DECK ASSEMBLY AND FRAMING MEMBERS IN THEIR ENTIRETY. REMOVE AND DISPOSE OF EXISTING GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
11. REMOVE AND DISPOSE OF EXISTING STEEL BULKHEAD AND STAIR ASSEMBLY IN ITS ENTIRETY. REMOVE AND DISPOSE OF EXISTING BASEMENT DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY. PREPARE EXISTING CMU/ CONCRETE BASEMENT ACCESS AND DOOR OPENING TO RECEIVE NEW BULKHEAD, STAIR SYSTEM AND DOOR/ FRAME ASSEMBLY.

SPECIFIC CONSTRUCTION NOTES:

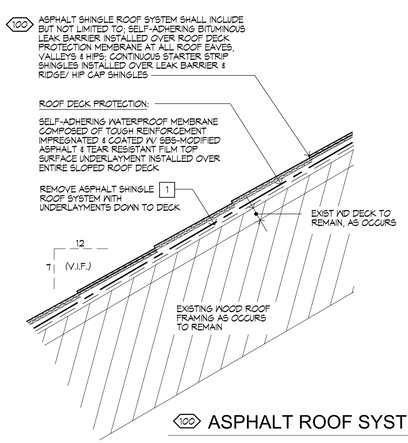
1. CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEDAR SHAKE SIDING SYSTEM, INCLUDING ALL PVC CORNER BOARDS, PVC RAKES, PVC TRIM, PVC FASCIA, PVC SOFFITS, RAINSCREENS AND CONTINUOUS MOISTURE BARRIERS. CONTRACTOR SHALL USE CORTEX CONCEALED FASTENER SYSTEM AND PVC ADHESIVE AS REQUIRED AND SPECIFIED AT ALL NEW PVC TRIM LOCATIONS. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF EXTERIOR WALL SHEATHING, AS REQUIRED UNDER DEMOLITION NOTE #1.
2. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ASPHALT SHINGLE ROOFING SYSTEM (100) OVER EXISTING OR NEW ROOF DECKING, AS OCCURS, INCLUDING ALL UNDERLAYMENTS, SOFFITS, FASCIA, DRIP EDGES, ICE AND WATER SHIELD, RIDGE VENTS AND ALL ASSOCIATED ROOFING ACCESSORIES AS INDICATED AND SPECIFIED. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF ROOF SHEATHING, AS REQUIRED, UNDER DEMOLITION NOTE #2.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW EXHAUST VENTS, AS OCCURS. REFER TO DETAIL 5/A5.00 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXTERIOR DOOR, DOOR FRAME, AND ALL ASSOCIATED TRIM AND HARDWARE AS SCHEDULED. DOORS SHALL MEET THE HURRICANE IMPACT CODE. PROVIDE AND INSTALL NEW STORM DOORS AS SPECIFIED, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLIES AS INDICATED AND SPECIFIED.
6. CONTRACTOR SHALL RE-CONNECT AND SECURE EXISTING SALVAGED ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED UPON THE INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING, SCHEDULED TO REMAIN OR BE REUSED). REFER TO DETAILS ON SHEET A5.00 FOR ADDITIONAL INFORMATION.
6A. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ELECTRICAL SERVICE METER ASSEMBLY INCLUDING ALL ASSOCIATED WIRING AND ACCESSORIES, AS REQUIRED. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS).
7. CONTRACTOR SHALL PROVIDE AND INSTALL NEW TOP AND BOTTOM WINDOW CONVERSION KIT ASSEMBLIES, AS SPECIFIED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS, WITHIN EXISTING WINDOW FRAME ASSEMBLY. PROVIDE AND INSTALL NEW CASEMENT WINDOW ASSEMBLY IN PREPARED WINDOW OPENING, AS OCCURS. PATCH AND PAINT EXISTING WINDOW JAMBS, HEAD/ SILL AS REQUIRED. REFER TO DETAILS ON SHEET A6.01 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW PLUMBING WALL HYDRANT ASSEMBLY AT EXISTING REMOVED/ MODIFIED SUPPLY LINE LOCATIONS, AS OCCURS. REFER TO DETAIL 6/A5.00 FOR ADDITIONAL INFORMATION.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 3/4" THICK PVC TRIM PANEL TO ATTACH MAIN ELECTRICAL SERVICE EQUIPMENT (PANEL SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY EACH LOCATION). REFER TO DETAIL 9/A5.00 FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHINGLE VENT SYSTEM, AS SPECIFIED, PER MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS AND ADDITIONAL INFORMATION.
11. PROVIDE AND INSTALL NEW HEAVY GAUGE STEEL BULKHEAD ASSEMBLY WITH POWDER COAT FINISH AND STAIR SYSTEM AS INDICATED ON DRAWINGS AND SPECIFIED. REFER TO DETAIL 4/A4.01 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE AND INSTALL NEW PRESSURE TREATED 4x4 POSTS WHERE INDICATED, PRE-DRILL AND SECURE TO EXISTING CONCRETE LANDING/ STAIRS WITH STAINLESS STEEL ANCHORS AS REQUIRED. PROVIDE AND INSTALL PVC COLUMN WRAPS, ALONG WITH NEW PVC TOP AND BOTTOM GUARD/ RAILING SYSTEMS WITH PVC BALUSTERS AND HANDRAILS AS INDICATED AND SPECIFIED. INSTALL RAILING SYSTEM ASSEMBLIES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. NEW WOOD/ PVC DECK ASSEMBLY

    PROVIDE AND INSTALL:

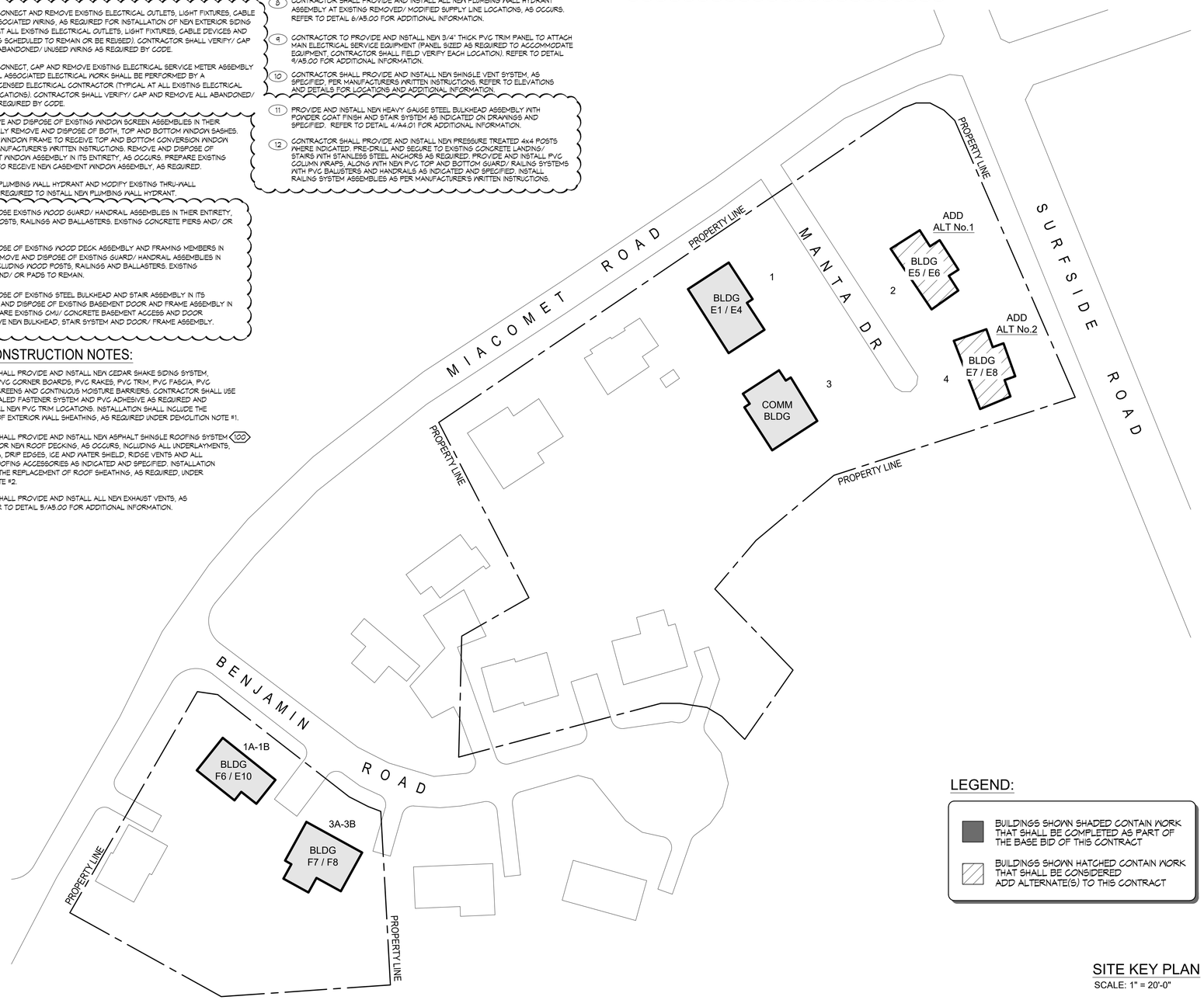
    - 4" X 4" PRESSURE TREATED POSTS WITH GALVANIZED CHAIRS, SET ON EXISTING CONCRETE PADS/ PIERS, AS OCCURS, OR PROVIDE NEW 10"Ø CONCRETE SONO TUBES TO BELOW FROST LINE , AS REQUIRED.
    - PRESSURE TREATED 2" X 10" RIBBON BOARDS SECURED TO 4" x 4" POSTS WITH 3 1/2" GALVANIZED BOLTS WITH WASHERS, COUNTERSINK BOLTS FLUSH. EXTEND POST 40 INCHES ABOVE FINISH DECK. INSTALL PVC POST COVER, BASE AND CAP.
    - 2" x 10" GALVANIZED STEEL JOIST HANGERS, BY SIMPSON OR EQUAL, AT 16" O.C. WITH 2" x 10" PRESSURE TREATED JOISTS.
    - SECURE PRESSURE TREATED 2 x 10 LEDGER TO EXISTING HOUSE FRAMING AS DETAILED.
    - 5/4" COMPOSITE DECK PLANK WITH 9S CONCEALED CLIP ANCHORS AND #7 S6 SCREWS.
    - 1" x 12" PVC FASCIA TRIM BOARD.
    - TOP AND BOTTOM PVC GUARD/ RAILING SYSTEM WITH PVC BALUSTERS.
    - 2" X 12" PRESSURE TREATED STAIR STRINGERS (4 PER STAIR) WITH 5/4" COMPOSITE DECK TREADS AND 1/2" THICK PVC RISERS. FURNISH AND INSTALL HANDRAILS, AS DETAILED TO MATCH DECK GUARD/ RAILING ASSEMBLIES.

PROPOSED ROOF SYSTEM

SCALE: 3" = 1'-0"



(100) ASPHALT ROOF SYSTEM



LEGEND:

- BUILDINGS SHOWN SHADED CONTAIN WORK THAT SHALL BE COMPLETED AS PART OF THE BASE BID OF THIS CONTRACT
- BUILDINGS SHOWN HATCHED CONTAIN WORK THAT SHALL BE CONSIDERED ADD ALTERNATE(S) TO THIS CONTRACT

SITE KEY PLAN

SCALE: 1" = 20'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
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rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS AND DATA PROVIDED BY THE OWNER AND A/E FIELD SURVEY. NO WARRANTY OF ACTUAL CONDITIONS IS INTENDED BY ARCHITECT OR OWNER. CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH NEW WORK PRIOR TO BID, START OF CONSTRUCTION OR ANY FABRICATION.
2. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED, THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTOR'S PERFORMANCE.
3. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.
5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.
6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDWARD A. ROSE No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

Drawn by: CAB Proj. Mgr.: EAR

Revisions

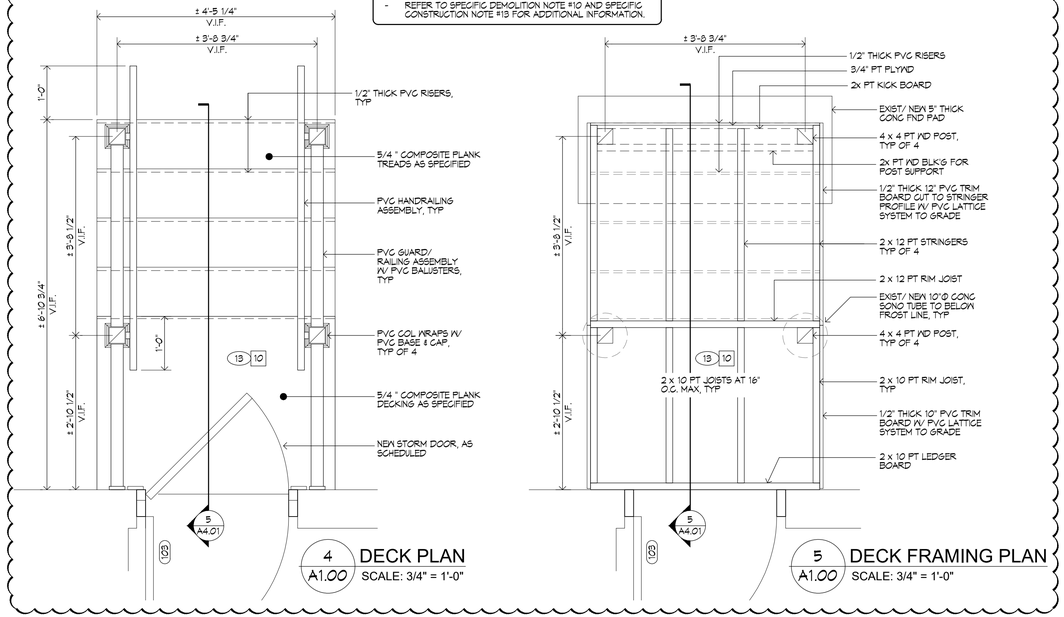
No.	Date	Description
	12.11.2024	ADDENDUM No.5

SITE KEY PLAN & NOTES

C1.00

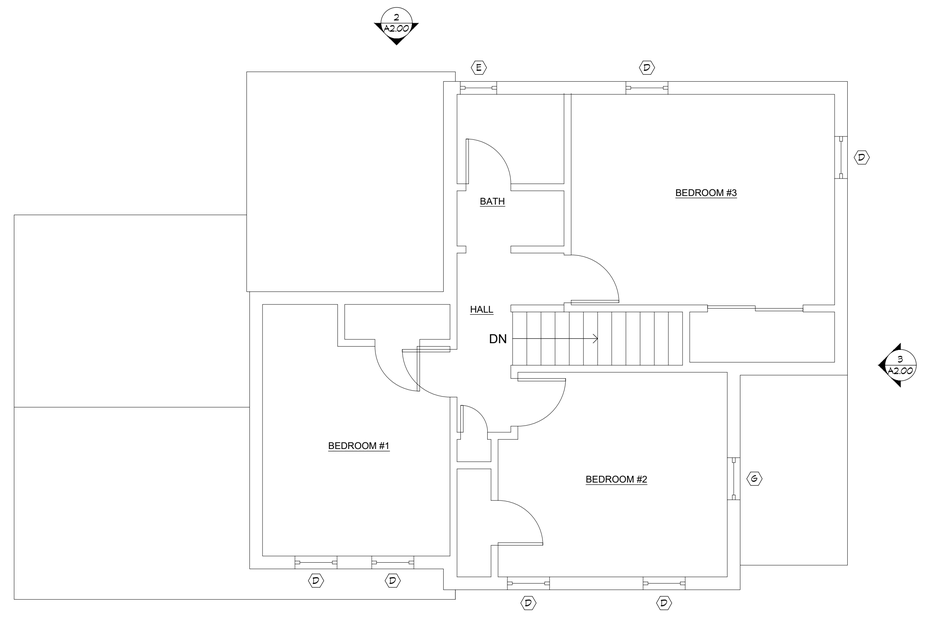
230106 - C1.00 | 2 of 21

NOTE:
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW DECK AND STAIR ASSEMBLY. EXACT LOCATION MAY BE DETERMINED BY EXISTING LOCATION OF CONCRETE PAD AND/ OR CONCRETE PIERS TO BE RE-USED.
- REFER TO SPECIFIC DEMOLITION NOTE #10 AND SPECIFIC CONSTRUCTION NOTE #13 FOR ADDITIONAL INFORMATION.

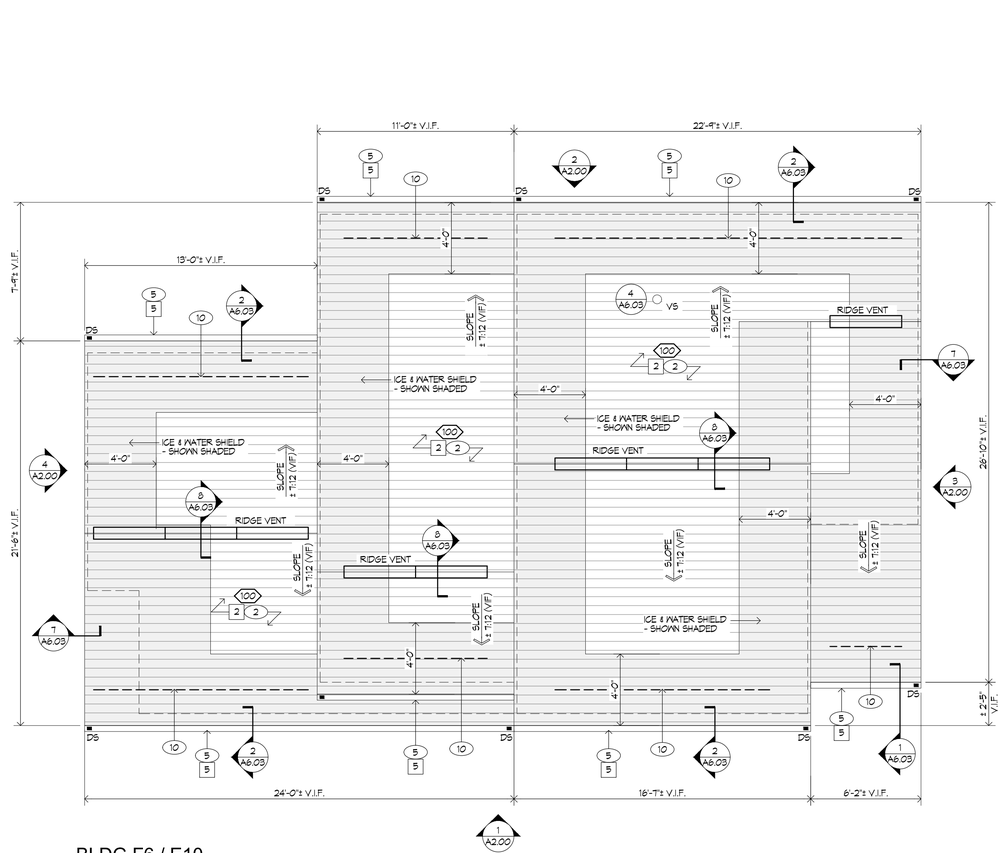


4 A1.00 DECK PLAN
SCALE: 3/4" = 1'-0"

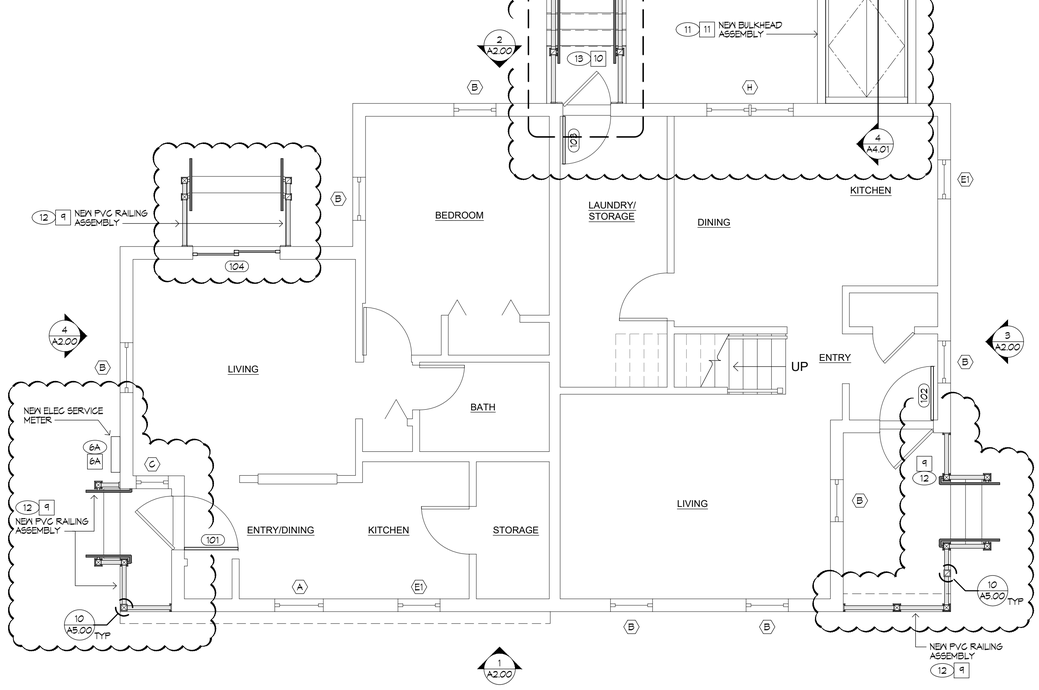
5 A1.00 DECK FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 A1.00 BLDG F6 / E10
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.00 BLDG F6 / E10
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.00 BLDG F6 / E10
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

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Nantucket, Massachusetts

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REGISTERED ARCHITECT — RICHARD T. ROWSE — No. 9250 — COMMONWEALTH OF MASSACHUSETTS

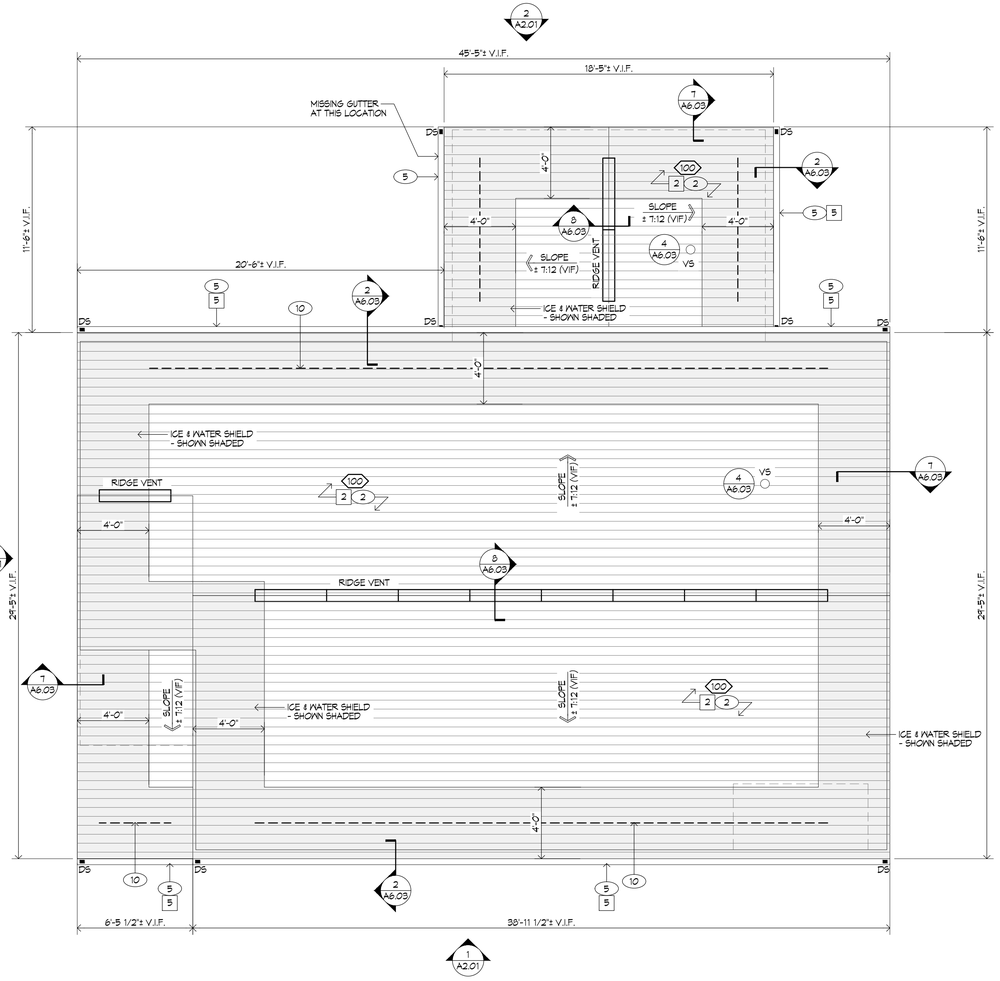
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

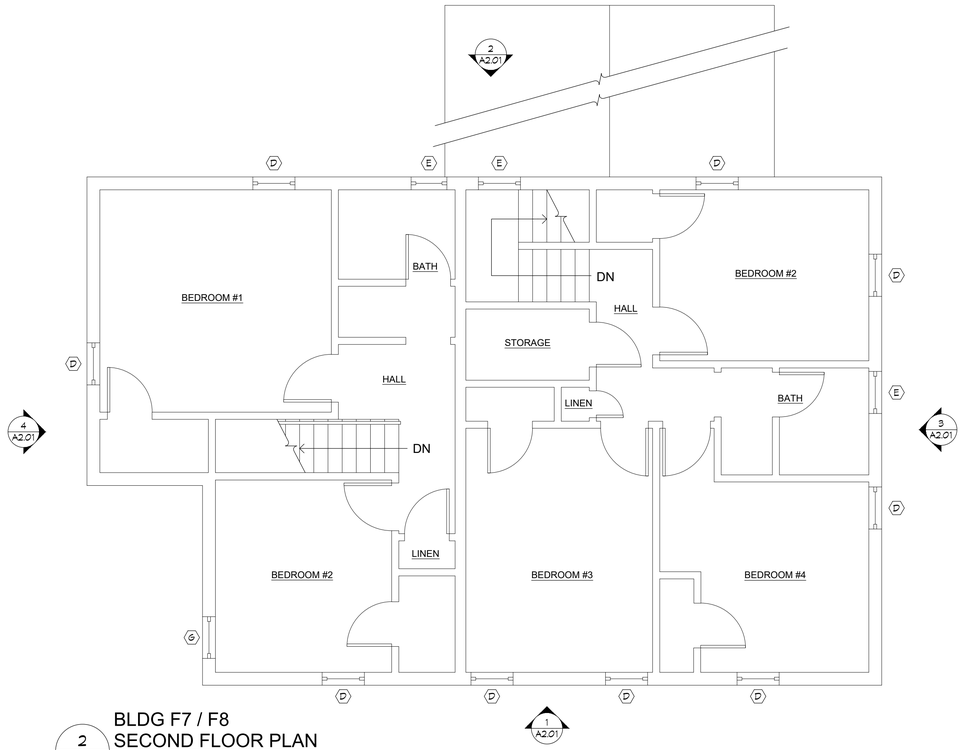
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
ROOF PLAN & FLOOR PLANS

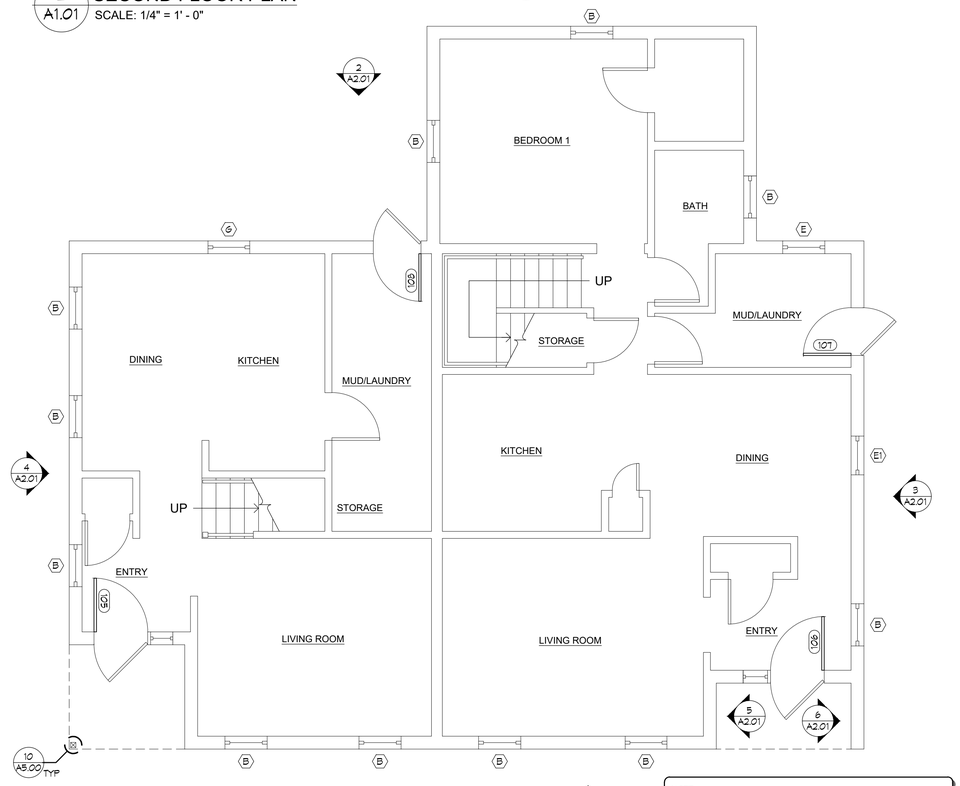
A1.00



3 A1.01 BLDG F7 / F8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



2 A1.01 BLDG F7 / F8 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 A1.01 BLDG F7 / F8 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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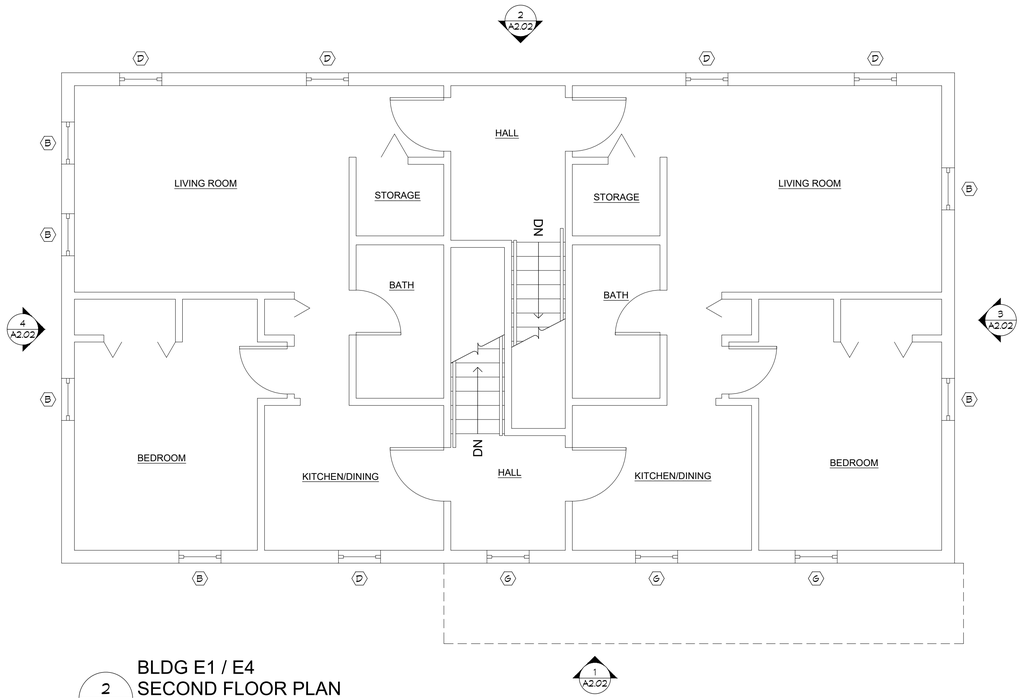
Date: OCTOBER 23 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

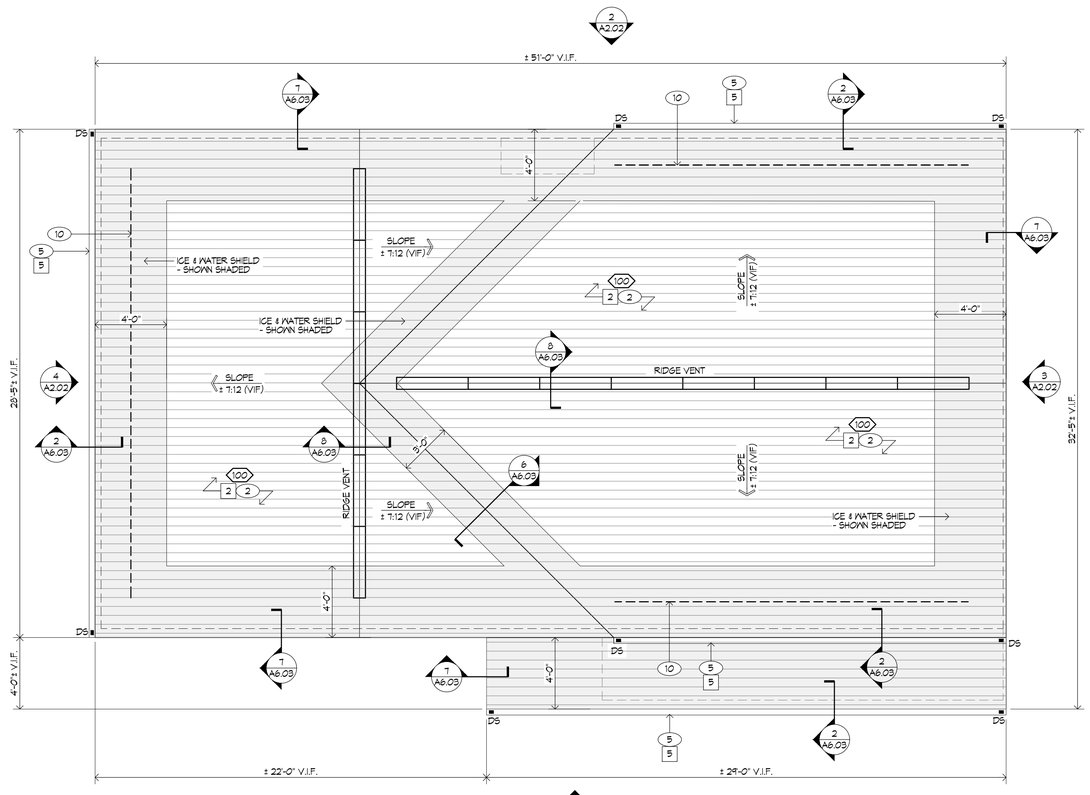
No.	Date	Description

BUILDING F7 / F8
ROOF PLAN & FLOOR PLANS

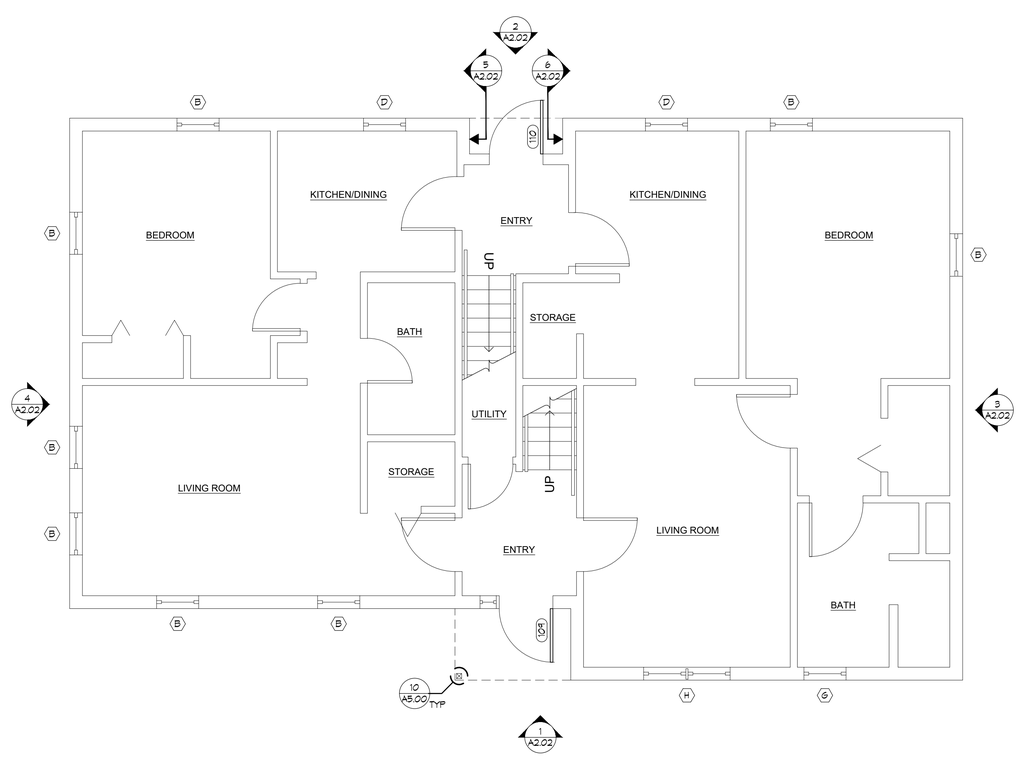
A1.01



2 A2.02 BLDG E1 / E4
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.02 BLDG E1 / E4
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.02 BLDG E1 / E4
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8230
COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

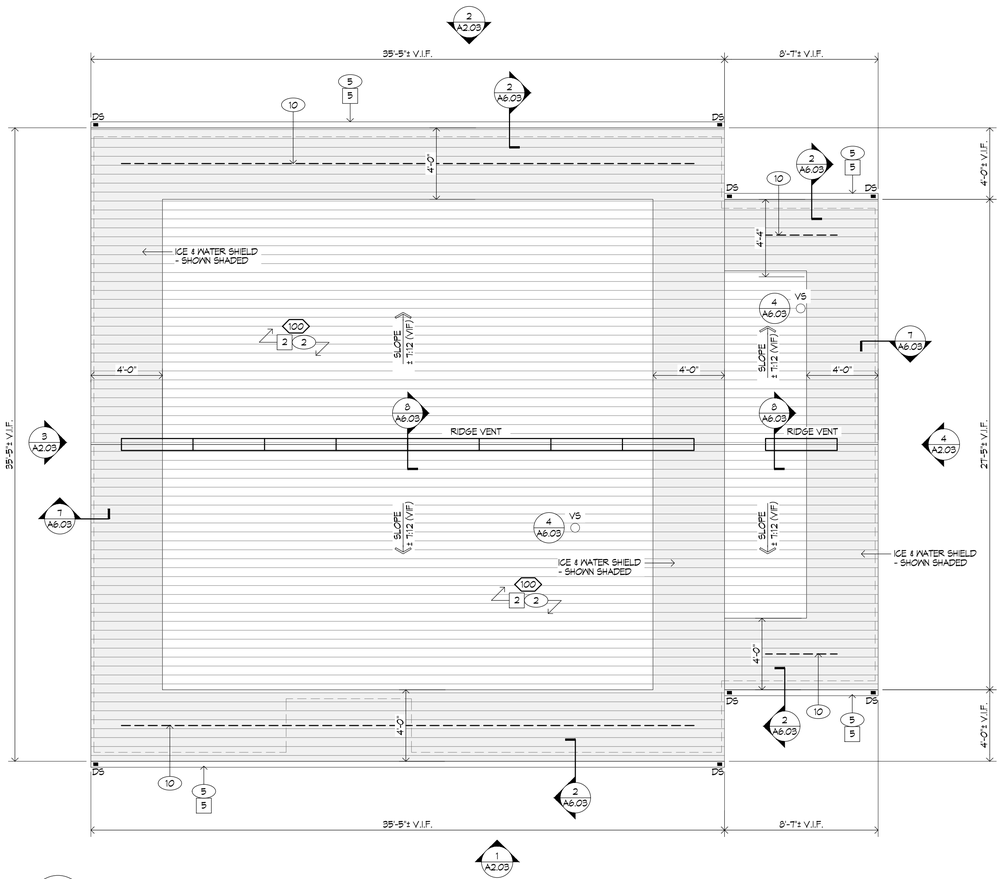
Revisions

No.	Date	Description

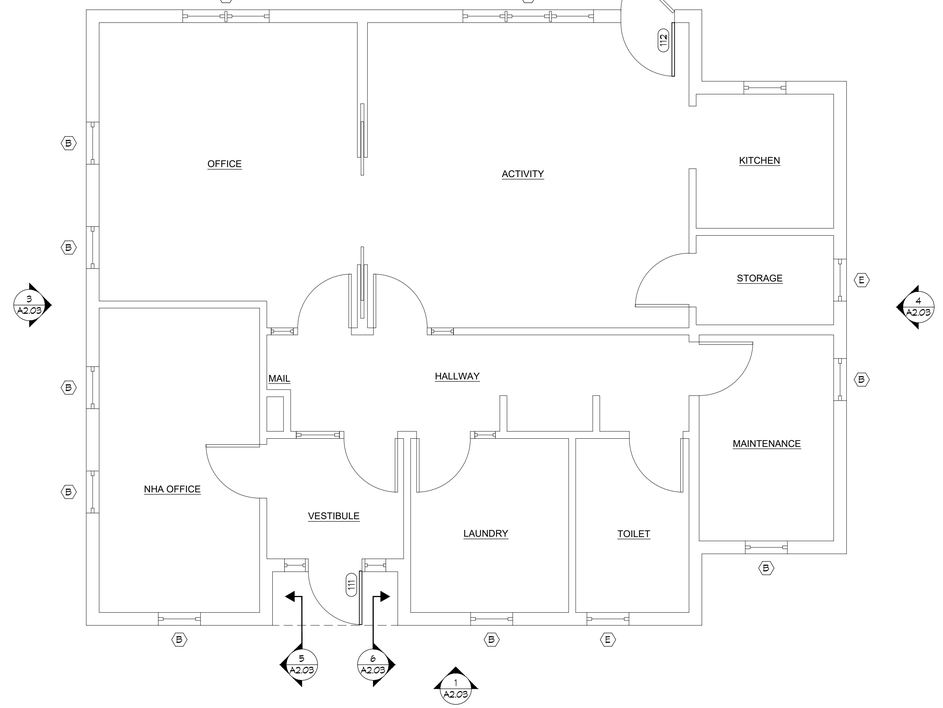
BUILDING E1 / E4

ROOF PLAN &
FLOOR PLANS

A1.02



2 / A1.03 COMMUNITY BUILDING - ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 / A1.03 COMMUNITY BUILDING - FLOOR PLAN
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Nantucket, Massachusetts

EOHLC Project # 201043

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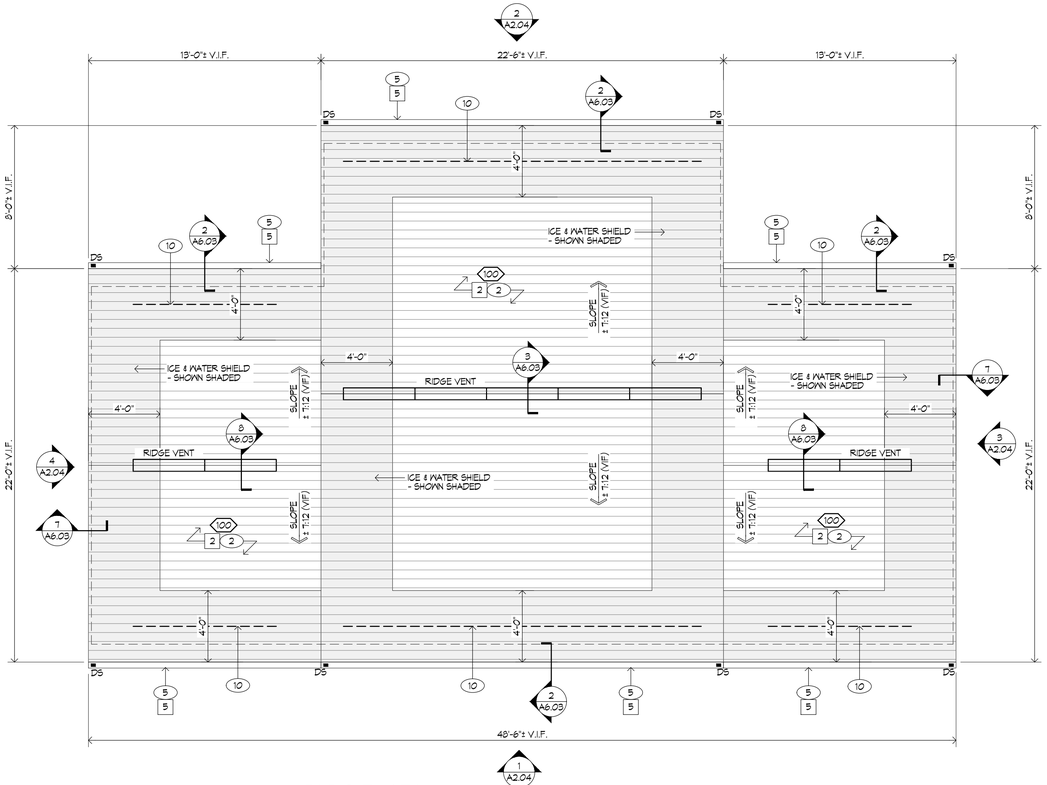
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

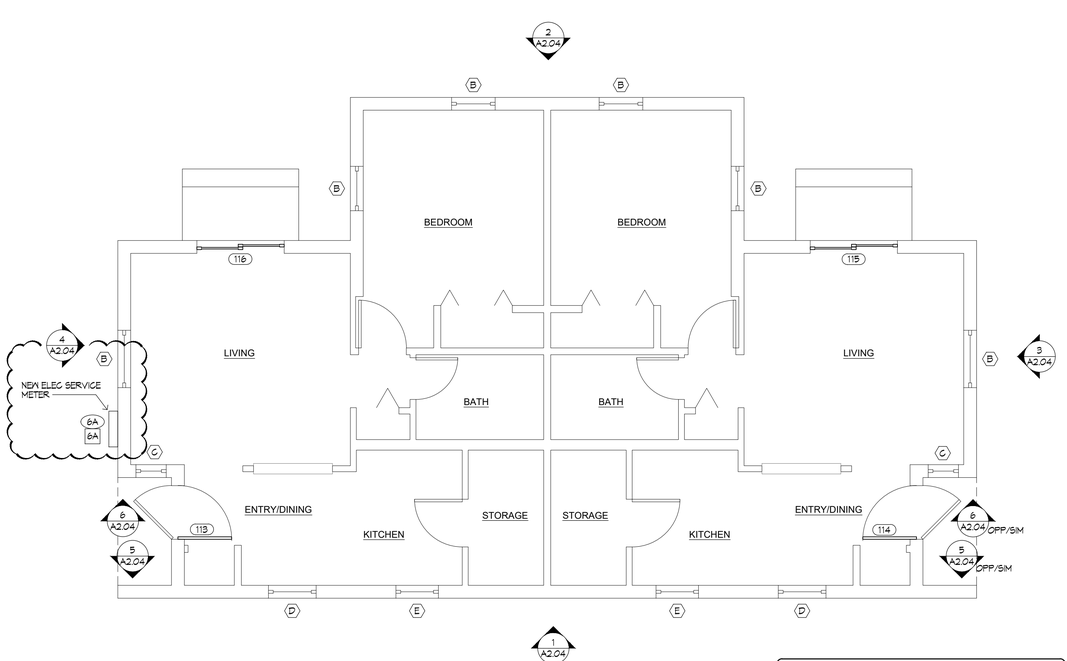
No.	Date	Description

COMMUNITY BUILDING
ROOF PLAN & FLOOR PLAN

A1.03



2 A1.04 BLDG E5 / E6 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.04 BLDG E5 / E6 FLOOR PLAN
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ADD ALTERNATE No. 1

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Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT
EDWARD P. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

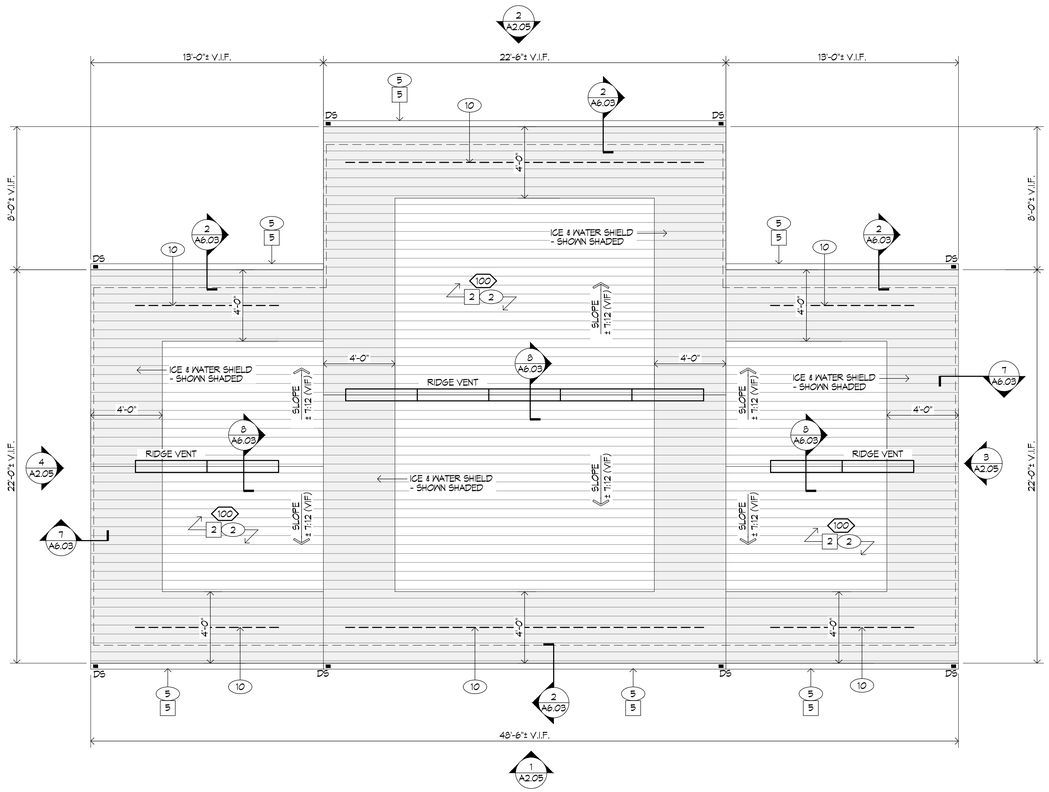
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

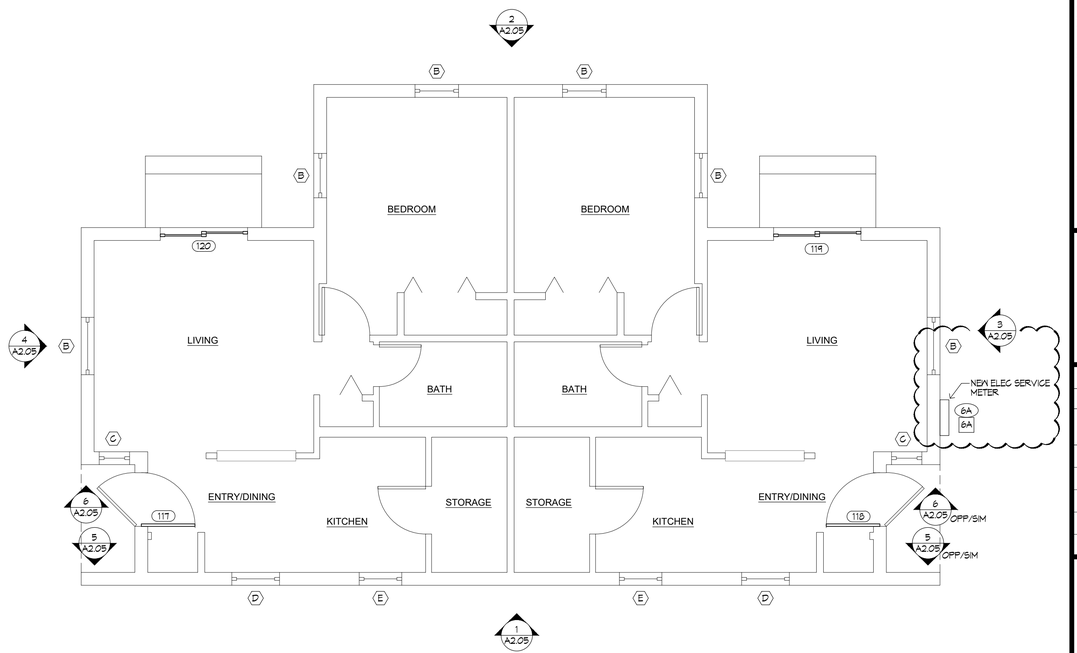
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
ROOF PLAN & FLOOR PLAN

A1.04



2 A1.05 BLDG E7 / E8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.05 BLDG E7 / E8 FLOOR PLAN
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REGISTERED ARCHITECT
EDWARD F. ROWSE
No. 8290
RENEWAL
COMMONWEALTH OF MASSACHUSETTS

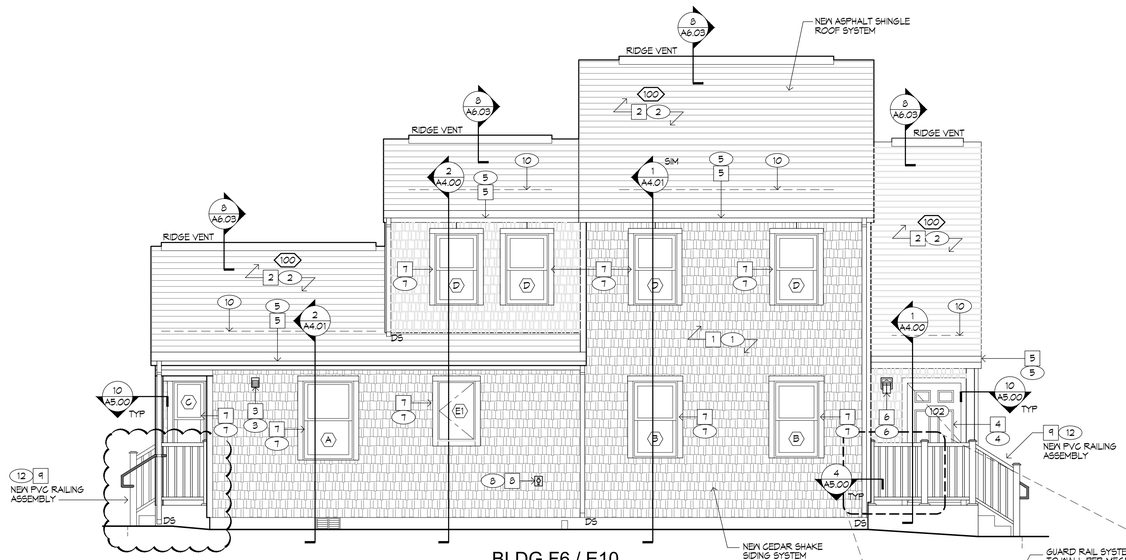
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

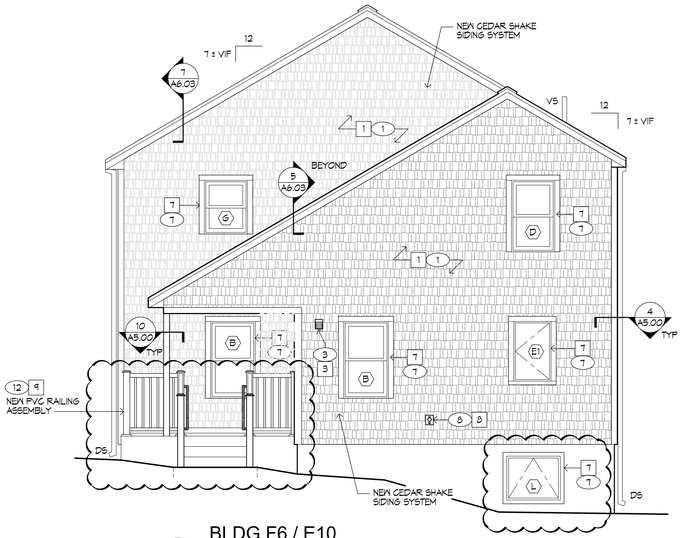
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
ROOF PLAN & FLOOR PLAN

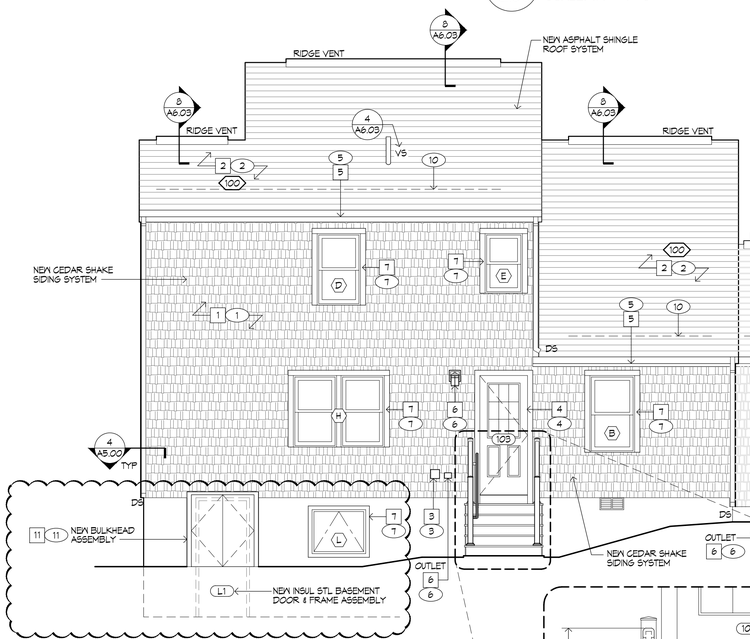
A1.05



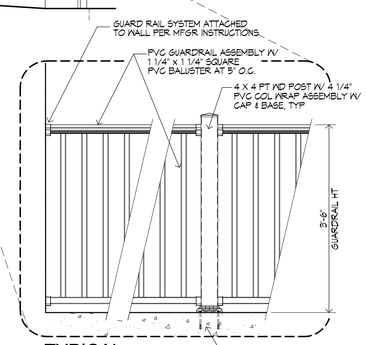
1 A2.00 BLDG F6 / E10 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



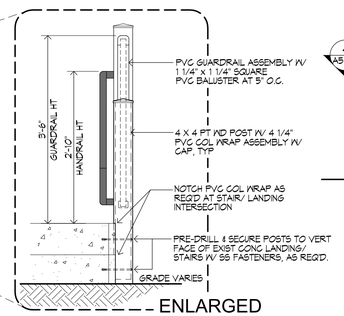
3 A2.00 BLDG F6 / E10 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



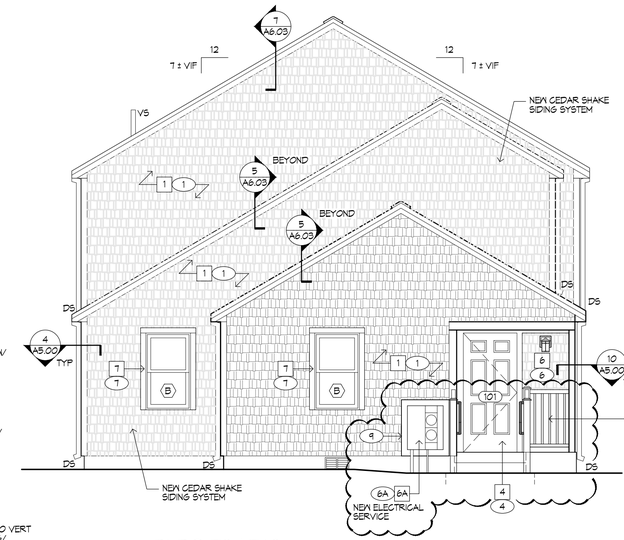
2 A2.00 BLDG F6 / E10 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



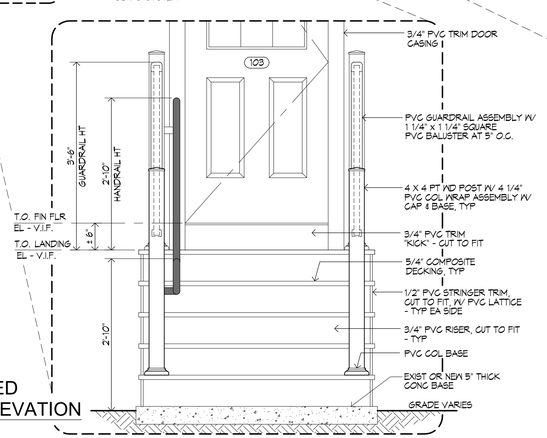
TYPICAL RAILING-DETAIL
3/4"=1'-0"



ENLARGED RAILING-DETAIL
3/4"=1'-0"



4 A2.00 BLDG F6 / E10 LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



ENLARGED STAIR-ELEVATION
3/4"=1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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3 Manta Drive
Nantucket, MA 02554

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East Providence, Rhode Island
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REGISTERED ARCHITECT — EDMUND T. ROWSE — No. 6250 — COMMONWEALTH OF MASSACHUSETTS

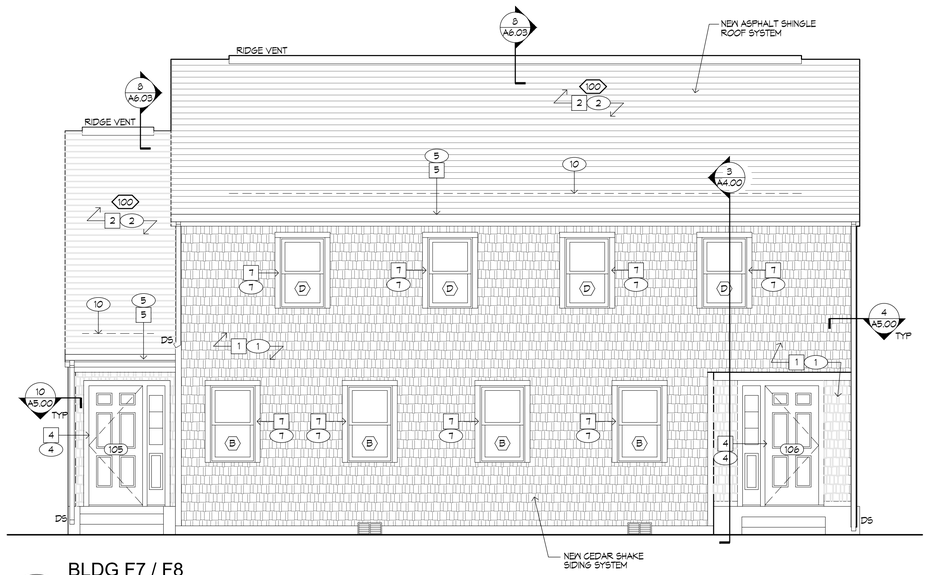
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

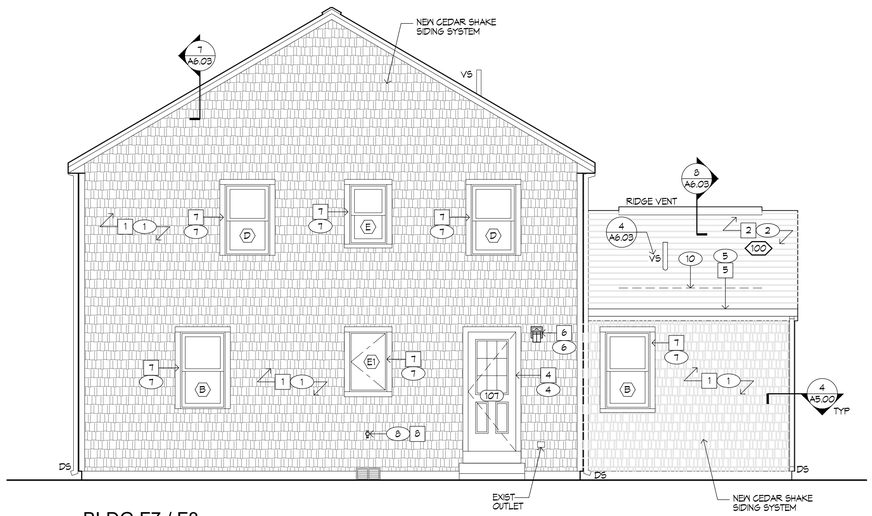
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
EXTERIOR ELEVATIONS

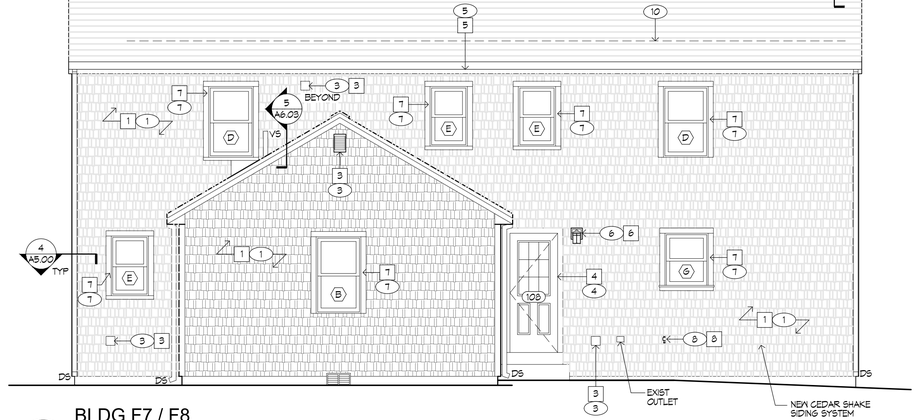
A2.00



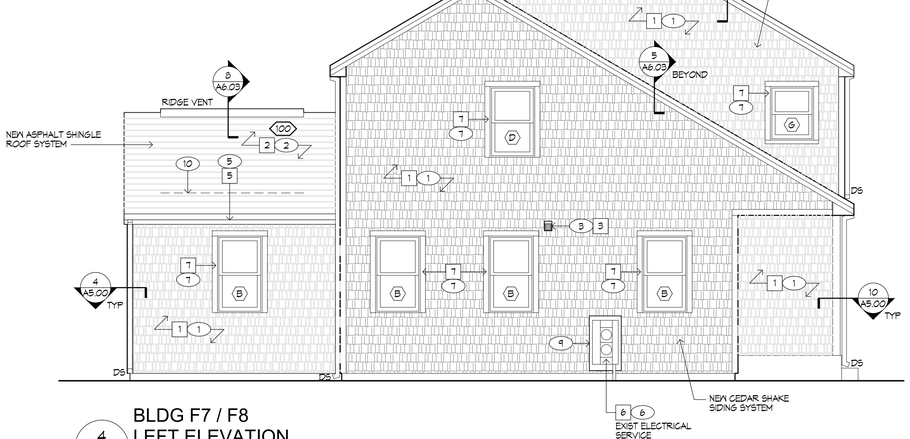
1 A2.01 BLDG F7 / F8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



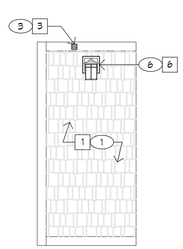
3 A2.01 BLDG F7 / F8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



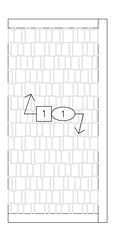
2 A2.01 BLDG F7 / F8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.01 BLDG F7 / F8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.01 BLDG F7 / F8
LEFT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.01 BLDG F7 / F8
RIGHT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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EOHLC Project # 201043

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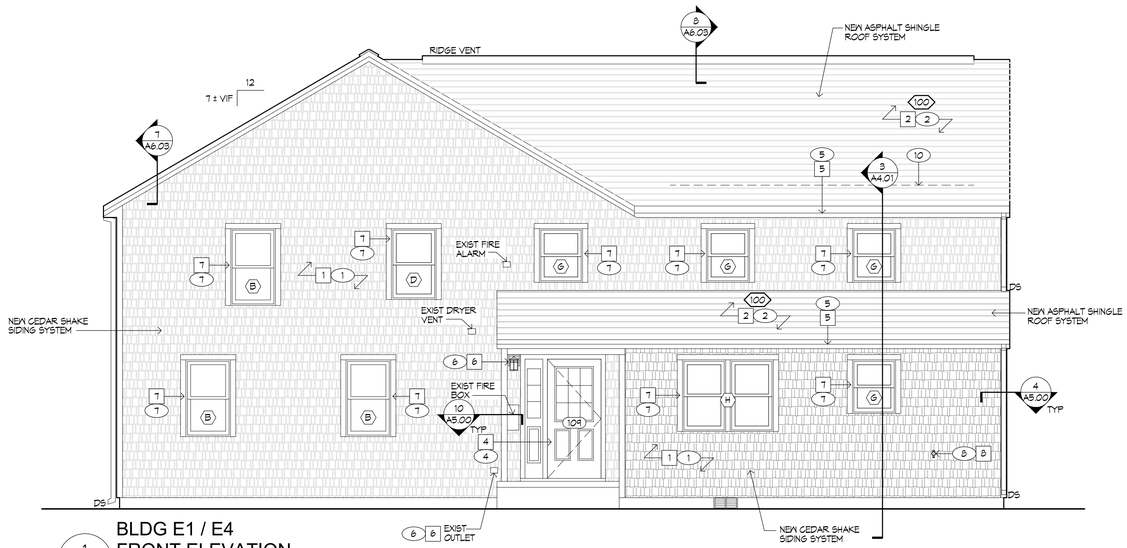
REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 6293
COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

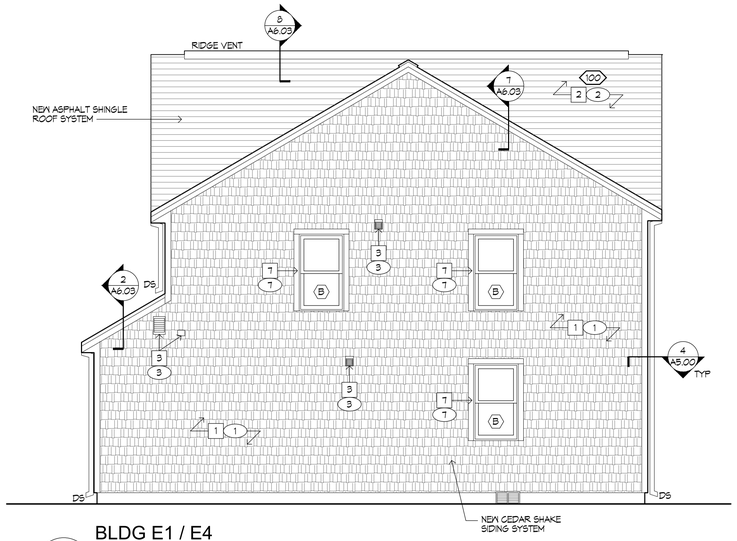
No.	Date	Description

BUILDING F7 / F8
EXTERIOR ELEVATIONS

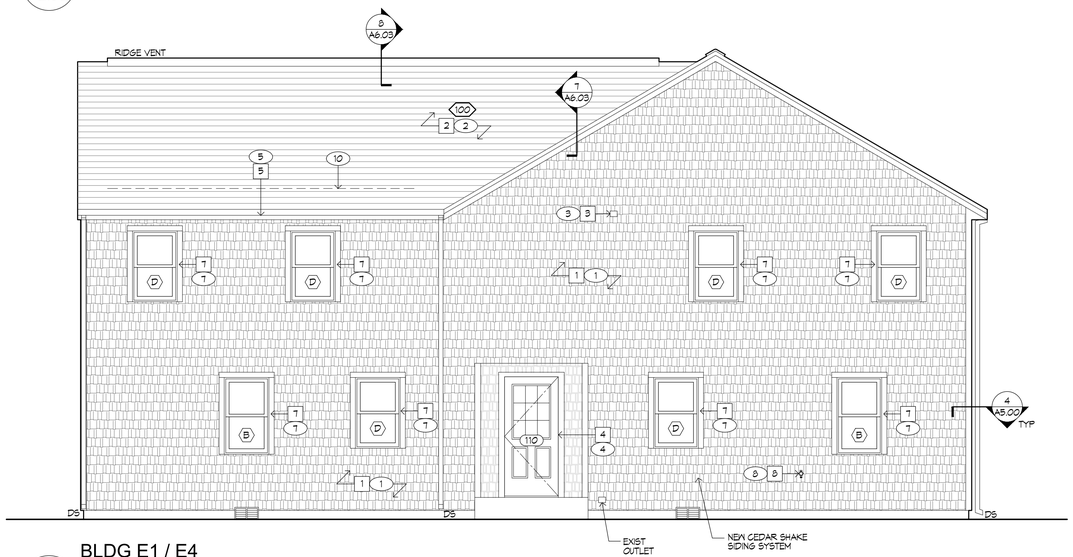
A2.01



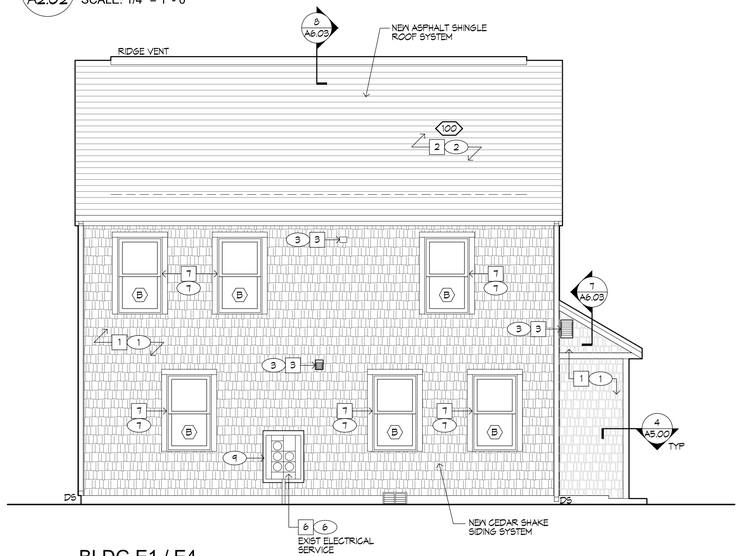
1 A2.02 BLDG E1 / E4
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



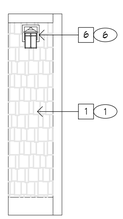
3 A2.02 BLDG E1 / E4
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



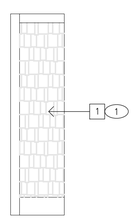
2 A2.02 BLDG E1 / E4
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.02 BLDG E1 / E4
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.02 BLDG E1 / E4
RIGHT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.02 BLDG E1 / E4
LEFT REAR ENTRANCE ELEVATION
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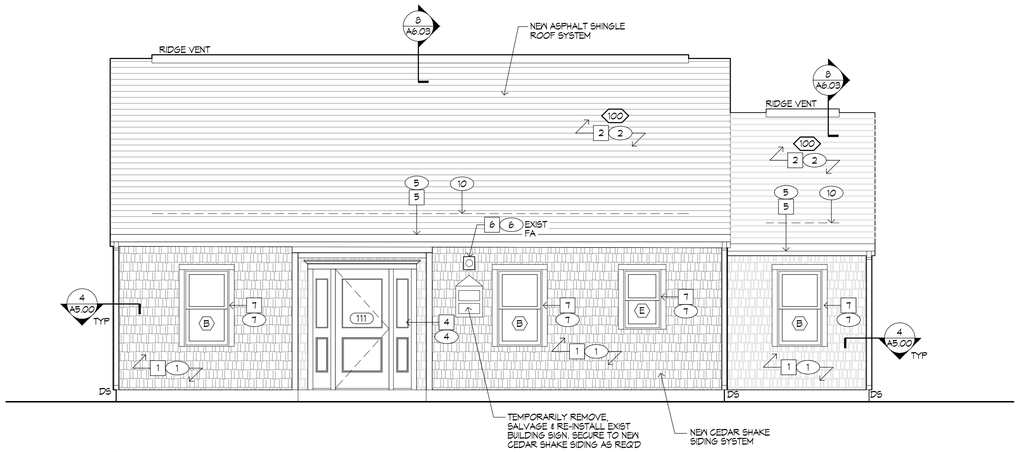
REGISTERED ARCHITECT No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

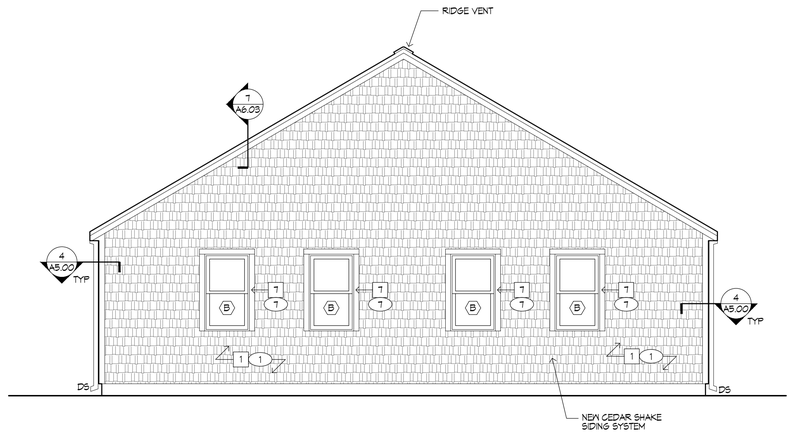
No.	Date	Description

BUILDING E1 / E4
EXTERIOR ELEVATIONS

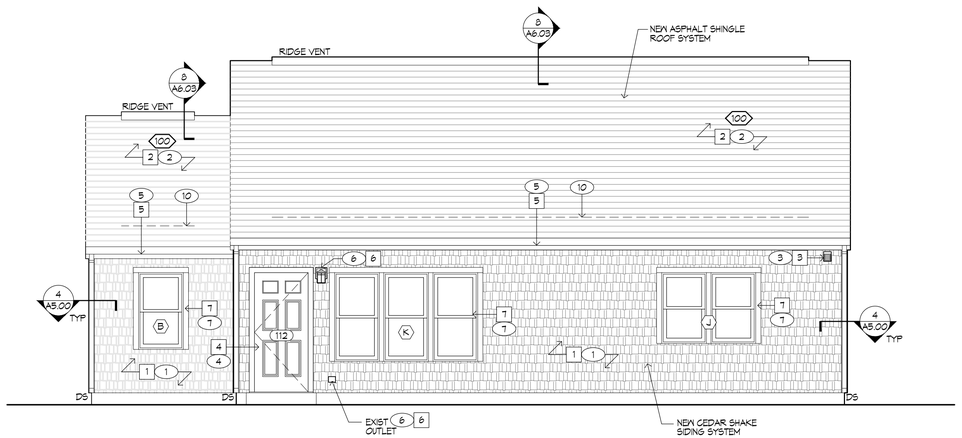
A2.02



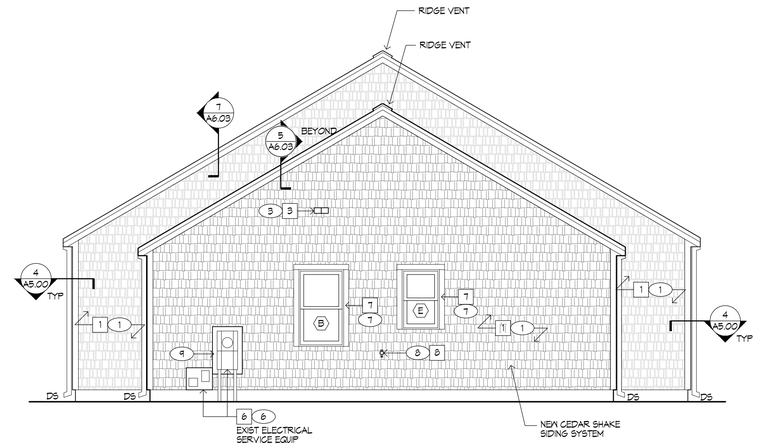
1 A2.03 COMMUNITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



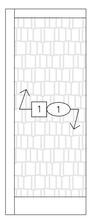
3 A2.03 COMMUNITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



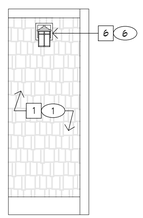
2 A2.03 COMMUNITY BUILDING - REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.03 COMMUNITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.03 COMMUNITY BLDG
LEFT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.03 COMMUNITY BLDG
RIGHT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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REGISTERED ARCHITECT No. 8250 EDWARD T. ROWSE STATE OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

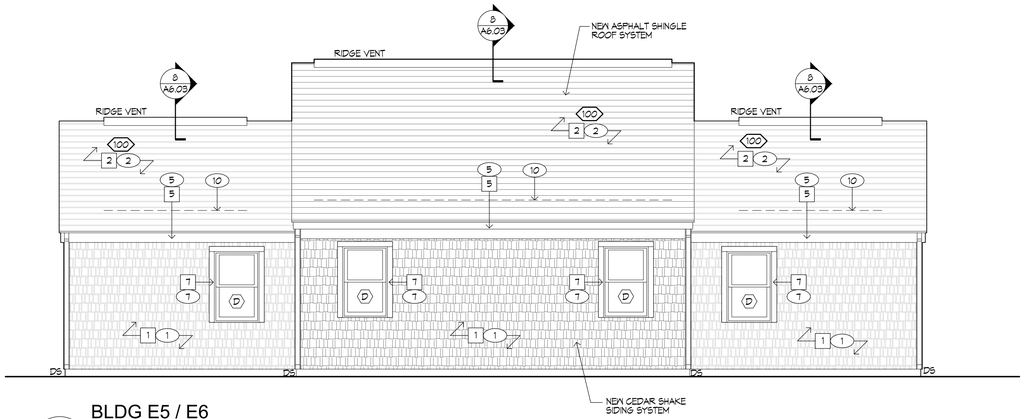
Revisions

No.	Date	Description

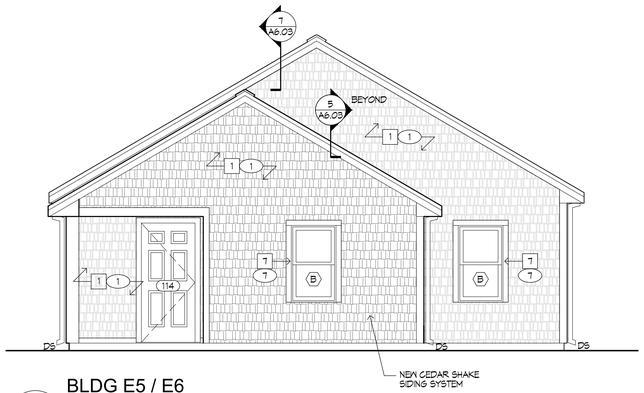
COMMUNITY BUILDING
EXTERIOR ELEVATIONS

A2.03

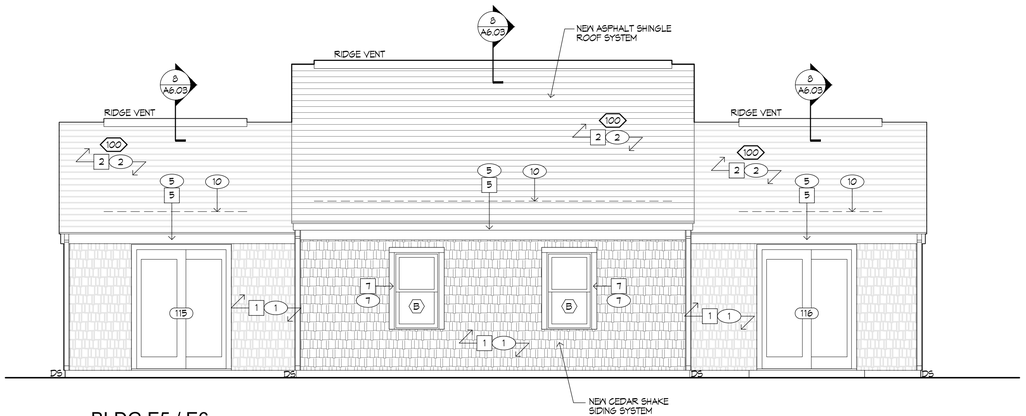
230106 - A2.03 | 12 of 21



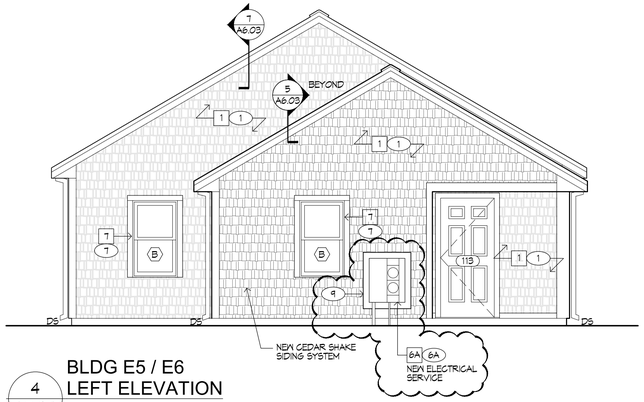
1 A2.04 BLDG E5 / E6
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



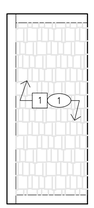
3 A2.04 BLDG E5 / E6
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



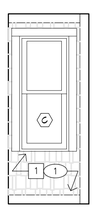
2 A2.04 BLDG E5 / E6
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.04 BLDG E5 / E6
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

NOTE:
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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.

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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8293
COMMONWEALTH OF MASSACHUSETTS

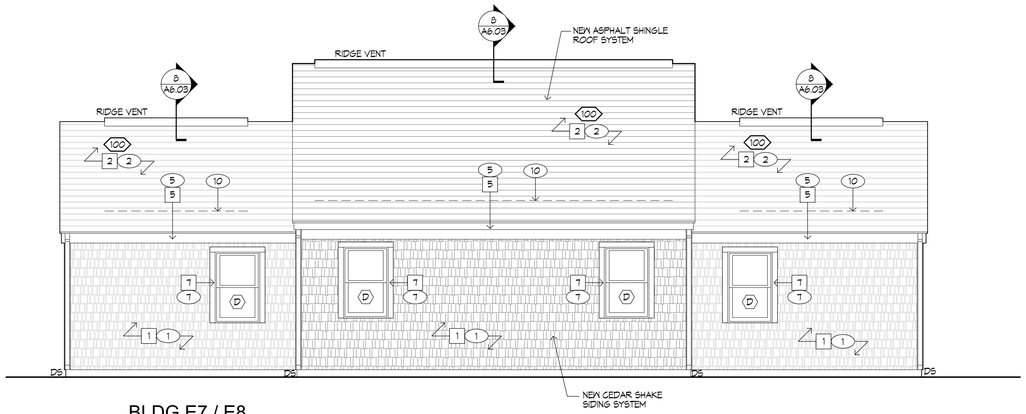
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

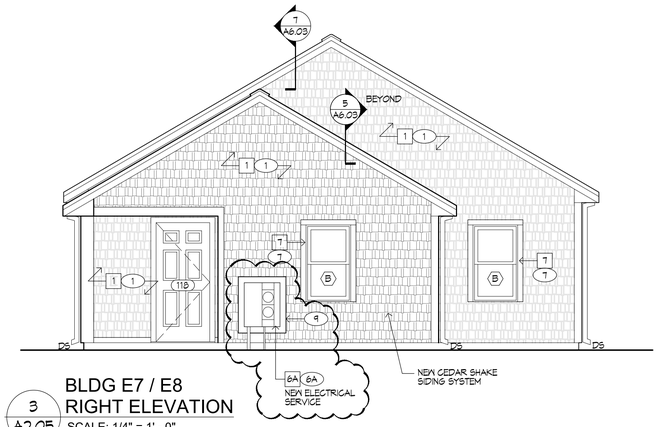
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
EXTERIOR ELEVATIONS

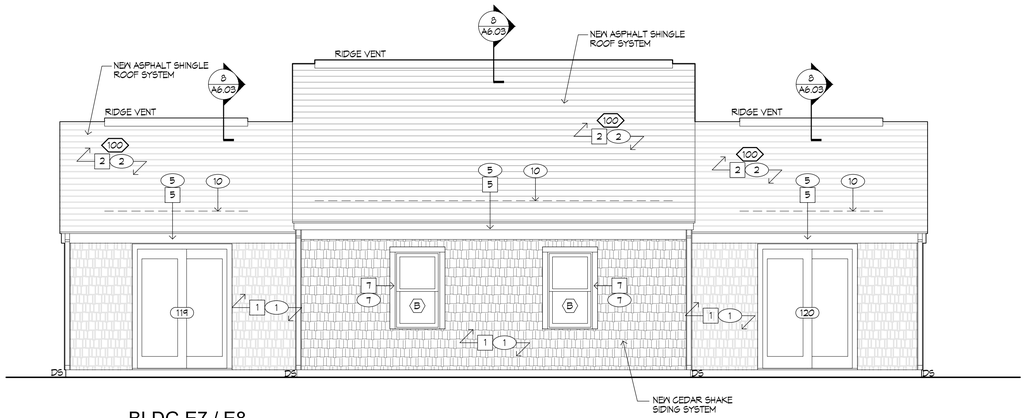
A2.04



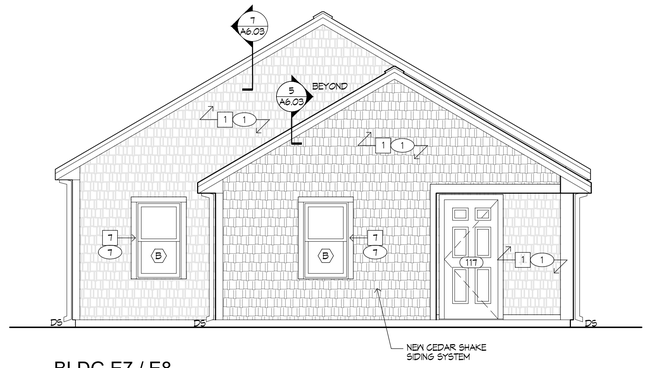
1 A2.05 BLDG E7 / E8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



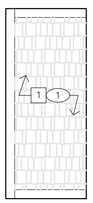
3 A2.05 BLDG E7 / E8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



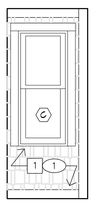
2 A2.05 BLDG E7 / E8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.05 BLDG E7 / E8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
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ADD ALTERNATE No. 2

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Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
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REGISTERED ARCHITECT EDMUND A. RUSSELL No. 6203 COMMONWEALTH OF MASSACHUSETTS

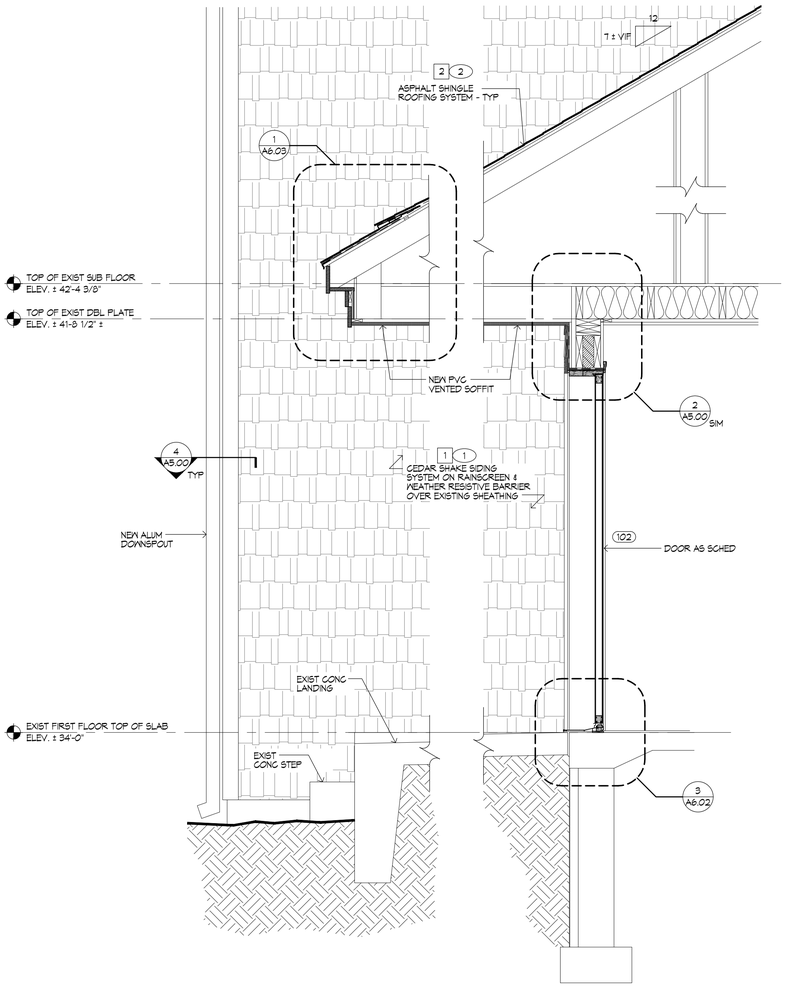
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

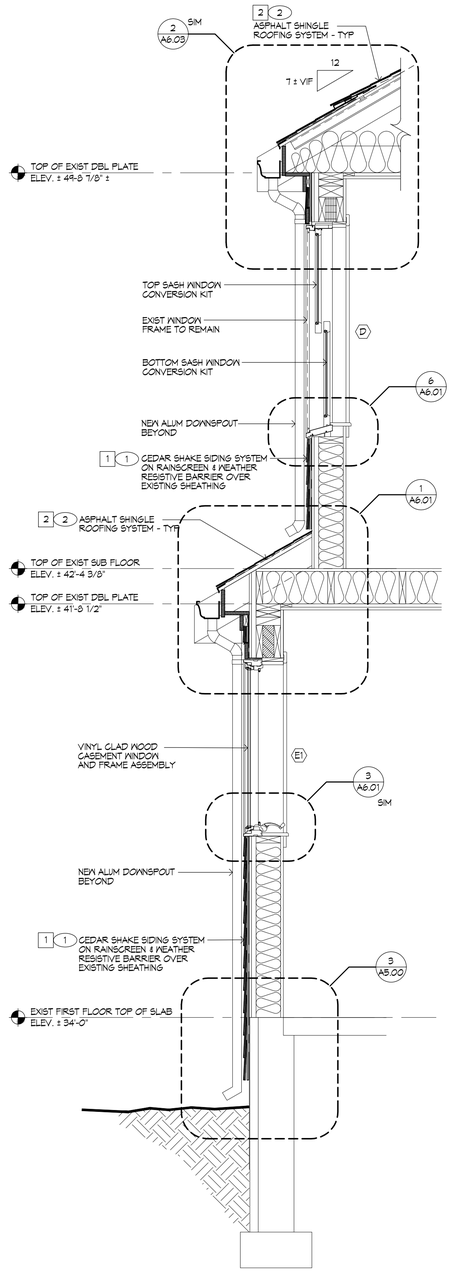
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
EXTERIOR ELEVATIONS

A2.05



1 A4.00 WALL SECTION
3/4" = 1'-0"



2 A4.00 WALL SECTION
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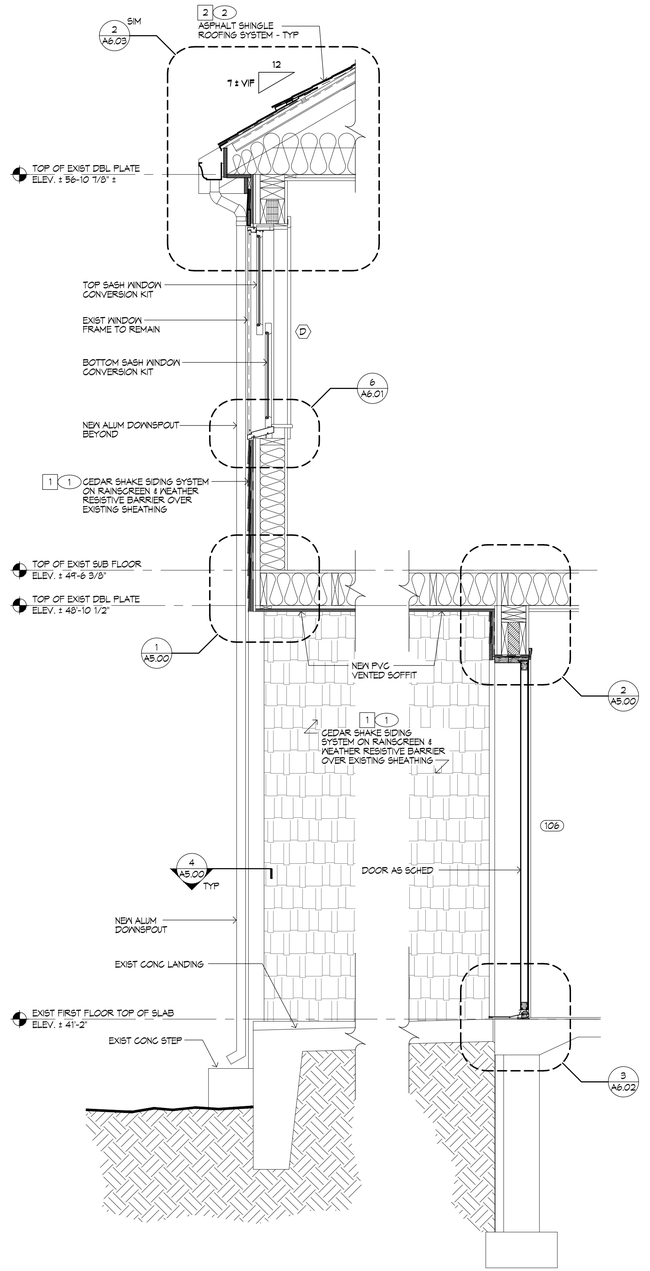

3 A4.00 WALL SECTION
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REGISTERED ARCHITECT
EDWARD A. RAMEY
No. 8290
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

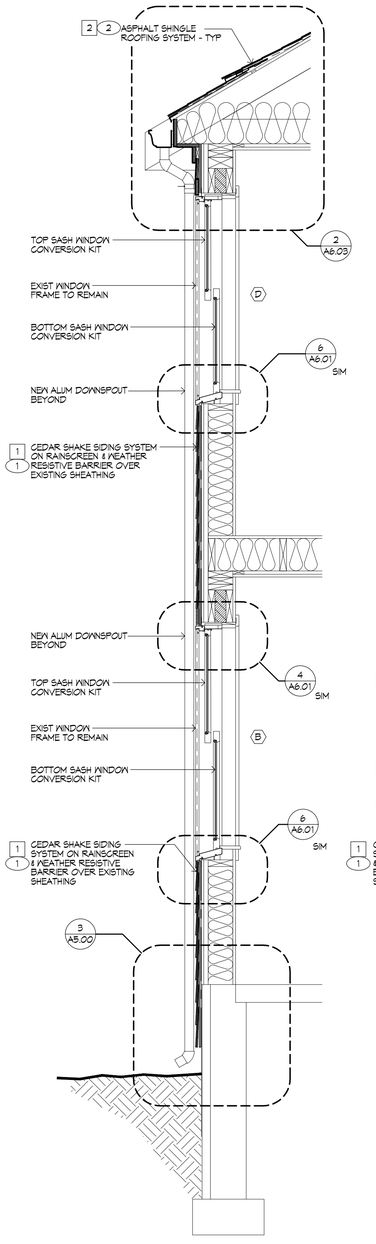
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

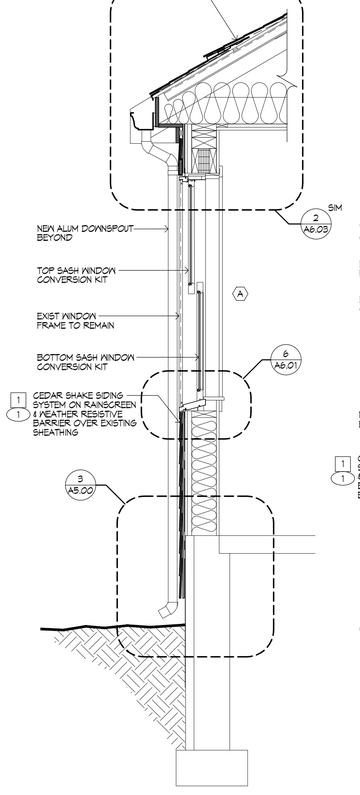
No.	Date	Description

WALL SECTIONS

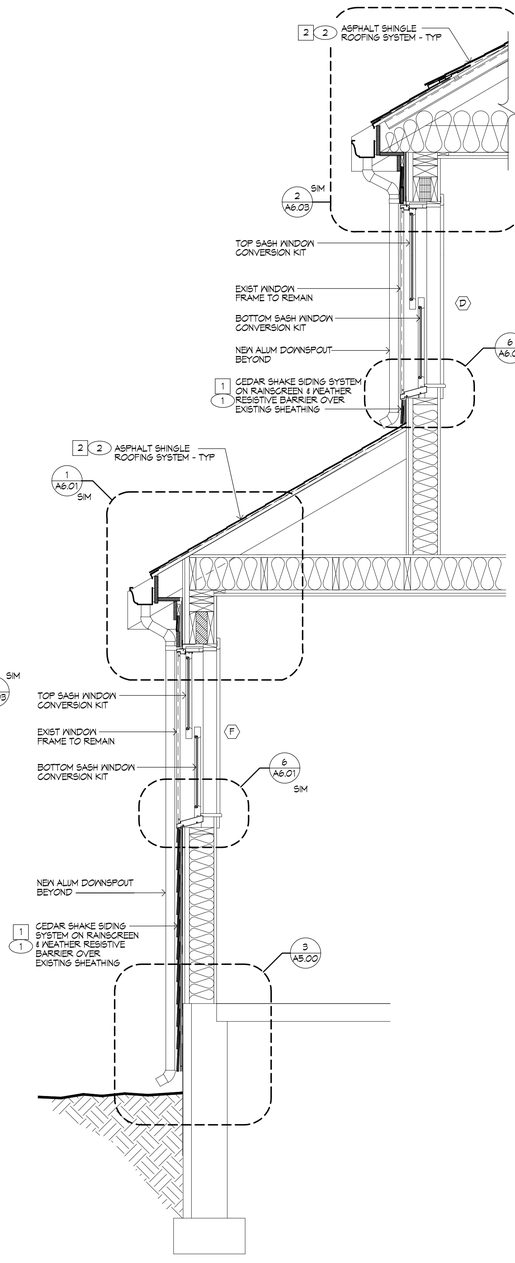
A4.00



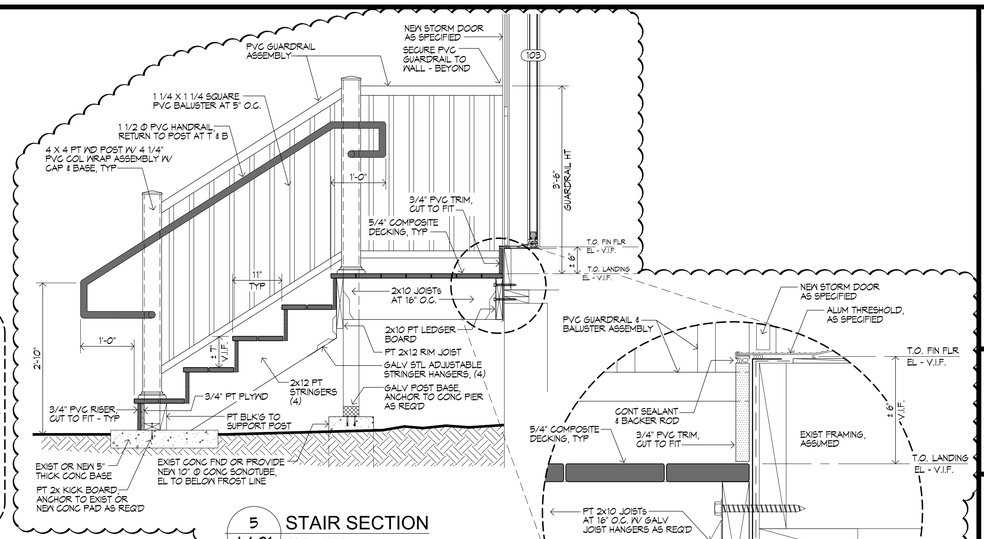
1 A4.01 WALL SECTION 3/4" = 1'-0"



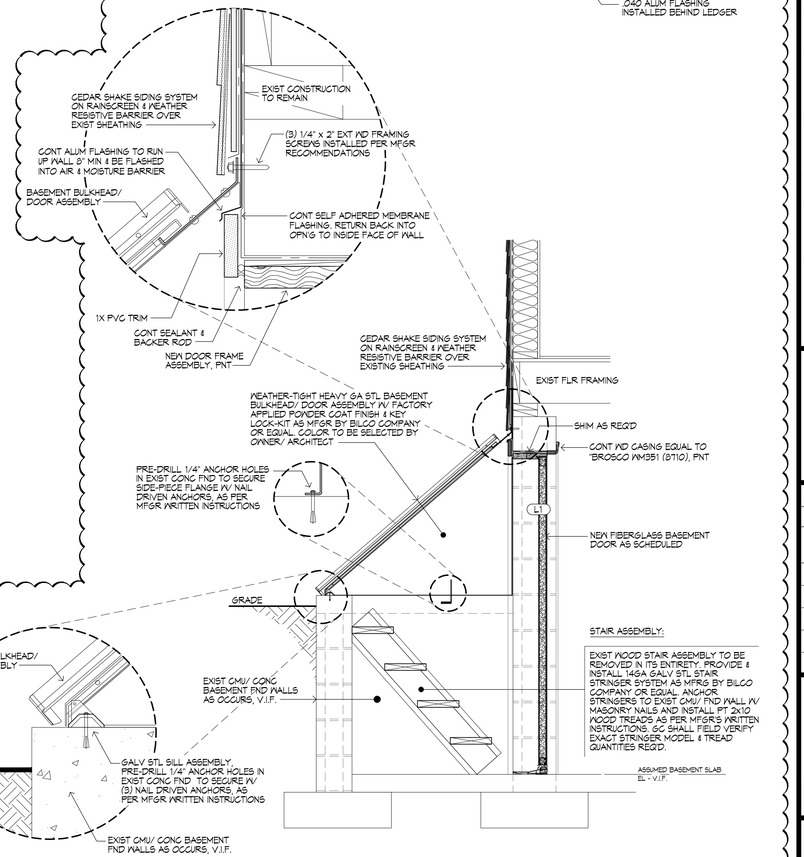
2 A4.01 WALL SECTION 3/4" = 1'-0"



3 A4.01 WALL SECTION 3/4" = 1'-0"



5 A4.01 STAIR SECTION 3/4" = 1'-0"



4 A4.01 BULKHEAD SECTION 3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT — EDWARD A. ROWSE — No. 8250 — REGISTERED IN COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

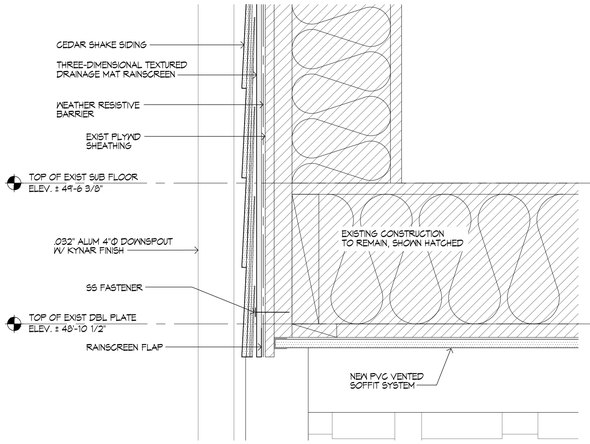
Drawn by: CAB Proj. Mgr.: EAR

Revisions

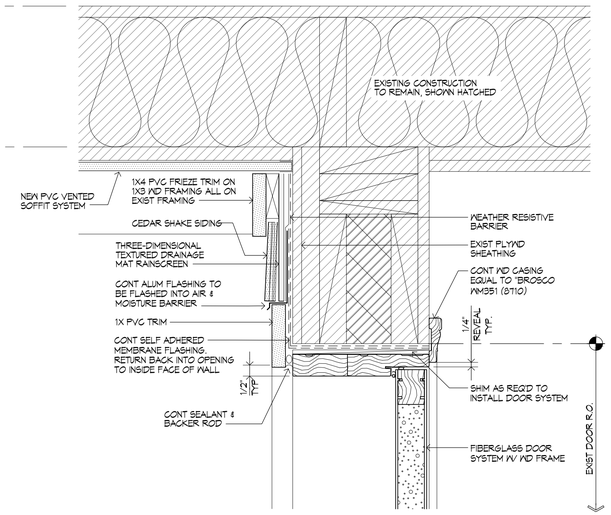
No.	Date	Description
	12.11.2024	ADDENDUM No.5

WALL SECTIONS

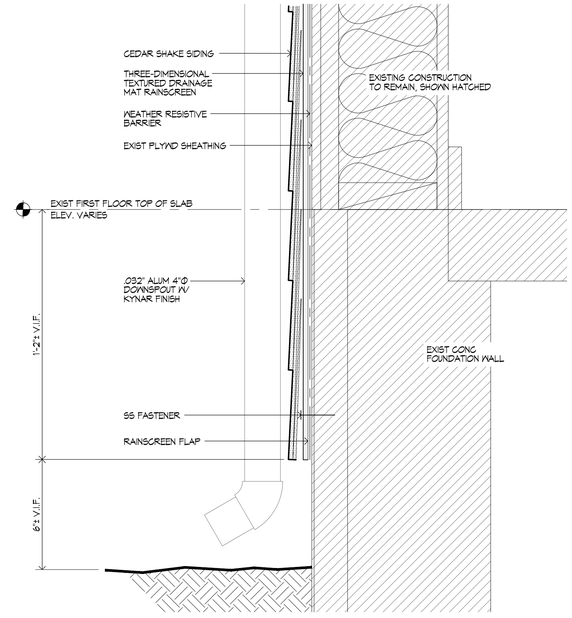
A4.01



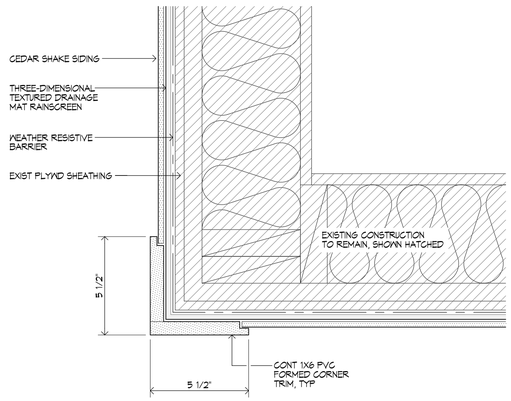
1 A5.00 OVERHANG DETAIL
3" = 1'-0"



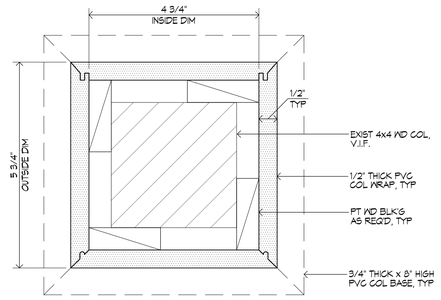
2 A5.00 DOOR HEAD
3" = 1'-0"



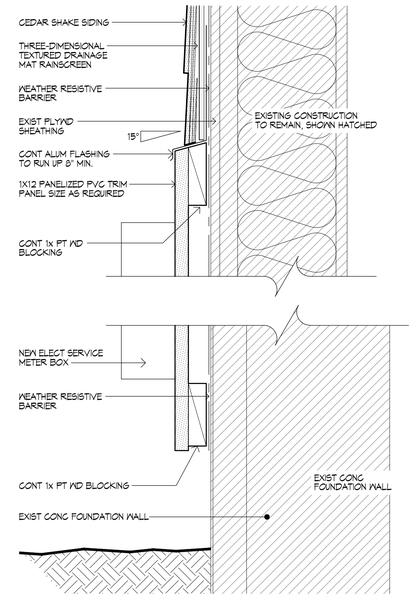
3 A5.00 DETAIL AT FOUNDATION
3" = 1'-0"



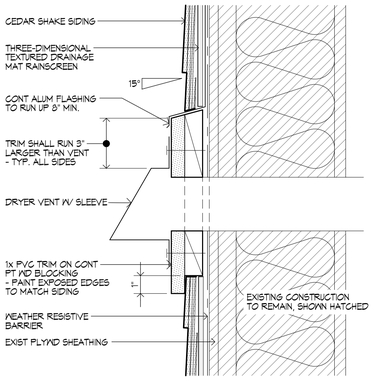
4 A5.00 CORNER TRIM PLAN DETAIL
3" = 1'-0"



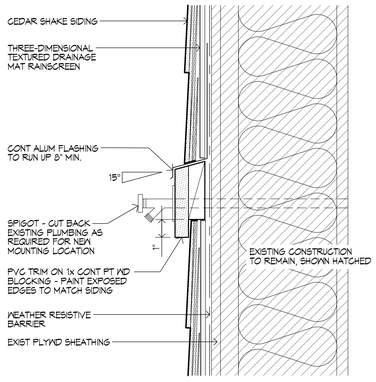
10 A5.00 TYP WOOD POST DETAIL W/ NEW PVC COLUMN WRAP
6" = 1'-0"



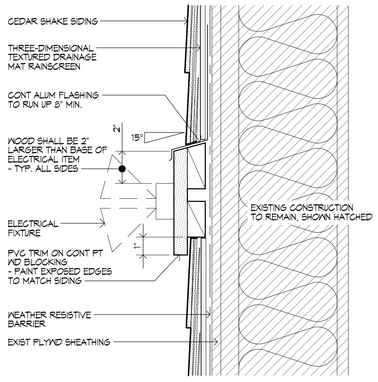
9 A5.00 DETAIL @ ELETRICAL SERVICE BOX
SCALE: 3"= 1'-0"



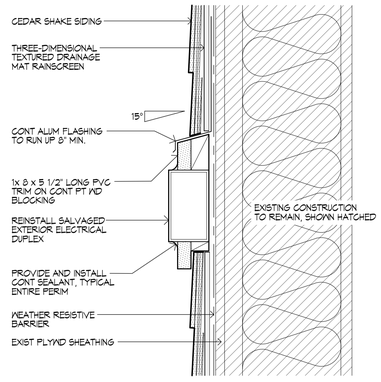
5 A5.00 DRYER VENT DETAIL
3" = 1'-0"



6 A5.00 SPIGOT DETAIL
3" = 1'-0"



7 A5.00 LIGHT BASE DETAIL
3" = 1'-0"



8 A5.00 EXTERIOR ELECTRICAL DUPLEX DETAIL
3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

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EOHLC Project # 201043

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REGISTERED ARCHITECT — RAYMOND T. ROWSE — No. 8250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

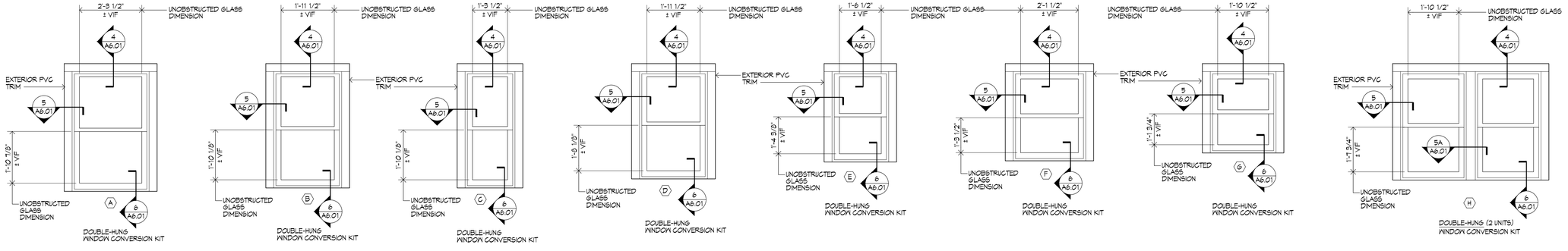
No.	Date	Description

ENLARGED DETAILS

A5.00

WINDOW SCHEDULE

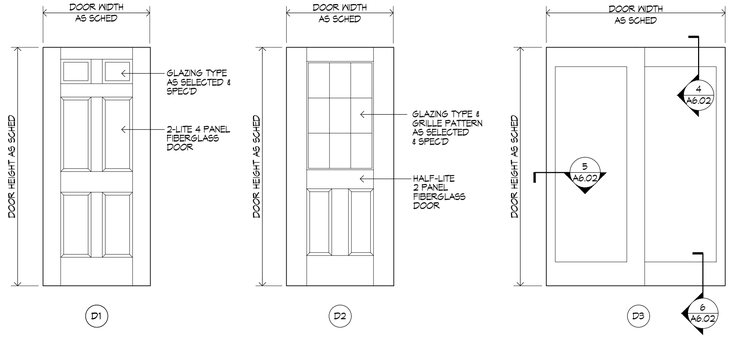
1/2"=1'-0"



NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES AND DIMENSIONS OF ALL EXISTING WINDOWS PRIOR TO ORDERING NEW WINDOW CONVERSION KITS AND NEW WINDOW ASSEMBLIES.

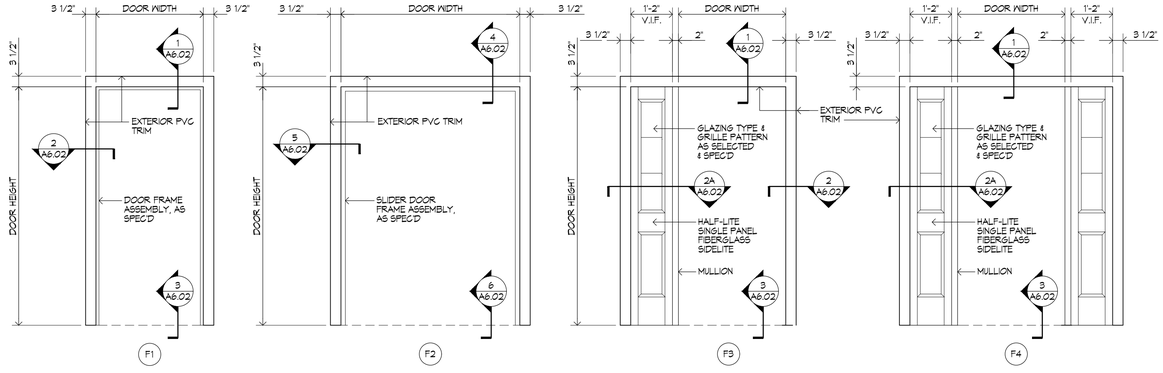
DOOR SCHEDULE

1/2"=1'-0"



FRAME SCHEDULE

1/2"=1'-0"



DOOR SCHEDULE

NO.	DOOR					FRAME				HW SET	LBL	REMARKS
	LOCATION	SIZE	TYPE	MAT	FIN	TYPE	MAT	FIN	WIDTH			
BUILDINGS - F6 / E10												
101	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
102	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
103	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
104	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
L1	BASEMENT	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
BUILDING - F7 / F8												
105	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
106	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
107	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
108	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E1 / E4												
109	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
110	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
COMMUNITY BUILDING												
111	VESTIBULE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F4	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
112	ACTIVITY	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E5 / E6 (ALTERNATE No. 1)												
113	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
114	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
115	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
116	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
BUILDING - E7 / E8 (ALTERNATE No. 2)												
117	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
118	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
119	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
120	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4

REMARKS:

1. DOOR SYSTEM TO BE HURRICANE IMPACT RATED.
2. PROVIDE AND INSTALL CONT PAINTED WOOD CASING EQUAL TO 'BROSCO WM351 (8110) AT HEAD AND JAMBS.
3. PROVIDE AND INSTALL EXTERIOR STORM DOOR. REFER TO SPECIFICATION 08 11 66
4. ALL HARDWARE SHALL BE THE MANUFACTURERS STANDARD HARDWARE FOR SLIDING PATIO DOORS.

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES, DIMENSIONS AND SWINGS OF ALL EXISTING DOORS PRIOR TO ORDERING NEW DOOR/ FRAME ASSEMBLIES.

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS AND DATA PROVIDED BY THE OWNER AND A/E FIELD SURVEY. NO WARRANTY OF ACTUAL CONDITIONS IS INTENDED BY ARCHITECT OR OWNER. CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH NEW WORK PRIOR TO BID, START OF CONSTRUCTION OR ANY FABRICATION.
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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDMUND A. RAWSE No. 6290 COMMONWEALTH OF MASSACHUSETTS

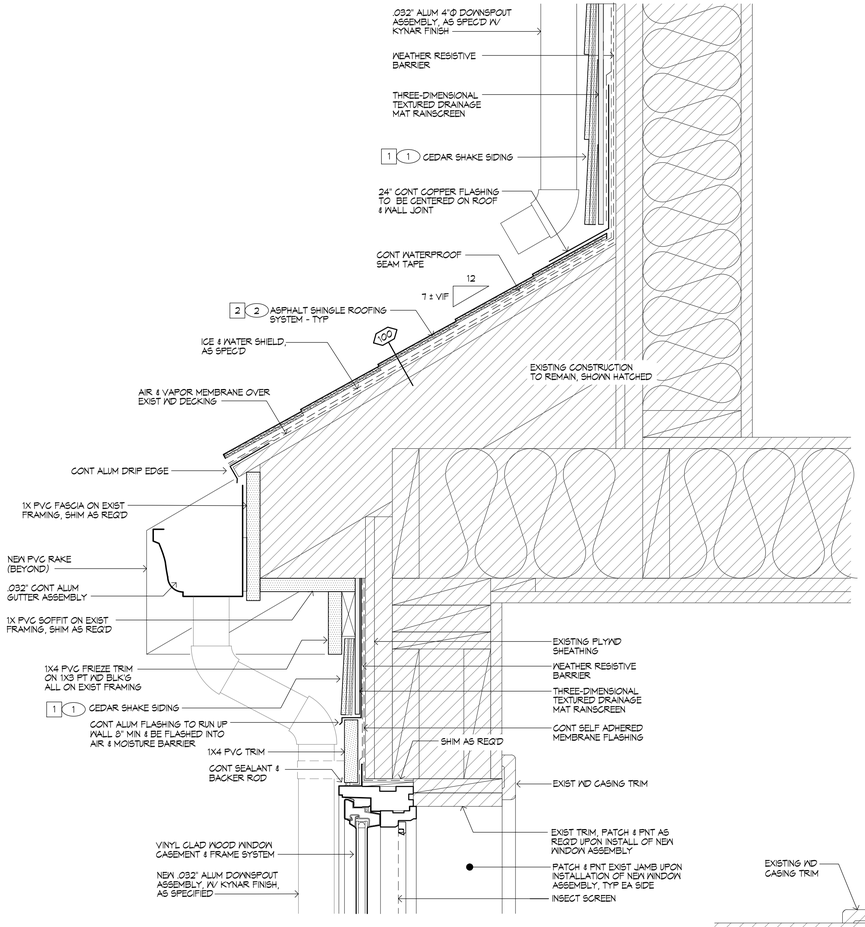
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

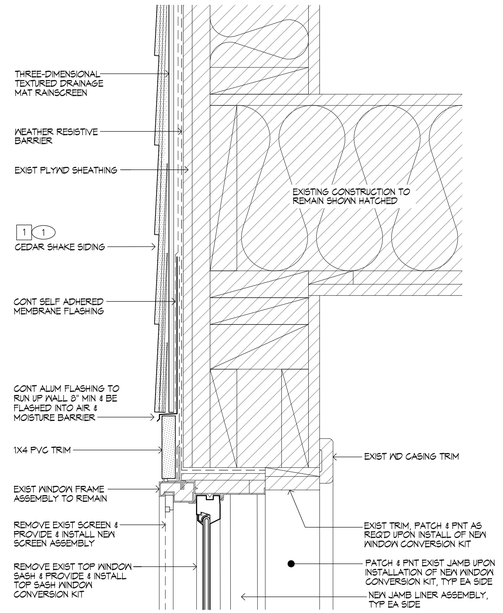
No.	Date	Description
	12.11.2024	ADDENDUM No.5

DOOR & WINDOW SCHEDULES

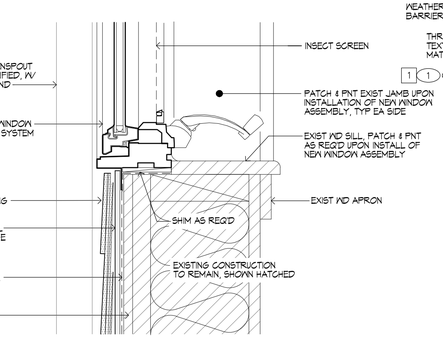
A6.00



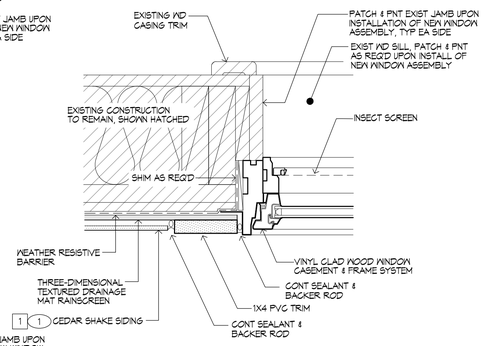
1 A6.01 WINDOW HEAD 3" = 1'-0" CASEMENT



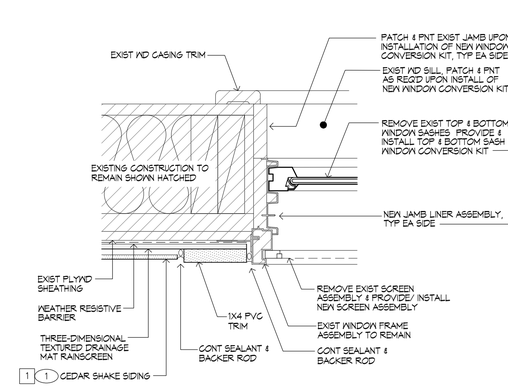
4 A6.01 WINDOW HEAD 3" = 1'-0"



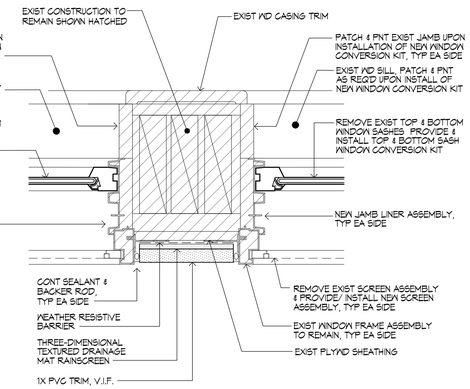
3 A6.01 WINDOW SILL 3" = 1'-0" CASEMENT



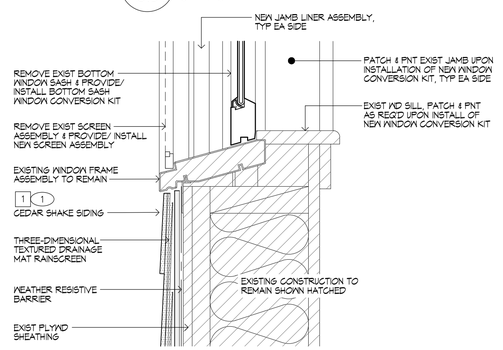
2 A6.01 WINDOW JAMB 3" = 1'-0" CASEMENT



5 A6.01 WINDOW JAMB 3" = 1'-0"



5A A6.01 WINDOW JAMB 3" = 1'-0"



6 A6.01 WINDOW SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
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rowse@rowsearchitects.com

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 9280 COMMONWEALTH OF MASSACHUSETTS

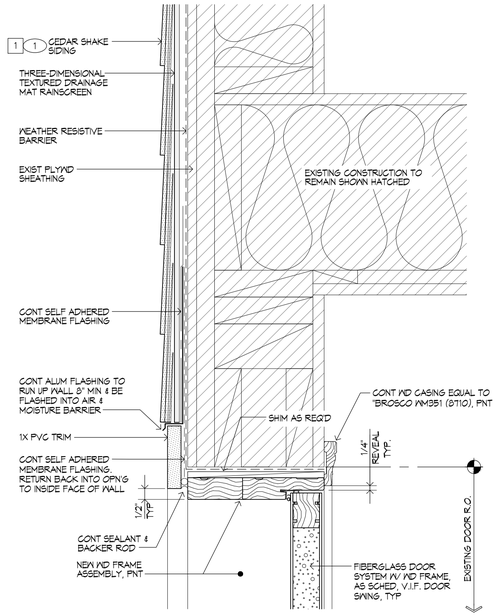
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

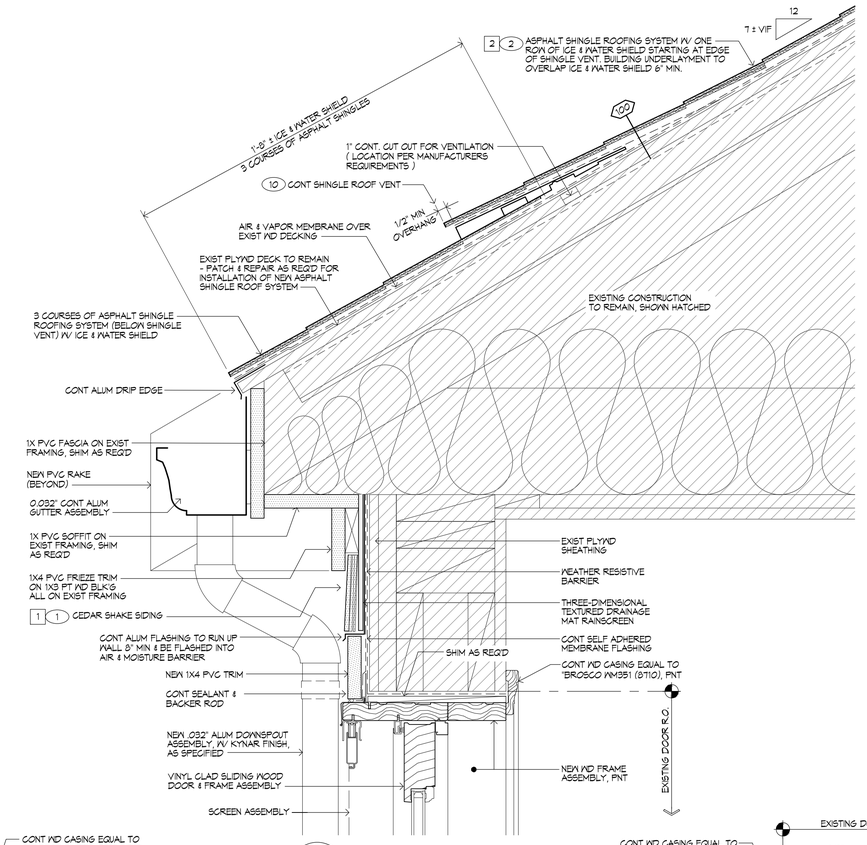
No.	Date	Description

WINDOW DETAILS

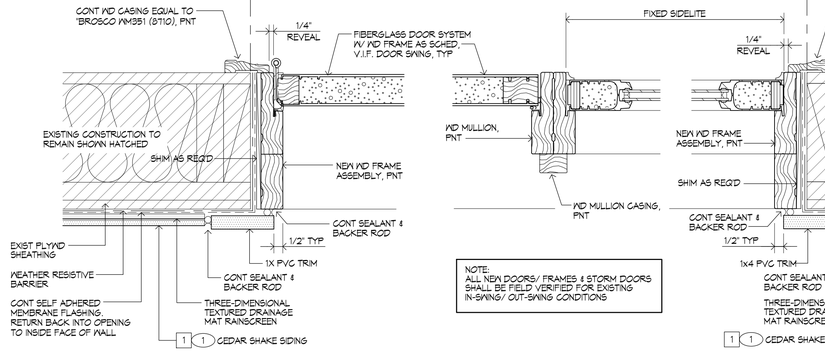
A6.01



1 A6.02 DOOR HEAD 3" = 1'-0"



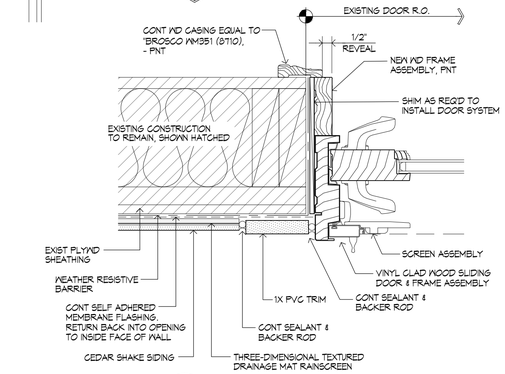
4 A6.02 DOOR HEAD 3" = 1'-0"



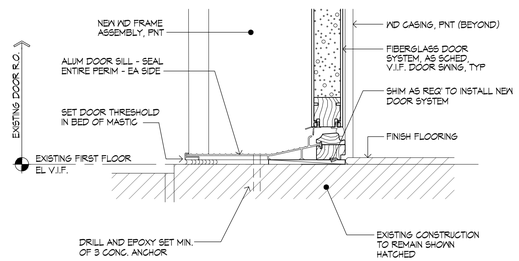
2 A6.02 DOOR JAMB 3" = 1'-0"

NOTE:
ALL NEW DOORS/ FRAMES & STORM DOORS SHALL BE FIELD VERIFIED FOR EXISTING IN-SWING/ OUT-SWING CONDITIONS

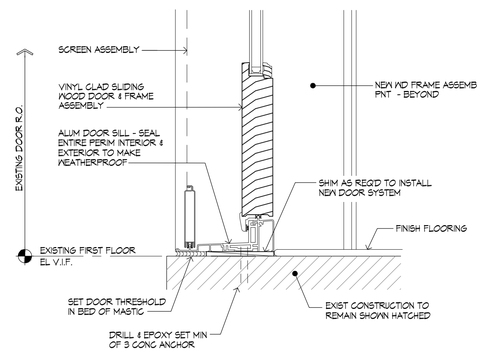
2A A6.02 SIDELITE JAMB 3" = 1'-0"



5 A6.02 DOOR JAMB 3" = 1'-0"



3 A6.02 DOOR SILL 3" = 1'-0"



6 A6.02 DOOR SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 8230 COMMONWEALTH OF MASSACHUSETTS

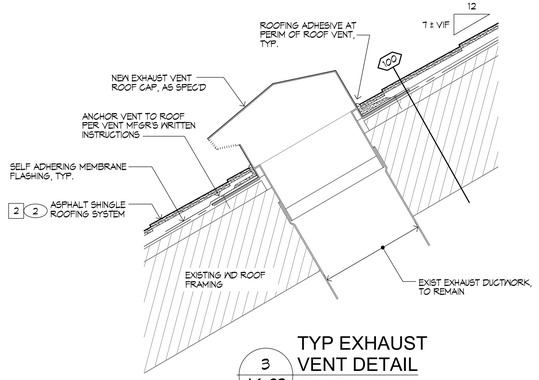
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

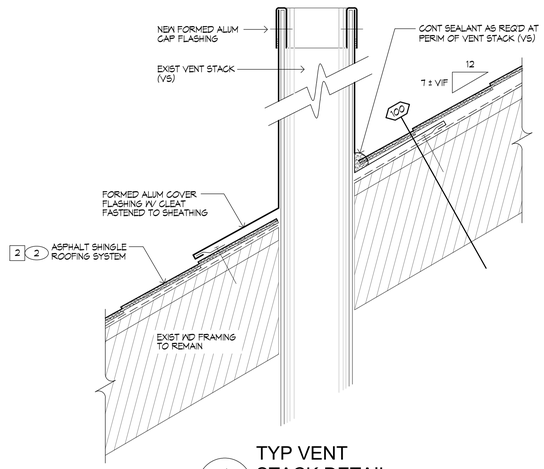
No.	Date	Description

DOOR DETAILS

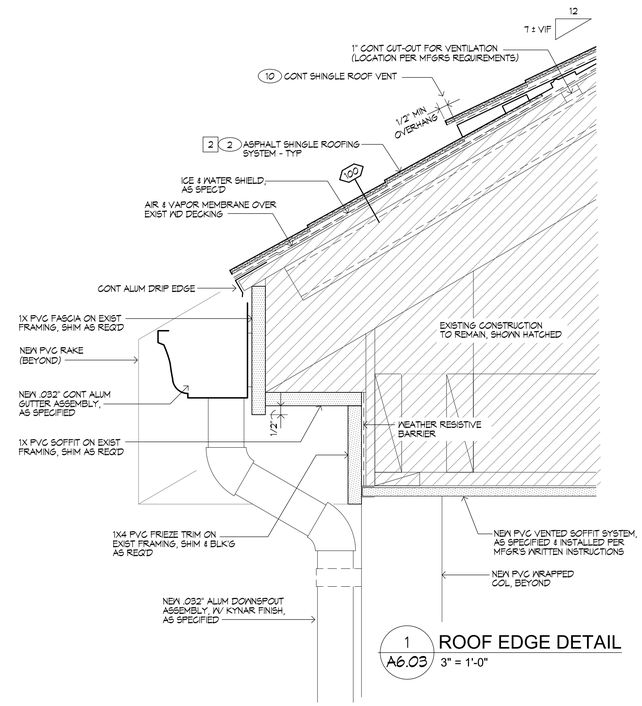
A6.02



3 A6.03 TYP EXHAUST VENT DETAIL
3" = 1'-0"

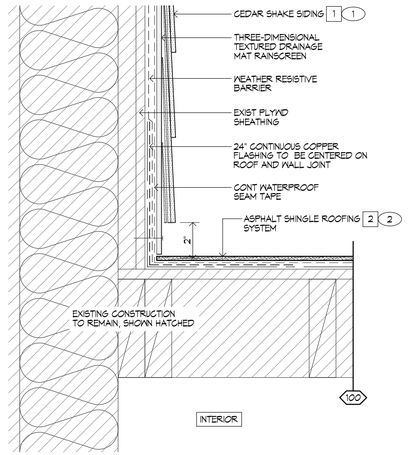


4 A6.03 TYP VENT STACK DETAIL
3" = 1'-0"

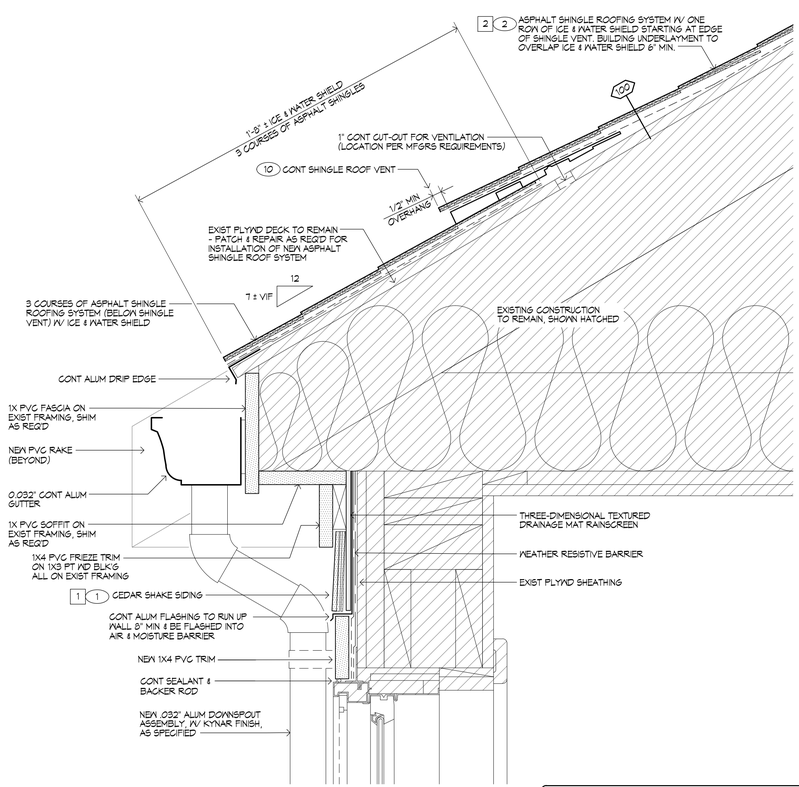


1 A6.03 ROOF EDGE DETAIL
3" = 1'-0"

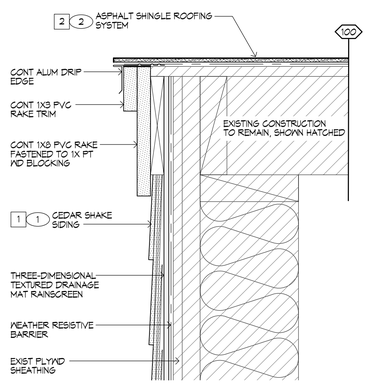
6 A6.03 DETAIL AT VALLEY FLASHING
3" = 1'-0"



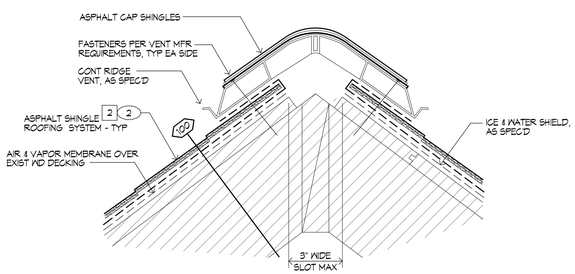
5 A6.03 ROOF DETAIL AT STEP FLASHING
3" = 1'-0"



2 A6.03 ROOF EDGE DETAIL
3" = 1'-0"



7 A6.03 ROOF RAKE DETAIL
3" = 1'-0"



8 A6.03 RIDGE VENT DETAIL
3" = 1'-0"

NOTE:
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rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS AND DATA PROVIDED BY THE OWNER AND A/E FIELD SURVEY. NO WARRANTY OF ACTUAL CONDITIONS IS INTENDED BY ARCHITECT OR OWNER. CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH NEW WORK PRIOR TO BID, START OF CONSTRUCTION OR ANY FABRICATION.

2. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED, THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTOR'S PERFORMANCE.

3. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.

5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.

6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDWARD A. ROWSE No. 6200 COMMONWEALTH OF MASSACHUSETTS

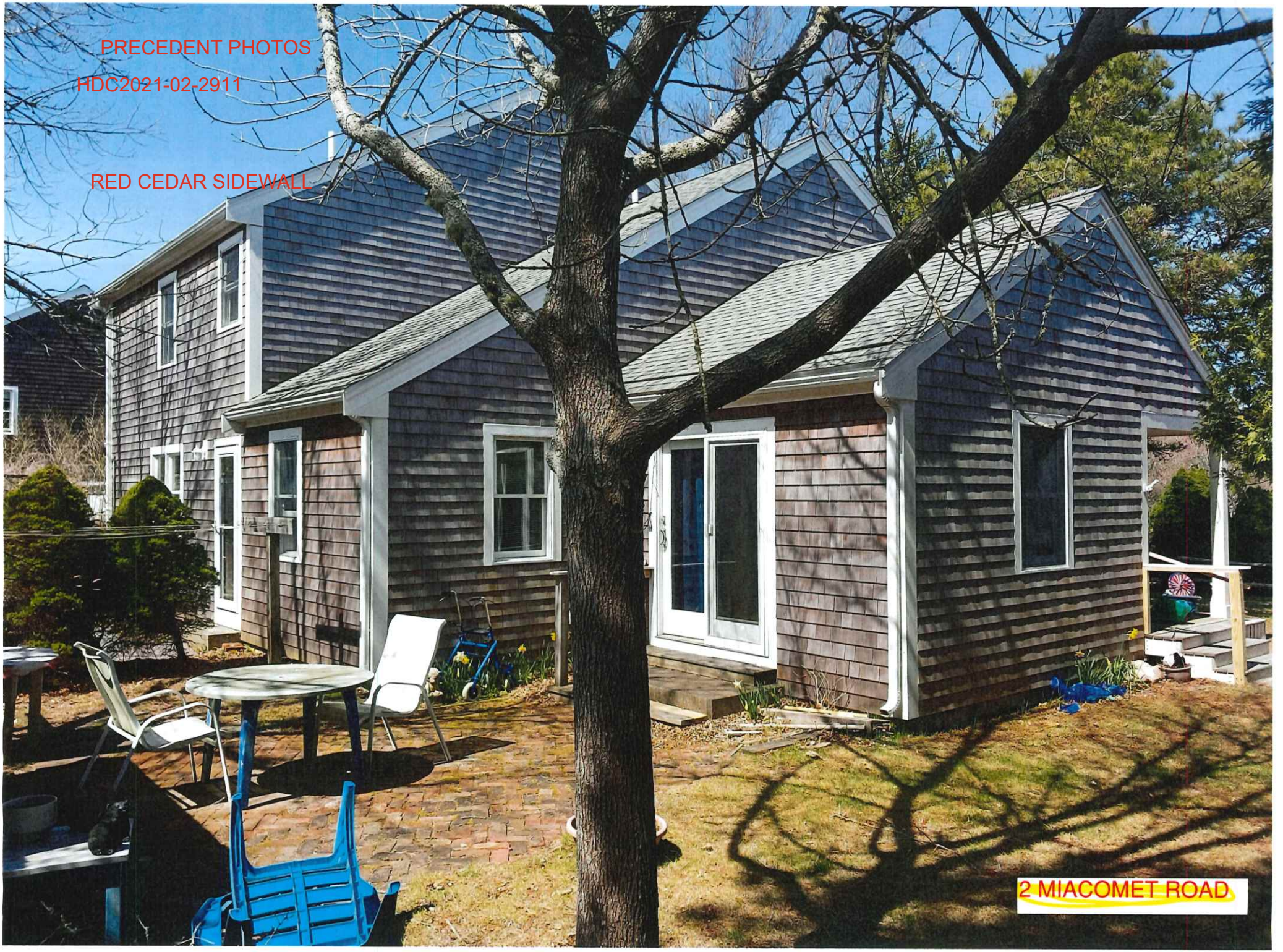
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

ROOF DETAILS

A6.03


PRECEDENT PHOTOS
HDC2021-02-2911
RED CEDAR SIDEWALL
2 MIACOMET ROAD

PRECEDENT PHOTOS

RED CEDAR SIDEWALL



PRECEDENT PHOTOS

HDC2021-02-2912

RED CEDAR SIDEWALL



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 82

Street & Number of Proposed Work: 4 Manta Drive

Owner of record: Nantucket Housing Authority

Mailing Address: 3 Manta Drive
Nantucket, MA 02554

Contact Phone #: 508-228-0296 E-mail: nfriend@dennishousing.org

AGENT INFORMATION (if applicable)

Name: Rowse Architects

Mailing Address: 400 Massasoit Ave.
East Providence, RI 02914

Contact Phone #: 401-331-9200 E-mail: Pbernardino@rowsearchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☒ Roof ☒ Other Siding, windows, Doors, 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 _____

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

Leaders (material and size): _____

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

☒ Other Red Cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other PVC Trim Boards (white) AZEK

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

C. Dimensions: Fascia 1xEXIST Rake 1xEXIST Soffit (Overhang) 1xEXIST Corner boards 1x6 Frieze 1xEXIST

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square X

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series/conversionkit

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall red cedar Clapboard (if applicable) _____ Roof Colonial Slate

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 4/30/2025 Signature of owner of record _____ Signed under penalties of perjury

1 MANTA DR

Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	1 MANTA DR
ID	67 82

Ownership

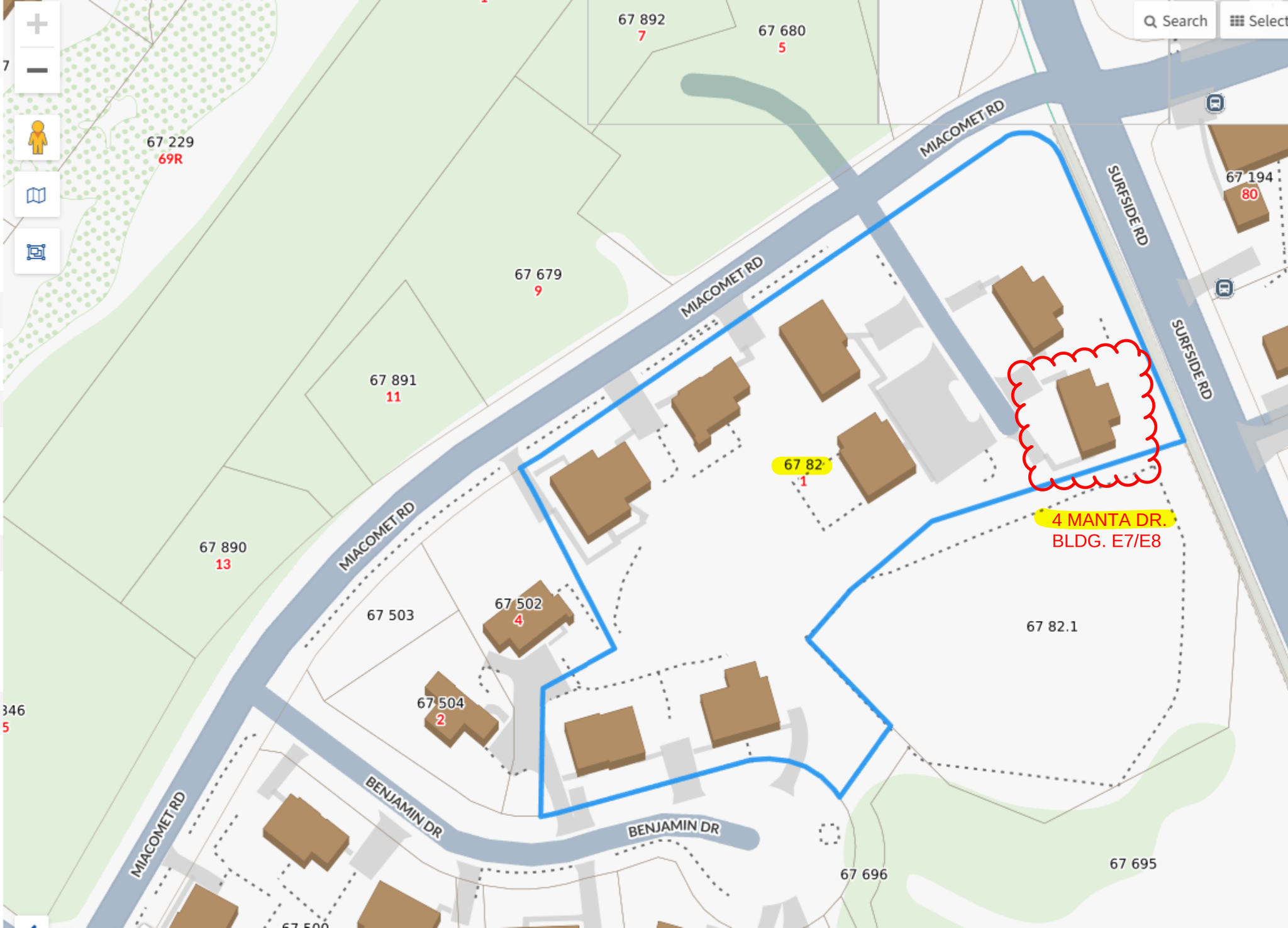
Name	NANTUCKET HOUSING AUTHORITY
Address	3 MANTA DR, NANTUCKET, MA 02554

Valuation

Total	$5,456,100
Land	$817,000
Last Sale	$1 on 1985-08-01
Book/Page	00233/0026

Land

Area	2.13 AC
Zone	LUG2



BUILDING ENVELOPE UPGRADES

MIACOMET VILLAGE 667-1, 705-01

NANTUCKET HOUSING AUTHORITY

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554

OCTOBER 23, 2024

EOHLC PROJECT #201043

ARCHITECT:

400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290

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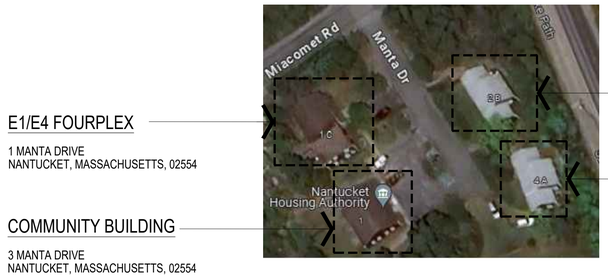

E1/E4 FOURPLEX

1 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

COMMUNITY BUILDING

3 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E5/E6 DUPLEX (ADD ALT No. 1)

2 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E7/E8 DUPLEX (ADD ALT No. 2)

4 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554



F6/E10 DUPLEX

1 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

F7/F8 DUPLEX

3 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

VICINITY MAP
NOT TO SCALE

PROJECT NORTH

LIST OF DRAWINGS

	TITLE SHEET	1 OF 21
C1.00	SITE KEY PLAN & NOTES	2 OF 21
A1.00	BUILDING F6 / E10 ROOF PLAN & FLOOR PLANS	3 OF 21
A1.01	BUILDING F7 / F8 ROOF PLAN & FLOOR PLANS	4 OF 21
A1.02	BUILDING E1 / E4 ROOF PLAN & FLOOR PLANS	5 OF 21
A1.03	COMMUNITY BUILDING ROOF PLAN & FLOOR PLAN	6 OF 21
A1.04	BUILDING E5 / E6 ROOF PLAN & FLOOR PLAN - ALTERNATE No.1	7 OF 21
A1.05	BUILDING E7 / E8 ROOF PLAN & FLOOR PLAN - ALTERNATE No.2	8 OF 21
A2.00	BUILDING F6 / E10 EXTERIOR ELEVATIONS	9 OF 21
A2.01	BUILDING F7 / F8 EXTERIOR ELEVATIONS	10 OF 21
A2.02	BUILDING E1 / E4 EXTERIOR ELEVATIONS	11 OF 21
A2.03	COMMUNITY BUILDING EXTERIOR ELEVATIONS	12 OF 21
A2.04	BUILDING E5 / E6 EXTERIOR ELEVATIONS - ALTERNATE No.1	13 OF 21
A2.05	BUILDING E7 / E8 EXTERIOR ELEVATIONS - ALTERNATE No.2	14 OF 21
A4.00	WALL SECTIONS	15 OF 21
A4.01	WALL SECTIONS	26 OF 21
A5.00	ENLARGED DETAILS	17 OF 21
A6.00	DOOR & WINDOW SCHEDULE	18 OF 21
A6.01	WINDOW DETAILS	19 OF 21
A6.02	DOOR DETAILS	20 OF 21
A6.03	ROOF DETAILS	21 OF 21

LIST OF STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING	CONV	CONVECTOR	FACP	FIRE ALARM CONTROL PANEL	JST	JOIST	OD	OUTSIDE DIAMETER	RT	RUBBER TILE
ACT	ACOUSTICAL TILE	CORR	CORRIDOR	FB	FIRE BLANKET	JT	JOINT	OH	OPPOSITE HAND	RTU	ROOF TOP UNIT
AFF	ABOVE FINISH FLOOR	COORD	COORDINATE	FD	FLOOR DRAIN			OPNG	OPENING		
ALT	ALTERNATE	CPT	CARPET	FE	FIRE EXTINGUISHER	L	LENGTH		OPPOSITE HAND	S	SEALANT
ALUM	ALUMINUM	CT	CERAMIC TILE	FF	FINISH FLOOR	LAM	LAMINATE	OPP	OPPOSITE	SCD	SEAT COVER DISPENSER
ANC BLT	ANCHOR BOLT	CD	CLOTHES DRYER	FFE	FINISH FLOOR ELEVATION	LAV	LAVATORY	OSB	ORIENTED STRAND BOARD	SCH	SCHEDULE
APPROX	APPROXIMATE	CW	CLOTHES WASHER	FIN	FINISH	LBL	LABEL	OW	OPERABLE WALL	SCR	SHOWER CURTAIN ROD
ARCH	ARCHITECT			FG	FIBERGLASS	LC	LEAD COATED			SCW	SOLID CORE WOOD
ARGB	ABUSE RESISTANT GB	D	DRYER	FLASH	FLASHING	LCC	LEAD COATED COPPER	PART BD	PARTICLE BOARD	SD	SOAP DISPENSER
ASPH	ASPHALT	DBL	DOUBLE	FLR	FLOOR	LP	LOW POINT	PCP	PRECAST CONCRETE PLANK	SECT	SECTION
		DEMO	DEMOLITION	FLUOR	FLUORESCENT	LSG	LIFE SAFETY CODE	PERIM	PERIMETER	SF	SQUARE FEET
BC	BRICK COURSE	DI	DRAIN INLET	FNDN	FOUNDATION	LGT	LINOLEUM COMPOSITION TILE	PL	PLASTER or PROPERTY LINE	SIM	SIMILAR
BD	BOARD	DIAG	DIAGONAL	FOC	FACE OF CONCRETE			PLAM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPOSAL
BITUM	BITUMINOUS	DIAM	DIAMETER	FOF	FACE OF FINISH	MAS	MASONRY	PLAS	PLASTIC	SNV	SANITARY NAPKIN VENDOR
BLDG	BUILDING	DIM	DIMENSION	FOM	FACE OF MASONRY	MAX	MAXIMUM	PLWD	PLYWOOD	SPEC	SPECIFICATION
BLK	BLOCK	DL	DRAIN LEADER	FOS	FACE OF STUD	MB	MARKER BOARD	PMJF	PREMOLDED JOINT FILLER	SQ	SQUARE
BLKG	BLOCKING	DN	DOWN	FP	FIREPROOFING	MBL	MARBLE TILE	PNT	PAINT	SS	STAINLESS STEEL
BM	BENCH MARK	D-PART	DEMOUNTABLE PARTITION	FR	FIRE RETARDENT	MC	MEDICINE CABINET	PNTD	PAINTED	STD	STANDARD
BOF	BOTTOM OF FOOTING	DR	DOOR	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	PR	PAIR	STL	STEEL
BOTT	BOTTOM	DS	DOWNSPOUT	FUR	FURRING	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	STOR	STORAGE
BRG	BEARING	DTL	DETAIL			MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	STRUCT	STRUCTURE or STRUCTURAL
BRK	BRICK	DWG	DRAWING	GA	GAUGE	MFR	MANUFACTURER	PT	PRESSURE TREATED	SUSP	SUSPENDED or SUSPENSION
BS	BRICK SHELF	DW	DISHWASHER	GB	GYPSUM BOARD	MH	MANHOLE	PTD	PAPER TOWEL DISPENSER	SV	SHEET VINYL
BSMT	BASEMENT			GC	GENERAL CONTRACTOR	MIN	MINIMUM	PTN	PARTITION	T	TREAD
		EA	EACH	GALV	GALVANIZED	MIR	MIRROR	PVC	POLYVINYL CHLORIDE	TB	TACK BOARD
CAB	CABINET	EF	EACH FACE	GL	GLASS	MISC	MISCELLANEOUS	PVMT	PAVEMENT	TBA	TO BE ABANDONED
CB	CEMENT BOARD	EHD	ELECTRIC HAND DRYER	GLAZ	GLAZED BLOCK	ML	MATCH LINE			TBB	TILE BACKER BOARD
CDM	CAVITY DRAINAGE MATERIAL	EIFS	EXTERIOR INSULATED FINISH SYSTEM	GLB	GLASS BLOCK	MO	MASONRY OPENING	QT	QUARRY TILE	TBD	TO BE DETERMINED
CH	CEILING HEIGHT	EJ	EXPANSION JOINT	GN	GOOSENECK	MRGB	MOISTURE RESISTANT GB			TEL	TELEPHONE
CIP	CAST IN PLACE	ELEC	ELECTRIC	GT	GRANITE TILES	MS	METAL STUD	R & D	REMOVE & DISPOSE	THK	THICK or THICKNESS
CJ	CONTROL JOINT	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MTD	MOUNTED	R & R	REMOVE & REPLACE	THOLD	THRESHOLD
℄	CENTER LINE	ELEV	ELEVATOR	GYP	GYPSUM WALL BOARD	MTL	METAL	R & S	REMOVE & SALVAGE	TOC	TOP OF CURB
CL	CLOSET or CHAIN LINK	EMER	EMERGENCY			MTP	METAL TOILET PARTITION	R	RADIUS/RISER	TOL	TOP OF LANDING
CLG	CEILING	ENCL	ENCLOSURE	HC	HANDICAP	MWF	MOLDED WOOD FIBERBOARD	RB	RUBBER MAT	TOP	TOP OF PLATE
CLOS	CLOSET	EP	ELECTRICAL PANEL	HD	HEAVY DUTY			RD	ROOF DRAIN	TOS	TOP OF STEEL
CLR	CLEAR	EPXY	EPOXY SEALING SYSTEM	HDWR	HARDWARE	MW	MULTI-COLOR WALL PAINT	REF	REFRIGERATOR	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HM	HOLLOW METAL			REFURB	REFURBISH	TR	TRASH BASKET
		EQUIP	EQUIPMENT	HOR	HORIZONTAL			REINF	REINFORCEMENT	TS	TUBULAR STEEL
CNTR	COUNTER	ER	EXISTING TO REMAIN	HP	HIGH POINT	NA	NOT APPLICABLE	RES	RESILIENT	TTD	TOILET TISSUE DISPENSER
CO	CASED OPENING	EXH	EXHAUST	HT	HEIGHT	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TW	TO WEATHER
COL	COLUMN	EXIST	EXISTING	HTR	HEATER	NOM	NOMINAL	RFS	RESINS FLOOR SYSTEM	TYP	TYPICAL
COMP	COMPOSITION	EXIST'G	EXISTING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NTS	NOT TO SCALE	RH	RIGHT HAND		
CONC	CONCRETE	EXP	EXPANSION			NO	NUMBER	RISEC	RHODE ISLAND STATE BUILDING CODE	UC	UNDERCUT
CONST	CONSTRUCTION	EXPT	EPOXY PAINT			NW	NEW			UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	EXT	EXTERIOR	ID	INSIDE DIAMETER			RL	ROOF LADDER	UV	UNIT VENTILATOR
		EX	EACH WAY	INSUL	INSULATION	OA	OVERALL	RM	ROOM		
		EWC	ELECTRIC WATER COOLER	INT	INTERIOR	OC	ON CENTER	RO	ROUGH OPENING	VB	VINYL WALL BASE
				INV	INVERT					VCT	VINYL COMPOSITION TILE
										VERT	VERTICAL
										VEST	VESTIBULE
										VIF	VERIFY IN FIELD
										VPB	VENEER PLASTER BASE
										VS	VENT STACK
										VT	VINYL TREAD
										VTS	VINYL TRANSITION STRIP
										VWB	VINYL WALL BASE
										VWC	VINYL WALL COVERING
										W	WASHER
										W/	WITH
										W/O	WITHOUT
										WB	WRITING (WHITE) BOARD
										WC	WATER CLOSET
										WD	WOOD
										WF	WIRE FABRIC
										WG	WIRE GLASS
										WP	WORK POINT
										WPG	WATERPROOF(ING)
										WS	WOOD STUD
										WT	WEIGHT
										WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- 2 / A1.02 — WALL SECTION, DETAIL, OR EXTERIOR ELEVATION
- 2 / A1.02 — BUILDING SECTION
- 2 / A1.02 — DETAIL
- EXISTING CONSTRUCTION TO REMAIN
- 3 — DEMOLITION NOTE
- 2 — CONSTRUCTION NOTE
- DATUM &/OR BUILDING ADDITION WORK POINT
- Ex 7 — COLUMN GRID
- BATT INSULATION / SOUND ATTENUATION BLANKET
- RIGID / SEMI-RIGID INSULATION
- PARTICLE BOARD / MDF
- PLYWOOD / MDO
- FINISH WOOD
- WOOD STUDS / BLOCKING (DIMENSIONAL LUMBER)
- WOOD BLOCKING (NON-DIMENSIONAL)

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BUILDING ENVELOPE UPGRADES
MIACOMET VILLAGE 667-1, 705-01
NANTUCKET HOUSING AUTHORITY
3 MANTA DRIVE - NANTUCKET, MASSACHUSETTS 02554

SET NUMBER
OCTOBER 23, 2024

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY AND BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR SHALL IDENTIFY ALL EXISTING ITEMS OF WORK SCHEDULED TO REMAIN OR SALVAGED FOR REUSE.
2. ALL DEMOLITION WORK AND DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED DEMOLITION PERMITS.
3. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH OWNER AND / OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT CAUSES NO DISRUPTION TO THE CONTINUOUS OCCUPATION OF THE BUILDING AND SITE FOR ITS INTENDED PURPOSE. PROVIDE ADDITIONAL MEASURES TO PREVENT THE MIGRATION OF DUST INTO ADJACENT SPACES.
4. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS.
5. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND / OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
6. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK RELATED TO A WALL OR OTHER DEMOLITION ITEM SHALL BE REMOVED WHETHER INDICATED OR NOT.
7. ALL EXISTING ITEMS SCHEDULED TO REMAIN DURING CONSTRUCTION SHALL BE TEMPORARILY SUPPORTED.
8. THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO PATCH, REPAIR AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK WITH MATERIALS AND METHODS TO MATCH THE EXISTING FINISH AND MAKE FLUSH WITH THE EXISTING ADJACENT SURFACES. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. WHERE EXISTING FINISHES ARE INDICATED TO REMAIN AS BASE MATERIALS; REMOVE ALL PROJECTIONS AND FILL ALL VOIDS; SECURE OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AS OCCURS.
11. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT THE EXECUTION OF THE DEMOLITION WORK INDICATED.
12. ALL EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION OR REFINISHING WHICH BECAME DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH THE ORIGINAL EXISTING CONDITION TO THE SATISFACTION OF THE OWNER.
13. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE OR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS. ALL SCHEDULED ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION OPERATIONS AND DELIVERED TO THE APPROPRIATE PARTY IN UNDAMAGED CONDITION.

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE AREA DAMAGED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING, LOAM, SEED, SOD ETC. AS REQUIRED TO ACHIEVE A CONDITION APPROVED BY OWNER/ ARCHITECT.
2. ITEMS CALLED TO BE REMOVED AND REPLACED SHALL BE REPLACED "IN-KIND" WITH LIKE MATERIALS TO MATCH EXISTING CONDITIONS, SUCH AS, MATERIAL, SIZE COLOR ETC. UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT WITH A REQUEST FOR INFORMATION (RFI), IF ANY DISCREPANCIES EXIST.

SPECIFIC DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF EXISTING WOOD SHAKE SIDING SYSTEM, CORNER BOARDS, RAKES, TRIM, FASCIA, SOFFIT AND EXISTING MOISTURE BARRIER. REPLACE ANY DAMAGED / ROTTED WOOD WALL SHEATHING (TYPICAL), MATCH EXISTING THICKNESS. CONTRACTOR SHALL INCLUDE 250 SQ. FT. OF EXISTING WALL SHEATHING TO BE REPLACED AT EACH BUILDING IN THE BASE BID AS WELL AS THE ALTERNATES. NEW WALL SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING SYSTEM INCLUDING ALL UNDERLAYMENTS AND MEMBRANES DOWN TO EXISTING ROOF DECK. REMOVE AND DISPOSE OF ALL EXISTING ROOF ACCESSORIES INCLUDING DRIP EDGES. CONTRACTOR TO CARRY 20% REMOVAL AND REPLACEMENT OF ANY DAMAGED/ ROTTED WOOD ROOF DECKING/ SHEATHING PER BUILDING IN THE BASE BID AND FOR EACH ALTERNATE. NEW ROOF DECKING/ SHEATHING SHALL BE EXTERIOR GRADE AND THICKNESS SHALL MATCH THAT OF EXISTING ADJACENT ROOF SHEATHING.
3. REMOVE AND DISPOSE OF EXISTING EXHAUST VENT.
4. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR AND ALL ASSOCIATED TRIM AND APPURTENANCES. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW INSULATED DOOR AND DOOR FRAME AS SCHEDULED. REMOVE AND DISPOSE OF EXISTING STORM DOORS IN THEIR ENTIRETY, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. REMOVE AND DISPOSE EXISTING GUTTER AND DOWNSPOUT ASSEMBLIES IN THEIR ENTIRETY.
6. TEMPORARILY DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING SCHEDULED TO REMAIN OR BE REUSED). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
6A. TEMPORARILY DISCONNECT, CAP AND REMOVE EXISTING ELECTRICAL SERVICE METER ASSEMBLY IN ITS ENTIRETY. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
7. CAREFULLY REMOVE AND DISPOSE OF EXISTING WINDOW SCREEN ASSEMBLIES IN THEIR ENTIRETY. CAREFULLY REMOVE AND DISPOSE OF BOTH, TOP AND BOTTOM WINDOW SASHES. PREPARE EXISTING WINDOW FRAME TO RECEIVE TOP AND BOTTOM CONVERSION WINDOW SASHES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE AND DISPOSE OF EXISTING CASEMENT WINDOW ASSEMBLY IN ITS ENTIRETY, AS OCCURS. PREPARE EXISTING WINDOW OPENING TO RECEIVE NEW CASEMENT WINDOW ASSEMBLY, AS REQUIRED.
8. REMOVE EXISTING PLUMBING WALL HYDRANT AND MODIFY EXISTING THRU-WALL PLUMBING LINE, AS REQUIRED TO INSTALL NEW PLUMBING WALL HYDRANT.
9. REMOVE AND DISPOSE EXISTING WOOD GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
10. REMOVE AND DISPOSE OF EXISTING WOOD DECK ASSEMBLY AND FRAMING MEMBERS IN THEIR ENTIRETY. REMOVE AND DISPOSE OF EXISTING GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
11. REMOVE AND DISPOSE OF EXISTING STEEL BULKHEAD AND STAIR ASSEMBLY IN ITS ENTIRETY. REMOVE AND DISPOSE OF EXISTING BASEMENT DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY. PREPARE EXISTING CMU/ CONCRETE BASEMENT ACCESS AND DOOR OPENING TO RECEIVE NEW BULKHEAD, STAIR SYSTEM AND DOOR/ FRAME ASSEMBLY.

SPECIFIC CONSTRUCTION NOTES:

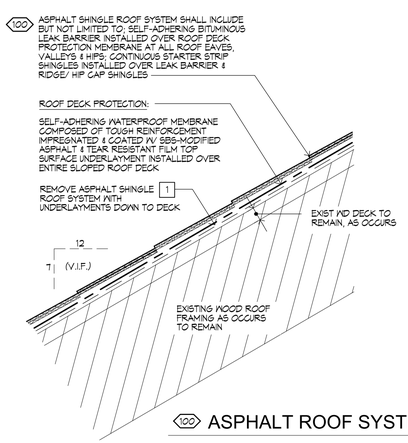
1. CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEDAR SHAKE SIDING SYSTEM, INCLUDING ALL PVC CORNER BOARDS, PVC RAKES, PVC TRIM, PVC FASCIA, PVC SOFFITS, RAINSCREENS AND CONTINUOUS MOISTURE BARRIERS. CONTRACTOR SHALL USE CORTEX CONCEALED FASTENER SYSTEM AND PVC ADHESIVE AS REQUIRED AND SPECIFIED AT ALL NEW PVC TRIM LOCATIONS. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF EXTERIOR WALL SHEATHING, AS REQUIRED UNDER DEMOLITION NOTE #1.
2. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ASPHALT SHINGLE ROOFING SYSTEM (100) OVER EXISTING OR NEW ROOF DECKING, AS OCCURS, INCLUDING ALL UNDERLAYMENTS, SOFFITS, FASCIA, DRIP EDGES, ICE AND WATER SHIELD, RIDGE VENTS AND ALL ASSOCIATED ROOFING ACCESSORIES AS INDICATED AND SPECIFIED. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF ROOF SHEATHING, AS REQUIRED, UNDER DEMOLITION NOTE #2.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW EXHAUST VENTS, AS OCCURS. REFER TO DETAIL 5/A5.00 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXTERIOR DOOR, DOOR FRAME, AND ALL ASSOCIATED TRIM AND HARDWARE AS SCHEDULED. DOORS SHALL MEET THE HURRICANE IMPACT CODE. PROVIDE AND INSTALL NEW STORM DOORS AS SPECIFIED, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLIES AS INDICATED AND SPECIFIED.
6. CONTRACTOR SHALL RE-CONNECT AND SECURE EXISTING SALVAGED ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED UPON THE INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING, SCHEDULED TO REMAIN OR BE REUSED). REFER TO DETAILS ON SHEET A5.00 FOR ADDITIONAL INFORMATION.
6A. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ELECTRICAL SERVICE METER ASSEMBLY INCLUDING ALL ASSOCIATED WIRING AND ACCESSORIES, AS REQUIRED. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS).
7. CONTRACTOR SHALL PROVIDE AND INSTALL NEW TOP AND BOTTOM WINDOW CONVERSION KIT ASSEMBLIES, AS SPECIFIED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS, WITHIN EXISTING WINDOW FRAME ASSEMBLY. PROVIDE AND INSTALL NEW CASEMENT WINDOW ASSEMBLY IN PREPARED WINDOW OPENING, AS OCCURS. PATCH AND PAINT EXISTING WINDOW JAMBS, HEAD/ SILL AS REQUIRED. REFER TO DETAILS ON SHEET A6.01 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW PLUMBING WALL HYDRANT ASSEMBLY AT EXISTING REMOVED/ MODIFIED SUPPLY LINE LOCATIONS, AS OCCURS. REFER TO DETAIL 6/A5.00 FOR ADDITIONAL INFORMATION.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 3/4" THICK PVC TRIM PANEL TO ATTACH MAIN ELECTRICAL SERVICE EQUIPMENT (PANEL SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY EACH LOCATION). REFER TO DETAIL 9/A5.00 FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHINGLE VENT SYSTEM, AS SPECIFIED, PER MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS AND ADDITIONAL INFORMATION.
11. PROVIDE AND INSTALL NEW HEAVY GAUGE STEEL BULKHEAD ASSEMBLY WITH POWDER COAT FINISH AND STAIR SYSTEM AS INDICATED ON DRAWINGS AND SPECIFIED. REFER TO DETAIL 4/A4.01 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE AND INSTALL NEW PRESSURE TREATED 4x4 POSTS WHERE INDICATED, PRE-DRILL AND SECURE TO EXISTING CONCRETE LANDING/ STAIRS WITH STAINLESS STEEL ANCHORS AS REQUIRED. PROVIDE AND INSTALL PVC COLUMN WRAPS, ALONG WITH NEW PVC TOP AND BOTTOM GUARD/ RAILING SYSTEMS WITH PVC BALUSTERS AND HANDRAILS AS INDICATED AND SPECIFIED. INSTALL RAILING SYSTEM ASSEMBLIES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. NEW WOOD/ PVC DECK ASSEMBLY

    PROVIDE AND INSTALL:

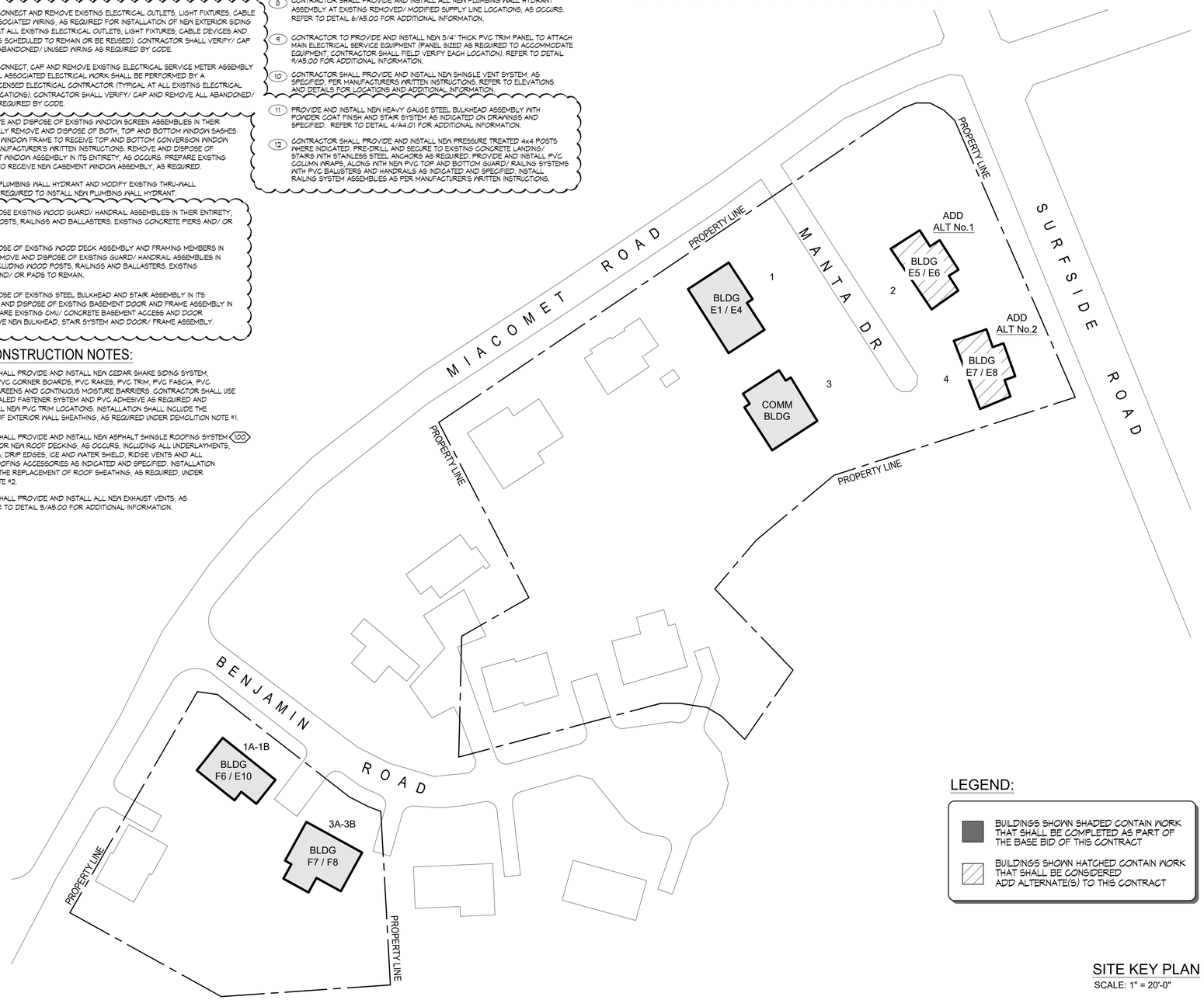
    - 4" X 4" PRESSURE TREATED POSTS WITH GALVANIZED CHAIRS, SET ON EXISTING CONCRETE PADS/ PIERS, AS OCCURS, OR PROVIDE NEW 10"Ø CONCRETE SONO TUBES TO BELOW FROST LINE , AS REQUIRED.
    - PRESSURE TREATED 2" X 10" RIBBON BOARDS SECURED TO 4" x 4" POSTS WITH 3 1/2" GALVANIZED BOLTS WITH WASHERS, COUNTERSINK BOLTS FLUSH. EXTEND POST 40 INCHES ABOVE FINISH DECK. INSTALL PVC POST COVER, BASE AND CAP.
    - 2" x 10" GALVANIZED STEEL JOIST HANGERS, BY SIMPSON OR EQUAL, AT 16" O.C. WITH 2" x 10" PRESSURE TREATED JOISTS.
    - SECURE PRESSURE TREATED 2 x 10 LEDGER TO EXISTING HOUSE FRAMING AS DETAILED.
    - 5/4" COMPOSITE DECK PLANK WITH 9S CONCEALED CLIP ANCHORS AND #7 S6 SCREWS.
    - 1" x 12" PVC FASCIA TRIM BOARD.
    - TOP AND BOTTOM PVC GUARD/ RAILING SYSTEM WITH PVC BALUSTERS.
    - 2" X 12" PRESSURE TREATED STAIR STRINGERS (4 PER STAIR) WITH 5/4" COMPOSITE DECK TREADS AND 1/2" THICK PVC RISERS. FURNISH AND INSTALL HANDRAILS, AS DETAILED TO MATCH DECK GUARD/ RAILING ASSEMBLIES.

PROPOSED ROOF SYSTEM

SCALE: 3" = 1'-0"



(100) ASPHALT ROOF SYSTEM



LEGEND:

- BUILDINGS SHOWN SHADED CONTAIN WORK THAT SHALL BE COMPLETED AS PART OF THE BASE BID OF THIS CONTRACT
- BUILDINGS SHOWN HATCHED CONTAIN WORK THAT SHALL BE CONSIDERED ADD ALTERNATE(S) TO THIS CONTRACT

SITE KEY PLAN

SCALE: 1" = 20'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
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Nantucket, MA 02554

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GENERAL NOTES

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3. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.
5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.
6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDWARD A. ROSE No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

Drawn by: CAB Proj. Mgr.: EAR

Revisions

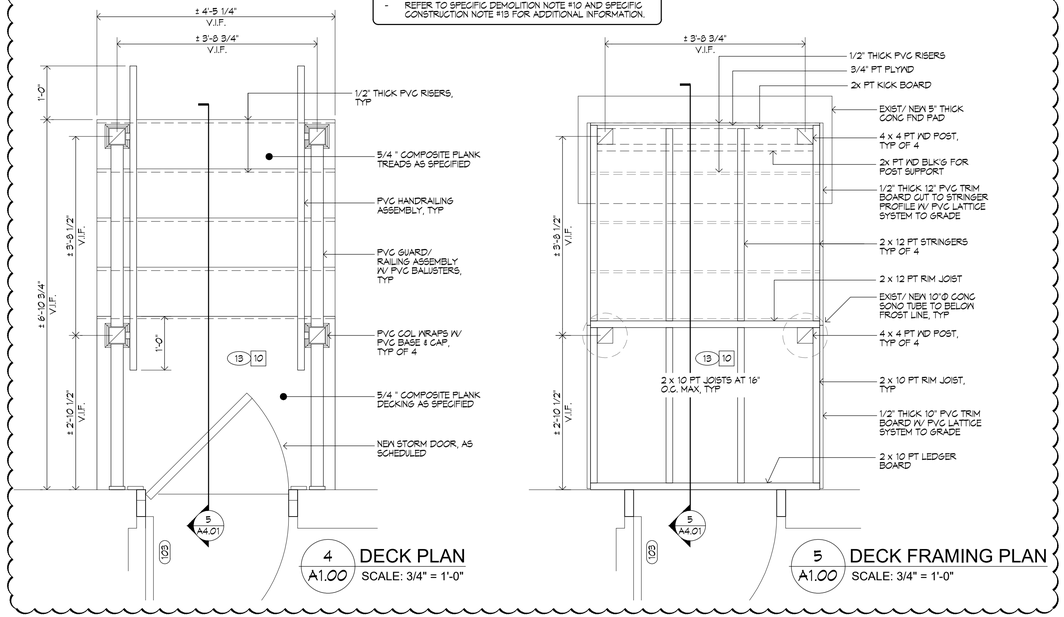
No.	Date	Description
	12.11.2024	ADDENDUM No.5

SITE KEY PLAN & NOTES

C1.00

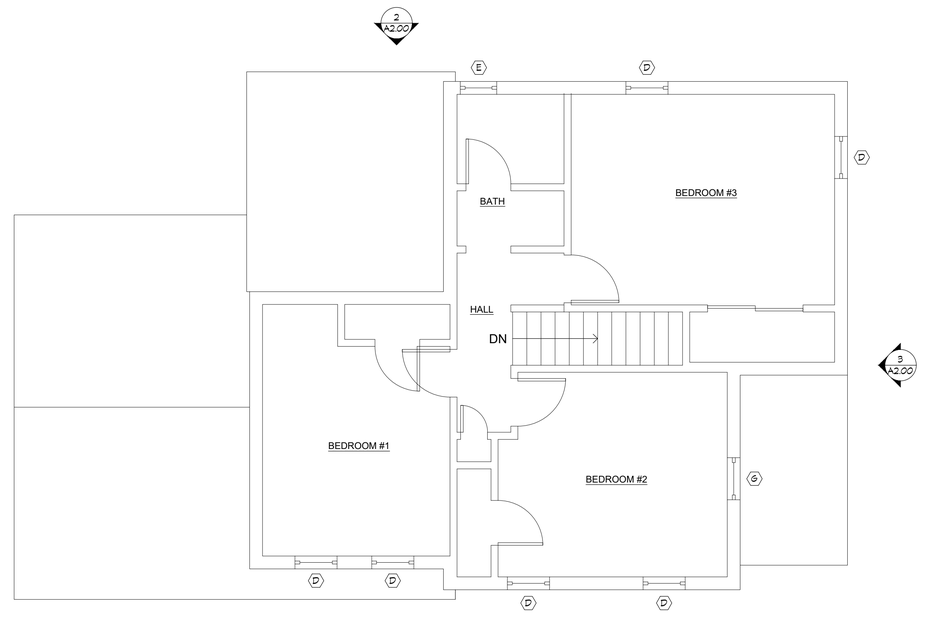
230106 - C1.00 | 2 of 21

NOTE:
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW DECK AND STAIR ASSEMBLY. EXACT LOCATION MAY BE DETERMINED BY EXISTING LOCATION OF CONCRETE PAD AND/ OR CONCRETE PIERS TO BE RE-USED.
- REFER TO SPECIFIC DEMOLITION NOTE #10 AND SPECIFIC CONSTRUCTION NOTE #13 FOR ADDITIONAL INFORMATION.

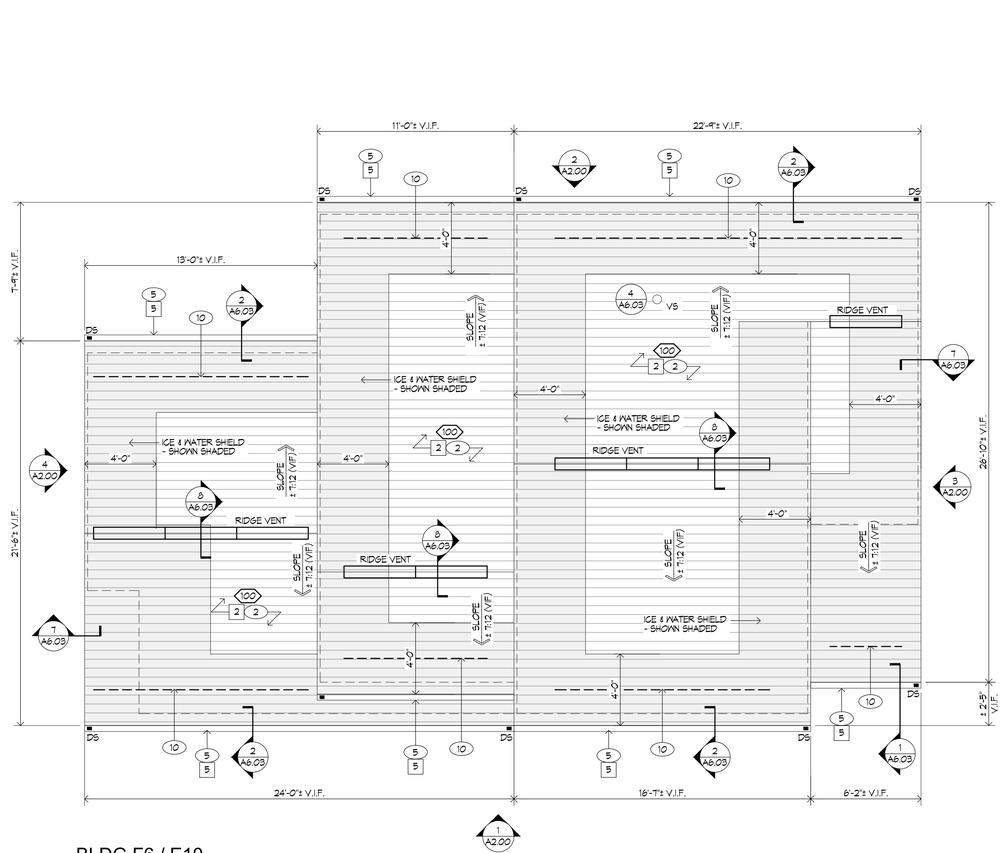


4 A1.00 DECK PLAN
SCALE: 3/4" = 1'-0"

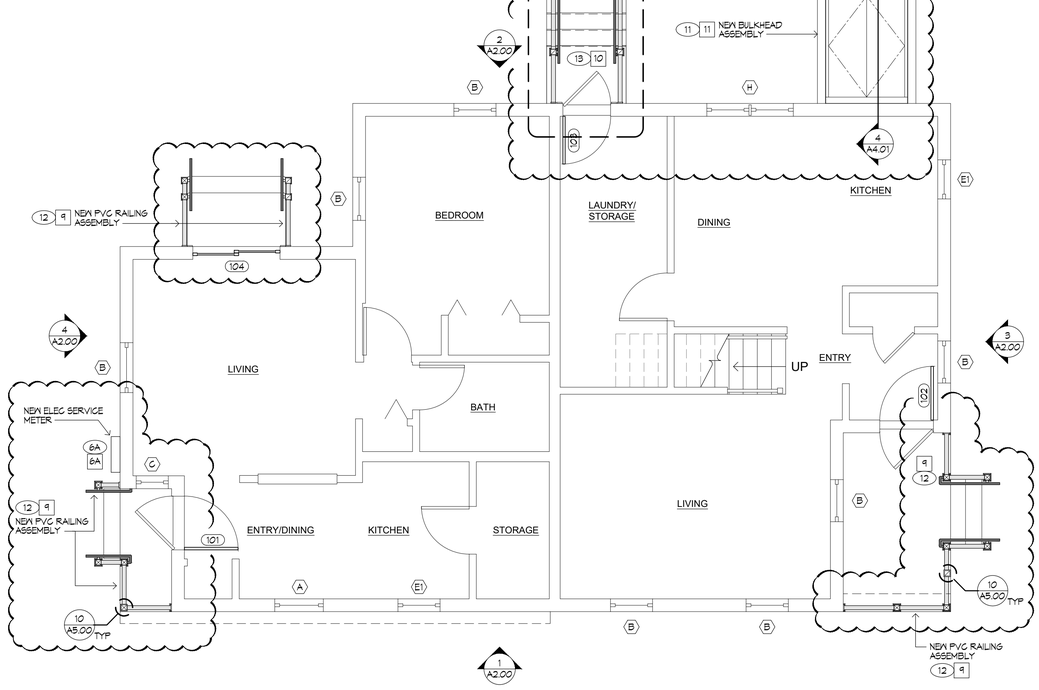
5 A1.00 DECK FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 A1.00 BLDG F6 / E10
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.00 BLDG F6 / E10
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.00 BLDG F6 / E10
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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REGISTERED ARCHITECT — RICHARD T. ROWSE — No. 9250 — COMMONWEALTH OF MASSACHUSETTS

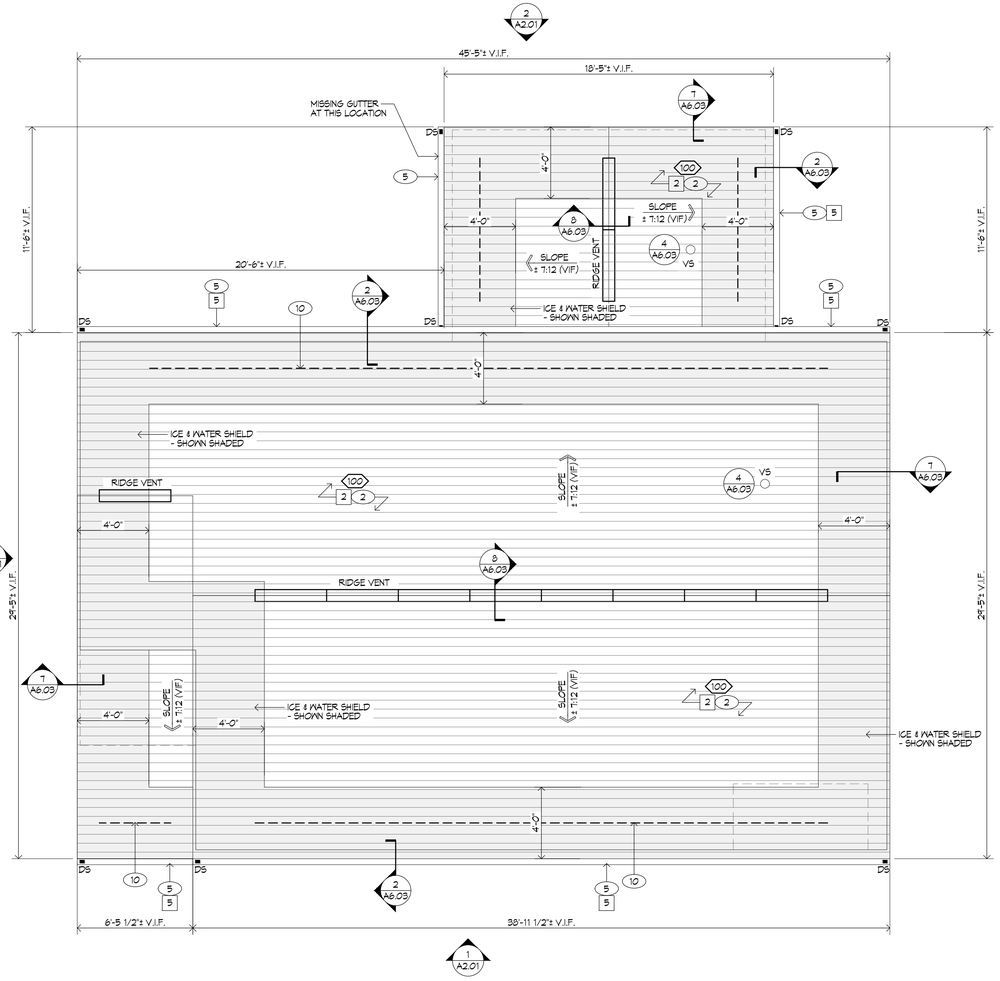
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

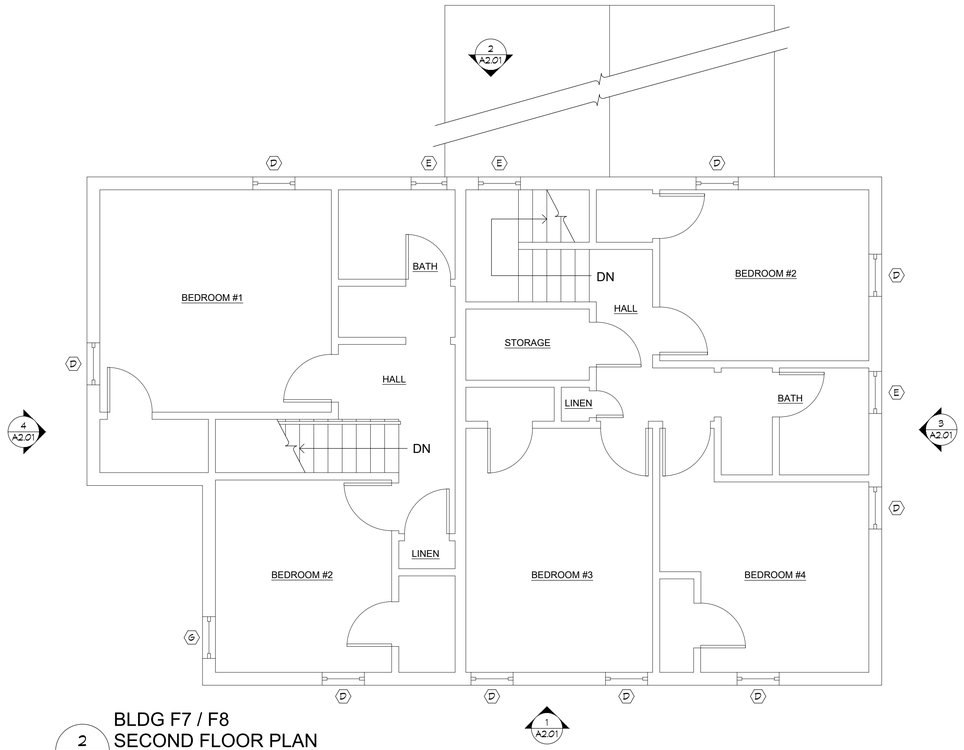
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
ROOF PLAN & FLOOR PLANS

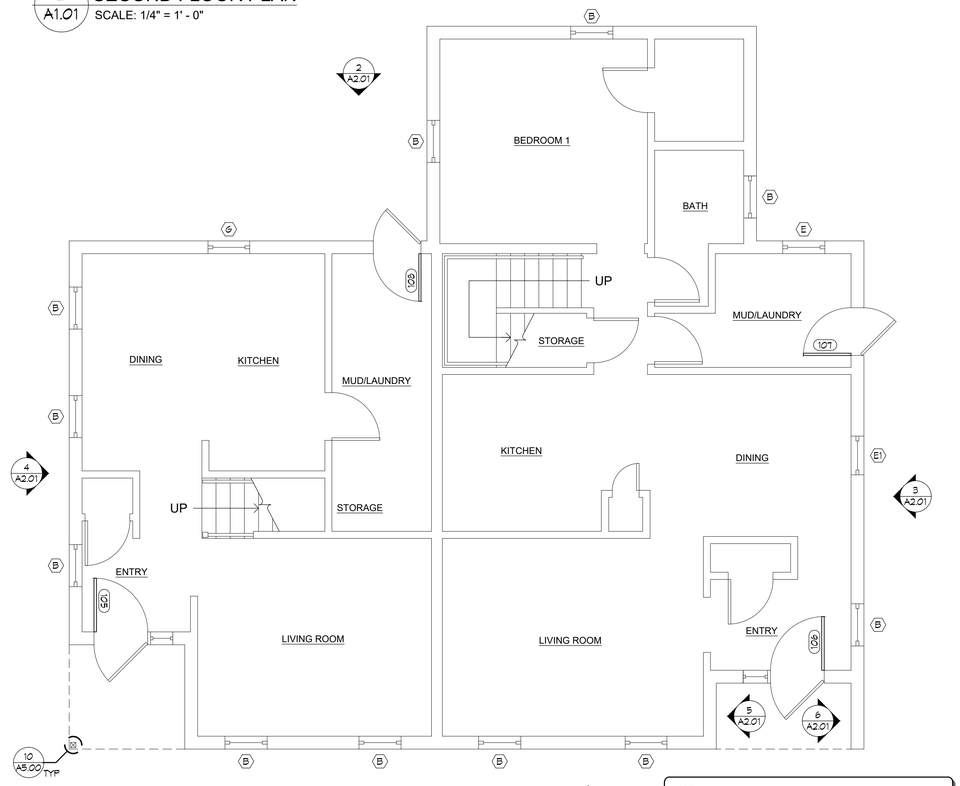
A1.00



3 A1.01 BLDG F7 / F8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



2 A1.01 BLDG F7 / F8 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 A1.01 BLDG F7 / F8 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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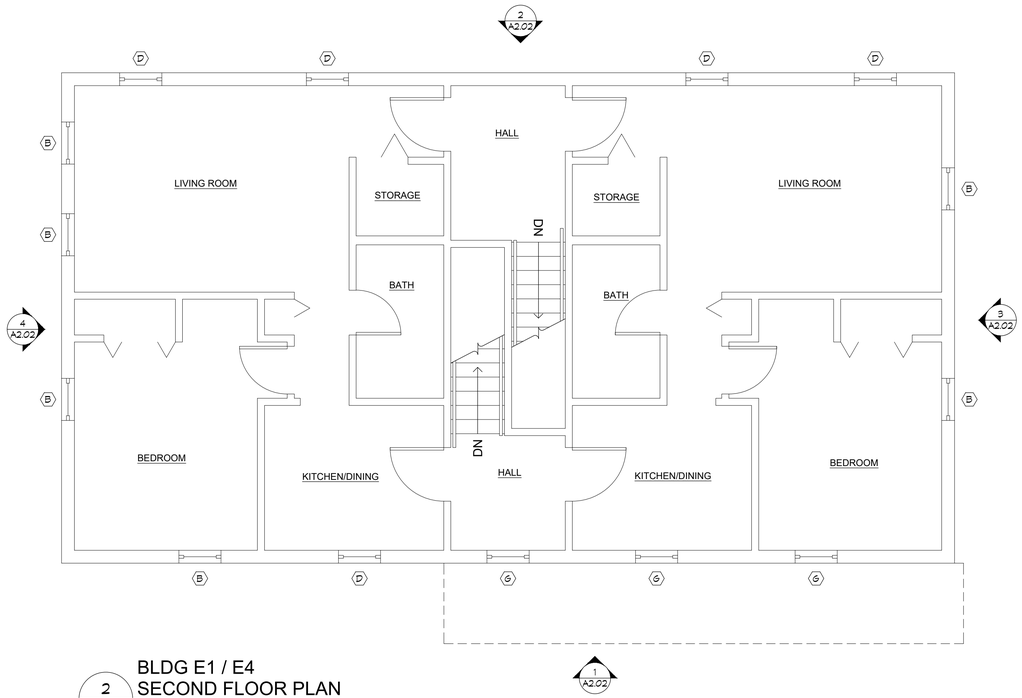
Date: OCTOBER 23 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

BUILDING F7 / F8
ROOF PLAN & FLOOR PLANS

A1.01



2 A2.02 BLDG E1 / E4
SECOND FLOOR PLAN
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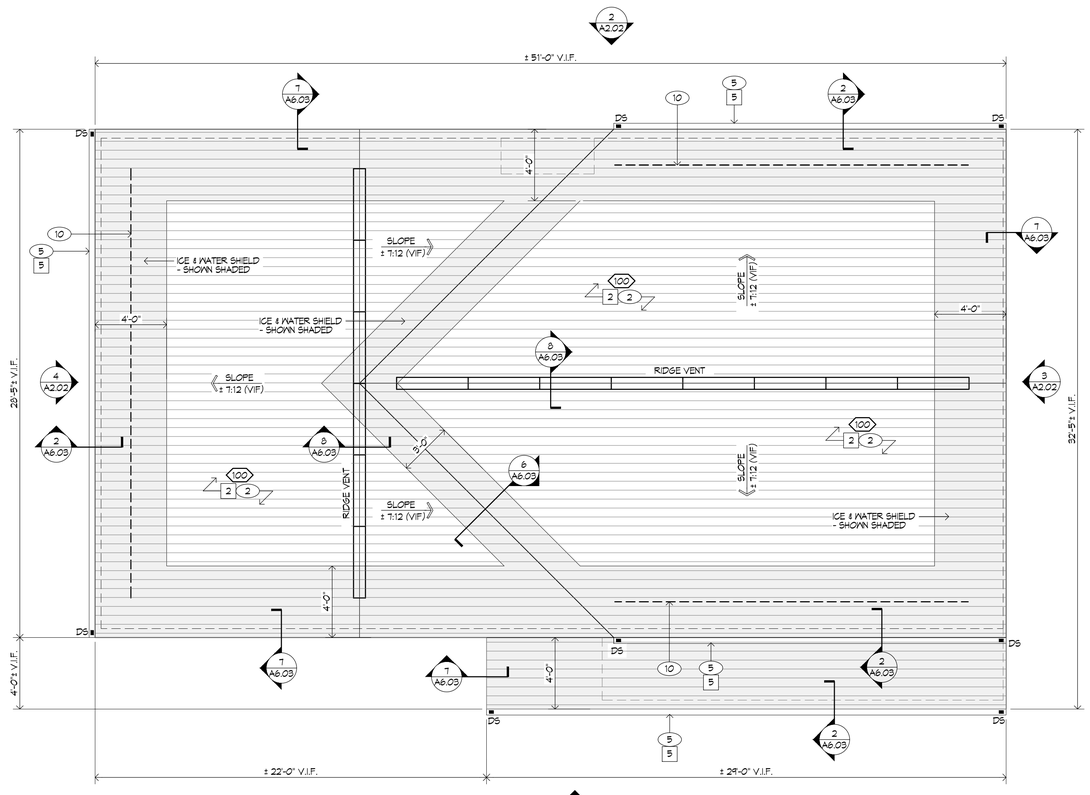
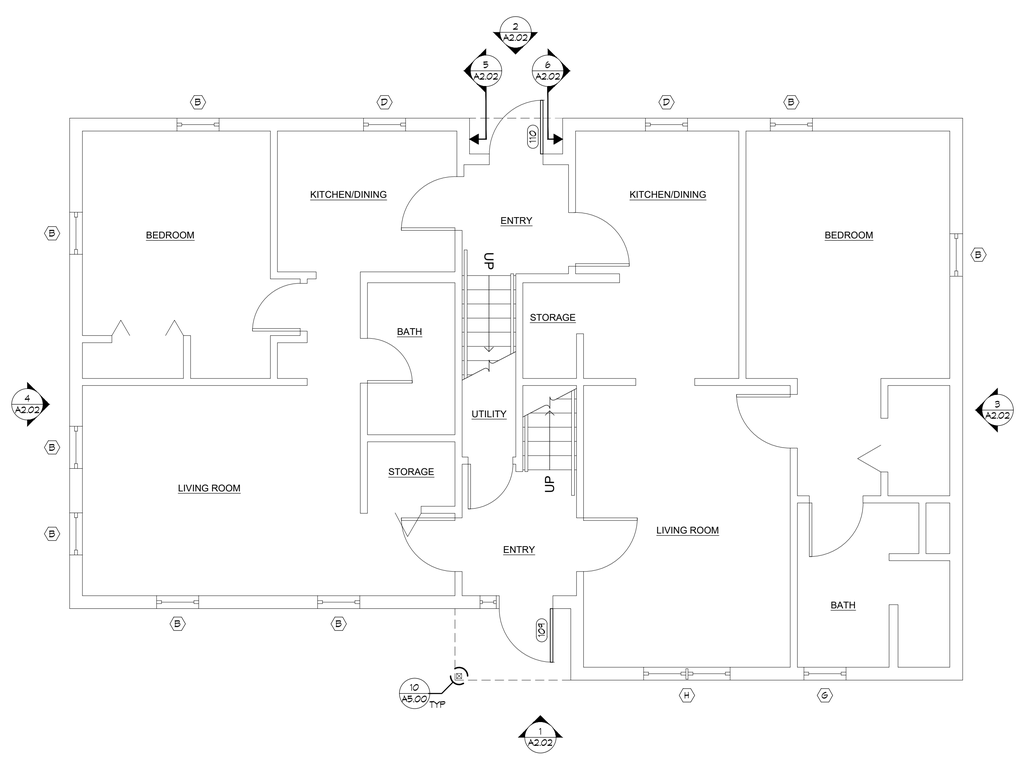


3 A1.02 BLDG E1 / E4
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.02 BLDG E1 / E4
FIRST FLOOR PLAN
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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8230
COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

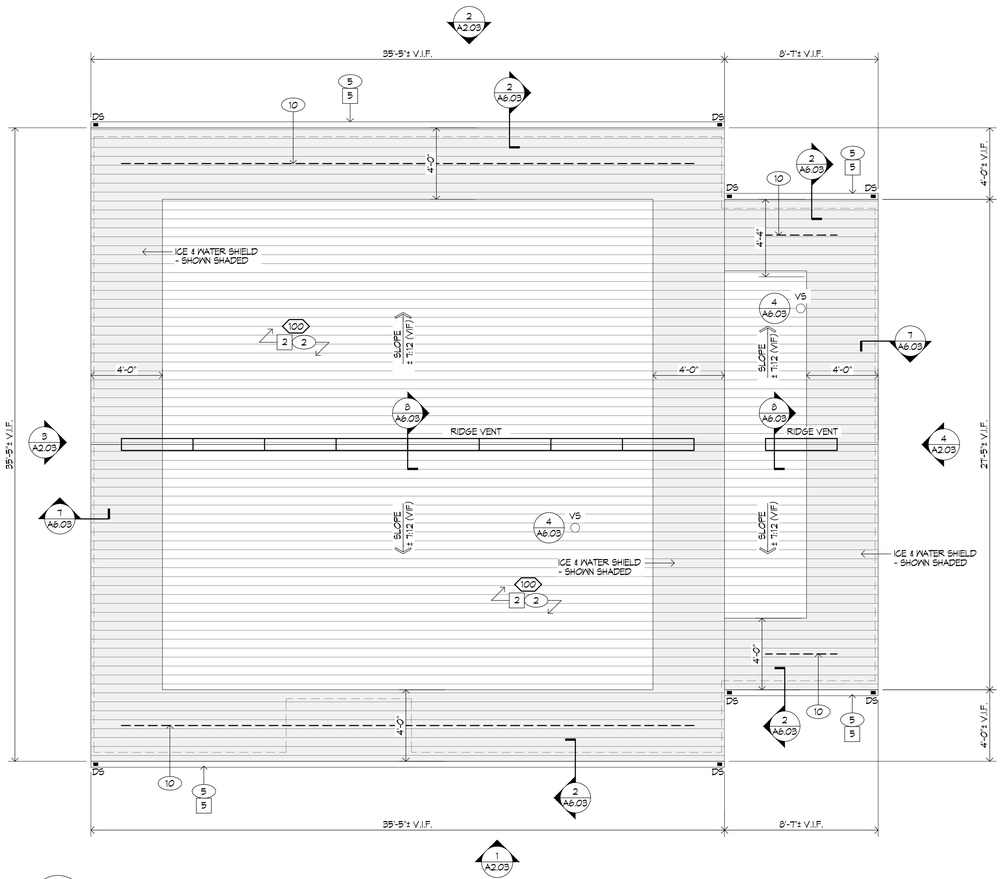
Revisions

No.	Date	Description

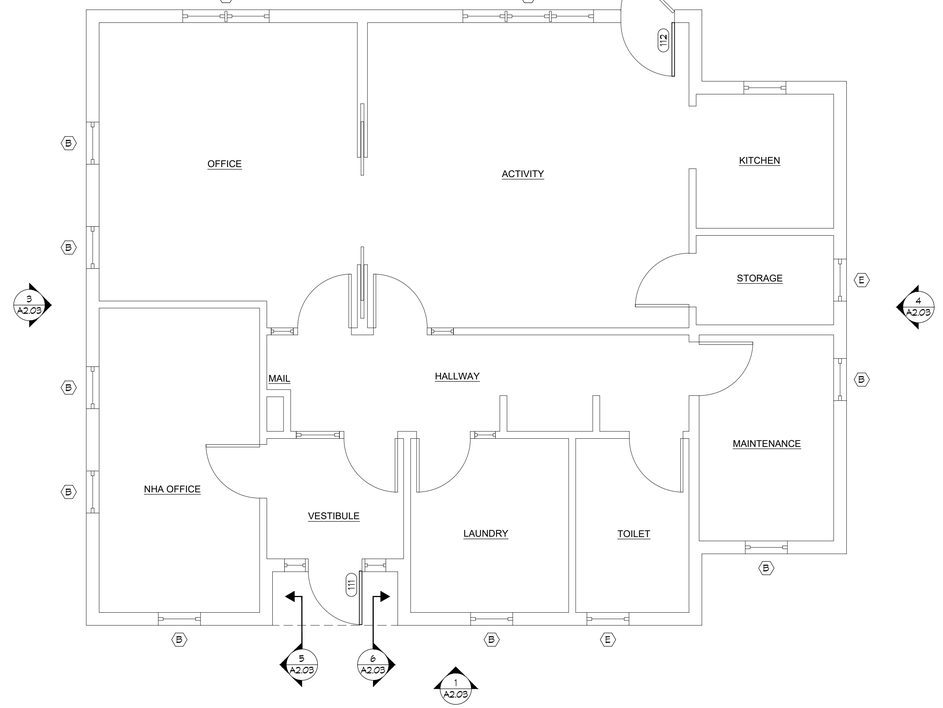
BUILDING E1 / E4

ROOF PLAN &
FLOOR PLANS

A1.02



2 / A1.03 COMMUNITY BUILDING - ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 / A1.03 COMMUNITY BUILDING - FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

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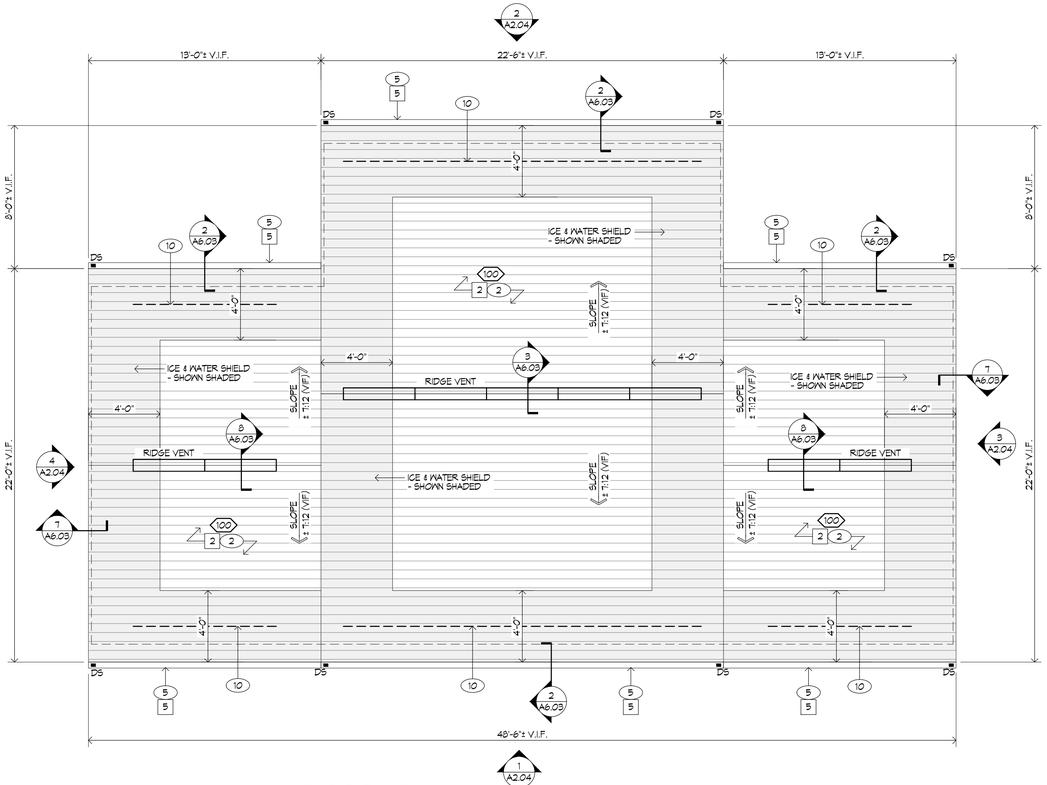
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

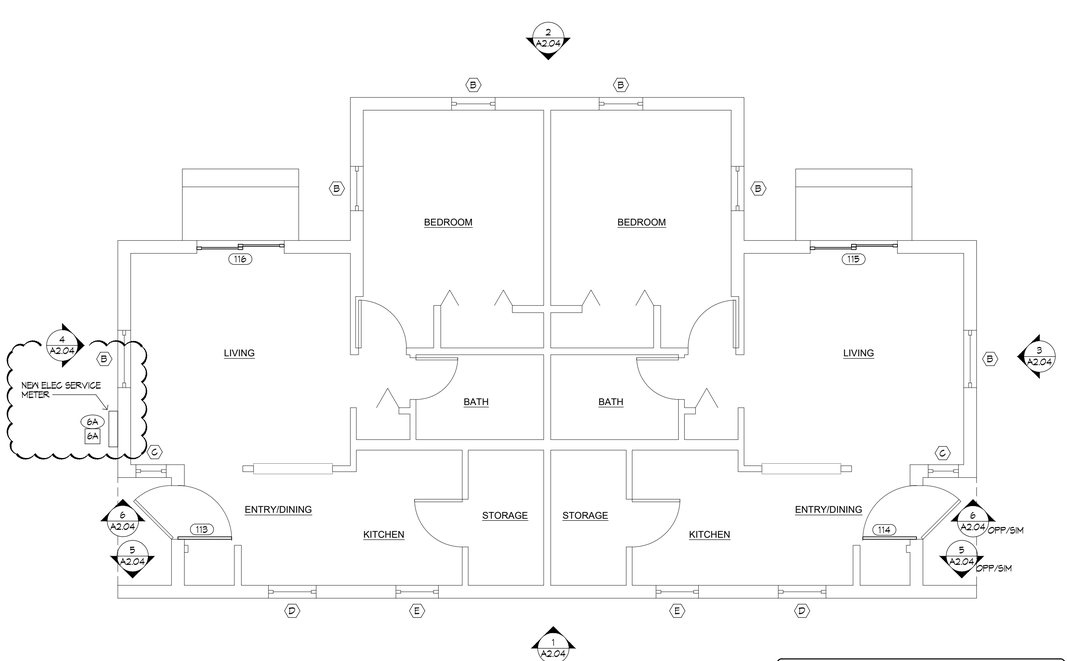
No.	Date	Description

COMMUNITY BUILDING
ROOF PLAN & FLOOR PLAN

A1.03



2 A1.04 BLDG E5 / E6 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.04 BLDG E5 / E6 FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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ADD ALTERNATE No. 1

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Nantucket, Massachusetts

EOHLC Project # 201043

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3 Manta Drive
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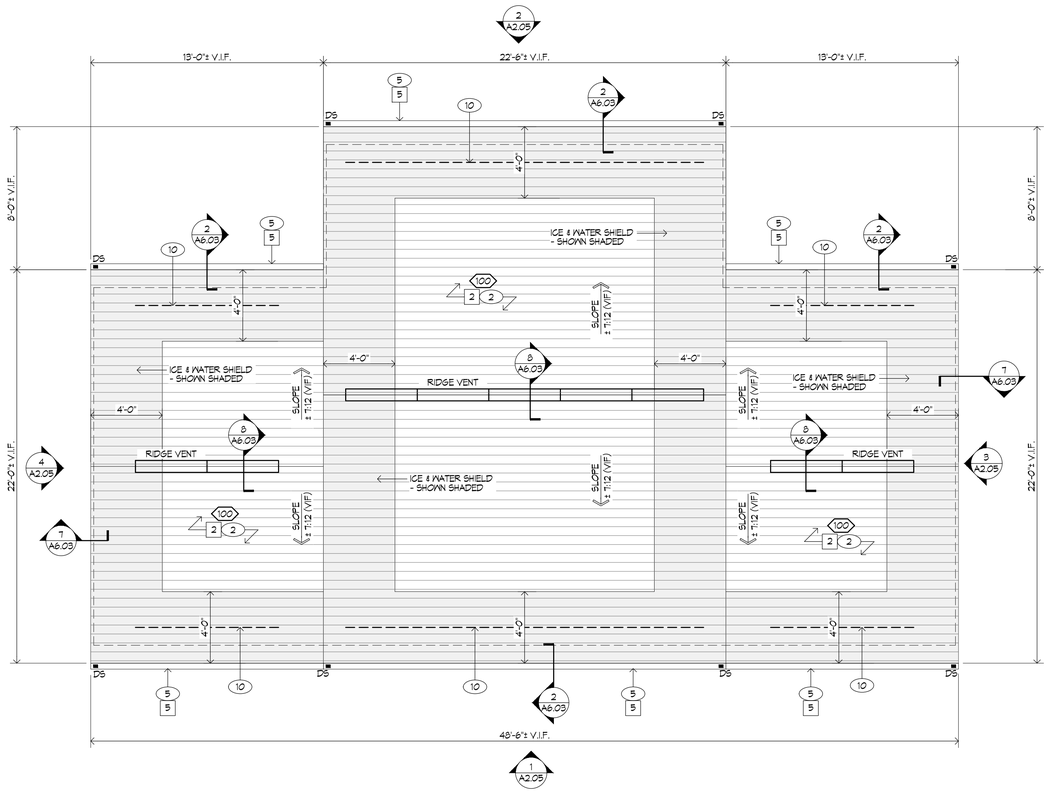
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

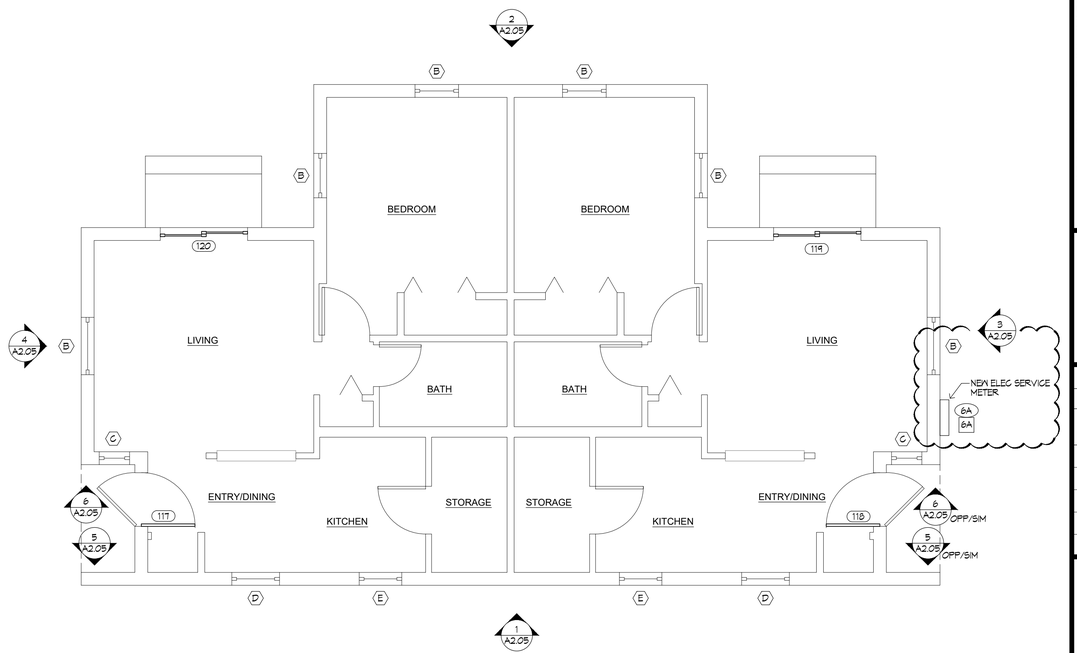
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
ROOF PLAN & FLOOR PLAN

A1.04



2 A1.05 BLDG E7 / E8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.05 BLDG E7 / E8 FLOOR PLAN
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ADD ALTERNATE No. 2

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Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT
EDWARD F. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

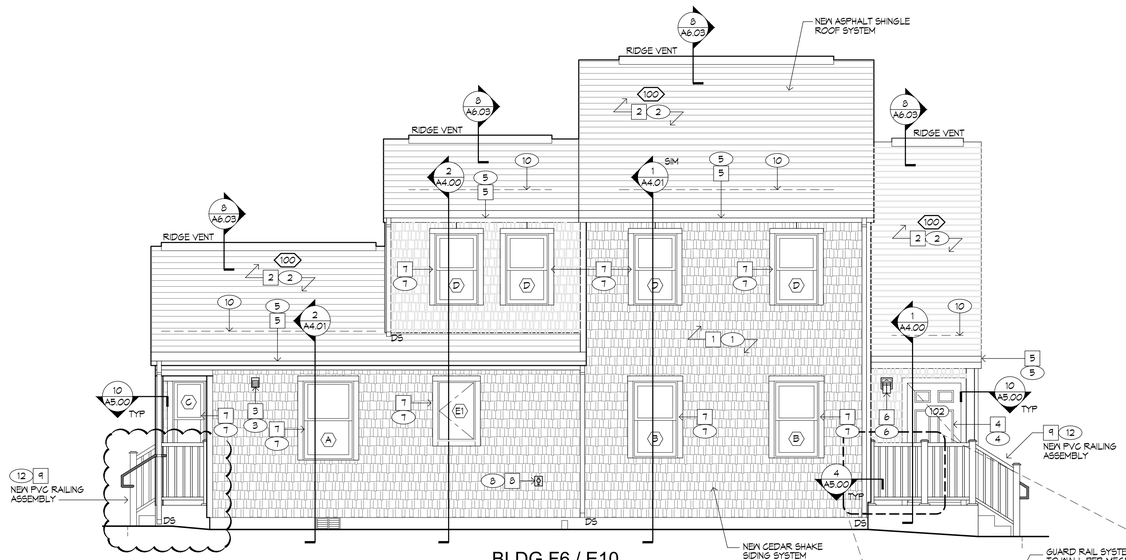
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

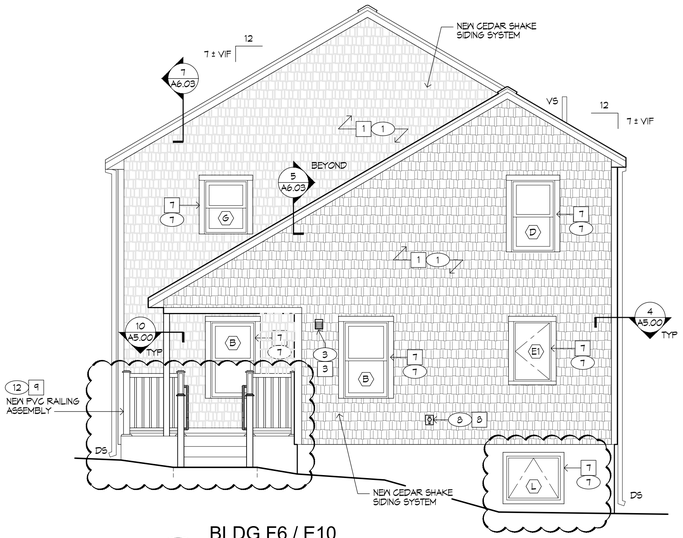
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
ROOF PLAN & FLOOR PLAN

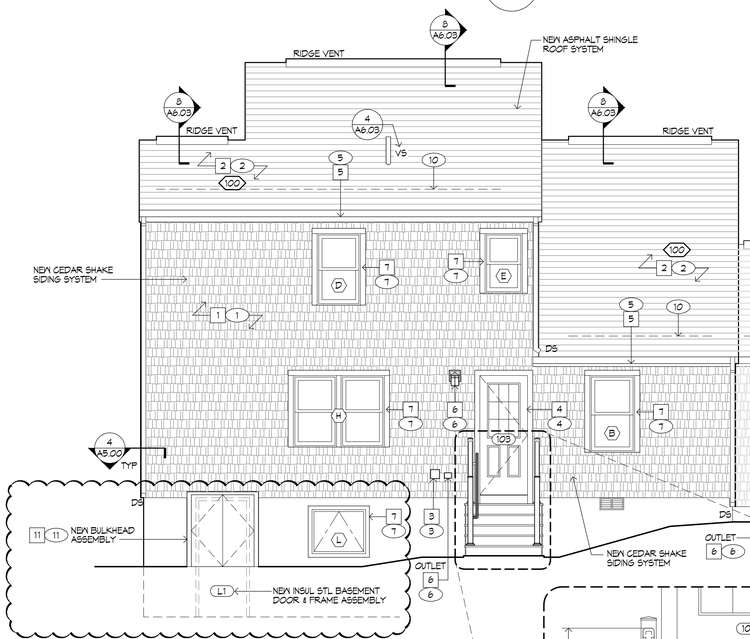
A1.05



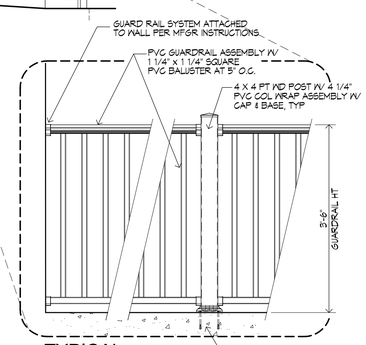
1 A2.00 BLDG F6 / E10 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



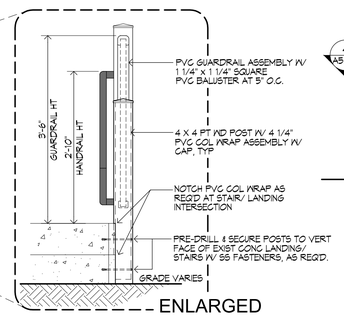
3 A2.00 BLDG F6 / E10 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



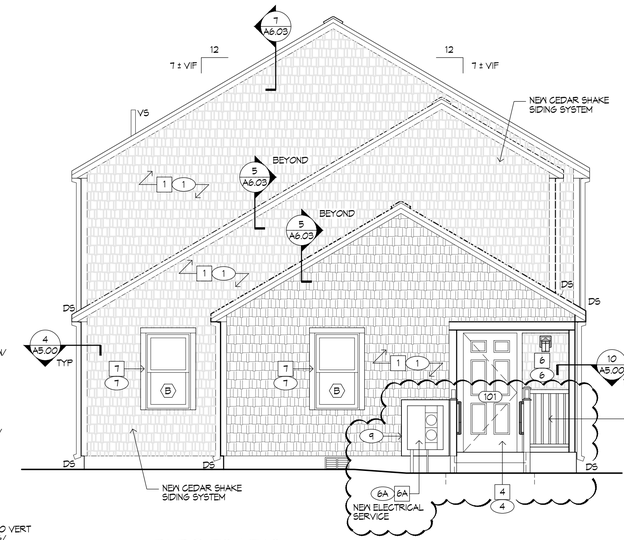
2 A2.00 BLDG F6 / E10 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



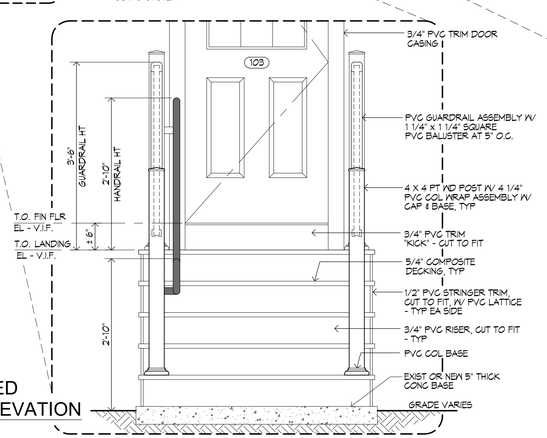
TYPICAL RAILING-DETAIL
3/4"=1'-0"



ENLARGED RAILING-DETAIL
3/4"=1'-0"



4 A2.00 BLDG F6 / E10 LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



ENLARGED STAIR-ELEVATION
3/4"=1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

ROWSE Architects
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REGISTERED ARCHITECT — EDMUND T. ROWSE — No. 6250 — COMMONWEALTH OF MASSACHUSETTS

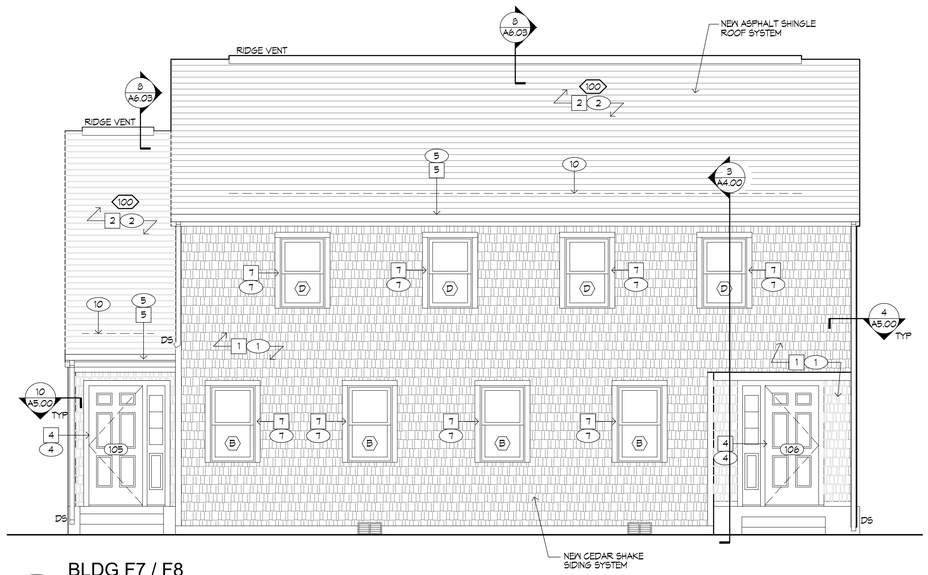
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

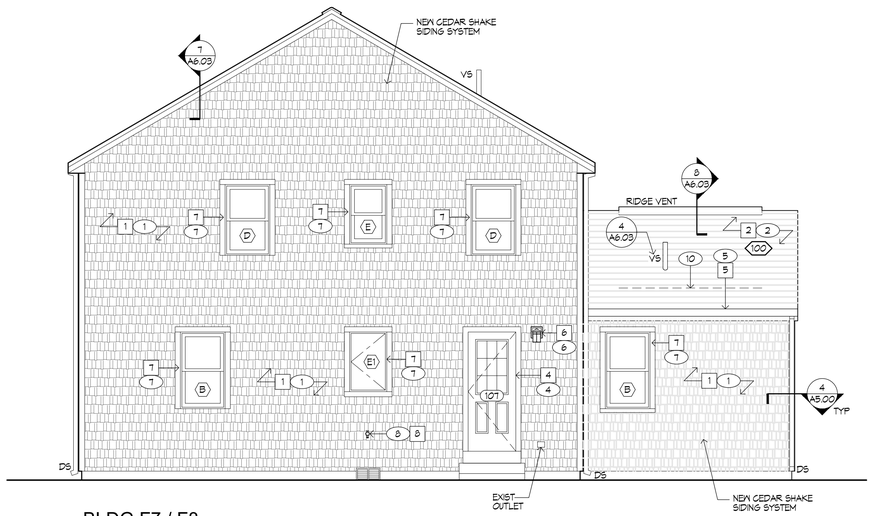
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
EXTERIOR ELEVATIONS

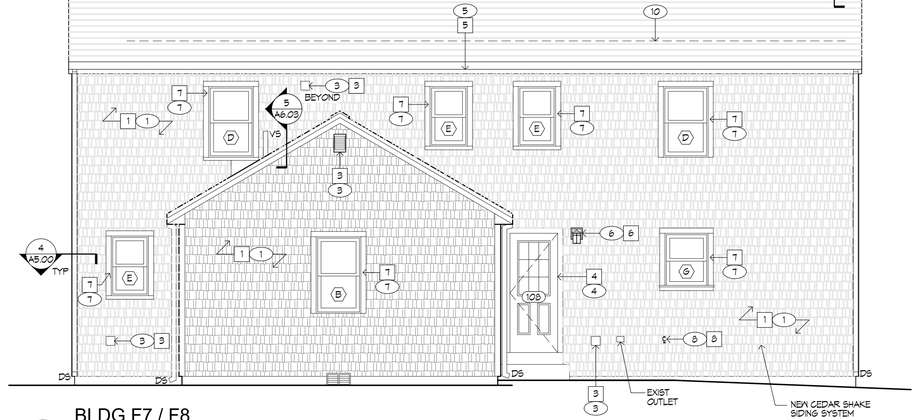
A2.00



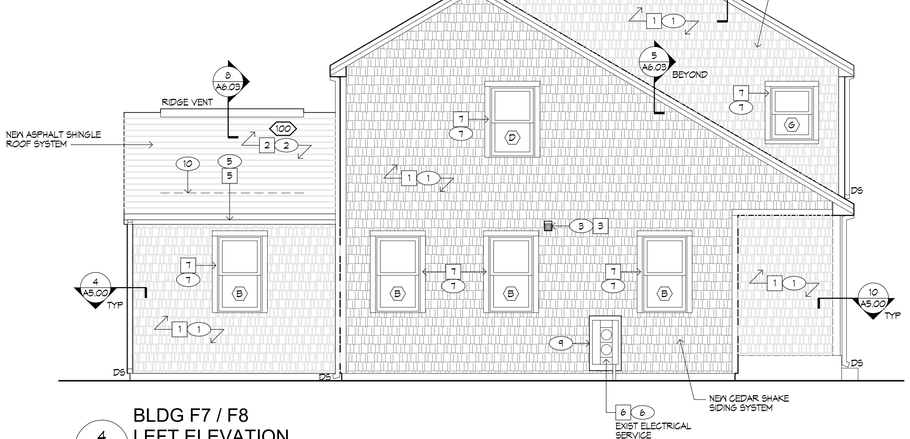
1 A2.01 BLDG F7 / F8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 A2.01 BLDG F7 / F8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



2 A2.01 BLDG F7 / F8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.01 BLDG F7 / F8
LEFT ELEVATION
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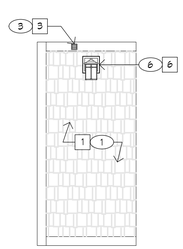
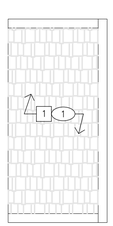


5 A2.01 BLDG F7 / F8
LEFT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.01 BLDG F7 / F8
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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

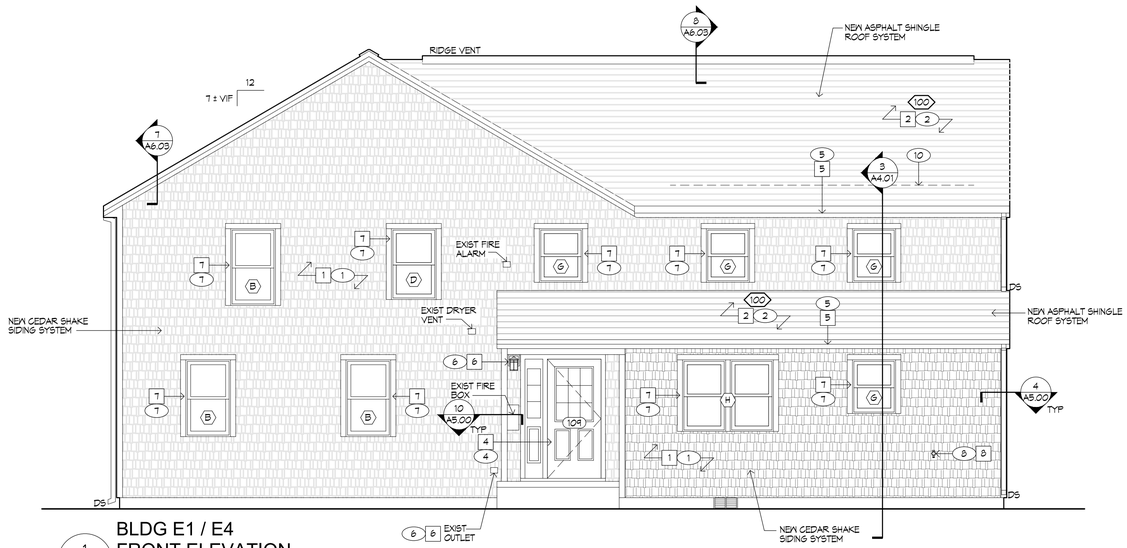
REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 6293
COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

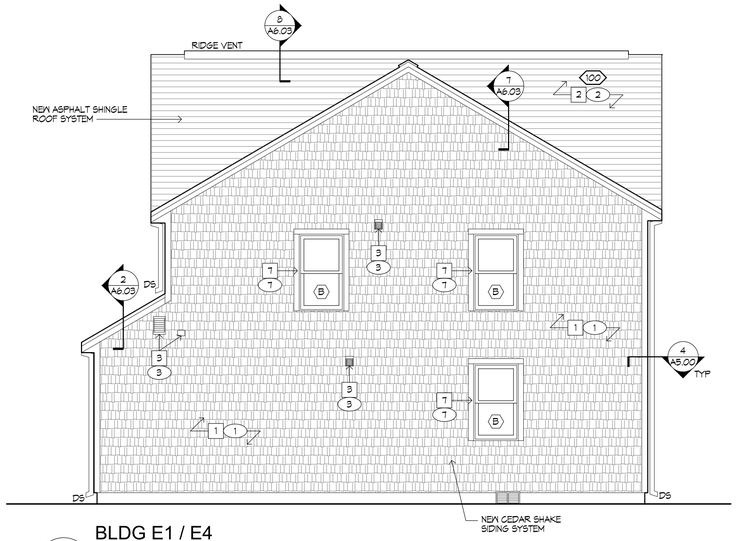
No.	Date	Description

BUILDING F7 / F8
EXTERIOR ELEVATIONS

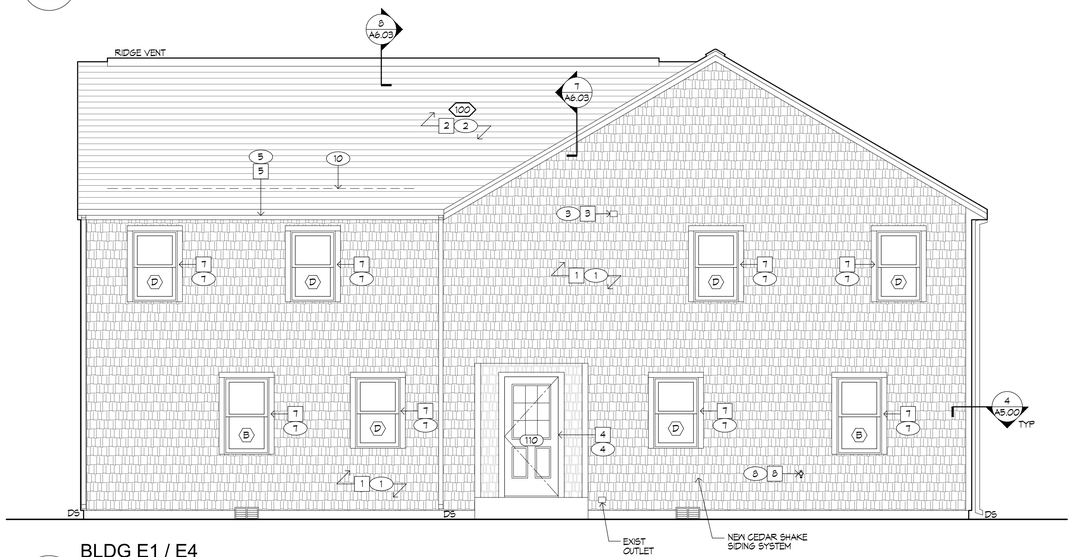
A2.01



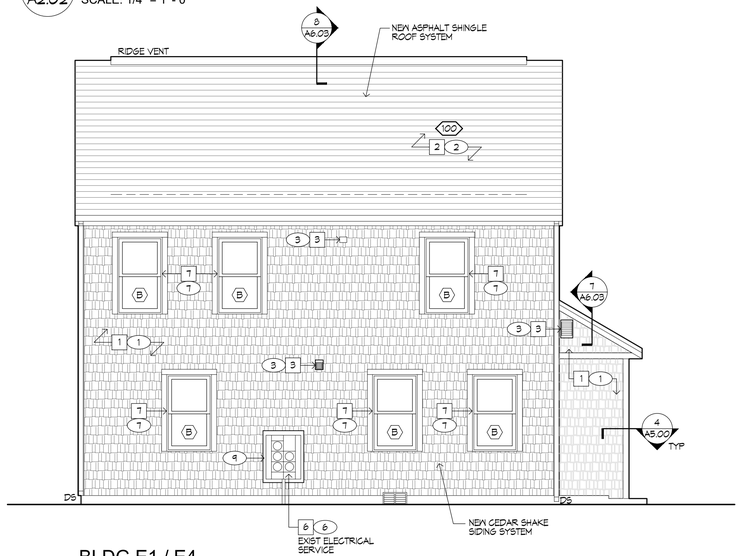
1 A2.02 BLDG E1 / E4
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



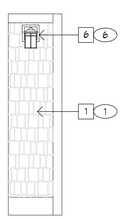
3 A2.02 BLDG E1 / E4
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



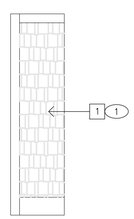
2 A2.02 BLDG E1 / E4
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.02 BLDG E1 / E4
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.02 BLDG E1 / E4
RIGHT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.02 BLDG E1 / E4
LEFT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
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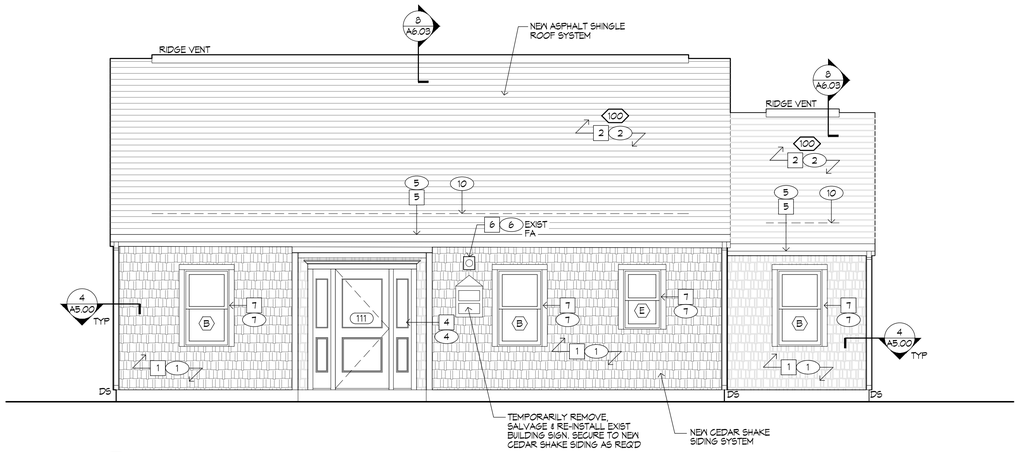
REGISTERED ARCHITECT No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

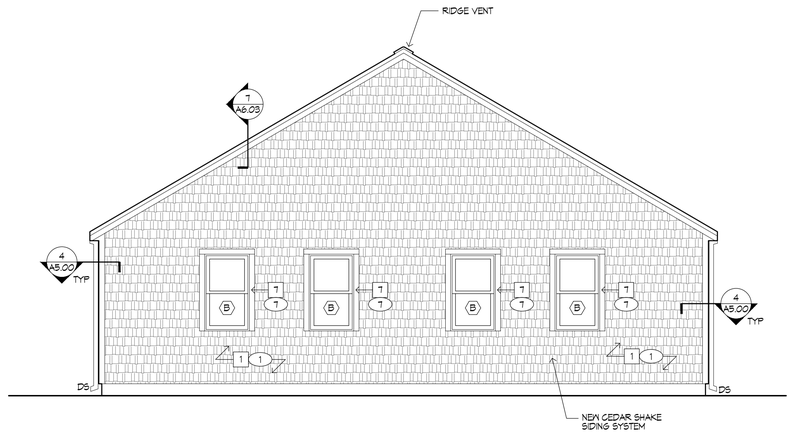
No.	Date	Description

BUILDING E1 / E4
EXTERIOR ELEVATIONS

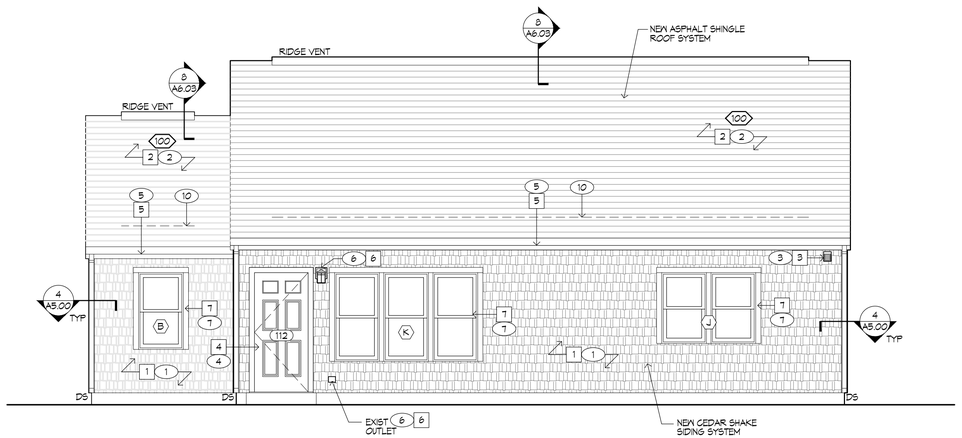
A2.02



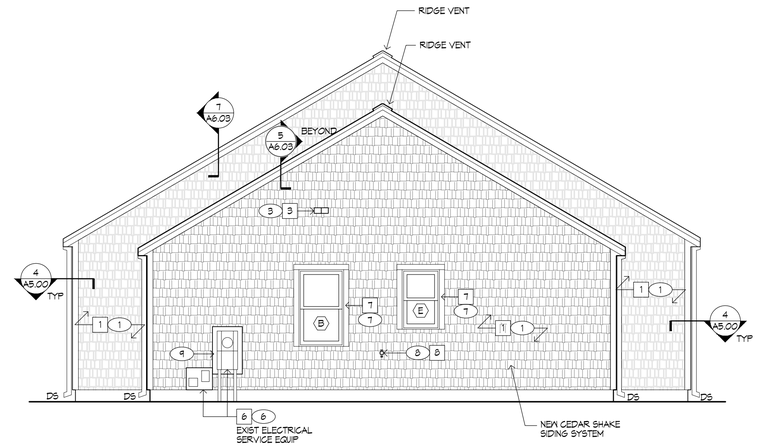
1 A2.03 COMMUNITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



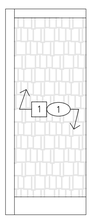
3 A2.03 COMMUNITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



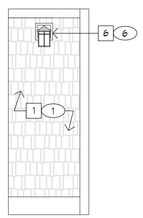
2 A2.03 COMMUNITY BUILDING - REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.03 COMMUNITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.03 COMMUNITY BLDG
LEFT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.03 COMMUNITY BLDG
RIGHT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT No. 8250 EDWARD T. ROWSE STATE OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

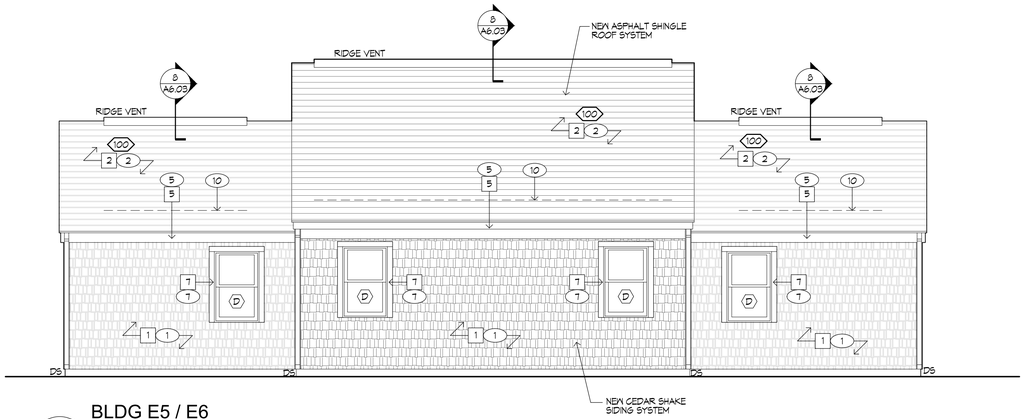
Revisions

No.	Date	Description

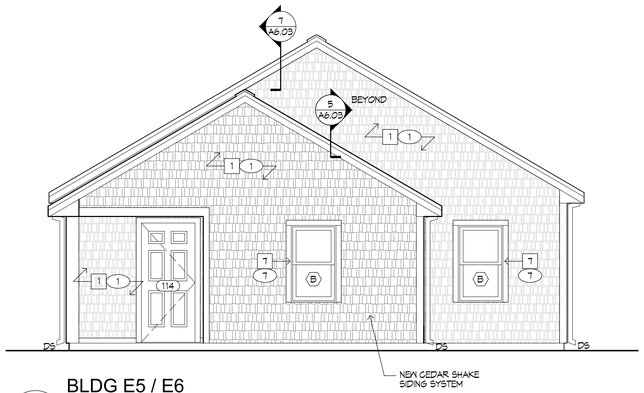
COMMUNITY BUILDING
EXTERIOR ELEVATIONS

A2.03

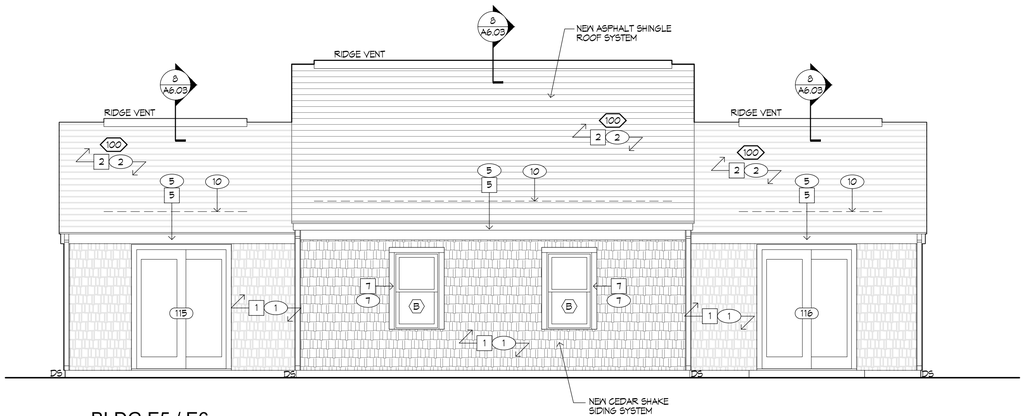
230106 - A2.03 | 12 of 21



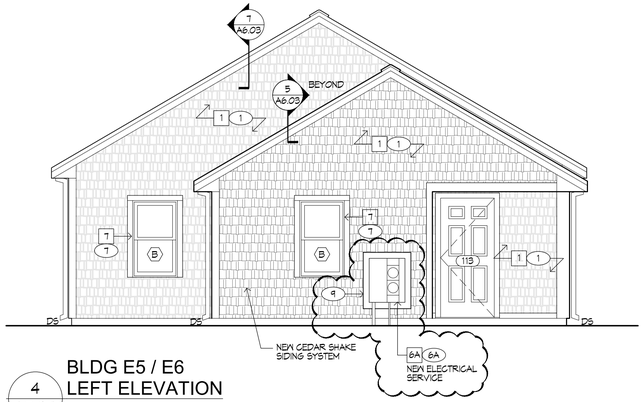
1 A2.04 BLDG E5 / E6
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



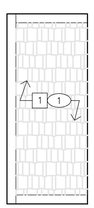
3 A2.04 BLDG E5 / E6
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



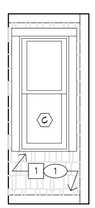
2 A2.04 BLDG E5 / E6
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.04 BLDG E5 / E6
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
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Nantucket, MA 02554

Rowse Architects
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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8293
COMMONWEALTH OF MASSACHUSETTS

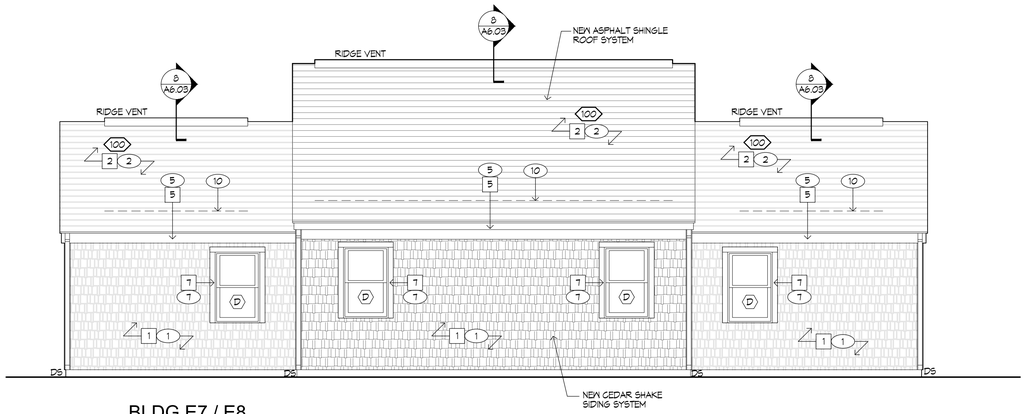
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

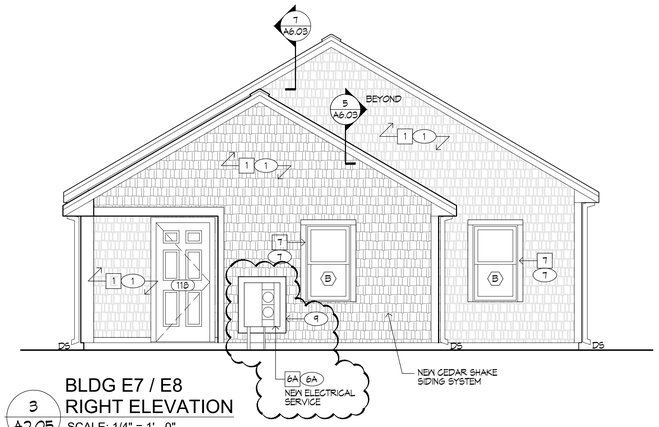
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
EXTERIOR ELEVATIONS

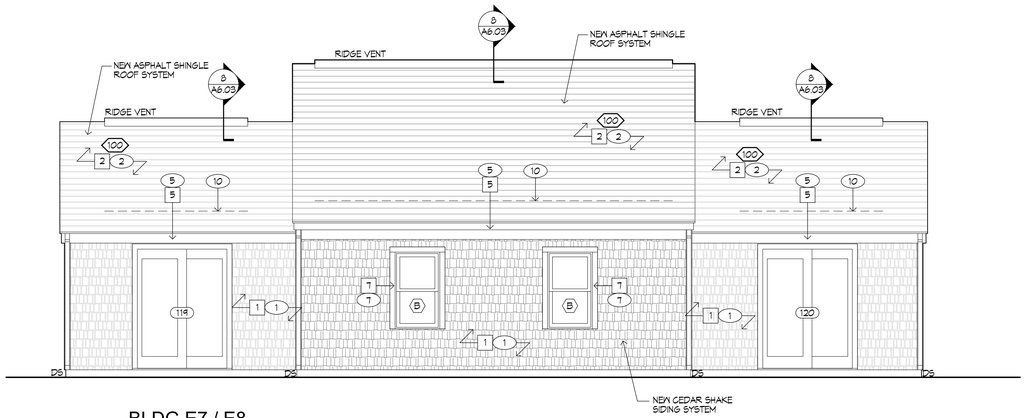
A2.04



1 A2.05 BLDG E7 / E8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 A2.05 BLDG E7 / E8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



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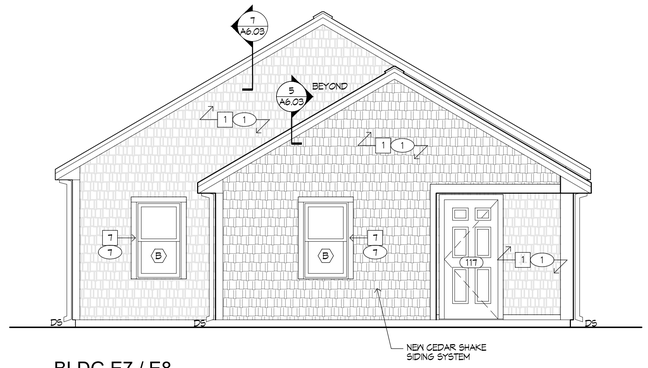

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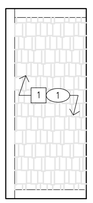

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ENTRANCE ELEVATION
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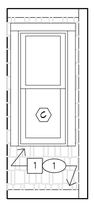

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EOHLC Project # 201043

Owner:
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REGISTERED ARCHITECT EDMUND A. RUSSELL No. 6203 COMMONWEALTH OF MASSACHUSETTS

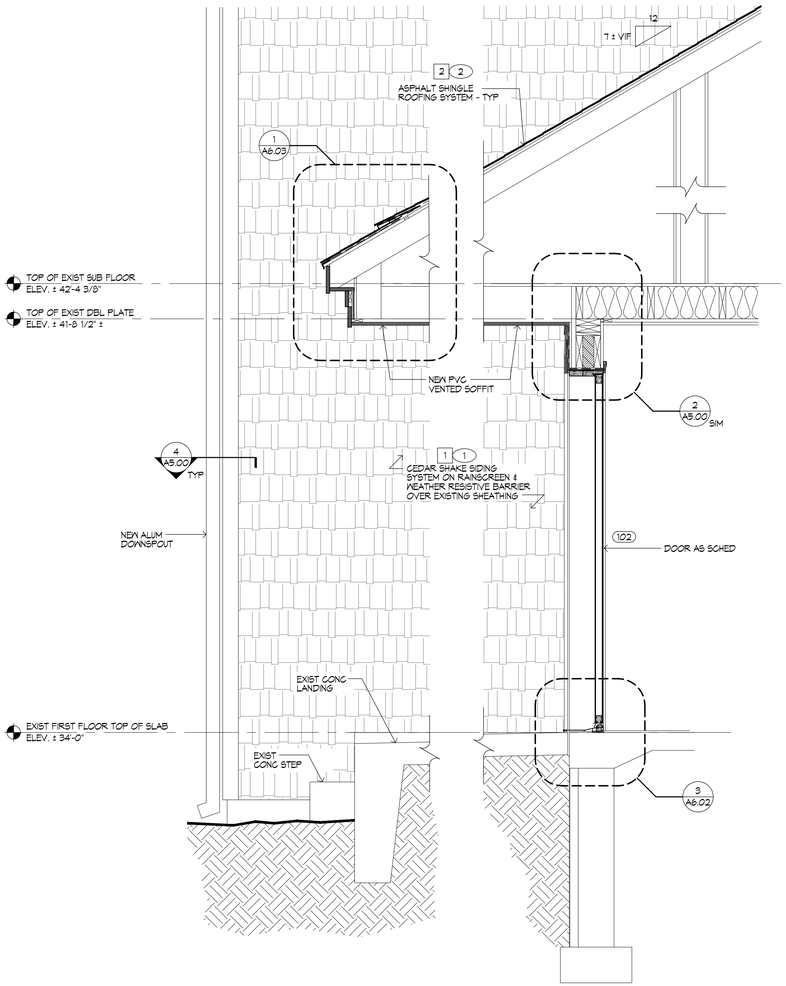
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

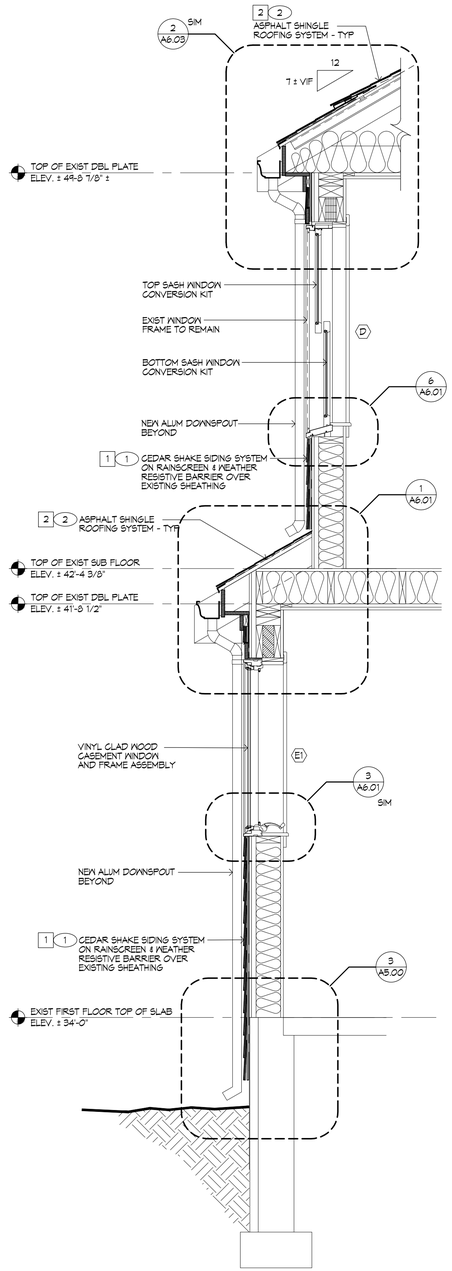
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
EXTERIOR ELEVATIONS

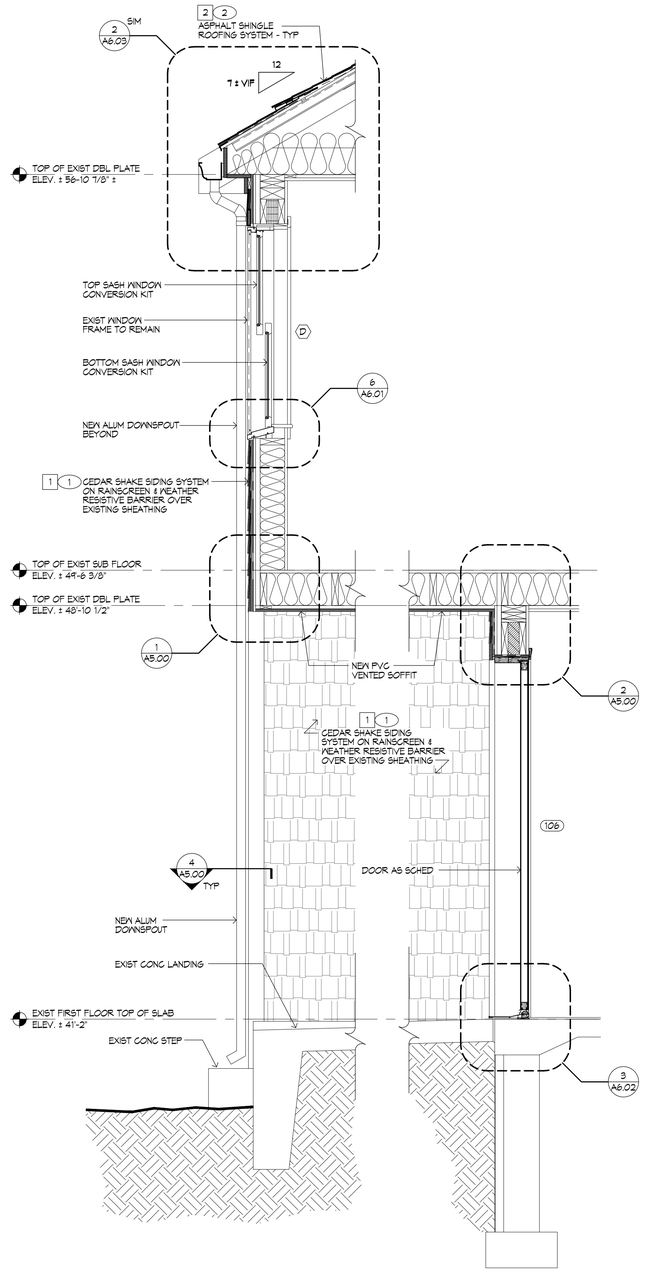
A2.05



1 A4.00 WALL SECTION
3/4" = 1'-0"



2 A4.00 WALL SECTION
3/4" = 1'-0"



3 A4.00 WALL SECTION
3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
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rowse@rowsearchitects.com

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REGISTERED ARCHITECT
EDWARD A. RAMEY
No. 8290
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

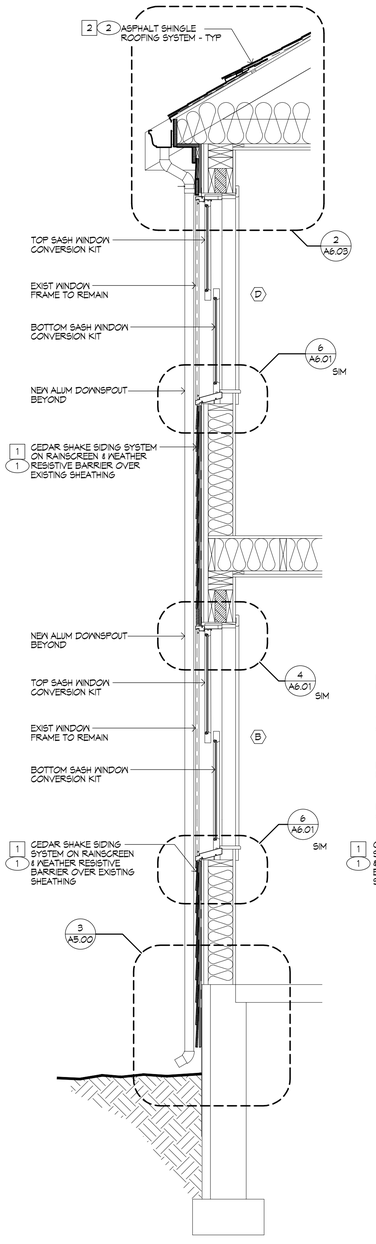
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

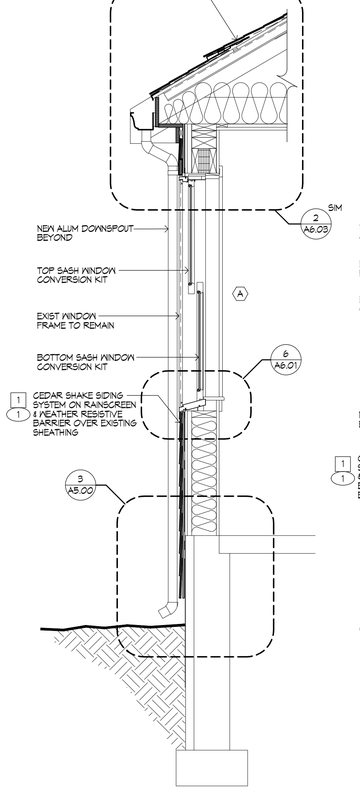
No.	Date	Description

WALL SECTIONS

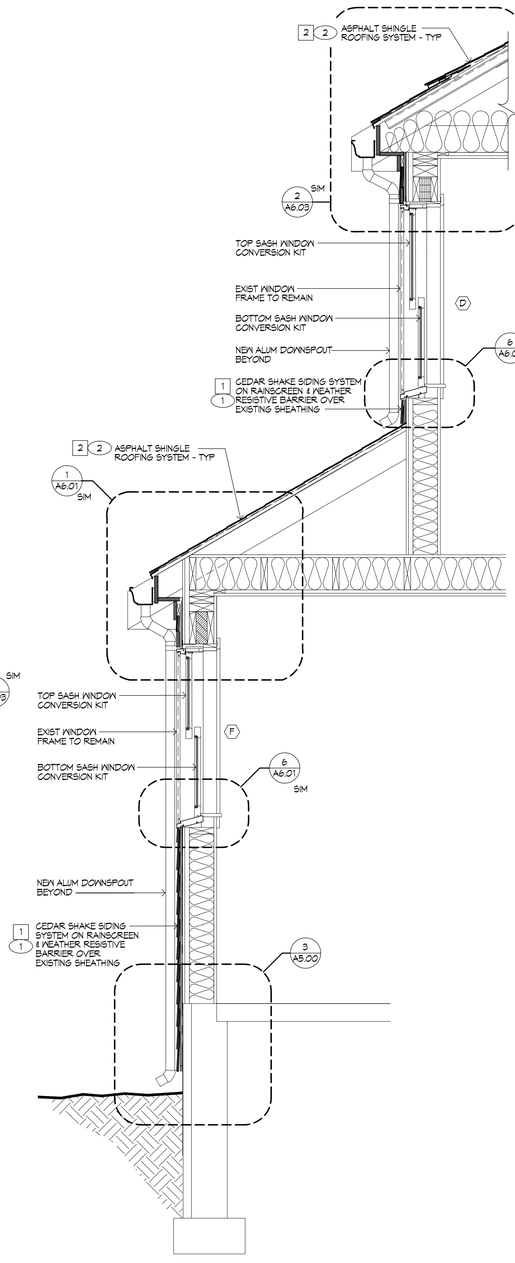
A4.00



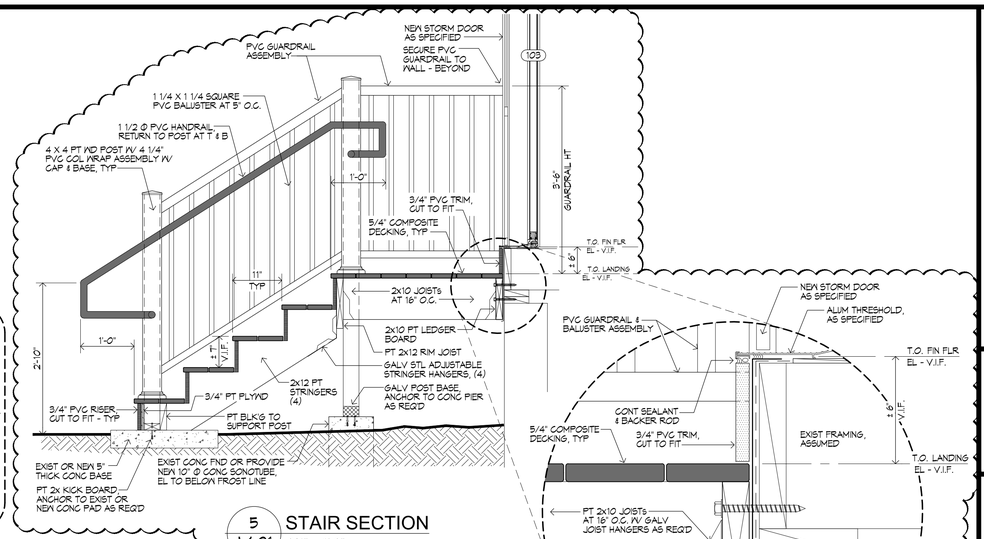
1 A4.01 WALL SECTION 3/4" = 1'-0"



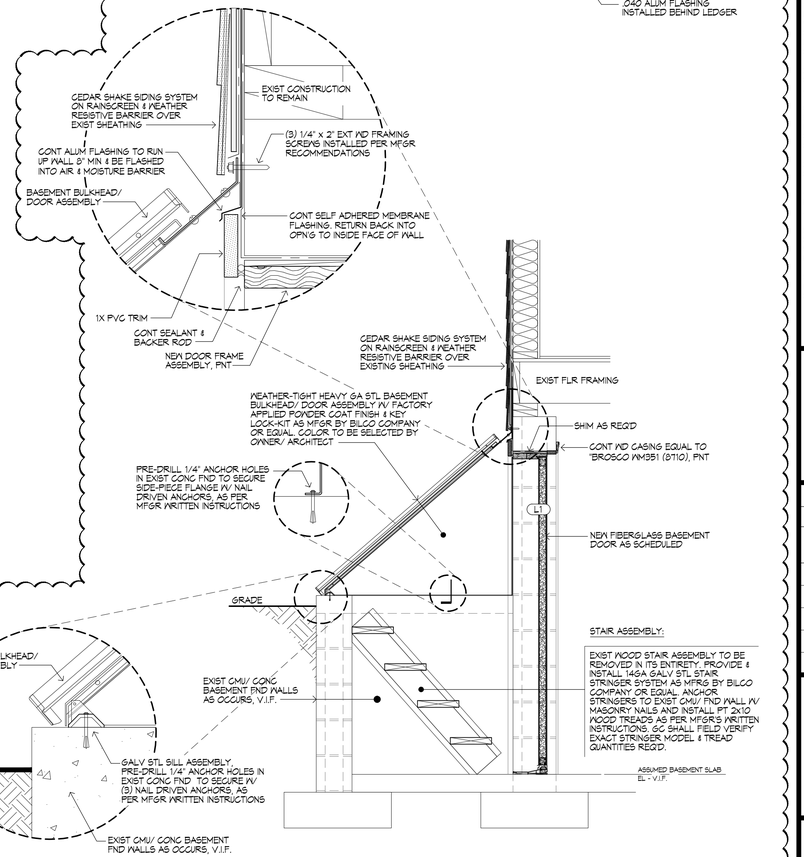
2 A4.01 WALL SECTION 3/4" = 1'-0"



3 A4.01 WALL SECTION 3/4" = 1'-0"



5 A4.01 STAIR SECTION 3/4" = 1'-0"



4 A4.01 BULKHEAD SECTION 3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

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EOHLC Project # 201043

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REGISTERED ARCHITECT — EDWARD A. ROWSE — No. 8250 — REGISTERED IN COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

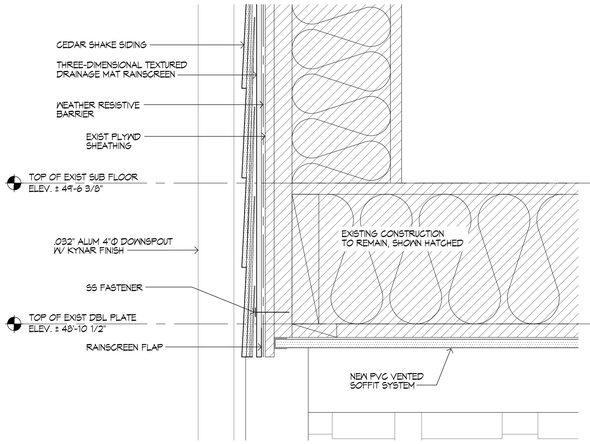
Drawn by: CAB Proj. Mgr.: EAR

Revisions

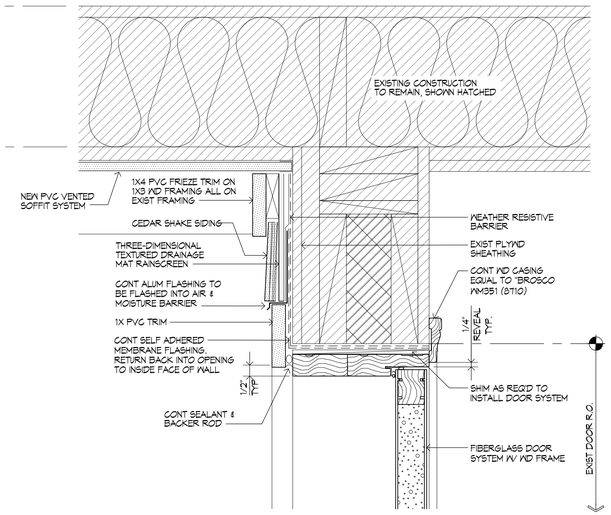
No.	Date	Description
	12.11.2024	ADDENDUM No.5

WALL SECTIONS

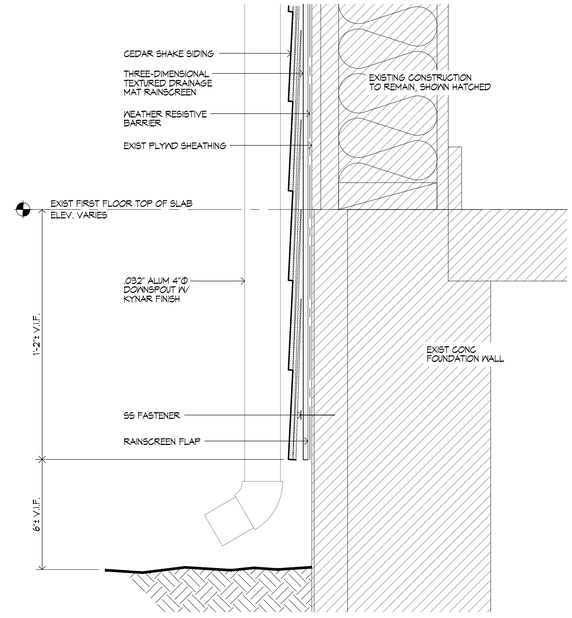
A4.01



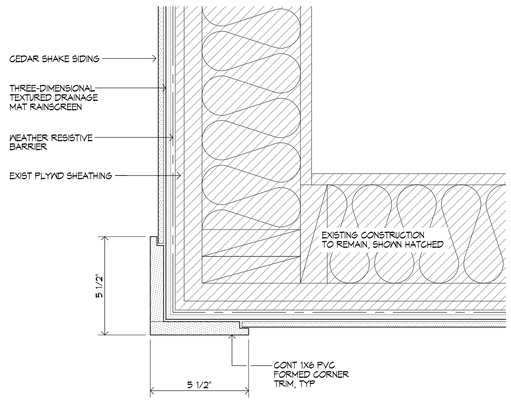
1 A5.00 OVERHANG DETAIL
3" = 1'-0"



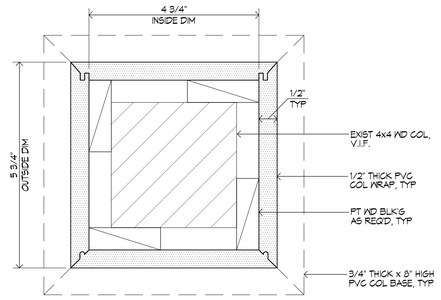
2 A5.00 DOOR HEAD
3" = 1'-0"



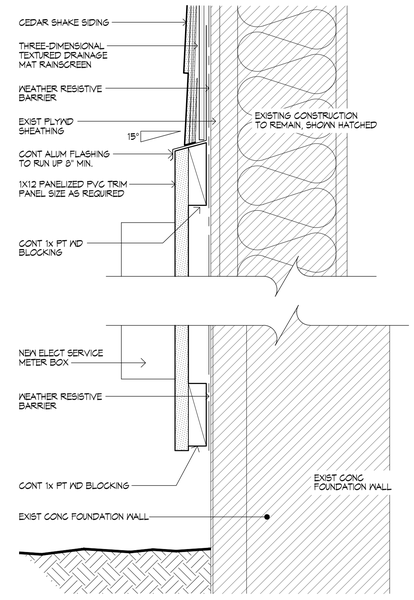
3 A5.00 DETAIL AT FOUNDATION
3" = 1'-0"



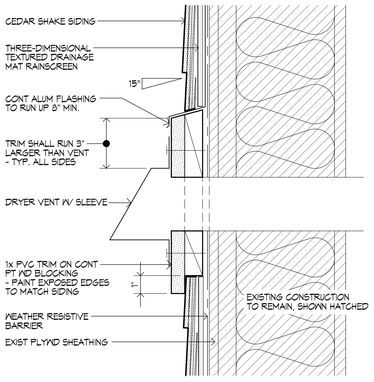
4 A5.00 CORNER TRIM PLAN DETAIL
3" = 1'-0"



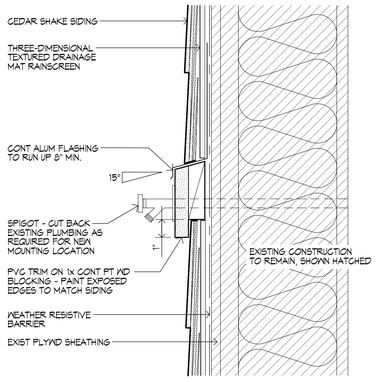
10 A5.00 TYP WOOD POST DETAIL W/ NEW PVC COLUMN WRAP
6" = 1'-0"



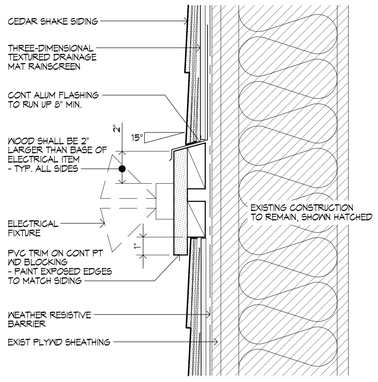
9 A5.00 DETAIL @ ELETRICAL SERVICE BOX
SCALE: 3"= 1'-0"



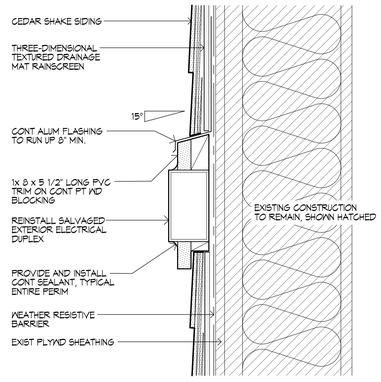
5 A5.00 DRYER VENT DETAIL
3" = 1'-0"



6 A5.00 SPIGOT DETAIL
3" = 1'-0"



7 A5.00 LIGHT BASE DETAIL
3" = 1'-0"



8 A5.00 EXTERIOR ELECTRICAL DUPLEX DETAIL
3" = 1'-0"

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REGISTERED ARCHITECT — RAYMOND T. ROWSE — No. 8250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

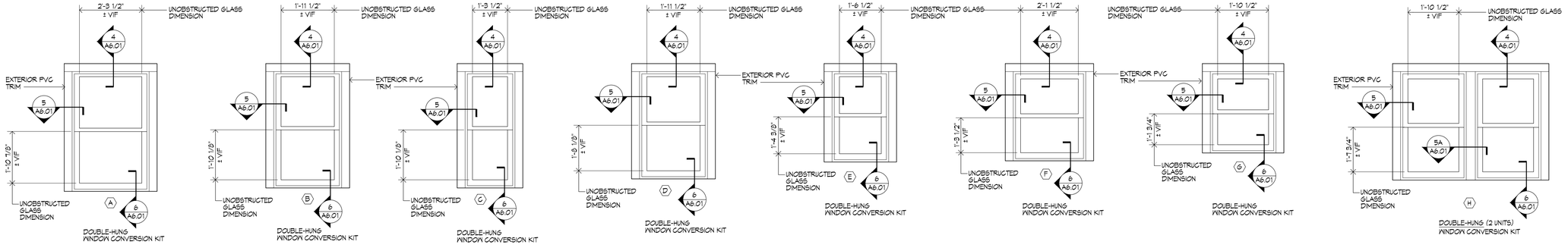
No.	Date	Description

ENLARGED DETAILS

A5.00

WINDOW SCHEDULE

1/2"=1'-0"



NOTE:
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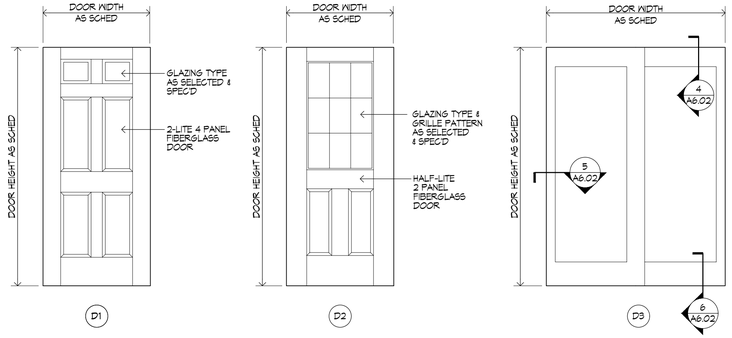
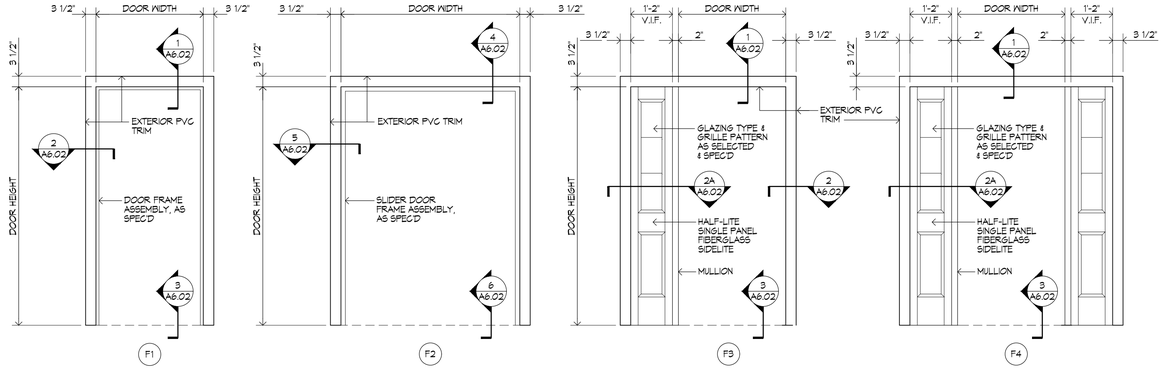
DOOR SCHEDULE

1/2"=1'-0"



FRAME SCHEDULE

1/2"=1'-0"



DOOR SCHEDULE

NO.	DOOR					FRAME				HW SET	LBL	REMARKS
	LOCATION	SIZE	TYPE	MAT	FIN	TYPE	MAT	FIN	WIDTH			
BUILDINGS - F6 / E10												
101	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
102	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
103	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
104	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
L1	BASEMENT	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
BUILDING - F7 / F8												
105	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
106	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
107	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
108	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E1 / E4												
109	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
110	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
COMMUNITY BUILDING												
111	VESTIBULE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F4	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
112	ACTIVITY	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E5 / E6 (ALTERNATE No. 1)												
113	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
114	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
115	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
116	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
BUILDING - E7 / E8 (ALTERNATE No. 2)												
117	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
118	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
119	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
120	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4

REMARKS:

1. DOOR SYSTEM TO BE HURRICANE IMPACT RATED.
2. PROVIDE AND INSTALL CONT PAINTED WOOD CASING EQUAL TO 'BROSCO WM351 (8110) AT HEAD AND JAMBS.
3. PROVIDE AND INSTALL EXTERIOR STORM DOOR. REFER TO SPECIFICATION 08 11 66
4. ALL HARDWARE SHALL BE THE MANUFACTURERS STANDARD HARDWARE FOR SLIDING PATIO DOORS.

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDMUND A. RAWSE No. 6290 COMMONWEALTH OF MASSACHUSETTS

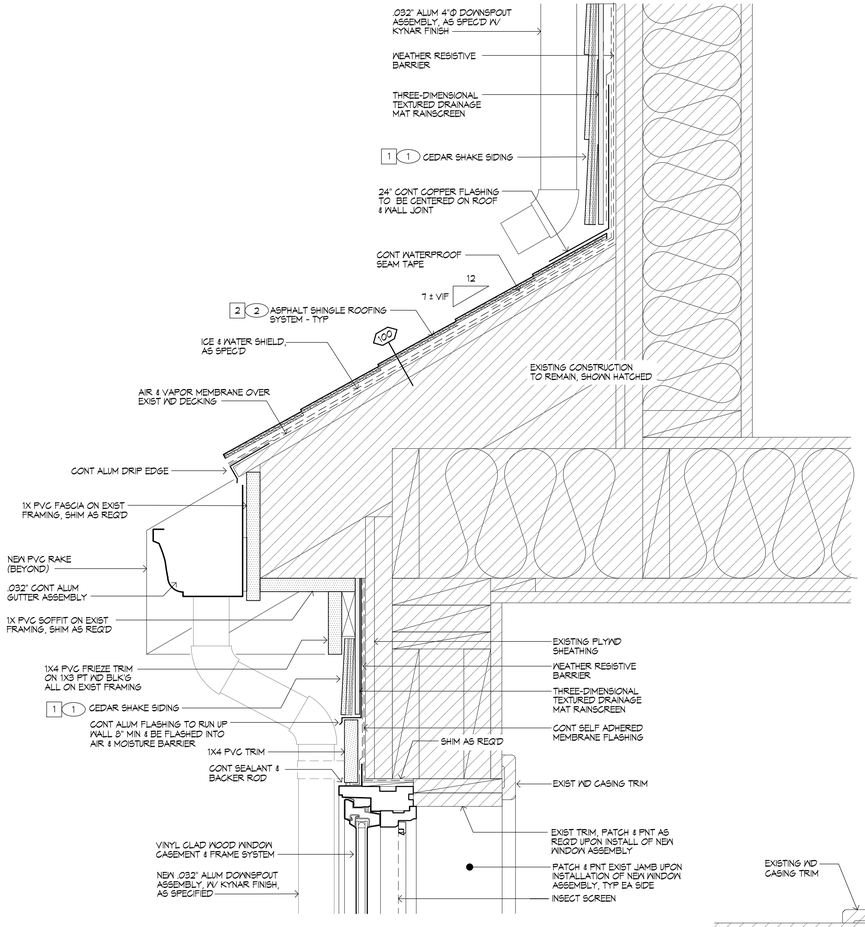
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

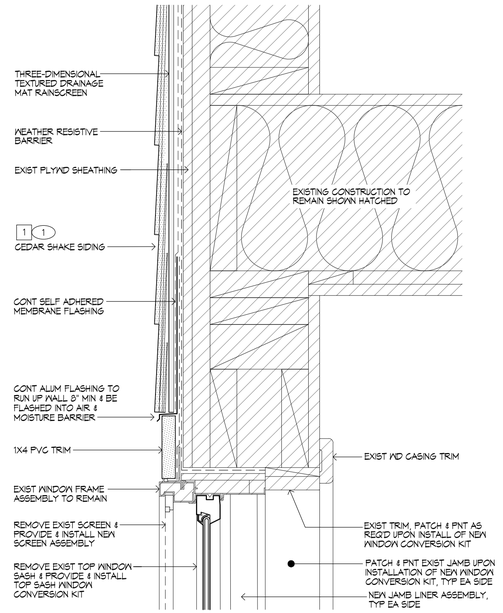
No.	Date	Description
	12.11.2024	ADDENDUM No.5

DOOR & WINDOW SCHEDULES

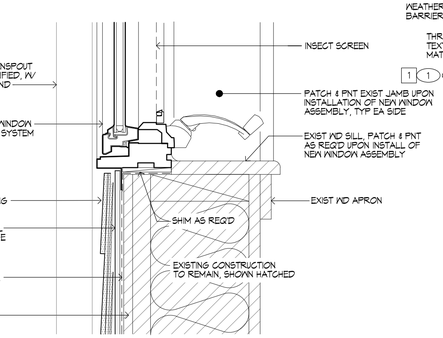
A6.00



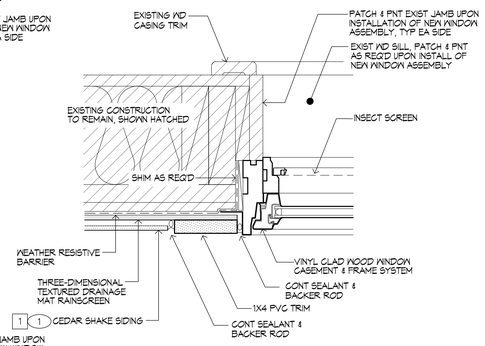
1 A6.01 WINDOW HEAD 3" = 1'-0" CASEMENT



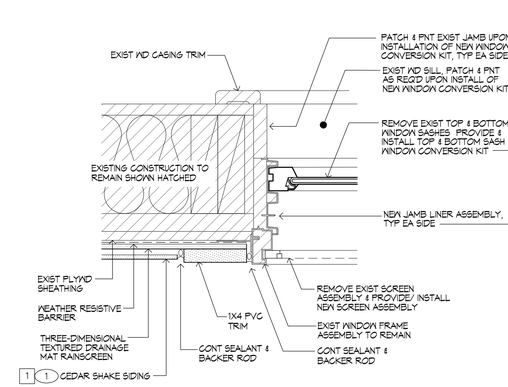
4 A6.01 WINDOW HEAD 3" = 1'-0"



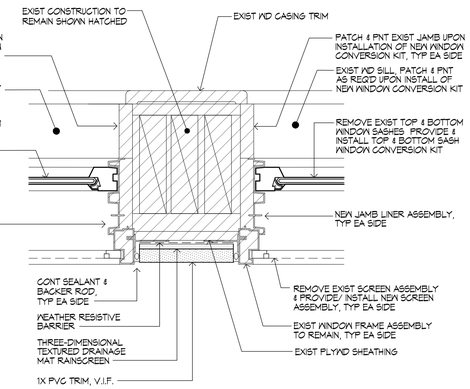
3 A6.01 WINDOW SILL 3" = 1'-0" CASEMENT



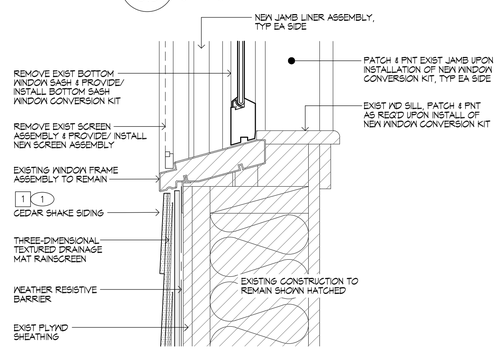
2 A6.01 WINDOW JAMB 3" = 1'-0" CASEMENT



5 A6.01 WINDOW JAMB 3" = 1'-0"



5A A6.01 WINDOW JAMB 3" = 1'-0"



6 A6.01 WINDOW SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 9280 COMMONWEALTH OF MASSACHUSETTS

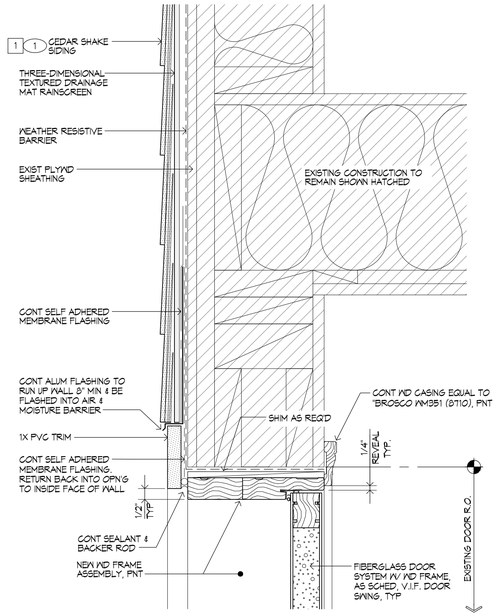
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

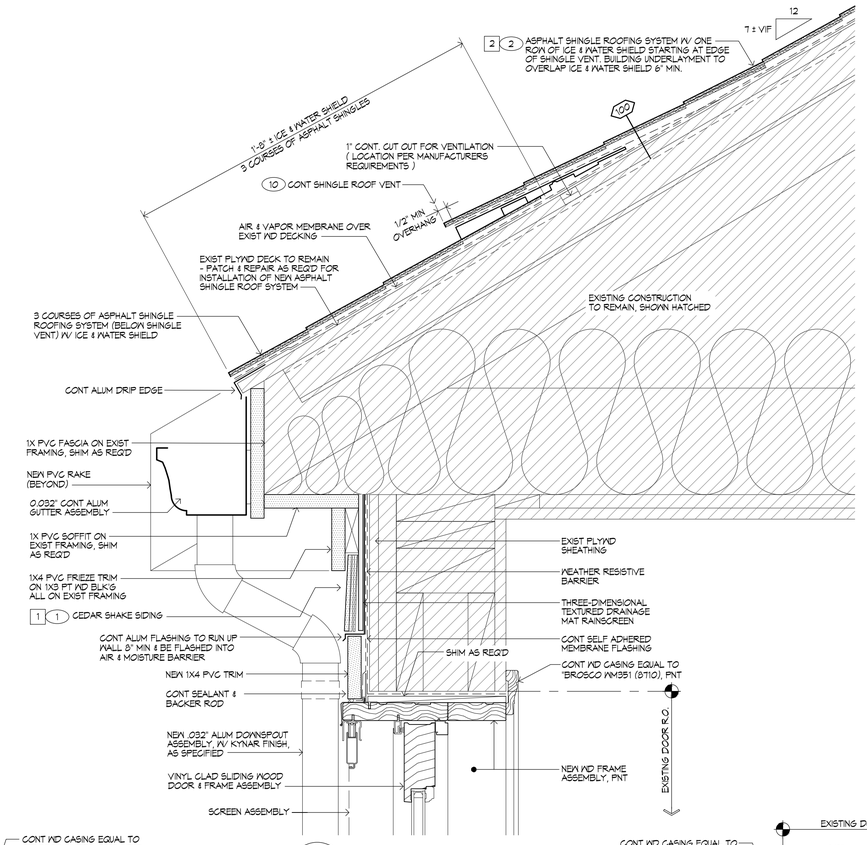
No.	Date	Description

WINDOW DETAILS

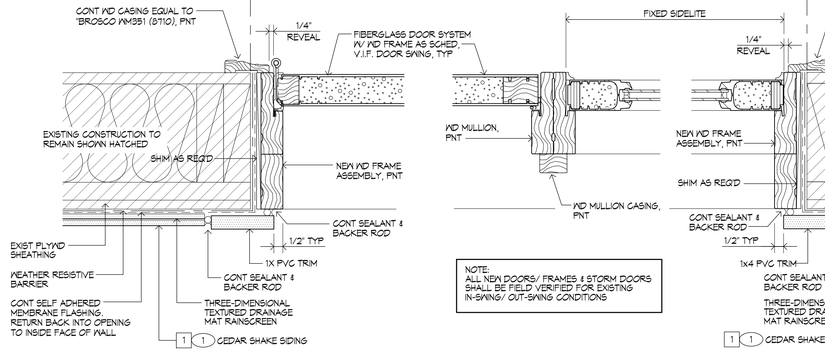
A6.01



1 A6.02 DOOR HEAD 3" = 1'-0"



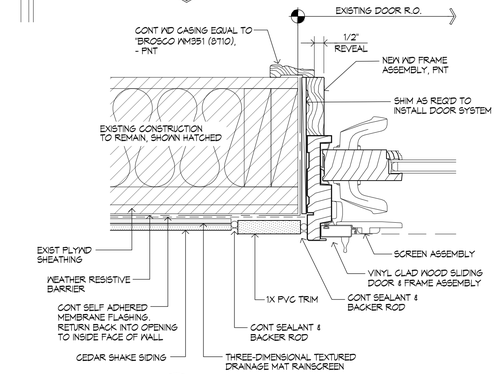
4 A6.02 DOOR HEAD 3" = 1'-0"



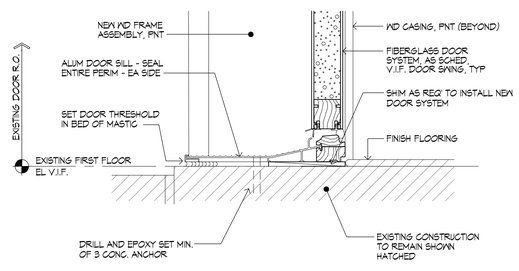
2 A6.02 DOOR JAMB 3" = 1'-0"

NOTE:
ALL NEW DOORS/ FRAMES & STORM DOORS SHALL BE FIELD VERIFIED FOR EXISTING IN-SWING/ OUT-SWING CONDITIONS

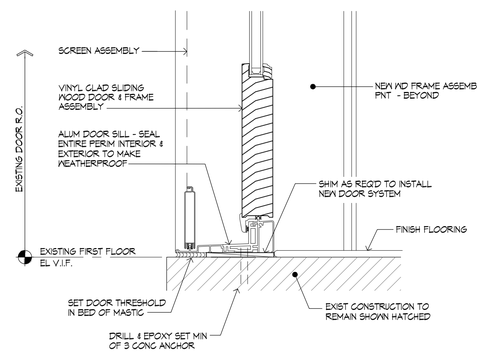
2A A6.02 SIDELITE JAMB 3" = 1'-0"



5 A6.02 DOOR JAMB 3" = 1'-0"



3 A6.02 DOOR SILL 3" = 1'-0"



6 A6.02 DOOR SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
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2 Hampshire Street, Suite 106, First Floor
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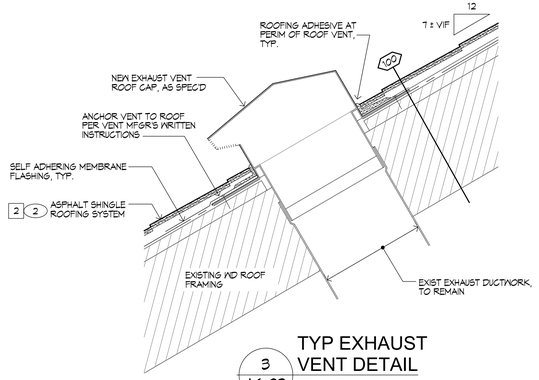
REGISTERED ARCHITECT EDWARD A. ROWSE No. 8230 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

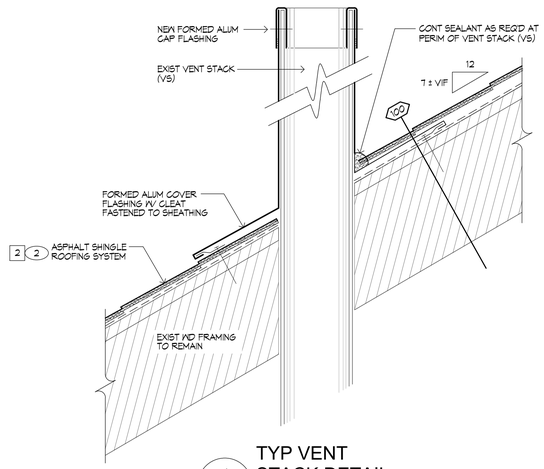
No.	Date	Description

DOOR DETAILS

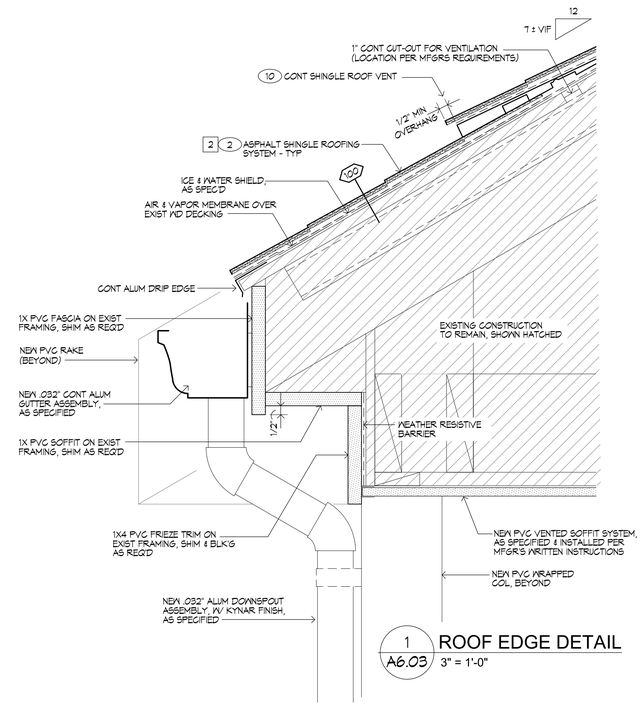
A6.02



3 A6.03 TYP EXHAUST VENT DETAIL
3" = 1'-0"

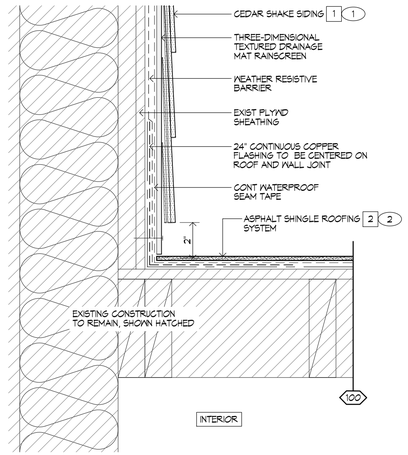


4 A6.03 TYP VENT STACK DETAIL
3" = 1'-0"

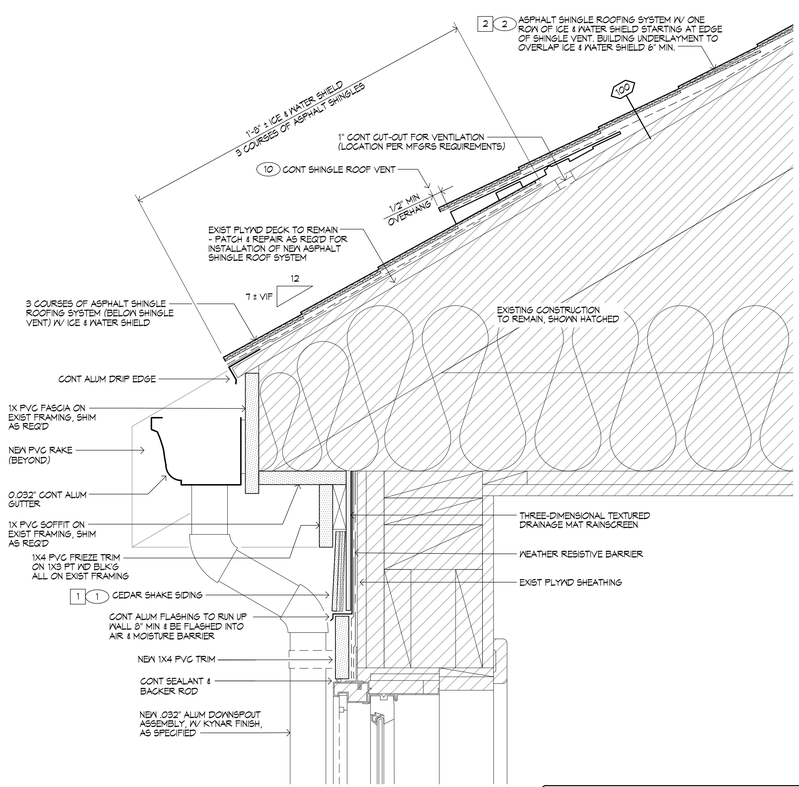


1 A6.03 ROOF EDGE DETAIL
3" = 1'-0"

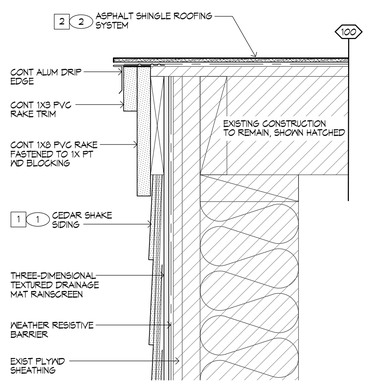
6 A6.03 DETAIL AT VALLEY FLASHING
3" = 1'-0"



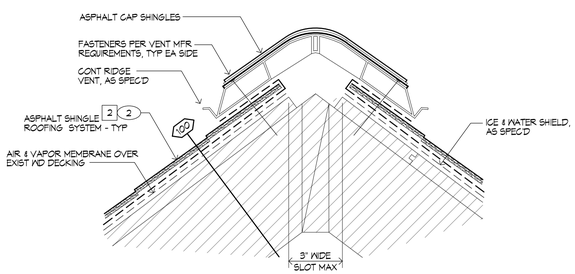
5 A6.03 ROOF DETAIL AT STEP FLASHING
3" = 1'-0"



2 A6.03 ROOF EDGE DETAIL
3" = 1'-0"



7 A6.03 ROOF RAKE DETAIL
3" = 1'-0"



8 A6.03 RIDGE VENT DETAIL
3" = 1'-0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

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rowse@rowsearchitects.com

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 6200 COMMONWEALTH OF MASSACHUSETTS

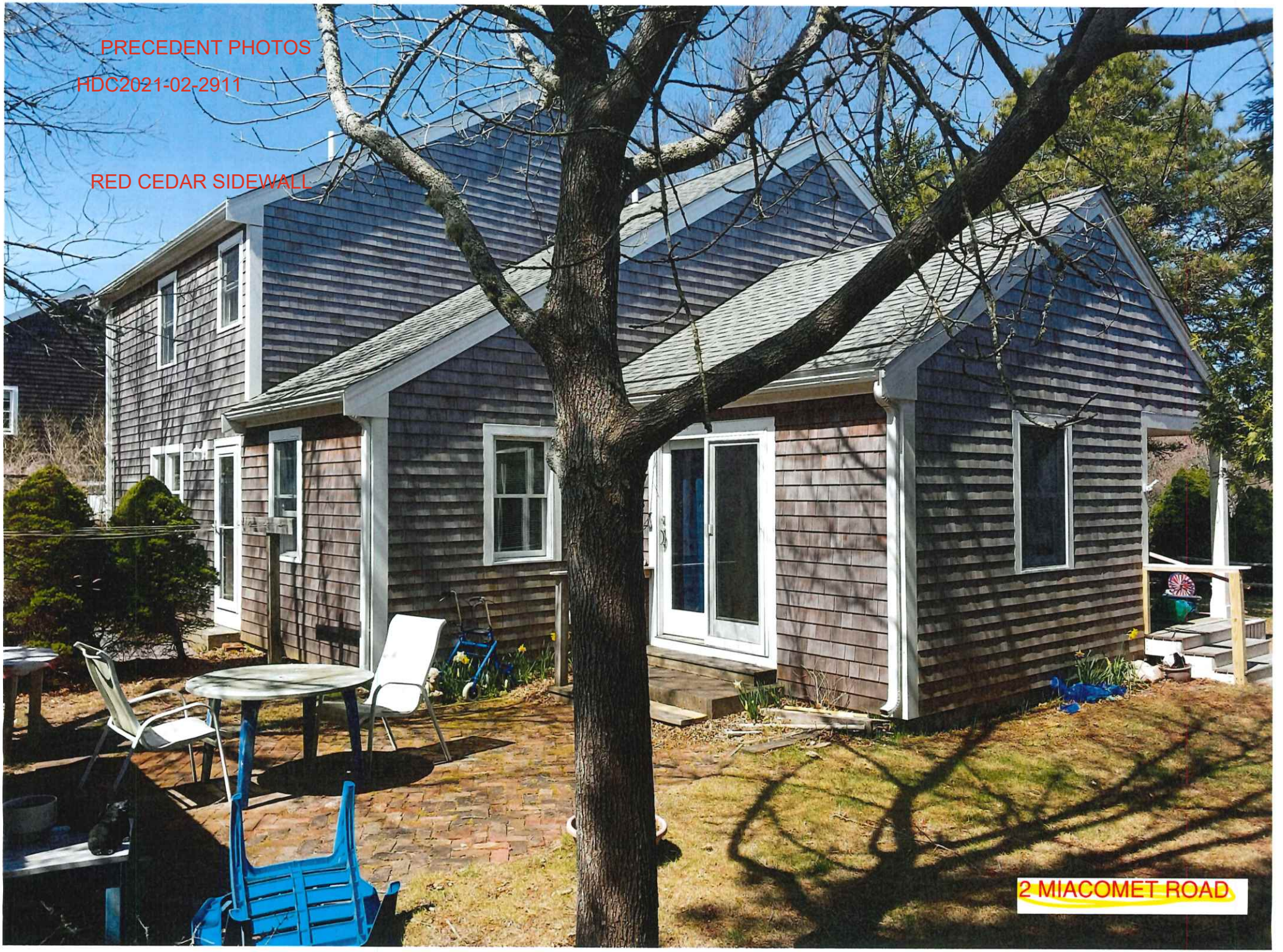
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

ROOF DETAILS

A6.03


PRECEDENT PHOTOS
HDC2021-02-2911
RED CEDAR SIDEWALL
2 MIACOMET ROAD

PRECEDENT PHOTOS

RED CEDAR SIDEWALL



PRECEDENT PHOTOS

HDC2021-02-2912

RED CEDAR SIDEWALL



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 500

Street & Number of Proposed Work: 1A/1B BENJAMIN DR.

Owner of record: Nantucket Housing Authority

Mailing Address: 3 MANTA Drive
Nantucket, MA 02554

Contact Phone #: 508-394-3120 E-mail: NFriend@dennishousing.org

AGENT INFORMATION (if applicable)

Name: Bowse Architects

Mailing Address: 400 Massasoit Ave.
East Providence, RI 02914

Contact Phone #: 401-331-9200 E-mail: Pbernardino@rowsearchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☒ Roof ☒ Other Siding, Windows, DOORS, 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 _____

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

Leaders (material and size): _____

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

☒ Other Red Cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other PVC Trim Boards (white) AZEK

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

C. Dimensions: Fascia 1x EXIST Rake 1x EXIST Soffit (Overhang) 1x EXIST Corner boards 1x6 Frieze 1x EXIST

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square X

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 series/conversion Kits

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall red cedar Clapboard (if applicable) _____ Roof Colonial Slate

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 4/30/2025 Signature of owner of record _____ Signed under penalties of perjury

1 BENJAMIN DR

Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	1 BENJAMIN DR
ID	67 500

Ownership

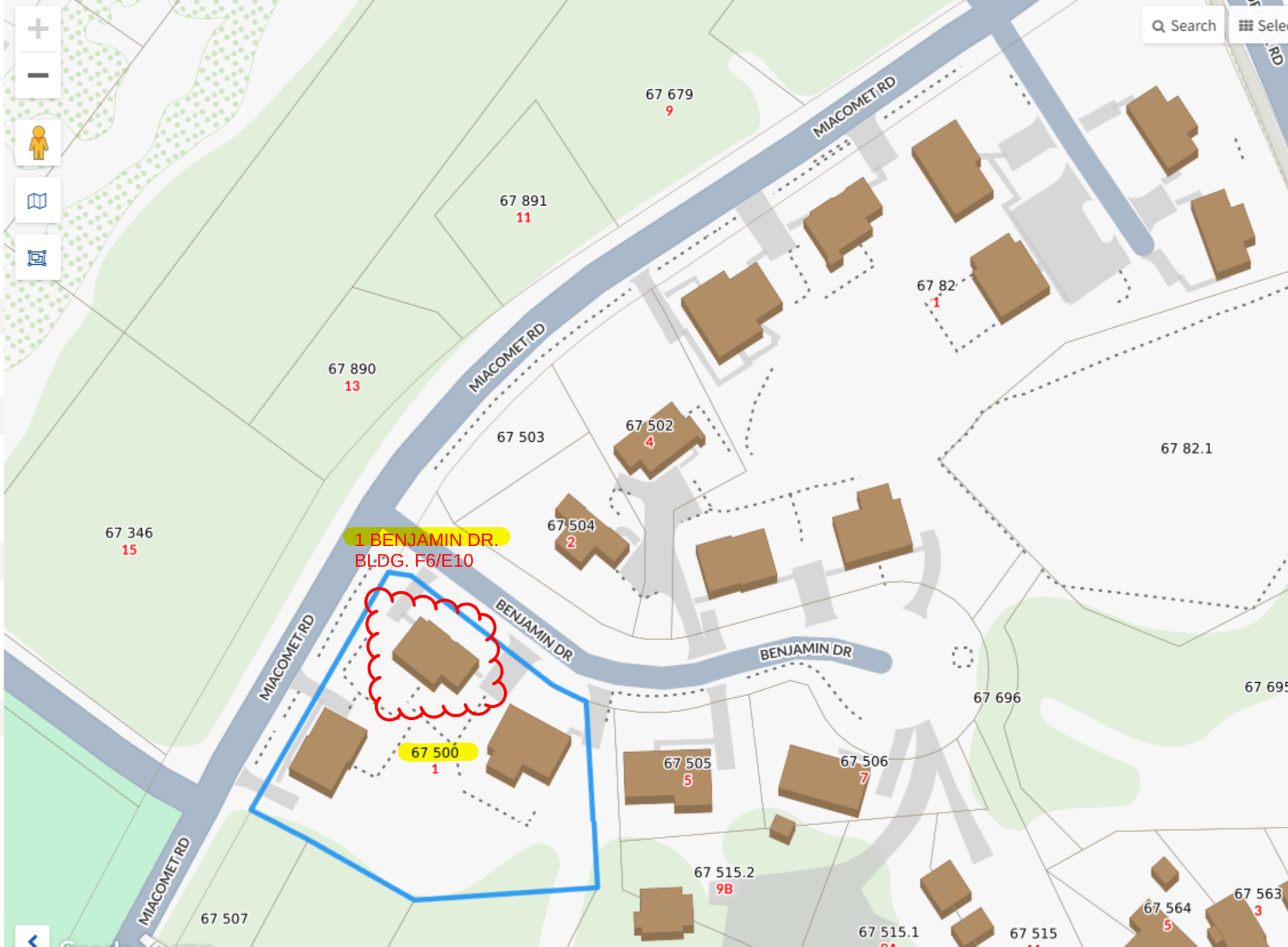
Name	NANTUCKET HOUSING AUTHORITY
Address	3 MANTA DR, NANTUCKET, MA 02554

Valuation

Total	$2,806,100
Land	$771,200
Last Sale	$0 on
Book/Page	00233/0026

Land

Area	0.89 AC
Zone	LUG2



BUILDING ENVELOPE UPGRADES

MIACOMET VILLAGE 667-1, 705-01

NANTUCKET HOUSING AUTHORITY

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554

OCTOBER 23, 2024

EOHLC PROJECT #201043

ARCHITECT:

400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
Suite 106, First Floor
Foxboro, Massachusetts
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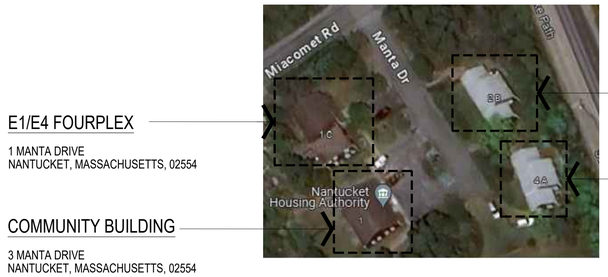

E1/E4 FOURPLEX

1 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

COMMUNITY BUILDING

3 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E5/E6 DUPLEX (ADD ALT No. 1)

2 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E7/E8 DUPLEX (ADD ALT No. 2)

4 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554



F6/E10 DUPLEX

1 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

F7/F8 DUPLEX

3 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

VICINITY MAP
NOT TO SCALE

PROJECT NORTH

LIST OF DRAWINGS

	TITLE SHEET	1 OF 21
C1.00	SITE KEY PLAN & NOTES	2 OF 21
A1.00	BUILDING F6 / E10 ROOF PLAN & FLOOR PLANS	3 OF 21
A1.01	BUILDING F7 / F8 ROOF PLAN & FLOOR PLANS	4 OF 21
A1.02	BUILDING E1 / E4 ROOF PLAN & FLOOR PLANS	5 OF 21
A1.03	COMMUNITY BUILDING ROOF PLAN & FLOOR PLAN	6 OF 21
A1.04	BUILDING E5 / E6 ROOF PLAN & FLOOR PLAN - ALTERNATE No.1	7 OF 21
A1.05	BUILDING E7 / E8 ROOF PLAN & FLOOR PLAN - ALTERNATE No.2	8 OF 21
A2.00	BUILDING F6 / E10 EXTERIOR ELEVATIONS	9 OF 21
A2.01	BUILDING F7 / F8 EXTERIOR ELEVATIONS	10 OF 21
A2.02	BUILDING E1 / E4 EXTERIOR ELEVATIONS	11 OF 21
A2.03	COMMUNITY BUILDING EXTERIOR ELEVATIONS	12 OF 21
A2.04	BUILDING E5 / E6 EXTERIOR ELEVATIONS - ALTERNATE No.1	13 OF 21
A2.05	BUILDING E7 / E8 EXTERIOR ELEVATIONS - ALTERNATE No.2	14 OF 21
A4.00	WALL SECTIONS	15 OF 21
A4.01	WALL SECTIONS	26 OF 21
A5.00	ENLARGED DETAILS	17 OF 21
A6.00	DOOR & WINDOW SCHEDULE	18 OF 21
A6.01	WINDOW DETAILS	19 OF 21
A6.02	DOOR DETAILS	20 OF 21
A6.03	ROOF DETAILS	21 OF 21

LIST OF STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING	CONV	CONVECTOR	FACP	FIRE ALARM CONTROL PANEL	JST	JOIST	OD	OUTSIDE DIAMETER	RT	RUBBER TILE
ACT	ACOUSTICAL TILE	CORR	CORRIDOR	FB	FIRE BLANKET	JT	JOINT	OH	OPPOSITE HAND	RTU	ROOF TOP UNIT
AFF	ABOVE FINISH FLOOR	COORD	COORDINATE	FD	FLOOR DRAIN			OPNG	OPENING		
ALT	ALTERNATE	CPT	CARPET	FE	FIRE EXTINGUISHER	L	LENGTH		OPPOSITE HAND	S	SEALANT
ALUM	ALUMINUM	CT	CERAMIC TILE	FF	FINISH FLOOR	LAM	LAMINATE	OPP	OPPOSITE	SCD	SEAT COVER DISPENSER
ANC BLT	ANCHOR BOLT	CD	CLOTHES DRYER	FFE	FINISH FLOOR ELEVATION	LAV	LAVATORY	OSB	ORIENTED STRAND BOARD	SCH	SCHEDULE
APPROX	APPROXIMATE	CW	CLOTHES WASHER	FIN	FINISH	LBL	LABEL	OW	OPERABLE WALL	SCR	SHOWER CURTAIN ROD
ARCH	ARCHITECT			FG	FIBERGLASS	LC	LEAD COATED			SCW	SOLID CORE WOOD
ARGB	ABUSE RESISTANT GB	D	DRYER	FLASH	FLASHING	LCC	LEAD COATED COPPER	PART BD	PARTICLE BOARD	SD	SOAP DISPENSER
ASPH	ASPHALT	DBL	DOUBLE	FLR	FLOOR	LP	LOW POINT	PCP	PRECAST CONCRETE PLANK	SECT	SECTION
		DEMO	DEMOLITION	FLUOR	FLUORESCENT	LSG	LIFE SAFETY CODE	PERIM	PERIMETER	SF	SQUARE FEET
BC	BRICK COURSE	DI	DRAIN INLET	FNDN	FOUNDATION	LGT	LINOLEUM COMPOSITION TILE	PL	PLASTER or PROPERTY LINE	SIM	SIMILAR
BD	BOARD	DIAG	DIAGONAL	FOC	FACE OF CONCRETE			PLAM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPOSAL
BITUM	BITUMINOUS	DIAM	DIAMETER	FOF	FACE OF FINISH	MAS	MASONRY	PLAS	PLASTIC	SNV	SANITARY NAPKIN VENDOR
BLDG	BUILDING	DIM	DIMENSION	FOM	FACE OF MASONRY	MAX	MAXIMUM	PLWD	PLYWOOD	SPEC	SPECIFICATION
BLK	BLOCK	DL	DRAIN LEADER	FOS	FACE OF STUD	MB	MARKER BOARD	PMJF	PREMOLDED JOINT FILLER	SQ	SQUARE
BLKG	BLOCKING	DN	DOWN	FP	FIREPROOFING	MBL	MARBLE TILE	PNT	PAINT	SS	STAINLESS STEEL
BM	BENCH MARK	D-PART	DEMOUNTABLE PARTITION	FR	FIRE RETARDENT	MC	MEDICINE CABINET	PNTD	PAINTED	STD	STANDARD
BOF	BOTTOM OF FOOTING	DR	DOOR	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	PR	PAIR	STL	STEEL
BOTT	BOTTOM	DS	DOWNSPOUT	FUR	FURRING	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	STOR	STORAGE
BRG	BEARING	DTL	DETAIL			MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	STRUCT	STRUCTURE or STRUCTURAL
BRK	BRICK	DWG	DRAWING	GA	GAUGE	MFR	MANUFACTURER	PT	PRESSURE TREATED	SUSP	SUSPENDED or SUSPENSION
BS	BRICK SHELF	DW	DISHWASHER	GB	GYPSUM BOARD	MH	MANHOLE	PTD	PAPER TOWEL DISPENSER	SV	SHEET VINYL
BSMT	BASEMENT			GC	GENERAL CONTRACTOR	MIN	MINIMUM	PTN	PARTITION	T	TREAD
		EA	EACH	GALV	GALVANIZED	MIR	MIRROR	PVC	POLYVINYL CHLORIDE	TB	TACK BOARD
CAB	CABINET	EF	EACH FACE	GL	GLASS	MISC	MISCELLANEOUS	PVMT	PAVEMENT	TBA	TO BE ABANDONED
CB	CEMENT BOARD	EHD	ELECTRIC HAND DRYER	GLAZ	GLAZED BLOCK	ML	MATCH LINE			TBB	TILE BACKER BOARD
CDM	CAVITY DRAINAGE MATERIAL	EIFS	EXTERIOR INSULATED FINISH SYSTEM	GLB	GLASS BLOCK	MO	MASONRY OPENING	QT	QUARRY TILE	TBD	TO BE DETERMINED
CH	CEILING HEIGHT	EJ	EXPANSION JOINT	GN	GOOSENECK	MRGB	MOISTURE RESISTANT GB			TEL	TELEPHONE
CIP	CAST IN PLACE	ELEC	ELECTRIC	GT	GRANITE TILES	MS	METAL STUD	R & D	REMOVE & DISPOSE	THK	THICK or THICKNESS
CJ	CONTROL JOINT	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MTD	MOUNTED	R & R	REMOVE & REPLACE	THOLD	THRESHOLD
℄	CENTER LINE	ELEV	ELEVATOR	GYP	GYPSUM WALL BOARD	MTL	METAL	R & S	REMOVE & SALVAGE	TOC	TOP OF CURB
CL	CLOSET or CHAIN LINK	EMER	EMERGENCY			MTP	METAL TOILET PARTITION	R	RADIUS/RISER	TOL	TOP OF LANDING
CLG	CEILING	ENCL	ENCLOSURE	HC	HANDICAP	MWF	MOLDED WOOD FIBERBOARD	RB	RUBBER MAT	TOP	TOP OF PLATE
CLOS	CLOSET	EP	ELECTRICAL PANEL	HD	HEAVY DUTY			RD	ROOF DRAIN	TOS	TOP OF STEEL
CLR	CLEAR	EPXY	EPOXY SEALING SYSTEM	HDWR	HARDWARE	MW	MULTI-COLOR WALL PAINT	REF	REFRIGERATOR	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HM	HOLLOW METAL			REFURB	REFURBISH	TR	TRASH BASKET
		EQUIP	EQUIPMENT	HOR	HORIZONTAL			REINF	REINFORCEMENT	TS	TUBULAR STEEL
CNTR	COUNTER	ER	EXISTING TO REMAIN	HP	HIGH POINT	NA	NOT APPLICABLE	RES	RESILIENT	TTD	TOILET TISSUE DISPENSER
CO	CASED OPENING	EXH	EXHAUST	HT	HEIGHT	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TW	TO WEATHER
COL	COLUMN	EXIST	EXISTING	HTR	HEATER	NOM	NOMINAL	RFS	RESINS FLOOR SYSTEM	TYP	TYPICAL
COMP	COMPOSITION	EXIST'G	EXISTING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NTS	NOT TO SCALE	RH	RIGHT HAND		
CONC	CONCRETE	EXP	EXPANSION			NO	NUMBER	RISEC	RHODE ISLAND STATE BUILDING CODE	UC	UNDERCUT
CONST	CONSTRUCTION	EXPT	EPOXY PAINT			NW	NEW			UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	EXT	EXTERIOR	ID	INSIDE DIAMETER			RL	ROOF LADDER	UV	UNIT VENTILATOR
		EX	EACH WAY	INSUL	INSULATION	OA	OVERALL	RM	ROOM		
		EWC	ELECTRIC WATER COOLER	INT	INTERIOR	OC	ON CENTER	RO	ROUGH OPENING	VB	VINYL WALL BASE
				INV	INVERT					VCT	VINYL COMPOSITION TILE
										VERT	VERTICAL
										VEST	VESTIBULE
										VIF	VERIFY IN FIELD
										VPB	VENEER PLASTER BASE
										VS	VENT STACK
										VT	VINYL TREAD
										VTS	VINYL TRANSITION STRIP
										VWB	VINYL WALL BASE
										VWC	VINYL WALL COVERING
										W	WASHER
										W/	WITH
										W/O	WITHOUT
										WB	WRITING (WHITE) BOARD
										WC	WATER CLOSET
										WD	WOOD
										WF	WIRE FABRIC
										WG	WIRE GLASS
										WP	WORK POINT
										WPG	WATERPROOF(ING)
										WS	WOOD STUD
										WT	WEIGHT
										WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- 2 / A1.02 — WALL SECTION, DETAIL, OR EXTERIOR ELEVATION
- 2 / A1.02 — BUILDING SECTION
- 2 / A1.02 — DETAIL
- EXISTING CONSTRUCTION TO REMAIN
- 3 — DEMOLITION NOTE
- 2 — CONSTRUCTION NOTE
- DATUM &/OR BUILDING ADDITION WORK POINT
- Ex 7 — COLUMN GRID
- BATT INSULATION / SOUND ATTENUATION BLANKET
- RIGID / SEMI-RIGID INSULATION
- PARTICLE BOARD / MDF
- PLYWOOD / MDO
- FINISH WOOD
- WOOD STUDS / BLOCKING (DIMENSIONAL LUMBER)
- WOOD BLOCKING (NON-DIMENSIONAL)

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BUILDING ENVELOPE UPGRADES
MIACOMET VILLAGE 667-1, 705-01
NANTUCKET HOUSING AUTHORITY
3 MANTA DRIVE - NANTUCKET, MASSACHUSETTS 02554

SET NUMBER
OCTOBER 23, 2024

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY AND BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR SHALL IDENTIFY ALL EXISTING ITEMS OF WORK SCHEDULED TO REMAIN OR SALVAGED FOR REUSE.
2. ALL DEMOLITION WORK AND DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED DEMOLITION PERMITS.
3. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH OWNER AND / OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT CAUSES NO DISRUPTION TO THE CONTINUOUS OCCUPATION OF THE BUILDING AND SITE FOR ITS INTENDED PURPOSE. PROVIDE ADDITIONAL MEASURES TO PREVENT THE MIGRATION OF DUST INTO ADJACENT SPACES.
4. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS.
5. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND / OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
6. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK RELATED TO A WALL OR OTHER DEMOLITION ITEM SHALL BE REMOVED WHETHER INDICATED OR NOT.
7. ALL EXISTING ITEMS SCHEDULED TO REMAIN DURING CONSTRUCTION SHALL BE TEMPORARILY SUPPORTED.
8. THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO PATCH, REPAIR AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK WITH MATERIALS AND METHODS TO MATCH THE EXISTING FINISH AND MAKE FLUSH WITH THE EXISTING ADJACENT SURFACES. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. WHERE EXISTING FINISHES ARE INDICATED TO REMAIN AS BASE MATERIALS; REMOVE ALL PROJECTIONS AND FILL ALL VOIDS; SECURE OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AS OCCURS.
11. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT THE EXECUTION OF THE DEMOLITION WORK INDICATED.
12. ALL EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION OR REFINISHING WHICH BECAME DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH THE ORIGINAL EXISTING CONDITION TO THE SATISFACTION OF THE OWNER.
13. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE OR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS. ALL SCHEDULED ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION OPERATIONS AND DELIVERED TO THE APPROPRIATE PARTY IN UNDAMAGED CONDITION.

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE AREA DAMAGED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING, LOAM, SEED, SOD ETC. AS REQUIRED TO ACHIEVE A CONDITION APPROVED BY OWNER/ ARCHITECT.
2. ITEMS CALLED TO BE REMOVED AND REPLACED SHALL BE REPLACED "IN-KIND" WITH LIKE MATERIALS TO MATCH EXISTING CONDITIONS, SUCH AS, MATERIAL, SIZE COLOR ETC. UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT WITH A REQUEST FOR INFORMATION (RFI), IF ANY DISCREPANCIES EXIST.

SPECIFIC DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF EXISTING WOOD SHAKE SIDING SYSTEM, CORNER BOARDS, RAKES, TRIM, FASCIA, SOFFIT AND EXISTING MOISTURE BARRIER. REPLACE ANY DAMAGED / ROTTED WOOD WALL SHEATHING (TYPICAL), MATCH EXISTING THICKNESS. CONTRACTOR SHALL INCLUDE 250 SQ. FT. OF EXISTING WALL SHEATHING TO BE REPLACED AT EACH BUILDING IN THE BASE BID AS WELL AS THE ALTERNATES. NEW WALL SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING SYSTEM INCLUDING ALL UNDERLAYMENTS AND MEMBRANES DOWN TO EXISTING ROOF DECK. REMOVE AND DISPOSE OF ALL EXISTING ROOF ACCESSORIES INCLUDING DRIP EDGES. CONTRACTOR TO CARRY 20% REMOVAL AND REPLACEMENT OF ANY DAMAGED/ ROTTED WOOD ROOF DECKING/ SHEATHING PER BUILDING IN THE BASE BID AND FOR EACH ALTERNATE. NEW ROOF DECKING/ SHEATHING SHALL BE EXTERIOR GRADE AND THICKNESS SHALL MATCH THAT OF EXISTING ADJACENT ROOF SHEATHING.
3. REMOVE AND DISPOSE OF EXISTING EXHAUST VENT.
4. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR AND ALL ASSOCIATED TRIM AND APPURTENANCES. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW INSULATED DOOR AND DOOR FRAME AS SCHEDULED. REMOVE AND DISPOSE OF EXISTING STORM DOORS IN THEIR ENTIRETY, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. REMOVE AND DISPOSE EXISTING GUTTER AND DOWNSPOUT ASSEMBLIES IN THEIR ENTIRETY.
6. TEMPORARILY DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING SCHEDULED TO REMAIN OR BE REUSED). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
6A. TEMPORARILY DISCONNECT, CAP AND REMOVE EXISTING ELECTRICAL SERVICE METER ASSEMBLY IN ITS ENTIRETY. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
7. CAREFULLY REMOVE AND DISPOSE OF EXISTING WINDOW SCREEN ASSEMBLIES IN THEIR ENTIRETY. CAREFULLY REMOVE AND DISPOSE OF BOTH, TOP AND BOTTOM WINDOW SASHES. PREPARE EXISTING WINDOW FRAME TO RECEIVE TOP AND BOTTOM CONVERSION WINDOW SASHES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE AND DISPOSE OF EXISTING CASEMENT WINDOW ASSEMBLY IN ITS ENTIRETY, AS OCCURS. PREPARE EXISTING WINDOW OPENING TO RECEIVE NEW CASEMENT WINDOW ASSEMBLY, AS REQUIRED.
8. REMOVE EXISTING PLUMBING WALL HYDRANT AND MODIFY EXISTING THRU-WALL PLUMBING LINE, AS REQUIRED TO INSTALL NEW PLUMBING WALL HYDRANT.
9. REMOVE AND DISPOSE EXISTING WOOD GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
10. REMOVE AND DISPOSE OF EXISTING WOOD DECK ASSEMBLY AND FRAMING MEMBERS IN THEIR ENTIRETY. REMOVE AND DISPOSE OF EXISTING GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
11. REMOVE AND DISPOSE OF EXISTING STEEL BULKHEAD AND STAIR ASSEMBLY IN ITS ENTIRETY. REMOVE AND DISPOSE OF EXISTING BASEMENT DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY. PREPARE EXISTING CMU/ CONCRETE BASEMENT ACCESS AND DOOR OPENING TO RECEIVE NEW BULKHEAD, STAIR SYSTEM AND DOOR/ FRAME ASSEMBLY.

SPECIFIC CONSTRUCTION NOTES:

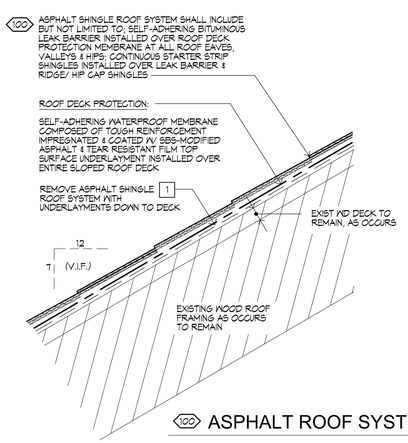
1. CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEDAR SHAKE SIDING SYSTEM, INCLUDING ALL PVC CORNER BOARDS, PVC RAKES, PVC TRIM, PVC FASCIA, PVC SOFFITS, RAINSCREENS AND CONTINUOUS MOISTURE BARRIERS. CONTRACTOR SHALL USE CORTEX CONCEALED FASTENER SYSTEM AND PVC ADHESIVE AS REQUIRED AND SPECIFIED AT ALL NEW PVC TRIM LOCATIONS. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF EXTERIOR WALL SHEATHING, AS REQUIRED UNDER DEMOLITION NOTE #1.
2. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ASPHALT SHINGLE ROOFING SYSTEM (100) OVER EXISTING OR NEW ROOF DECKING, AS OCCURS, INCLUDING ALL UNDERLAYMENTS, SOFFITS, FASCIA, DRIP EDGES, ICE AND WATER SHIELD, RIDGE VENTS AND ALL ASSOCIATED ROOFING ACCESSORIES AS INDICATED AND SPECIFIED. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF ROOF SHEATHING, AS REQUIRED, UNDER DEMOLITION NOTE #2.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW EXHAUST VENTS, AS OCCURS. REFER TO DETAIL 5/A5.00 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXTERIOR DOOR, DOOR FRAME, AND ALL ASSOCIATED TRIM AND HARDWARE AS SCHEDULED. DOORS SHALL MEET THE HURRICANE IMPACT CODE. PROVIDE AND INSTALL NEW STORM DOORS AS SPECIFIED, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLIES AS INDICATED AND SPECIFIED.
6. CONTRACTOR SHALL RE-CONNECT AND SECURE EXISTING SALVAGED ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED UPON THE INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING, SCHEDULED TO REMAIN OR BE REUSED). REFER TO DETAILS ON SHEET A5.00 FOR ADDITIONAL INFORMATION.
6A. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ELECTRICAL SERVICE METER ASSEMBLY INCLUDING ALL ASSOCIATED WIRING AND ACCESSORIES, AS REQUIRED. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS).
7. CONTRACTOR SHALL PROVIDE AND INSTALL NEW TOP AND BOTTOM WINDOW CONVERSION KIT ASSEMBLIES, AS SPECIFIED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS, WITHIN EXISTING WINDOW FRAME ASSEMBLY. PROVIDE AND INSTALL NEW CASEMENT WINDOW ASSEMBLY IN PREPARED WINDOW OPENING, AS OCCURS. PATCH AND PAINT EXISTING WINDOW JAMBS, HEAD/ SILL AS REQUIRED. REFER TO DETAILS ON SHEET A6.01 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW PLUMBING WALL HYDRANT ASSEMBLY AT EXISTING REMOVED/ MODIFIED SUPPLY LINE LOCATIONS, AS OCCURS. REFER TO DETAIL 6/A5.00 FOR ADDITIONAL INFORMATION.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 3/4" THICK PVC TRIM PANEL TO ATTACH MAIN ELECTRICAL SERVICE EQUIPMENT (PANEL SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY EACH LOCATION). REFER TO DETAIL 9/A5.00 FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHINGLE VENT SYSTEM, AS SPECIFIED, PER MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS AND ADDITIONAL INFORMATION.
11. PROVIDE AND INSTALL NEW HEAVY GAUGE STEEL BULKHEAD ASSEMBLY WITH POWDER COAT FINISH AND STAIR SYSTEM AS INDICATED ON DRAWINGS AND SPECIFIED. REFER TO DETAIL 4/A4.01 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE AND INSTALL NEW PRESSURE TREATED 4x4 POSTS WHERE INDICATED, PRE-DRILL AND SECURE TO EXISTING CONCRETE LANDING/ STAIRS WITH STAINLESS STEEL ANCHORS AS REQUIRED. PROVIDE AND INSTALL PVC COLUMN WRAPS, ALONG WITH NEW PVC TOP AND BOTTOM GUARD/ RAILING SYSTEMS WITH PVC BALUSTERS AND HANDRAILS AS INDICATED AND SPECIFIED. INSTALL RAILING SYSTEM ASSEMBLIES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. NEW WOOD/ PVC DECK ASSEMBLY

    PROVIDE AND INSTALL:

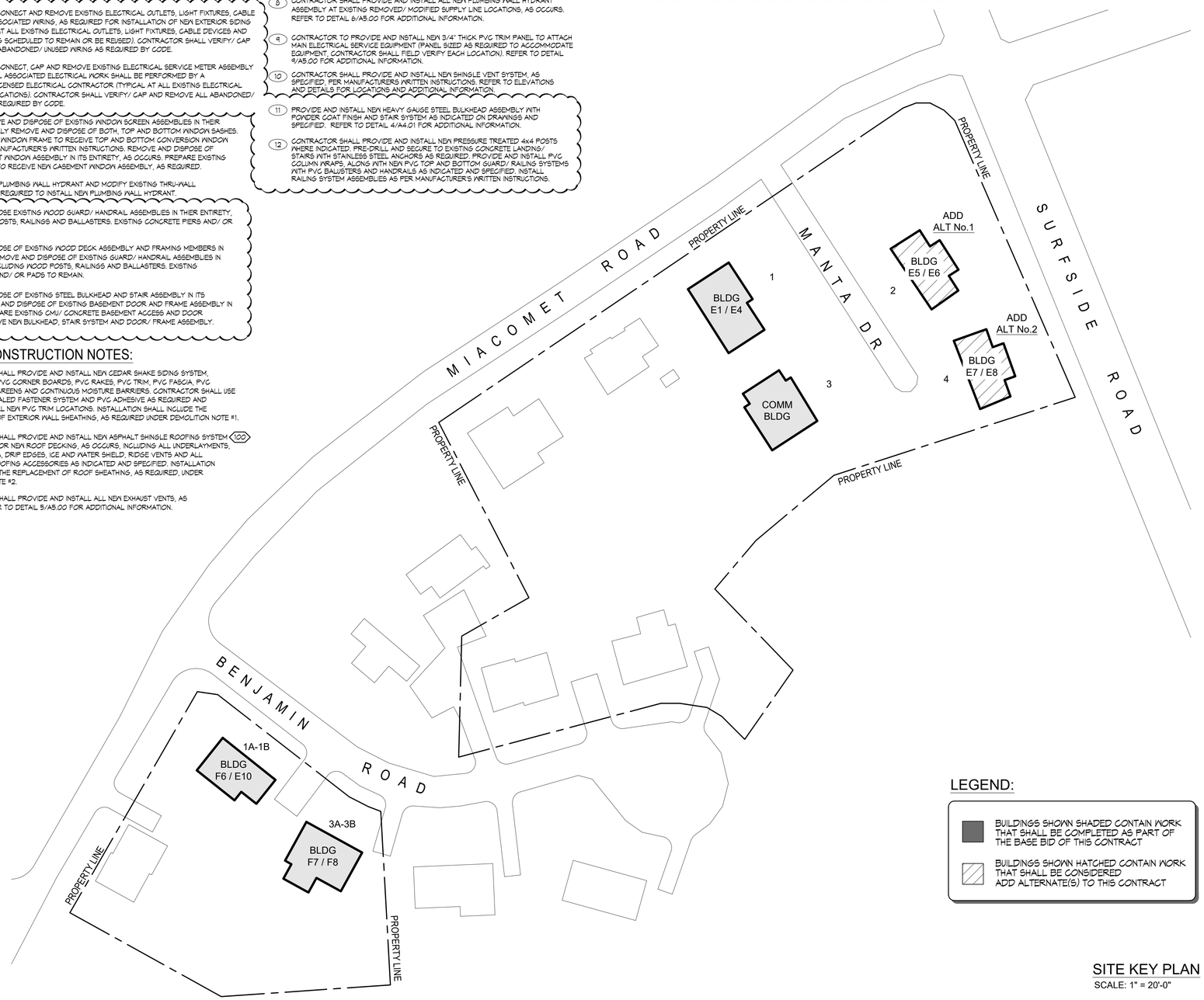
    - 4" X 4" PRESSURE TREATED POSTS WITH GALVANIZED CHAIRS, SET ON EXISTING CONCRETE PADS/ PIERS, AS OCCURS, OR PROVIDE NEW 10"Ø CONCRETE SONO TUBES TO BELOW FROST LINE , AS REQUIRED.
    - PRESSURE TREATED 2" X 10" RIBBON BOARDS SECURED TO 4" x 4" POSTS WITH 3 1/2" GALVANIZED BOLTS WITH WASHERS, COUNTERSINK BOLTS FLUSH. EXTEND POST 40 INCHES ABOVE FINISH DECK. INSTALL PVC POST COVER, BASE AND CAP.
    - 2" x 10" GALVANIZED STEEL JOIST HANGERS, BY SIMPSON OR EQUAL, AT 16" O.C. WITH 2" x 10" PRESSURE TREATED JOISTS.
    - SECURE PRESSURE TREATED 2 x 10 LEDGER TO EXISTING HOUSE FRAMING AS DETAILED.
    - 5/4" COMPOSITE DECK PLANK WITH 9S CONCEALED CLIP ANCHORS AND #7 S6 SCREWS.
    - 1" x 12" PVC FASCIA TRIM BOARD.
    - TOP AND BOTTOM PVC GUARD/ RAILING SYSTEM WITH PVC BALUSTERS.
    - 2" X 12" PRESSURE TREATED STAIR STRINGERS (4 PER STAIR) WITH 5/4" COMPOSITE DECK TREADS AND 1/2" THICK PVC RISERS. FURNISH AND INSTALL HANDRAILS, AS DETAILED TO MATCH DECK GUARD/ RAILING ASSEMBLIES.

PROPOSED ROOF SYSTEM

SCALE: 3" = 1'-0"



(100) ASPHALT ROOF SYSTEM



LEGEND:

- BUILDINGS SHOWN SHADED CONTAIN WORK THAT SHALL BE COMPLETED AS PART OF THE BASE BID OF THIS CONTRACT
- BUILDINGS SHOWN HATCHED CONTAIN WORK THAT SHALL BE CONSIDERED ADD ALTERNATE(S) TO THIS CONTRACT

SITE KEY PLAN

SCALE: 1" = 20'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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REGISTERED ARCHITECT EDWARD A. ROSE No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

Drawn by: CAB Proj. Mgr.: EAR

Revisions

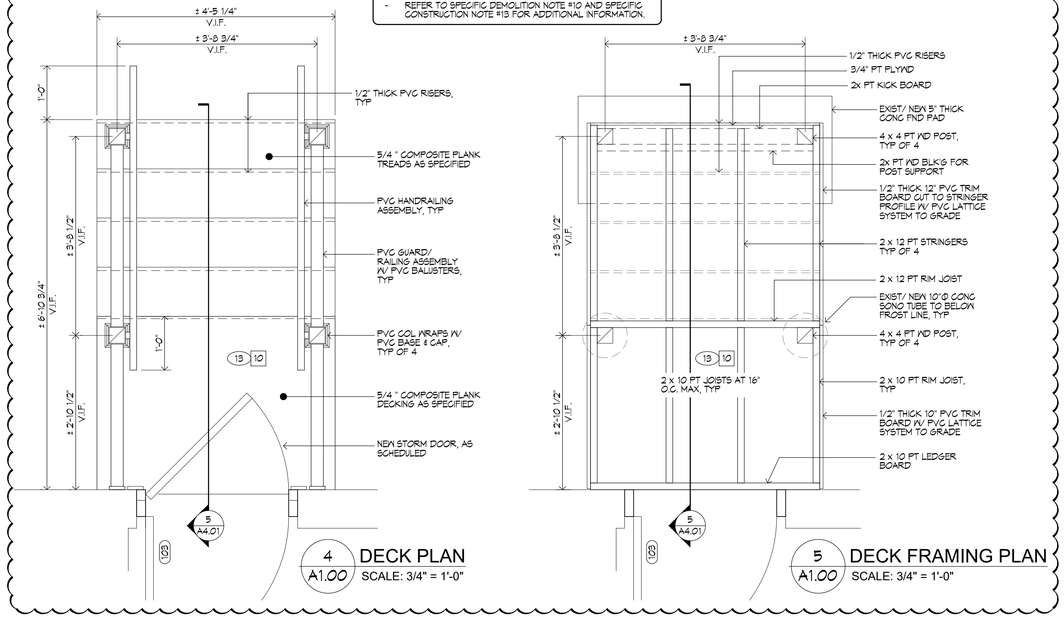
No.	Date	Description
	12.11.2024	ADDENDUM No.5

SITE KEY PLAN & NOTES

C1.00

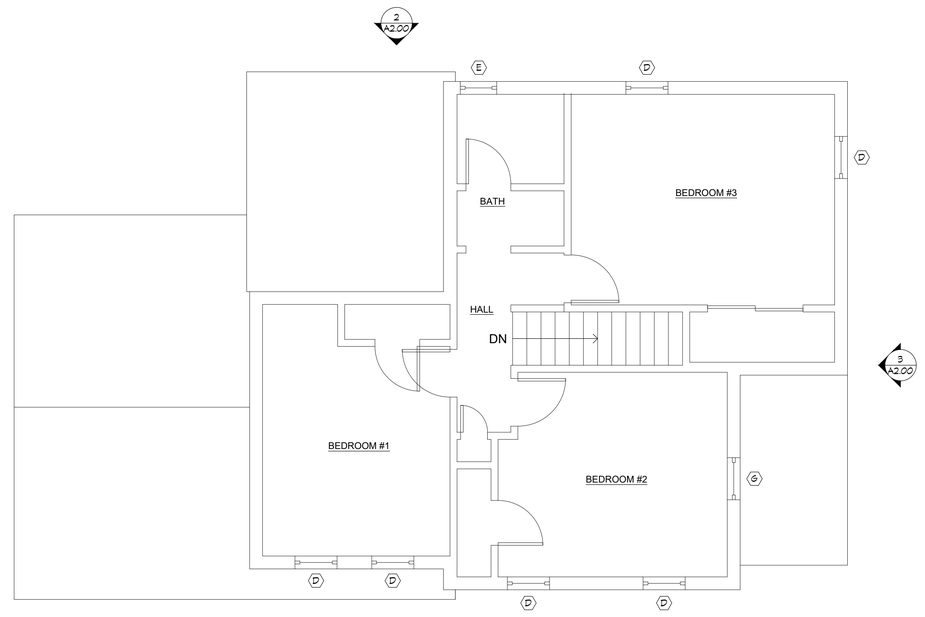
230106 - C1.00 | 2 of 21

NOTE:
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW DECK AND STAIR ASSEMBLY. EXACT LOCATION MAY BE DETERMINED BY EXISTING LOCATION OF CONCRETE PAD AND/ OR CONCRETE PIERS TO BE RE-USED.
- REFER TO SPECIFIC DEMOLITION NOTE #10 AND SPECIFIC CONSTRUCTION NOTE #13 FOR ADDITIONAL INFORMATION.

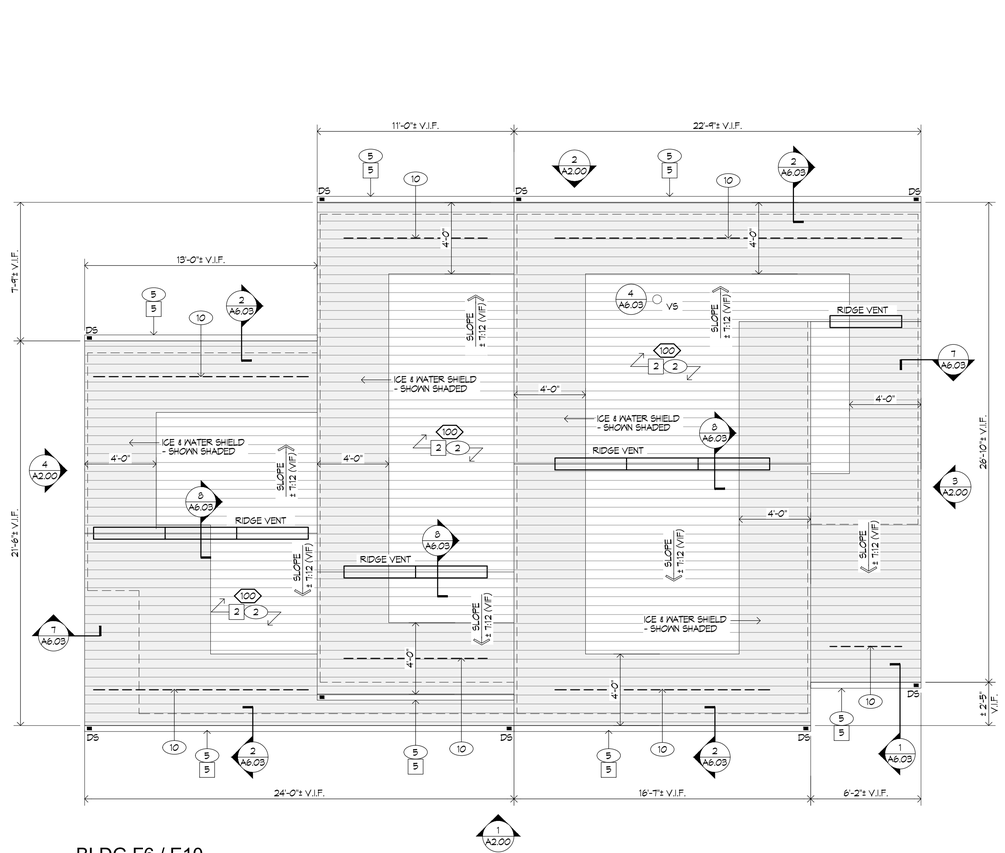


4 A1.00 DECK PLAN
SCALE: 3/4" = 1'-0"

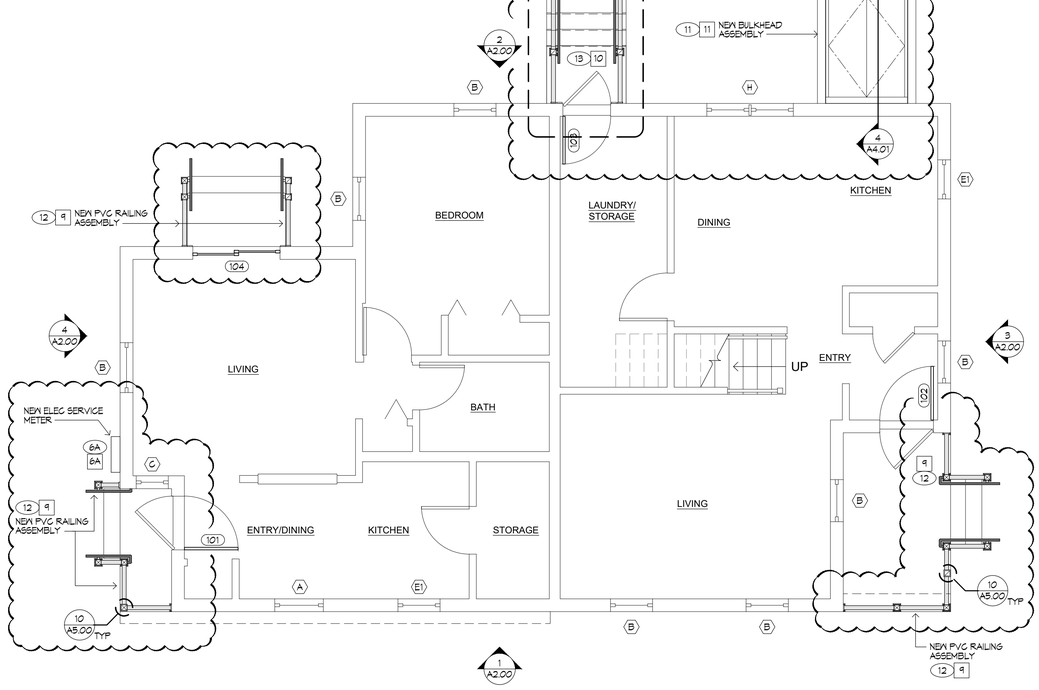
5 A1.00 DECK FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 A1.00 BLDG F6 / E10
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.00 BLDG F6 / E10
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.00 BLDG F6 / E10
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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REGISTERED ARCHITECT — RICHARD T. ROWSE — No. 9250 — COMMONWEALTH OF MASSACHUSETTS

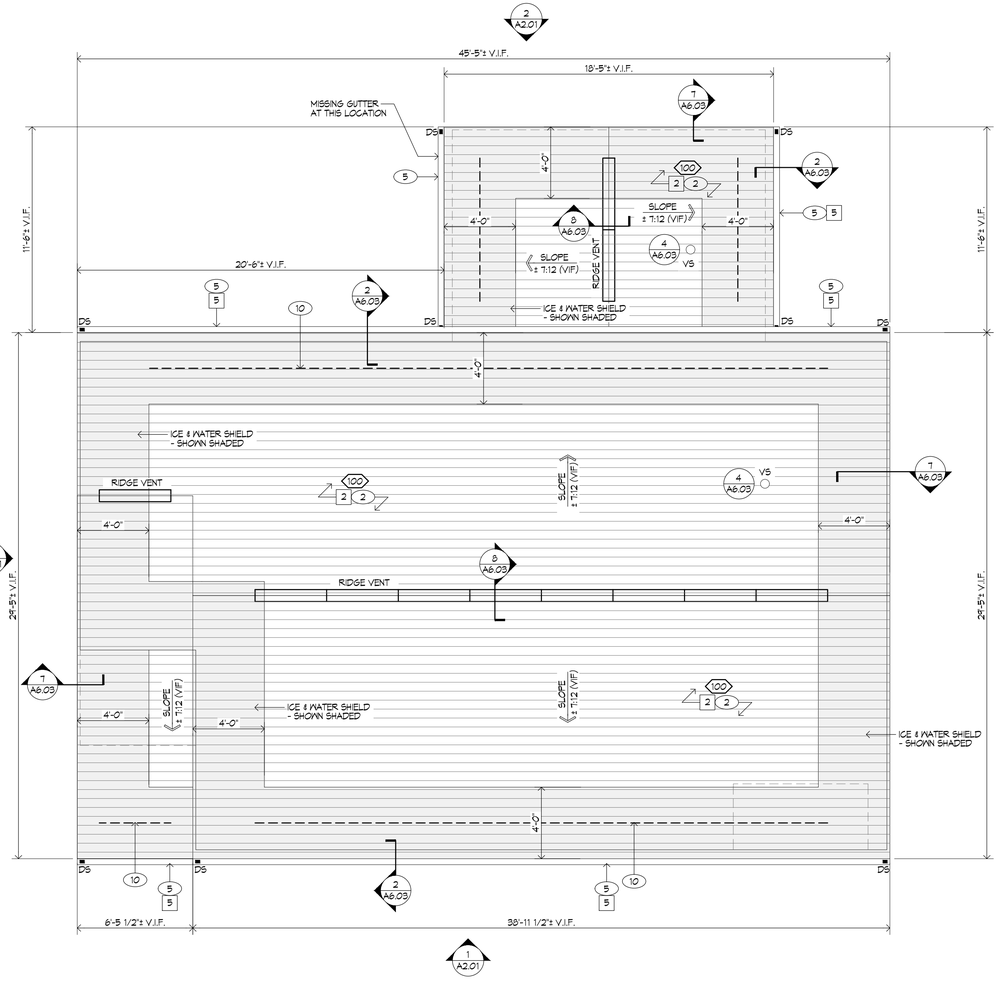
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

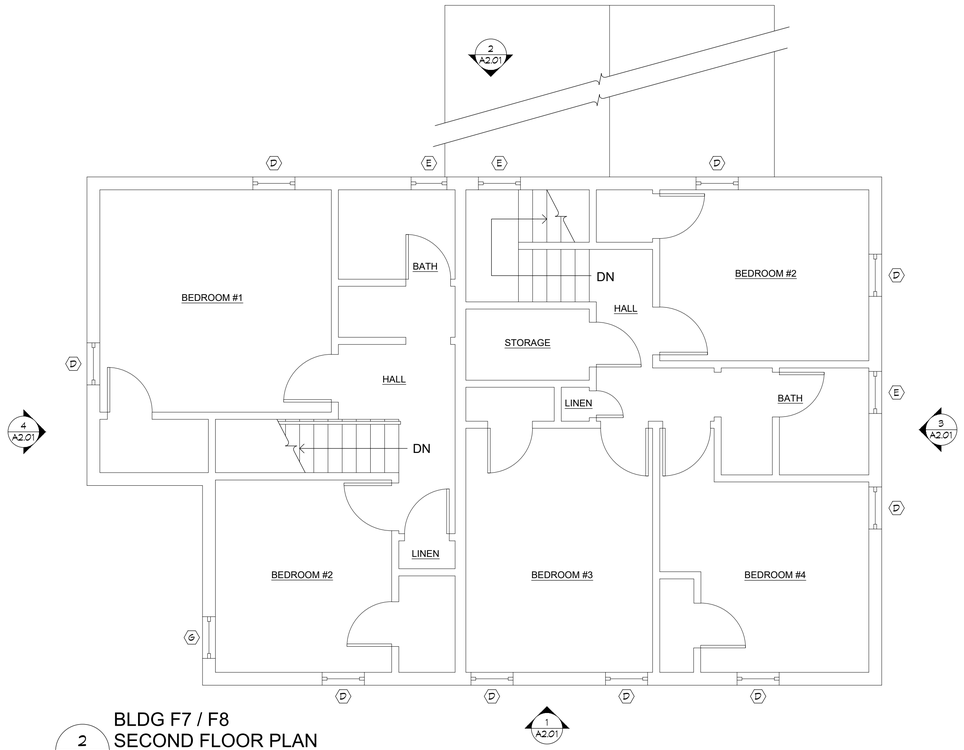
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
ROOF PLAN & FLOOR PLANS

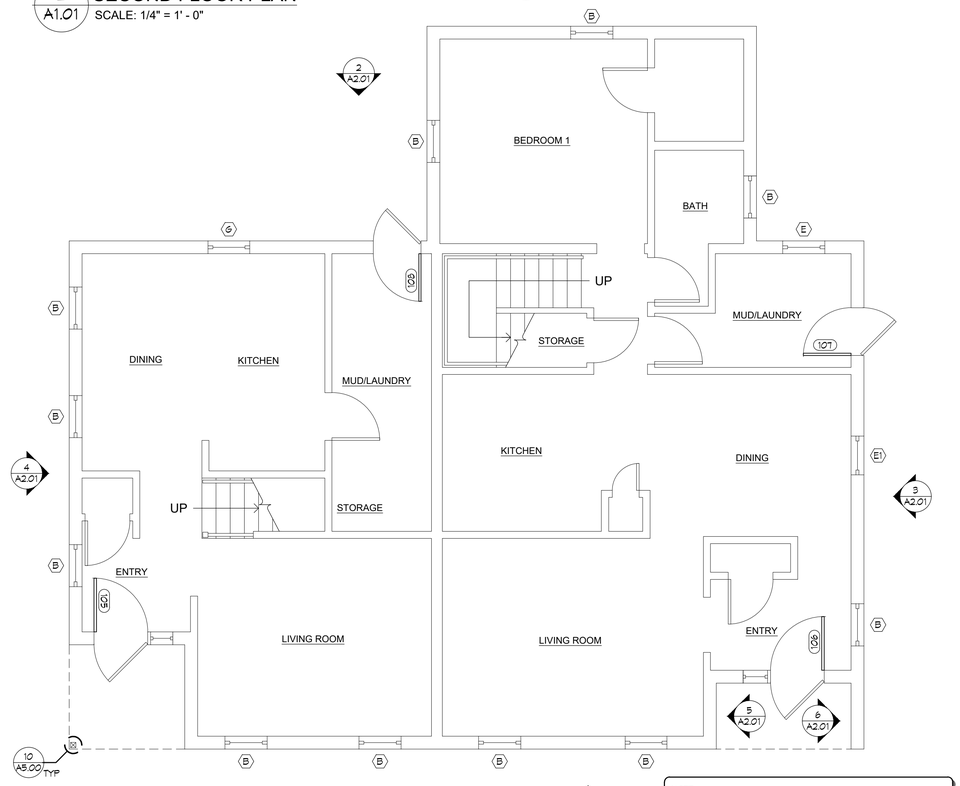
A1.00



3 A1.01 BLDG F7 / F8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



2 A1.01 BLDG F7 / F8 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 A1.01 BLDG F7 / F8 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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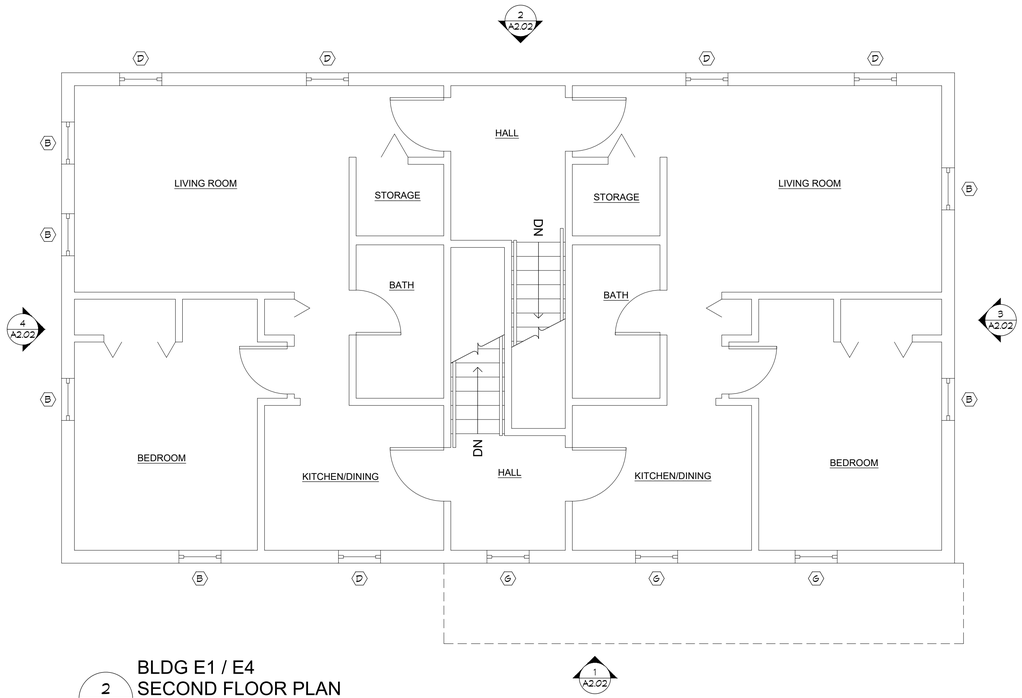
Date: OCTOBER 23 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

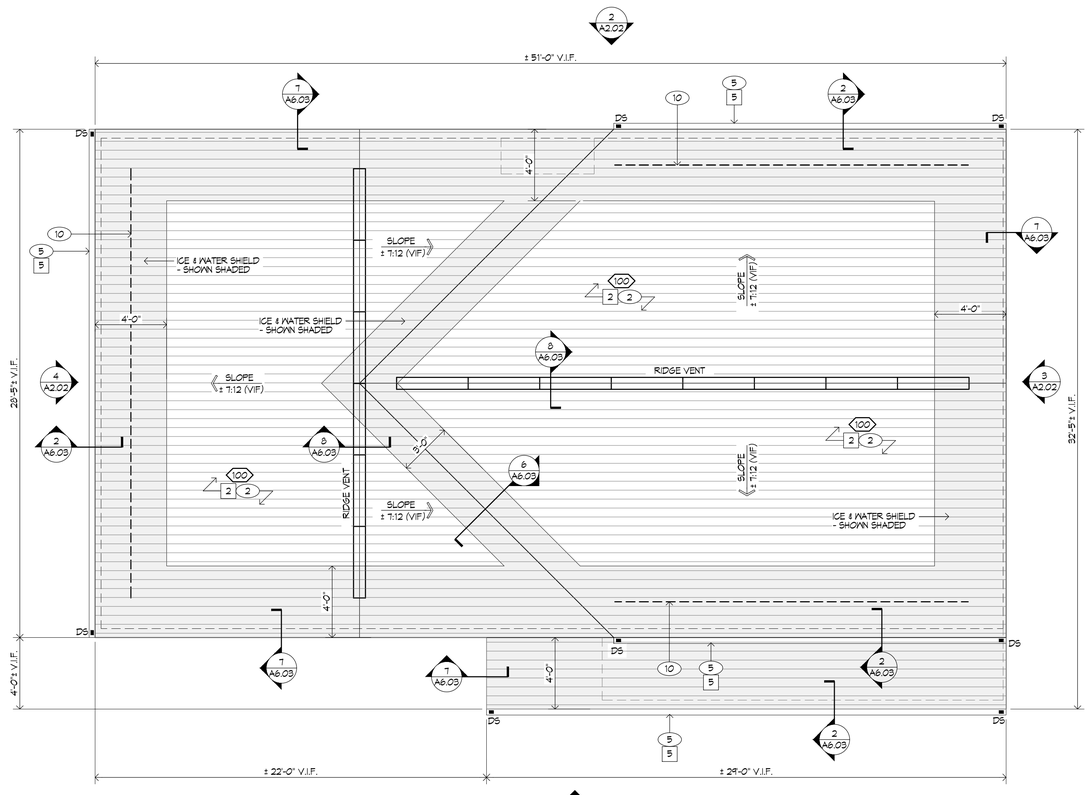
No.	Date	Description

BUILDING F7 / F8
ROOF PLAN & FLOOR PLANS

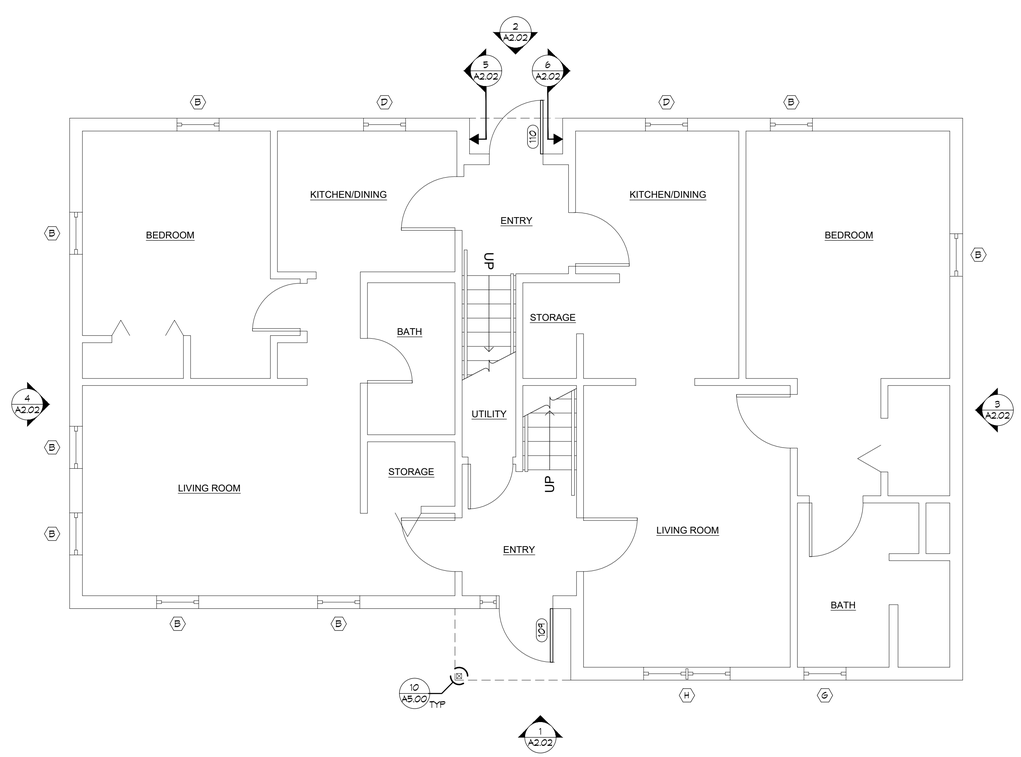
A1.01



2 A2.02 BLDG E1 / E4
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.02 BLDG E1 / E4
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.02 BLDG E1 / E4
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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EOHLC Project # 201043

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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8230
COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

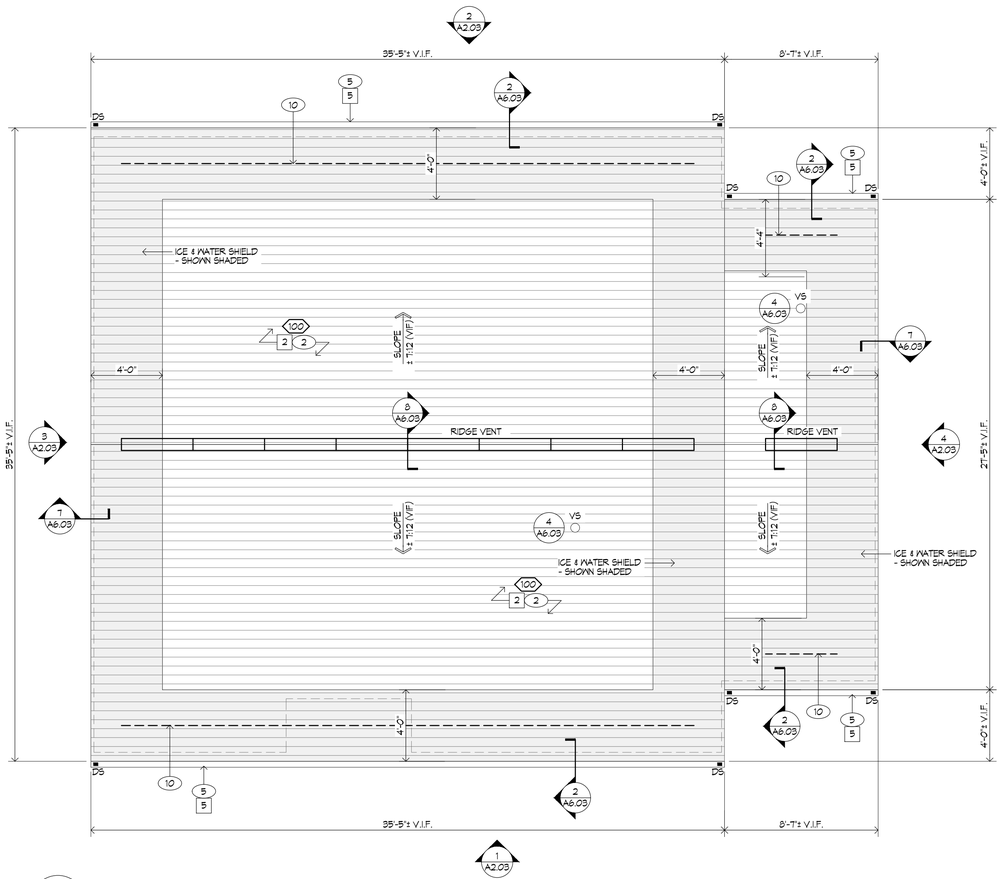
Revisions

No.	Date	Description

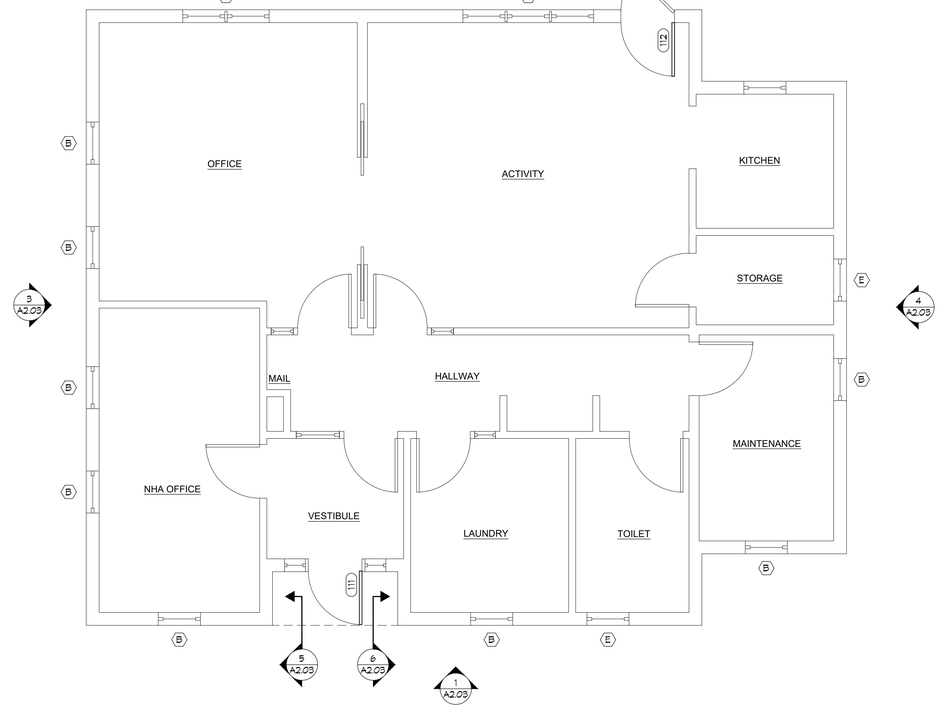
BUILDING E1 / E4

ROOF PLAN &
FLOOR PLANS

A1.02



2 / A1.03 COMMUNITY BUILDING - ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 / A1.03 COMMUNITY BUILDING - FLOOR PLAN
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REGISTERED ARCHITECT
LEONARD A. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

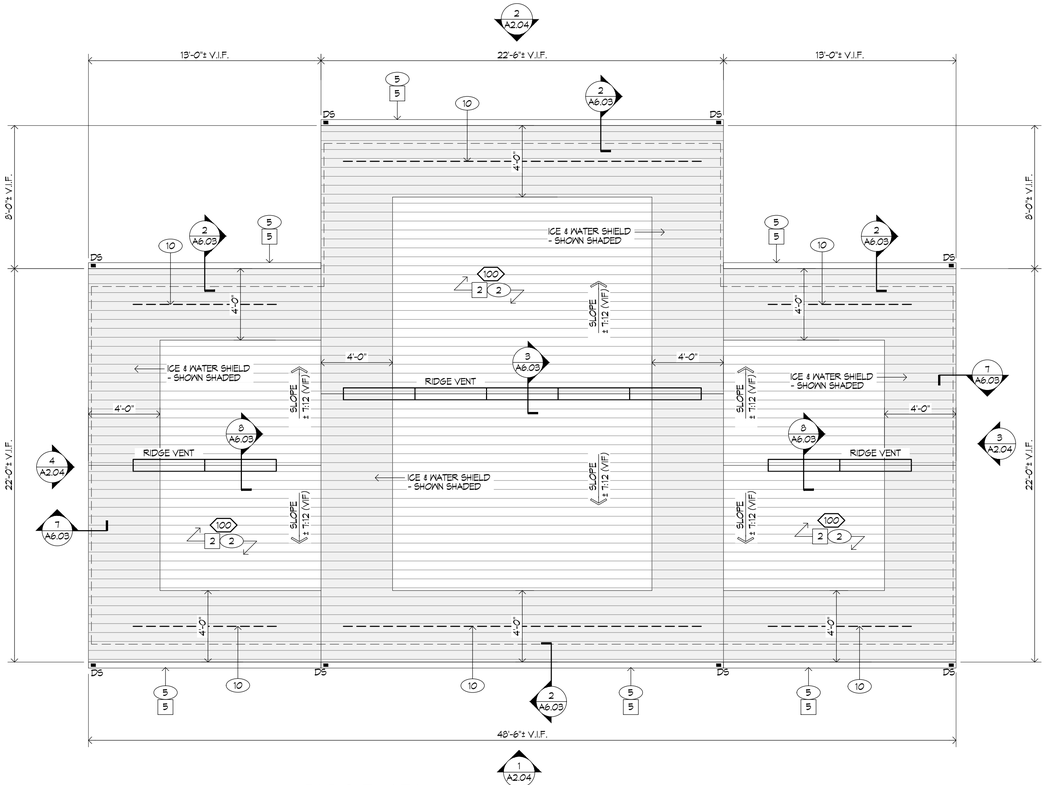
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

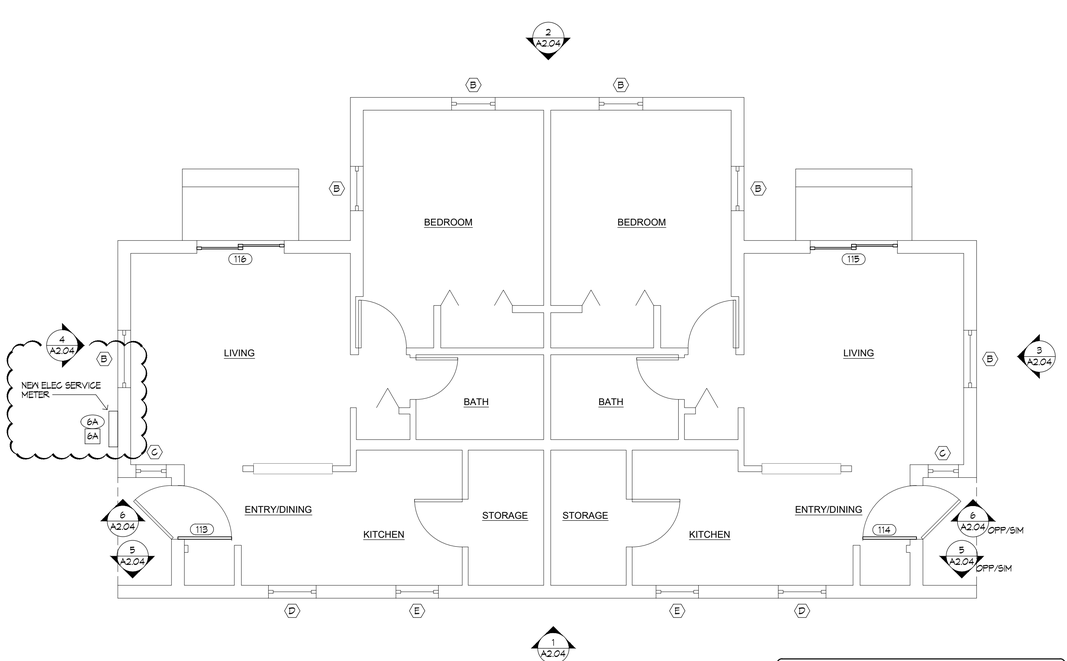
No.	Date	Description

COMMUNITY BUILDING
ROOF PLAN & FLOOR PLAN

A1.03



2 A1.04 BLDG E5 / E6 ROOF PLAN
SCALE: 1/4" = 1' - 0"



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ADD ALTERNATE No. 1

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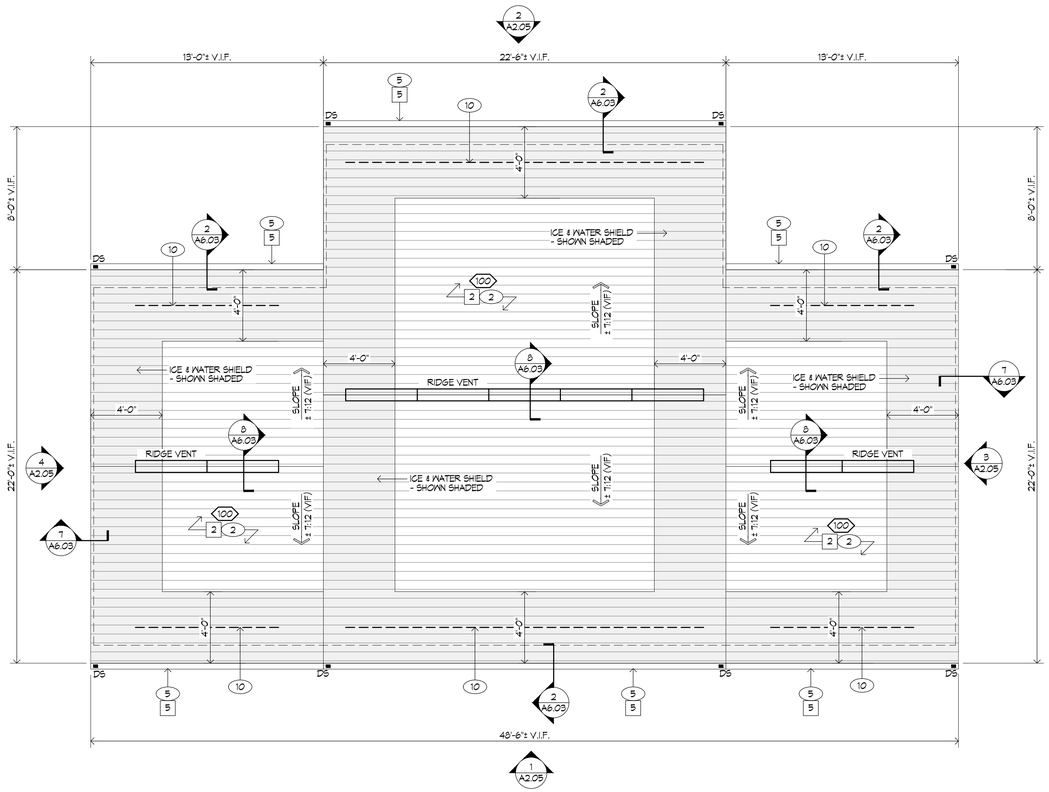
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

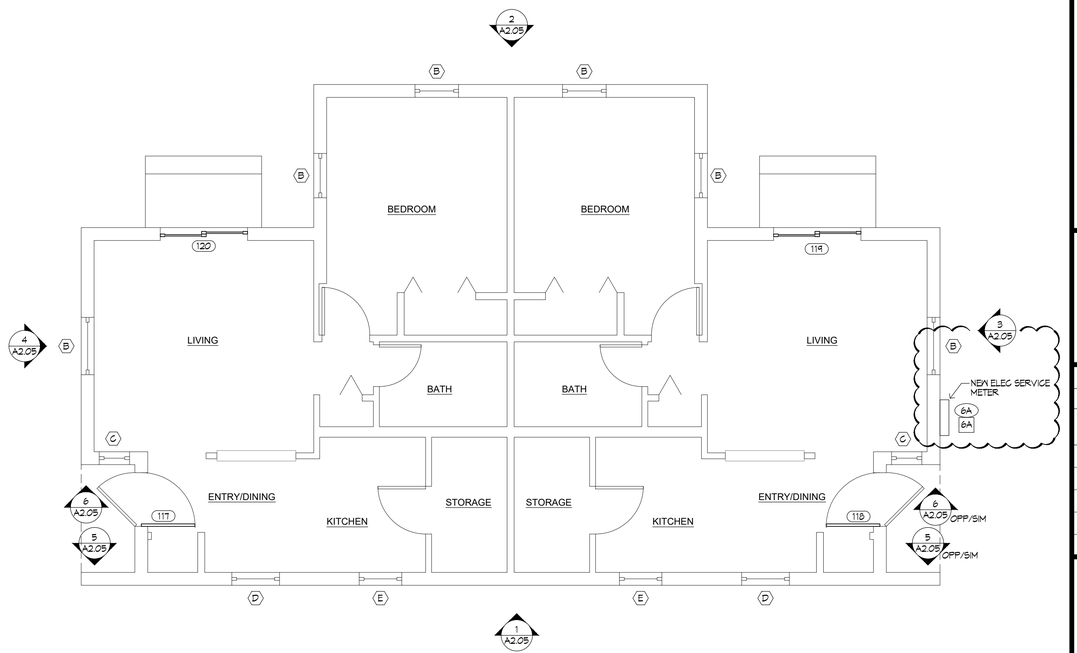
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
ROOF PLAN & FLOOR PLAN

A1.04



2 A1.05 BLDG E7 / E8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.05 BLDG E7 / E8 FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

ADD ALTERNATE No. 2

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
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p. (774) 215-0290
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REGISTERED ARCHITECT
EDWARD F. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

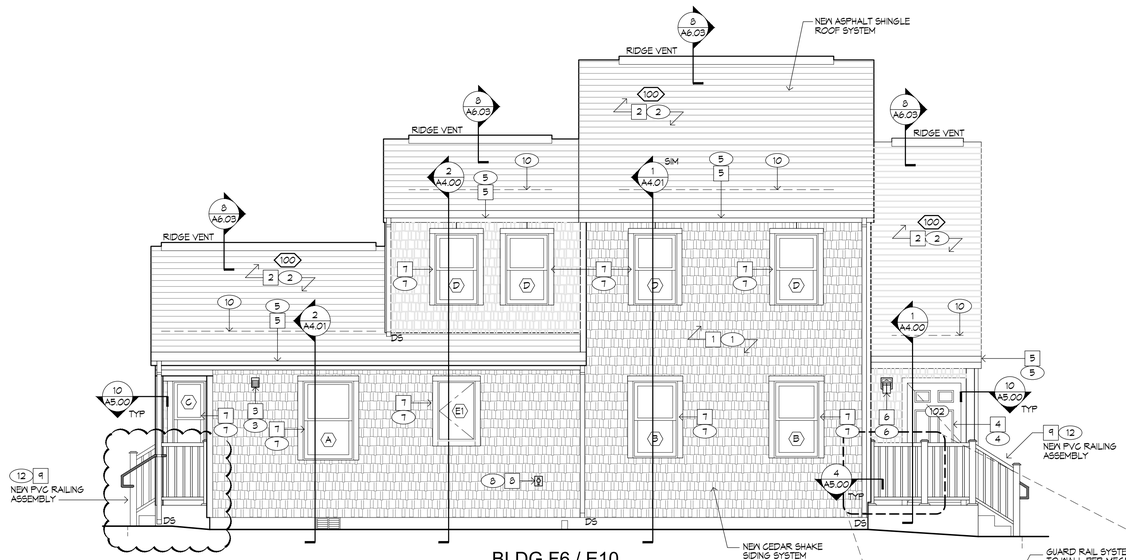
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

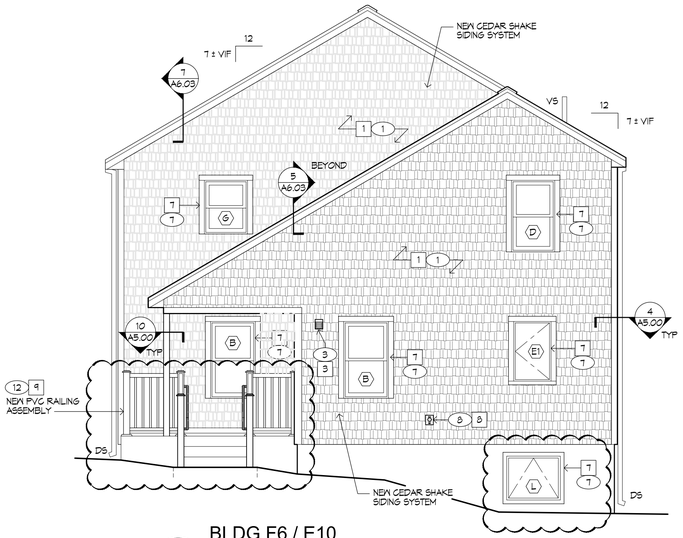
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
ROOF PLAN & FLOOR PLAN

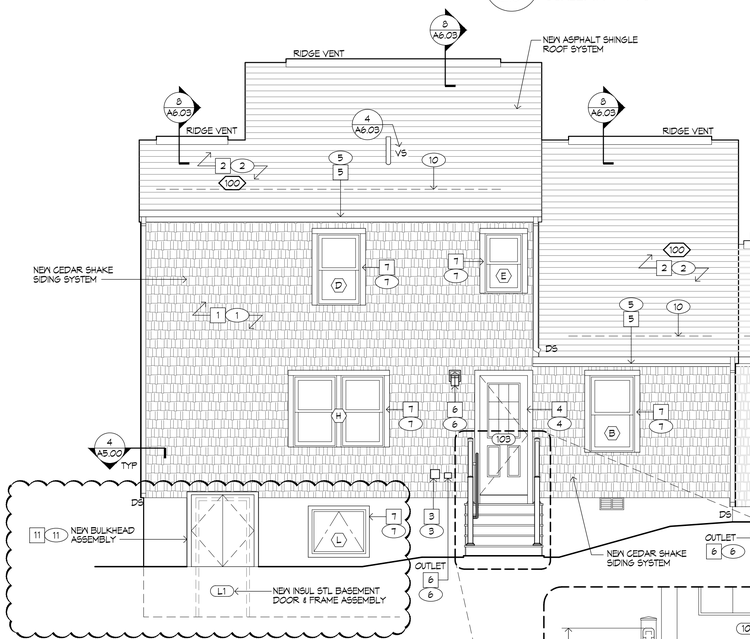
A1.05



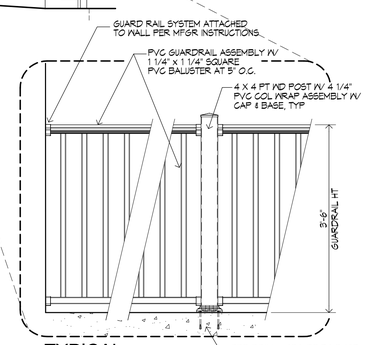
1 A2.00 BLDG F6 / E10 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



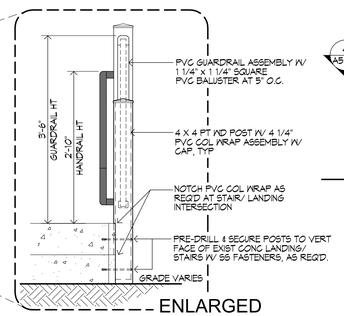
3 A2.00 BLDG F6 / E10 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



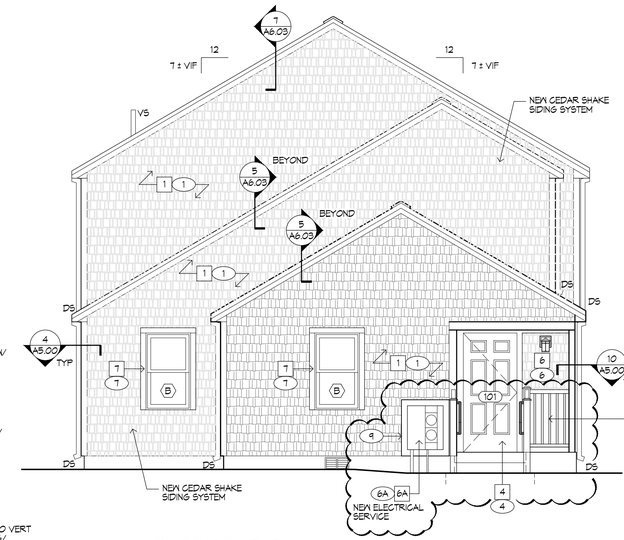
2 A2.00 BLDG F6 / E10 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



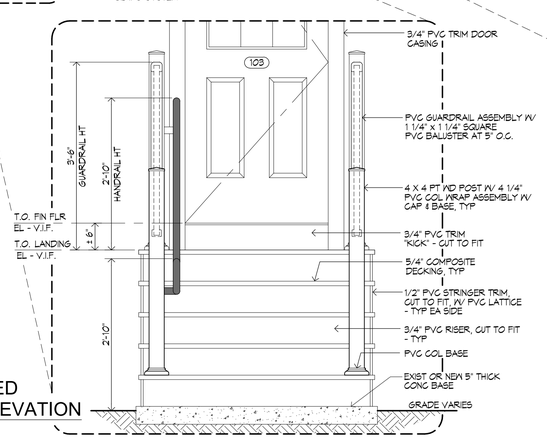
TYPICAL RAILING-DETAIL
3/4"=1'-0"



ENLARGED RAILING-DETAIL
3/4"=1'-0"



4 A2.00 BLDG F6 / E10 LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



ENLARGED STAIR-ELEVATION
3/4"=1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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400 Massasoit Avenue, Suite 300, Second Floor
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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT — EDMUND T. ROWSE — No. 6250 — COMMONWEALTH OF MASSACHUSETTS

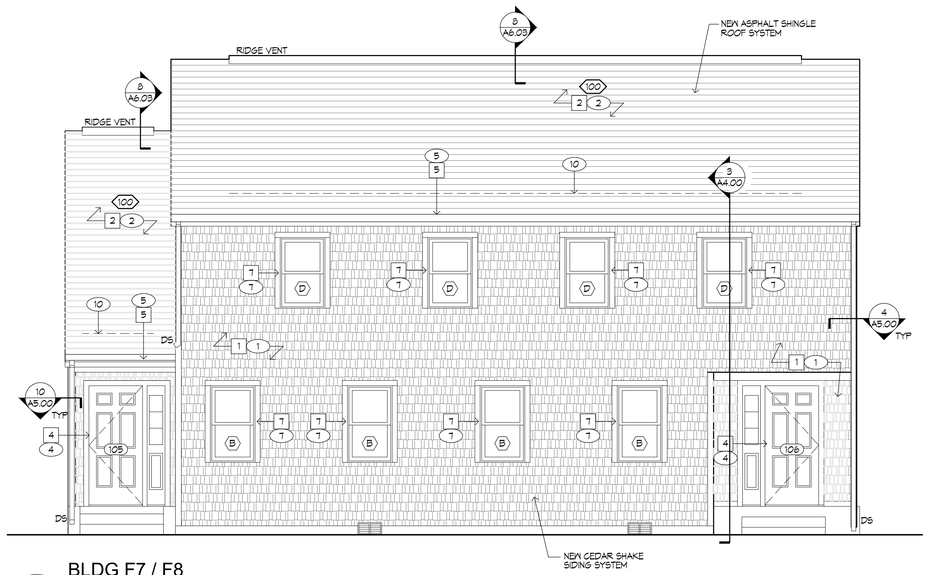
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

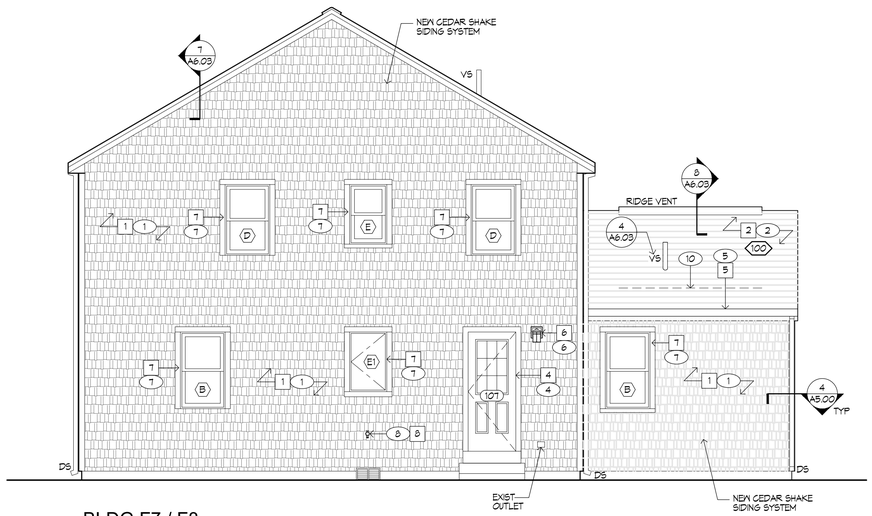
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
EXTERIOR ELEVATIONS

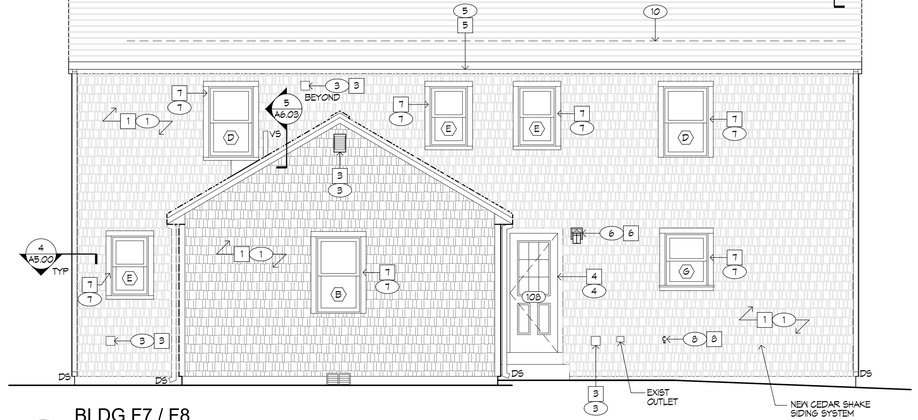
A2.00



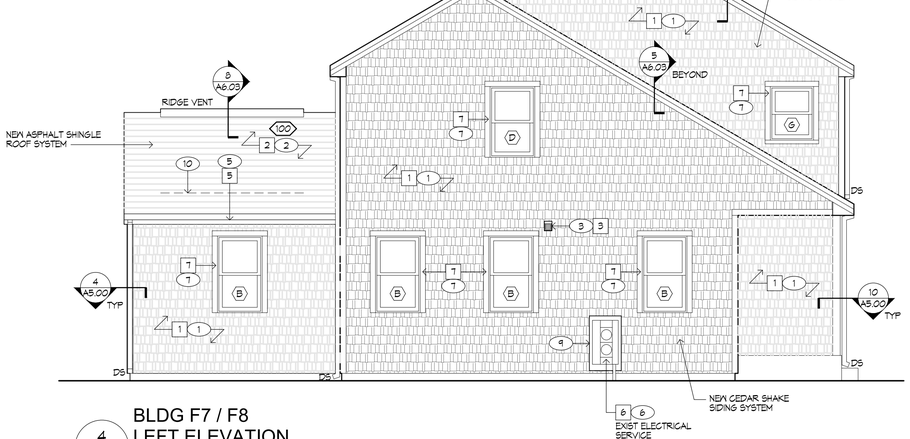
1 A2.01 BLDG F7 / F8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



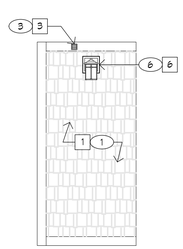
3 A2.01 BLDG F7 / F8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



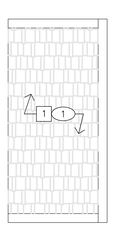
2 A2.01 BLDG F7 / F8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.01 BLDG F7 / F8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.01 BLDG F7 / F8
LEFT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.01 BLDG F7 / F8
RIGHT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
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p. (401) 331-9200

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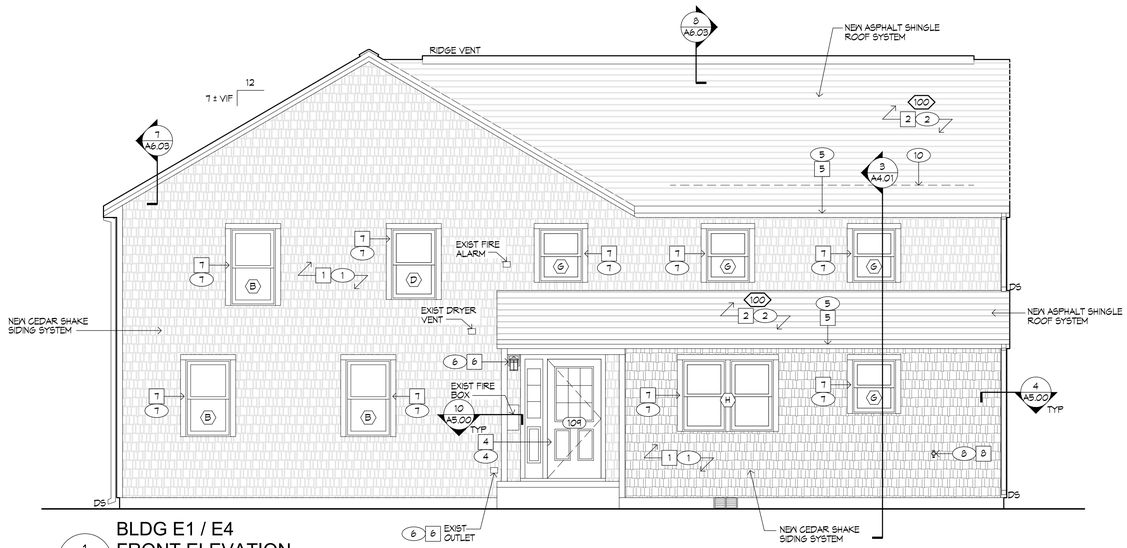
REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 6293
COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

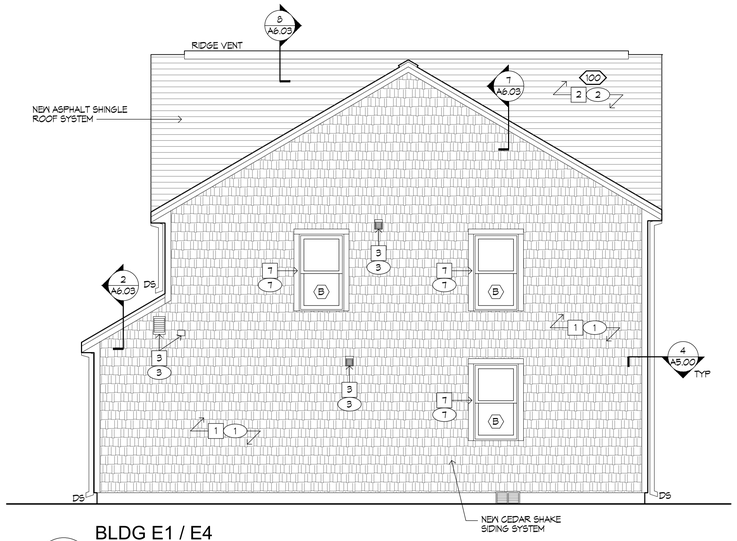
No.	Date	Description

BUILDING F7 / F8
EXTERIOR ELEVATIONS

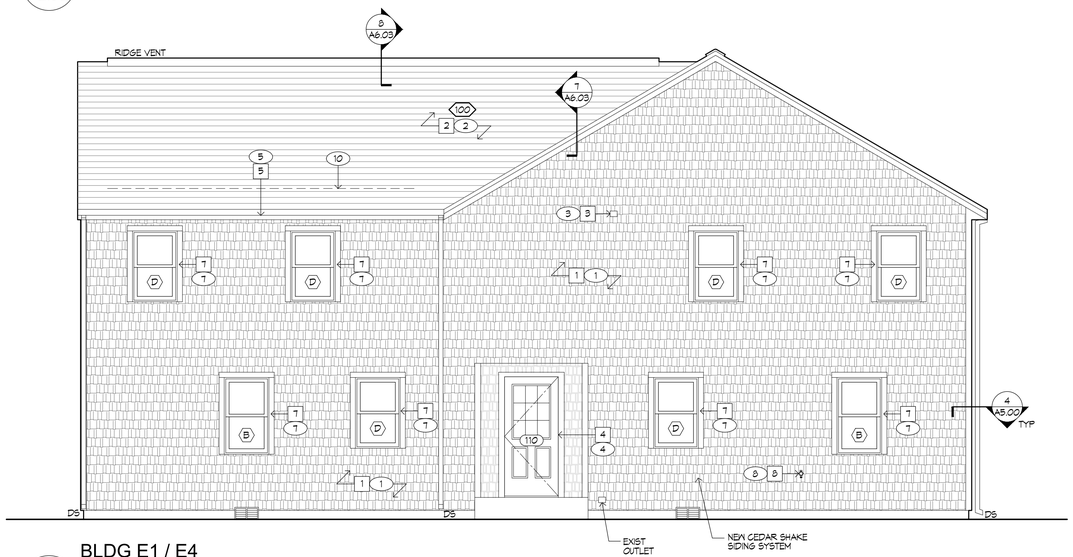
A2.01



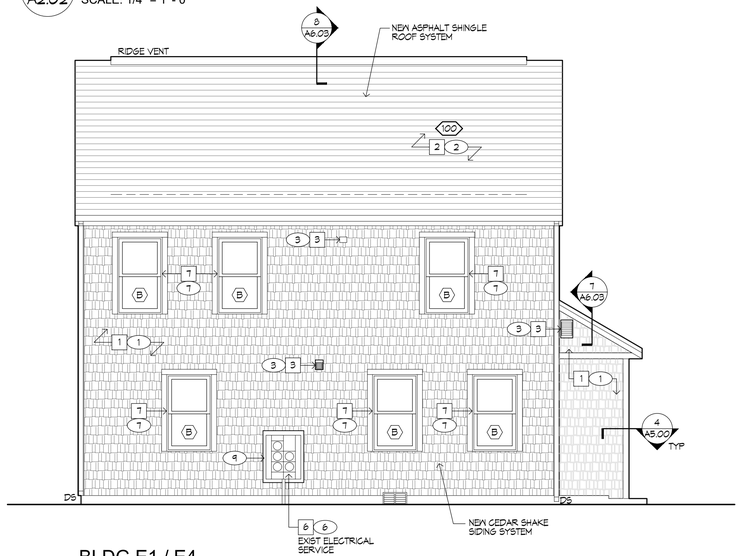
1 A2.02 BLDG E1 / E4
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



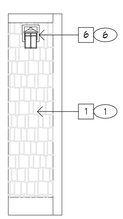
3 A2.02 BLDG E1 / E4
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



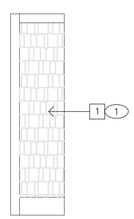
2 A2.02 BLDG E1 / E4
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.02 BLDG E1 / E4
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.02 BLDG E1 / E4
RIGHT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.02 BLDG E1 / E4
LEFT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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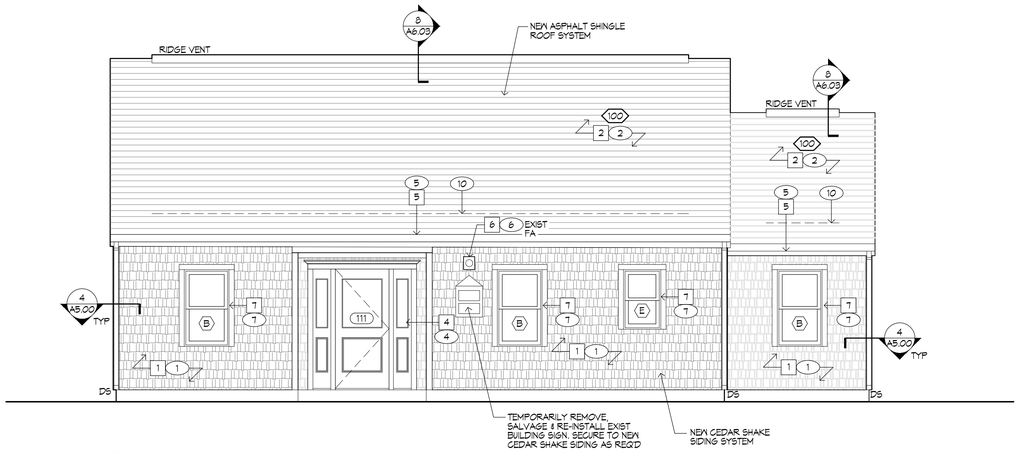
REGISTERED ARCHITECT No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

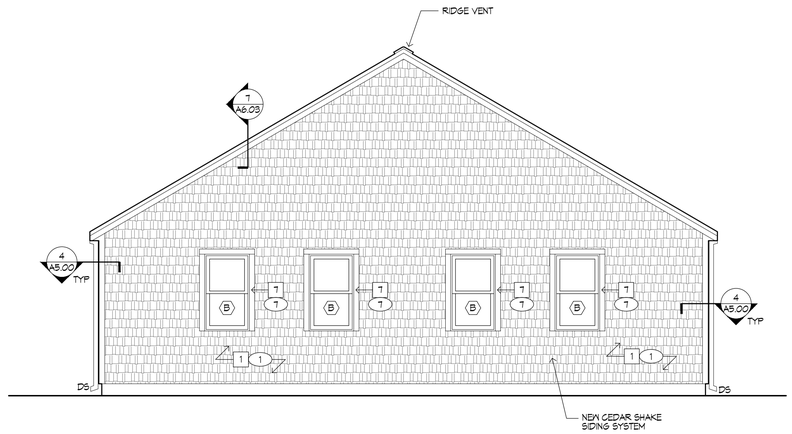
No.	Date	Description

BUILDING E1 / E4
EXTERIOR ELEVATIONS

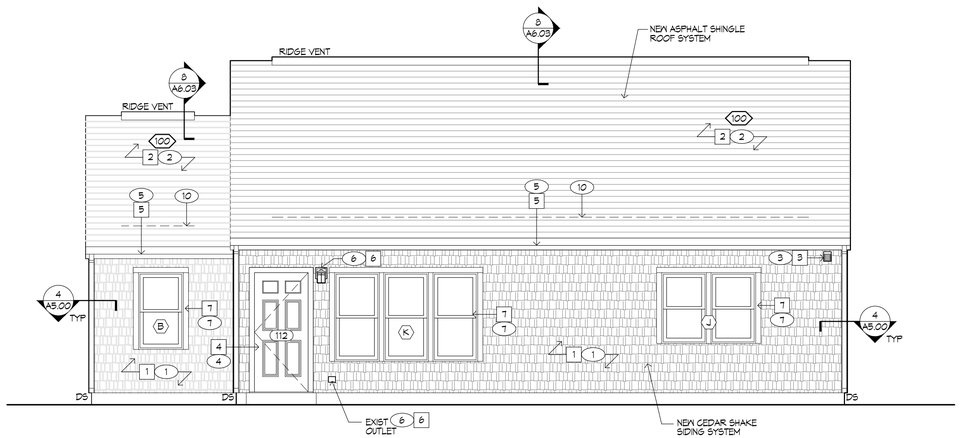
A2.02



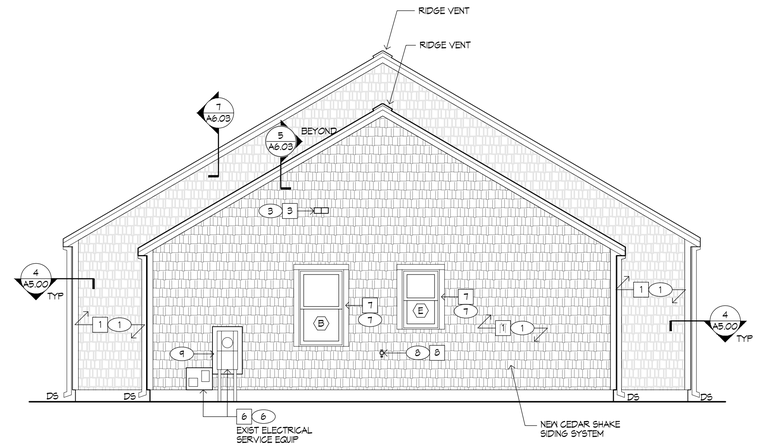
1 A2.03 COMMUNITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



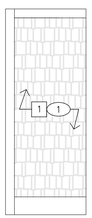
3 A2.03 COMMUNITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



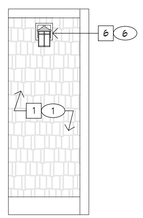
2 A2.03 COMMUNITY BUILDING - REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.03 COMMUNITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.03 COMMUNITY BLDG
LEFT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.03 COMMUNITY BLDG
RIGHT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.

6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT No. 8250 EDWARD T. ROWSE STATE OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

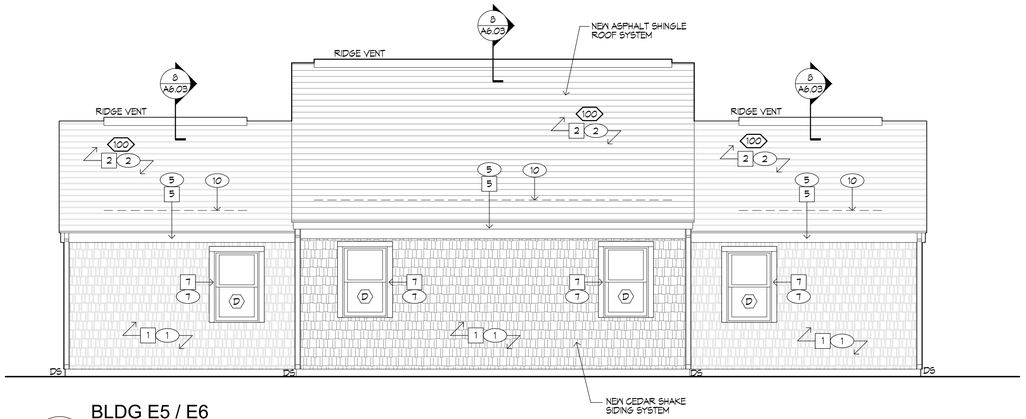
Revisions

No.	Date	Description

COMMUNITY BUILDING
EXTERIOR ELEVATIONS

A2.03

230106 - A2.03 | 12 of 21



1 A2.04 BLDG E5 / E6
FRONT ELEVATION
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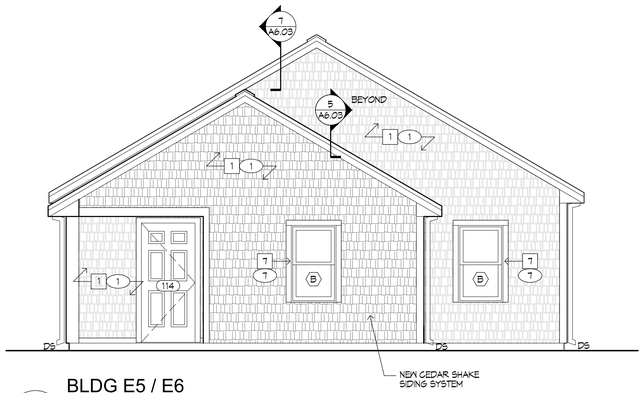

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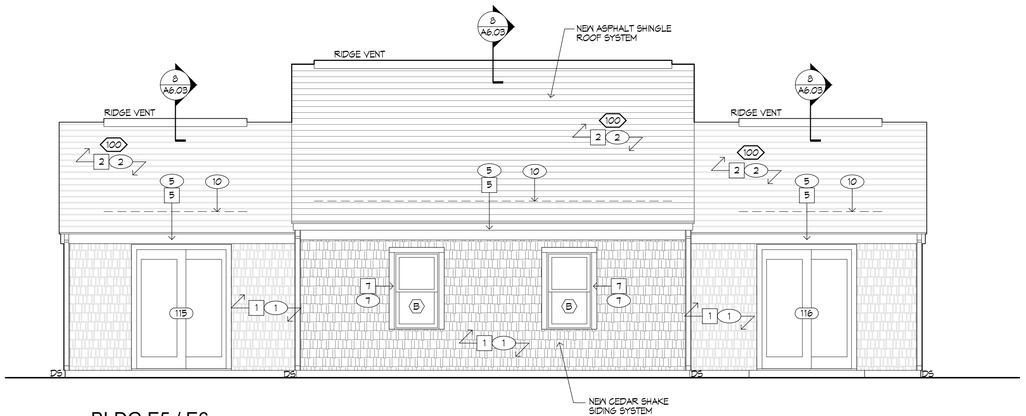
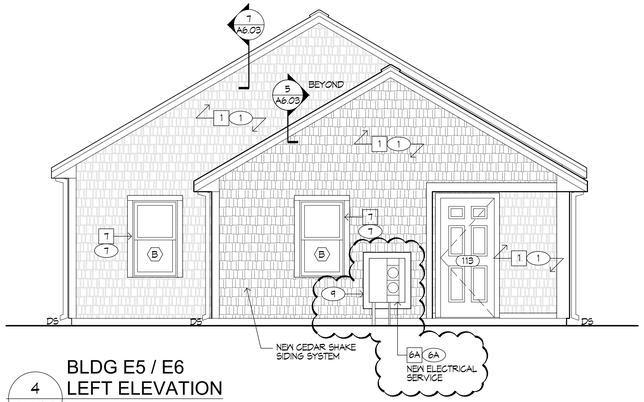
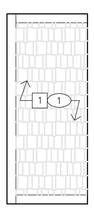
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



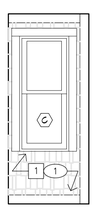
2 A2.04 BLDG E5 / E6
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.04 BLDG E5 / E6
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8293
COMMONWEALTH OF MASSACHUSETTS

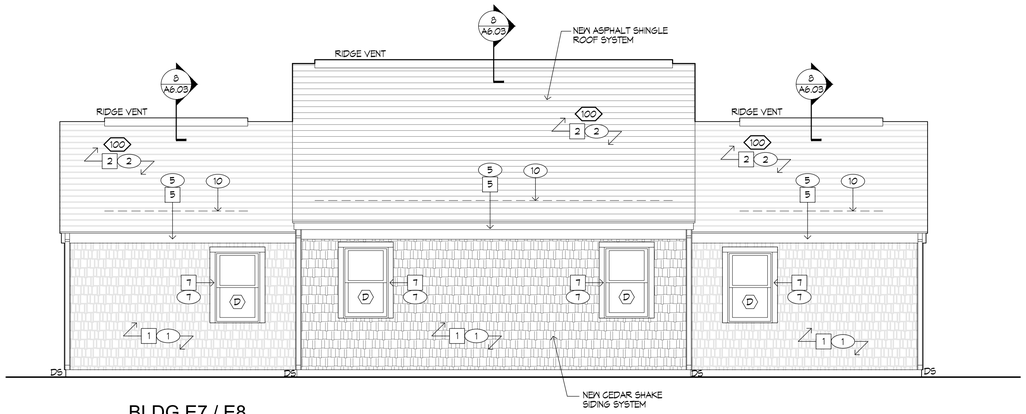
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

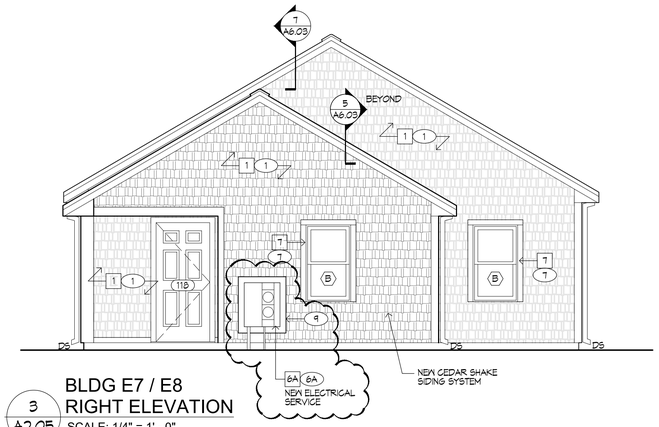
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
EXTERIOR ELEVATIONS

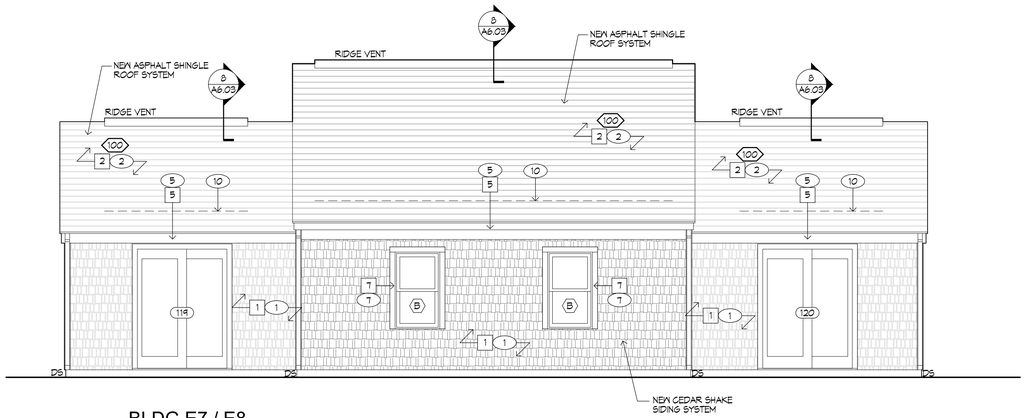
A2.04



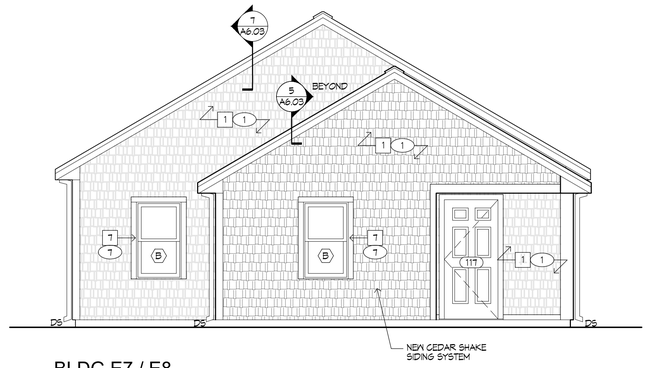
1 A2.05 BLDG E7 / E8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 A2.05 BLDG E7 / E8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



2 A2.05 BLDG E7 / E8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.05 BLDG E7 / E8
LEFT ELEVATION
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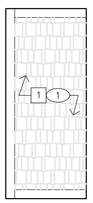
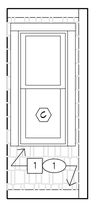


5 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



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ADD ALTERNATE No. 2

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
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REGISTERED ARCHITECT EDMUND A. RUSSELL No. 6203 COMMONWEALTH OF MASSACHUSETTS

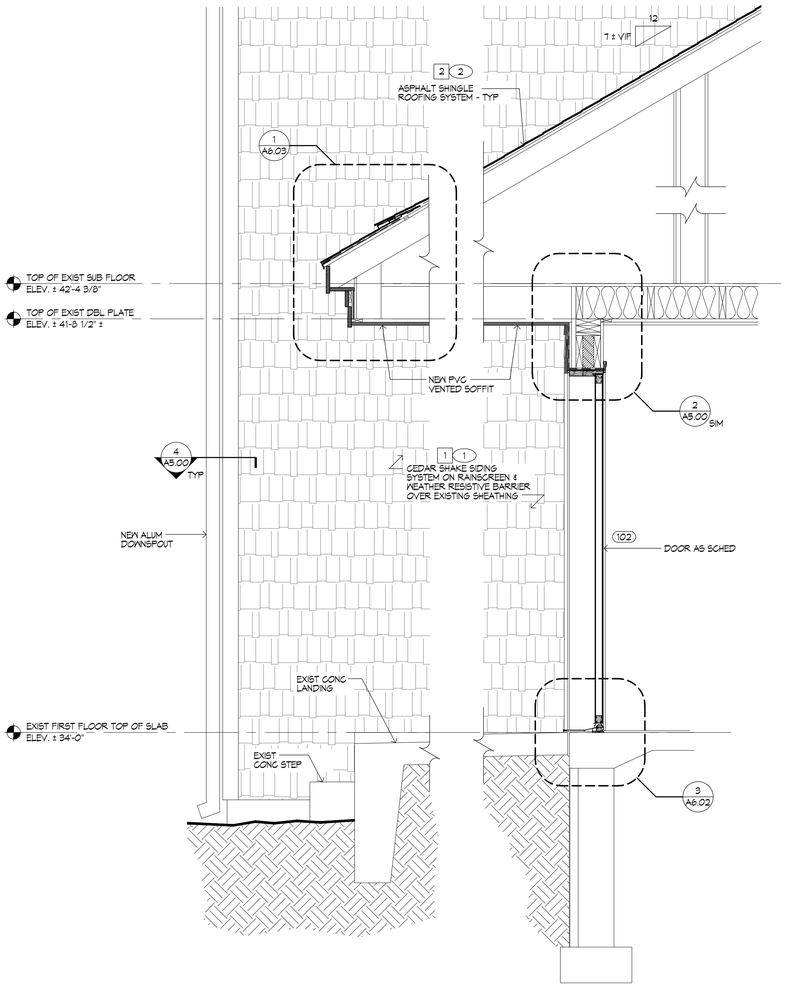
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

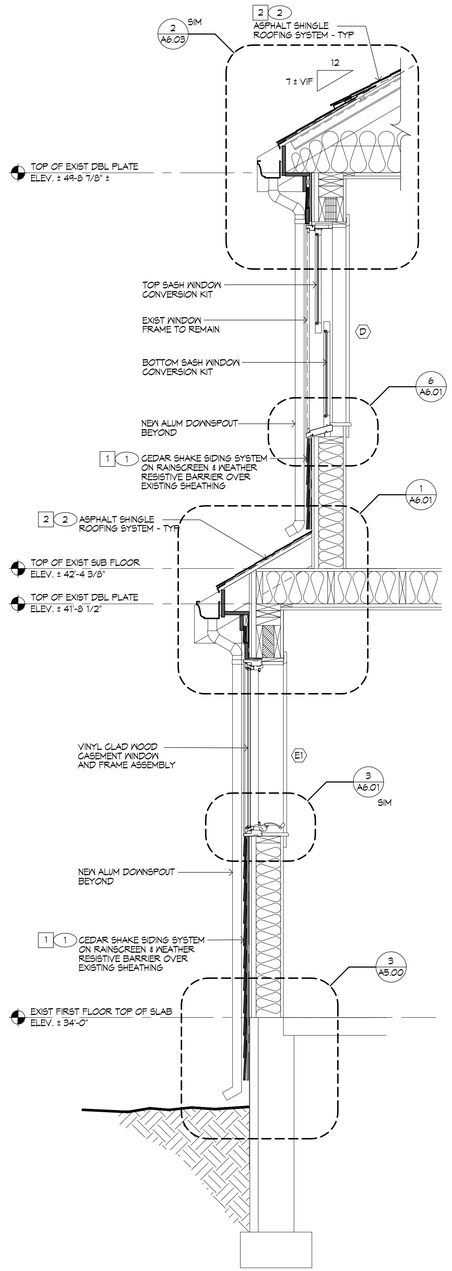
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
EXTERIOR ELEVATIONS

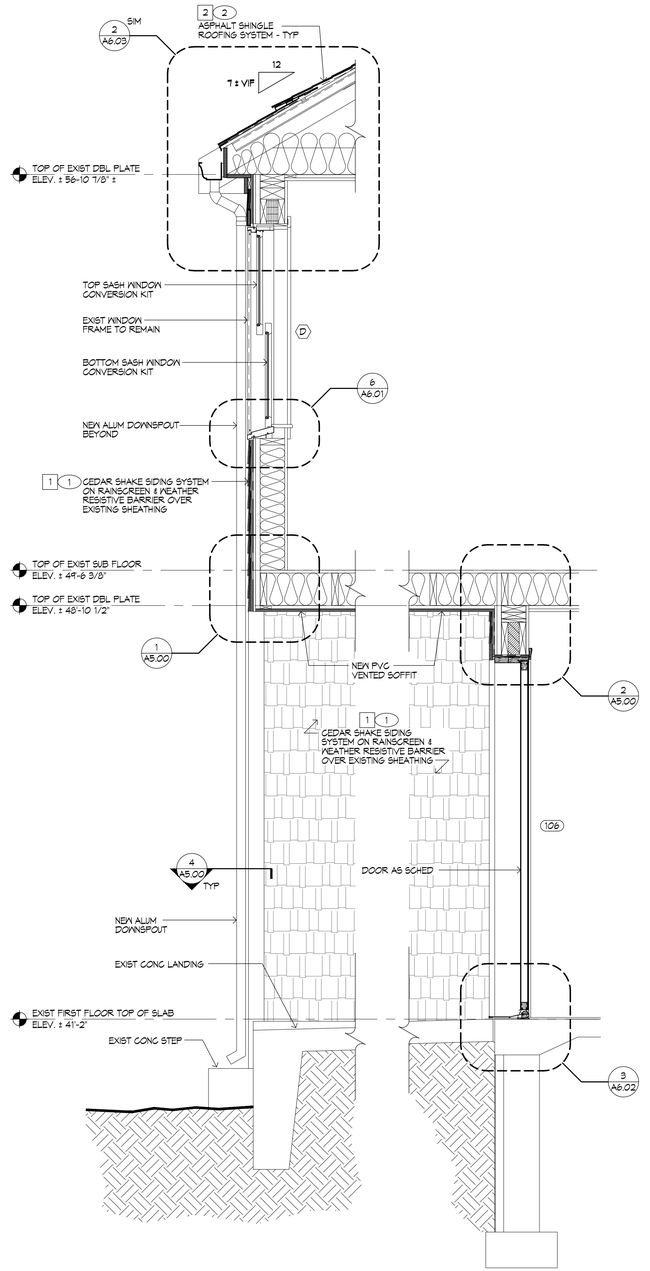
A2.05



1 A4.00 WALL SECTION
3/4" = 1'-0"



2 A4.00 WALL SECTION
3/4" = 1'-0"



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3/4" = 1'-0"

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REGISTERED ARCHITECT
EDWARD A. RAMEY
No. 8290
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

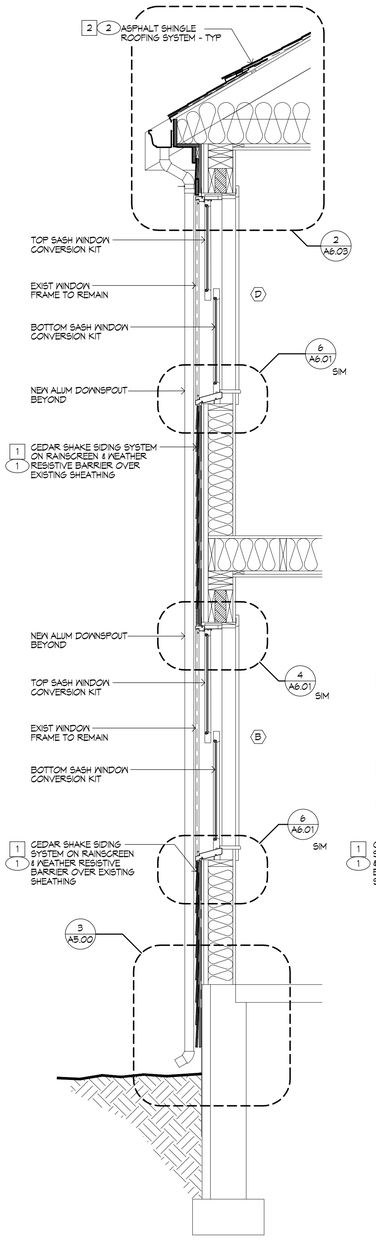
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

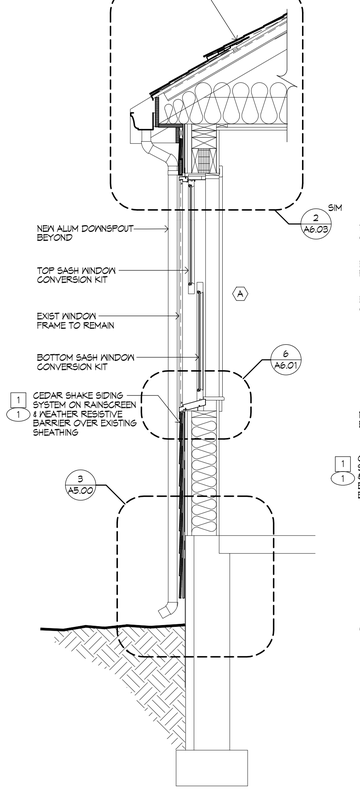
No.	Date	Description

WALL SECTIONS

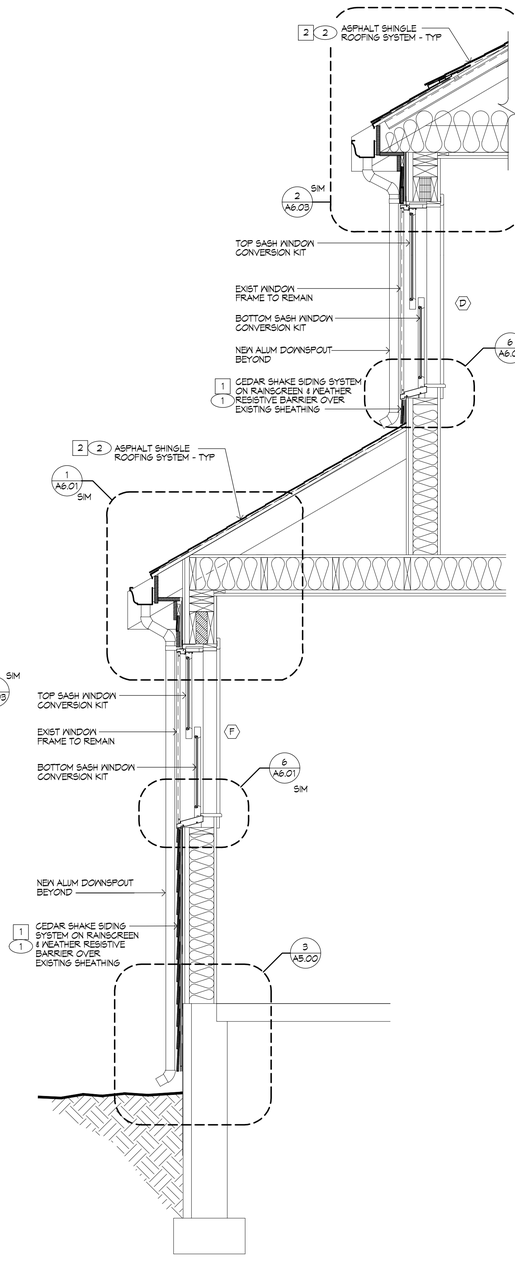
A4.00



1 A4.01 WALL SECTION 3/4" = 1'-0"



2 A4.01 WALL SECTION 3/4" = 1'-0"



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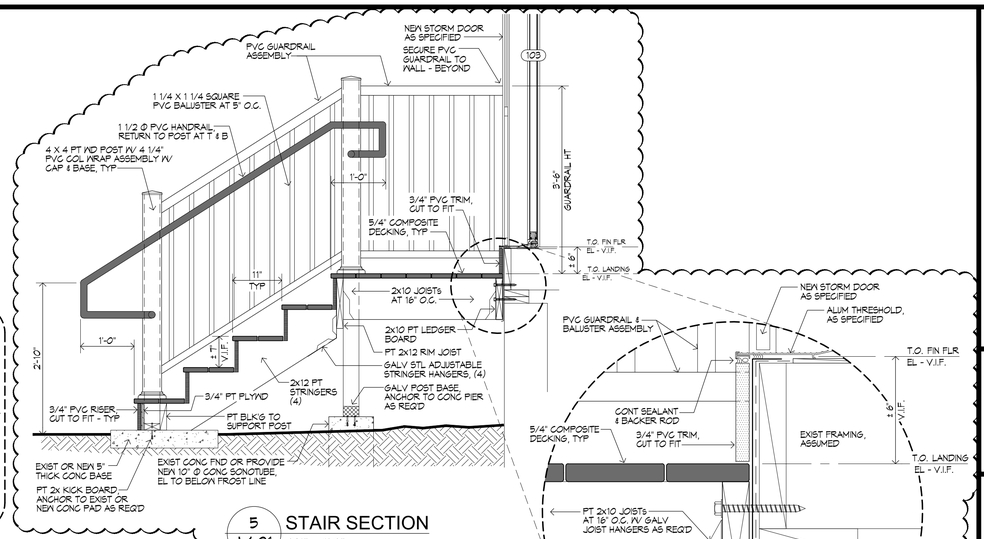
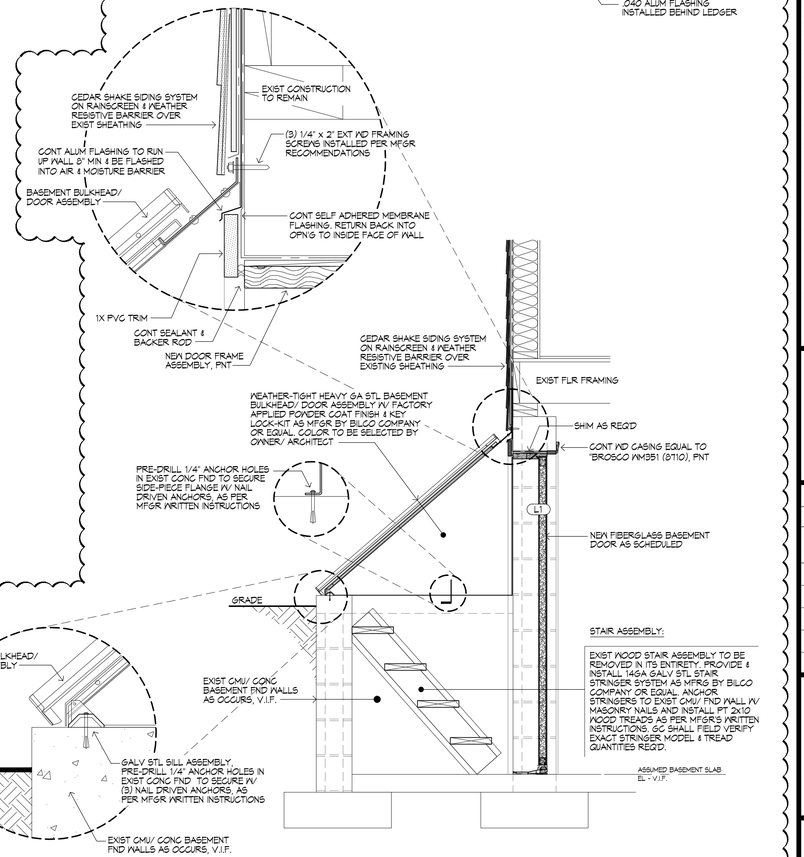


5 A4.01 STAIR SECTION 3/4" = 1'-0"



4 A4.01 BULKHEAD SECTION 3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT — EDWARD A. ROWSE — No. 8250 — REGISTERED IN COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

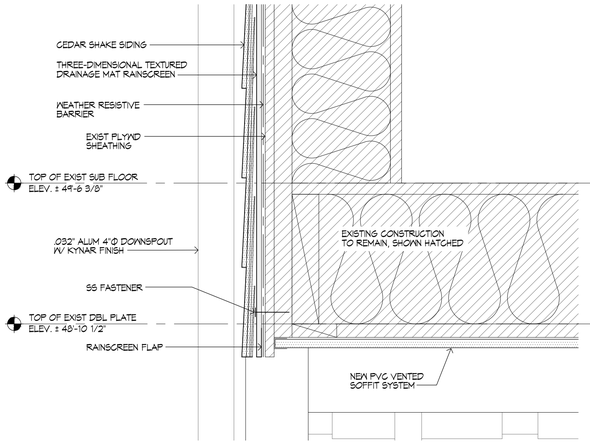
Drawn by: CAB Proj. Mgr.: EAR

Revisions

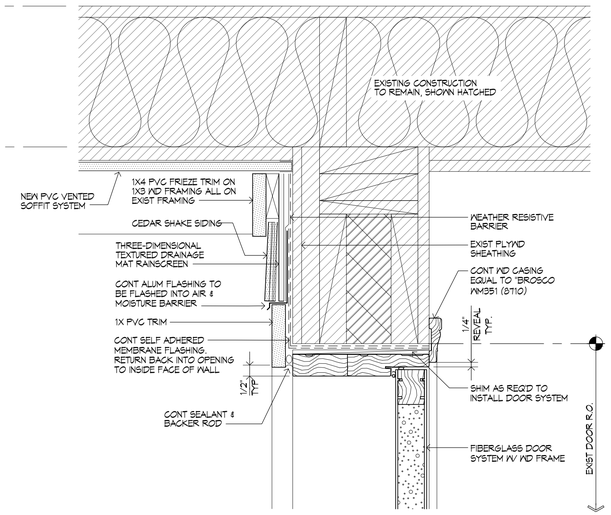
No.	Date	Description
	12.11.2024	ADDENDUM No.5

WALL SECTIONS

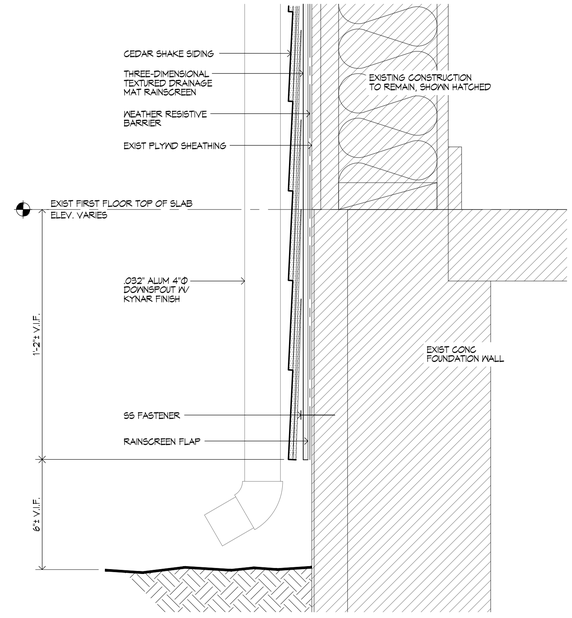
A4.01



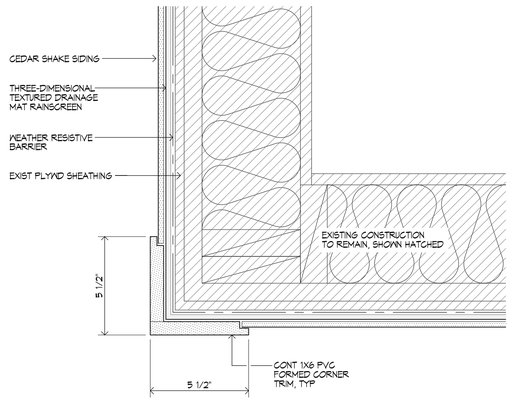
1 A5.00 OVERHANG DETAIL
3" = 1'-0"



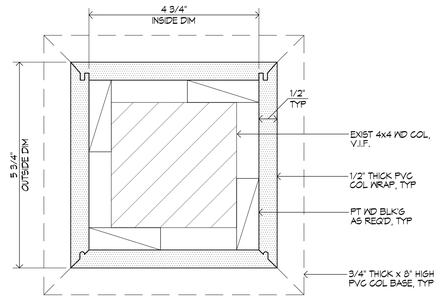
2 A5.00 DOOR HEAD
3" = 1'-0"



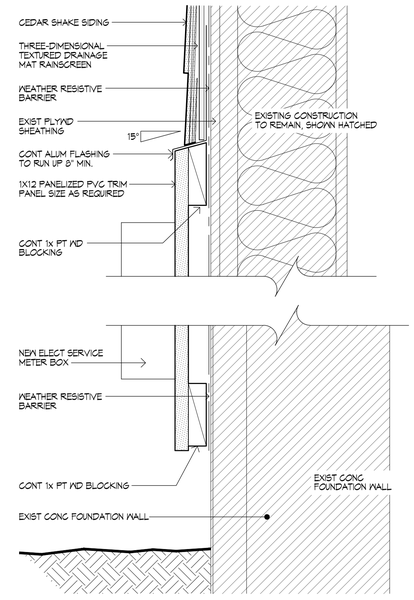
3 A5.00 DETAIL AT FOUNDATION
3" = 1'-0"



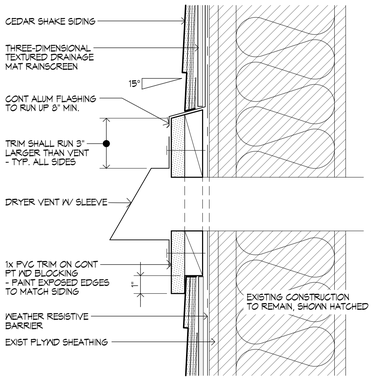
4 A5.00 CORNER TRIM PLAN DETAIL
3" = 1'-0"



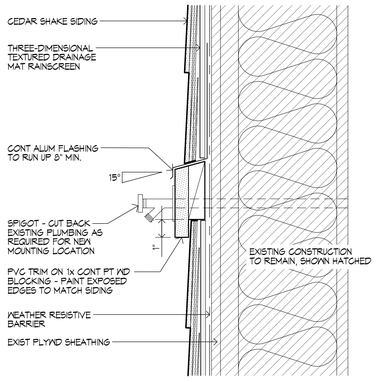
10 A5.00 TYP WOOD POST DETAIL W/ NEW PVC COLUMN WRAP
6" = 1'-0"



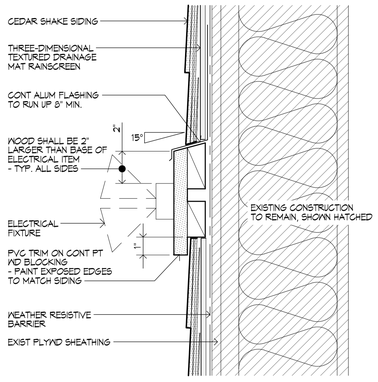
9 A5.00 DETAIL @ ELETRICAL SERVICE BOX
SCALE: 3"= 1'-0"



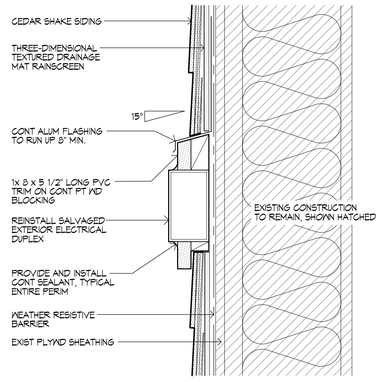
5 A5.00 DRYER VENT DETAIL
3" = 1'-0"



6 A5.00 SPIGOT DETAIL
3" = 1'-0"



7 A5.00 LIGHT BASE DETAIL
3" = 1'-0"



8 A5.00 EXTERIOR ELECTRICAL DUPLEX DETAIL
3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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3 Manta Drive
Nantucket, MA 02554

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT — RAYMOND T. ROWSE — No. 8250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

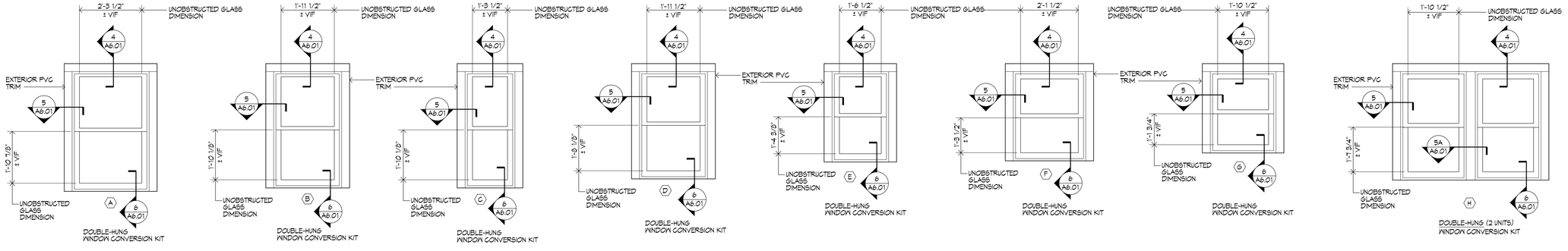
No.	Date	Description

ENLARGED DETAILS

A5.00

WINDOW SCHEDULE

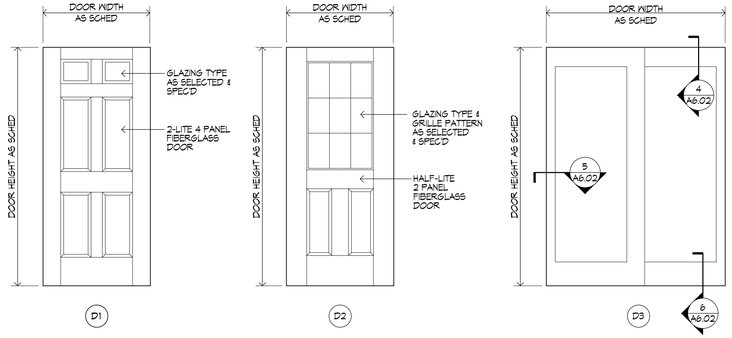
1/2"=1'-0"



NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES AND DIMENSIONS OF ALL EXISTING WINDOWS PRIOR TO ORDERING NEW WINDOW CONVERSION KITS AND NEW WINDOW ASSEMBLIES.

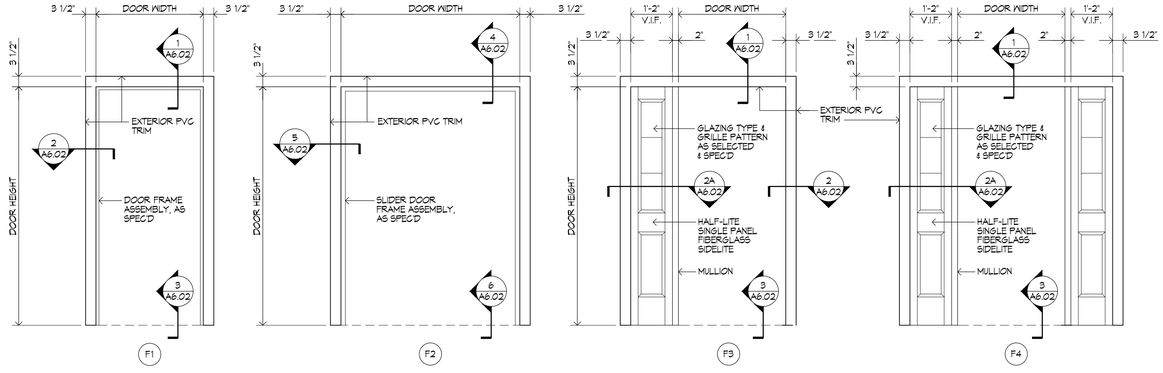
DOOR SCHEDULE

1/2"=1'-0"



FRAME SCHEDULE

1/2"=1'-0"



DOOR SCHEDULE

NO.	DOOR					FRAME				HW SET	LBL	REMARKS
	LOCATION	SIZE	TYPE	MAT	FIN	TYPE	MAT	FIN	WIDTH			
BUILDINGS - F6 / E10												
101	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
102	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
103	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
104	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
L1	BASEMENT	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
BUILDING - F7 / F8												
105	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
106	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
107	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
108	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E1 / E4												
109	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
110	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
COMMUNITY BUILDING												
111	VESTIBULE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F4	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
112	ACTIVITY	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E5 / E6 (ALTERNATE No. 1)												
113	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
114	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
115	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
116	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
BUILDING - E7 / E8 (ALTERNATE No. 2)												
117	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
118	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
119	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
120	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4

REMARKS:

1. DOOR SYSTEM TO BE HURRICANE IMPACT RATED.
2. PROVIDE AND INSTALL CONT PAINTED WOOD CASING EQUAL TO 'BROSCO WM351 (8110) AT HEAD AND JAMBS.
3. PROVIDE AND INSTALL EXTERIOR STORM DOOR. REFER TO SPECIFICATION 08 11 66
4. ALL HARDWARE SHALL BE THE MANUFACTURERS STANDARD HARDWARE FOR SLIDING PATIO DOORS.

NOTE:
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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT EDMUND A. RAWSE No. 6290 COMMONWEALTH OF MASSACHUSETTS

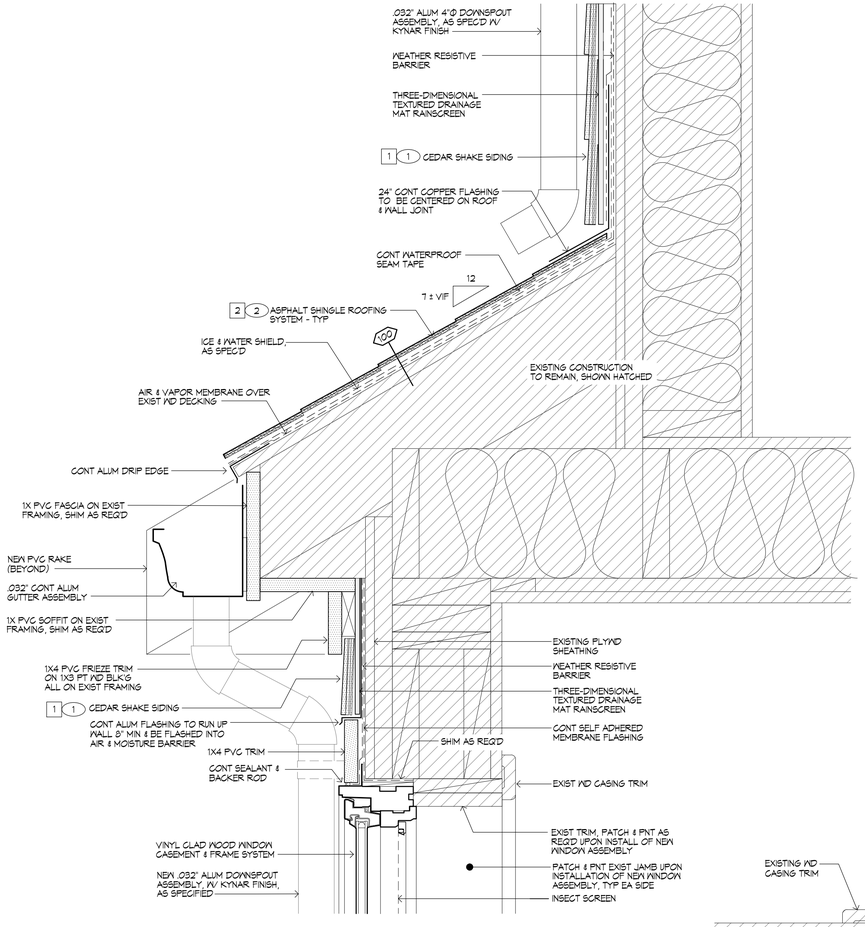
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

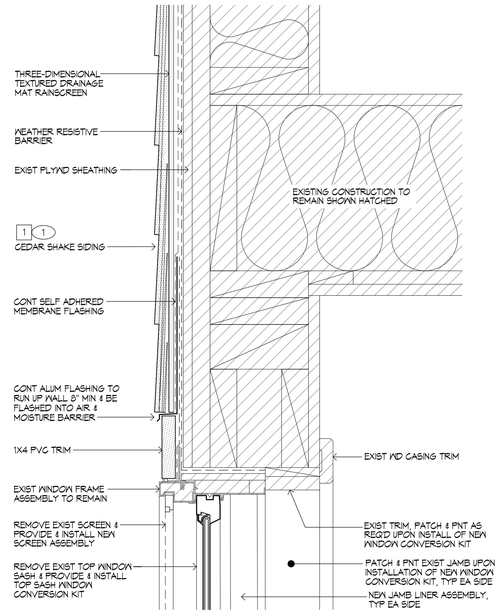
No.	Date	Description
	12.11.2024	ADDENDUM No.5

DOOR & WINDOW SCHEDULES

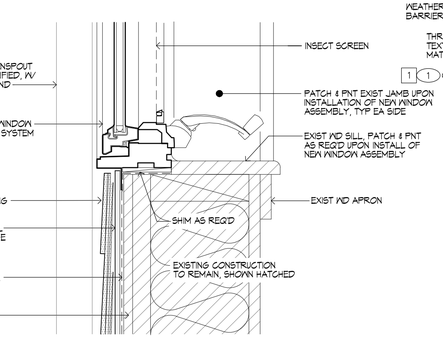
A6.00



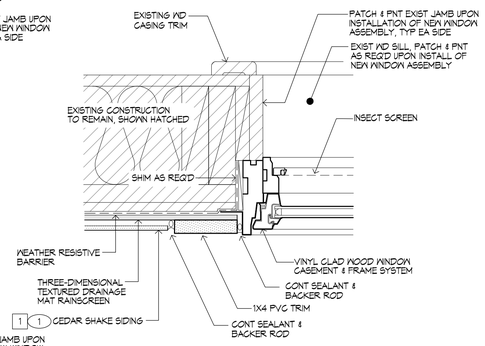
1 A6.01 WINDOW HEAD 3" = 1'-0" CASEMENT



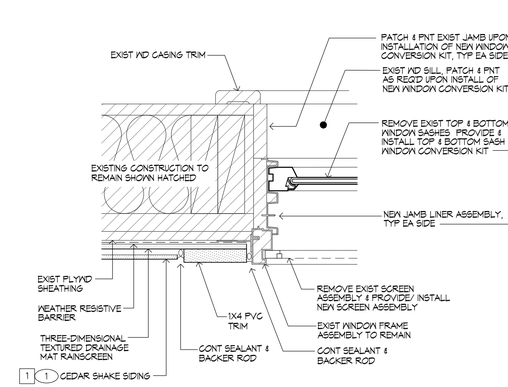
4 A6.01 WINDOW HEAD 3" = 1'-0"



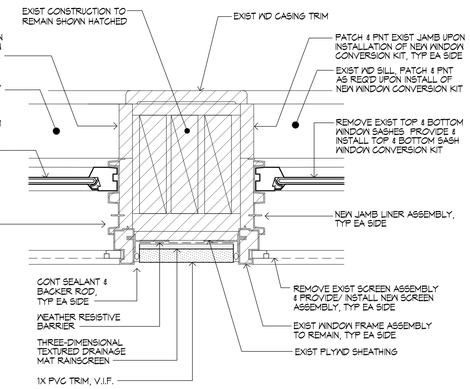
3 A6.01 WINDOW SILL 3" = 1'-0" CASEMENT



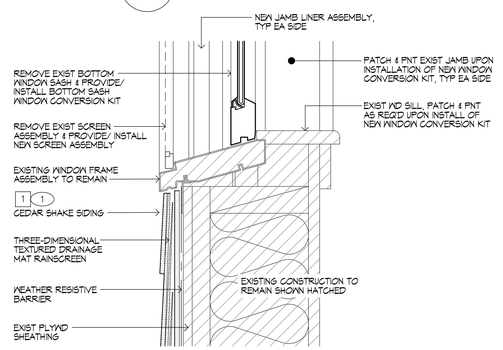
2 A6.01 WINDOW JAMB 3" = 1'-0" CASEMENT



5 A6.01 WINDOW JAMB 3" = 1'-0"



5A A6.01 WINDOW JAMB 3" = 1'-0"



6 A6.01 WINDOW SILL 3" = 1'-0"

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EOHLC Project # 201043

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 9280 COMMONWEALTH OF MASSACHUSETTS

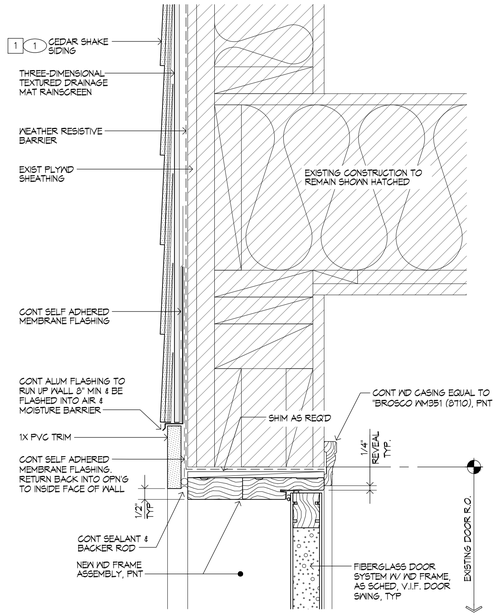
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

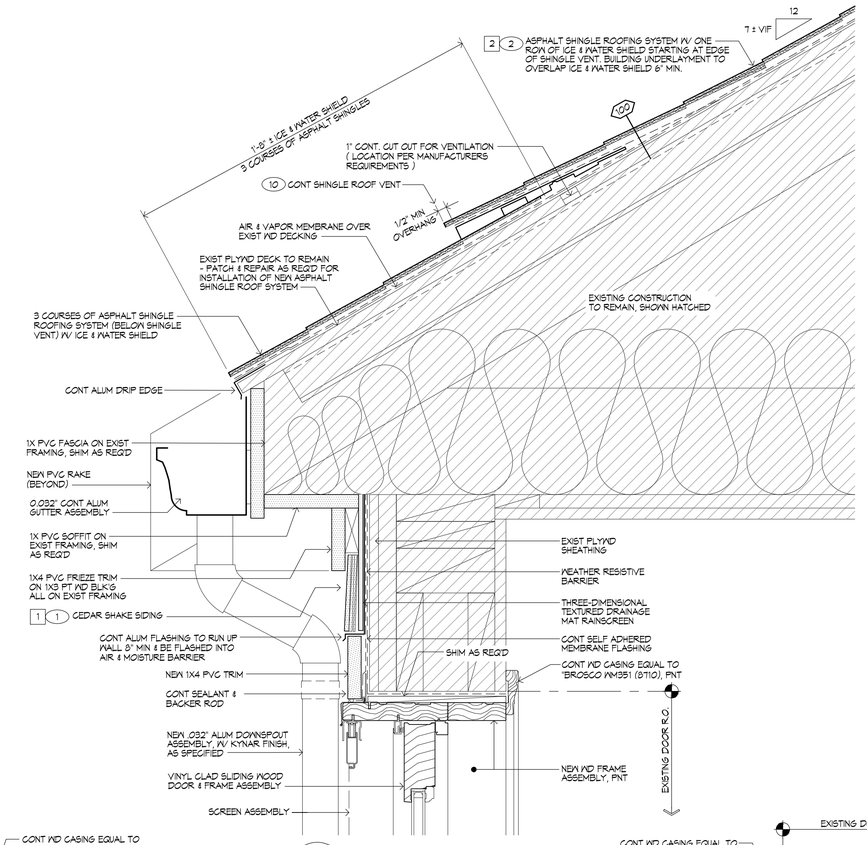
No.	Date	Description

WINDOW DETAILS

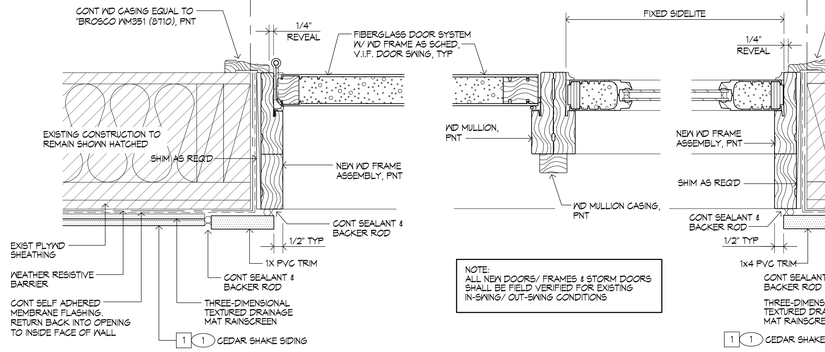
A6.01



1 A6.02 DOOR HEAD 3" = 1'-0"



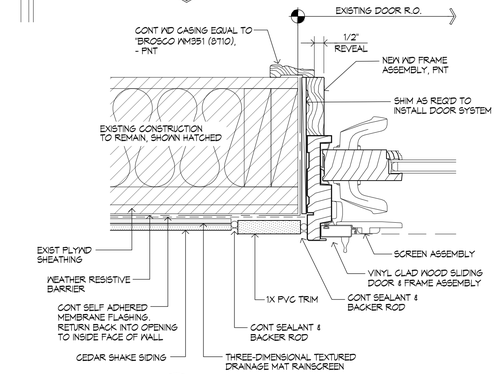
4 A6.02 DOOR HEAD 3" = 1'-0"



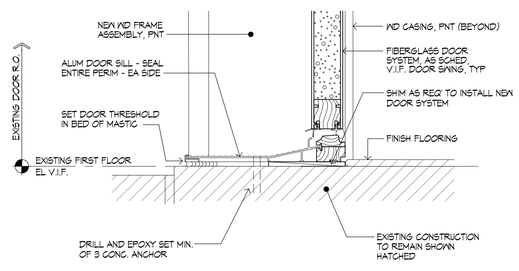
2 A6.02 DOOR JAMB 3" = 1'-0"

NOTE:
ALL NEW DOORS/ FRAMES & STORM DOORS SHALL BE FIELD VERIFIED FOR EXISTING IN-SWING/ OUT-SWING CONDITIONS

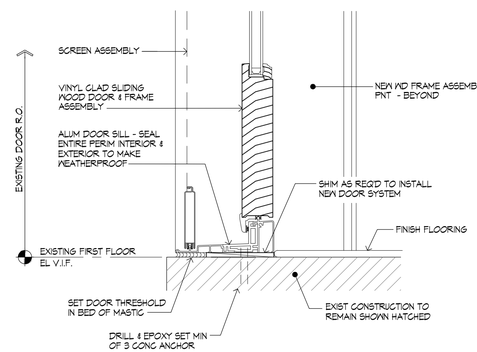
2A A6.02 SIDELITE JAMB 3" = 1'-0"



5 A6.02 DOOR JAMB 3" = 1'-0"



3 A6.02 DOOR SILL 3" = 1'-0"



6 A6.02 DOOR SILL 3" = 1'-0"

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2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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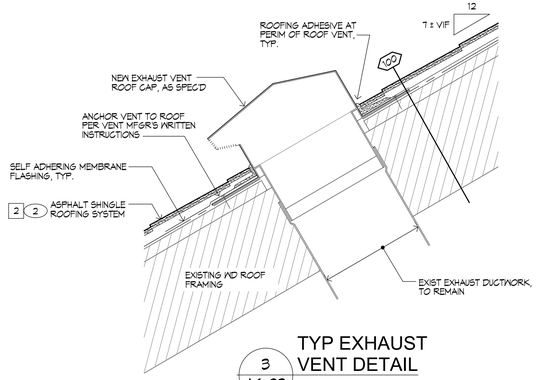
REGISTERED ARCHITECT EDWARD A. ROWSE No. 8230 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

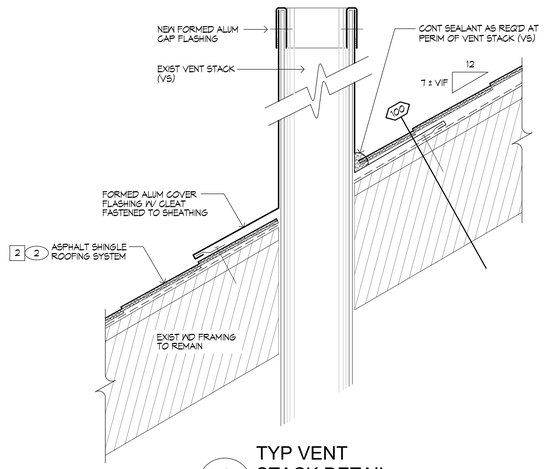
No.	Date	Description

DOOR DETAILS

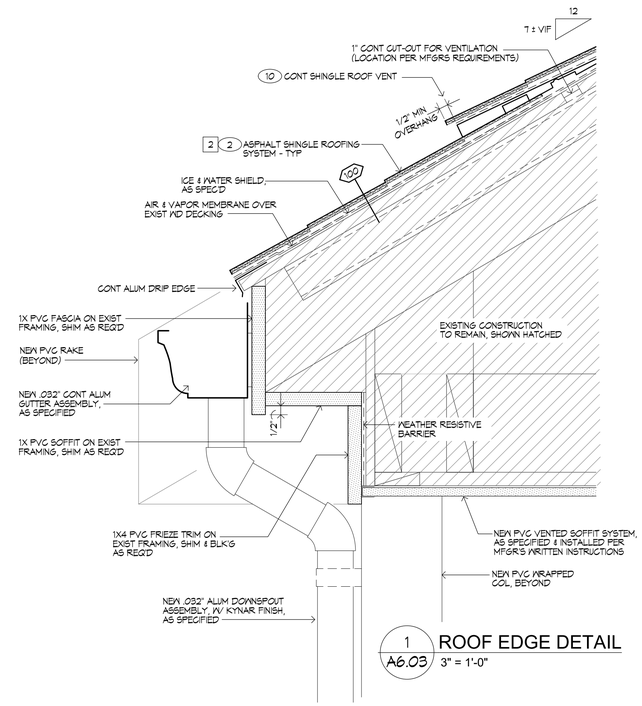
A6.02



3 A6.03 TYP EXHAUST VENT DETAIL
3" = 1'-0"

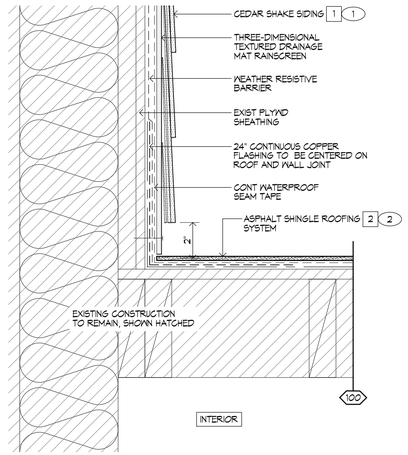


4 A6.03 TYP VENT STACK DETAIL
3" = 1'-0"

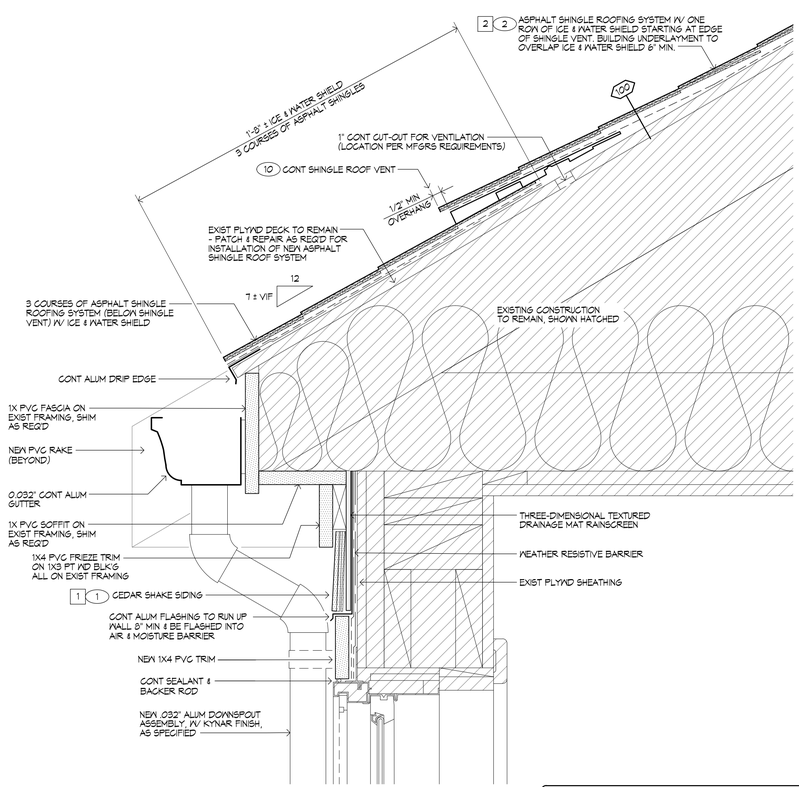


1 A6.03 ROOF EDGE DETAIL
3" = 1'-0"

6 A6.03 DETAIL AT VALLEY FLASHING
3" = 1'-0"



5 A6.03 ROOF DETAIL AT STEP FLASHING
3" = 1'-0"



2 A6.03 ROOF EDGE DETAIL
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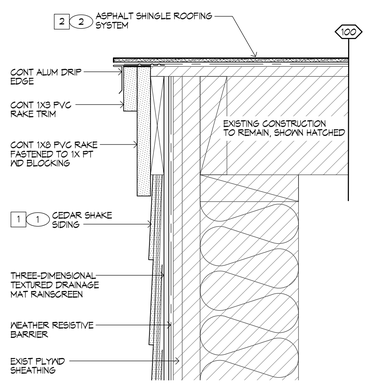
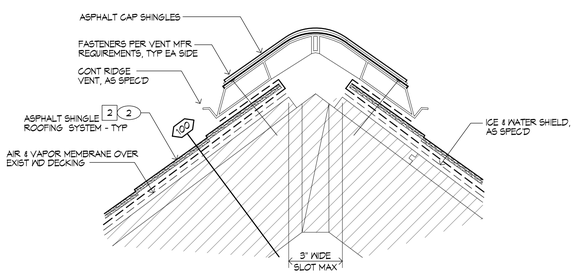


7 A6.03 ROOF RAKE DETAIL
3" = 1'-0"



8 A6.03 RIDGE VENT DETAIL
3" = 1'-0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
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REGISTERED ARCHITECT EDWARD A. ROWSE No. 6200 COMMONWEALTH OF MASSACHUSETTS

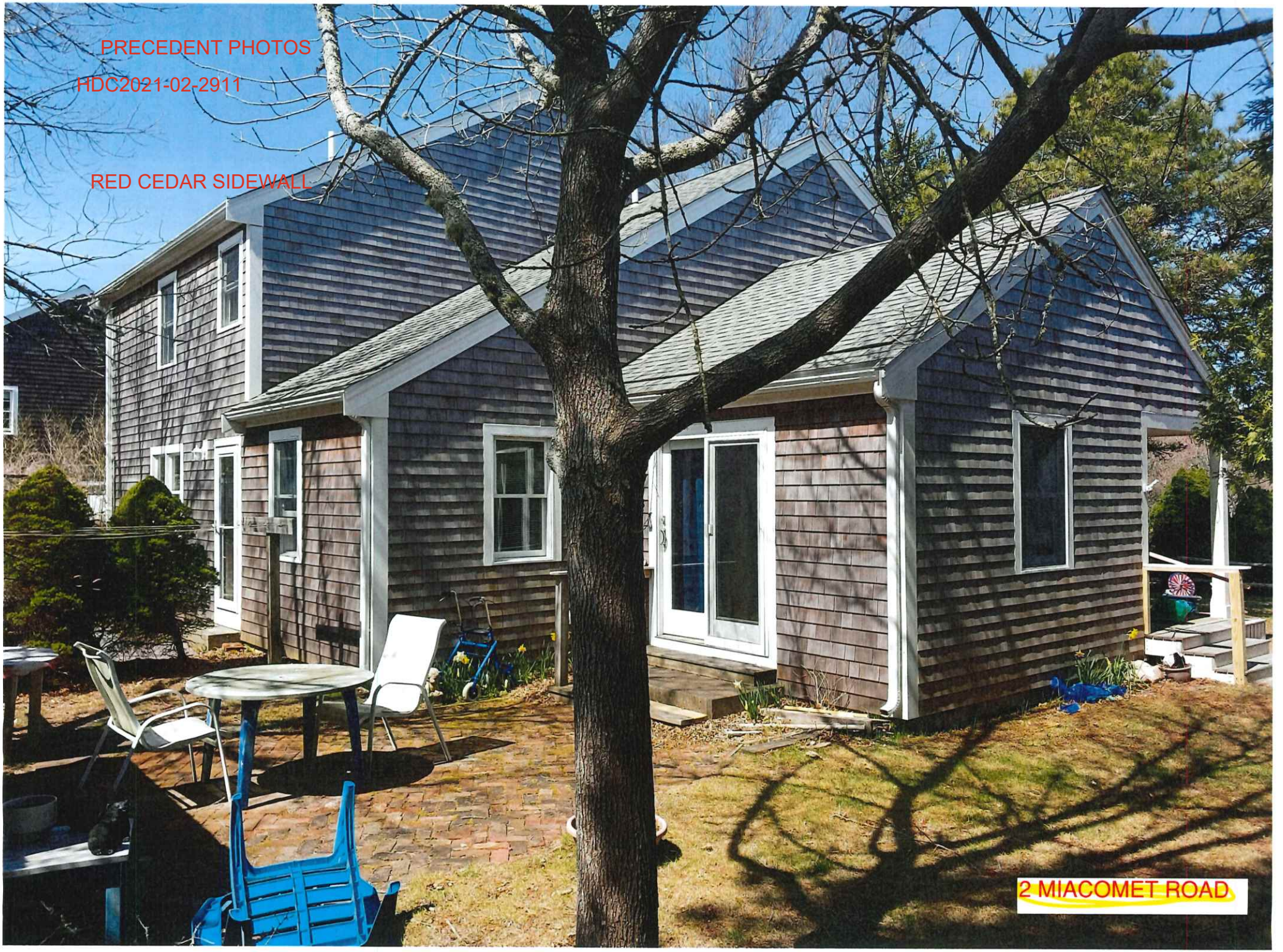
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

ROOF DETAILS

A6.03


PRECEDENT PHOTOS
HDC2021-02-2911
RED CEDAR SIDEWALL
2 MIACOMET ROAD

PRECEDENT PHOTOS

RED CEDAR SIDEWALL



PRECEDENT PHOTOS

HDC2021-02-2912

RED CEDAR SIDEWALL



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 500

Street & Number of Proposed Work: 3A/3B Benjamin Dr

Owner of record: Nantucket Housing Authority

Mailing Address: 3 MANTA Drive
Nantucket, MA 02554

Contact Phone #: 508-228-0296 E-mail: nFriend@denishousing.org

AGENT INFORMATION (if applicable)

Name: Rowse Architects

Mailing Address: 400 Massasoit Ave.
East Providence, RI 02914

Contact Phone #: 401-331-9200 E-mail: Pbernardino@rowsearchitects.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☒ Roof ☒ Other siding, windows, Doors, 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:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☒ Other Red cedar

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other PVC Trim Boards (white) AZEK

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

C. Dimensions: Fascia 1x EXIST Rake 1x EXIST Soffit (Overhang) 1x EXIST Corner boards 1x6 Frieze 1x EXIST

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square X

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 series/conversion Kits

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall red cedar Clapboard (if applicable) _____ Roof Colonial Slate

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 4/30/2025 Signature of owner of record _____ Signed under penalties of perjury

1 BENJAMIN DR

Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	1 BENJAMIN DR
ID	67 500

Ownership

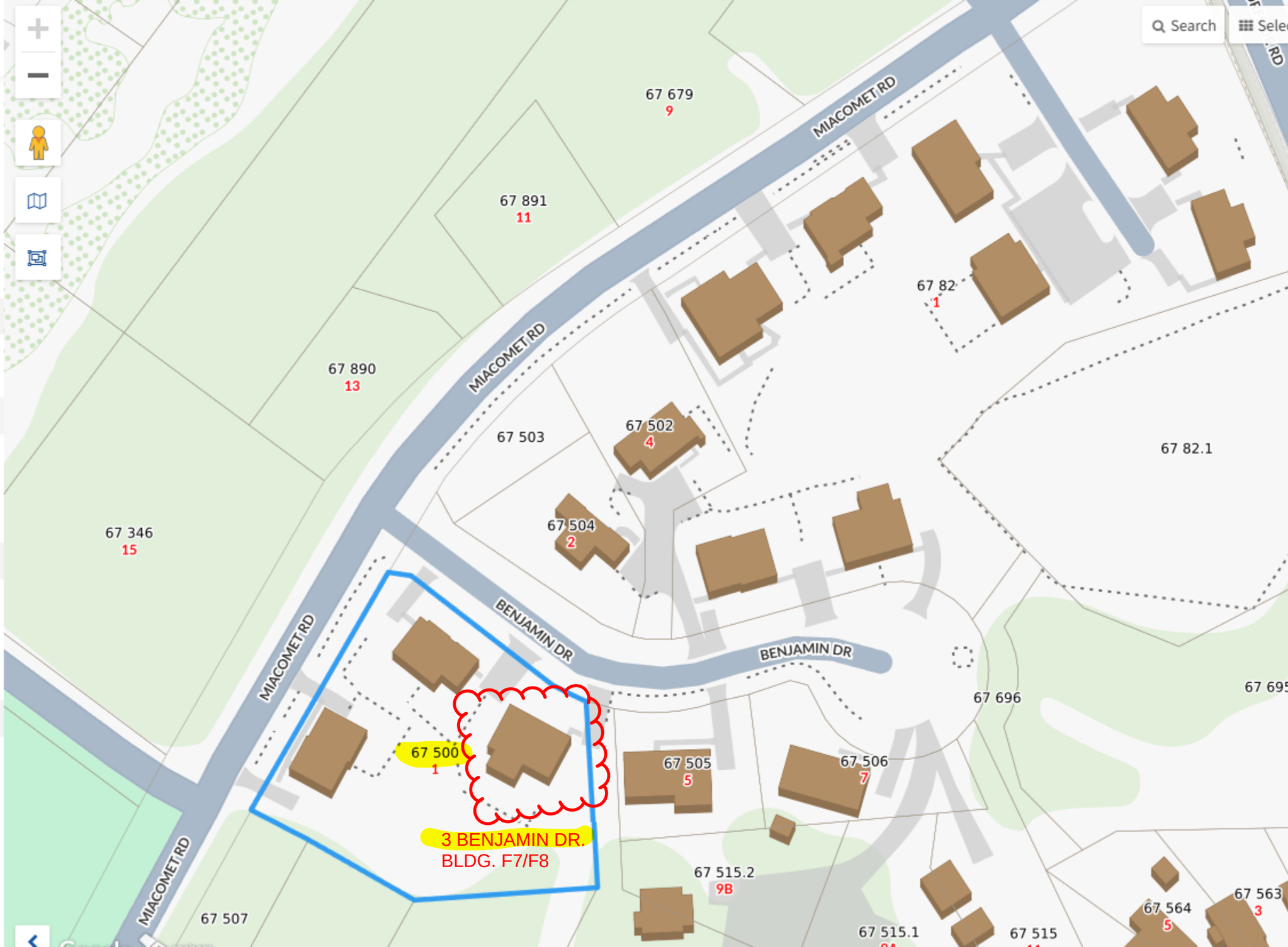
Name	NANTUCKET HOUSING AUTHORITY
Address	3 MANTA DR, NANTUCKET, MA 02554

Valuation

Total	$2,806,100
Land	$771,200
Last Sale	$0 on
Book/Page	00233/0026

Land

Area	0.89 AC
Zone	LUG2



BUILDING ENVELOPE UPGRADES

MIACOMET VILLAGE 667-1, 705-01

NANTUCKET HOUSING AUTHORITY

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554

OCTOBER 23, 2024

EOHLC PROJECT #201043

ARCHITECT:

400 Massasoit Avenue,
Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street,
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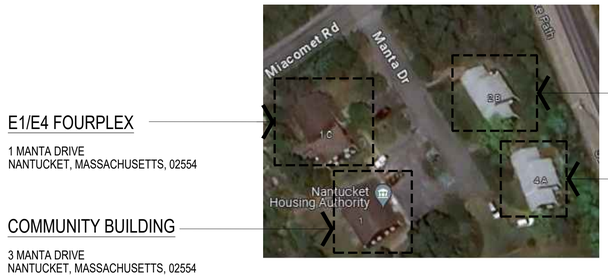

E1/E4 FOURPLEX

1 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

COMMUNITY BUILDING

3 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E5/E6 DUPLEX (ADD ALT No. 1)

2 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554

E7/E8 DUPLEX (ADD ALT No. 2)

4 MANTA DRIVE
NANTUCKET, MASSACHUSETTS, 02554



F6/E10 DUPLEX

1 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

F7/F8 DUPLEX

3 BENJAMIN DRIVE
NANTUCKET, MASSACHUSETTS, 02554

VICINITY MAP
NOT TO SCALE

PROJECT NORTH

LIST OF DRAWINGS

	TITLE SHEET	1 OF 21
C1.00	SITE KEY PLAN & NOTES	2 OF 21
A1.00	BUILDING F6 / E10 ROOF PLAN & FLOOR PLANS	3 OF 21
A1.01	BUILDING F7 / F8 ROOF PLAN & FLOOR PLANS	4 OF 21
A1.02	BUILDING E1 / E4 ROOF PLAN & FLOOR PLANS	5 OF 21
A1.03	COMMUNITY BUILDING ROOF PLAN & FLOOR PLAN	6 OF 21
A1.04	BUILDING E5 / E6 ROOF PLAN & FLOOR PLAN - ALTERNATE No.1	7 OF 21
A1.05	BUILDING E7 / E8 ROOF PLAN & FLOOR PLAN - ALTERNATE No.2	8 OF 21
A2.00	BUILDING F6 / E10 EXTERIOR ELEVATIONS	9 OF 21
A2.01	BUILDING F7 / F8 EXTERIOR ELEVATIONS	10 OF 21
A2.02	BUILDING E1 / E4 EXTERIOR ELEVATIONS	11 OF 21
A2.03	COMMUNITY BUILDING EXTERIOR ELEVATIONS	12 OF 21
A2.04	BUILDING E5 / E6 EXTERIOR ELEVATIONS - ALTERNATE No.1	13 OF 21
A2.05	BUILDING E7 / E8 EXTERIOR ELEVATIONS - ALTERNATE No.2	14 OF 21
A4.00	WALL SECTIONS	15 OF 21
A4.01	WALL SECTIONS	26 OF 21
A5.00	ENLARGED DETAILS	17 OF 21
A6.00	DOOR & WINDOW SCHEDULE	18 OF 21
A6.01	WINDOW DETAILS	19 OF 21
A6.02	DOOR DETAILS	20 OF 21
A6.03	ROOF DETAILS	21 OF 21

LIST OF STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING	CONV	CONVECTOR	FACP	FIRE ALARM CONTROL PANEL	JST	JOIST	OD	OUTSIDE DIAMETER	RT	RUBBER TILE
ACT	ACOUSTICAL TILE	CORR	CORRIDOR	FB	FIRE BLANKET	JT	JOINT	OH	OPPOSITE HAND	RTU	ROOF TOP UNIT
AFF	ABOVE FINISH FLOOR	COORD	COORDINATE	FD	FLOOR DRAIN			OPNG	OPENING		
ALT	ALTERNATE	CPT	CARPET	FE	FIRE EXTINGUISHER	L	LENGTH		OPPOSITE HAND	S	SEALANT
ALUM	ALUMINUM	CT	CERAMIC TILE	FF	FINISH FLOOR	LAM	LAMINATE	OPP	OPPOSITE	SCD	SEAT COVER DISPENSER
ANC BLT	ANCHOR BOLT	CD	CLOTHES DRYER	FFE	FINISH FLOOR ELEVATION	LAV	LAVATORY	OSB	ORIENTED STRAND BOARD	SCH	SCHEDULE
APPROX	APPROXIMATE	CW	CLOTHES WASHER	FIN	FINISH	LBL	LABEL	OW	OPERABLE WALL	SCR	SHOWER CURTAIN ROD
ARCH	ARCHITECT			FG	FIBERGLASS	LC	LEAD COATED			SCW	SOLID CORE WOOD
ARGB	ABUSE RESISTANT GB	D	DRYER	FLASH	FLASHING	LCC	LEAD COATED COPPER	PART BD	PARTICLE BOARD	SD	SOAP DISPENSER
ASPH	ASPHALT	DBL	DOUBLE	FLR	FLOOR	LP	LOW POINT	PCP	PRECAST CONCRETE PLANK	SECT	SECTION
		DEMO	DEMOLITION	FLUOR	FLUORESCENT	LSG	LIFE SAFETY CODE	PERIM	PERIMETER	SF	SQUARE FEET
BC	BRICK COURSE	DI	DRAIN INLET	FNDN	FOUNDATION	LGT	LINOLEUM COMPOSITION TILE	PL	PLASTER or PROPERTY LINE	SIM	SIMILAR
BD	BOARD	DIAG	DIAGONAL	FOC	FACE OF CONCRETE			PLAM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPOSAL
BITUM	BITUMINOUS	DIAM	DIAMETER	FOF	FACE OF FINISH	MAS	MASONRY	PLAS	PLASTIC	SNV	SANITARY NAPKIN VENDOR
BLDG	BUILDING	DIM	DIMENSION	FOM	FACE OF MASONRY	MAX	MAXIMUM	PLWD	PLYWOOD	SPEC	SPECIFICATION
BLK	BLOCK	DL	DRAIN LEADER	FOS	FACE OF STUD	MB	MARKER BOARD	PMJF	PREMOLDED JOINT FILLER	SQ	SQUARE
BLKG	BLOCKING	DN	DOWN	FP	FIREPROOFING	MBL	MARBLE TILE	PNT	PAINT	SS	STAINLESS STEEL
BM	BENCH MARK	D-PART	DEMOUNTABLE PARTITION	FR	FIRE RETARDENT	MC	MEDICINE CABINET	PNTD	PAINTED	STD	STANDARD
BOF	BOTTOM OF FOOTING	DR	DOOR	FTG	FOOTING	MDF	MEDIUM DENSITY FIBERBOARD	PR	PAIR	STL	STEEL
BOTT	BOTTOM	DS	DOWNSPOUT	FUR	FURRING	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	STOR	STORAGE
BRG	BEARING	DTL	DETAIL			MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	STRUCT	STRUCTURE or STRUCTURAL
BRK	BRICK	DWG	DRAWING	GA	GAUGE	MFR	MANUFACTURER	PT	PRESSURE TREATED	SUSP	SUSPENDED or SUSPENSION
BS	BRICK SHELF	DW	DISHWASHER	GB	GYPSUM BOARD	MH	MANHOLE	PTD	PAPER TOWEL DISPENSER	SV	SHEET VINYL
BSMT	BASEMENT			GC	GENERAL CONTRACTOR	MIN	MINIMUM	PTN	PARTITION	T	TREAD
		EA	EACH	GALV	GALVANIZED	MIR	MIRROR	PVC	POLYVINYL CHLORIDE	TB	TACK BOARD
CAB	CABINET	EF	EACH FACE	GL	GLASS	MISC	MISCELLANEOUS	PVMT	PAVEMENT	TBA	TO BE ABANDONED
CB	CEMENT BOARD	EHD	ELECTRIC HAND DRYER	GLAZ	GLAZED BLOCK	ML	MATCH LINE			TBB	TILE BACKER BOARD
CDM	CAVITY DRAINAGE MATERIAL	EIFS	EXTERIOR INSULATED FINISH SYSTEM	GLB	GLASS BLOCK	MO	MASONRY OPENING	QT	QUARRY TILE	TBD	TO BE DETERMINED
CH	CEILING HEIGHT	EJ	EXPANSION JOINT	GN	GOOSENECK	MRGB	MOISTURE RESISTANT GB			TEL	TELEPHONE
CIP	CAST IN PLACE	ELEC	ELECTRIC	GT	GRANITE TILES	MS	METAL STUD	R & D	REMOVE & DISPOSE	THK	THICK or THICKNESS
CJ	CONTROL JOINT	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MTD	MOUNTED	R & R	REMOVE & REPLACE	THOLD	THRESHOLD
℄	CENTER LINE	ELEV	ELEVATOR	GYP	GYPSUM WALL BOARD	MTL	METAL	R & S	REMOVE & SALVAGE	TOC	TOP OF CURB
CL	CLOSET or CHAIN LINK	EMER	EMERGENCY			MTP	METAL TOILET PARTITION	R	RADIUS/RISER	TOL	TOP OF LANDING
CLG	CEILING	ENCL	ENCLOSURE	HC	HANDICAP	MWF	MOLDED WOOD FIBERBOARD	RB	RUBBER MAT	TOP	TOP OF PLATE
CLOS	CLOSET	EP	ELECTRICAL PANEL	HD	HEAVY DUTY			RD	ROOF DRAIN	TOS	TOP OF STEEL
CLR	CLEAR	EPXY	EPOXY SEALING SYSTEM	HDWR	HARDWARE	MW	MULTI-COLOR WALL PAINT	REF	REFRIGERATOR	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HM	HOLLOW METAL			REFURB	REFURBISH	TR	TRASH BASKET
		EQUIP	EQUIPMENT	HOR	HORIZONTAL			REINF	REINFORCEMENT	TS	TUBULAR STEEL
CNTR	COUNTER	ER	EXISTING TO REMAIN	HP	HIGH POINT	NA	NOT APPLICABLE	RES	RESILIENT	TTD	TOILET TISSUE DISPENSER
CO	CASED OPENING	EXH	EXHAUST	HT	HEIGHT	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TW	TO WEATHER
COL	COLUMN	EXIST	EXISTING	HTR	HEATER	NOM	NOMINAL	RFS	RESINS FLOOR SYSTEM	TYP	TYPICAL
COMP	COMPOSITION	EXIST'G	EXISTING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NTS	NOT TO SCALE	RH	RIGHT HAND		
CONC	CONCRETE	EXP	EXPANSION			NO	NUMBER	RISEC	RHODE ISLAND STATE BUILDING CODE	UC	UNDERCUT
CONST	CONSTRUCTION	EXPT	EPOXY PAINT			NW	NEW			UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	EXT	EXTERIOR	ID	INSIDE DIAMETER			RL	ROOF LADDER	UV	UNIT VENTILATOR
		EX	EACH WAY	INSUL	INSULATION	OA	OVERALL	RM	ROOM		
		EWC	ELECTRIC WATER COOLER	INT	INTERIOR	OC	ON CENTER	RO	ROUGH OPENING	VB	VINYL WALL BASE
				INV	INVERT					VCT	VINYL COMPOSITION TILE
										VERT	VERTICAL
										VEST	VESTIBULE
										VIF	VERIFY IN FIELD
										VPB	VENEER PLASTER BASE
										VS	VENT STACK
										VT	VINYL TREAD
										VTS	VINYL TRANSITION STRIP
										VWB	VINYL WALL BASE
										VWC	VINYL WALL COVERING
										W	WASHER
										W/	WITH
										W/O	WITHOUT
										WB	WRITING (WHITE) BOARD
										WC	WATER CLOSET
										WD	WOOD
										WF	WIRE FABRIC
										WG	WIRE GLASS
										WP	WORK POINT
										WPG	WATERPROOF(ING)
										WS	WOOD STUD
										WT	WEIGHT
										WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- 2 / A1.02 — WALL SECTION, DETAIL, OR EXTERIOR ELEVATION
- 2 / A1.02 — BUILDING SECTION
- 2 / A1.02 — DETAIL
- EXISTING CONSTRUCTION TO REMAIN
- 3 — DEMOLITION NOTE
- 2 — CONSTRUCTION NOTE
- DATUM &/OR BUILDING ADDITION WORK POINT
- Ex 7 — COLUMN GRID
- BATT INSULATION / SOUND ATTENUATION BLANKET
- RIGID / SEMI-RIGID INSULATION
- PARTICLE BOARD / MDF
- PLYWOOD / MDO
- FINISH WOOD
- WOOD STUDS / BLOCKING (DIMENSIONAL LUMBER)
- WOOD BLOCKING (NON-DIMENSIONAL)

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BUILDING ENVELOPE UPGRADES
MIACOMET VILLAGE 667-1, 705-01
NANTUCKET HOUSING AUTHORITY
3 MANTA DRIVE - NANTUCKET, MASSACHUSETTS 02554

SET NUMBER
OCTOBER 23, 2024

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY AND BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR SHALL IDENTIFY ALL EXISTING ITEMS OF WORK SCHEDULED TO REMAIN OR SALVAGED FOR REUSE.
2. ALL DEMOLITION WORK AND DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED DEMOLITION PERMITS.
3. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. ARRANGE WITH OWNER AND / OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE AND WEATHERPROOF AREAS OF WORK AND EXISTING AREAS AND ELEMENTS TO REMAIN. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT CAUSES NO DISRUPTION TO THE CONTINUOUS OCCUPATION OF THE BUILDING AND SITE FOR ITS INTENDED PURPOSE. PROVIDE ADDITIONAL MEASURES TO PREVENT THE MIGRATION OF DUST INTO ADJACENT SPACES.
4. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS.
5. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED INTO THE NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND / OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL BE THE SOLE JUDGE OF SUITABILITY OF ITEMS SALVAGED FOR REUSE IN THE WORK.
6. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK RELATED TO A WALL OR OTHER DEMOLITION ITEM SHALL BE REMOVED WHETHER INDICATED OR NOT.
7. ALL EXISTING ITEMS SCHEDULED TO REMAIN DURING CONSTRUCTION SHALL BE TEMPORARILY SUPPORTED.
8. THE EXTENT OF ALL SPECIFIC DEMOLITION WORK SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS.
9. CONTRACTOR TO PATCH, REPAIR AND REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK WITH MATERIALS AND METHODS TO MATCH THE EXISTING FINISH AND MAKE FLUSH WITH THE EXISTING ADJACENT SURFACES. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. WHERE EXISTING FINISHES ARE INDICATED TO REMAIN AS BASE MATERIALS; REMOVE ALL PROJECTIONS AND FILL ALL VOIDS; SECURE OR REMOVE AND REPLACE ANY EXISTING LOOSE OR OTHERWISE UNSUITABLE SUBSTRATE MATERIALS AS OCCURS.
11. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHICH WOULD PREVENT THE EXECUTION OF THE DEMOLITION WORK INDICATED.
12. ALL EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION OR REFINISHING WHICH BECAME DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH THE ORIGINAL EXISTING CONDITION TO THE SATISFACTION OF THE OWNER.
13. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE OR REUSE IN ACCORDANCE WITH LOCAL REGULATIONS. ALL SCHEDULED ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION OPERATIONS AND DELIVERED TO THE APPROPRIATE PARTY IN UNDAMAGED CONDITION.

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE AREA DAMAGED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING, LOAM, SEED, SOD ETC. AS REQUIRED TO ACHIEVE A CONDITION APPROVED BY OWNER/ ARCHITECT.
2. ITEMS CALLED TO BE REMOVED AND REPLACED SHALL BE REPLACED "IN-KIND" WITH LIKE MATERIALS TO MATCH EXISTING CONDITIONS, SUCH AS, MATERIAL, SIZE COLOR ETC. UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT WITH A REQUEST FOR INFORMATION (RFI), IF ANY DISCREPANCIES EXIST.

SPECIFIC DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF EXISTING WOOD SHAKE SIDING SYSTEM, CORNER BOARDS, RAKES, TRIM, FASCIA, SOFFIT AND EXISTING MOISTURE BARRIER. REPLACE ANY DAMAGED / ROTTED WOOD WALL SHEATHING (TYPICAL), MATCH EXISTING THICKNESS. CONTRACTOR SHALL INCLUDE 250 SQ. FT. OF EXISTING WALL SHEATHING TO BE REPLACED AT EACH BUILDING IN THE BASE BID AS WELL AS THE ALTERNATES. NEW WALL SHEATHING SHALL BE CDX PLYWOOD AND SHALL MATCH THE THICKNESS OF EXISTING WALL SHEATHING.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING SYSTEM INCLUDING ALL UNDERLAYMENTS AND MEMBRANES DOWN TO EXISTING ROOF DECK. REMOVE AND DISPOSE OF ALL EXISTING ROOF ACCESSORIES INCLUDING DRIP EDGES. CONTRACTOR TO CARRY 20% REMOVAL AND REPLACEMENT OF ANY DAMAGED/ ROTTED WOOD ROOF DECKING/ SHEATHING PER BUILDING IN THE BASE BID AND FOR EACH ALTERNATE. NEW ROOF DECKING/ SHEATHING SHALL BE EXTERIOR GRADE AND THICKNESS SHALL MATCH THAT OF EXISTING ADJACENT ROOF SHEATHING.
3. REMOVE AND DISPOSE OF EXISTING EXHAUST VENT.
4. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR AND ALL ASSOCIATED TRIM AND APPURTENANCES. PREPARE OPENING AS REQUIRED FOR INSTALLATION OF NEW INSULATED DOOR AND DOOR FRAME AS SCHEDULED. REMOVE AND DISPOSE OF EXISTING STORM DOORS IN THEIR ENTIRETY, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. REMOVE AND DISPOSE EXISTING GUTTER AND DOWNSPOUT ASSEMBLIES IN THEIR ENTIRETY.
6. TEMPORARILY DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING SCHEDULED TO REMAIN OR BE REUSED). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
6A. TEMPORARILY DISCONNECT, CAP AND REMOVE EXISTING ELECTRICAL SERVICE METER ASSEMBLY IN ITS ENTIRETY. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS). CONTRACTOR SHALL VERIFY/ CAP AND REMOVE ALL ABANDONED/ UNUSED WIRING AS REQUIRED BY CODE.
7. CAREFULLY REMOVE AND DISPOSE OF EXISTING WINDOW SCREEN ASSEMBLIES IN THEIR ENTIRETY. CAREFULLY REMOVE AND DISPOSE OF BOTH, TOP AND BOTTOM WINDOW SASHES. PREPARE EXISTING WINDOW FRAME TO RECEIVE TOP AND BOTTOM CONVERSION WINDOW SASHES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE AND DISPOSE OF EXISTING CASEMENT WINDOW ASSEMBLY IN ITS ENTIRETY, AS OCCURS. PREPARE EXISTING WINDOW OPENING TO RECEIVE NEW CASEMENT WINDOW ASSEMBLY, AS REQUIRED.
8. REMOVE EXISTING PLUMBING WALL HYDRANT AND MODIFY EXISTING THRU-WALL PLUMBING LINE, AS REQUIRED TO INSTALL NEW PLUMBING WALL HYDRANT.
9. REMOVE AND DISPOSE EXISTING WOOD GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
10. REMOVE AND DISPOSE OF EXISTING WOOD DECK ASSEMBLY AND FRAMING MEMBERS IN THEIR ENTIRETY. REMOVE AND DISPOSE OF EXISTING GUARD/ HANDRAIL ASSEMBLIES IN THEIR ENTIRETY, INCLUDING WOOD POSTS, RAILINGS AND BALLASTERS. EXISTING CONCRETE PIERS AND/ OR PADS TO REMAIN.
11. REMOVE AND DISPOSE OF EXISTING STEEL BULKHEAD AND STAIR ASSEMBLY IN ITS ENTIRETY. REMOVE AND DISPOSE OF EXISTING BASEMENT DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY. PREPARE EXISTING CMU/ CONCRETE BASEMENT ACCESS AND DOOR OPENING TO RECEIVE NEW BULKHEAD, STAIR SYSTEM AND DOOR/ FRAME ASSEMBLY.

SPECIFIC CONSTRUCTION NOTES:

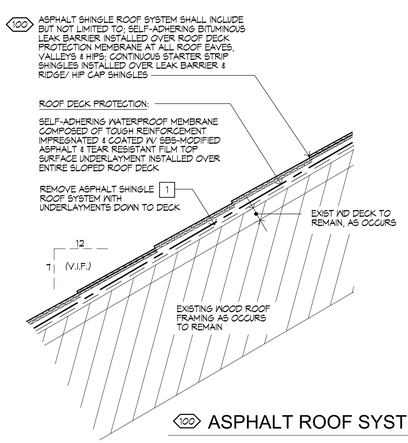
1. CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEDAR SHAKE SIDING SYSTEM, INCLUDING ALL PVC CORNER BOARDS, PVC RAKES, PVC TRIM, PVC FASCIA, PVC SOFFITS, RAINSCREENS AND CONTINUOUS MOISTURE BARRIERS. CONTRACTOR SHALL USE CORTEX CONCEALED FASTENER SYSTEM AND PVC ADHESIVE AS REQUIRED AND SPECIFIED AT ALL NEW PVC TRIM LOCATIONS. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF EXTERIOR WALL SHEATHING, AS REQUIRED UNDER DEMOLITION NOTE #1.
2. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ASPHALT SHINGLE ROOFING SYSTEM (100) OVER EXISTING OR NEW ROOF DECKING, AS OCCURS, INCLUDING ALL UNDERLAYMENTS, SOFFITS, FASCIA, DRIP EDGES, ICE AND WATER SHIELD, RIDGE VENTS AND ALL ASSOCIATED ROOFING ACCESSORIES AS INDICATED AND SPECIFIED. INSTALLATION SHALL INCLUDE THE REPLACEMENT OF ROOF SHEATHING, AS REQUIRED, UNDER DEMOLITION NOTE #2.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW EXHAUST VENTS, AS OCCURS. REFER TO DETAIL 5/A5.00 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL NEW EXTERIOR DOOR, DOOR FRAME, AND ALL ASSOCIATED TRIM AND HARDWARE AS SCHEDULED. DOORS SHALL MEET THE HURRICANE IMPACT CODE. PROVIDE AND INSTALL NEW STORM DOORS AS SPECIFIED, AS OCCURS. REFER TO DOOR SCHEDULE AND ASSOCIATED DOOR DETAILS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLIES AS INDICATED AND SPECIFIED.
6. CONTRACTOR SHALL RE-CONNECT AND SECURE EXISTING SALVAGED ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE TV DEVICE AND ASSOCIATED WIRING, AS REQUIRED UPON THE INSTALLATION OF NEW EXTERIOR SIDING SYSTEM (TYPICAL AT ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES, CABLE DEVICES AND ASSOCIATED WIRING, SCHEDULED TO REMAIN OR BE REUSED). REFER TO DETAILS ON SHEET A5.00 FOR ADDITIONAL INFORMATION.
6A. CONTRACTOR SHALL PROVIDE AND INSTALL NEW ELECTRICAL SERVICE METER ASSEMBLY INCLUDING ALL ASSOCIATED WIRING AND ACCESSORIES, AS REQUIRED. ALL ASSOCIATED ELECTRICAL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICAL CONTRACTOR (TYPICAL AT ALL EXISTING ELECTRICAL SERVICE METER LOCATIONS).
7. CONTRACTOR SHALL PROVIDE AND INSTALL NEW TOP AND BOTTOM WINDOW CONVERSION KIT ASSEMBLIES, AS SPECIFIED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS, WITHIN EXISTING WINDOW FRAME ASSEMBLY. PROVIDE AND INSTALL NEW CASEMENT WINDOW ASSEMBLY IN PREPARED WINDOW OPENING, AS OCCURS. PATCH AND PAINT EXISTING WINDOW JAMBS, HEAD/ SILL AS REQUIRED. REFER TO DETAILS ON SHEET A6.01 FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW PLUMBING WALL HYDRANT ASSEMBLY AT EXISTING REMOVED/ MODIFIED SUPPLY LINE LOCATIONS, AS OCCURS. REFER TO DETAIL 6/A5.00 FOR ADDITIONAL INFORMATION.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 3/4" THICK PVC TRIM PANEL TO ATTACH MAIN ELECTRICAL SERVICE EQUIPMENT (PANEL SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY EACH LOCATION). REFER TO DETAIL 9/A5.00 FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHINGLE VENT SYSTEM, AS SPECIFIED, PER MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS AND ADDITIONAL INFORMATION.
11. PROVIDE AND INSTALL NEW HEAVY GAUGE STEEL BULKHEAD ASSEMBLY WITH POWDER COAT FINISH AND STAIR SYSTEM AS INDICATED ON DRAWINGS AND SPECIFIED. REFER TO DETAIL 4/A4.01 FOR ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE AND INSTALL NEW PRESSURE TREATED 4x4 POSTS WHERE INDICATED, PRE-DRILL AND SECURE TO EXISTING CONCRETE LANDING/ STAIRS WITH STAINLESS STEEL ANCHORS AS REQUIRED. PROVIDE AND INSTALL PVC COLUMN WRAPS, ALONG WITH NEW PVC TOP AND BOTTOM GUARD/ RAILING SYSTEMS WITH PVC BALUSTERS AND HANDRAILS AS INDICATED AND SPECIFIED. INSTALL RAILING SYSTEM ASSEMBLIES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. NEW WOOD/ PVC DECK ASSEMBLY

    PROVIDE AND INSTALL:

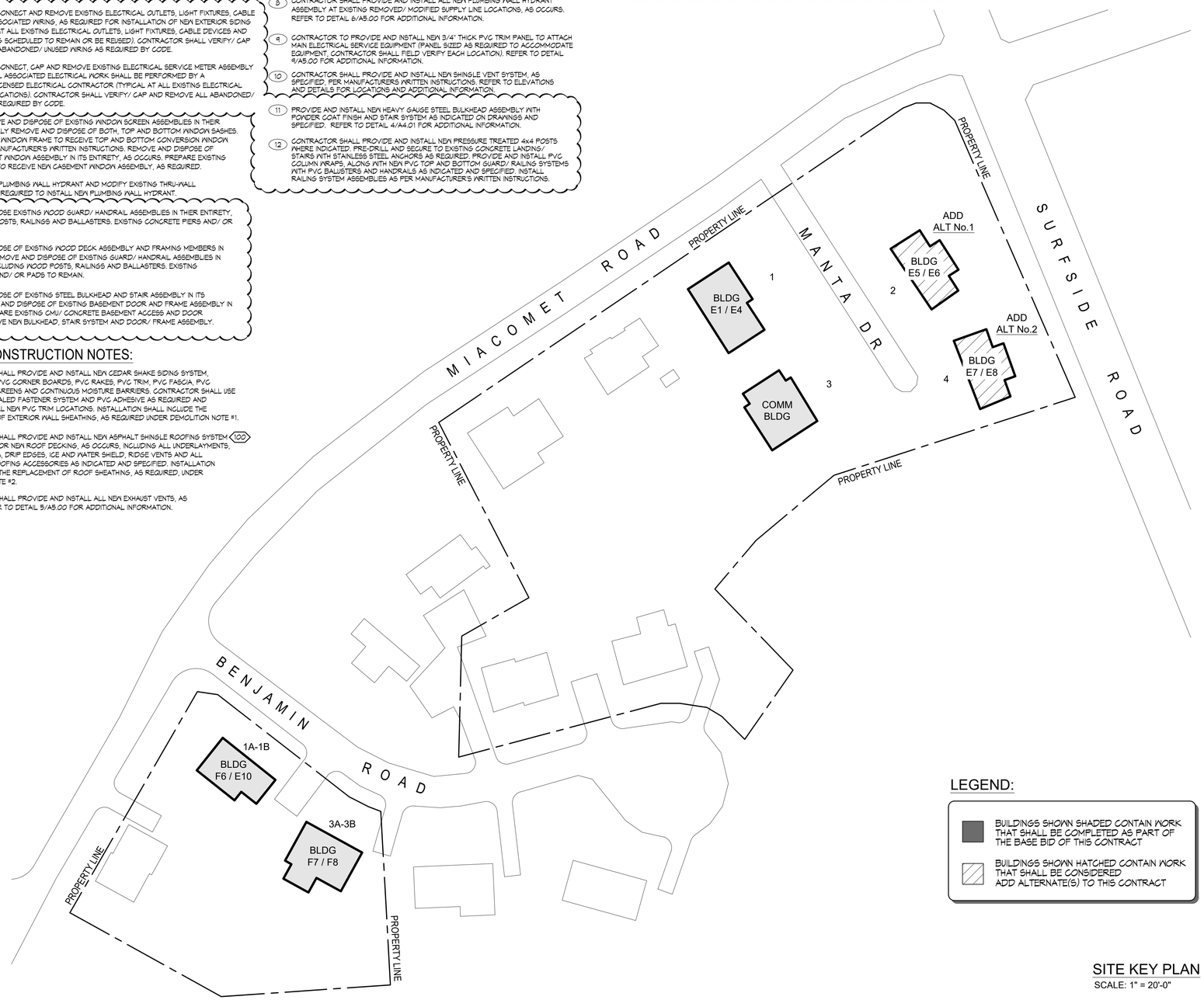
    - 4" X 4" PRESSURE TREATED POSTS WITH GALVANIZED CHAIRS, SET ON EXISTING CONCRETE PADS/ PIERS, AS OCCURS, OR PROVIDE NEW 10"Ø CONCRETE SONO TUBES TO BELOW FROST LINE , AS REQUIRED.
    - PRESSURE TREATED 2" X 10" RIBBON BOARDS SECURED TO 4" x 4" POSTS WITH 3 1/2" GALVANIZED BOLTS WITH WASHERS, COUNTERSINK BOLTS FLUSH. EXTEND POST 40 INCHES ABOVE FINISH DECK. INSTALL PVC POST COVER, BASE AND CAP.
    - 2" x 10" GALVANIZED STEEL JOIST HANGERS, BY SIMPSON OR EQUAL, AT 16" O.C. WITH 2" x 10" PRESSURE TREATED JOISTS.
    - SECURE PRESSURE TREATED 2 x 10 LEDGER TO EXISTING HOUSE FRAMING AS DETAILED.
    - 5/4" COMPOSITE DECK PLANK WITH 9S CONCEALED CLIP ANCHORS AND #7 S6 SCREWS.
    - 1" x 12" PVC FASCIA TRIM BOARD.
    - TOP AND BOTTOM PVC GUARD/ RAILING SYSTEM WITH PVC BALUSTERS.
    - 2" X 12" PRESSURE TREATED STAIR STRINGERS (4 PER STAIR) WITH 5/4" COMPOSITE DECK TREADS AND 1/2" THICK PVC RISERS. FURNISH AND INSTALL HANDRAILS, AS DETAILED TO MATCH DECK GUARD/ RAILING ASSEMBLIES.

PROPOSED ROOF SYSTEM

SCALE: 3" = 1'-0"



(100) ASPHALT ROOF SYSTEM



LEGEND:

- BUILDINGS SHOWN SHADED CONTAIN WORK THAT SHALL BE COMPLETED AS PART OF THE BASE BID OF THIS CONTRACT
- BUILDINGS SHOWN HATCHED CONTAIN WORK THAT SHALL BE CONSIDERED ADD ALTERNATE(S) TO THIS CONTRACT

SITE KEY PLAN

SCALE: 1" = 20'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

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GENERAL NOTES

1. EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS AND DATA PROVIDED BY THE OWNER AND A/E FIELD SURVEY. NO WARRANTY OF ACTUAL CONDITIONS IS INTENDED BY ARCHITECT OR OWNER. CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH NEW WORK PRIOR TO BID, START OF CONSTRUCTION OR ANY FABRICATION.
2. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED, THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTOR'S PERFORMANCE.
3. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.
5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.
6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDWARD A. ROSE No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

Drawn by: CAB Proj. Mgr.: EAR

Revisions

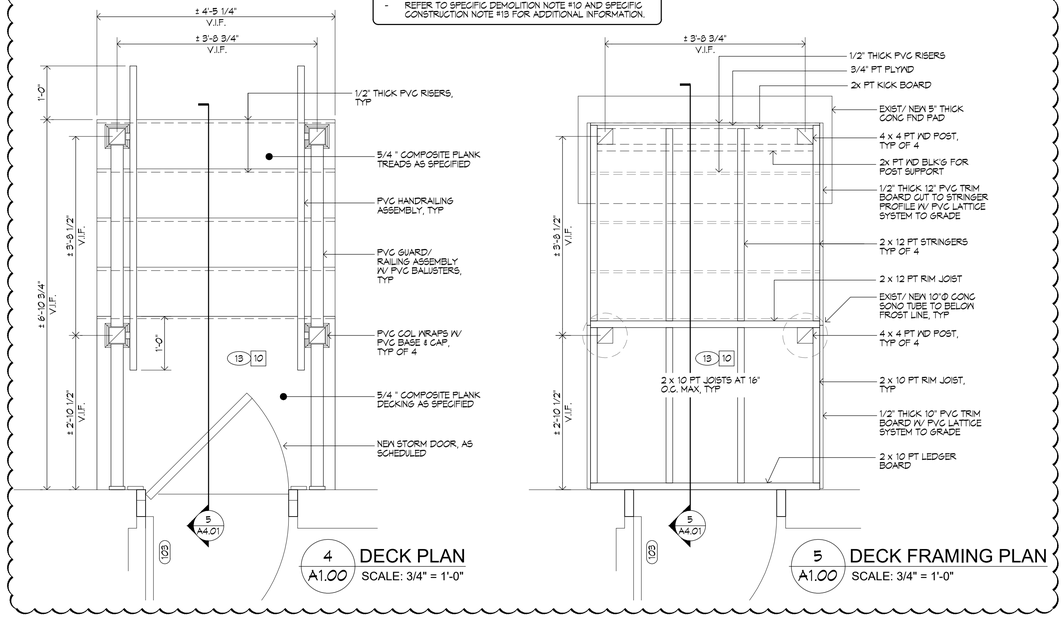
No.	Date	Description
	12.11.2024	ADDENDUM No.5

SITE KEY PLAN & NOTES

C1.00

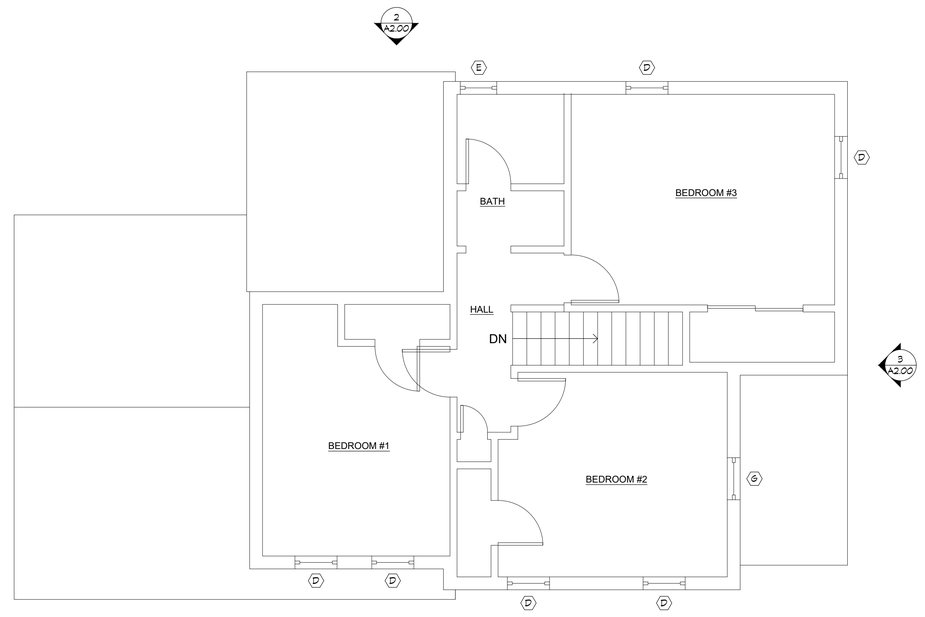
230106 - C1.00 | 2 of 21

NOTE:
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW DECK AND STAIR ASSEMBLY. EXACT LOCATION MAY BE DETERMINED BY EXISTING LOCATION OF CONCRETE PAD AND/ OR CONCRETE PIERS TO BE RE-USED.
- REFER TO SPECIFIC DEMOLITION NOTE #10 AND SPECIFIC CONSTRUCTION NOTE #13 FOR ADDITIONAL INFORMATION.

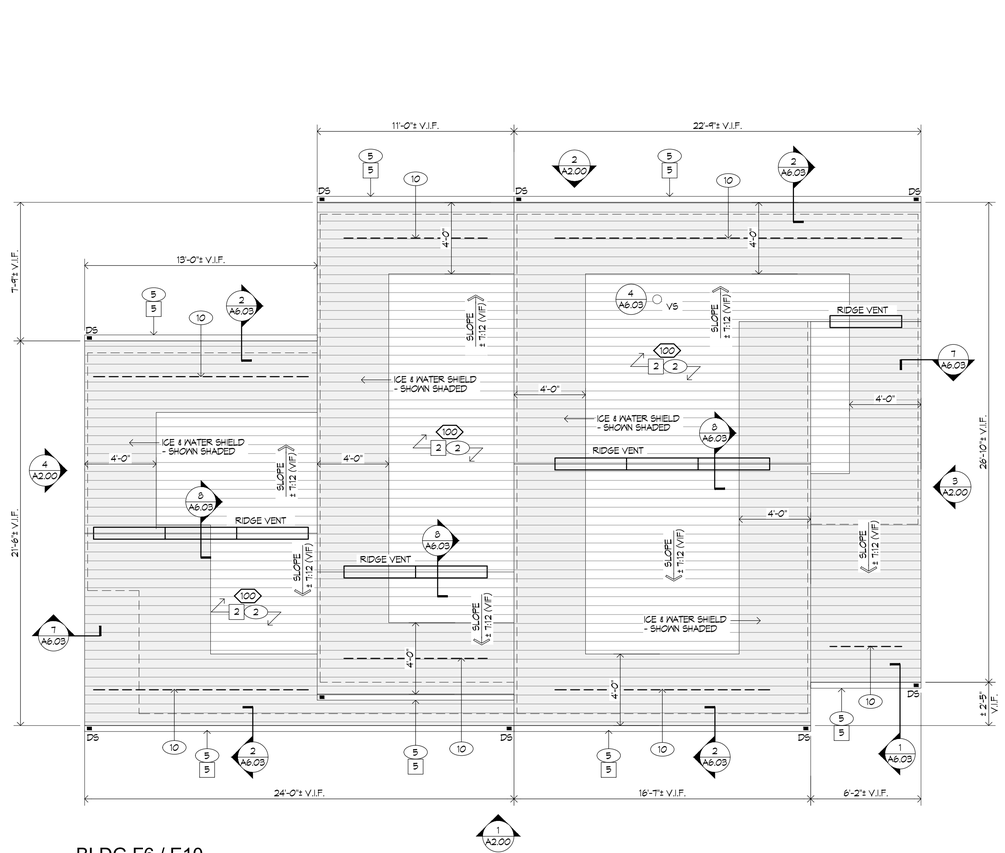


4 A1.00 DECK PLAN
SCALE: 3/4" = 1'-0"

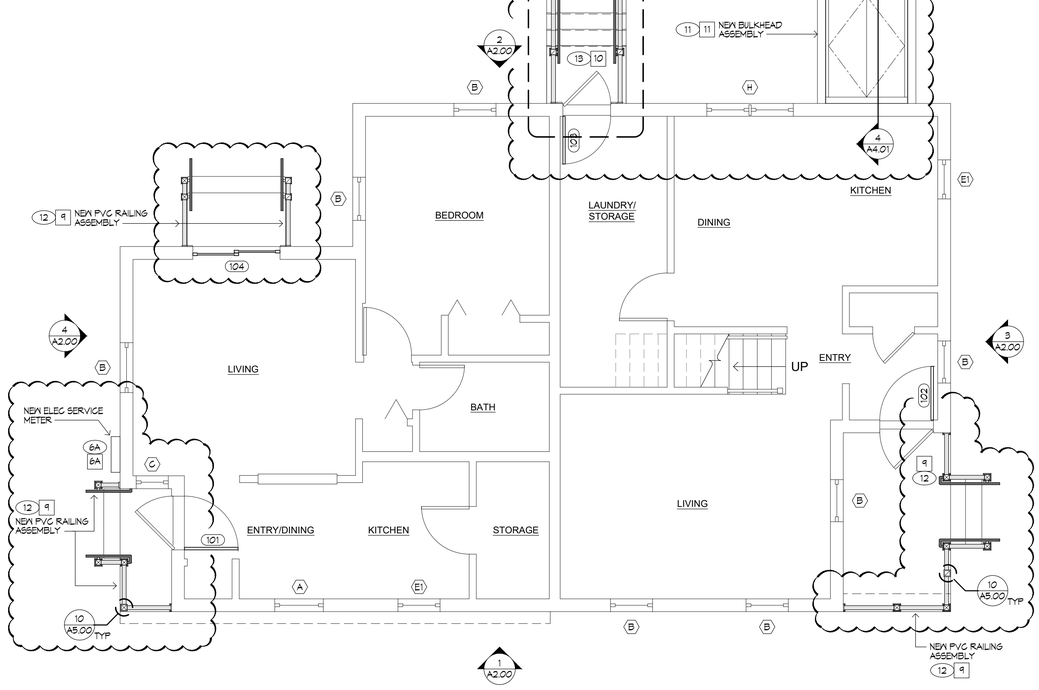
5 A1.00 DECK FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 A1.00 BLDG F6 / E10
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.00 BLDG F6 / E10
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.00 BLDG F6 / E10
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING ROOF EQUIPMENT/ ITEMS/ PENETRATIONS NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: ROOF EXHAUST VENTS, STATIC VENTS, VENT STACKS, ROOF MOUNTED ELECTRICAL EQUIPMENT, ETC...

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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3. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.

5. THE BUILDINGS WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED.

6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT — RICHARD T. ROWSE — No. 9250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

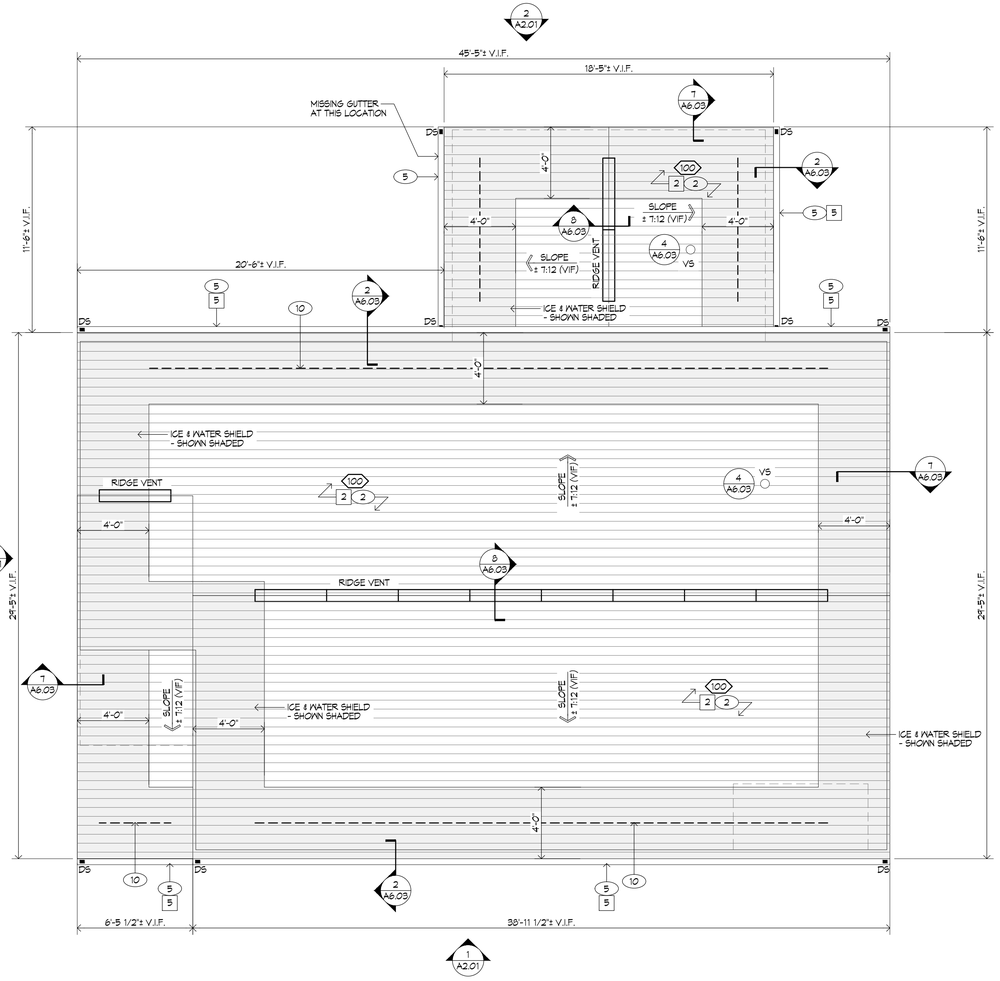
Revisions

No.	Date	Description
	12.11.2024	ADDENDUM No.5

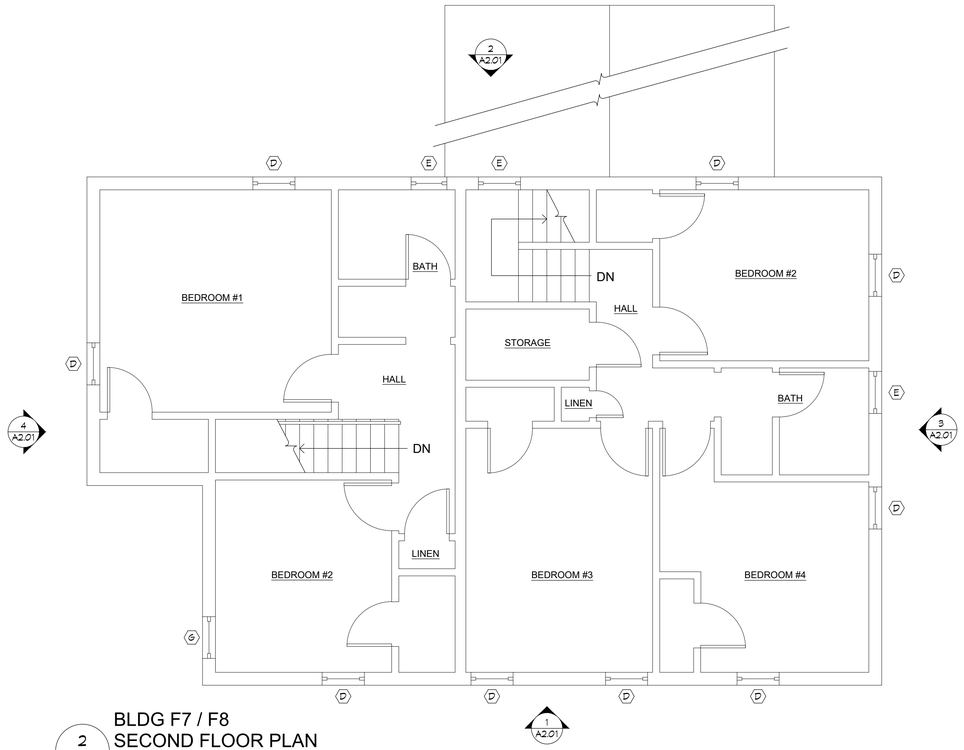
BUILDING F6 / E10
ROOF PLAN & FLOOR PLANS

A1.00

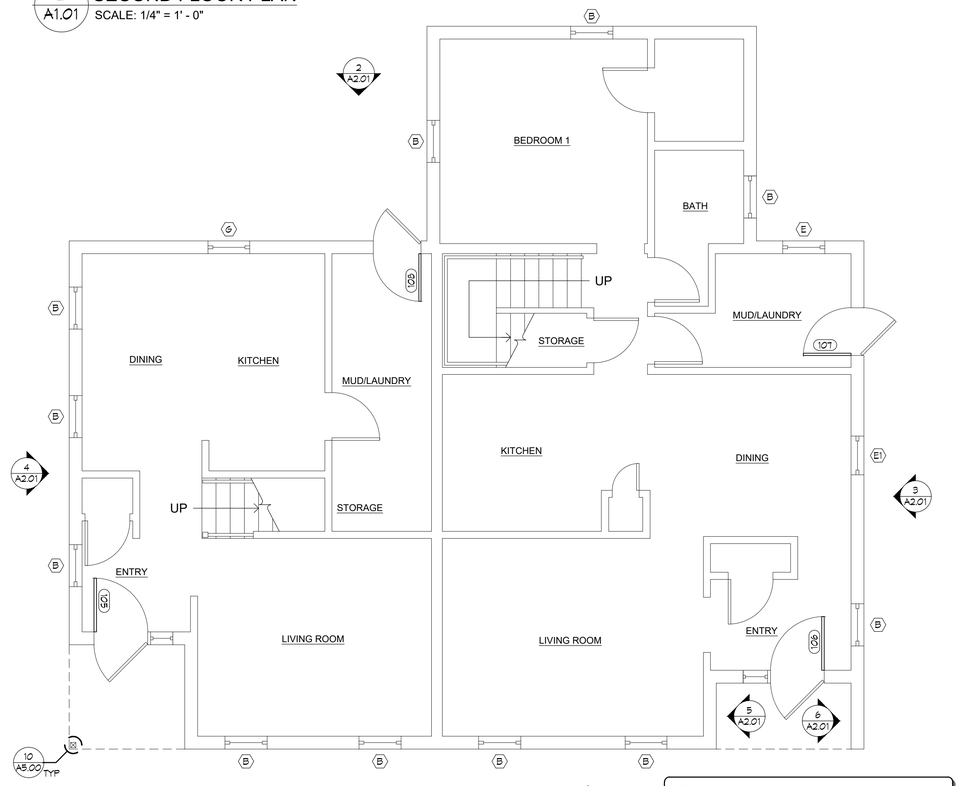
230106 - A1.00 | 3 of 21



3 A1.01 BLDG F7 / F8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



2 A1.01 BLDG F7 / F8 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 A1.01 BLDG F7 / F8 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

ROWSE Architects
400 Massasoit Avenue, Suite 300, Second Floor East Providence, Rhode Island p. (401) 331-9200
2 Hampshire Street, Suite 106, First Floor Foxboro, Massachusetts p. (774) 215-0290
rowse@rowsearchitects.com

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

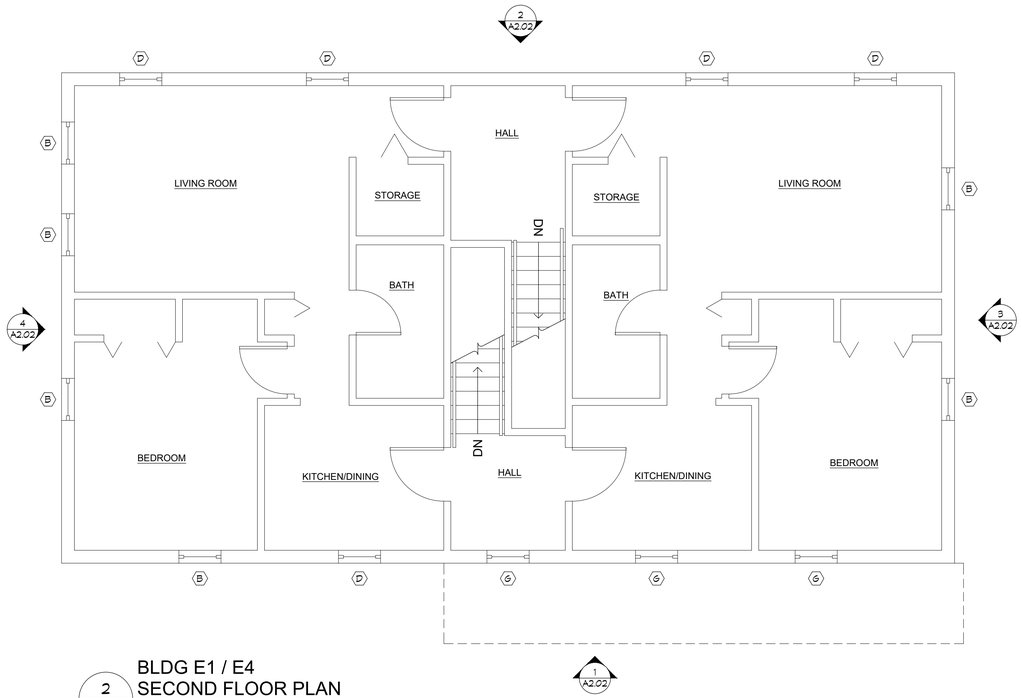
Date: OCTOBER 23 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

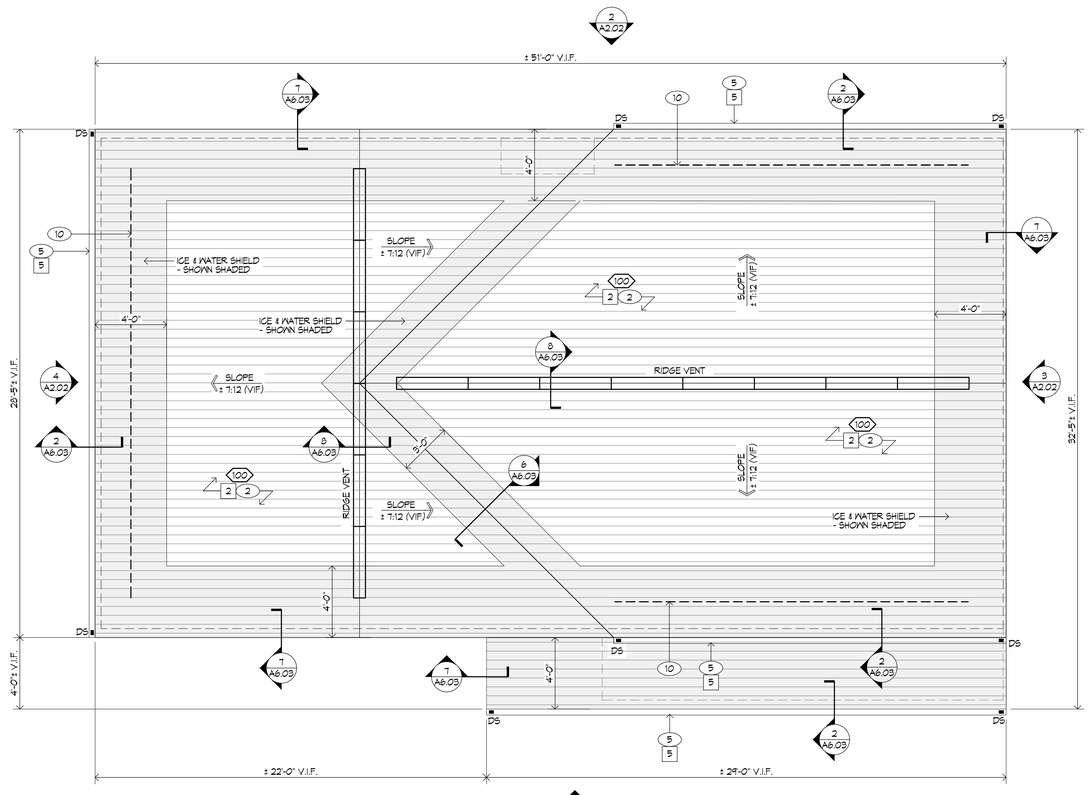
No.	Date	Description

BUILDING F7 / F8
ROOF PLAN & FLOOR PLANS

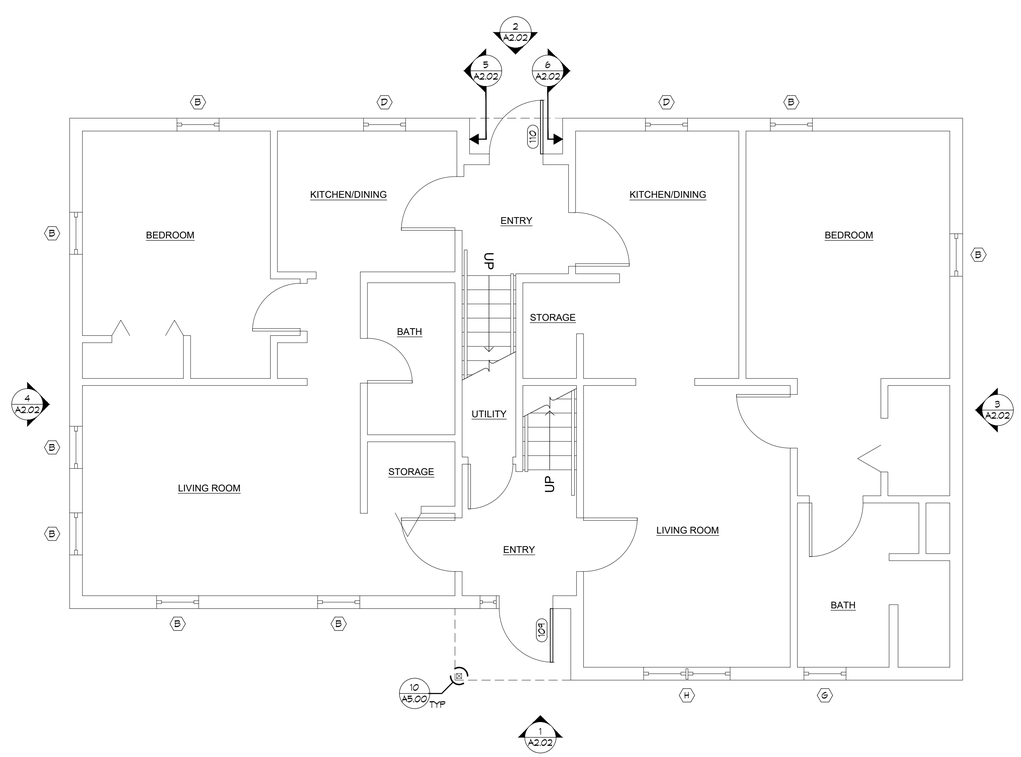
A1.01



2 A2.02 BLDG E1 / E4
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



3 A1.02 BLDG E1 / E4
ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.02 BLDG E1 / E4
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8230
COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

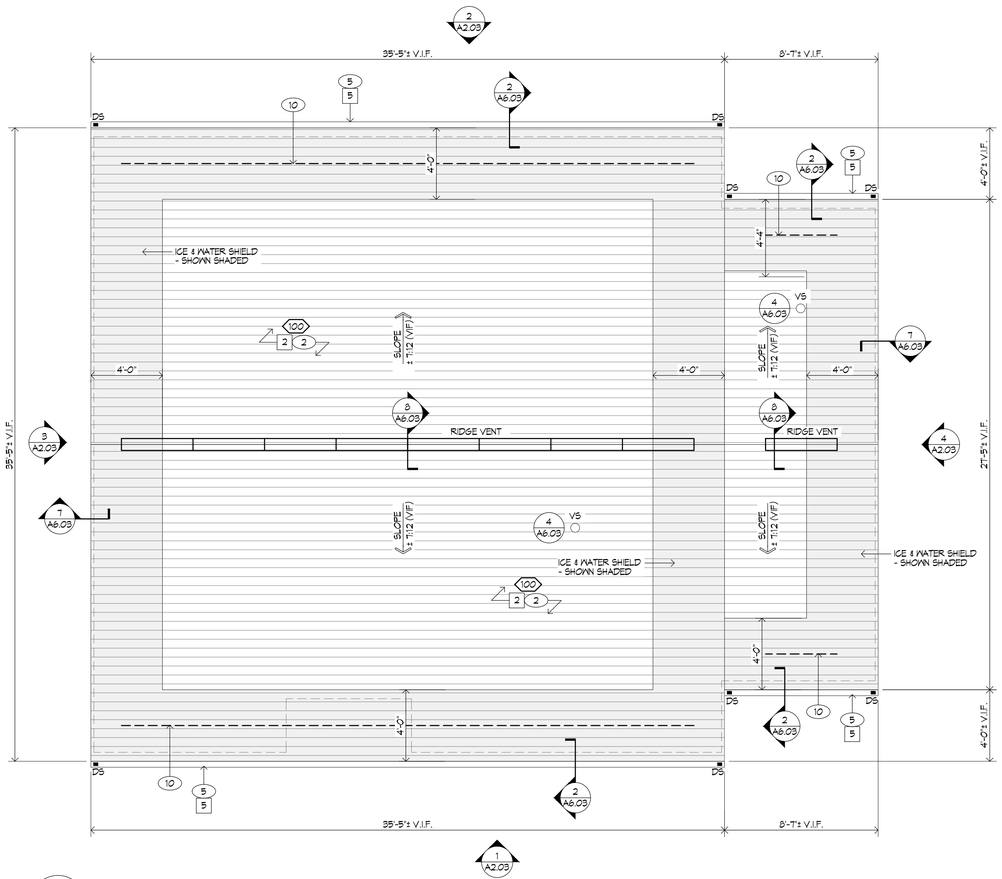
Revisions

No.	Date	Description

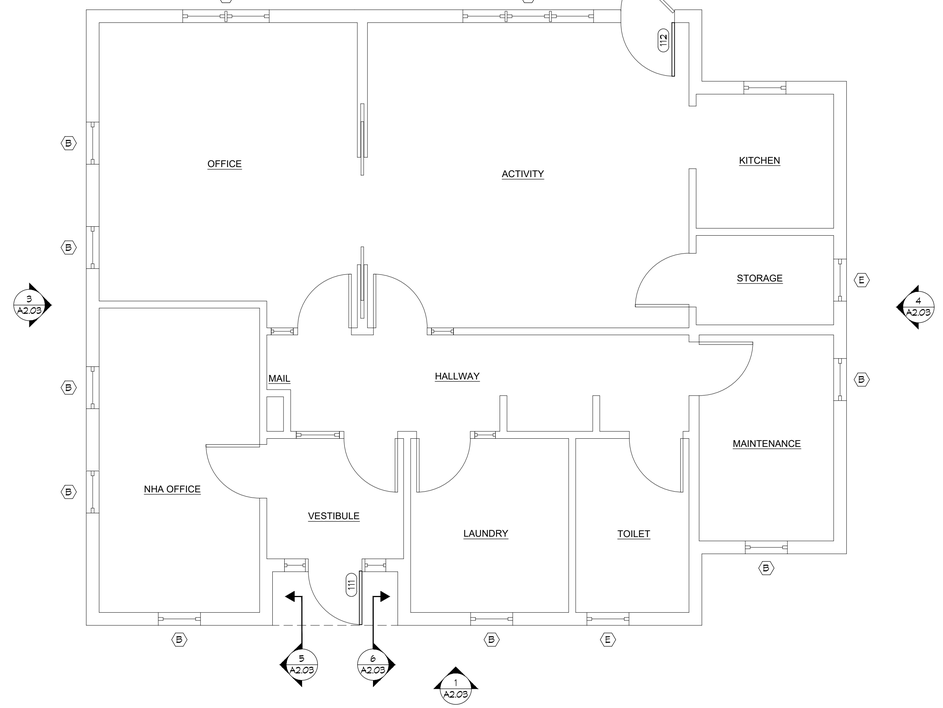
BUILDING E1 / E4

ROOF PLAN &
FLOOR PLANS

A1.02



2 / A1.03 COMMUNITY BUILDING - ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 / A1.03 COMMUNITY BUILDING - FLOOR PLAN
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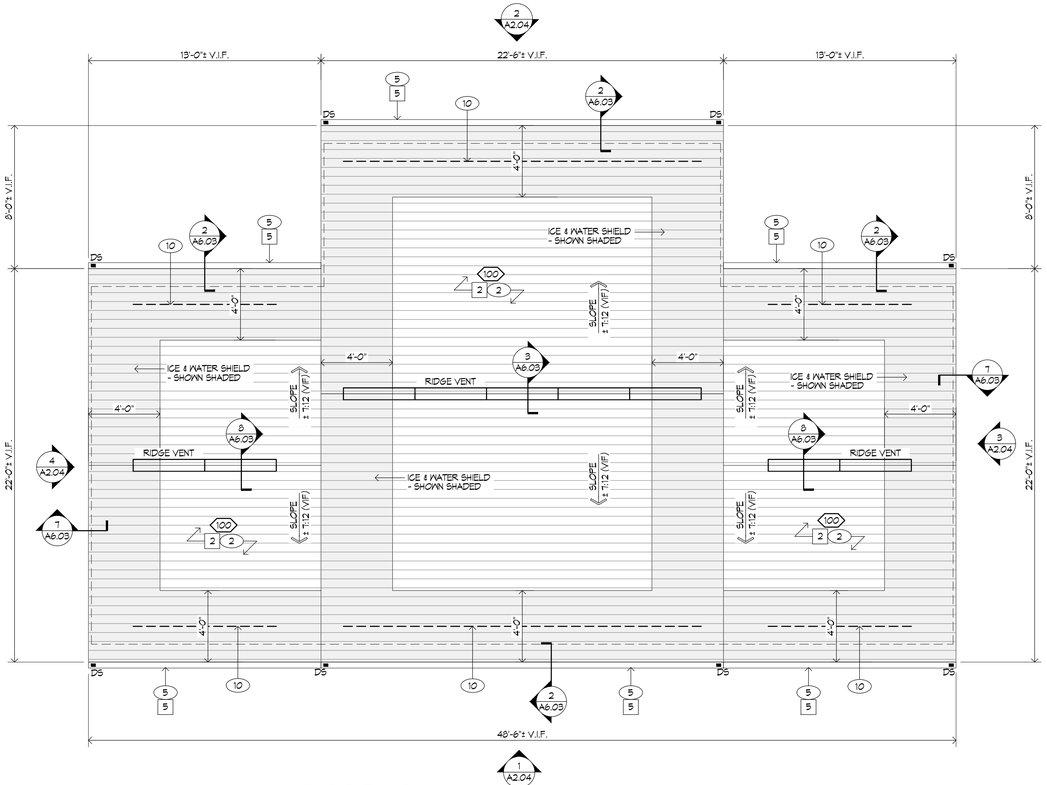
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

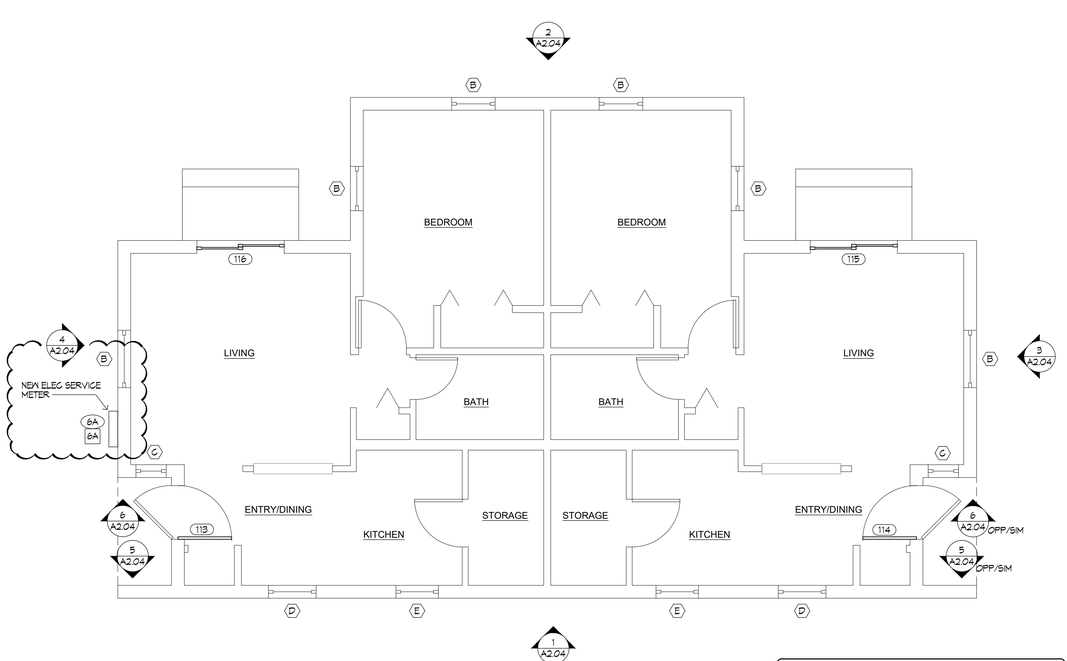
No.	Date	Description

COMMUNITY BUILDING
ROOF PLAN & FLOOR PLAN

A1.03



2 A1.04 BLDG E5 / E6 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.04 BLDG E5 / E6 FLOOR PLAN
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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT
EDWARD P. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

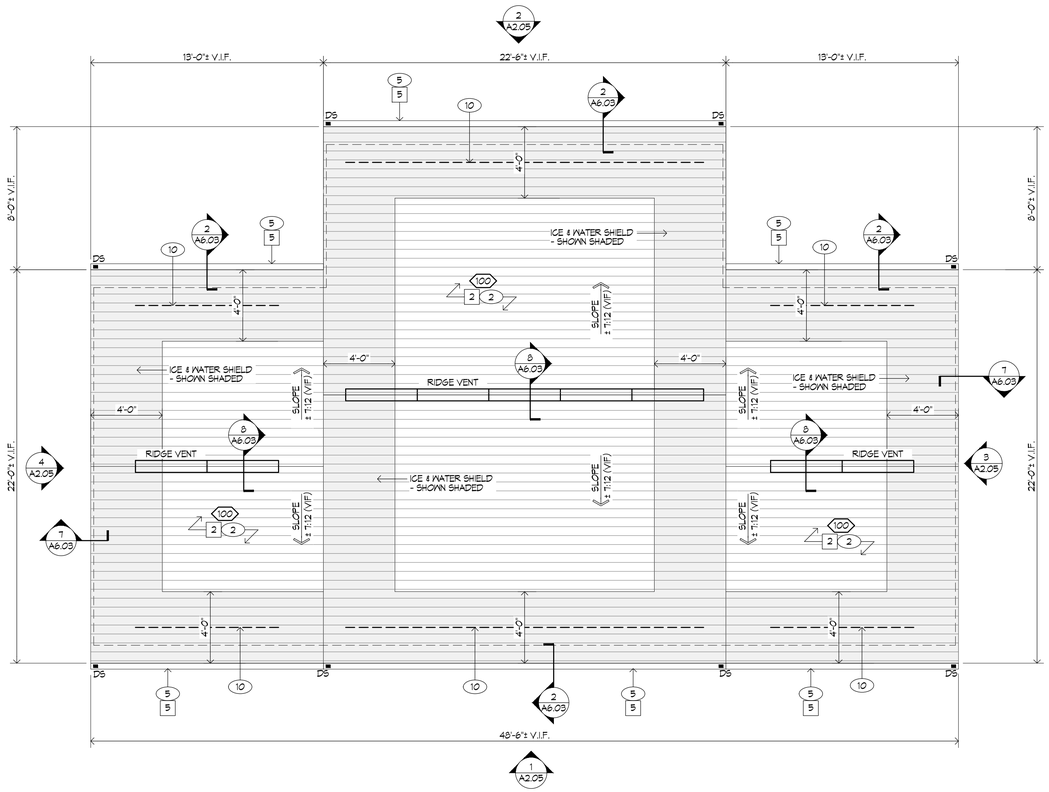
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

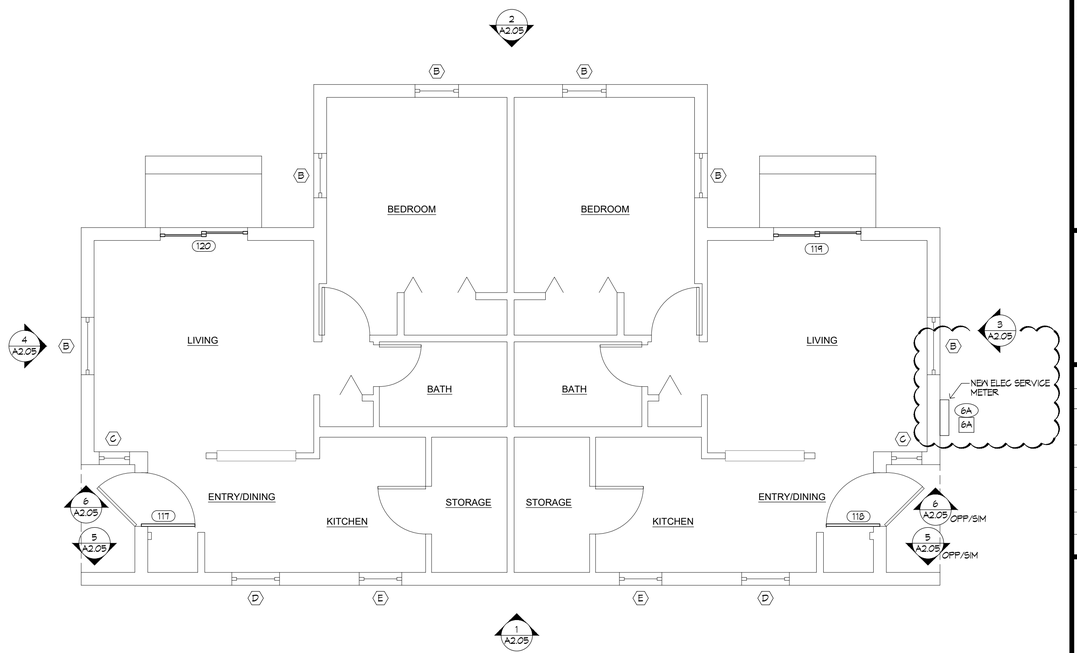
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
ROOF PLAN & FLOOR PLAN

A1.04



2 A1.05 BLDG E7 / E8 ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 A1.05 BLDG E7 / E8 FLOOR PLAN
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ADD ALTERNATE No. 2

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Nantucket, Massachusetts

EOHLC Project # 201043

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3 Manta Drive
Nantucket, MA 02554

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REGISTERED ARCHITECT
EDWARD F. ROWSE
No. 8290
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

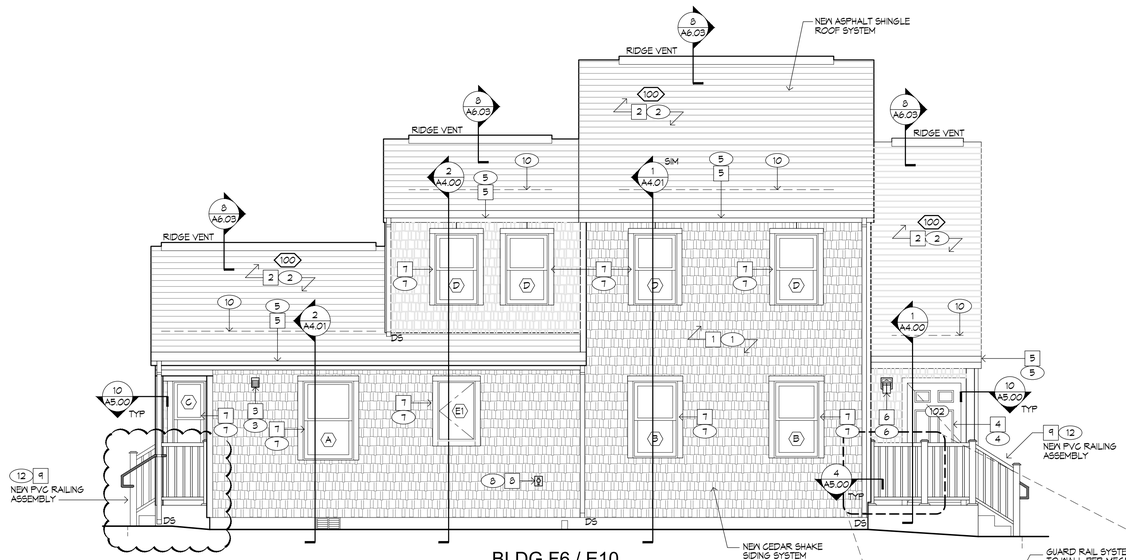
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

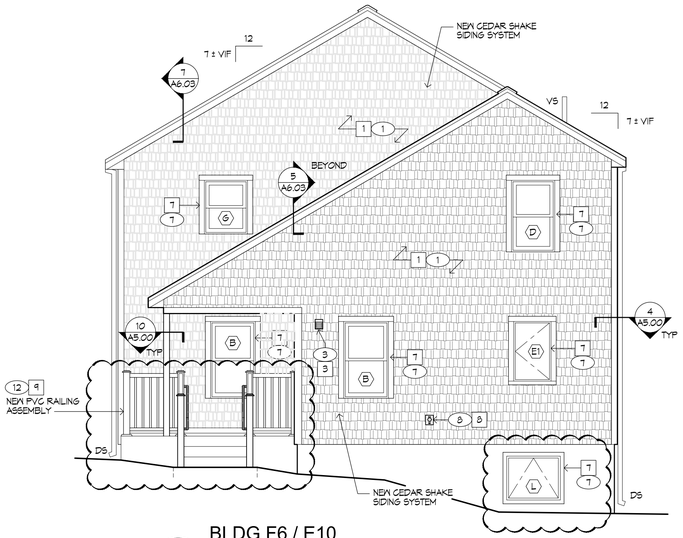
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
ROOF PLAN & FLOOR PLAN

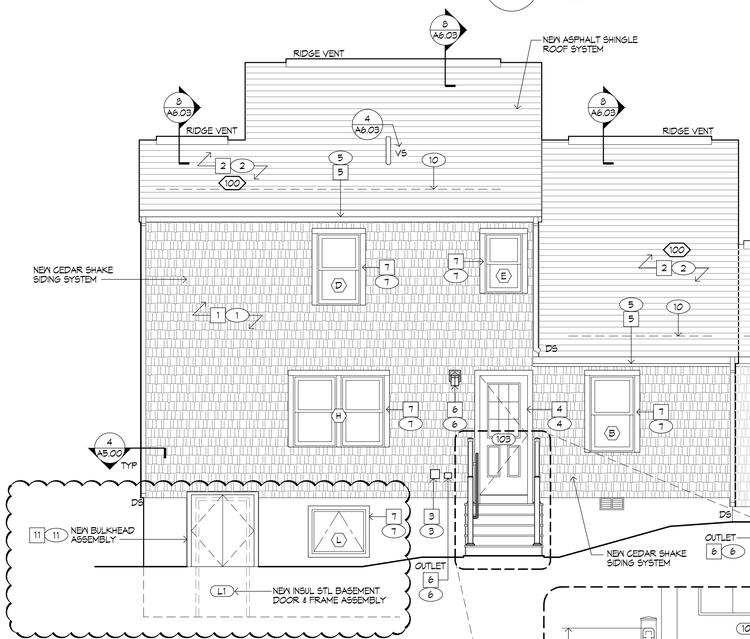
A1.05



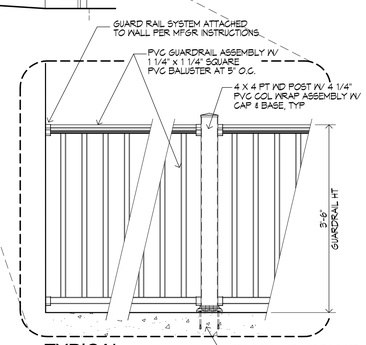
1 A2.00 BLDG F6 / E10 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



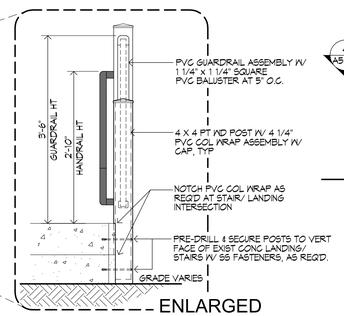
3 A2.00 BLDG F6 / E10 RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



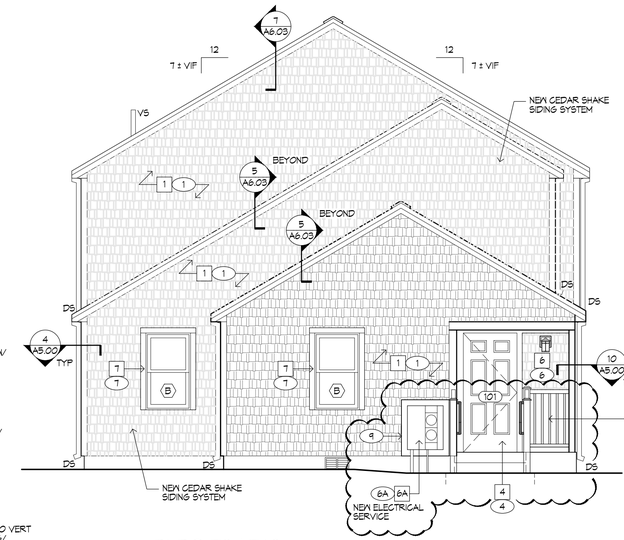
2 A2.00 BLDG F6 / E10 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



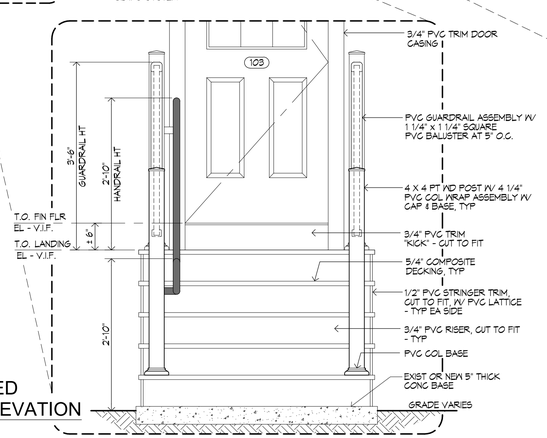
TYPICAL RAILING-DETAIL
3/4"=1'-0"



ENLARGED RAILING-DETAIL
3/4"=1'-0"



4 A2.00 BLDG F6 / E10 LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



ENLARGED STAIR-ELEVATION
3/4"=1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

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REGISTERED ARCHITECT — EDMUND T. ROWSE — No. 6250 — COMMONWEALTH OF MASSACHUSETTS

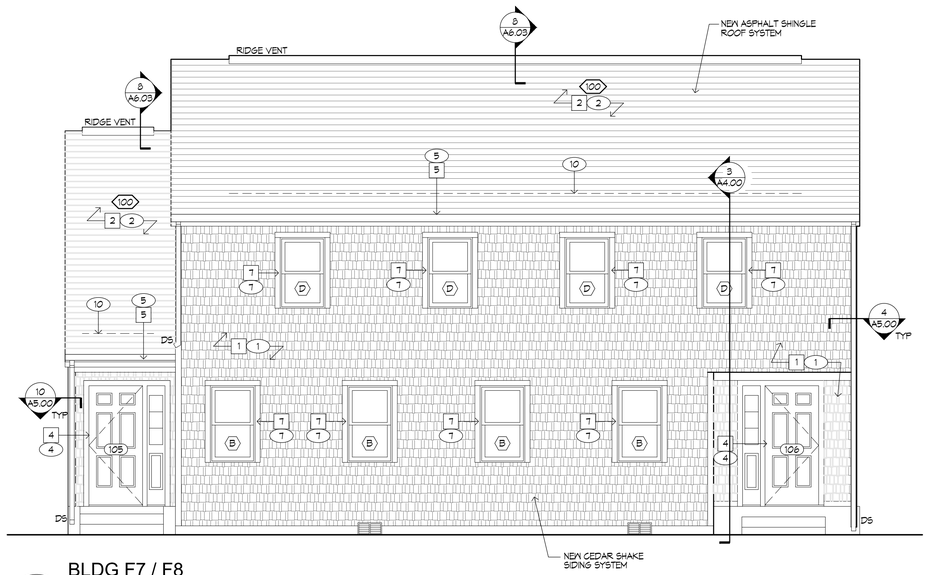
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

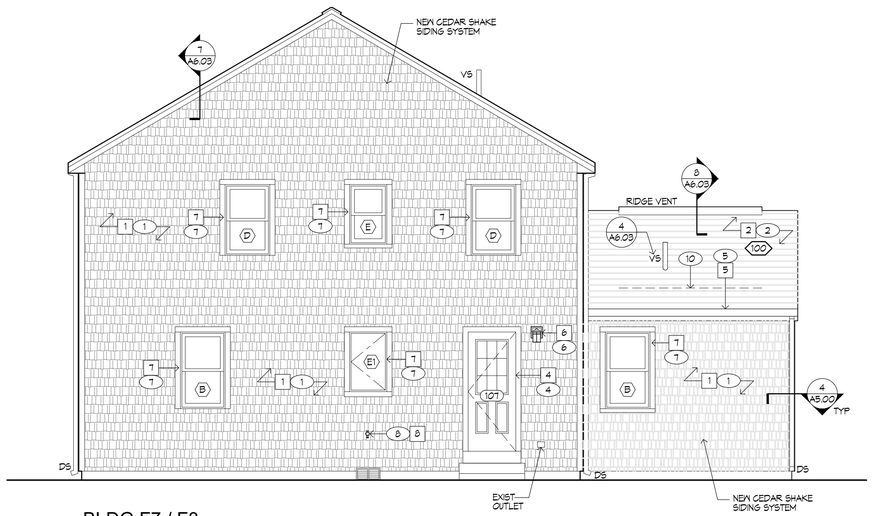
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING F6 / E10
EXTERIOR ELEVATIONS

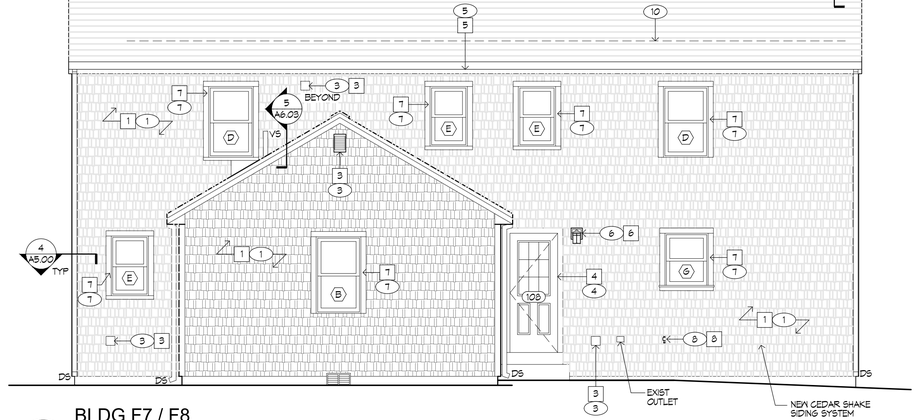
A2.00



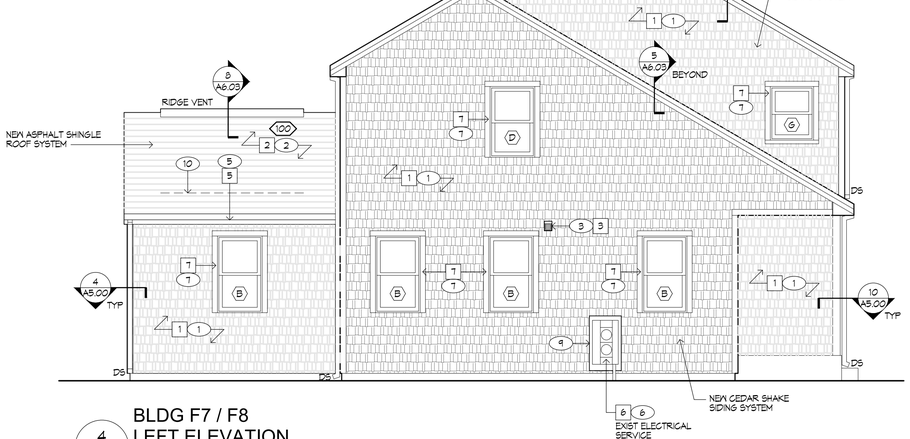
1 A2.01 BLDG F7 / F8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



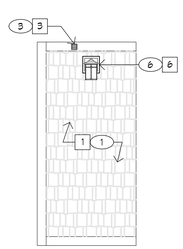
3 A2.01 BLDG F7 / F8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



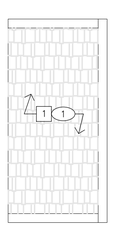
2 A2.01 BLDG F7 / F8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.01 BLDG F7 / F8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.01 BLDG F7 / F8
LEFT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.01 BLDG F7 / F8
RIGHT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

NOTE:
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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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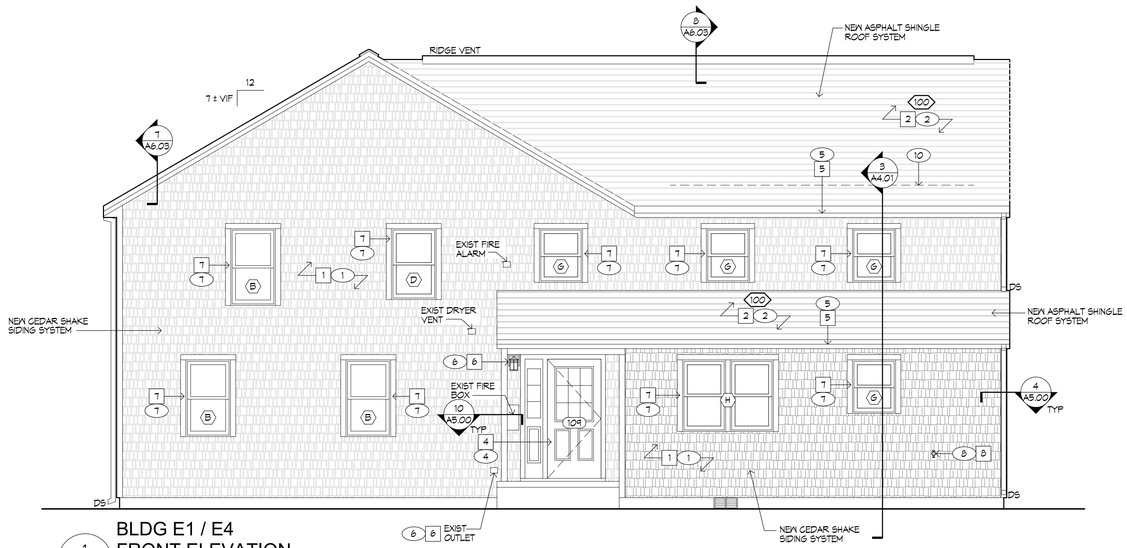
REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 6293
COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

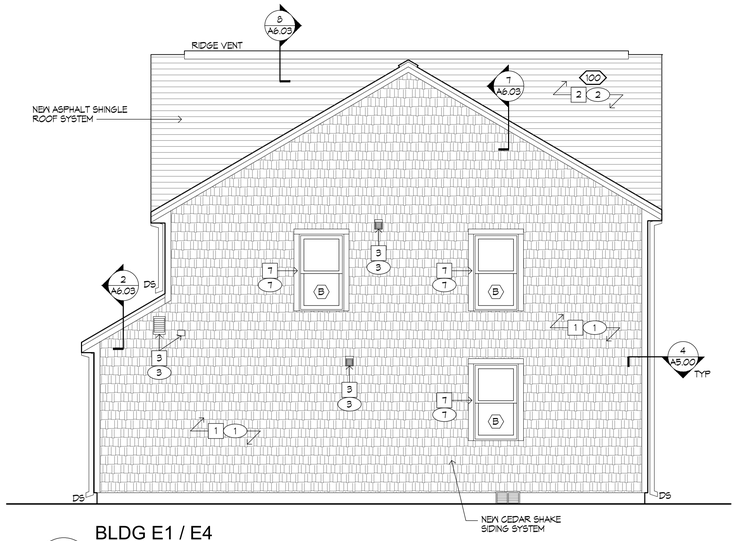
No.	Date	Description

BUILDING F7 / F8
EXTERIOR ELEVATIONS

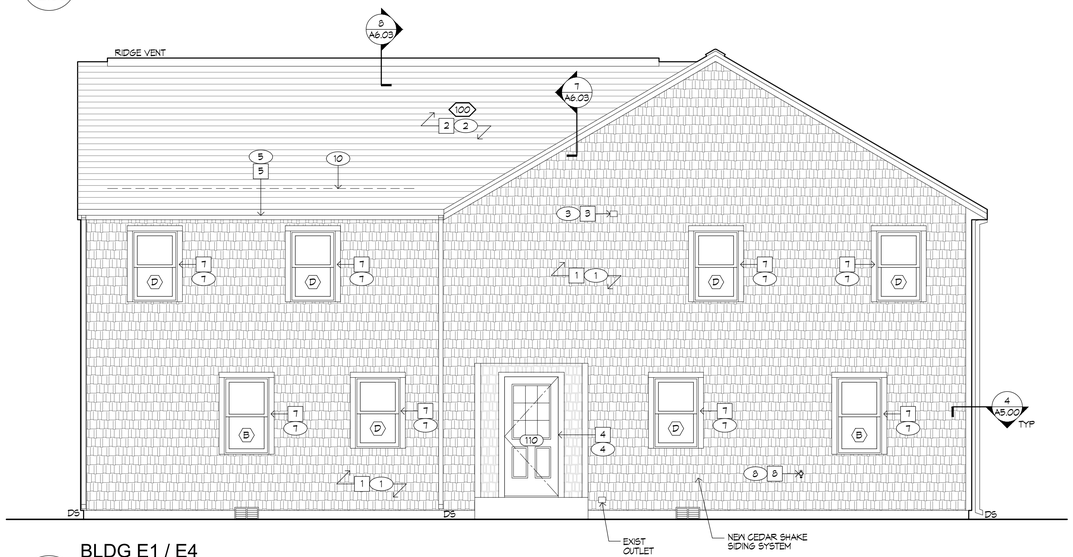
A2.01



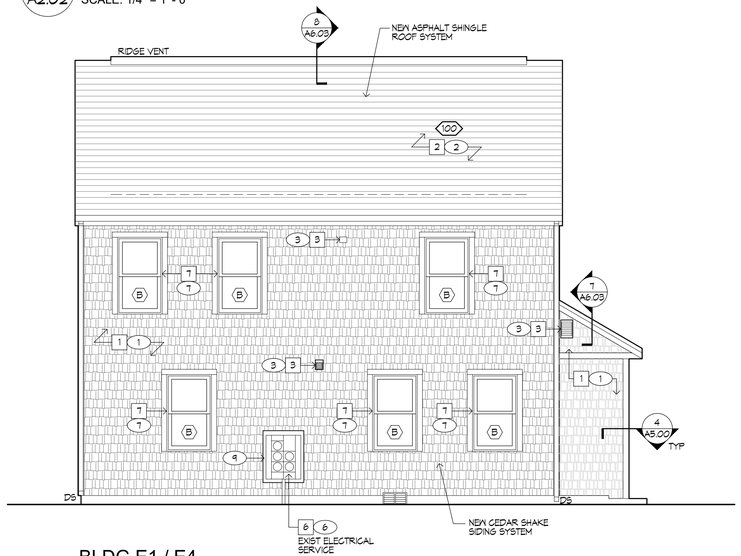
1 A2.02 BLDG E1 / E4
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



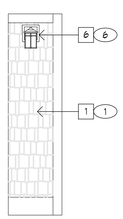
3 A2.02 BLDG E1 / E4
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



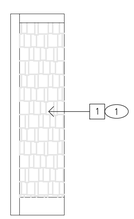
2 A2.02 BLDG E1 / E4
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.02 BLDG E1 / E4
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.02 BLDG E1 / E4
RIGHT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.02 BLDG E1 / E4
LEFT REAR ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
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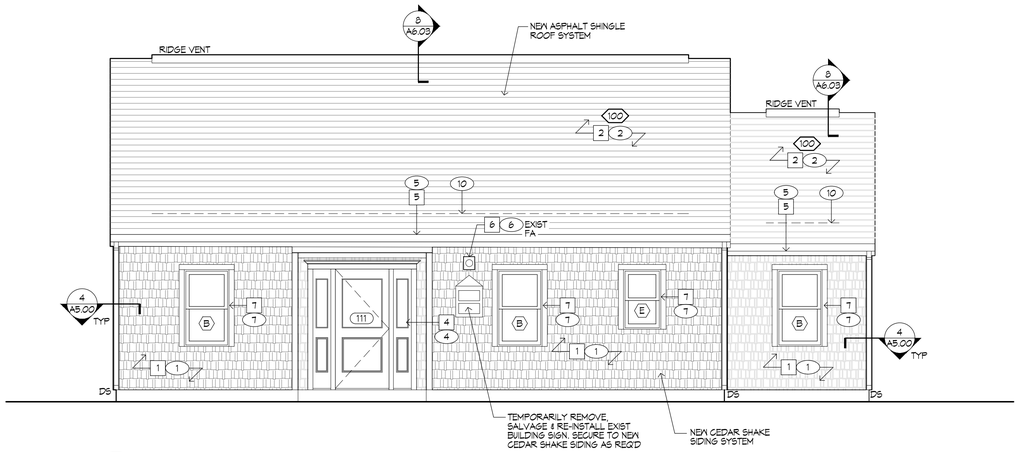
REGISTERED ARCHITECT No. 6293 COMMONWEALTH OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR
Revisions

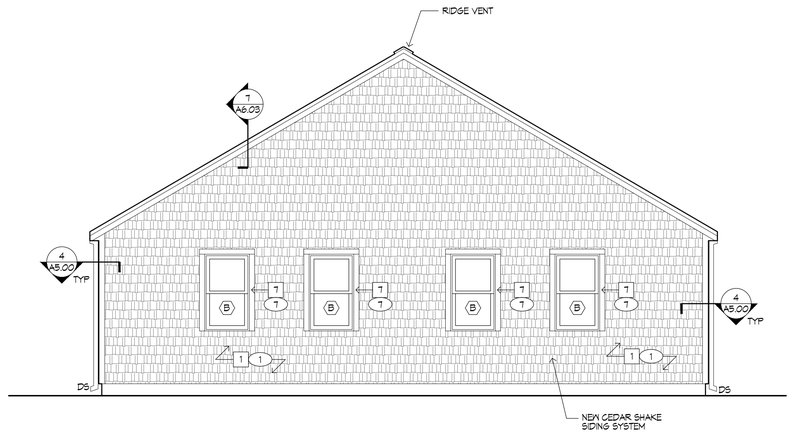
No.	Date	Description

BUILDING E1 / E4
EXTERIOR ELEVATIONS

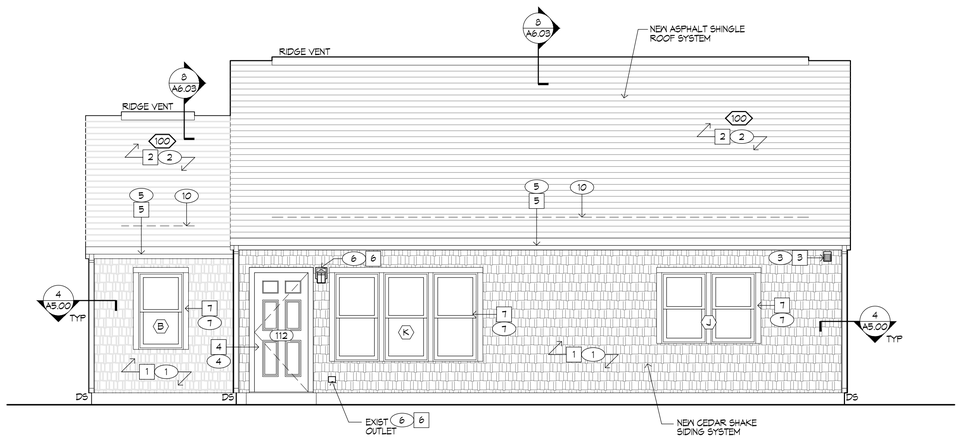
A2.02



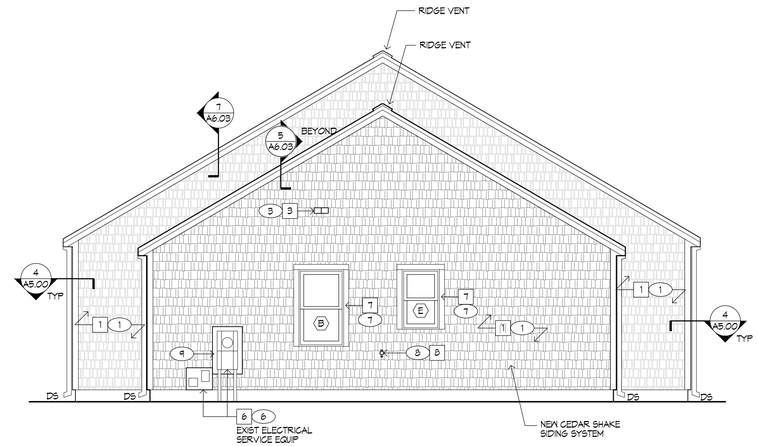
1 A2.03 COMMUNITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



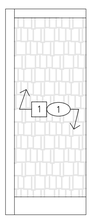
3 A2.03 COMMUNITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



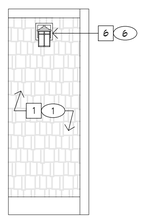
2 A2.03 COMMUNITY BUILDING - REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.03 COMMUNITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.03 COMMUNITY BLDG
LEFT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.03 COMMUNITY BLDG
RIGHT FRONT ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

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Nantucket, Massachusetts

EOHLC Project # 201043

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Nantucket, MA 02554

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REGISTERED ARCHITECT No. 8250 EDWARD T. ROWSE STATE OF MASSACHUSETTS

Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

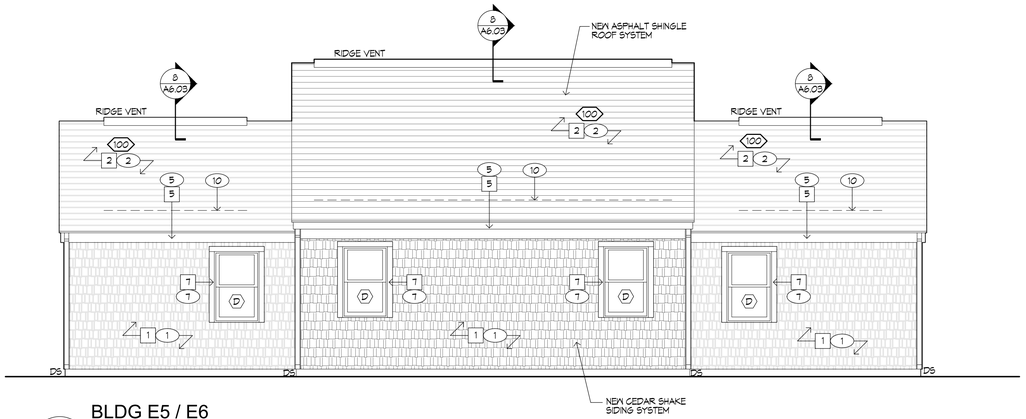
Revisions

No.	Date	Description

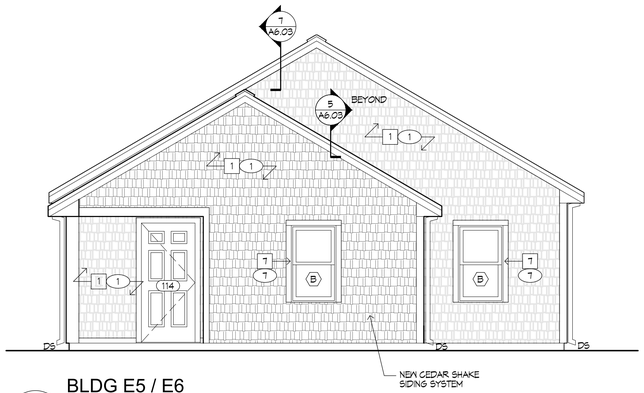
COMMUNITY BUILDING
EXTERIOR ELEVATIONS

A2.03

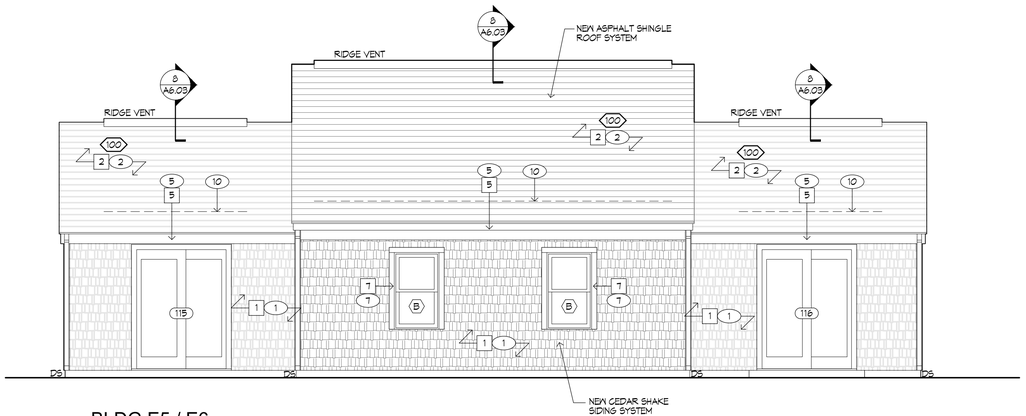
230106 - A2.03 | 12 of 21



1 A2.04 BLDG E5 / E6
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 A2.04 BLDG E5 / E6
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



2 A2.04 BLDG E5 / E6
REAR ELEVATION
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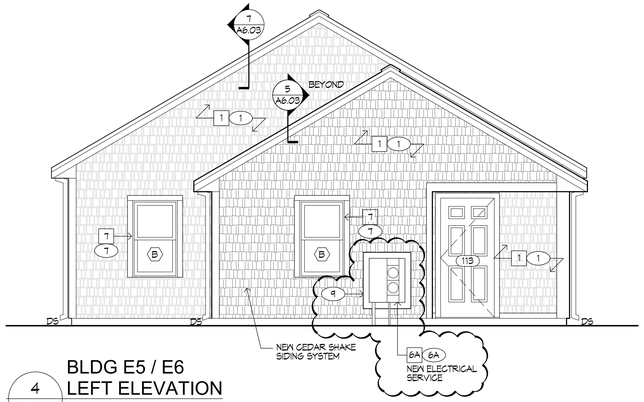
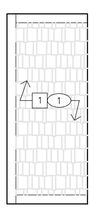
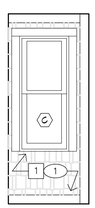


4 A2.04 BLDG E5 / E6
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.04 BLDG E5 / E6
ENTRANCE ELEVATION
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ADD ALTERNATE No. 1

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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REGISTERED ARCHITECT
EDWARD A. ROWSE
No. 8293
COMMONWEALTH OF MASSACHUSETTS

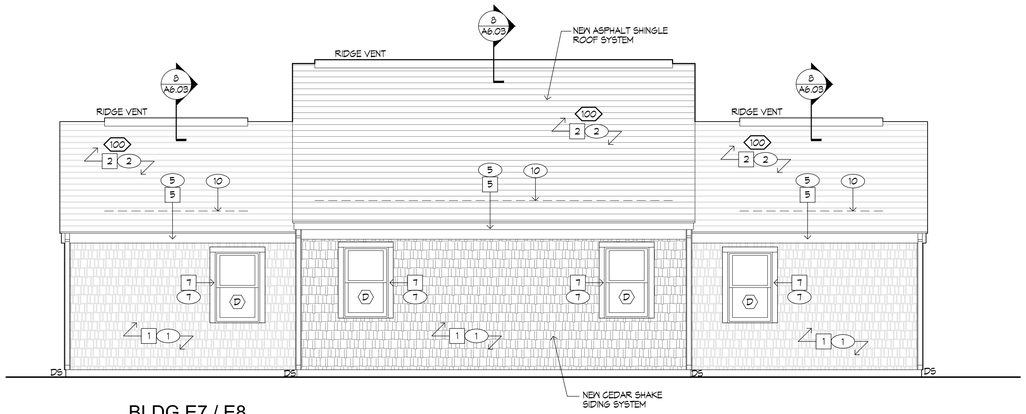
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

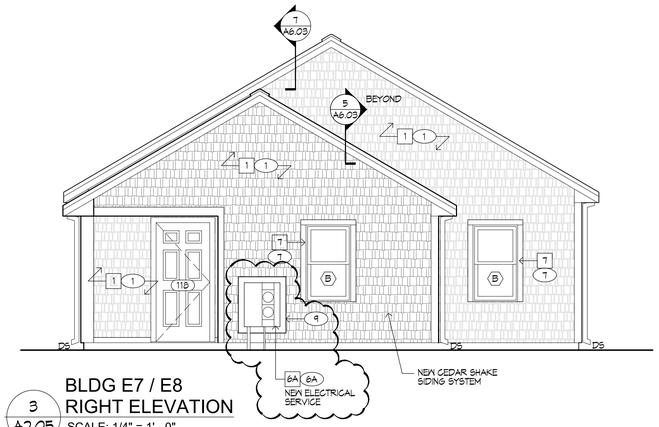
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E5 / E6
EXTERIOR ELEVATIONS

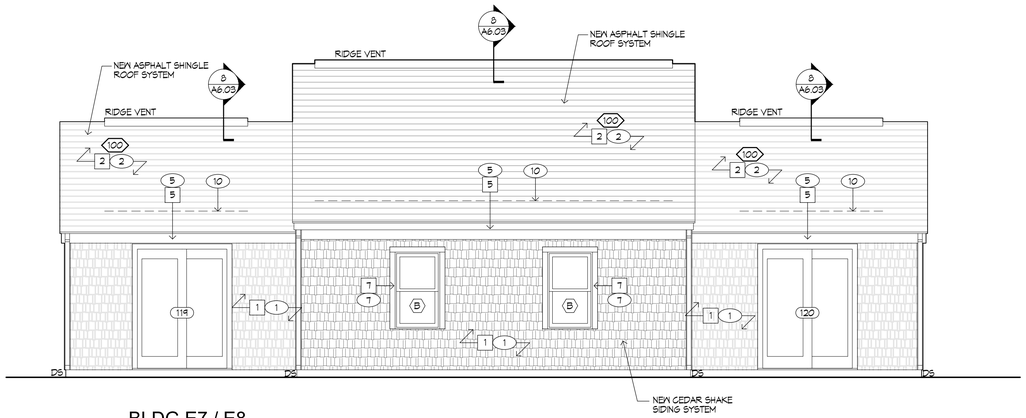
A2.04



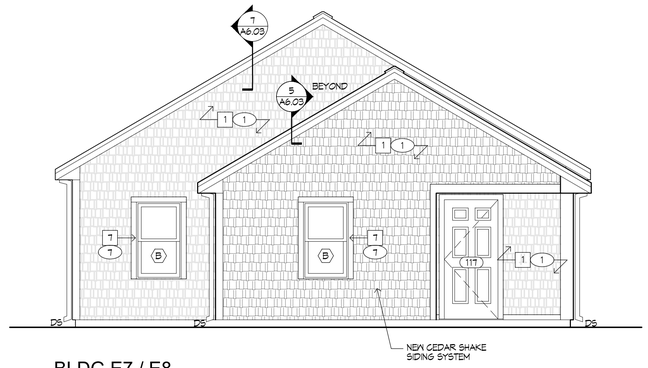
1 A2.05 BLDG E7 / E8
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



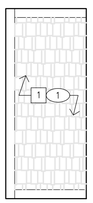
3 A2.05 BLDG E7 / E8
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



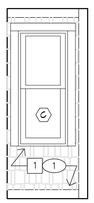
2 A2.05 BLDG E7 / E8
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 A2.05 BLDG E7 / E8
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



5 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"



6 A2.05 BLDG E7 / E8
ENTRANCE ELEVATION
SCALE: 3/8" = 1' - 0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND QUANTITIES OF ALL EXISTING EQUIPMENT/ ITEMS REQUIRING REMOVAL OR TEMPORARY REMOVAL AND RE-INSTALLATION, NOT INDICATED ON DRAWINGS, INCLUDING BUT NOT LIMITED TO: EXHAUST VENTS, DRYER VENTS, WALL HYDRANTS, LIGHTING, ELECTRICAL OUTLETS, DOOR BELLS, METERS, ETC...

ADD ALTERNATE No. 2

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
East Providence, Rhode Island
p. (401) 331-9200

2 Hampshire Street, Suite 106, First Floor
Foxboro, Massachusetts
p. (774) 215-0290
rowse@rowsearchitects.com

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GENERAL NOTES

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6. UNO, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, FACE OF MASONRY, FACE OF CONCRETE, OR TO CENTERLINE OF COLUMN AS OCCURS.

REGISTERED ARCHITECT EDMUND A. RUSSELL No. 6203 COMMONWEALTH OF MASSACHUSETTS

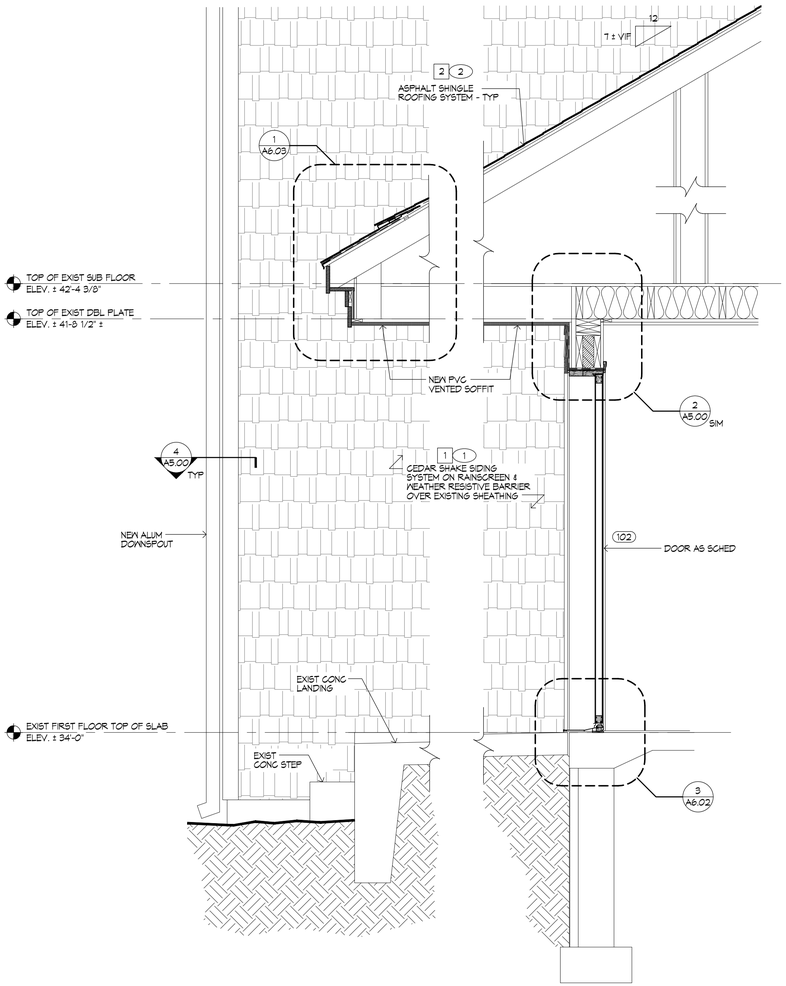
Date: SEPTEMBER 6, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

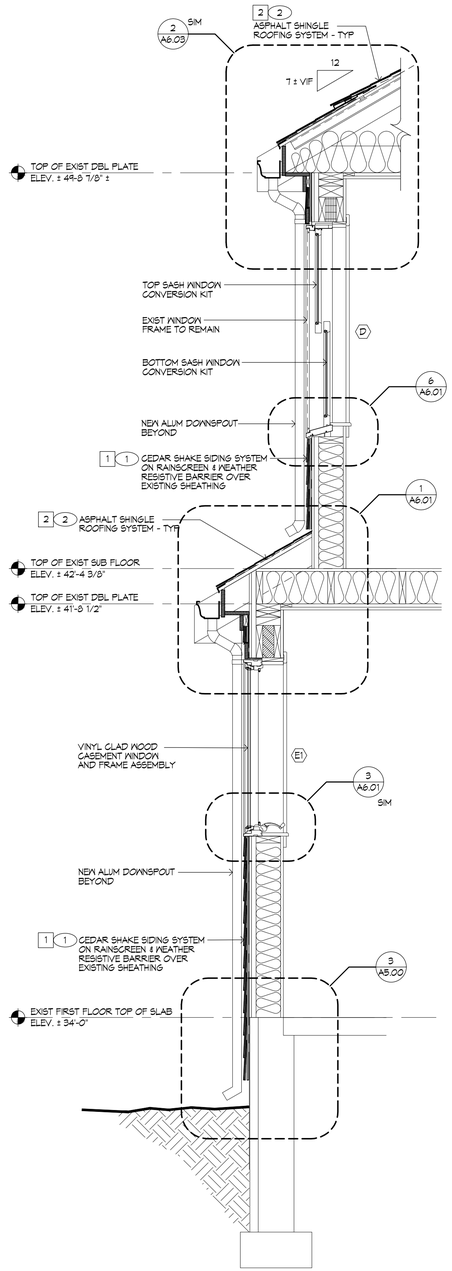
No.	Date	Description
	12.11.2024	ADDENDUM No.5

BUILDING E7 / E8
EXTERIOR ELEVATIONS

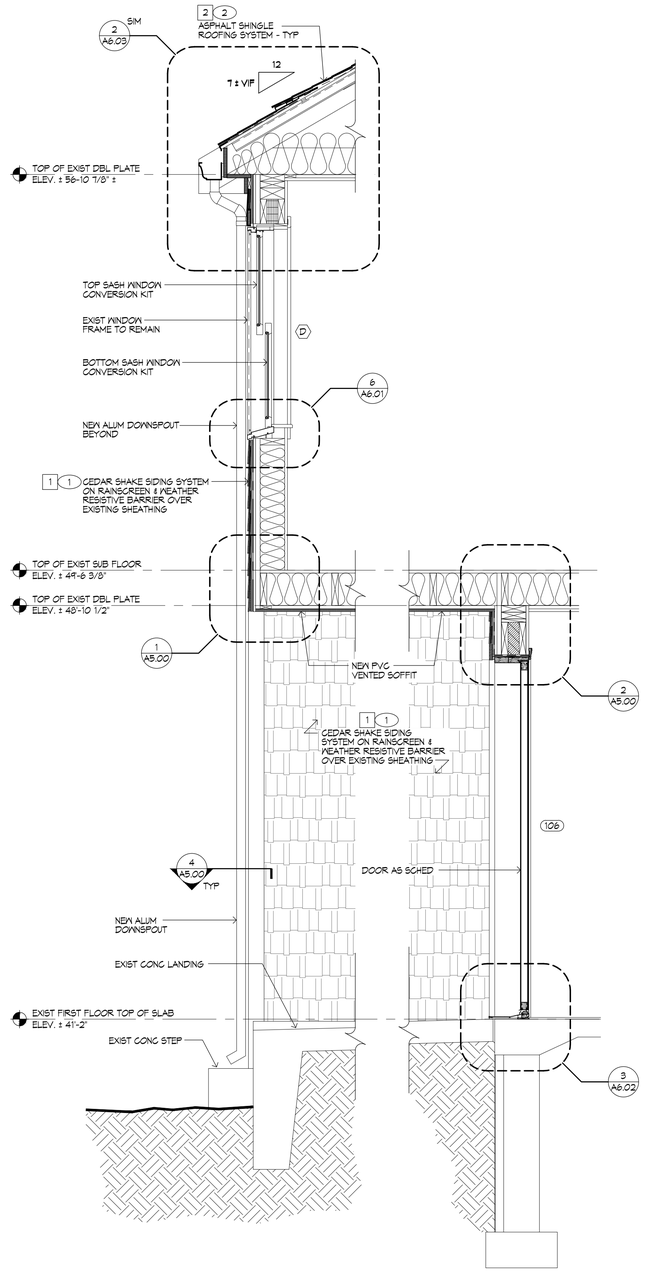
A2.05



1 A4.00 WALL SECTION
3/4" = 1'-0"



2 A4.00 WALL SECTION
3/4" = 1'-0"



3 A4.00 WALL SECTION
3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
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Suite 300, Second Floor
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REGISTERED ARCHITECT
EDWARD A. RAMEY
No. 8290
REGISTERED
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

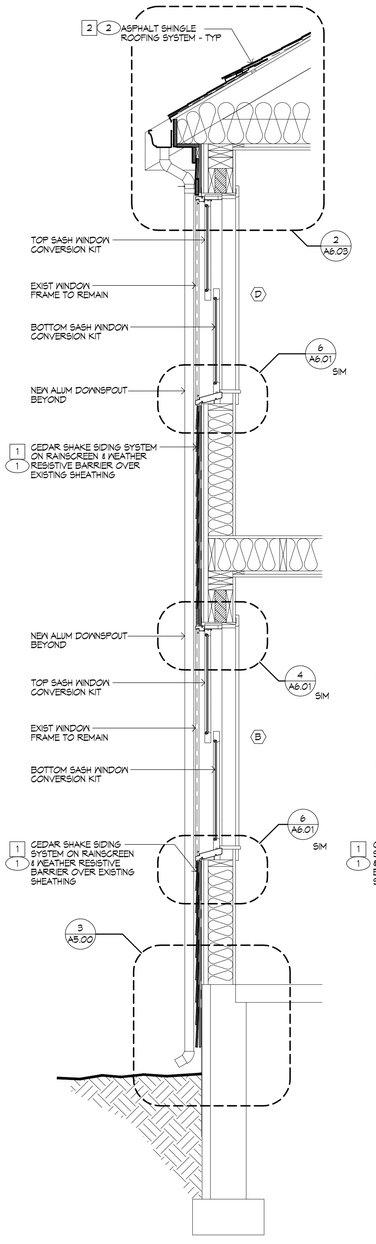
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

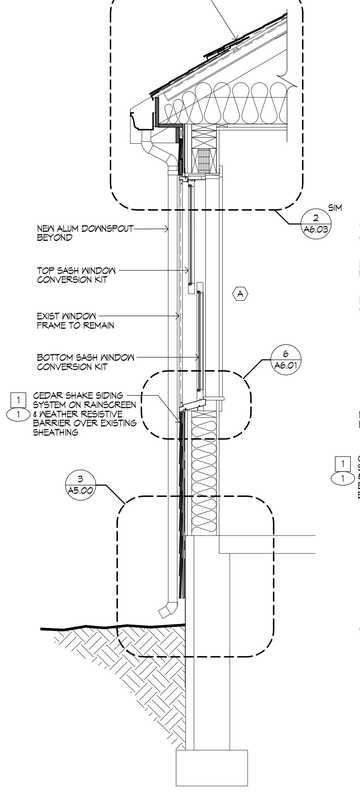
No.	Date	Description

WALL SECTIONS

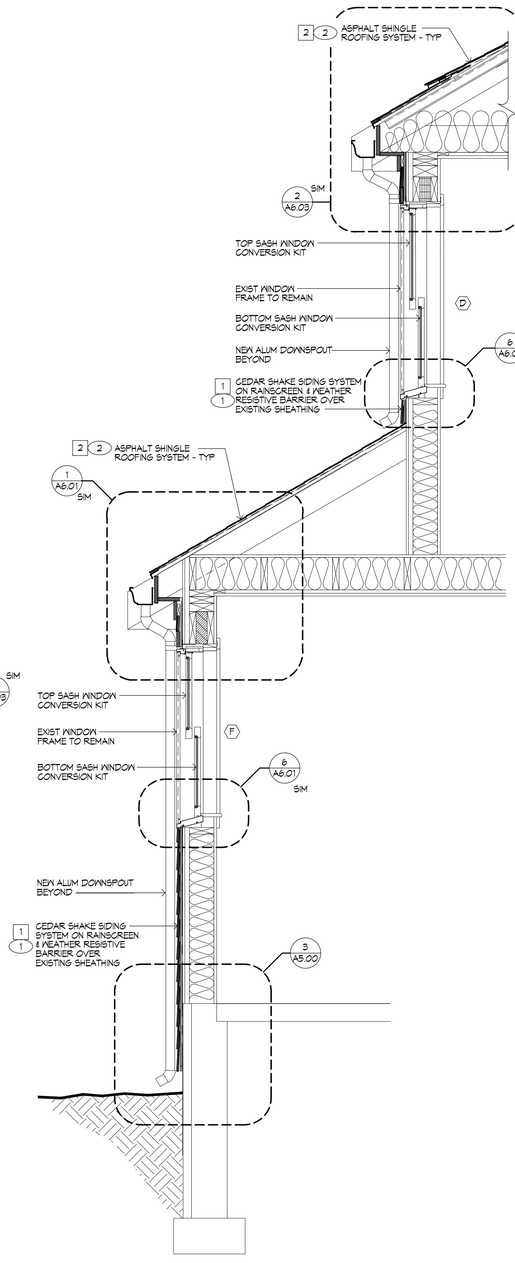
A4.00



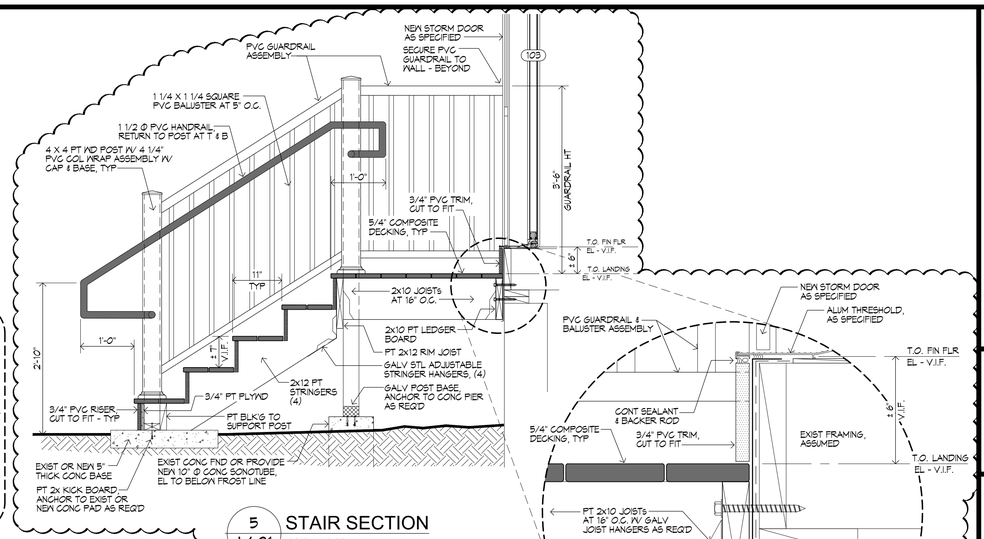
1 A4.01 WALL SECTION 3/4" = 1'-0"



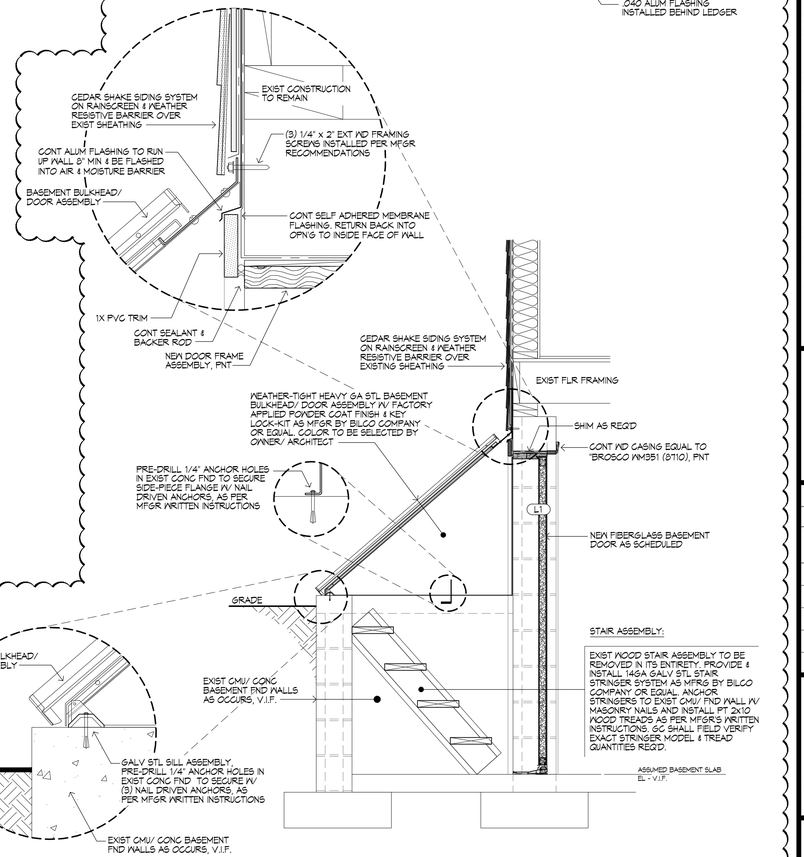
2 A4.01 WALL SECTION 3/4" = 1'-0"



3 A4.01 WALL SECTION 3/4" = 1'-0"



5 A4.01 STAIR SECTION 3/4" = 1'-0"



4 A4.01 BULKHEAD SECTION 3/4" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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Nantucket, MA 02554

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REGISTERED ARCHITECT — EDWARD A. ROWSE — No. 8250 — REGISTERED IN COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024

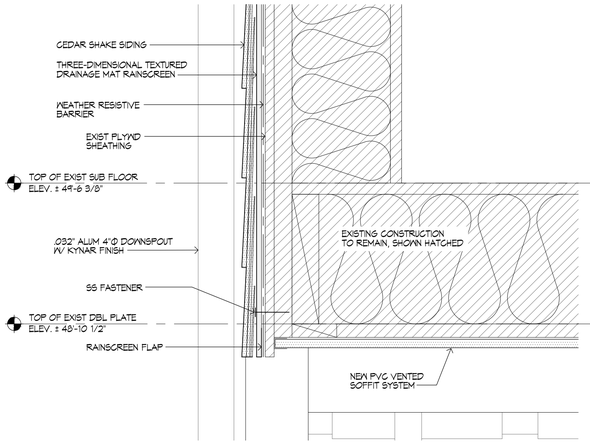
Drawn by: CAB Proj. Mgr.: EAR

Revisions

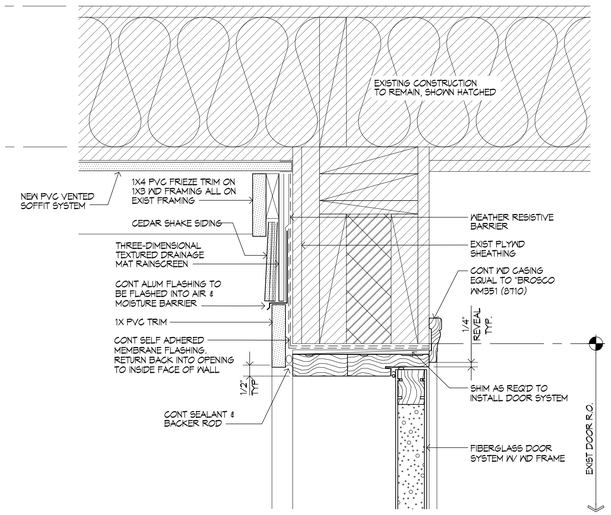
No.	Date	Description
	12.11.2024	ADDENDUM No.5

WALL SECTIONS

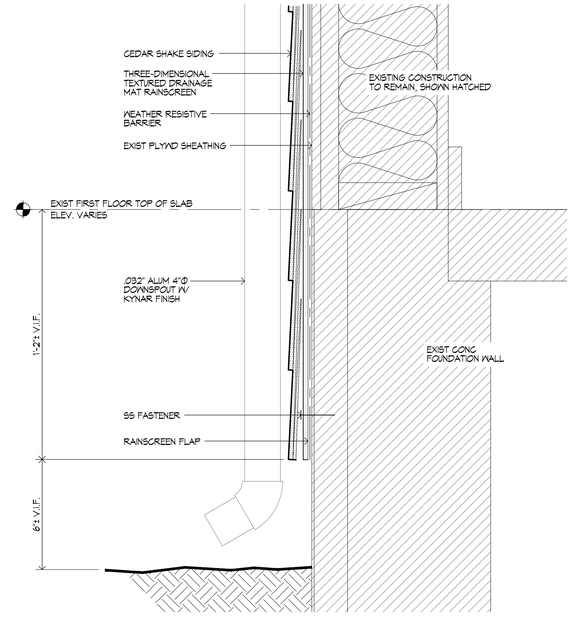
A4.01



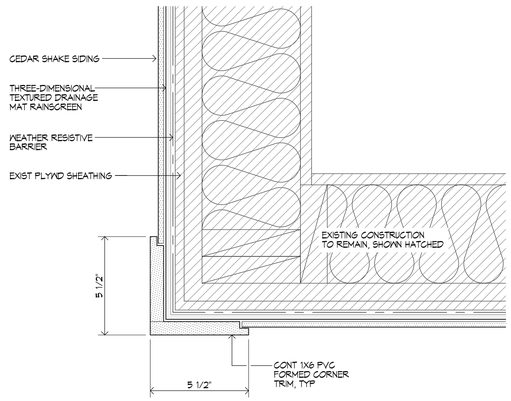
1 A5.00 OVERHANG DETAIL
3" = 1'-0"



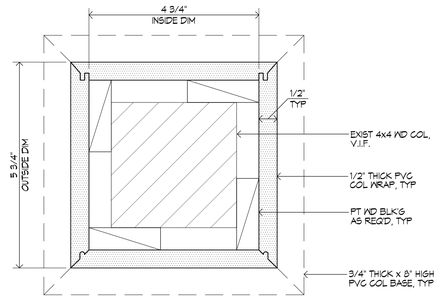
2 A5.00 DOOR HEAD
3" = 1'-0"



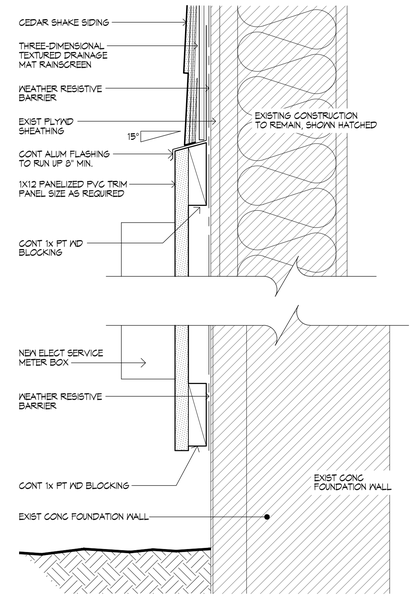
3 A5.00 DETAIL AT FOUNDATION
3" = 1'-0"



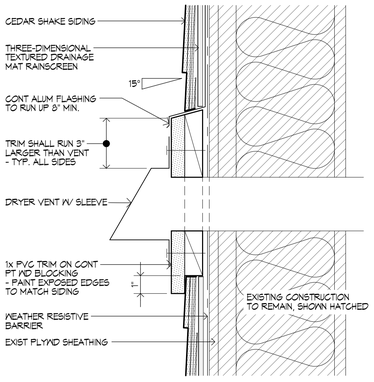
4 A5.00 CORNER TRIM PLAN DETAIL
3" = 1'-0"



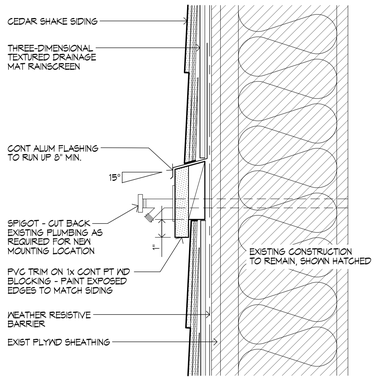
10 A5.00 TYP WOOD POST DETAIL W/ NEW PVC COLUMN WRAP
6" = 1'-0"



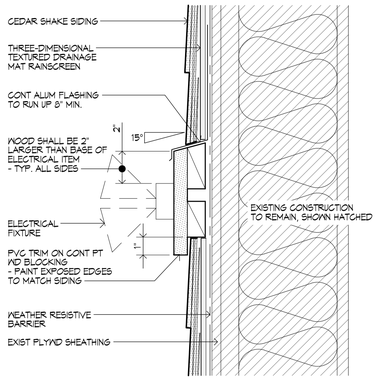
9 A5.00 DETAIL @ ELETRICAL SERVICE BOX
SCALE: 3"= 1'-0"



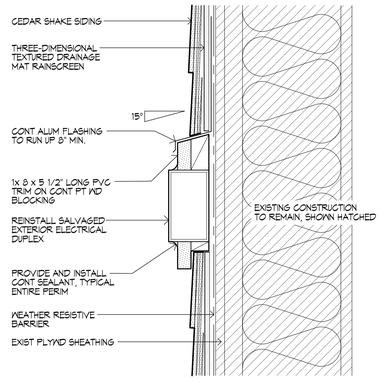
5 A5.00 DRYER VENT DETAIL
3" = 1'-0"



6 A5.00 SPIGOT DETAIL
3" = 1'-0"



7 A5.00 LIGHT BASE DETAIL
3" = 1'-0"



8 A5.00 EXTERIOR ELECTRICAL DUPLEX DETAIL
3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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REGISTERED ARCHITECT — RAYMOND T. ROWSE — No. 8250 — COMMONWEALTH OF MASSACHUSETTS

Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

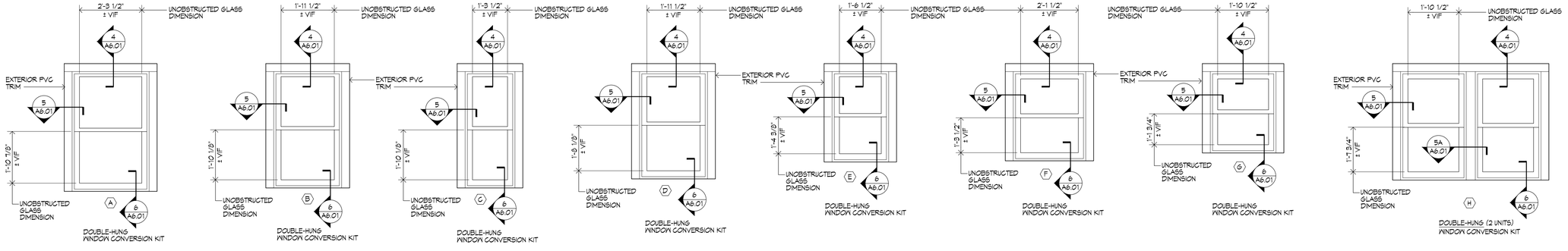
No.	Date	Description

ENLARGED DETAILS

A5.00

WINDOW SCHEDULE

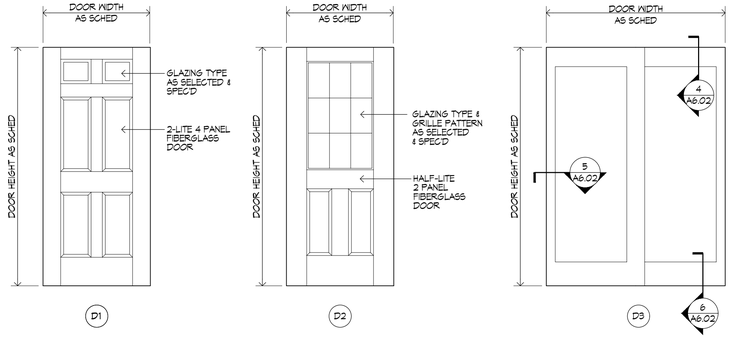
1/2"=1'-0"



NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES AND DIMENSIONS OF ALL EXISTING WINDOWS PRIOR TO ORDERING NEW WINDOW CONVERSION KITS AND NEW WINDOW ASSEMBLIES.

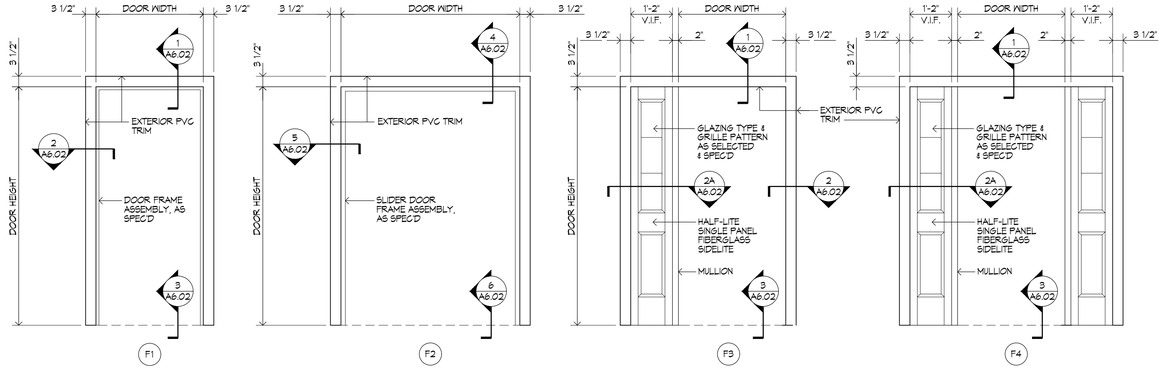
DOOR SCHEDULE

1/2"=1'-0"



FRAME SCHEDULE

1/2"=1'-0"



DOOR SCHEDULE

NO.	DOOR					FRAME				HW SET	LBL	REMARKS
	LOCATION	SIZE	TYPE	MAT	FIN	TYPE	MAT	FIN	WIDTH			
BUILDINGS - F6 / E10												
101	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
102	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
103	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
104	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
L1	BASEMENT	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
BUILDING - F7 / F8												
105	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
106	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
107	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
108	LAUNDRY	2'-8" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E1 / E4												
109	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F3	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
110	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
COMMUNITY BUILDING												
111	VESTIBULE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D2	FG	PNT	F4	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2
112	ACTIVITY	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
BUILDING - E5 / E6 (ALTERNATE No. 1)												
113	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
114	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
115	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
116	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
BUILDING - E7 / E8 (ALTERNATE No. 2)												
117	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
118	ENTRANCE	3'-0" X 6'-8" X 1-3/4" ± V.I.F.	D1	FG	PNT	F1	WD	PNT	7 5/8" ± V.I.F.	1	-	1, 2, 3
119	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4
120	LIVING ROOM	5'-0" X 6'-8" X 1-3/4" ± V.I.F.	D3	FG	PNT	F2	WD	PNT	7 5/8" ± V.I.F.	2	-	1, 2, 4

REMARKS:

1. DOOR SYSTEM TO BE HURRICANE IMPACT RATED.
2. PROVIDE AND INSTALL CONT PAINTED WOOD CASING EQUAL TO 'BROSCO WM351 (8110) AT HEAD AND JAMBS.
3. PROVIDE AND INSTALL EXTERIOR STORM DOOR. REFER TO SPECIFICATION 08 11 66
4. ALL HARDWARE SHALL BE THE MANUFACTURERS STANDARD HARDWARE FOR SLIDING PATIO DOORS.

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS, QUANTITIES, DIMENSIONS AND SWINGS OF ALL EXISTING DOORS PRIOR TO ORDERING NEW DOOR/ FRAME ASSEMBLIES.

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
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3 Manta Drive
Nantucket, MA 02554

Rowse Architects
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REGISTERED ARCHITECT EDMUND A. RAWSE No. 6290 COMMONWEALTH OF MASSACHUSETTS

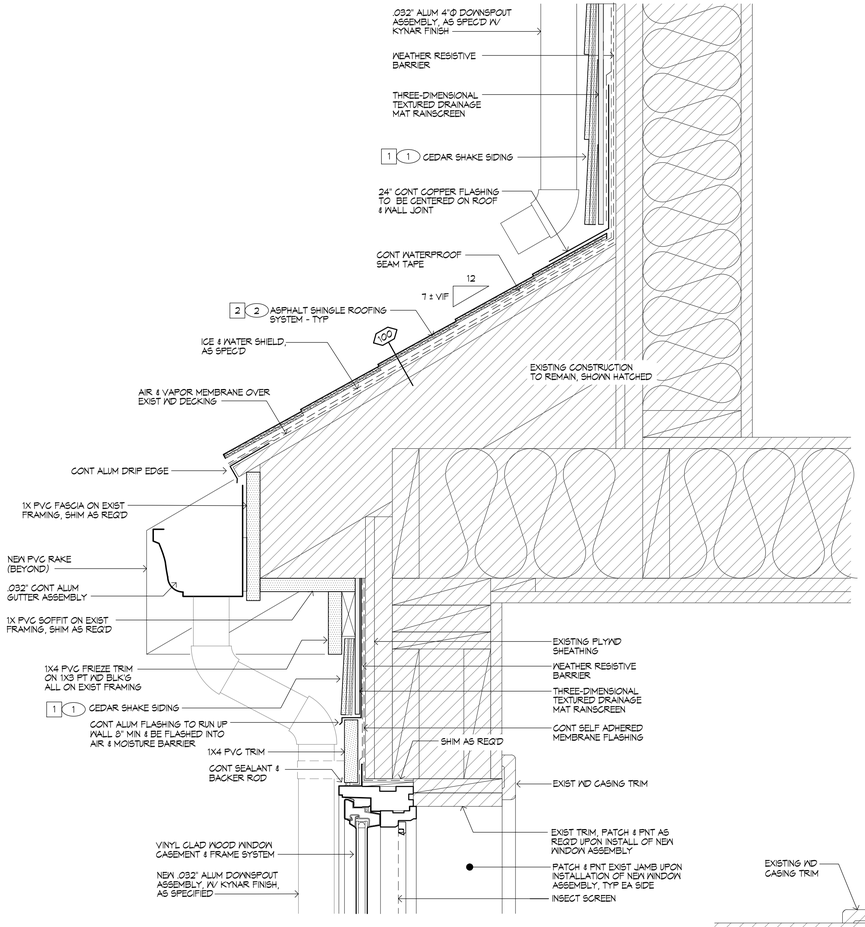
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

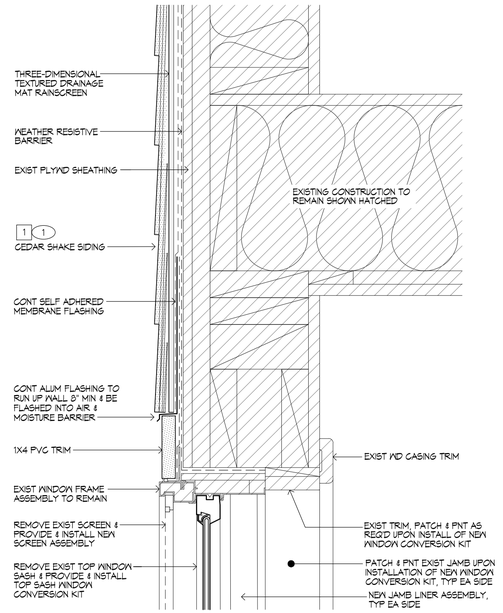
No.	Date	Description
	12.11.2024	ADDENDUM No.5

DOOR & WINDOW SCHEDULES

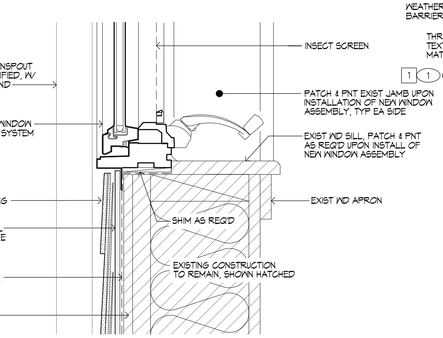
A6.00



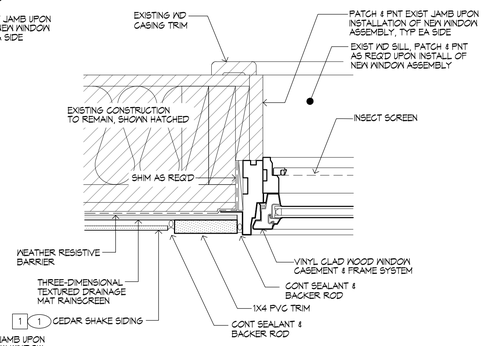
1 A6.01 WINDOW HEAD 3" = 1'-0" CASEMENT



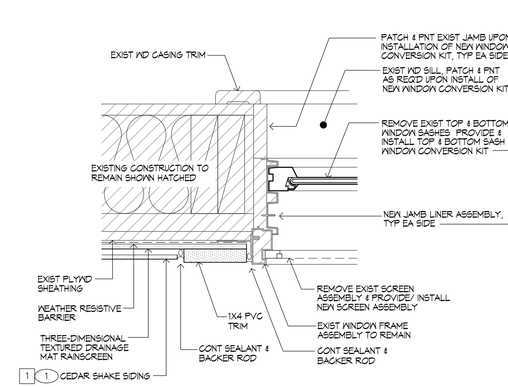
4 A6.01 WINDOW HEAD 3" = 1'-0"



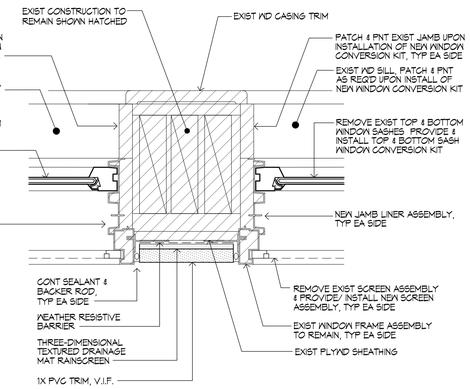
3 A6.01 WINDOW SILL 3" = 1'-0" CASEMENT



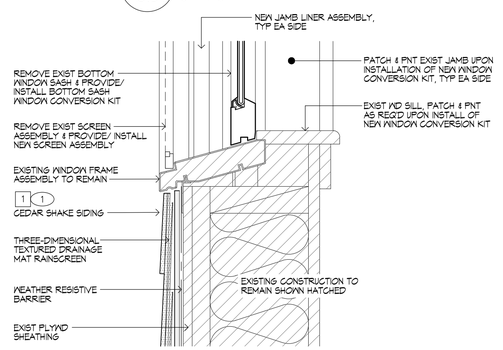
2 A6.01 WINDOW JAMB 3" = 1'-0" CASEMENT



5 A6.01 WINDOW JAMB 3" = 1'-0"



5A A6.01 WINDOW JAMB 3" = 1'-0"



6 A6.01 WINDOW SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

Rowse Architects
400 Massasoit Avenue, Suite 300, Second Floor
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p. (401) 331-9200

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 9280 COMMONWEALTH OF MASSACHUSETTS

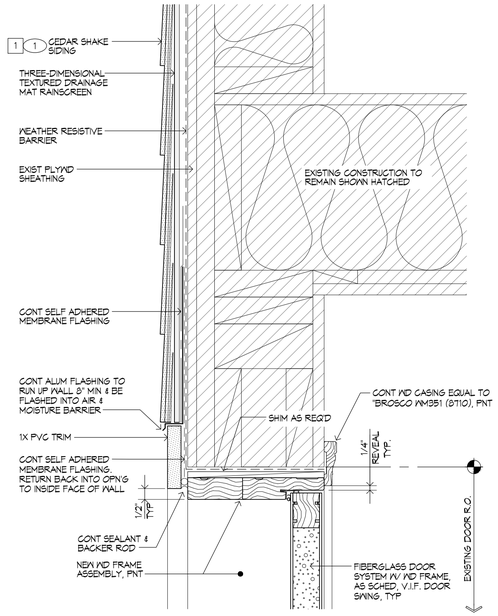
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

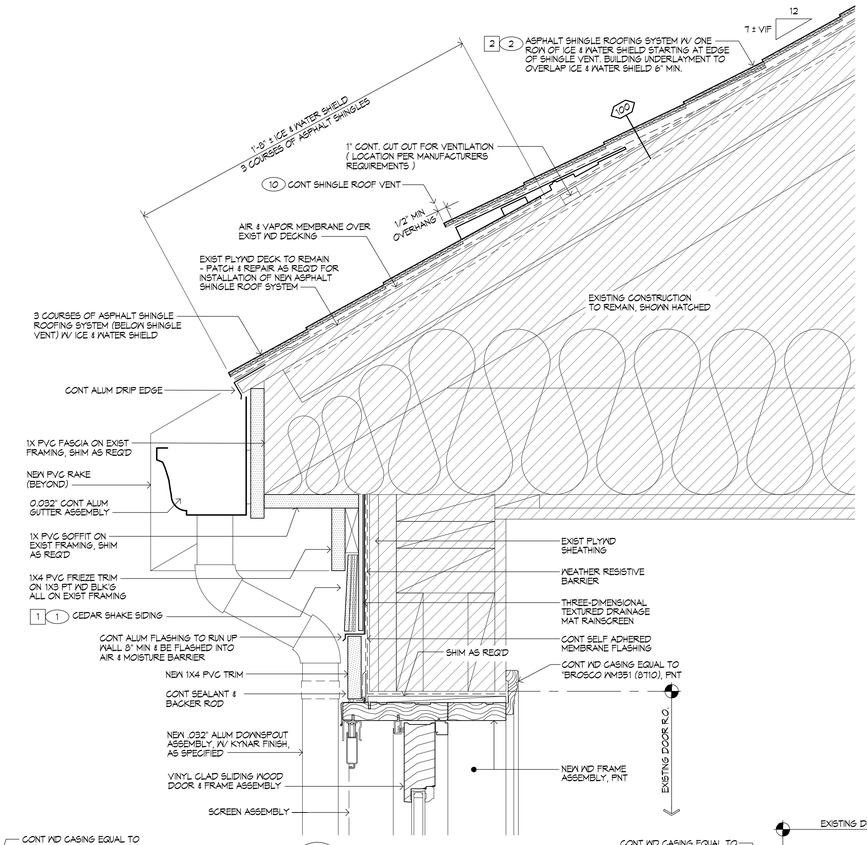
No.	Date	Description

WINDOW DETAILS

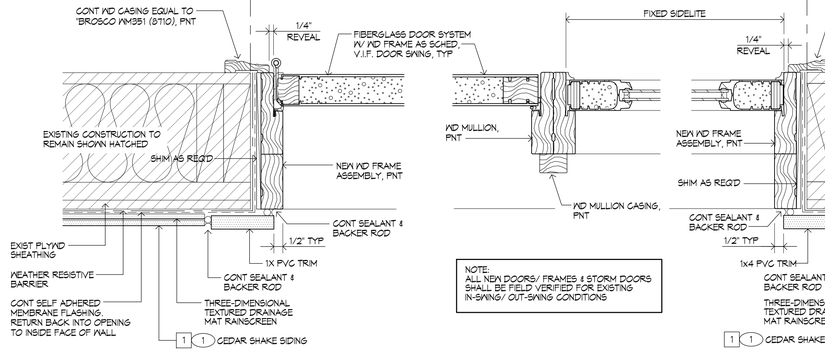
A6.01



1 A6.02 DOOR HEAD 3" = 1'-0"



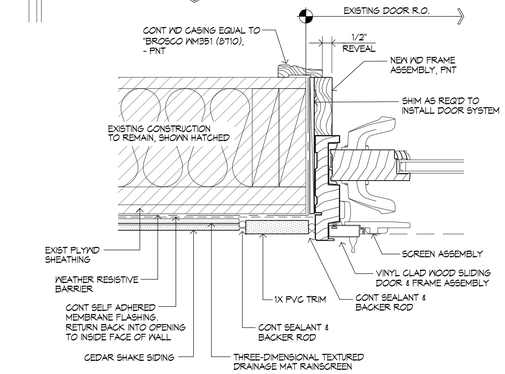
4 A6.02 DOOR HEAD 3" = 1'-0"



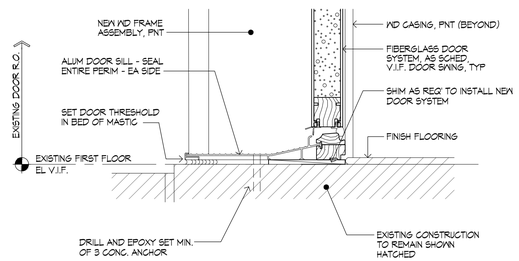
2 A6.02 DOOR JAMB 3" = 1'-0"

NOTE:
ALL NEW DOORS/ FRAMES & STORM DOORS SHALL BE FIELD VERIFIED FOR EXISTING IN-SWING/ OUT-SWING CONDITIONS

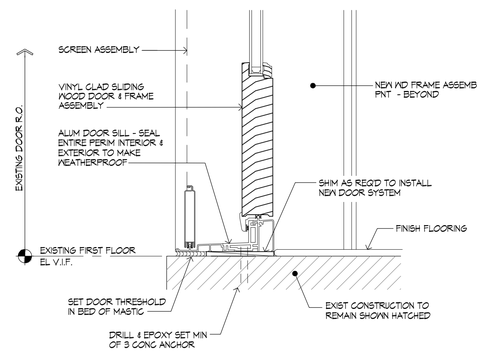
2A A6.02 SIDELITE JAMB 3" = 1'-0"



5 A6.02 DOOR JAMB 3" = 1'-0"



3 A6.02 DOOR SILL 3" = 1'-0"



6 A6.02 DOOR SILL 3" = 1'-0"

BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

Owner:
Nantucket Housing Authority
3 Manta Drive
Nantucket, MA 02554

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p. (401) 331-9200

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Foxboro, Massachusetts
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REGISTERED ARCHITECT EDWARD A. ROWSE No. 8230 COMMONWEALTH OF MASSACHUSETTS

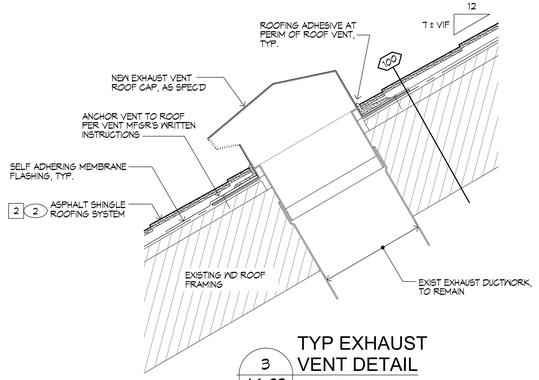
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

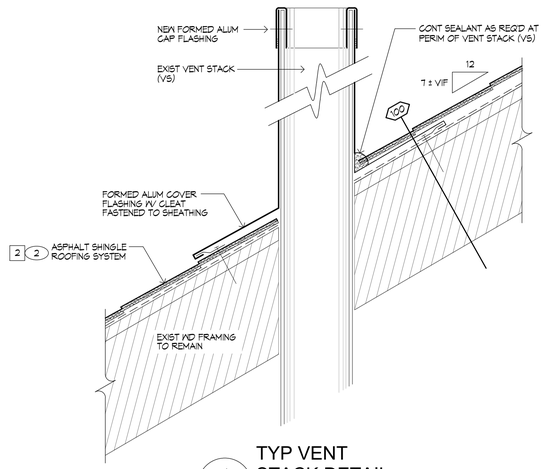
No.	Date	Description

DOOR DETAILS

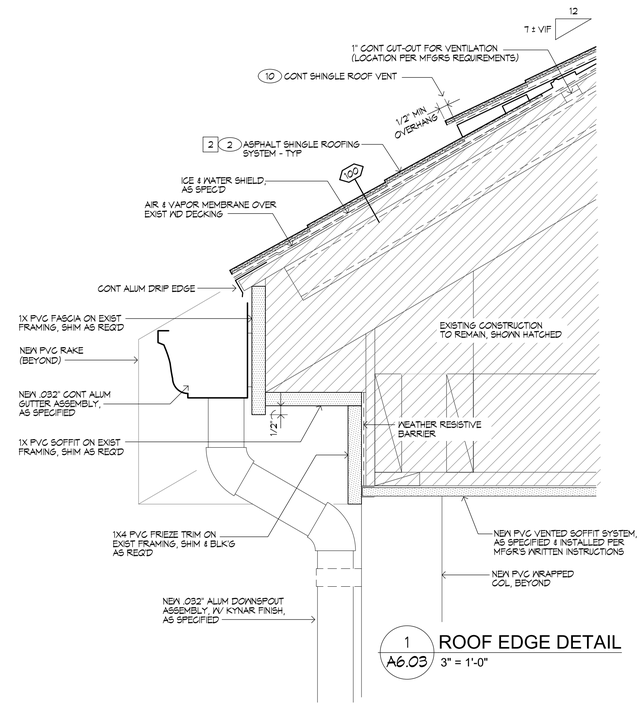
A6.02



3 A6.03 TYP EXHAUST VENT DETAIL
3" = 1'-0"

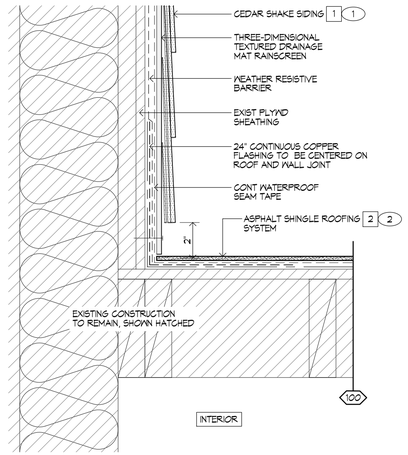


4 A6.03 TYP VENT STACK DETAIL
3" = 1'-0"

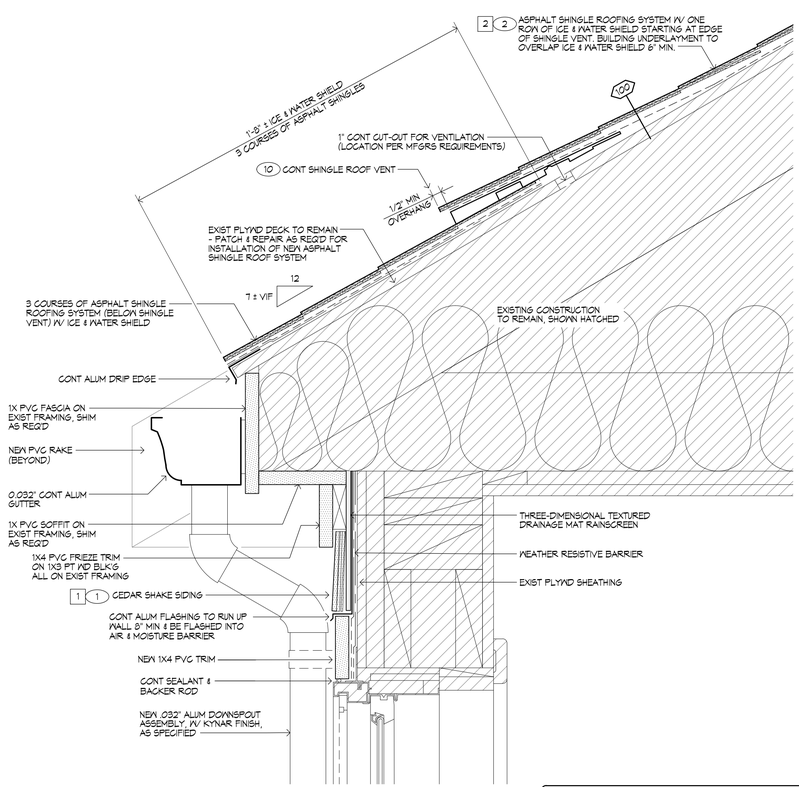


1 A6.03 ROOF EDGE DETAIL
3" = 1'-0"

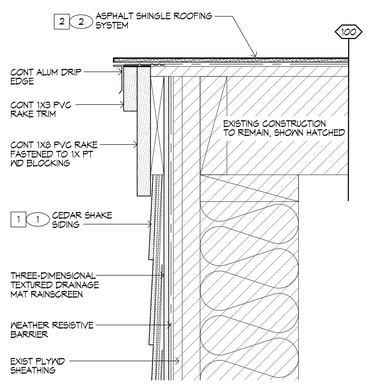
6 A6.03 DETAIL AT VALLEY FLASHING
3" = 1'-0"



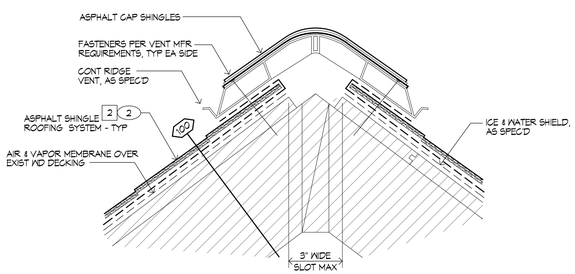
5 A6.03 ROOF DETAIL AT STEP FLASHING
3" = 1'-0"



2 A6.03 ROOF EDGE DETAIL
3" = 1'-0"



7 A6.03 ROOF RAKE DETAIL
3" = 1'-0"



8 A6.03 RIDGE VENT DETAIL
3" = 1'-0"

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BUILDING ENVELOPE UPGRADES at: MIACOMET VILLAGE

Nantucket, Massachusetts

EOHLC Project # 201043

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Nantucket, MA 02554

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REGISTERED ARCHITECT EDWARD A. ROWSE No. 6200 COMMONWEALTH OF MASSACHUSETTS

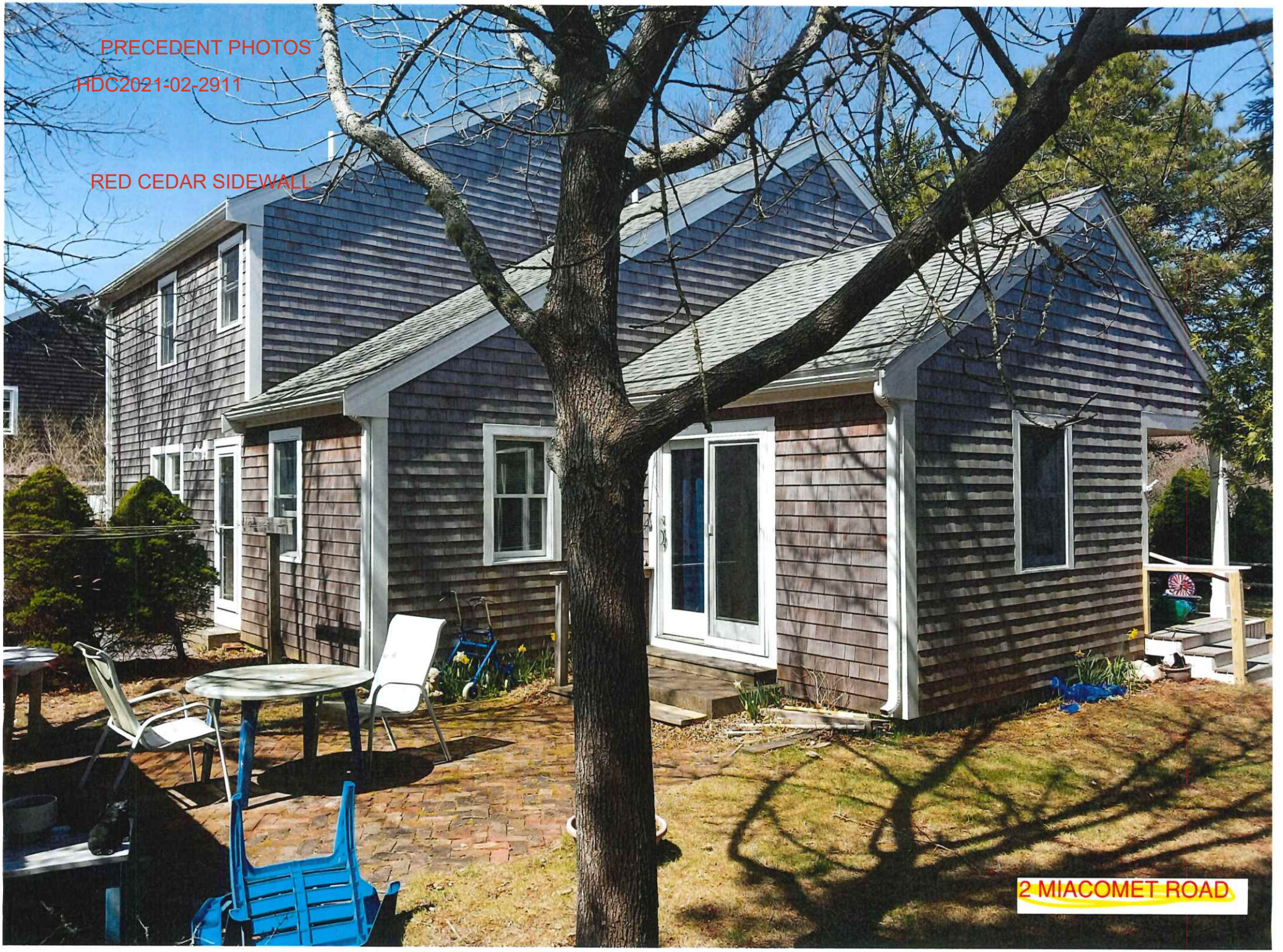
Date: OCTOBER 23, 2024
Drawn by: CAB Proj. Mgr.: EAR

Revisions

No.	Date	Description

ROOF DETAILS

A6.03


PRECEDENT PHOTOS
HDC2021-02-2911
RED CEDAR SIDEWALL
2 MIACOMET ROAD

PRECEDENT PHOTOS

RED CEDAR SIDEWALL



PRECEDENT PHOTOS

HDC2021-02-2912

RED CEDAR SIDEWALL



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 —

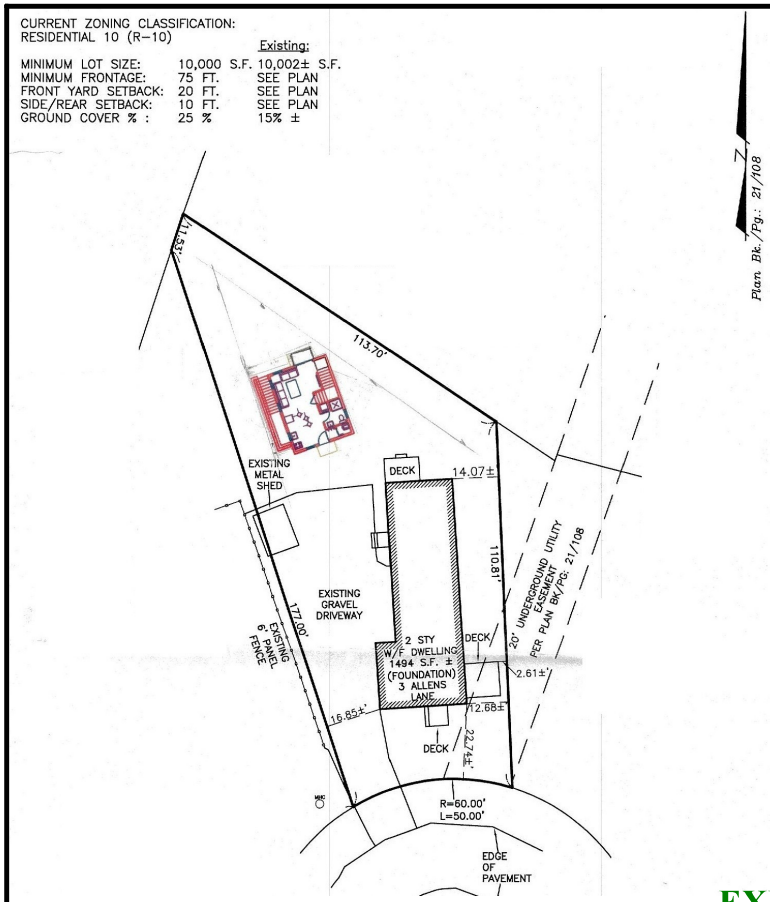
* Attach manufacturer's color samples if color is not from HDC approval list.

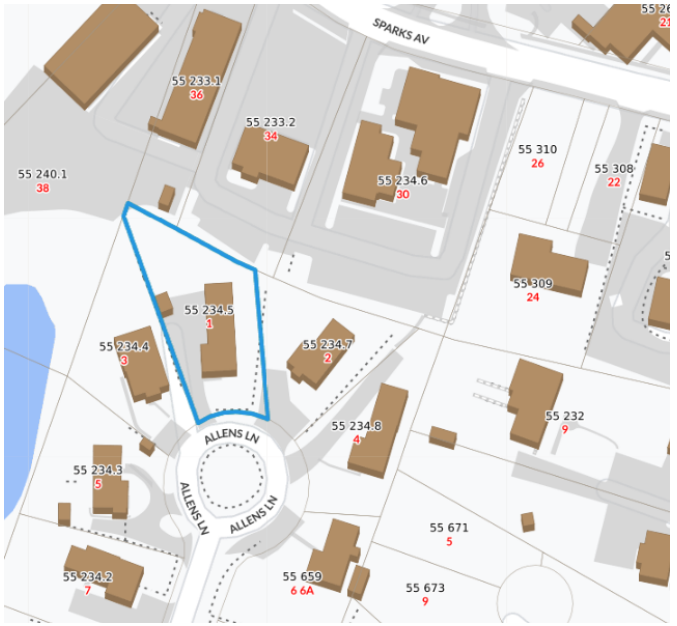
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

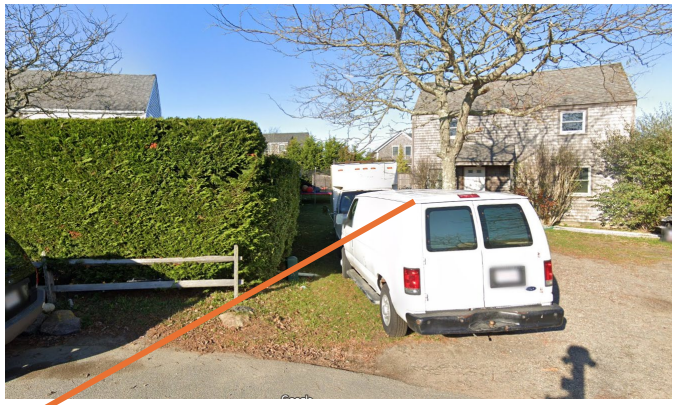
Auto Body-Cumbies – Strip Mall







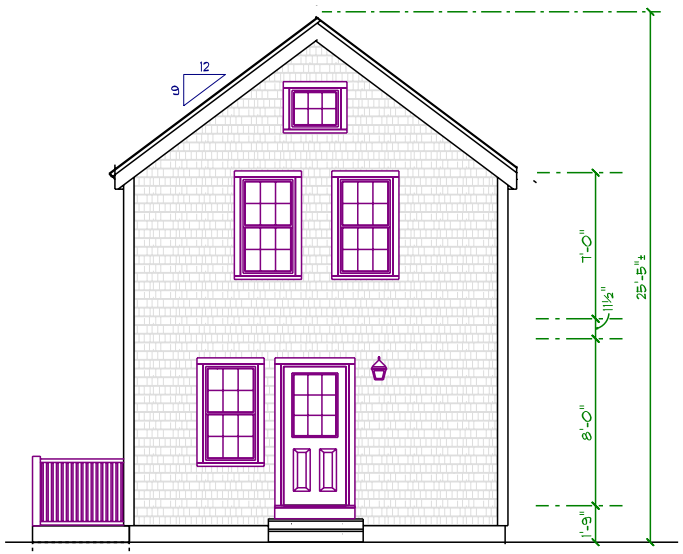








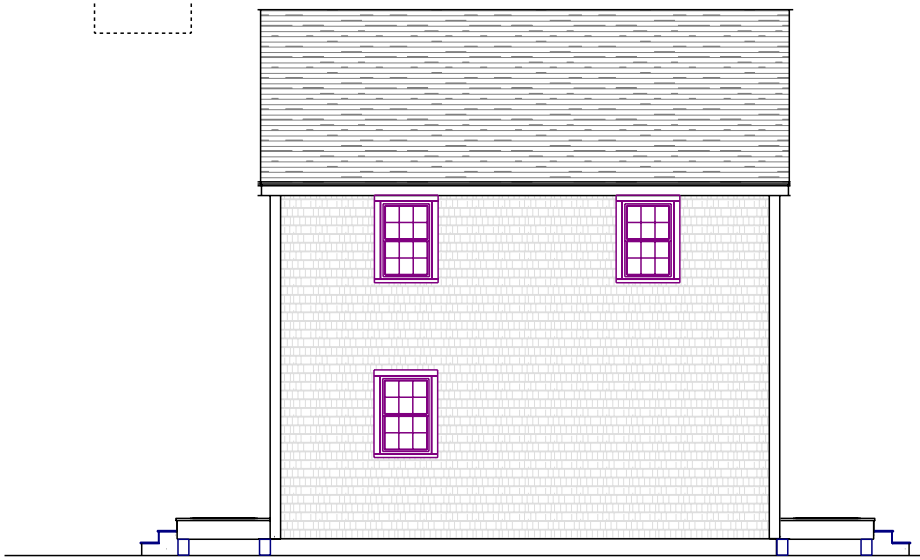
Neighborhood context



FRONT (SOUTH)



LEFT (WEST)



RIGHT (EAST)



REAR (NORTH)

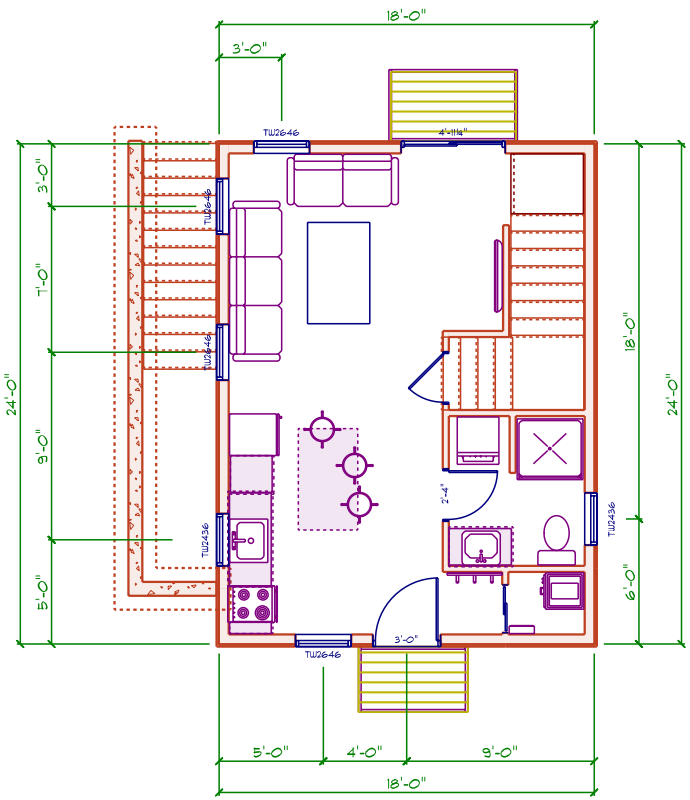
SCALE: 1/4"=1'

DRAWN BY: VO

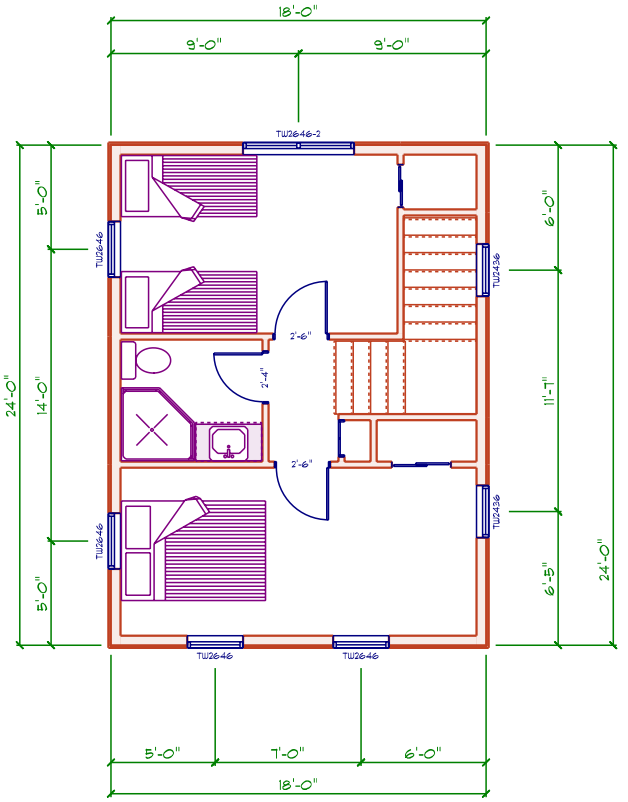
DATE: 1-24-25

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°: 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

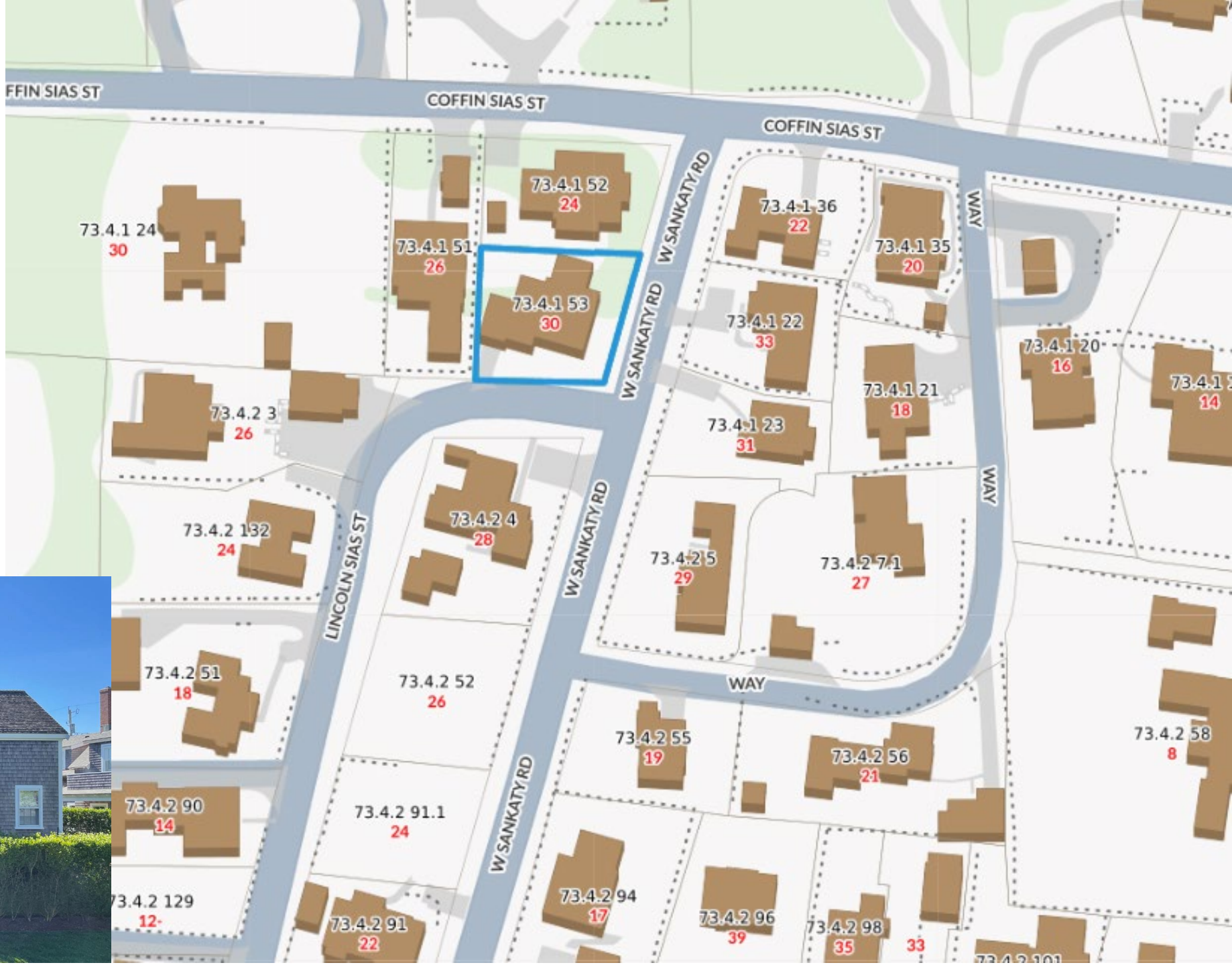
Robinson-

30 W Sankaty Rd

Proposed shower
and

Arbors



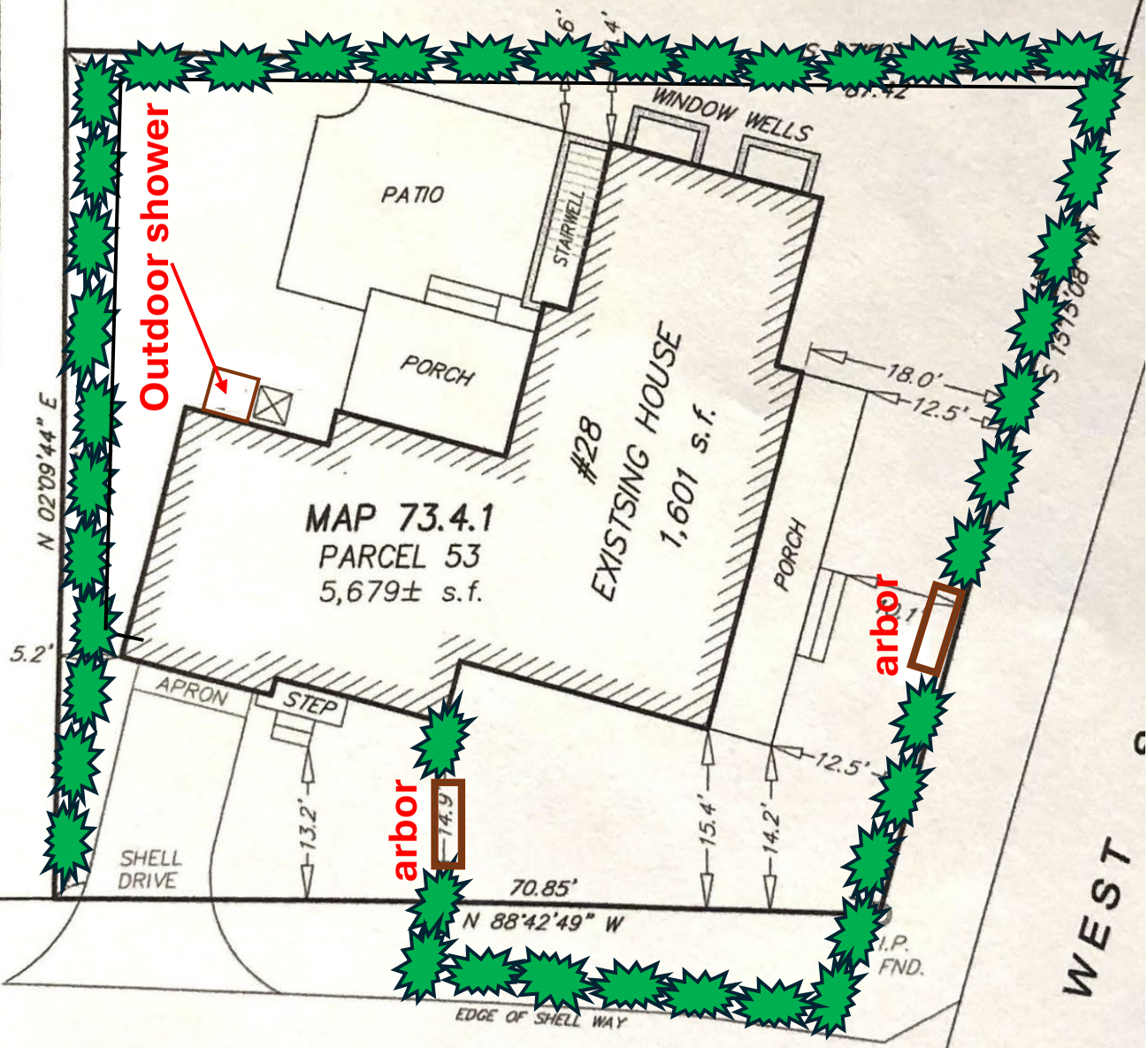


COFFIN STREET

EDGE OF PAVEMENT



N STREET
73.4.1
EL 51



EDGE OF SHELL WAY

INCOLN STREET

WEST

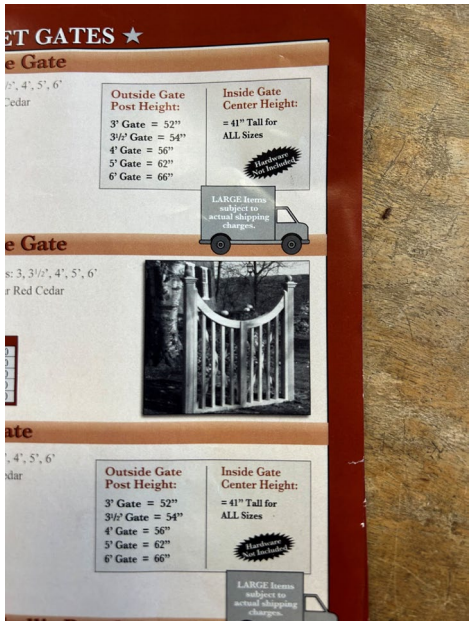




Size: 4’x4’x 6’ ht

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.

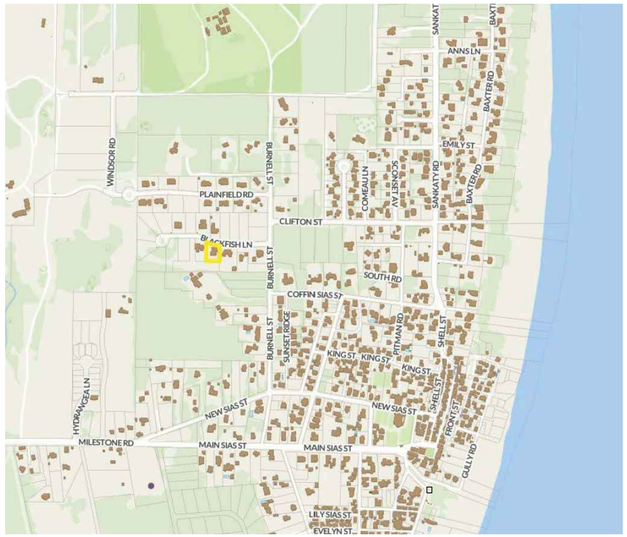
COLORS

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



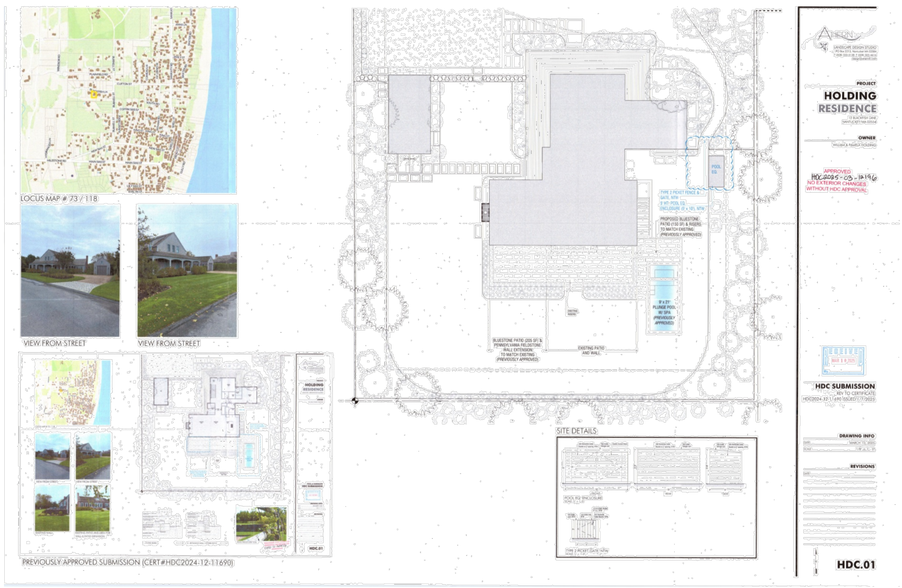
LOCUS MAP # 73 / 118



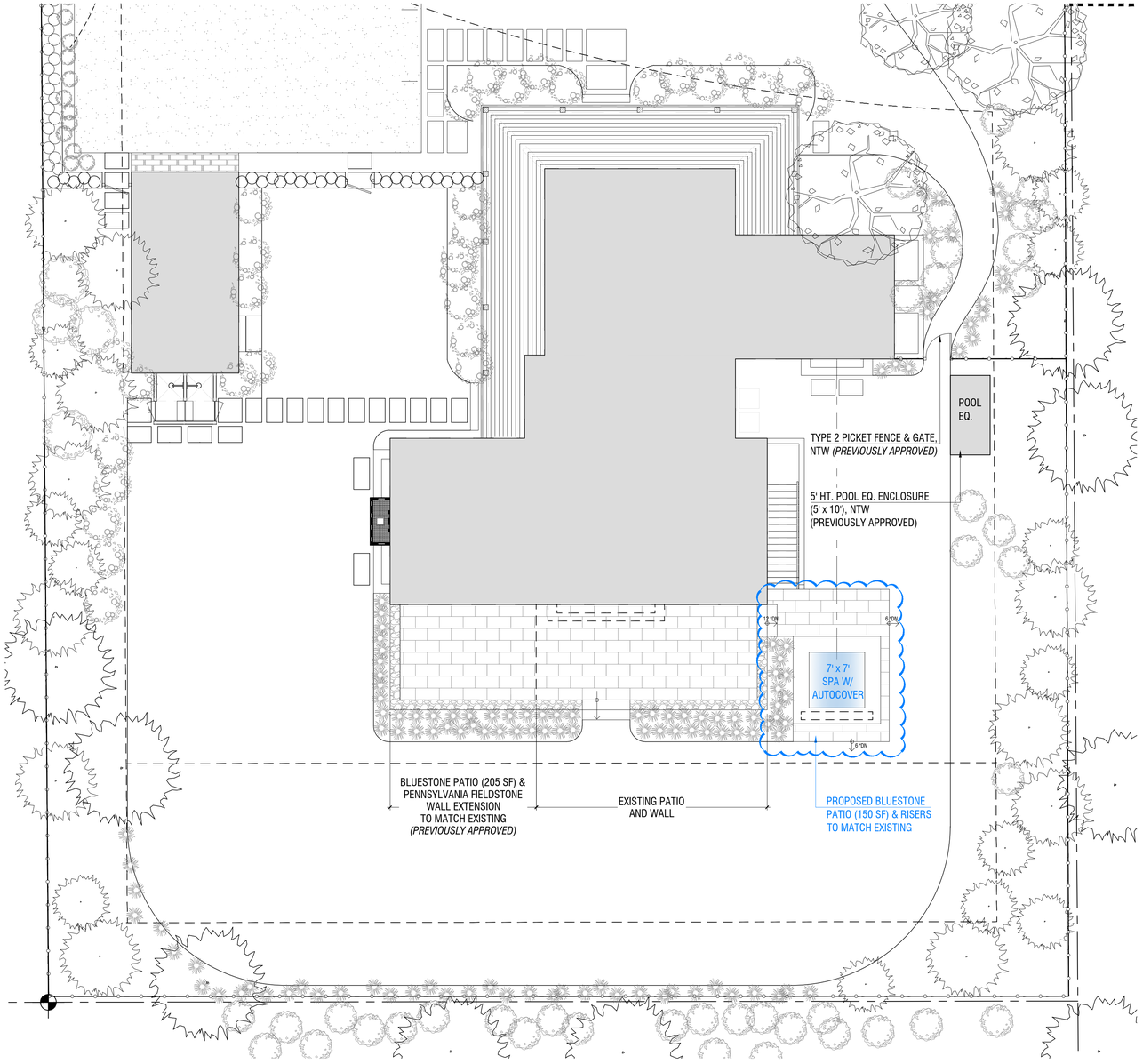
VIEW FROM STREET



VIEW FROM STREET



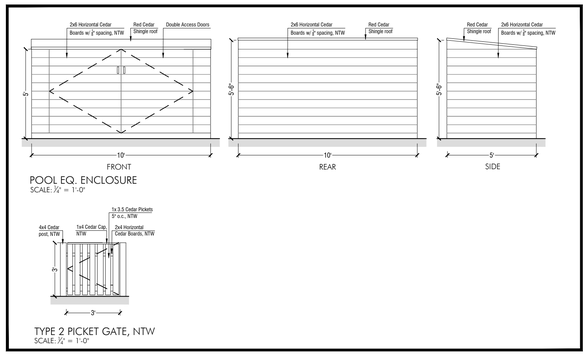
PREVIOUSLY APPROVED SUBMISSION (CERT#HDC2025-03-12196)



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



Property Information

Property ID	191118
Location	7 BLUET CT
Owner	MILOVSKI ZORAN

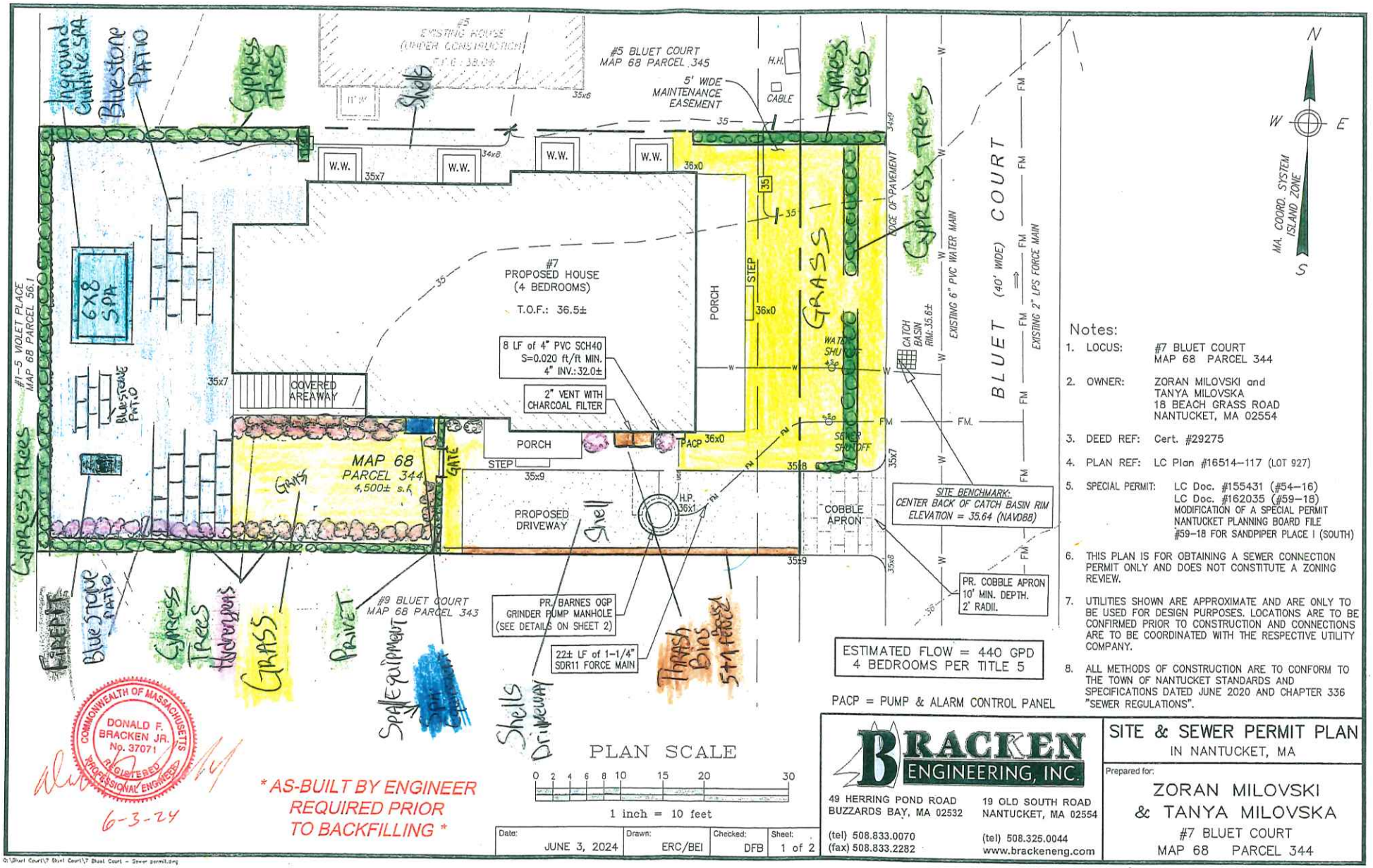
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 11 2025
By



Notes:

1. LOCUS: #7 BLUET COURT MAP 68 PARCEL 344
2. OWNER: ZORAN MILOVSKI and TANYA MILOVSKA 18 BEACH GRASS ROAD NANTUCKET, MA 02554
3. DEED REF: Cert. #29275
4. PLAN REF: LC Plan #16514–117 (LOT 927)
5. SPECIAL PERMIT: LC Doc. #155431 (#54–16) LC Doc. #162035 (#59–18) MODIFICATION OF A SPECIAL PERMIT NANTUCKET PLANNING BOARD FILE #59–18 FOR SANDPIPER PLACE I (SOUTH)
6. THIS PLAN IS FOR OBTAINING A SEWER CONNECTION PERMIT ONLY AND DOES NOT CONSTITUTE A ZONING REVIEW.
7. UTILITIES SHOWN ARE APPROXIMATE AND ARE ONLY TO BE USED FOR DESIGN PURPOSES. LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION AND CONNECTIONS ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
8. ALL METHODS OF CONSTRUCTION ARE TO CONFORM TO THE TOWN OF NANTUCKET STANDARDS AND SPECIFICATIONS DATED JUNE 2020 AND CHAPTER 336 "SEWER REGULATIONS".

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

6-3-24

* AS-BUILT BY ENGINEER REQUIRED PRIOR TO BACKFILLING *

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

SITE & SEWER PERMIT PLAN
IN NANTUCKET, MA

Prepared for:
ZORAN MILOVSKI
& TANYA MILOVSKA
#7 BLUET COURT
MAP 68 PARCEL 344

Date:	Drawn:	Checked:	Sheet:
JUNE 3, 2024	ERC/BEI	DFB	1 of 2

O:\Bluet Court\7 Bluet Court\7 Bluet Court - Sewer permit.dwg



OWNER :

Richmond Great Point Development LLC or Assignee

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Kamert, RA

DATE: 10/05/22

- WINDOW SASH: SANDTONE
- WINDOW TRIM: WHITE
- DOOR COLOR: NANTUCKET RED

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS NOTED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DRAWINGS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 344
7 BLUET CT
NANTUCKET, MA

DRAWING TITLE

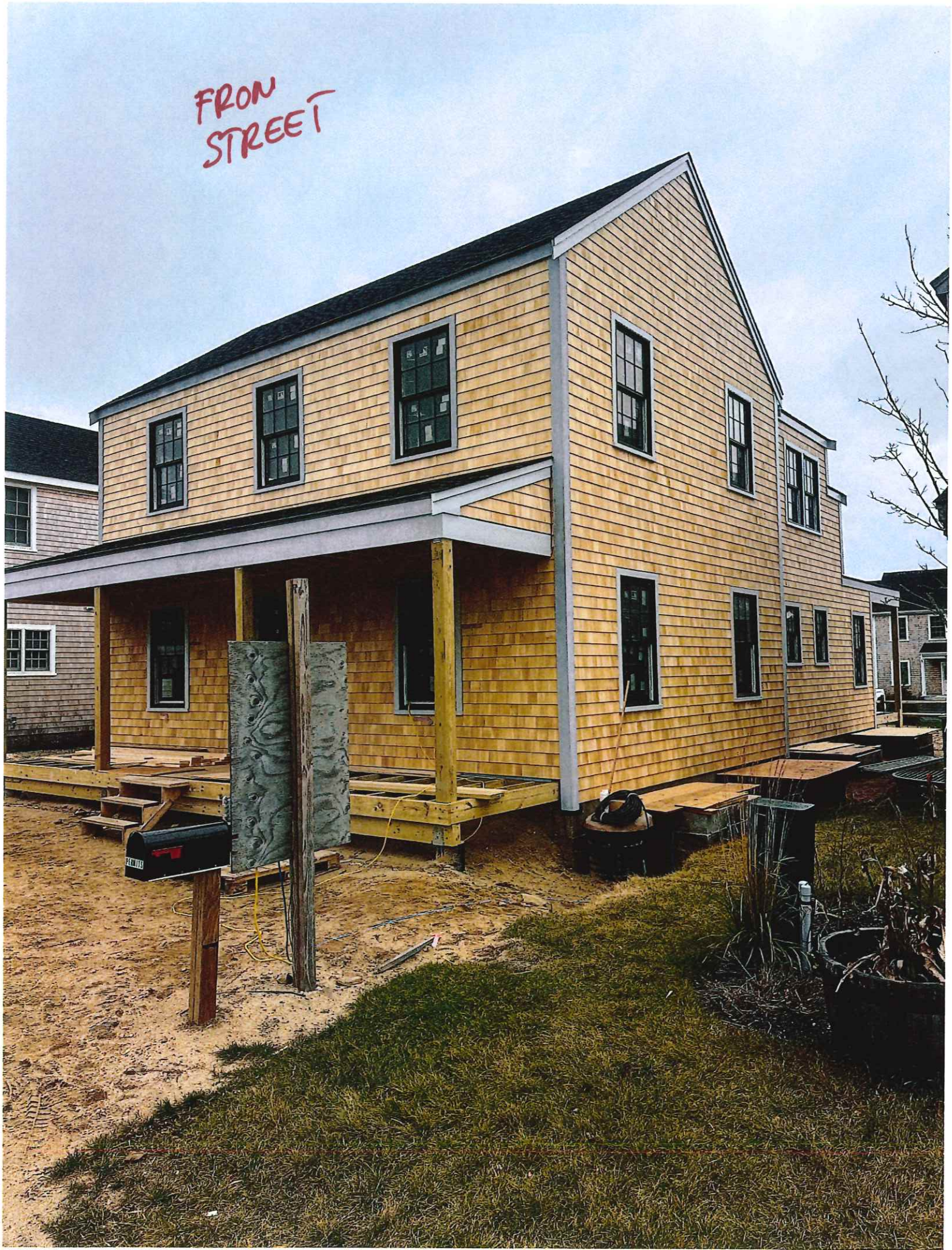
SITE PLAN

DRAWING NO.

A-1




Backyard


FRON
STREET

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 ZORAN MILORSKI

AS AGENT FOR _____

STREET ADDRESS 7 Bluet ct

MAP/PARCEL 68 344

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04/11/25

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 _____ Date 04/11/25

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

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

REQUIRED WITH ALL APPLICATIONS:

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

N/A 2. **Property Owner's 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).

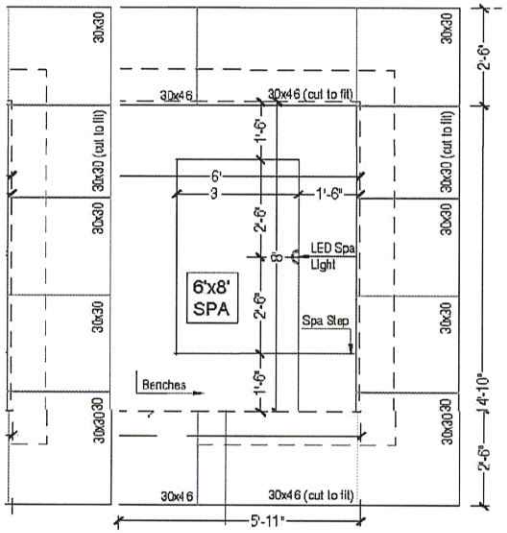
_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 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)

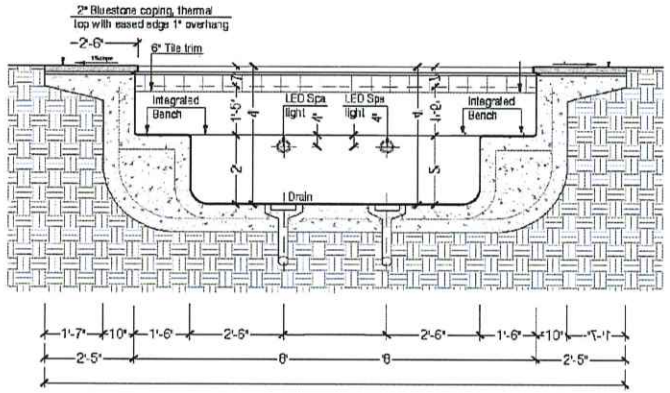
_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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



SPA: Plan View

Scale: 3/8" = 1'-0"



SPA: Cross Section

Scale: 3/8" = 1'-0"

ack pool

7 Bluet ct

SPA Plunge pool
with autocover

DRAWING INFO

SCALE 3/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2025-04-12421

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

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

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

The certificate is valid for three years from 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°. 344

Street & Number of Proposed Work: 7 Bluet ct

Owner of record: ZORAN MILOVSKI

Mailing Address: 61 Old South rd APT 460

Contact Phone #: 774-768-3488 E-mail: zoki1milovski@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY 1842

Date application received: 04/11/25 Fee Paid: $ 200.00

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 6x8 SPA 1 gate 42" tall x 3' cliffside gray/Firepit

Size of Structure or Addition: Length: 8 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 6'

Type: 5/1 Board w/ lattice

Length: ~~5'~~ 38'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 patio 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 04/11/25 Signature of owner of record _____ Signed under penalties of perjury

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 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:

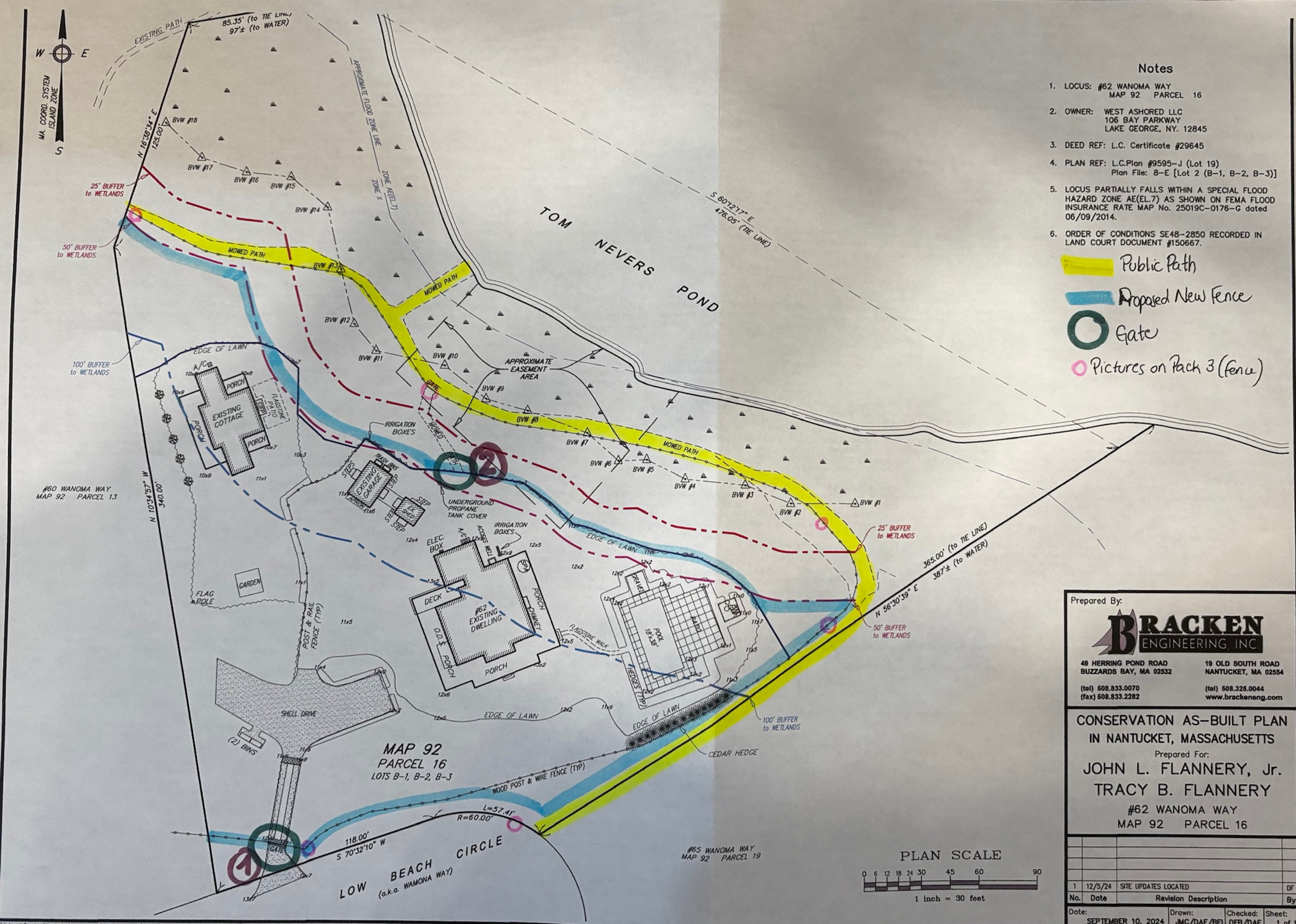
Good Morning, Brett,

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

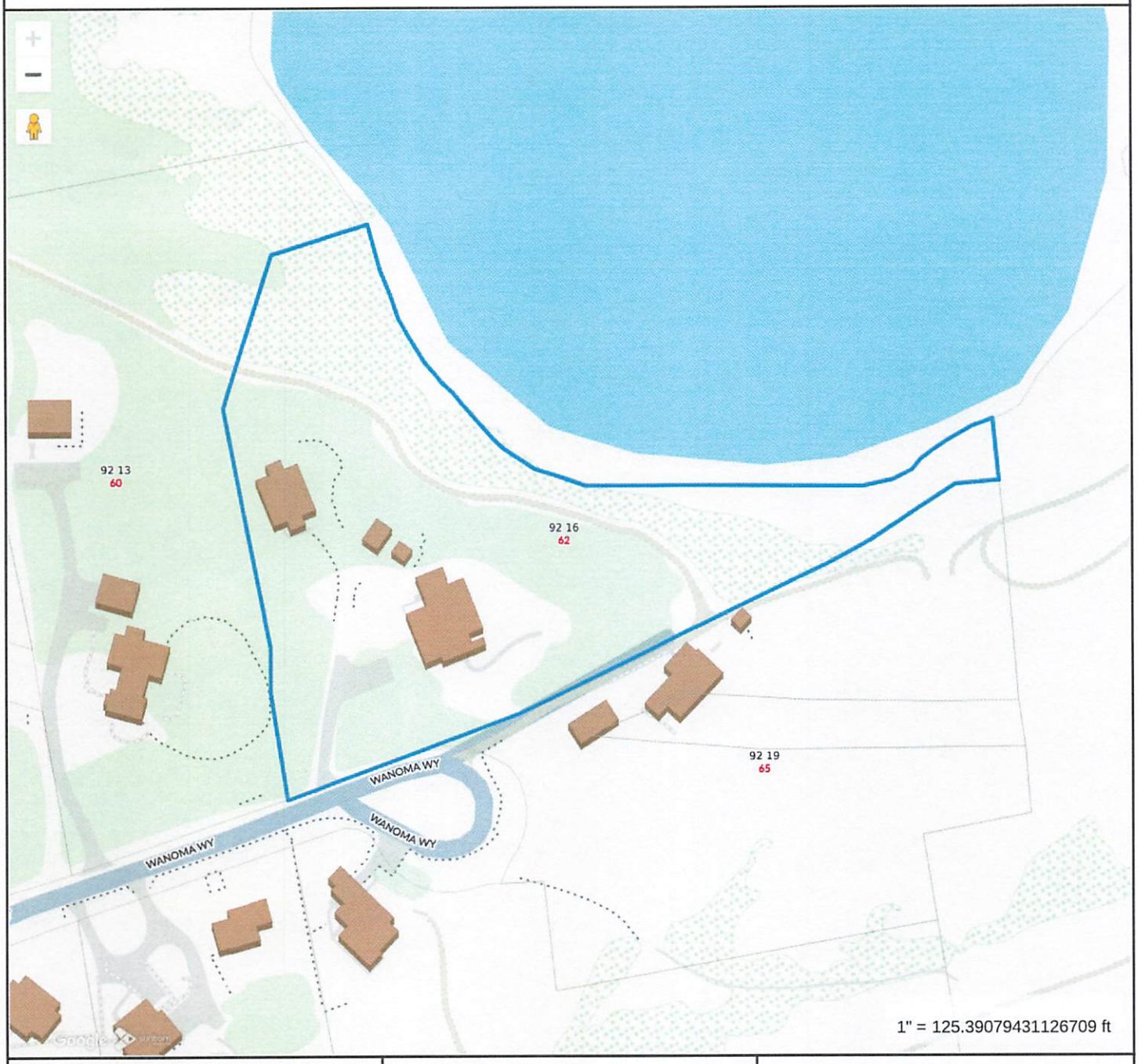
Prepared For:

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

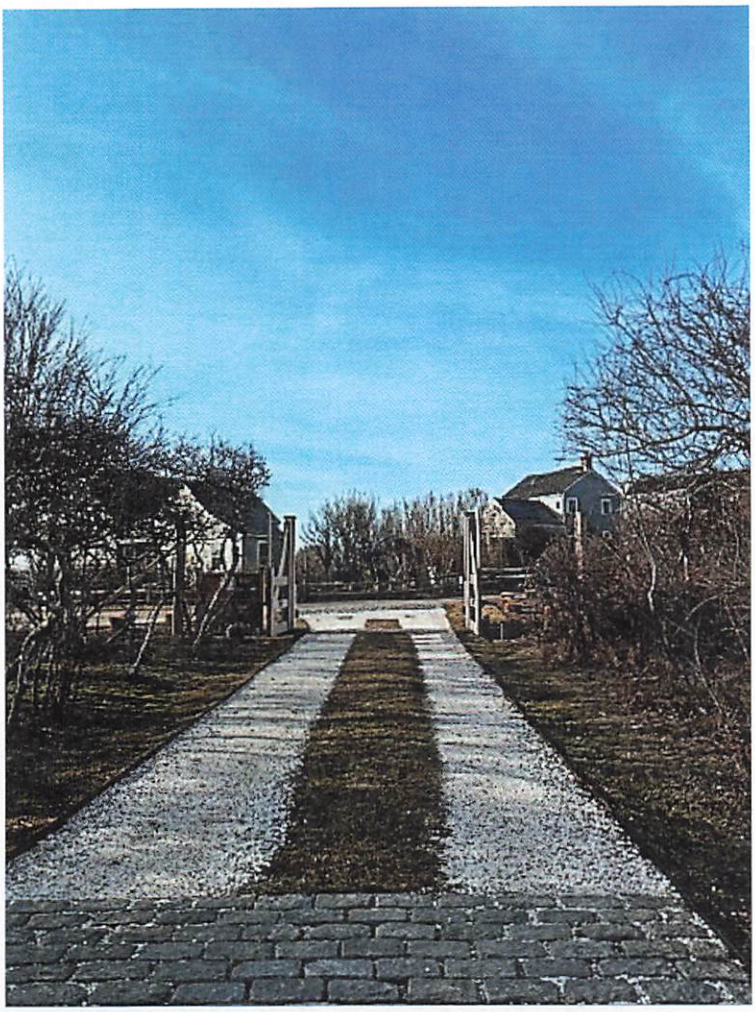
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

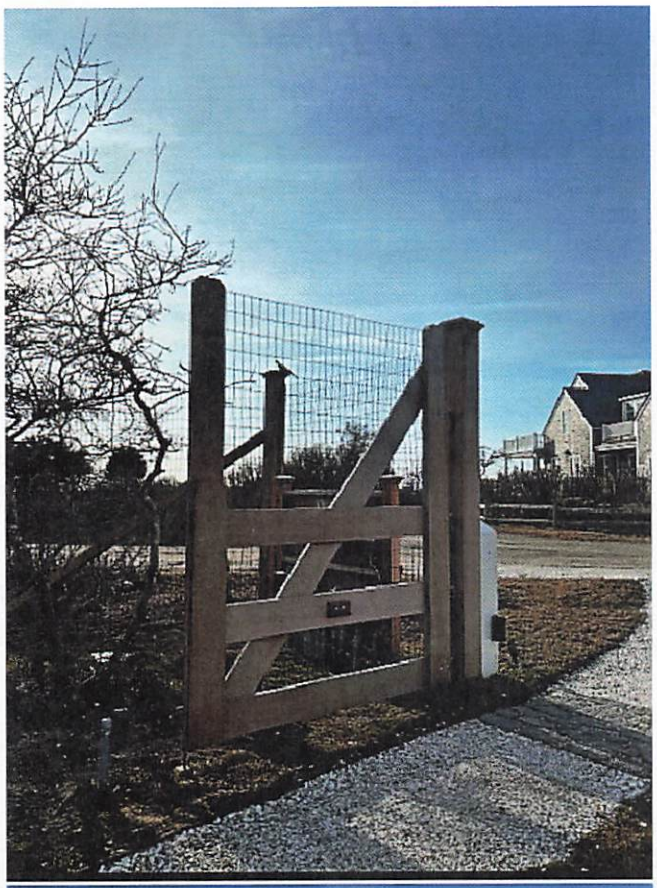
Picture set 1*



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

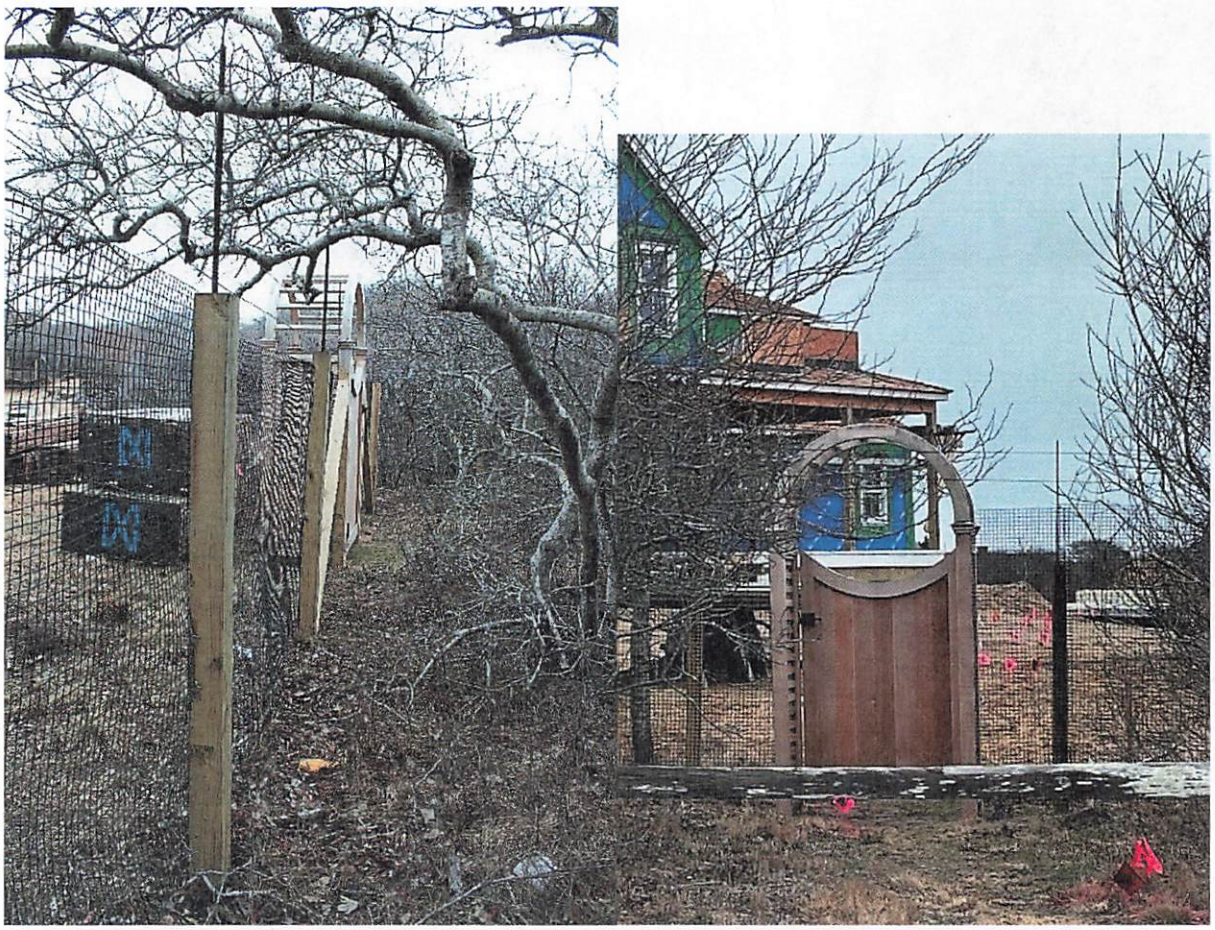


65 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way

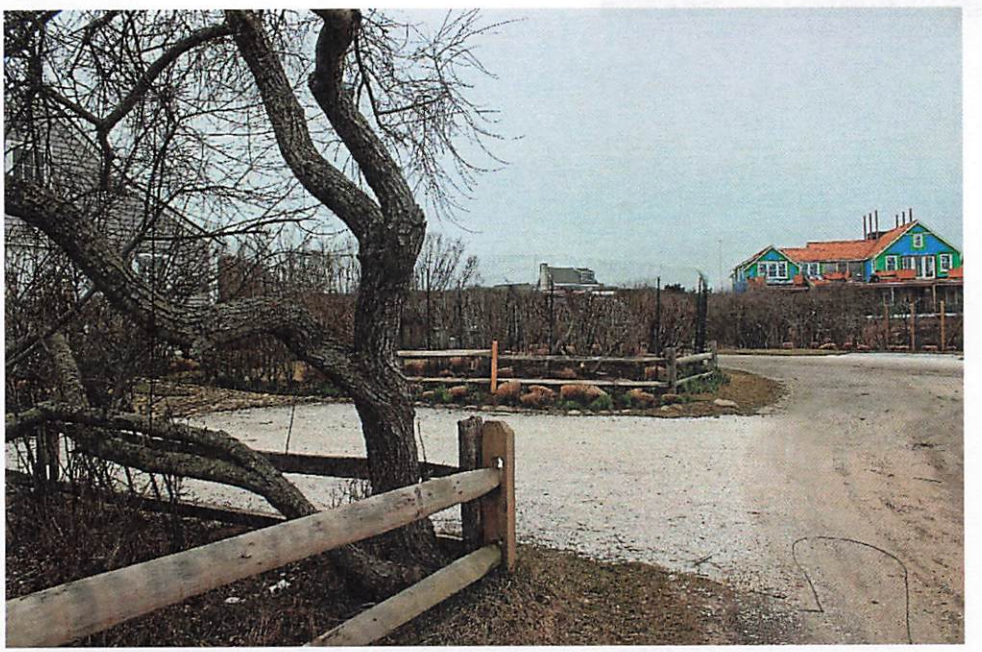


60 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way



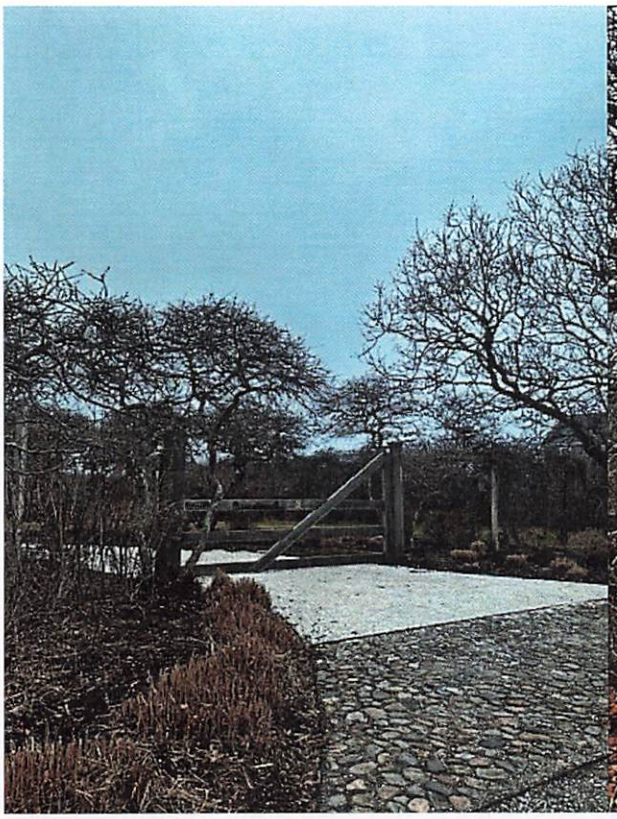
63 Wanoma Way

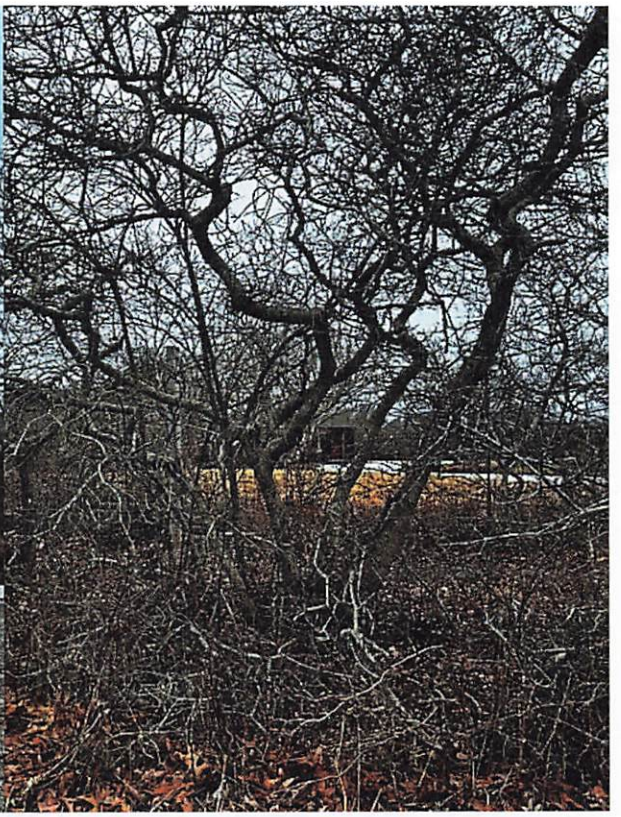
Neighbors View and Fence – 62 Wanoma Way



63 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way







4 Nichols Road

ADDRESS: 4 Spruce Street
DATE HEARD: 4/15/25
SITTING BOARD: SW, AC, AM,

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 4-22-25
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2025-03-12185
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
NA	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Valloris A. Oliver Date: 4-22-25

April 15th 2025 - HDC meeting (4 Spruce St alterations)

Sitting: SW (Chair), AC, AM, JP

Carrie spoke in general but did not sit or comment about the application specifically. Uncertain the reason- no recusal or abstaining? Is she a sitting member?

Val Oliver presented the project with Shane Valero (family member) in the audience.

The house is circa 1965 and built by the Valero family. Looking at the site map you can see there is no area for this house to expand at all. It needs to go up to accommodate Shane's family of 4 teenagers. This is a split level "Brady bunch" house. We are keeping it simply with the same pitches etc. The front porch cannot stay as it encumbers on the setback and property line, I was told today by an attorney going to ZBA for us.

JP- The direction of this expansion is appropriate. My main concern is the view of the south which is the only portion seen from the street (Spruce) and it being under fenestrated. Could you add windows or perhaps break the roof somehow here?

AC- Most concerned about overall height ab=nd negative mass on the East. That doesn't seem appropriate to me.

AM- I had this on my list for review and I viewed from the Spruce St and Goose Pond and the views are very obstructed. Most concern is overall height with the one and a half story mass going to essentially 3 stories. The blank wall on the south is also a concern as it is going up.

SW- This is in an RC zoning, correct? West Gable and eave forward mass don't have matching fascia which is making it seem off. That needs to be correctly drawn for a better presentation. That is making the presentation disconnected.

A solution to the breaking up of the West wall plane might be aiming for a "garrison" style approach? Even 6" with banding below to mitigate the overall mass visually. Seems it would be an appropriate direction for this house which is not typical to start off with. I have walked on this street a lot and I didn't even know this house was here because it is surrounded by other houses, primarily by his parents on Goose Pond side.

AC- Hold for revisions and a view. All- Aye.

124 Orange (B)









8 Spruce

124 Orange (A)







Marine Lumber Bldgs



Front orange Street –existing conditions

Neighborhood context

View From Washington Street by Consue Duck Pond

















PRECEDENT FOR CUT IN BALCONY DIRECTLY ACROSS STREET





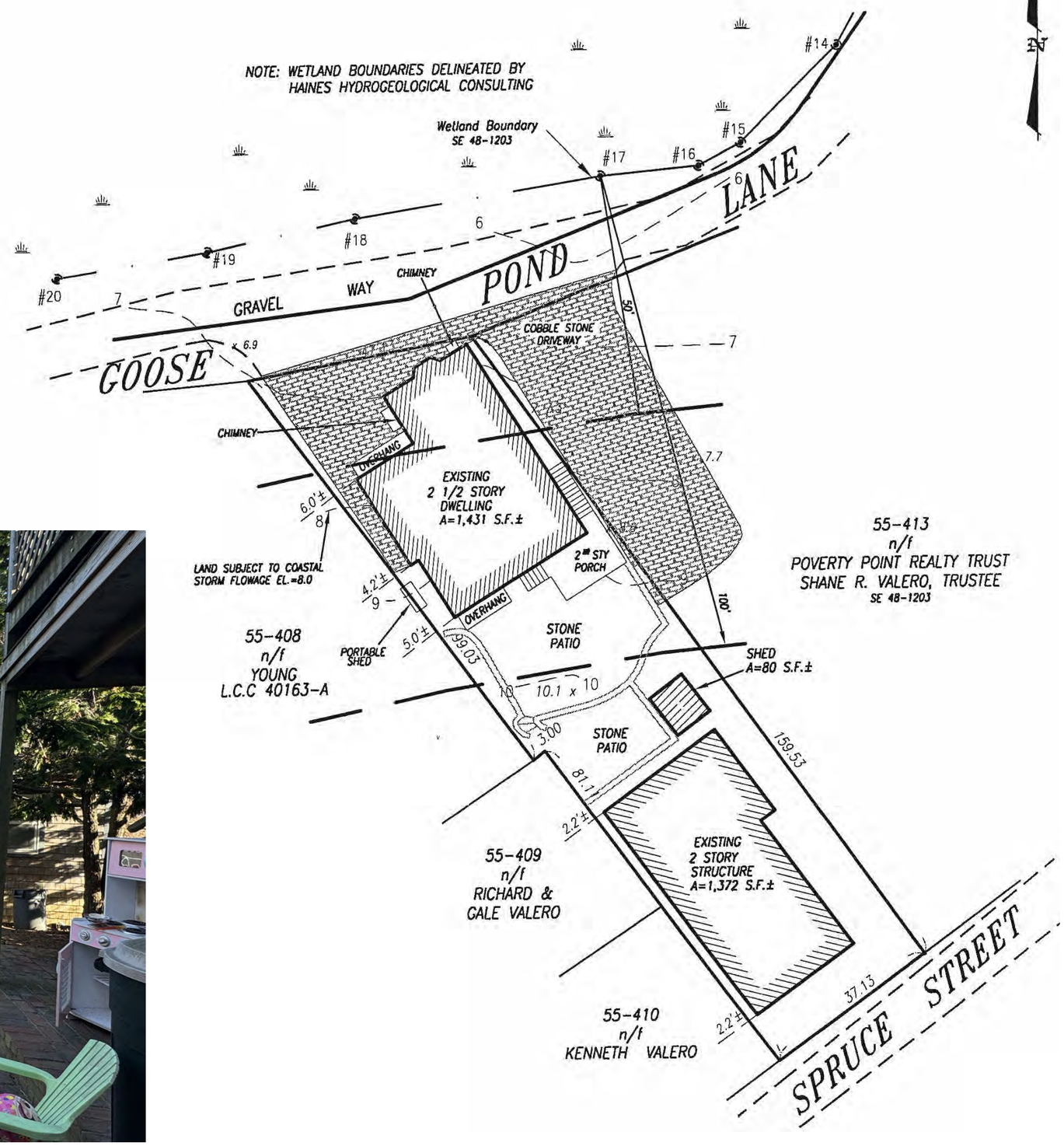




MAP 55 PARCEL 411

CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	6,764 S.F.±
MINIMUM FRONTAGE:	40 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	41.4 % ±





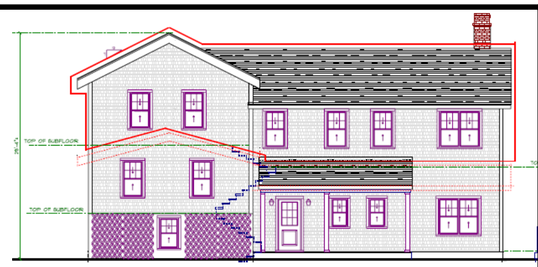
SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FRONT- WEST ELEVATION (OPTION A)





PREVIOUS SUBMISSION

REMOVE PORCH AND DECK
LEAVE EXISTING BRICK PATH AND PATIO IN SITU
CHANGE MATERIALS ON MAIN MASS
ADD PORCH ROOF OVER CELLAR STAIRS
DROP SECOND FLOOR PLATE TO 7'6 ON HIGHER MASS

FRONT- WEST ELEVATION OPTION B



FRONT- WEST ELEVATION (OPTION C)



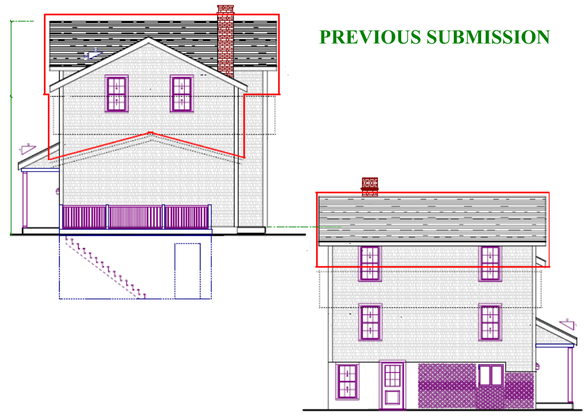
SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 4-16-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3037
NANTUCKET, MA 02584

RIGHT- SOUTH ELEVATION





PREVIOUS SUBMISSION

REMOVE PORCH AND DECK
LEAVE EXISTING BRICK PATH AND PATIO IN SITU
CHANGE MATERIALS ON MAIN MASS
ADD PORCH ROOF OVER CELLAR STAIRS
DROP SECOND FLOOR PLATE TO 7'6 ON HIGHER MASS







LEFT- NORTH ELEVATION

SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 4-16-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



REMOVE PORCH AND DECK
ADD PORCH ROOF OVER CELLAR STAIRS
DROP SECOND FLOOR PLATE TO 7'6 ON HIGHER MASS
CHANGE RAILING

REAR- EAST ELEVATION

PREVIOUS SUBMISSION



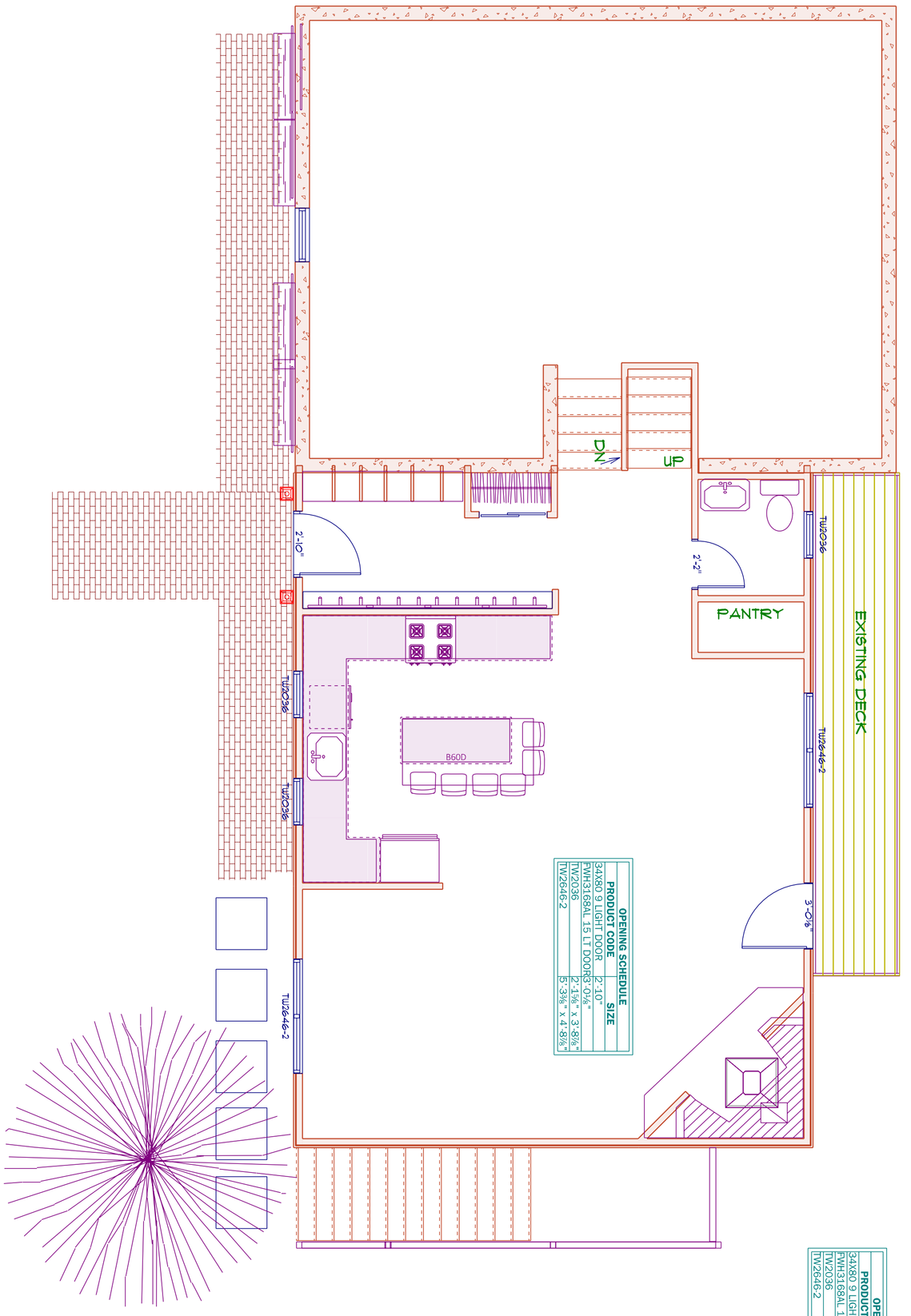


SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PROPOSED LAYOUT- NO CHANGE IN FOOTPRINT



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

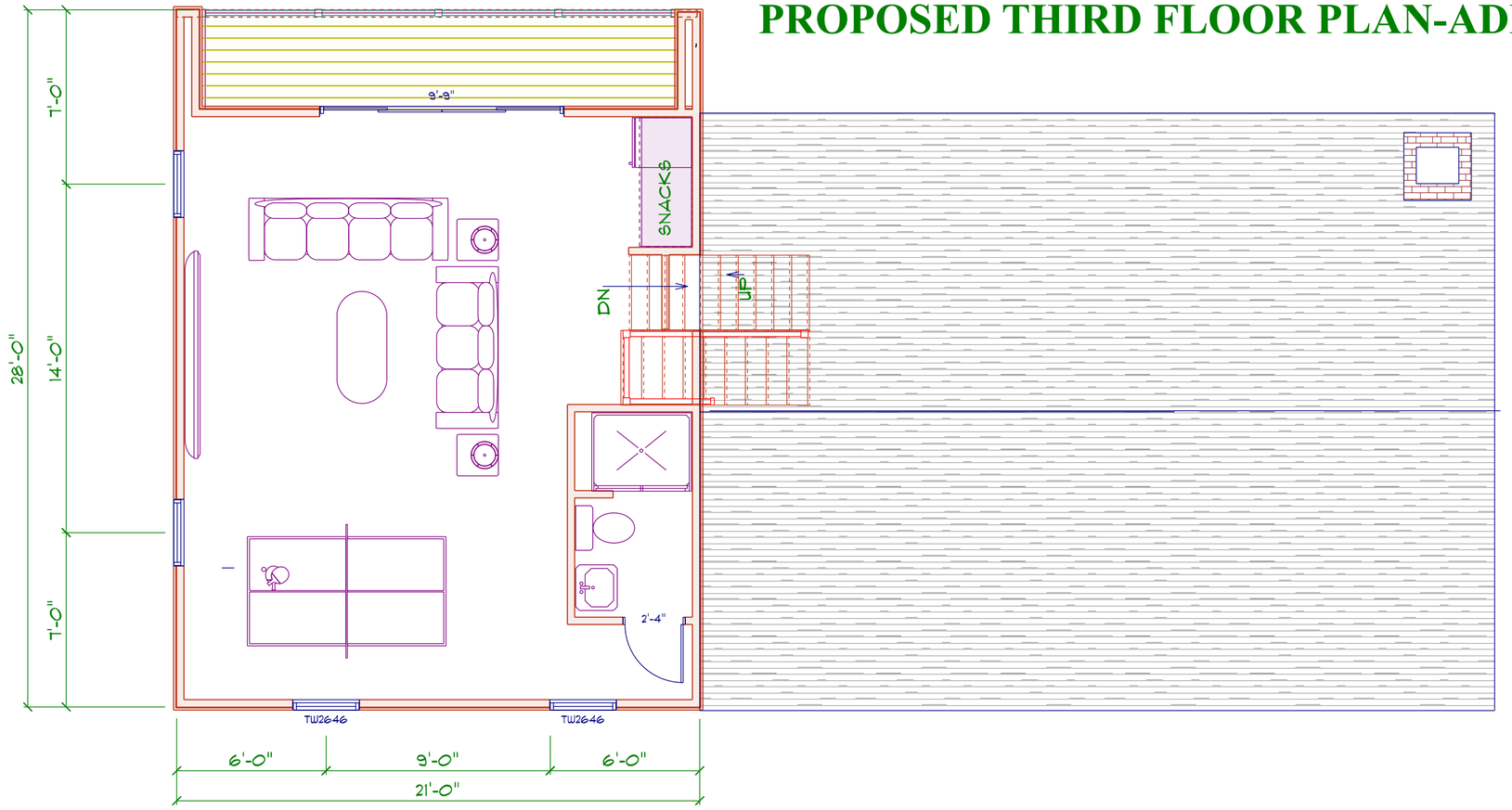
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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

DRAWN BY: VO

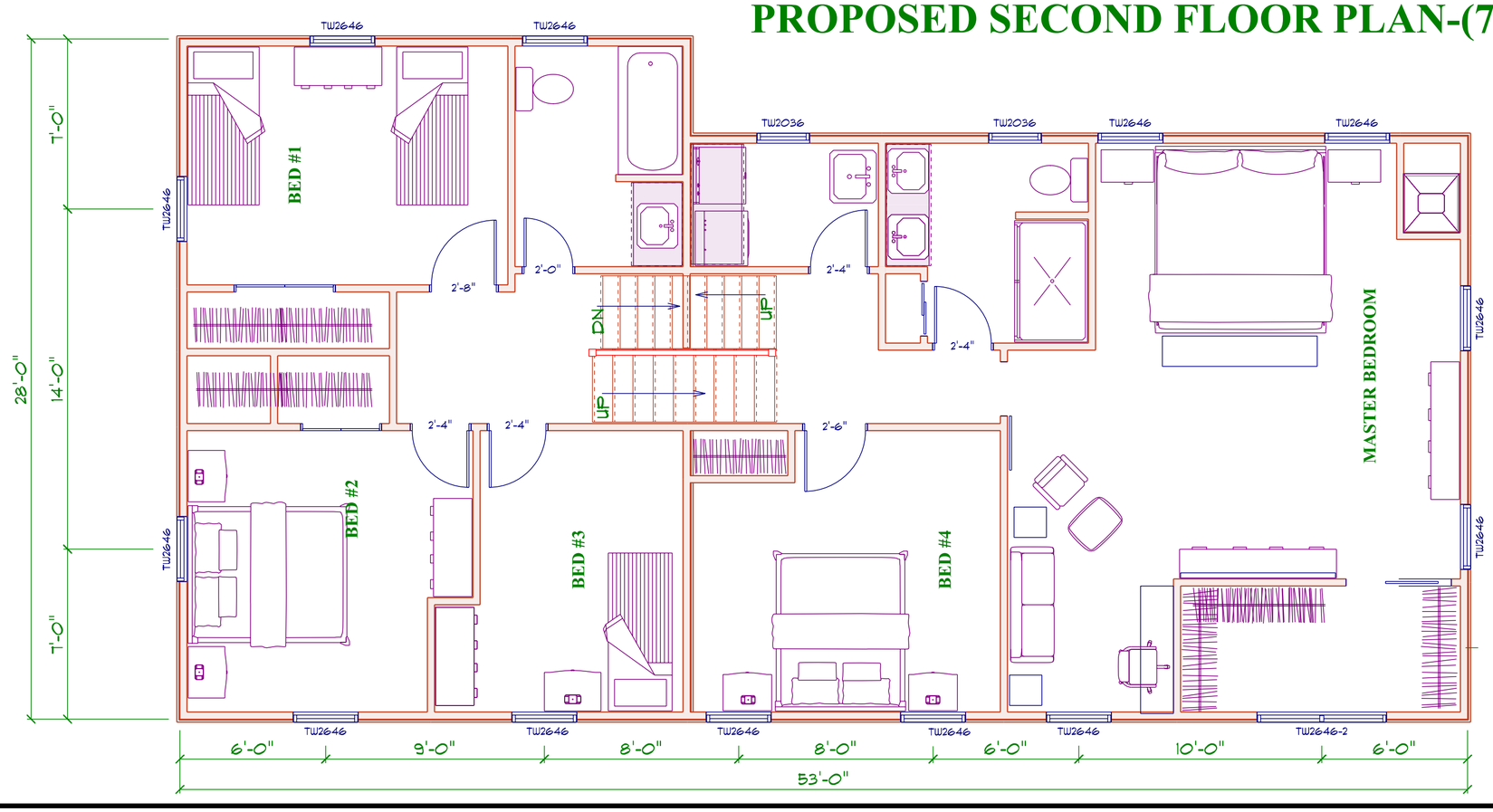
DATE: 2-25-25

PROPOSED THIRD FLOOR PLAN-ADDITION (504 SF)



ANDERSON WINDOWS 440 SERIES	
PRODUCT CODE	SIZE
FWG10068-4 SAAS	9'-9"
TW2036	2'-1⅝" x 3'-8⅞"
TW2646	2'-7⅝" x 4'-8⅞"
TW2646-2	5'-3⅜" x 4'-8⅞"

PROPOSED SECOND FLOOR PLAN-(768SF-ADDITION)



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

DRAWN BY: VO

DATE: 4-16-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3037
NANTUCKET, MA 02584

ADDRESS: 4 Van Fleet Circle, Nantucket

DATE HEARD: April 15, 2025

SITTING BOARD: Stephen / Angus / Abbey / Constance / Carrie

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Lucas Velle _____ Date: April 25, 2025

REED Forever LLC

Main House

4 Van Fleet Cl, Nantucket, MA



Ground Coverage Summary

Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF
Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF

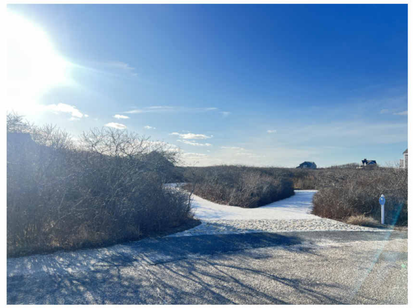




1. Turn on Van Fleet



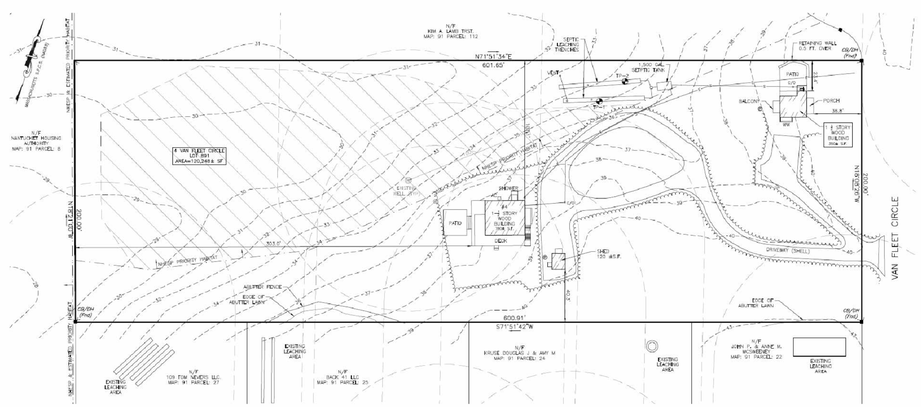
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

SD - NOT For Construction

REED Forever LLC
4 Van Fleet
Main House
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

4/23/2025 9:18:43 PM

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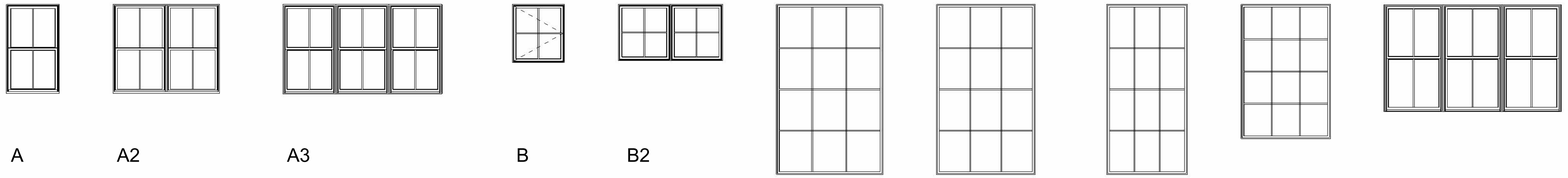
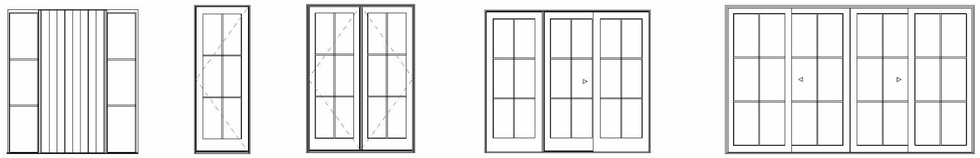


Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	4'-11 3/4"	2'-11 1/2"	Black	
A2	Marvin Windows and Doors	ELDH3660	4'-11 7/8"	5'-11 1/4"	Black	
A3	Marvin Windows and Doors	ELDH3660	4'-11 7/8"	8'-10 3/4"	Black	
B	Marvin Windows and Doors	ELCANF	3'-3"	2'-11"	Black	
B2	Marvin Windows and Doors	ELCANF	3'-1 3/4"	5'-10"	Black	
C	Marvin Windows and Doors	UDGRECT	9'-6"	6'-0"	Black	
D	Marvin Windows and Doors	UDGRECT	9'-6"	5'-6"	Black	
E	Marvin Windows and Doors	UDGRECT	9'-6"	4'-6"	Black	
F	Marvin Windows and Doors	UDGRECT	7'-6"	5'-0"	Black	
G	Marvin Windows and Doors	ELDH3660	5'-11 7/8"	9'-10 3/4"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Contemporary, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



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

Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Comments**
01	Custom	Custom	8'-0"	7'-4"	Black	
02	Marvin Windows and Doors	UOFD6080	7'-11 1/2"	6'-0 5/8"	Black	
03	Marvin Windows and Doors	UOFD6080	7'-11 1/2"	6'-0 5/8"	Black	
04	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	
05	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	
06	Marvin Windows and Doors	UOFD6080	7'-11 1/2"	6'-0 5/8"	Black	
07	Marvin Windows and Doors	UOFD3080	7'-11 1/2"	3'-1 7/16"	Black	
08	Marvin Windows and Doors	UOFD3080	7'-11 1/2"	3'-1 7/16"	Black	
09	Marvin Windows and Doors	UIFD6080	7'-11 1/2"	6'-0 5/8"	Black	
10	Marvin Windows and Doors	USFD6080	7'-11 1/2"	6'-0 5/8"	Black	
11	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	
12	Marvin Windows and Doors	USFD9084	7'-11 1/2"	9'-2 3/4"	Black	
13	Marvin Windows and Doors	UOFD3080	7'-11 1/2"	3'-1 7/16"	Black	
14	Marvin Windows and Doors	USFD9084	7'-11 1/2"	9'-2 3/4"	Black	
15	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	7'-11 1/2"	13'-11"	Black	

Base Door Specifications

Interior Finish: Primed
Hardware: Contemporary Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

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REED Forever LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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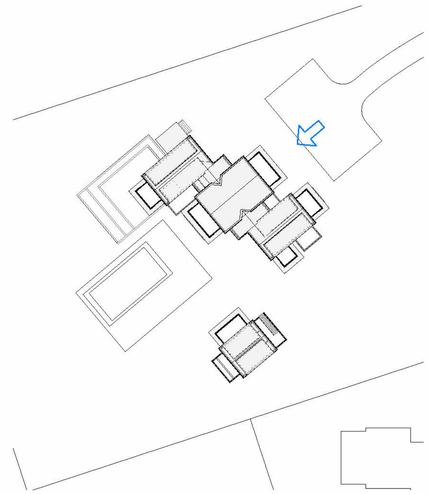
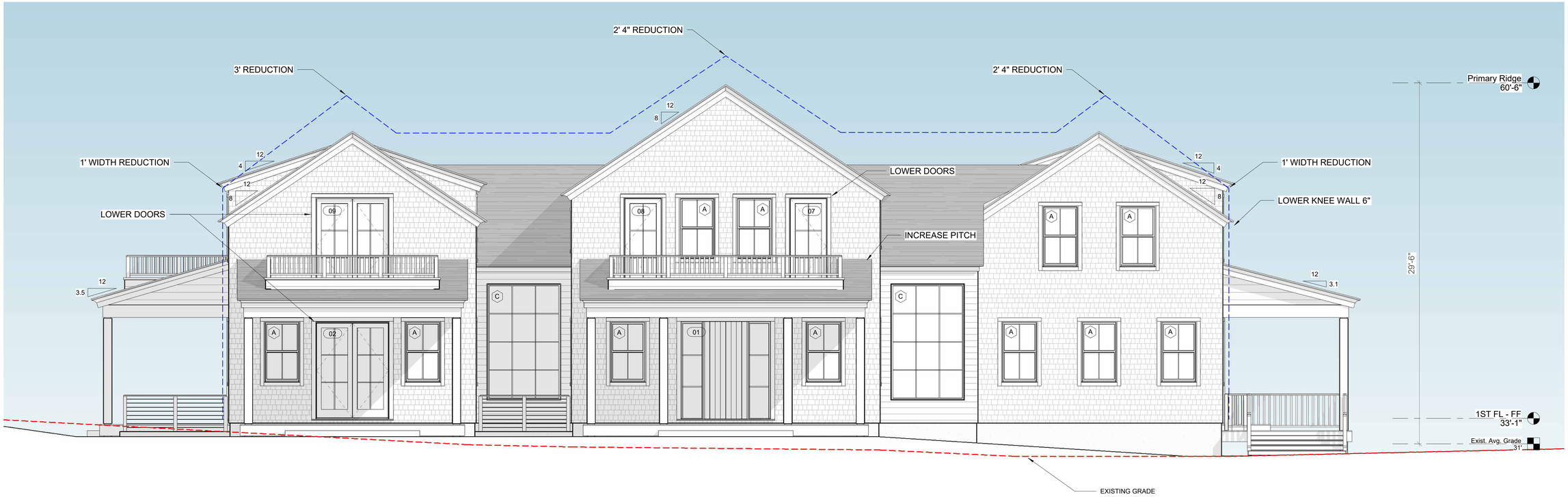
Previous Submission





Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet
Main House
HDC3 East

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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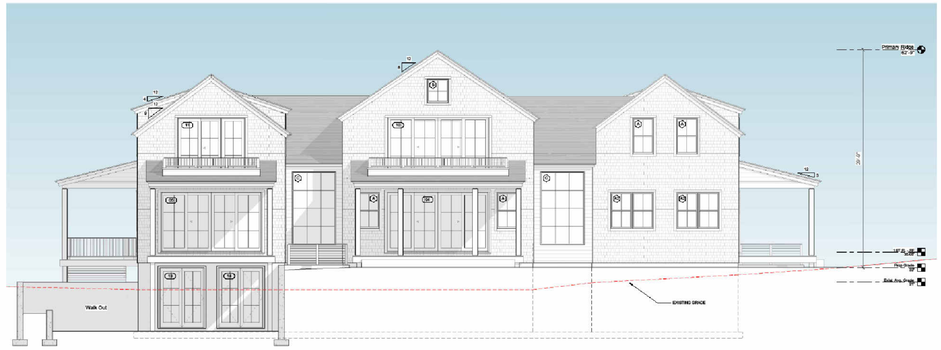
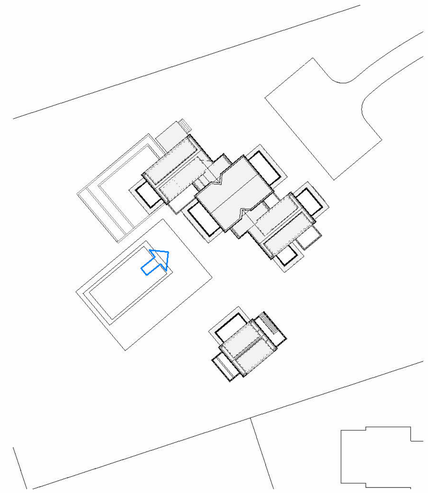
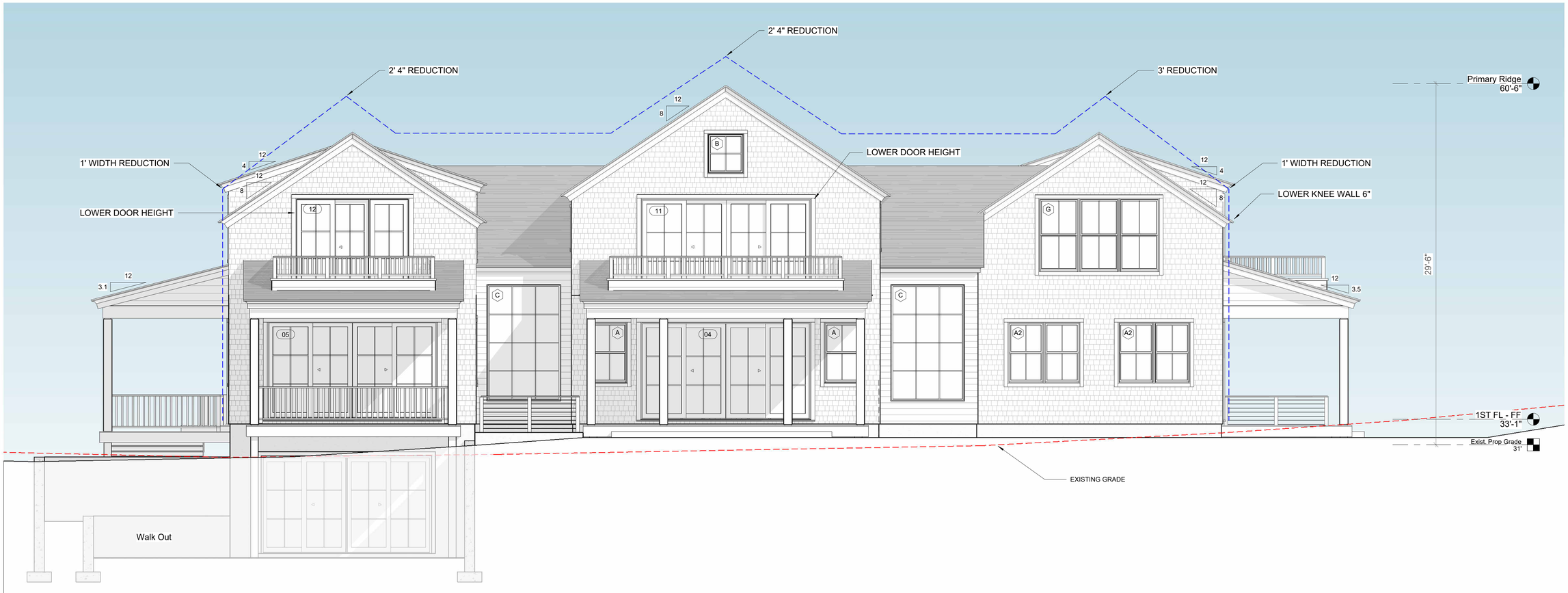
Original Submission





Current Submission



1 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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REED Forever LLC
4 Van Fleet
Main House
HDC4 West

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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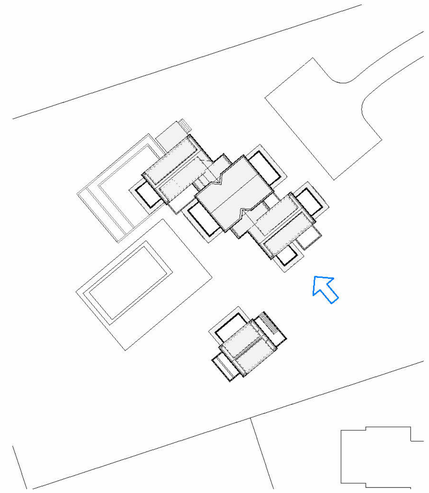
Original Submission





Current Submission



1 South - HDC
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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REED Forever LLC
4 Van Fleet
Main House
HDC5 South

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

4/23/2025 9:18:54 PM

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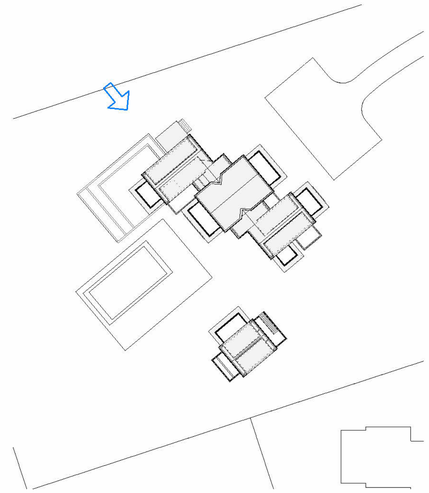
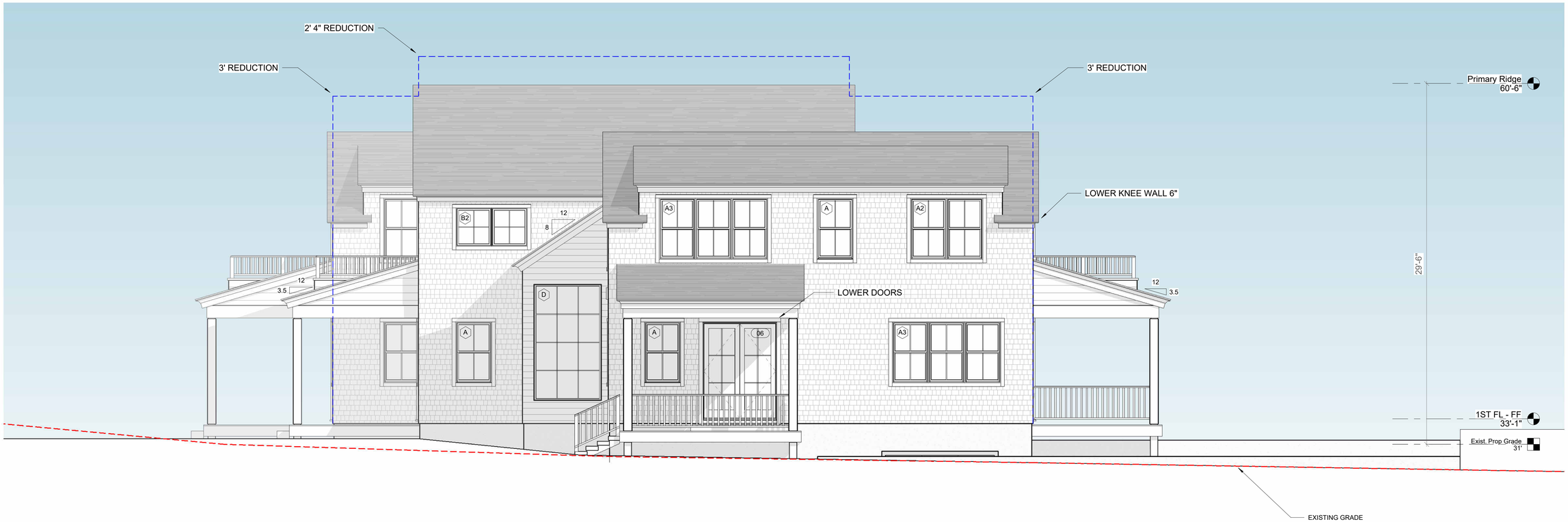
Original Submission





Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet
Main House
HDC7 North

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

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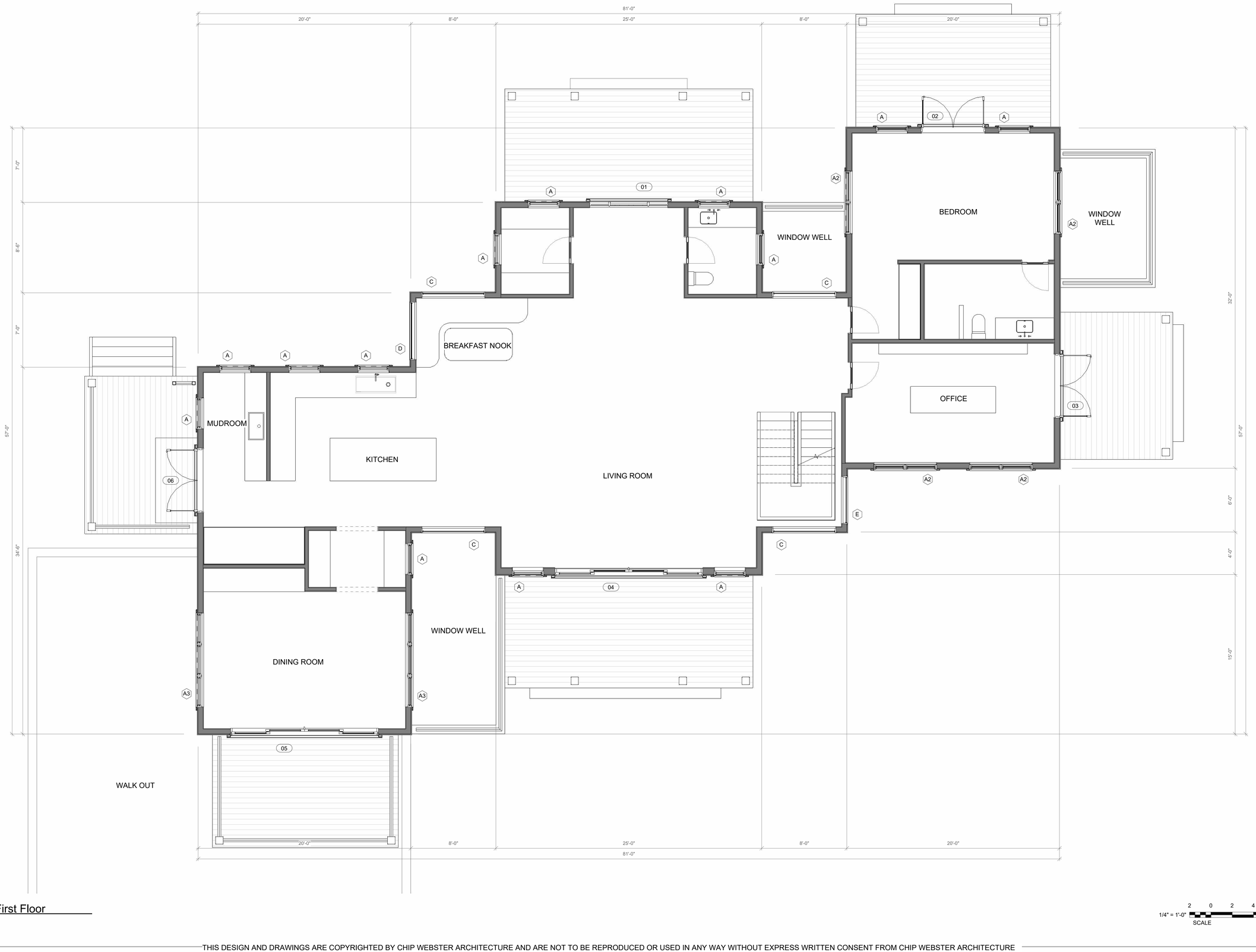

1 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

4/23/2025 9:18:59 PM

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REED Forever LLC
4 Van Fleet
Main House
HDC8 Floor 1

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC8

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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

4/23/2025 9:19:02 PM

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet
Main House
HDC9 Floor 2

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC9

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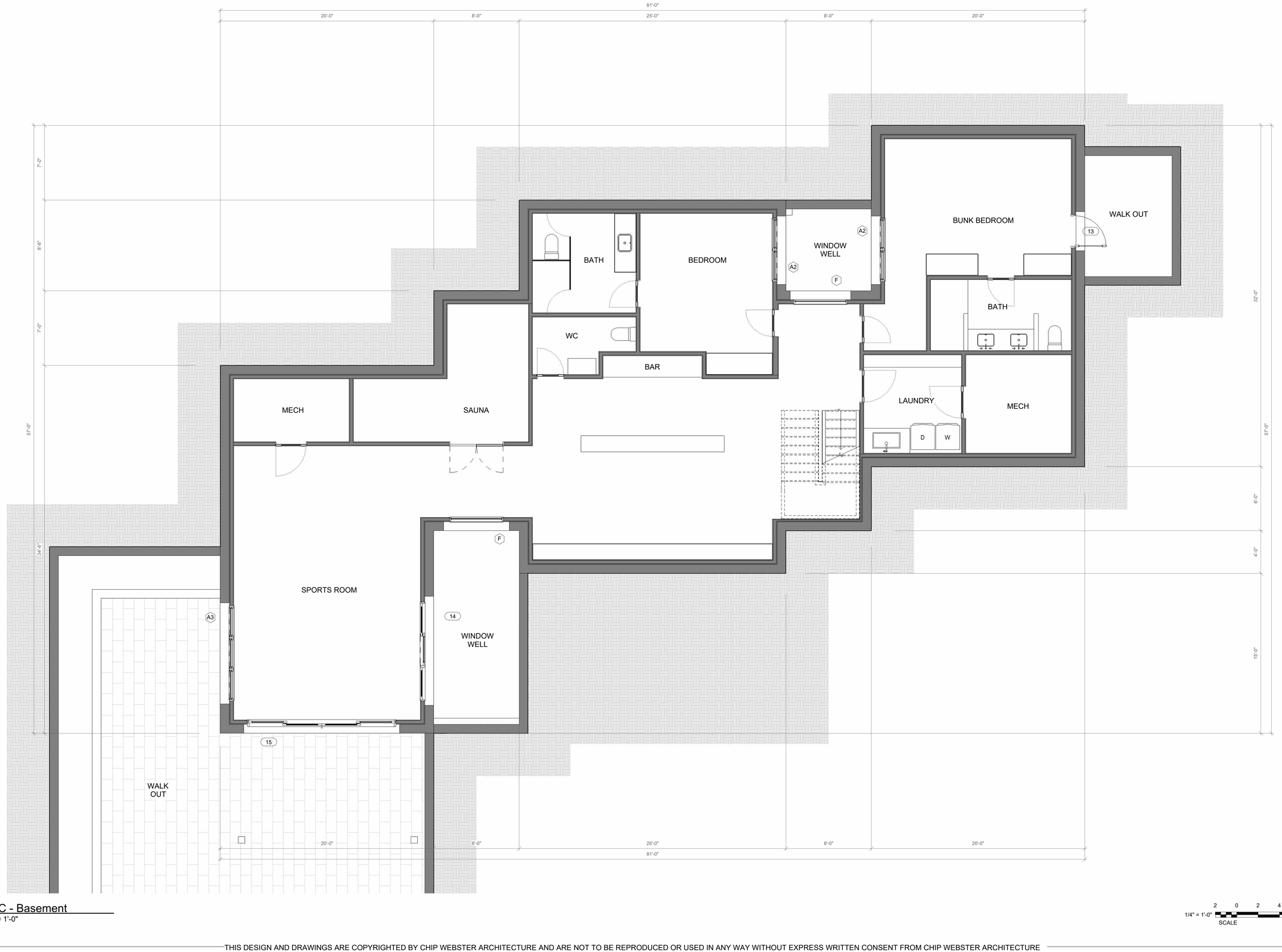

1 HDC - Basement
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC10

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REED Forever LLC
4 Van Fleet
Main House
HDC10 Basement

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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ADDRESS: 4 Van Fleet Circle, Nantucket

DATE HEARD: April 15, 2025

SITTING BOARD: Stephen / Angus / Abbey / Constance / Carrie

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Lucas Velle _____ Date: April 25, 2025

REED Forever LLC

Guest House

4 Van Fleet Cl, Nantucket, MA

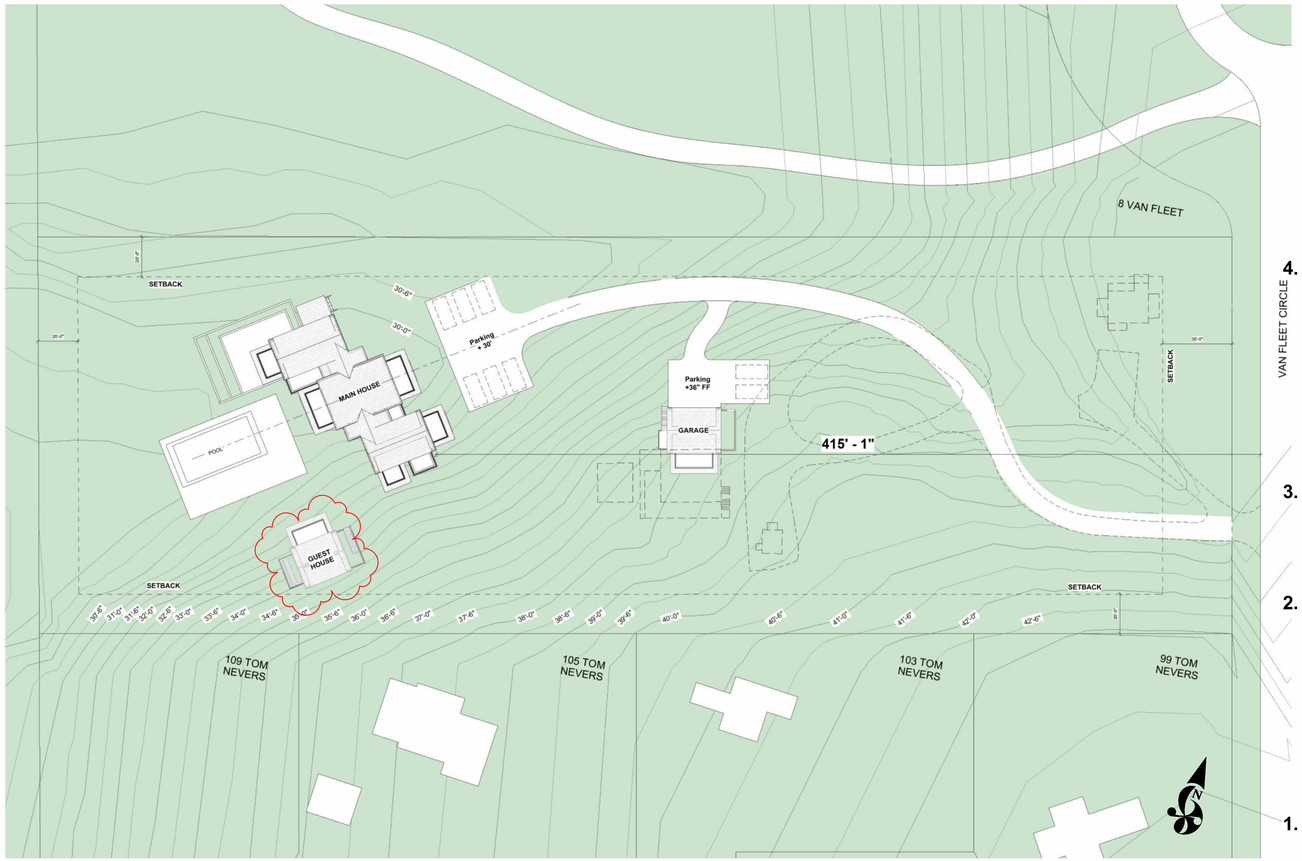


Ground Coverage Summary

Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF
Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF

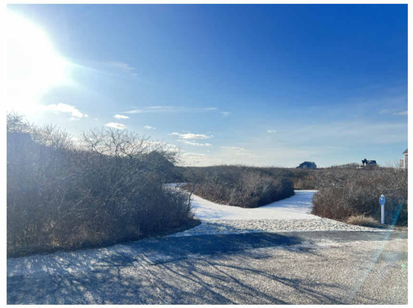




1. Turn on Van Fleet



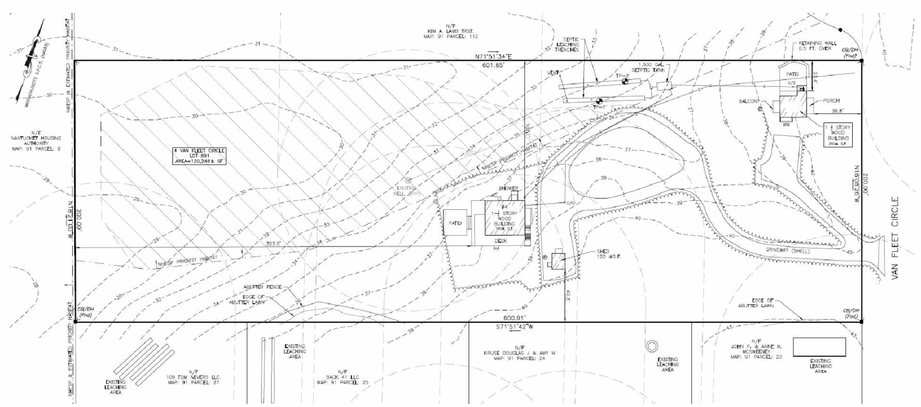
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



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SD - NOT For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission
23	2022.12.20	Shell Package

HDC1

4/24/2025 9:28:17 AM

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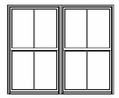
A



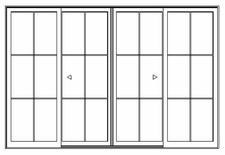
A2

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

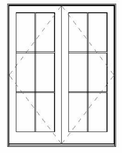
Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	4'-11 3/4"	2'-11 1/2"	Black	
A3	Marvin Windows and Doors	ELDH3660	4'-11 7/8"	8'-10 3/4"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



12080



6084

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

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Height**	**Width**	**Finish**	**Function**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	7'-11 1/2"	21'-9"	Black	Exterior	
02	Marvin Windows and Doors	CUOFD6080	7'-11 1/2"	6'-0 5/8"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD6080	7'-11 1/2"	6'-0 5/8"	Black	Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh wtih interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

SD - NOT For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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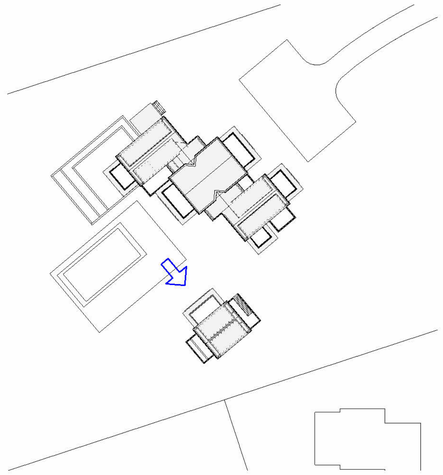
Original Submission

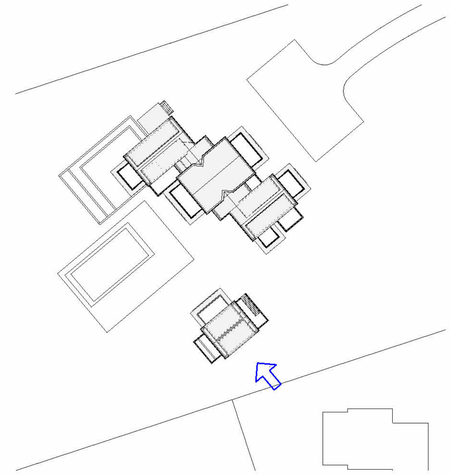




Site Plan

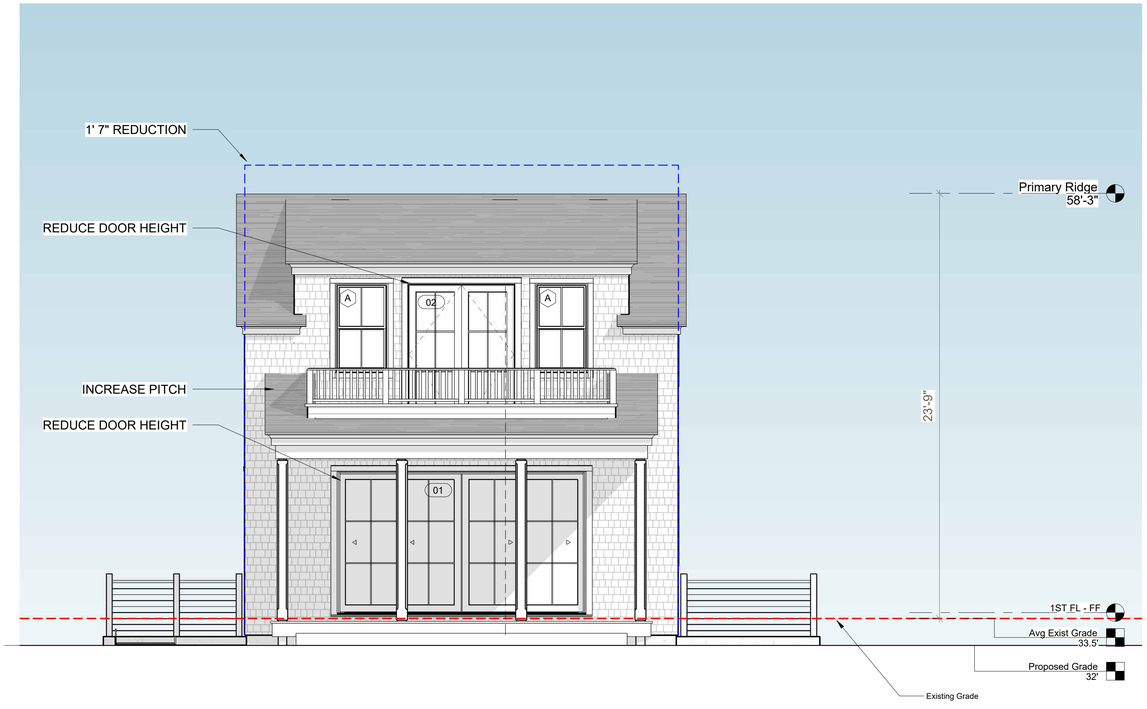
Original Submission





Site Plan

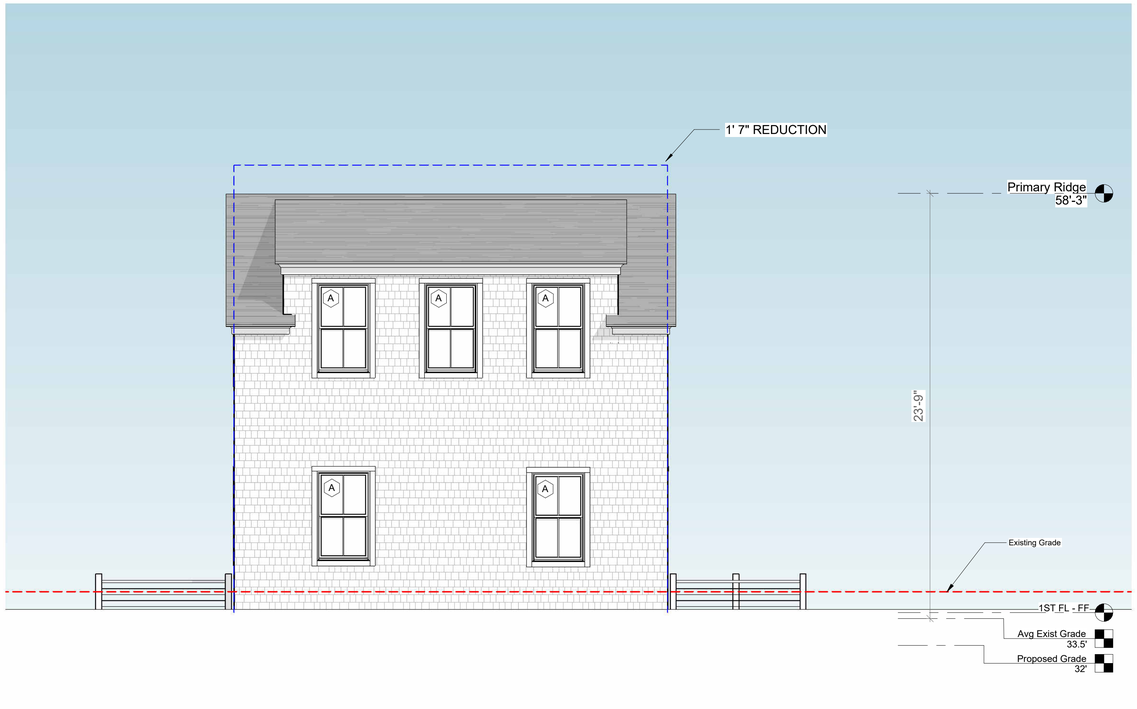
Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



2 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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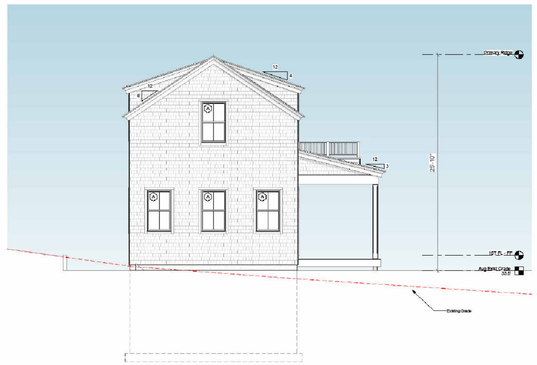
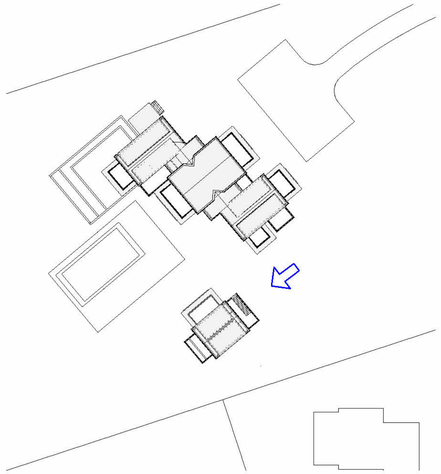
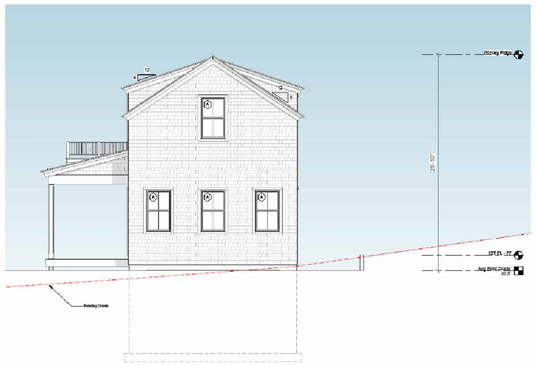
Original Submission

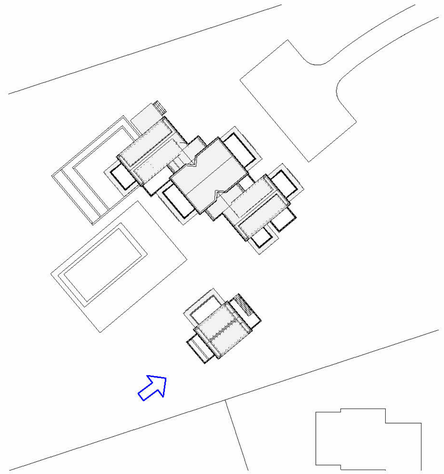




Site Plan

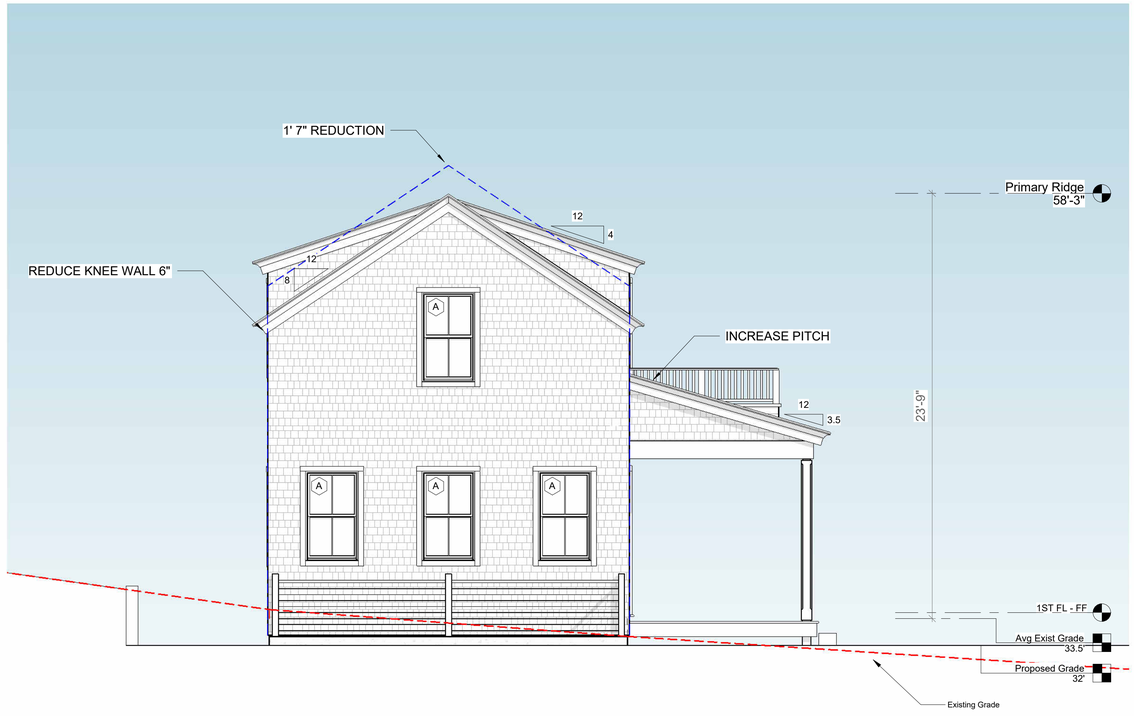
Original Submission





Site Plan

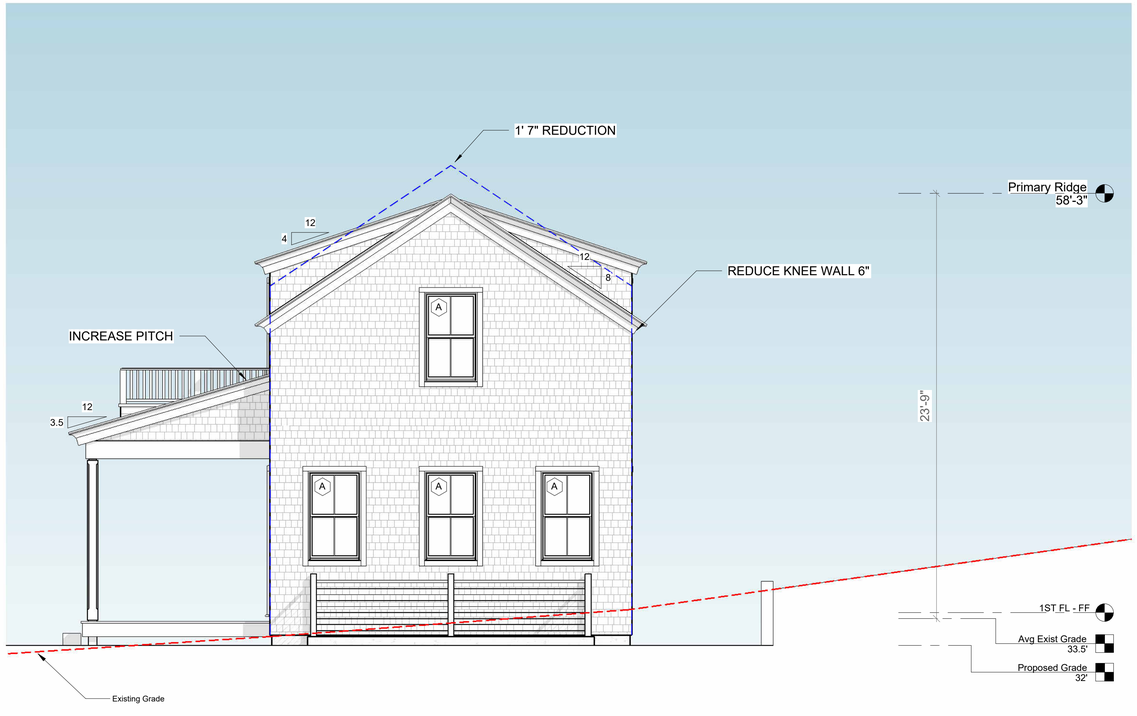
Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



2 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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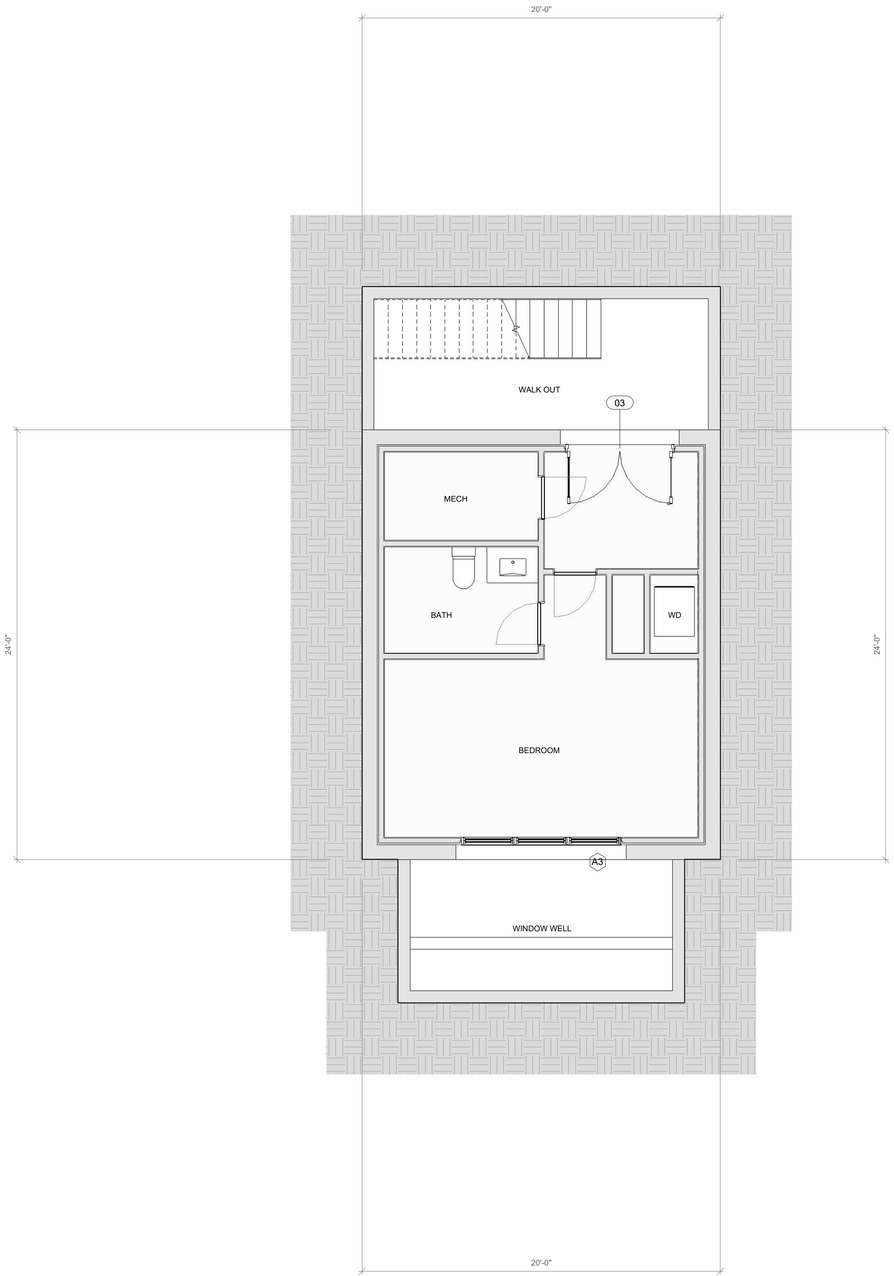
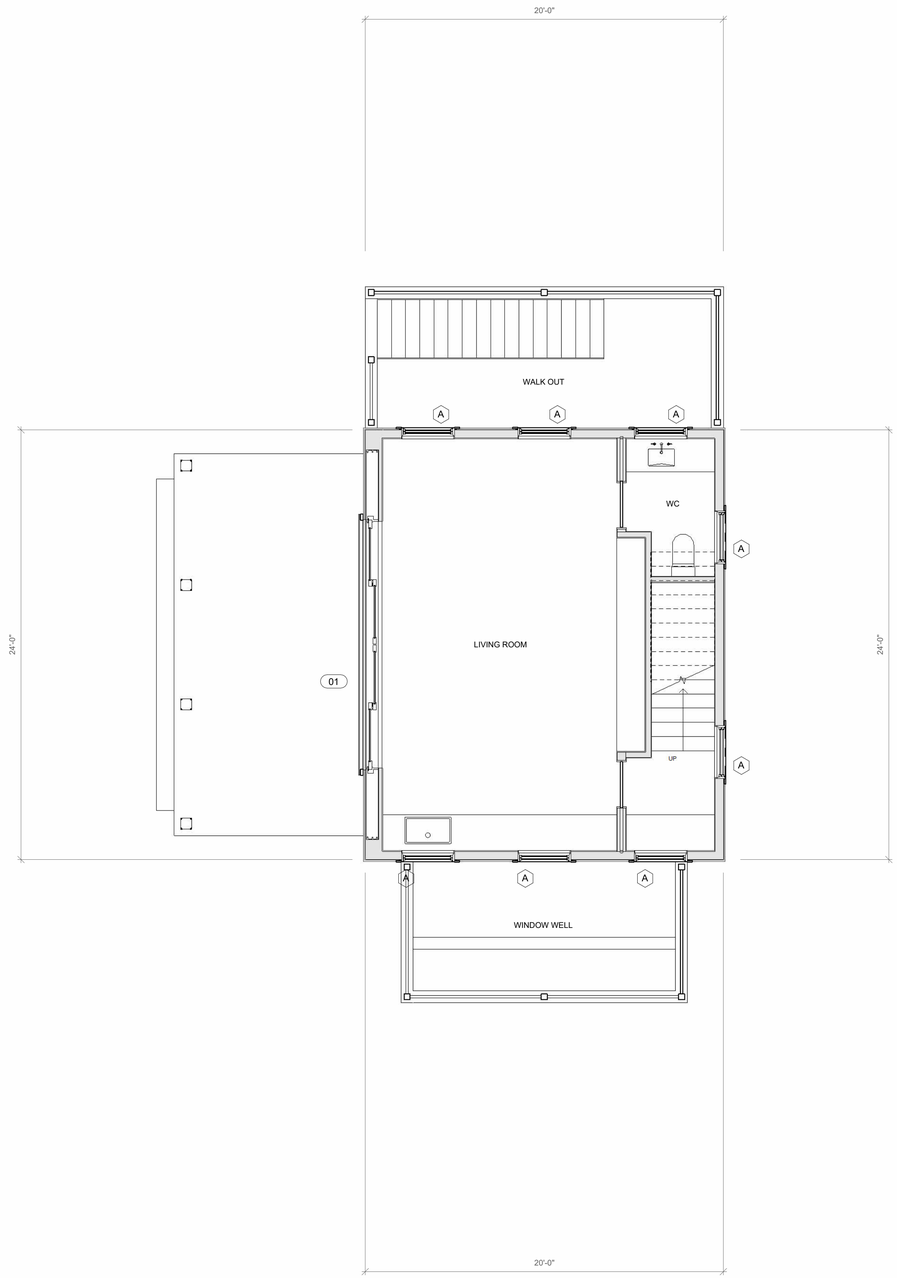


1 HDC - Basement Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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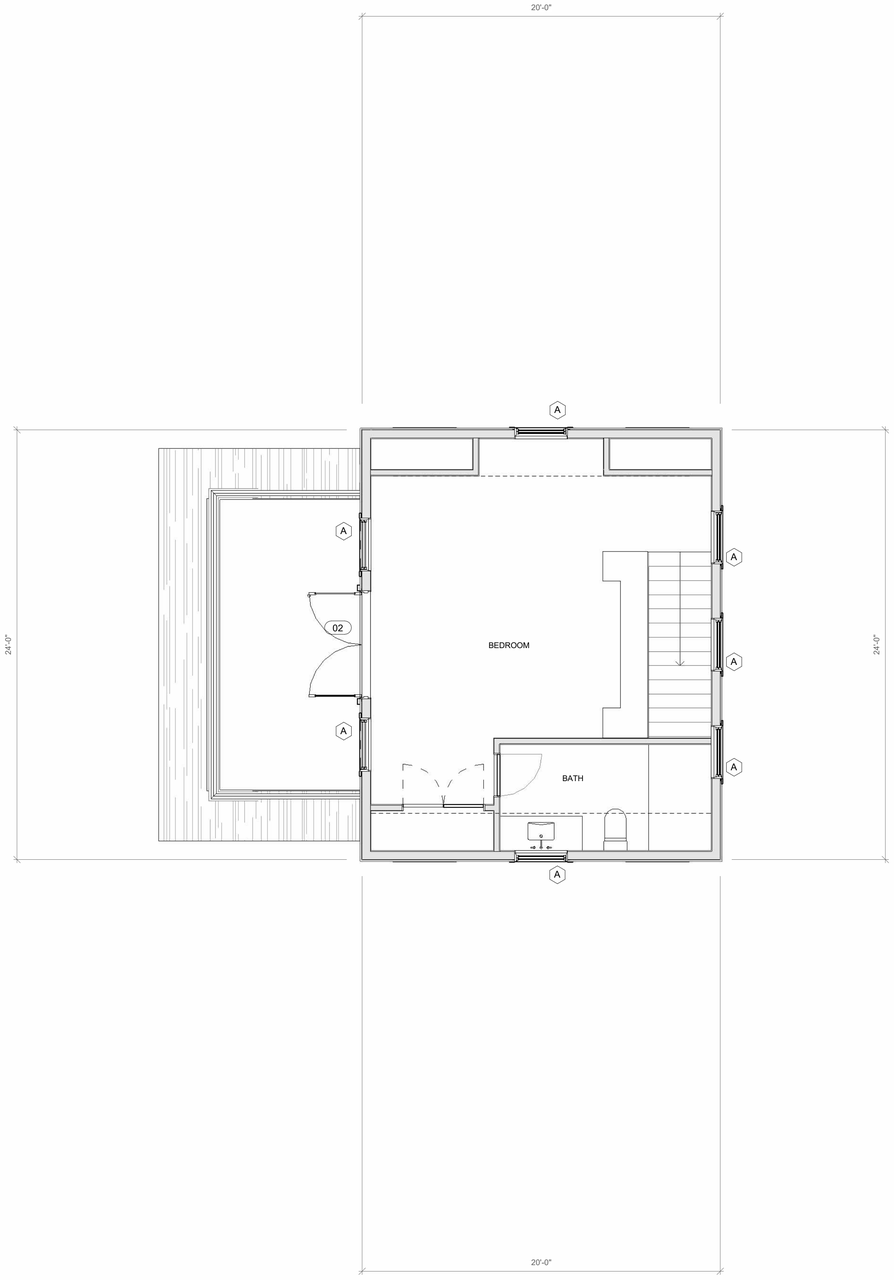
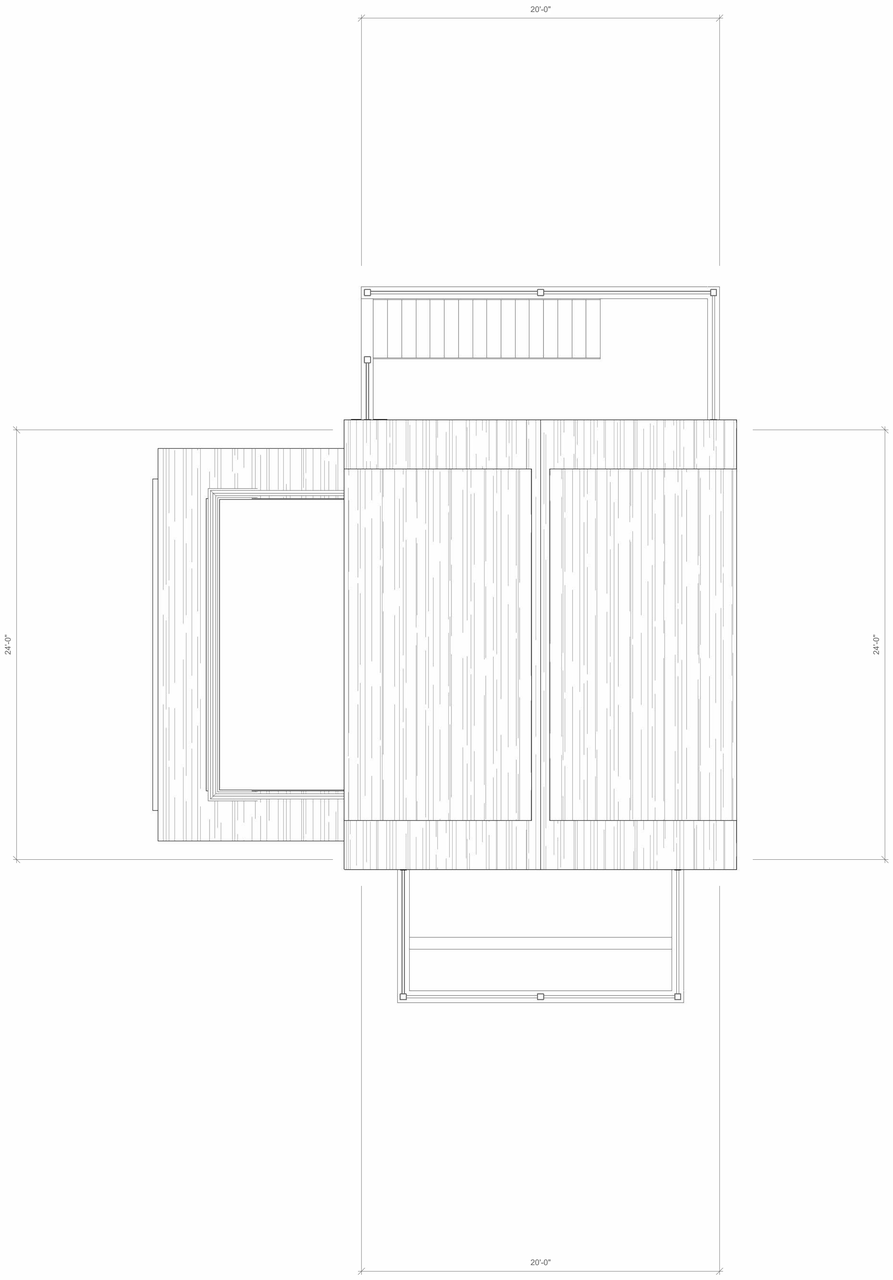


1 HDC - Second Floor
1/4" = 1'-0"



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET

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SD - NOT For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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HDC6

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ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 3/25/2025

Beach Bucket LLC / 14 Silver Street

Emeritus LTD

55.4.1 / 182

Alteration/Addition/Move On Site

Sitting Board: Camp, Oliver, MacLeod, Patten, Alt: Paul

Chair: Welch

Oliver: Existing Structure & Proposed Addition feel relative in size. Suggest pushing addition back on the site. Consider a Step down to distinguish ride heights.

Camp: Prefers original gable entrance roof form. Window in addition imposing. Agrees to pushing back the addition.

MacLeod: Suggests flipping masses.

Patten: In favor of the original gable entrance roof form and reducing the secondary massing by pushing back the addition.

Welch: Suggests flipping masses as Macleod suggests. Gable portico should remain. Overall top plate needs to come down. Suggests dropping the addition 8-12". Omit dormer facing existing structure.

Motion to Hold for Revisions (Patten)

Carries 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 182

Street & Number of Proposed Work: 14 Silver St.

Owner of record: Beach Bucket LLC

Mailing Address: 13 West Dover St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other New Foundation and Relocation of Existing Structure on Lot.

Size of Structure or Addition: Length: 21'-7" Sq. Footage 1st floor: 509 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-6" Sq. footage 2nd floor: 337 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" (+/-) South 8" (+/-) East 8" (+/-) West 8" (+/-)

Height of ridge above final finish grade: North 22'-9" (+/-) South 21'-2" (+/-) East 21'-0" (+/-) West 21'-2" (+/-)

Additional Remarks

Historic Name:

Original Date: Built before 1982 per Sanborn maps

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Relocate Structure on new foundation/Addition
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies ☐ Block ☐ Block Parged ☑ Brick (type) Red ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Metal Painted

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) N/A Corner boards 6" Frieze n/a

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed/Awning

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

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel 9 Light Rear 1 Panel 4 Lite Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - Grey

Trim White Sash White Doors White

Deck Natural Foundation Brick Fence _____ Shutters n/a

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

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

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11079
Location	14 SILVER ST
Owner	BEACH BUCKET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

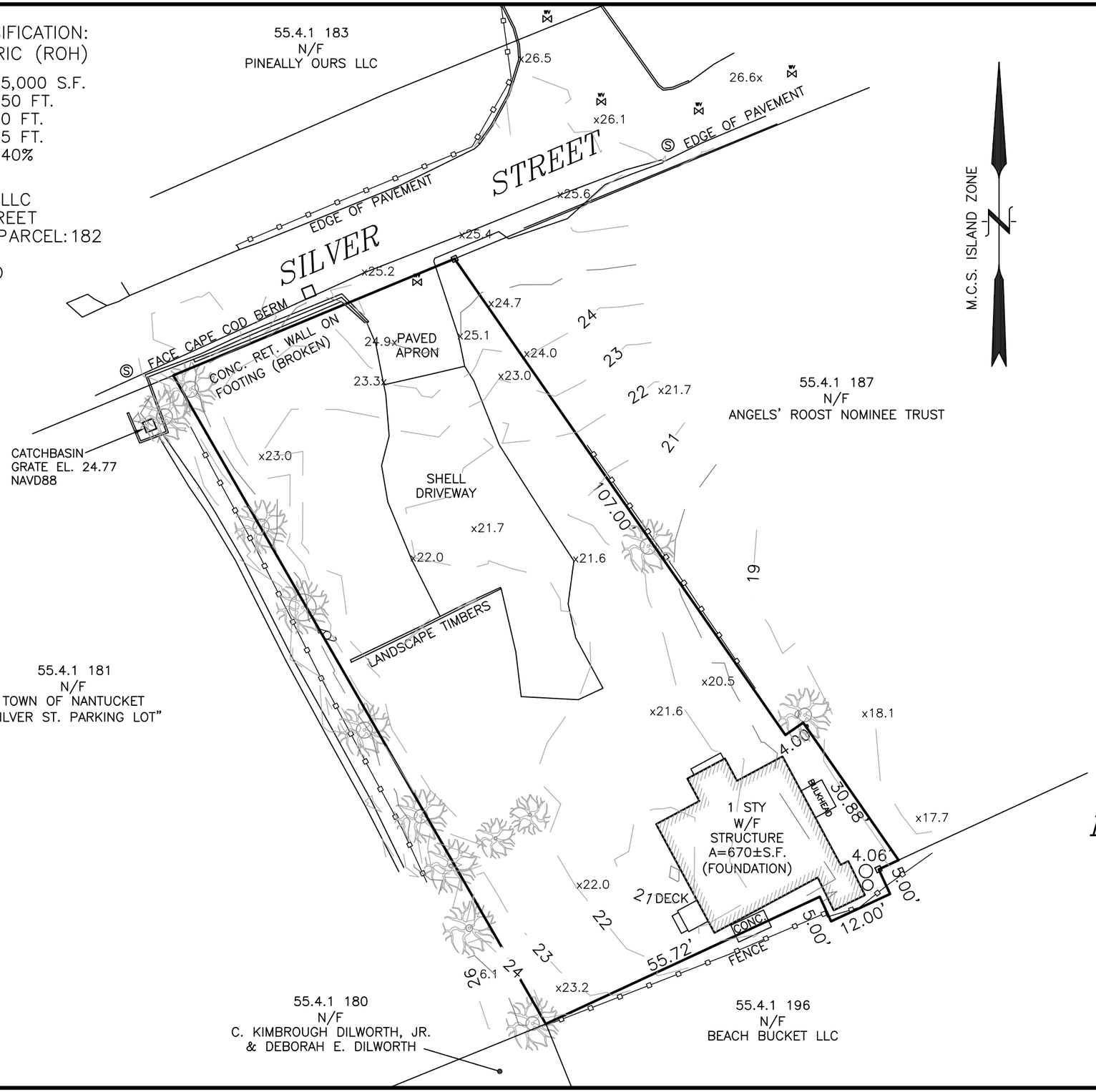
Geometry updated 10/16/2024
Data updated Jan. 2021

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

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

OWNER: BEACH BUCKET LLC
ADDRESS: 14 SILVER STREET
ASSESSOR MAP: 55.4.1 PARCEL: 182
BK: 1,952, PG: 275
NO RECORD PLAN FOUND



THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PLAN OF LAND IN NANTUCKET, MA

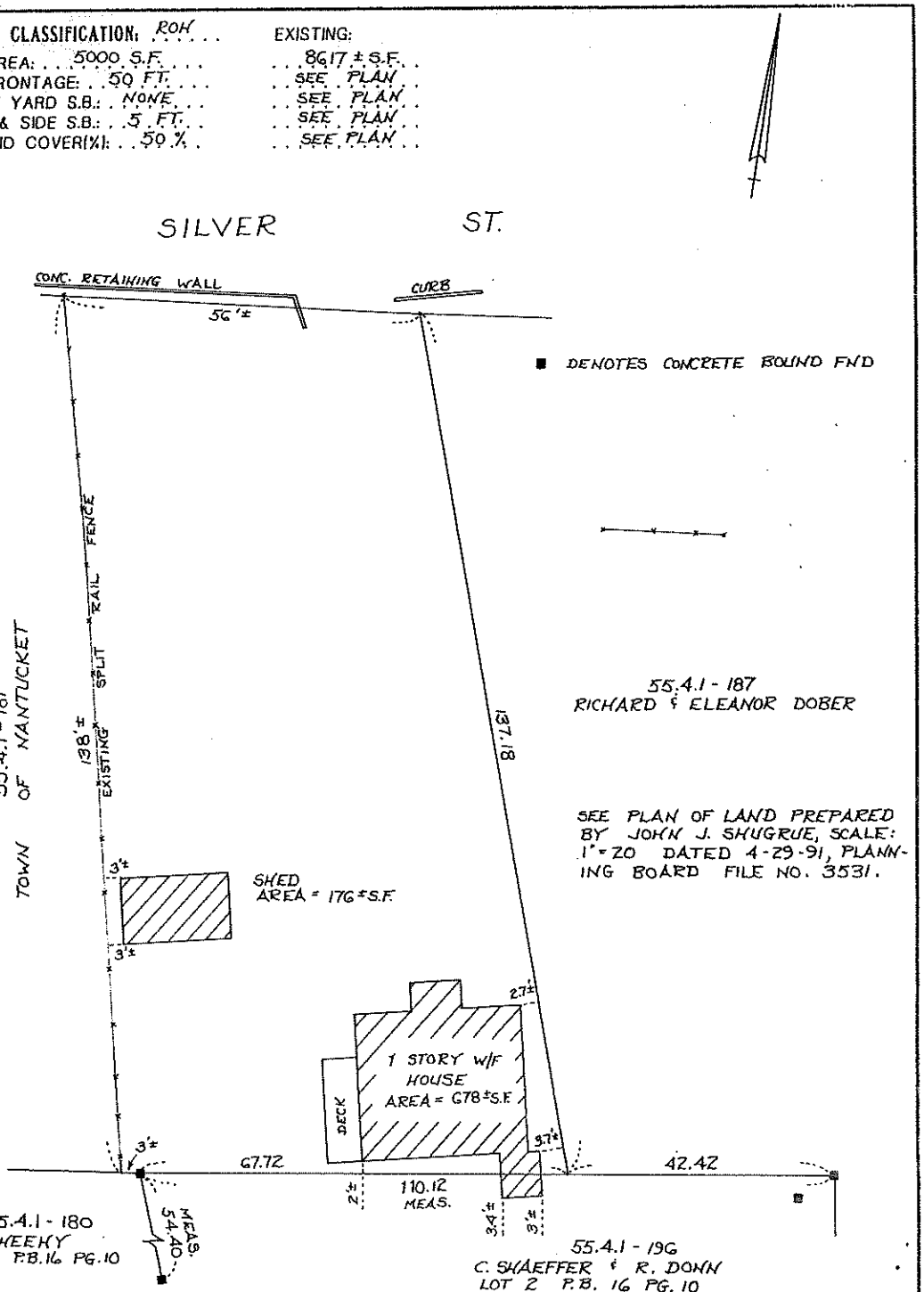
PREPARED FOR: BEACH BUCKET LLC

14 SILVER STREET
MAP 55.4.1 PARCEL 182

SEPTEMBER 10, 2024
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

ZONING CLASSIFICATION: ROH	EXISTING:
MIN. AREA: 5000 S.F.	8617 ± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	SEE PLAN
REAR & SIDE S.B.: 5 FT.	SEE PLAN
GROUND COVER(%): 50 %	SEE PLAN



TO: CITIBANK MORTGAGE, INC.

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: C, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 11 C, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986.

THIS PLOT PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

FBK:

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1": 20' DATE: OCT. 10, 1991

Owner: MARIE C. BLASI ET AL

Deed: BK. 177 PG. 180 Plan: NONE FOUND

Tax Map: 55.4.1 - 182 Locus: 14 SILVER ST.

HART-BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-5292

HB- 3074

C:\JOBS\HB\MPP

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
O c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 225
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: ~50'

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	O f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking
O m. scallop shanty	n. landscape features: _____	o. other: _____	

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-30-3
MAP/PARCEL#: 55 41-182

Recorded By: AEG Date: 11/88 Organization: HDC

IDENTIFICATION:

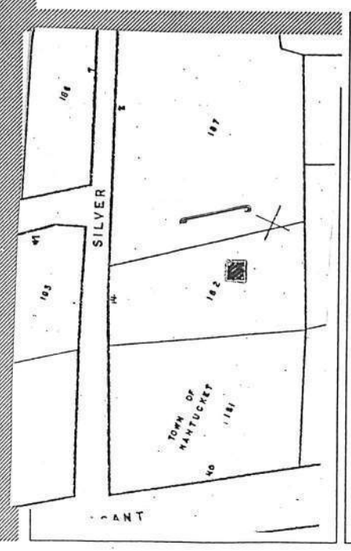
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Wheldon, Dianne T. + Blasi, Marie C.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1892 - Sanborn maps

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: not visible

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ✓ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: lean-to
○ b. gambrel ○ d. shed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGNIFICANCE:

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

34. DATE OF INITIAL CONSTRUCTION: before 1892 SOURCE: Sanborn maps.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

$17.95

The Architecture of Historic Nantucket

By Clay Lancaster

Introduction by James C. Massey
Director of the Department of Historic Properties,
The National Trust for Historic Preservation
Former Chief of the Historic American Buildings Survey, National Park Service

Nantucket Island, famous home port of the great, global whaling fleet of the 18th to mid-19th centuries, has been inhabited for some 9,000 years, and this book sketches its history, reviews the settlement and buildup of the migrant European culture, and concentrates on the ample array of architecture surviving from the last quarter of the 17th century onward. With the collapse of the market for whale oil around 1870, Nantucket lost the industry which provided its major source of wealth, and new building came to an abrupt standstill. As a result, the old town of Nantucket has remained more or less intact—one of the best preserved communities in the United States and a living architectural museum with about 800 buildings dating from before the time of the Civil War.

The book is divided into three major sections, each considering Nantucket from a different angle. Part One gives a history of the island, analyzes and discusses the various architectural styles, and points out significant existing examples. Part Two treats Nantucket Town street by street, and can be used as a walking tour guide. The streets are described historically and physically, each followed by notes on individual landmarks aligning it, including known facts concerning their period, builder, original architectural features and subsequent alterations. Part Three contains appendices classifying all of the historic buildings according to their styles and characteristics. This section also includes a comprehensive bibliography of relevant books, albums, photograph collections, and articles on Nantucket architecture; and there is a glossary of architectural terms.

Illustrations are an important feature of this book, consisting of maps, restoration perspective drawings and floor plans, recent photographs, and many charming vintage camera impressions newly printed from old glass-plate negatives.

This is one of the most comprehensive studies of the architecture of any concise cultural region in America and undoubtedly will serve as model for other similar studies in the future.

existence in 1799 by Isaac Coffin, Rose Lane runs from Centre Street along the north flank of the
h.

ıg
eved built as counting house for Paul West after 1815, when he became owner of 5 Liberty Street.
ory shingle, 3-bayed façade, 12/12-paned windows 1st story, 8/12-paned windows above. In 1940s
ed from site 100 feet or so to the east. (Charles P. Flanagan)

ane

ıker Road, connecting Milk and the extension of Vestal, Saratoga Lane takes the early nineteenth-
· Quaker Road, Saratoga Street, formerly called Grave Street. Saratoga Lane is hardly more than

eet

Charter and Mott Lane, School Street is one of the series later cut through the west range of the
ting Fair with Pine Street. Its name derives from the Benjamin Coffin house and school formerly
e street on Pine.[1] All six buildings listed below are shown on the 1833–34 Coffin map.

courtesy Charles Clark Coffin, great- great- great-grandson of the schoolmaster, Benjamin Coffin.

ngs
ginally typical Nantucket house. 2½-story shingle, ridge chimney, now has 3-bayed façade, pilas-
ed Greek Revival doorway, 6/6-paned windows. Modern porch.
er typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, doorway with
nsom, 6/6-paned windows.
-story clapboard front, shingle sides, 2 chimneys on west end, 3-bayed façade, pilastered Greek
vival doorway, 6/6-paned windows.
-story clapboard front, shingle sides, high brick basement, end chimneys, 5-bayed façade, center
r with transom, wood stoop, 6/6-paned windows.
e 18th-century type. 2½-story shingle, ridge chimney, center doorway flanked by 2 windows each
e, 3 windows 2nd story, 12/12-paned windows (modern).
e 18th-century or early 19th-century house with addition. 2½-story shingle, ridge chimney.
iginal house 3-bayed west section, 2 rooms deep; single room attached east end, making 5-bayed
ade with center doorway, 12/12-paned windows (modern).

t

portant street than at present, in the eighteenth century, according to the Isaac Coffin survey,
ward to the lighthouse on Brant Point. On the William Coffin map of 1833-34, Sea Street is
rt stretch off North Water, terminating against a house facing north on a court branching inland
ch Street. The house burned in the Great Fire of 1846, and Sea Street was lengthened to South
ually a continuation of Step Lane, which ascends the bank to Centre Street.

Silver Street

The Silver Street listed in the Isaac Coffin 1799 survey is what now is Copper Lane, connecting Milk and Quaker Road. The present Silver Street must have come into existence soon afterward to connect the dangling end of Pine with Pleasant and Orange. Throughout most of the nineteenth century, Nantucket had two Silver streets, or until the name of the other was changed to Copper.

Historic Buildings

4 Greek Revival period. 1¾-story clapboard front, shingle sides, rock foundations, 3-bayed gabled façade, pilastered doorway, later 2/1-paned windows.

7 Built *ca.* 1820. 1¾-story shingle on brick basement full story above ground in front, ridge chimney, 3-bayed façade, late 19th-century 2/2-paned windows.

8 Shingled building, built before 1834 as barn. Converted into modern residence.

14 Lean-to house. 1¾-story shingle, ridge chimney (new), 5-bayed façade, center door with enclosed entrance pent, much later 2/2-paned windows.

South Beach Street

South Beach Street dates from the early part of the nineteenth century and is shown on the William Coffin 1833–34 maps as North Beach, the present North Beach similarly designated. Perhaps the broken, unlabeled continuation below Broad was meant to be called South Beach. Today's South Beach is east of North Water and connects Broad to Easton Street.

Historic Buildings

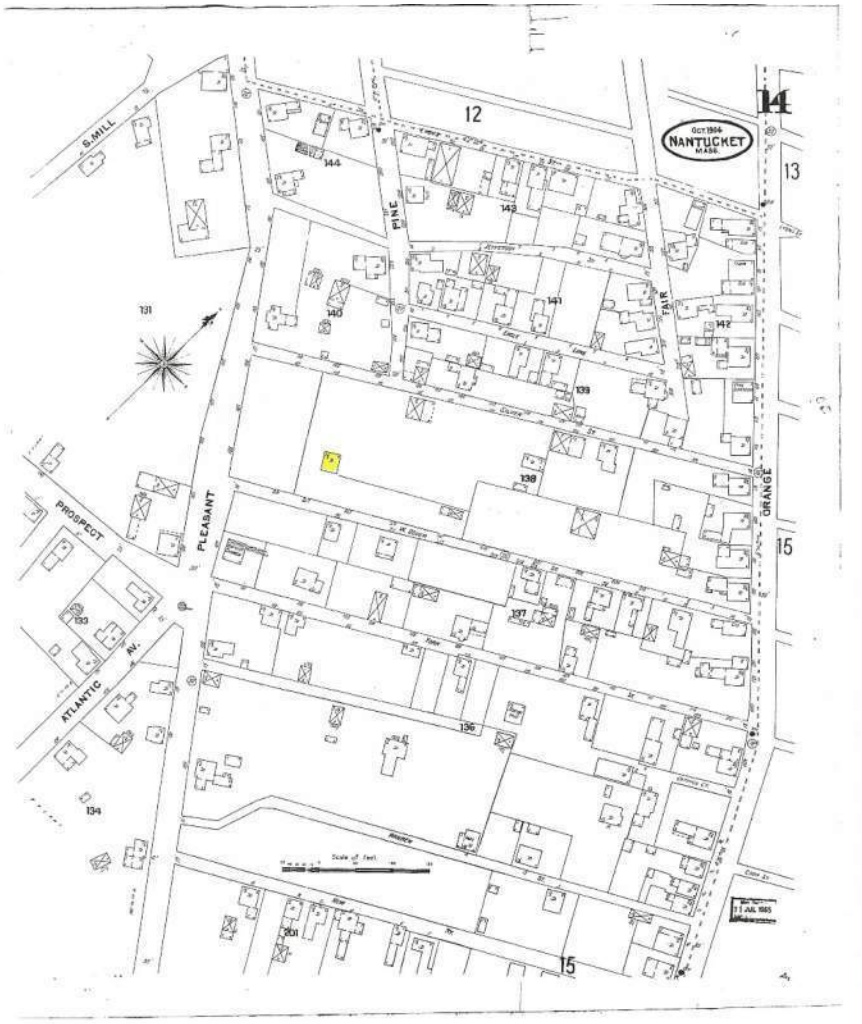
2 Moved from northeast corner Broad and North Water in 1920s, main block of house faces south. 2½-story clapboard, presumably had 2 ridge chimneys, 5-bayed façade, Greek Revival doorway with sidelights and distyle portico (columns modern), 6/6-paned windows. Later addition fronting on South Beach Street. (Robert L. White; N. H. A. *Photo Albums*, Book 1, p. /2/)

South Mill Street

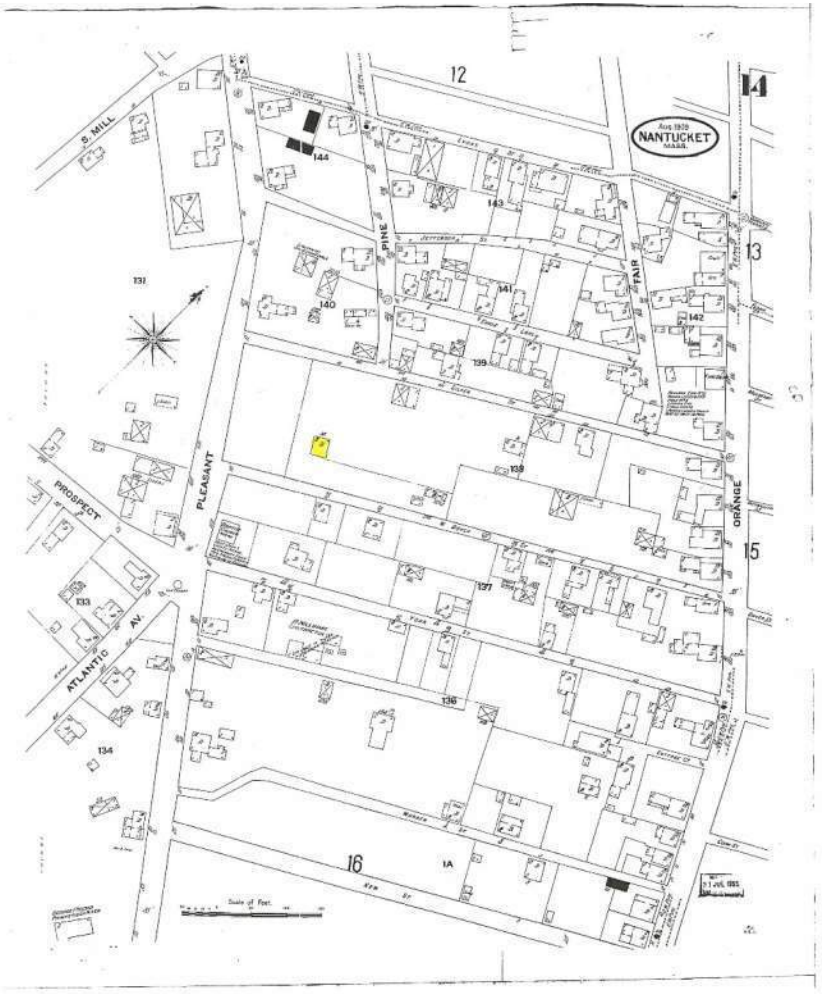
South Mill bears southwest from Pleasant Street across from and a little above the end of Lyon Street. It begins to the rear of the Stephen Chase house and extends to the old mill, at the junction of Prospect and South Prospect streets, both structures built about 1746. South Mill Street dates from this period.

Historic Building

X WINDMILL, built 1746 by Nathan Wilbur. Shingled octagonal battered form on rock foundations. Said to have been constructed of timbers of wrecked ships. Lone survivor of 5 windmills serving Nantucket Town, easternmost of 4 on Popsquatchett Hills. Purchased by Caroline French in 1897 and presented to Nantucket Historical Association. Subsequently repaired in 1913–14, 1935–36, 1949–50, and 1952 (after main shaft and 4 vanes destroyed). Still occasionally used for grinding corn. Museum open to public. (E. A. Stackpole, *Rambling,* pp. 63–64, illus. p. 65; *Proceedings,* 1940, p. 20, illus. facing p. 20; *Historic Nantucket,* July 1953, p. 59; *ibid.,* Oct. 1970, pp. 12–15; G. A. Fowlkes, *Mirror of Nantucket,* p. 119; H. Morrison, *Early American Architecture,* photo p. 93; E. U. Crosby, *Ninety Five Per Cent,* photo p. 116; A. E. Poor, *Colonial Architecture,* pl. 54; *H. A. B. S.* #141)



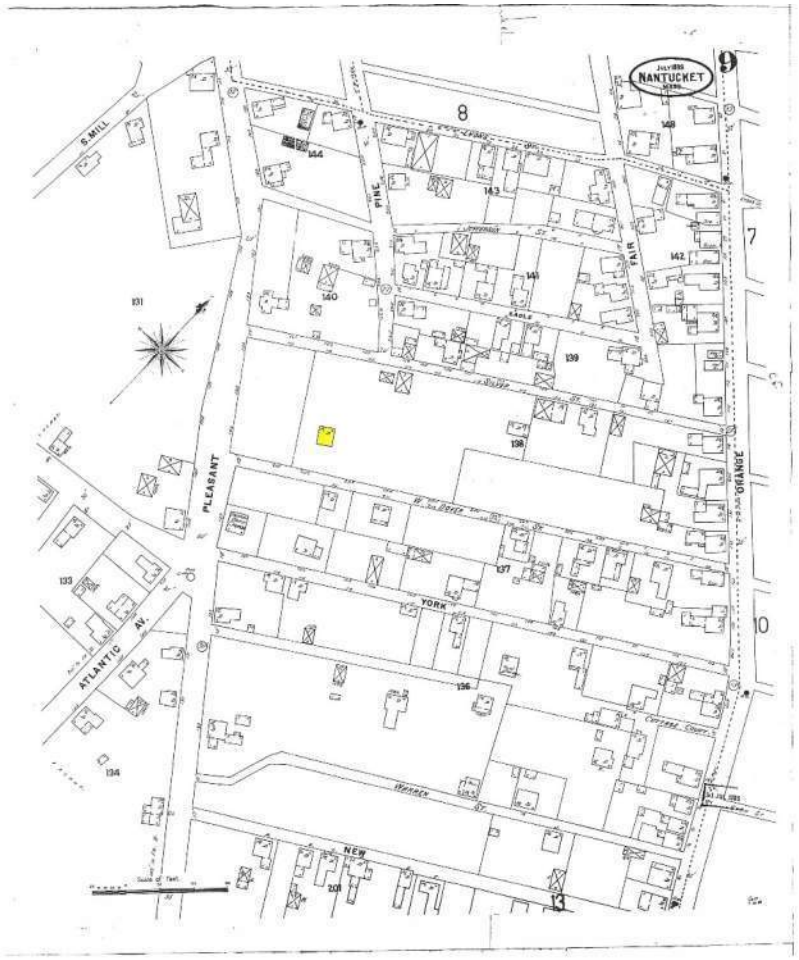
Sanborn Map 1904



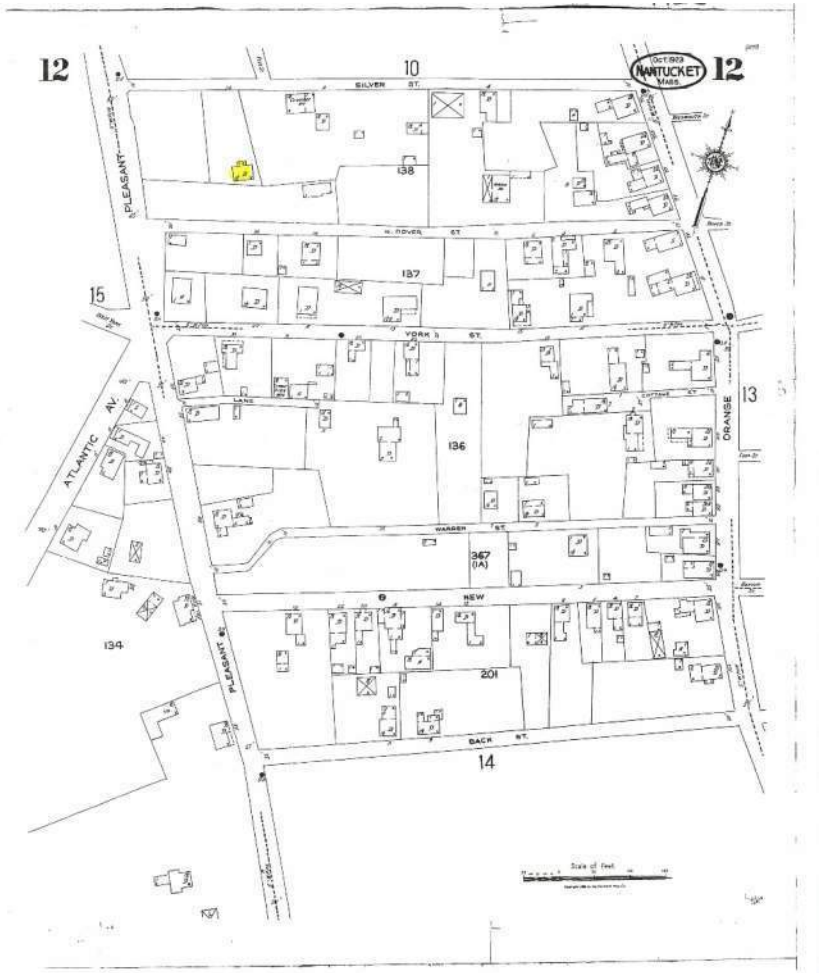
Sanborn Map 1909



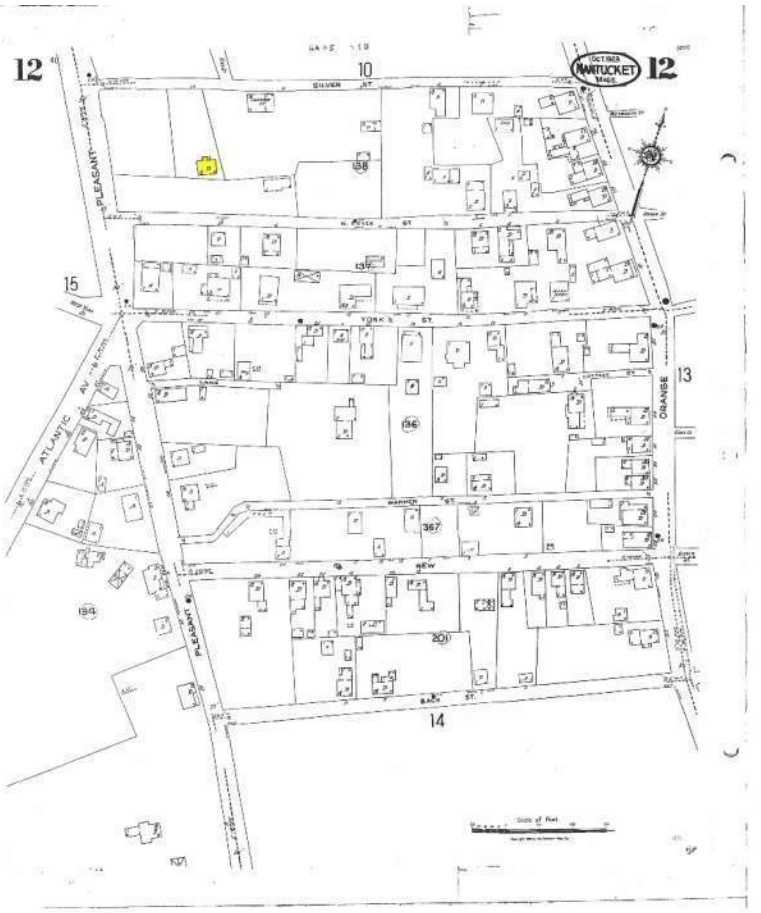
Sanborn Map 1892



Sanborn Map 1898



Sanborn Map 1923



Sanborn Map 1923-1949



View Facing North

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing East

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing South

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing West

14 Silver Street
Nantucket, MA 02554

emeritus



View Facing Northwest

14 Silver Street
Nantucket, MA 02554

emeritus



14 Silver Street
Nantucket, MA 02554
HDC Submission

Zoning Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT

Neighborhood Context Photographs

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



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14 Silver Street

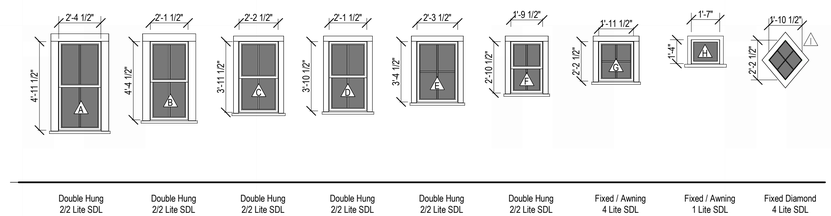
Nantucket, MA 02554

04.24.25

HDC Submission

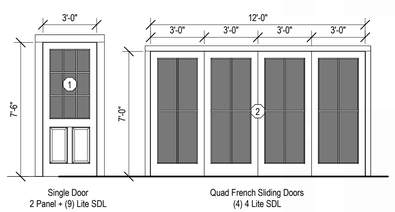


Locus Map



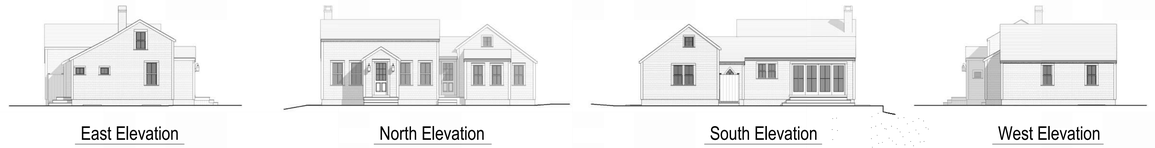
Window Legend

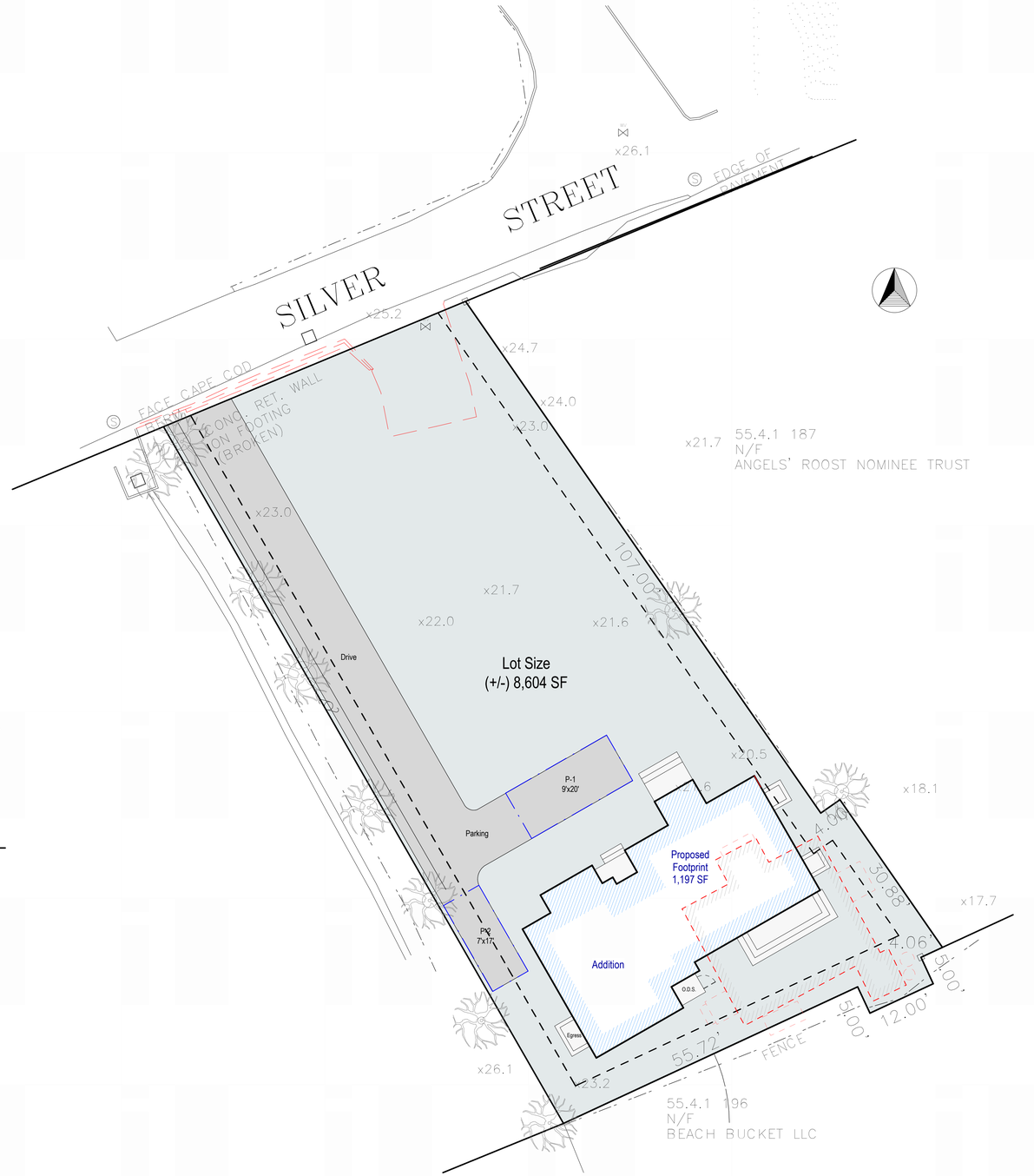
1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	627 SF / 43 SF Demo
Proposed G.C.:	613 SF
Total Proposed G.C.:	1,197 SF

Sheet Index - Architectural & Structural

SHEET INDEX
A.0.1 Cover Sheet
A.1.0 Basement Plans
A.1.1 First Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.4.1 Perspective Views

Revisions

Cover Sheet

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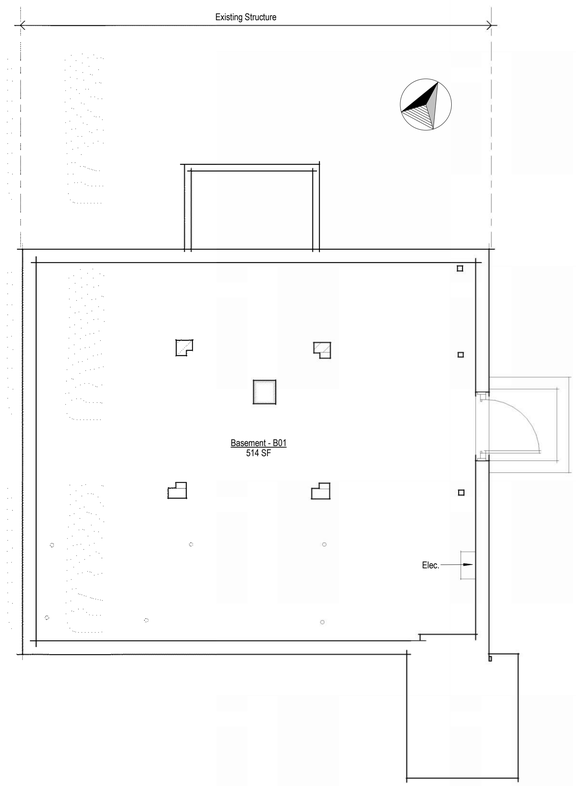
A.0.1

2431

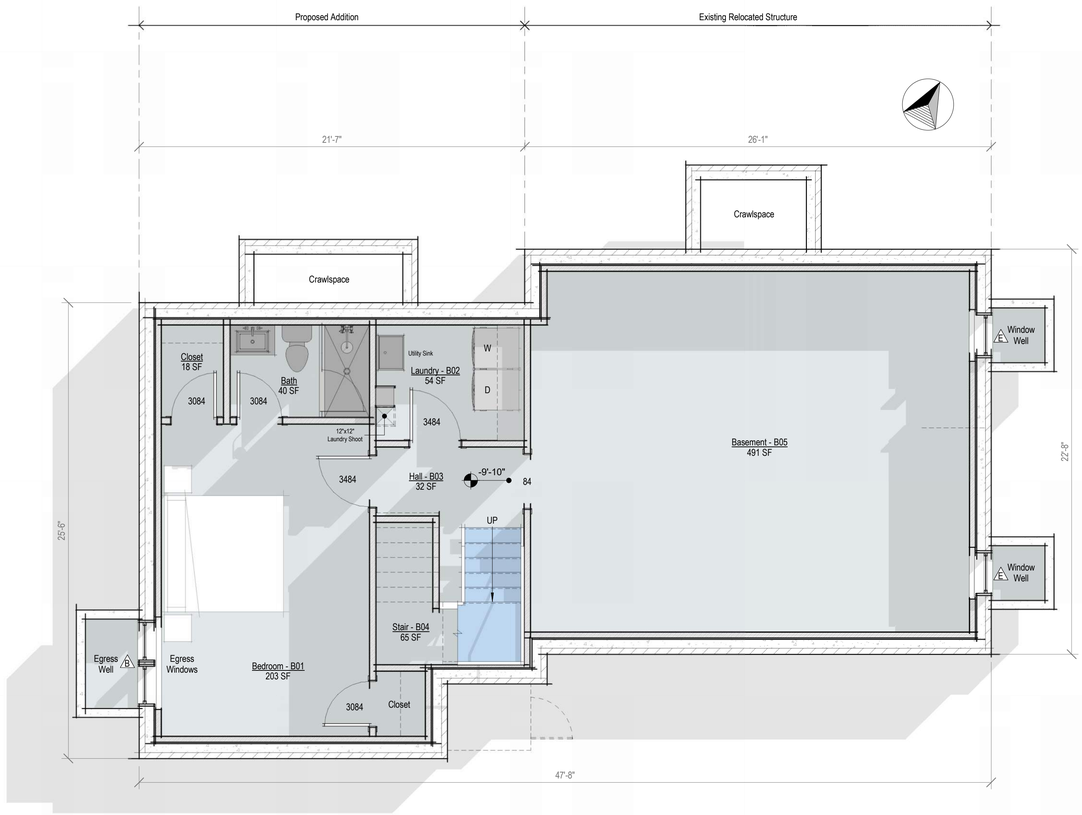
04.24.25

HDC Submission



Basement Plan - Existing

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	627 SF / 43 SF Demo
Proposed G.C.:	613 SF
Total Proposed G.C.:	1,197 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.0 Basement Plans
A.1.1 First Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.4.1 Perspective Views

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Basement Plans

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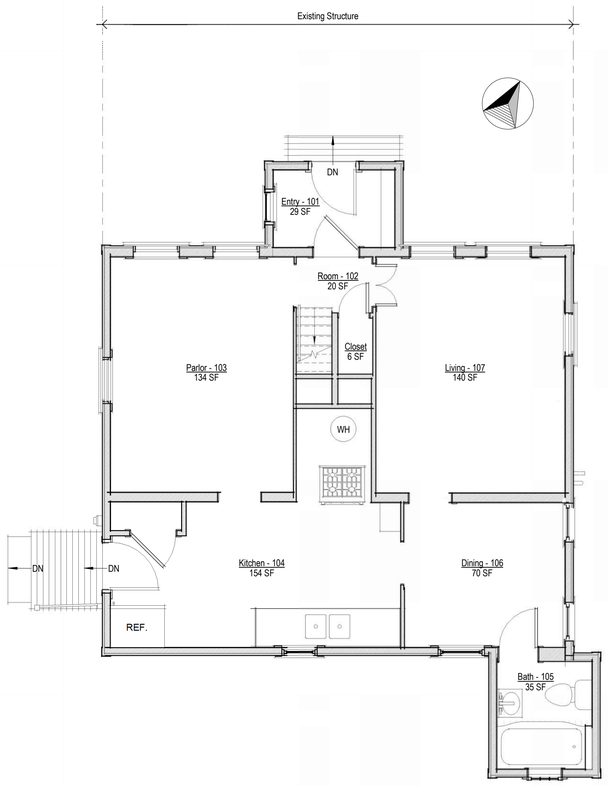
A.1.0

2431

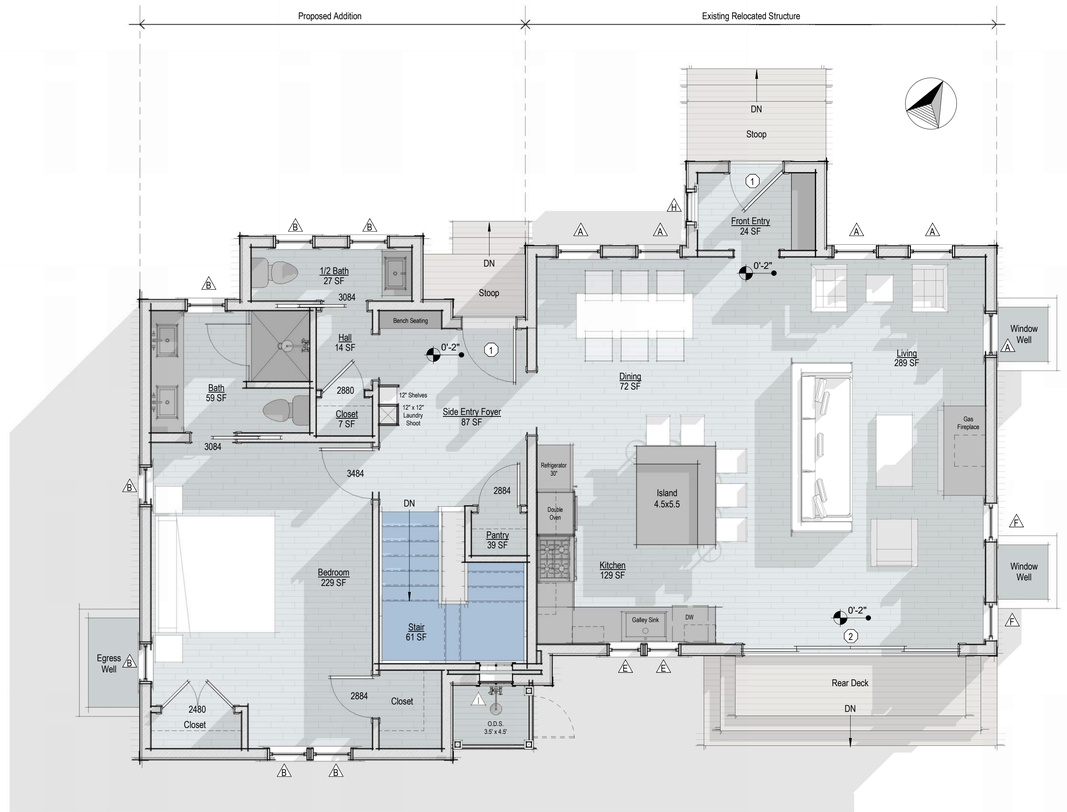
04.24.25

HDC Submission



First Floor Plan - Existing

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

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Sheet Index - Architectural & Structural

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A.0.1 Cover Sheet
A.1.0 Basement Plans
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A.1.1

2431

04.24.25

HDC Submission



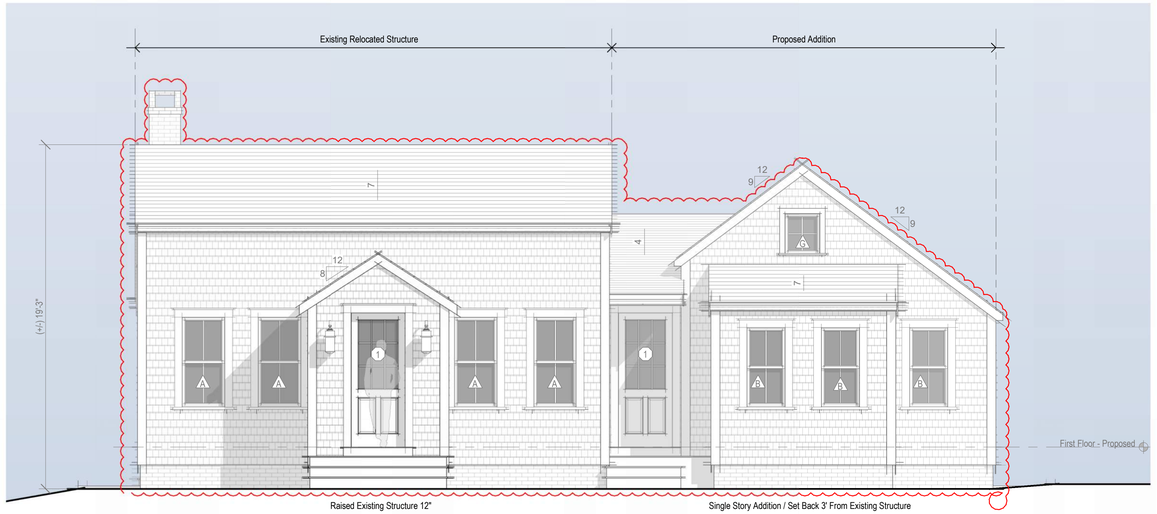
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



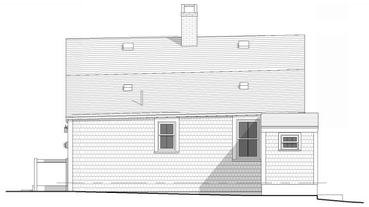
North Elevation - Proposed

1/4" = 1'-0"



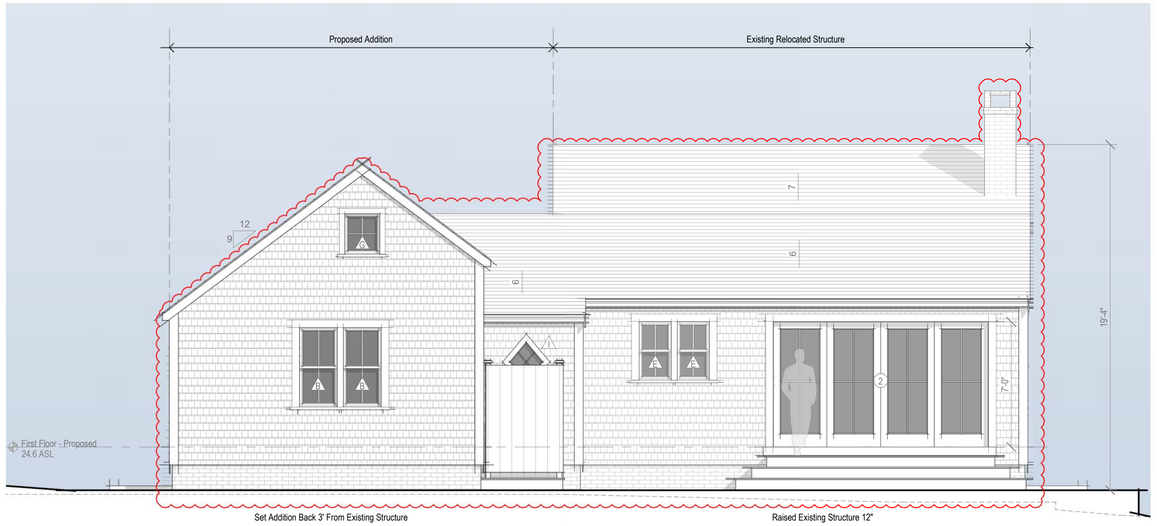
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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A.0.1 Cover Sheet
A.1.0 Basement Plans
A.1.1 First Floor Plans
A.2.1 Exterior Elevations
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Revisions

Exterior Elevations

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A.2.1

2431

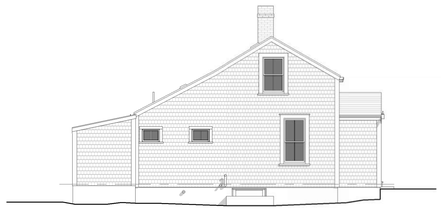
04.24.25

HDC Submission



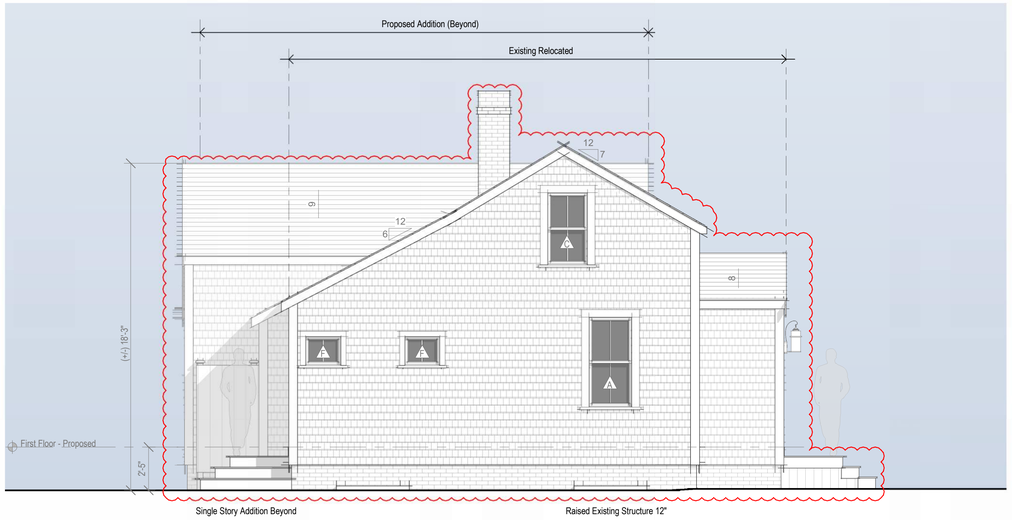
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



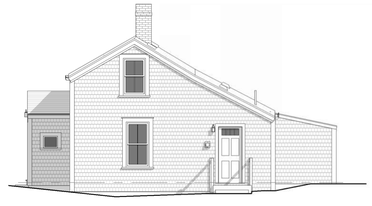
East Elevation - Proposed

1/4" = 1'-0"



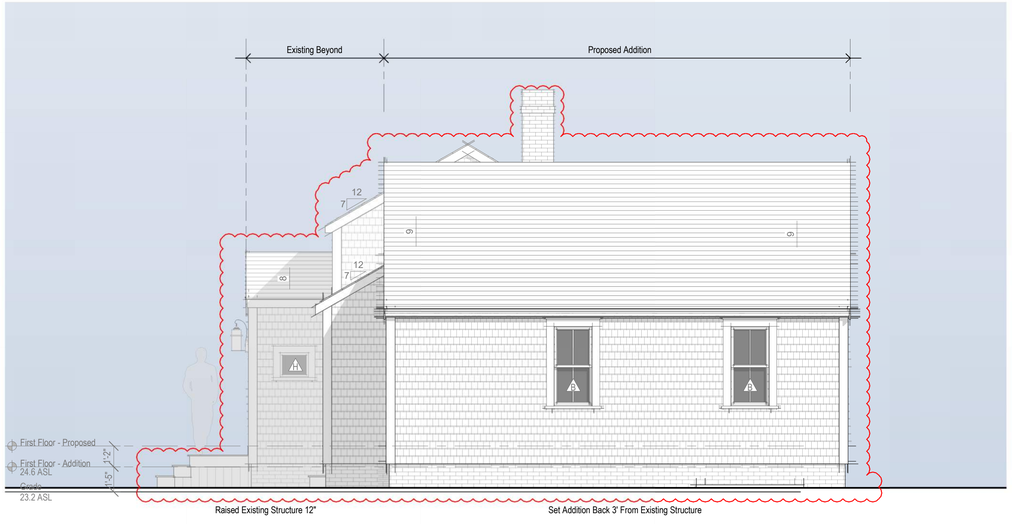
West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



West Elevation - Proposed

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SHEET INDEX

A.0.1 Cover Sheet
A.1.0 Basement Plans
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Revisions

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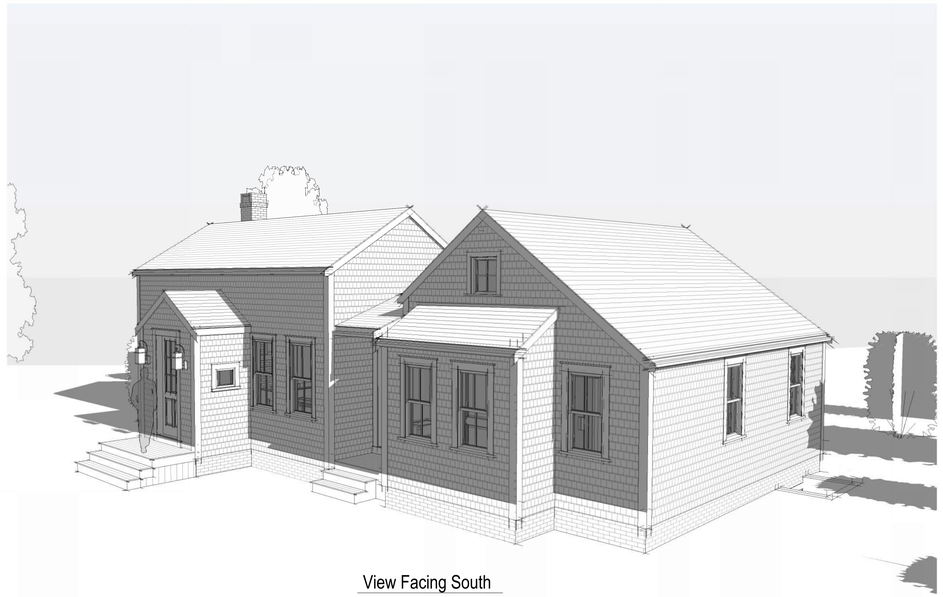
A.2.2

2431

04.24.25

HDC Submission



View Facing South



View Facing Southeast



View Facing Southwest

2431

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Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
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Revisions

Perspective Views

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A.4.1

2431

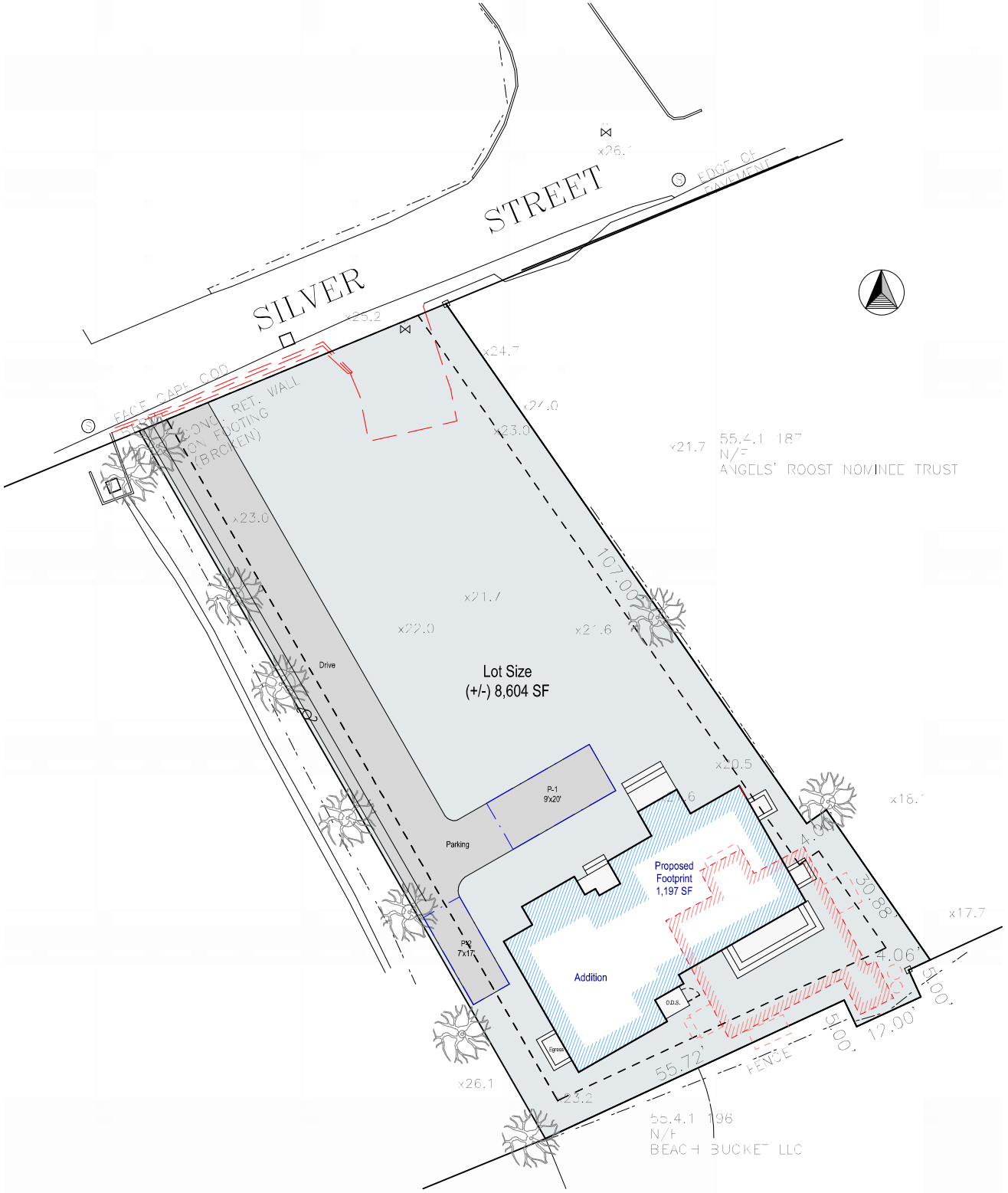
14 Silver Street

Nantucket, MA 02554



Locus Map

04.24.25



Site Plan

3/32" = 1'-0"



East Elevation



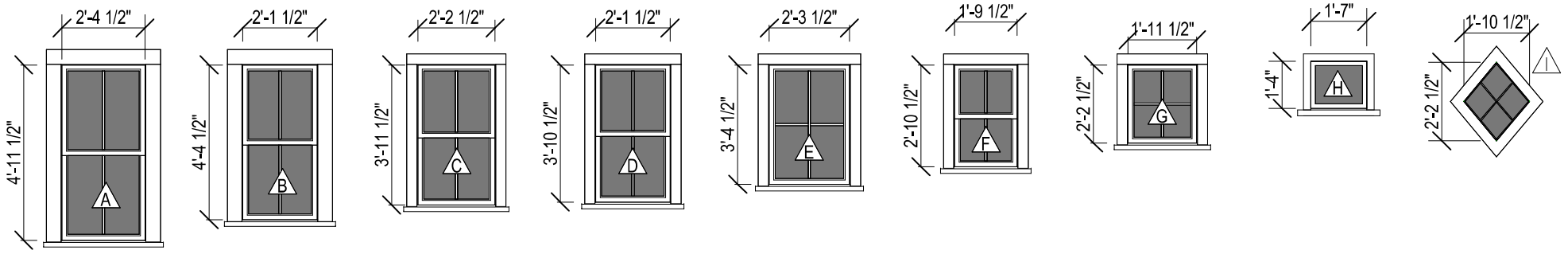
North Elevation



South Elevation



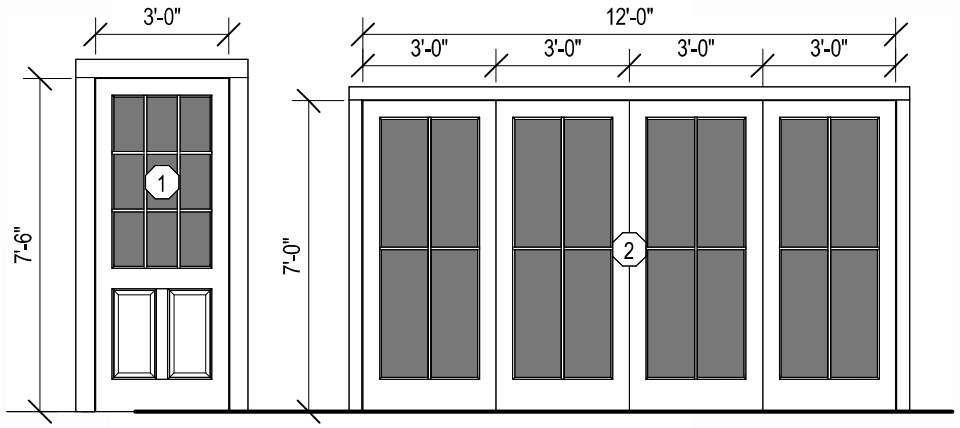
West Elevation



Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Fixed / Awning 4 Lite SDL	Fixed / Awning 1 Lite SDL	Fixed Diamond 4 Lite SDL

Window Legend

1/4" = 1'-0"

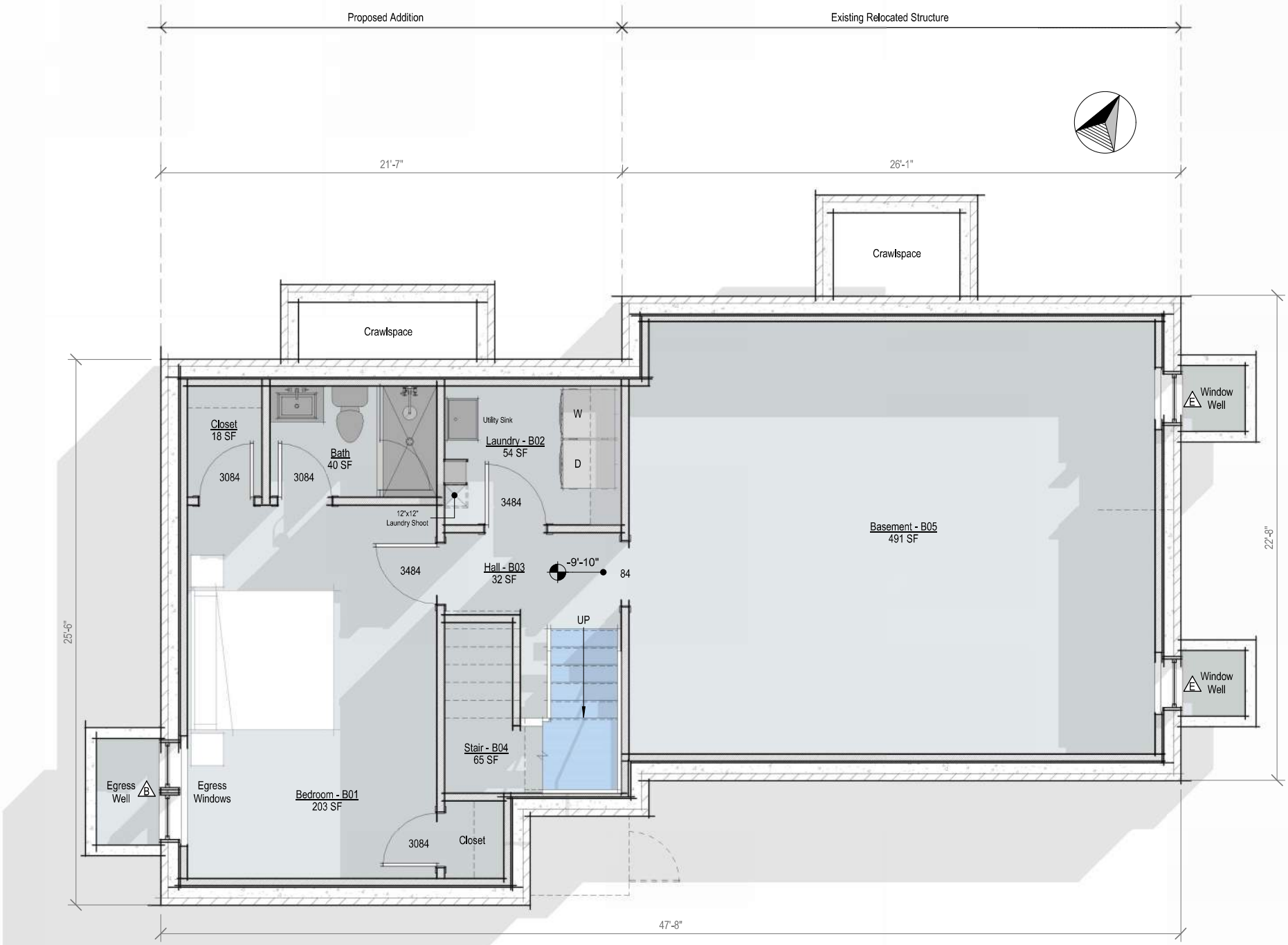


Single Door
2 Panel + (9) Lite SDL

Quad French Sliding Doors
(4) 4 Lite SDL

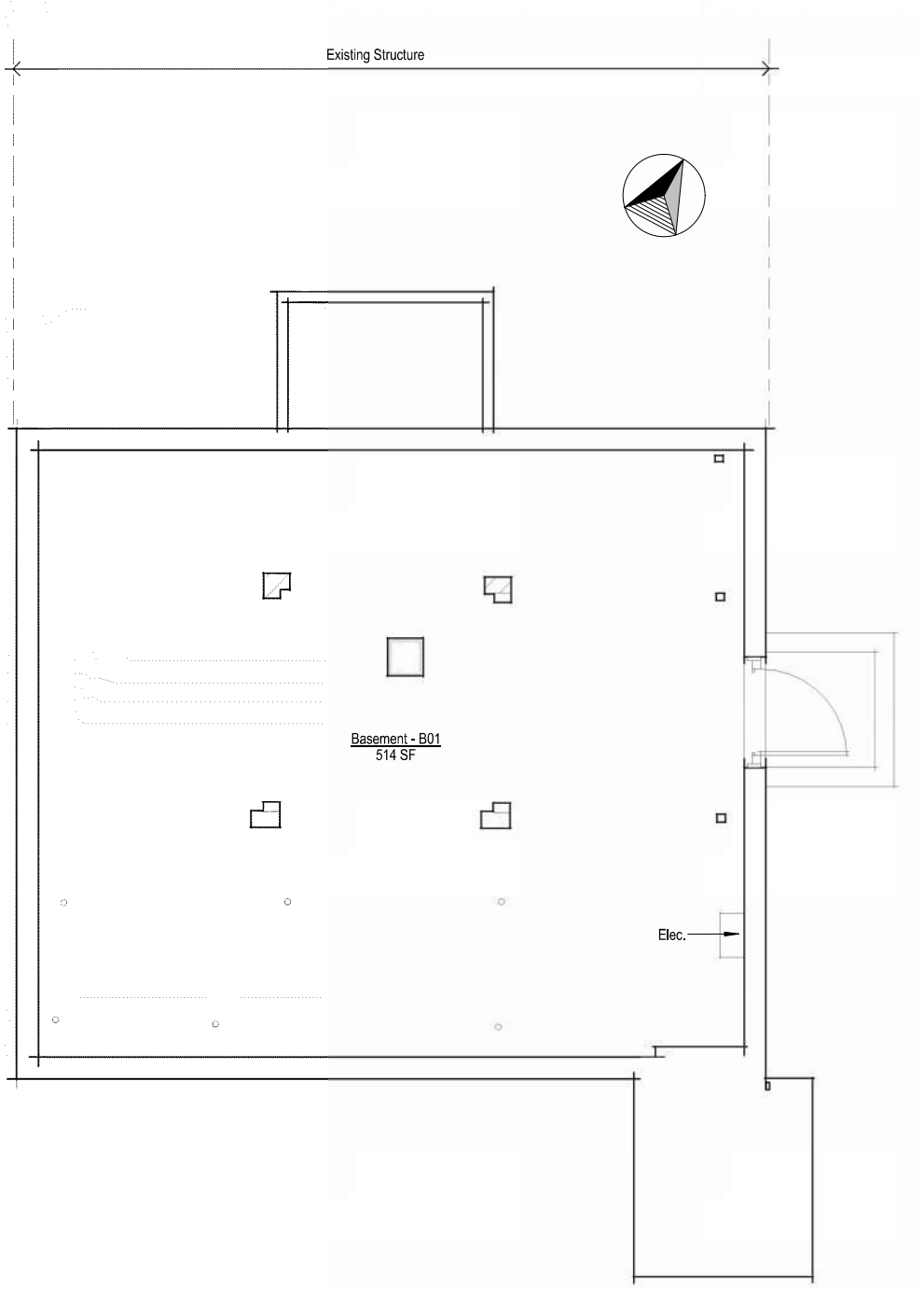
Exterior Door Legend

1/4" = 1'-0"



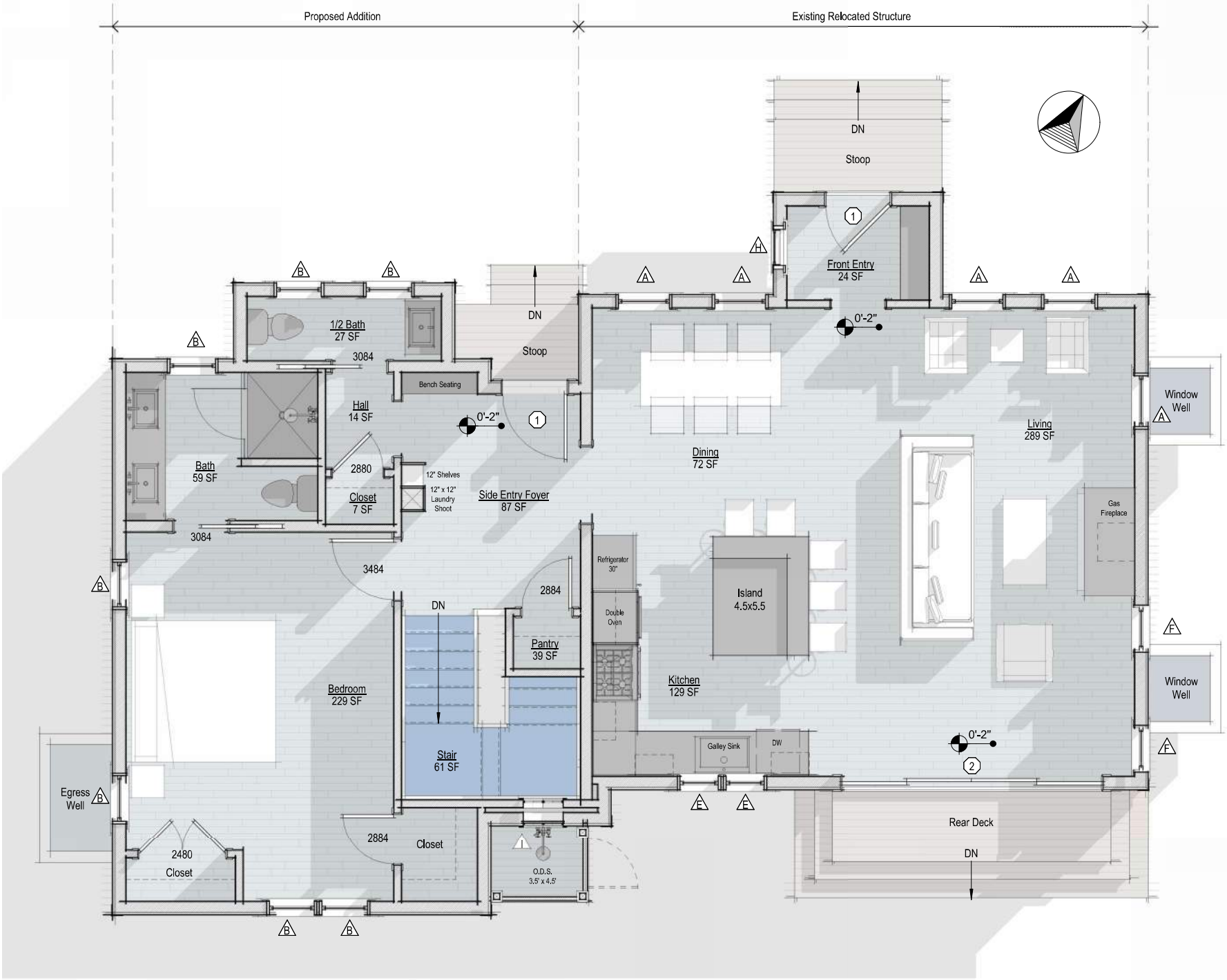
Basement Plan - Proposed

1/4" = 1'-0"



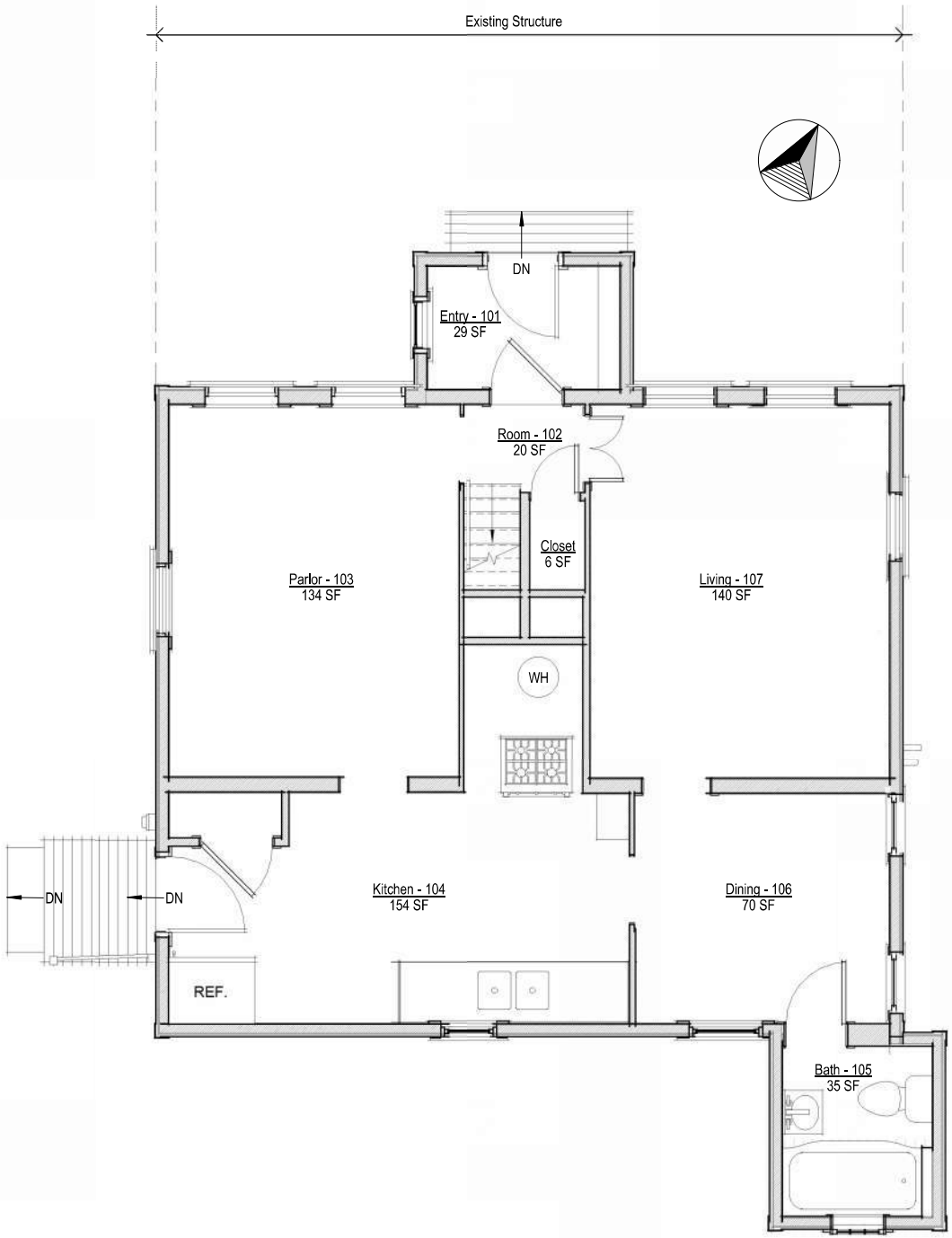
Basement Plan - Existing

1/4" = 1'-0"



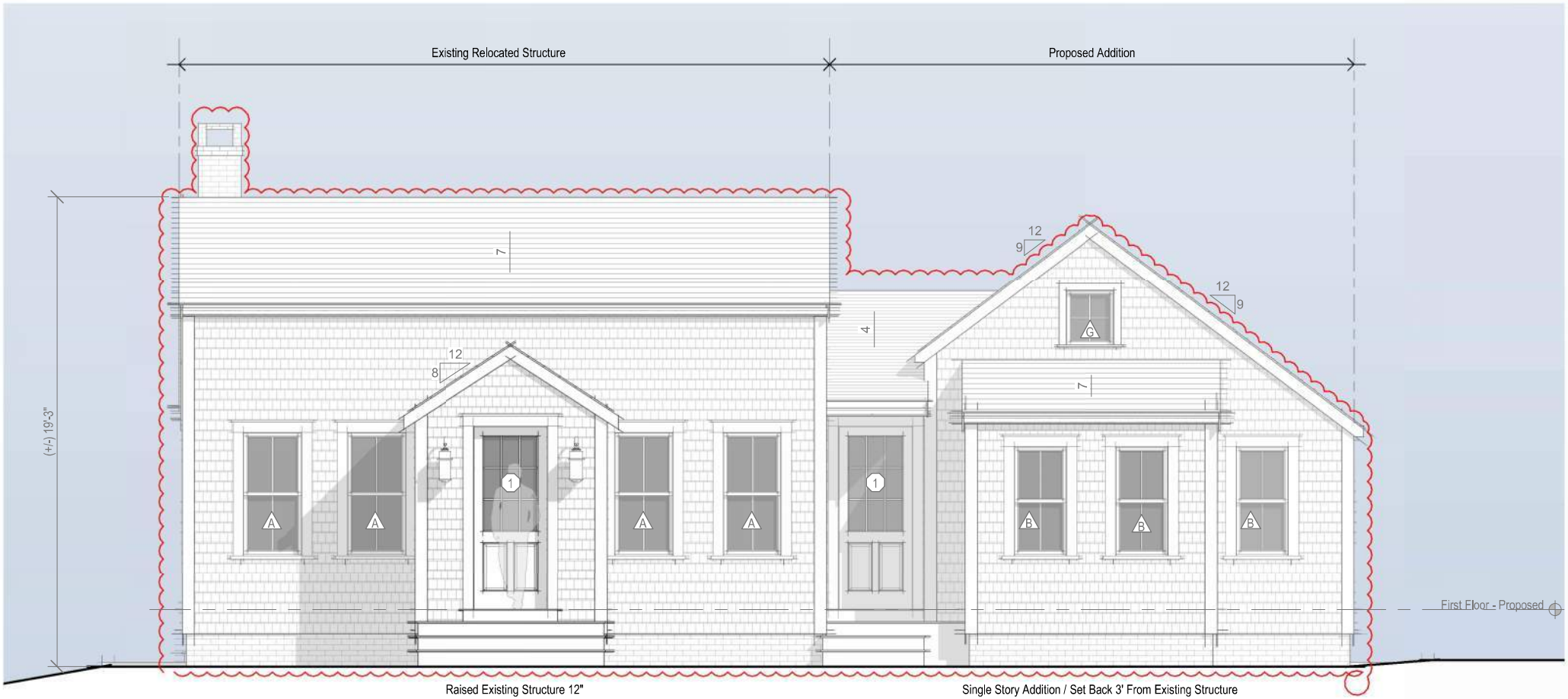
First Floor Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Existing

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



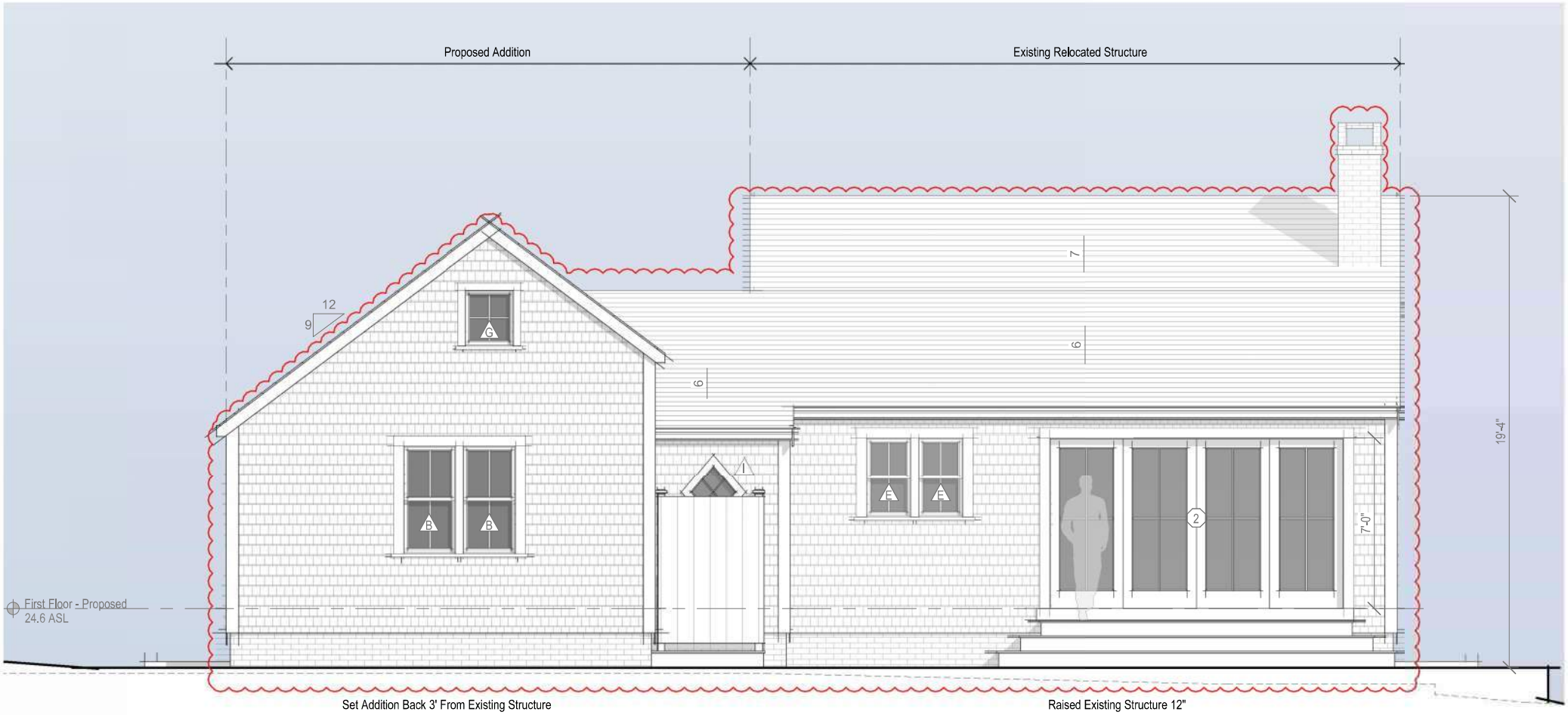
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



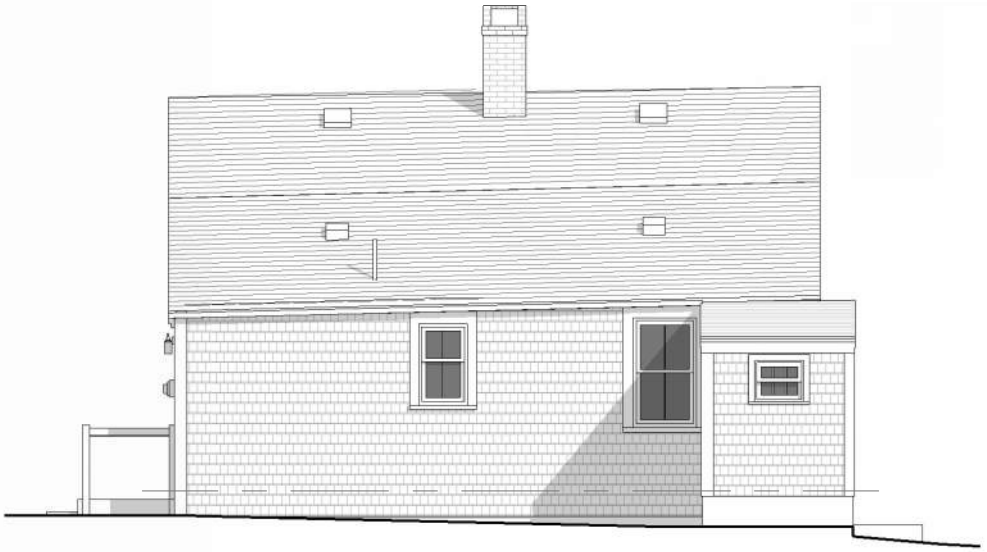
South Elevation - Proposed

1/4" = 1'-0"



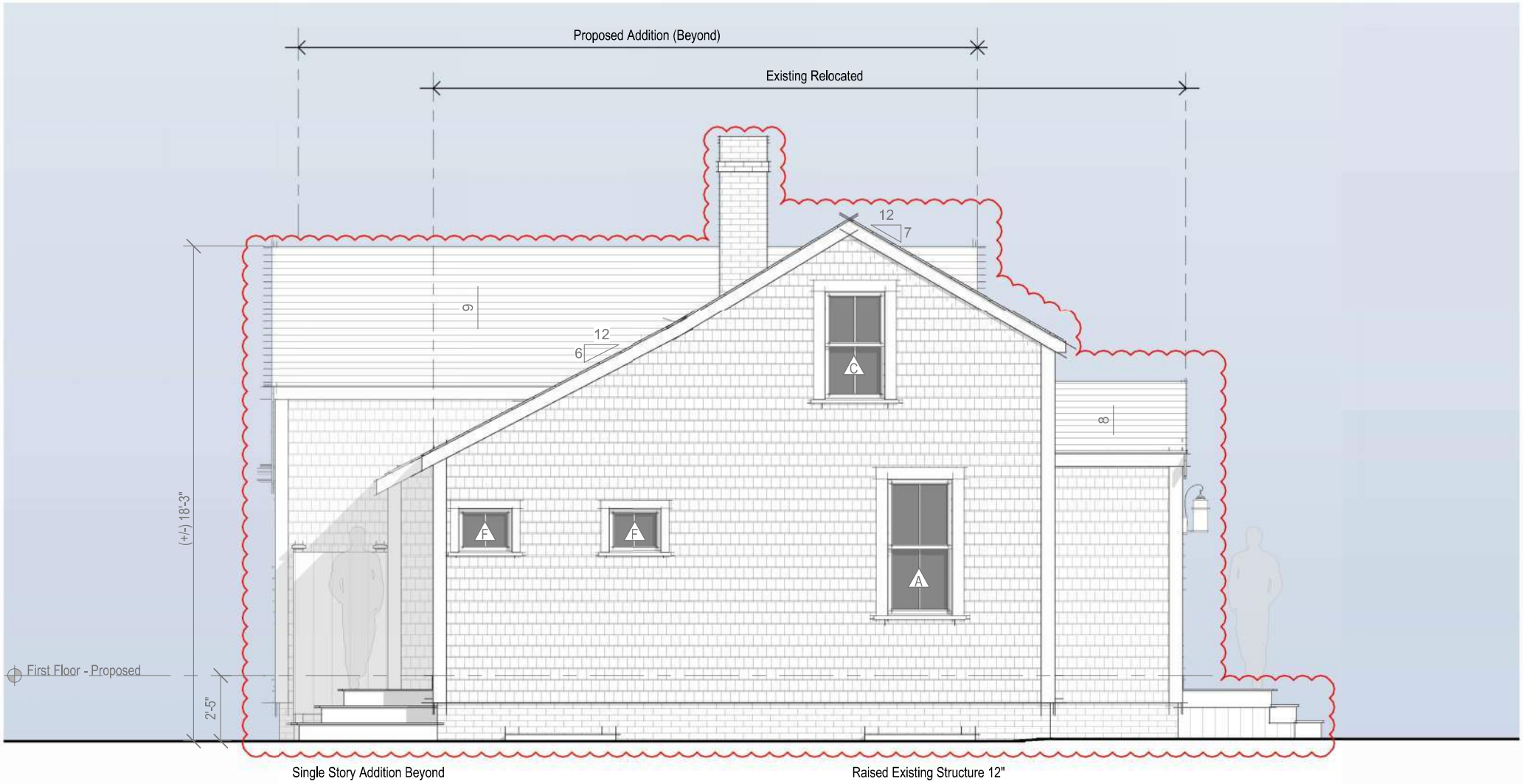
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



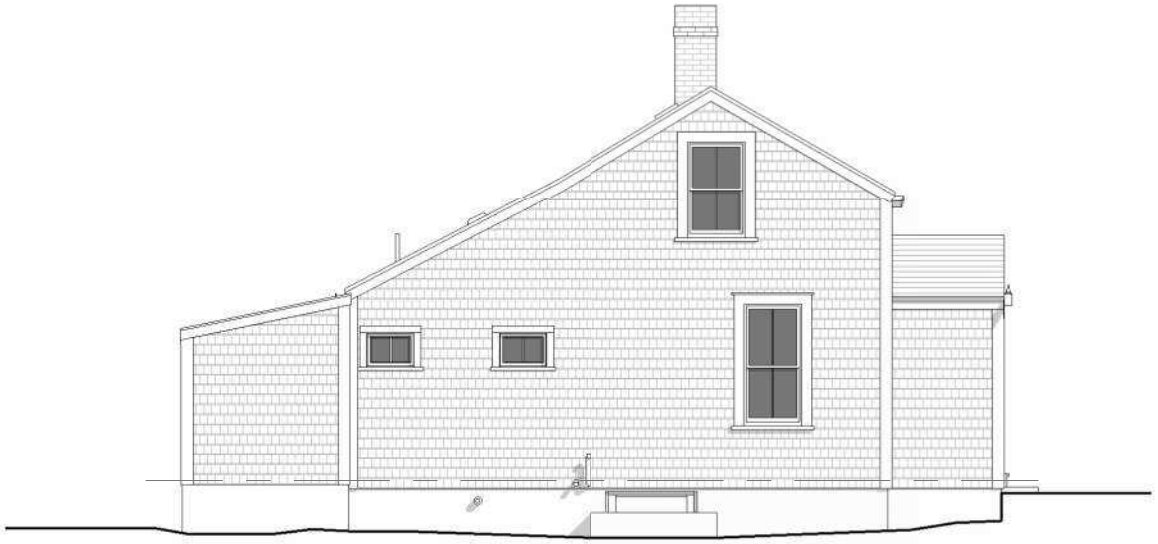
East Elevation - Proposed

1/4" = 1'-0"



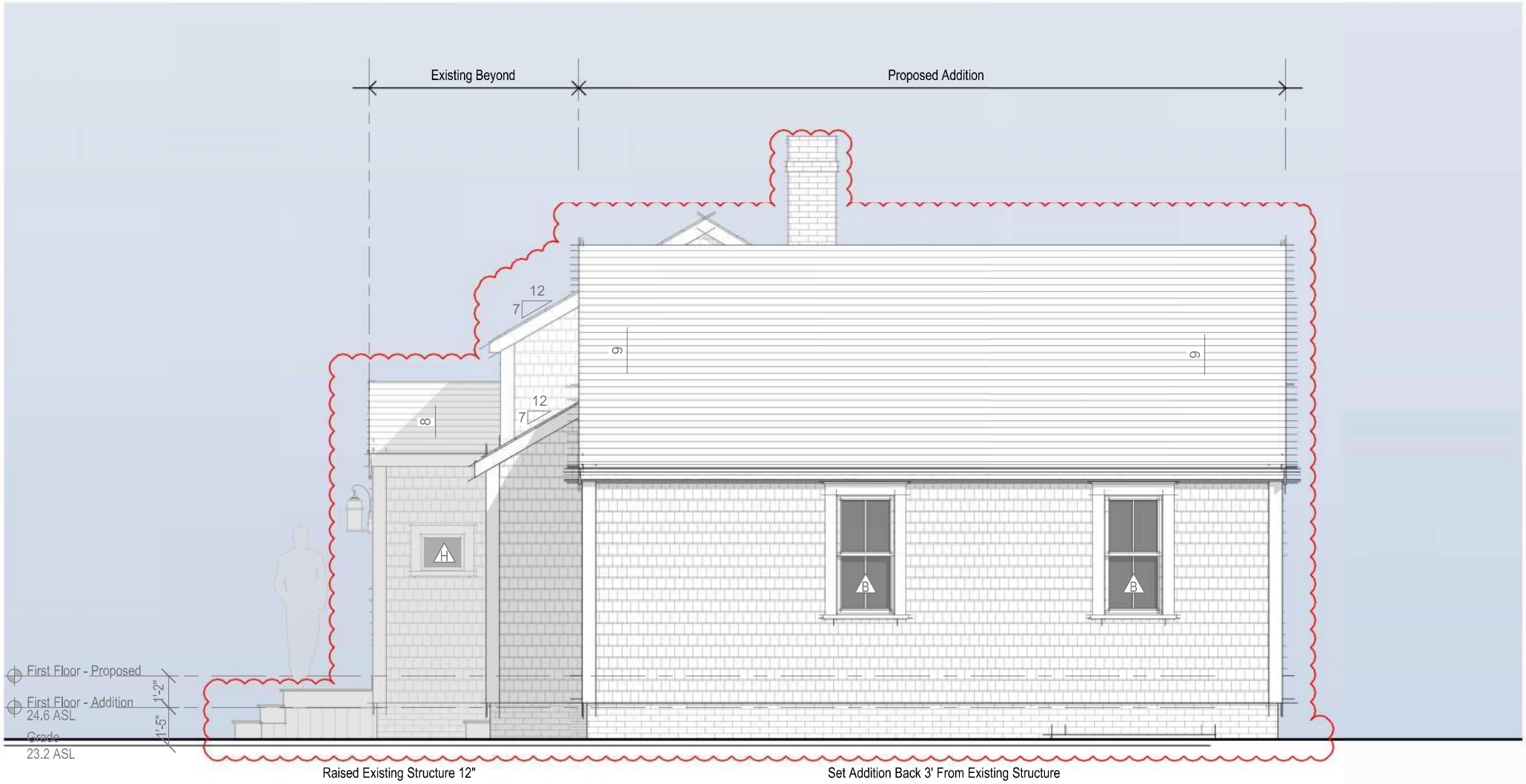
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



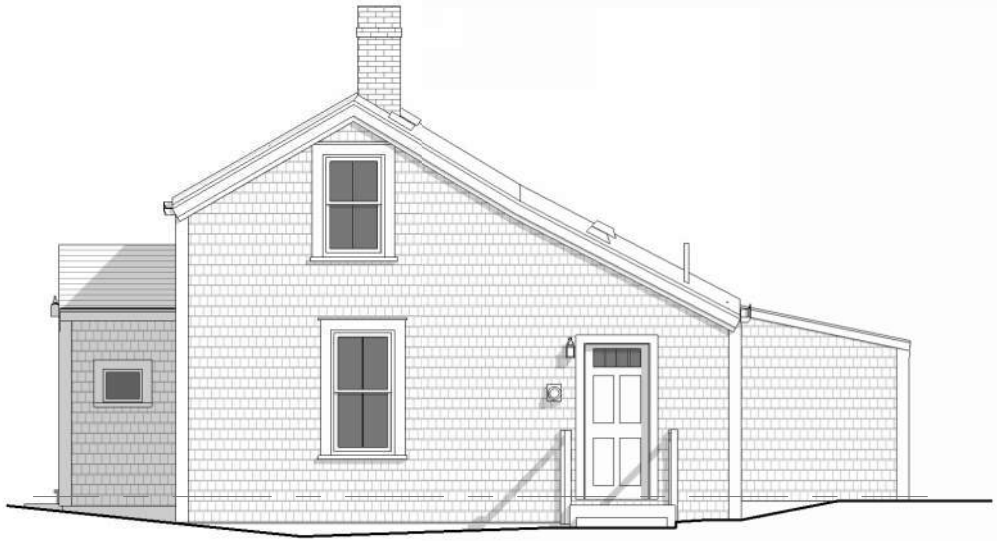
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



View Facing Southwest



View Facing Southeast



View Facing South

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 1/27/25 3/4/2025 meeting
	Address & HDC Case Number (ie HDC2020-05-0265): 4 EASY ST HDC 2025-01-11953
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Better Plans
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Susan Shepherd Date: 4/24/2025

CERTIFICATE NO: HDC2025-01-1953 DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 79

Street & Number of Proposed Work: 4 EASY STREET

Owner of record: 4 EASY STREET LLC

Mailing Address: 28 EASY ST
NANTUCKET MA 02554

Contact Phone #: 508-221-1433 E-mail: Susan.nantucket@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: 1008 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 6' Sq. footage 2nd floor: 756 Size: _____ ☐ 1st floor ☐ 2nd floor
enclose porch 11' x 4'7" Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 27' South 27' East 27' West 27'

Additional Remarks

Historic Name:

Original Date: 1880's

Original Builder: unknown

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

REVISIONS* (describe)

1. East Elevation move door to center, single to double
2. South Elevation change vent back to window replace windows
3. West Elevation move door 15" to left, enclose porch
4. North Elevation change vent back to window
4. North Elevation dormer, new window

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: (Red Cedar) White Cedar, Shakes, etc.) fire retardant 18" perfections

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other wood panel around windows and door lower 1/2 of building

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

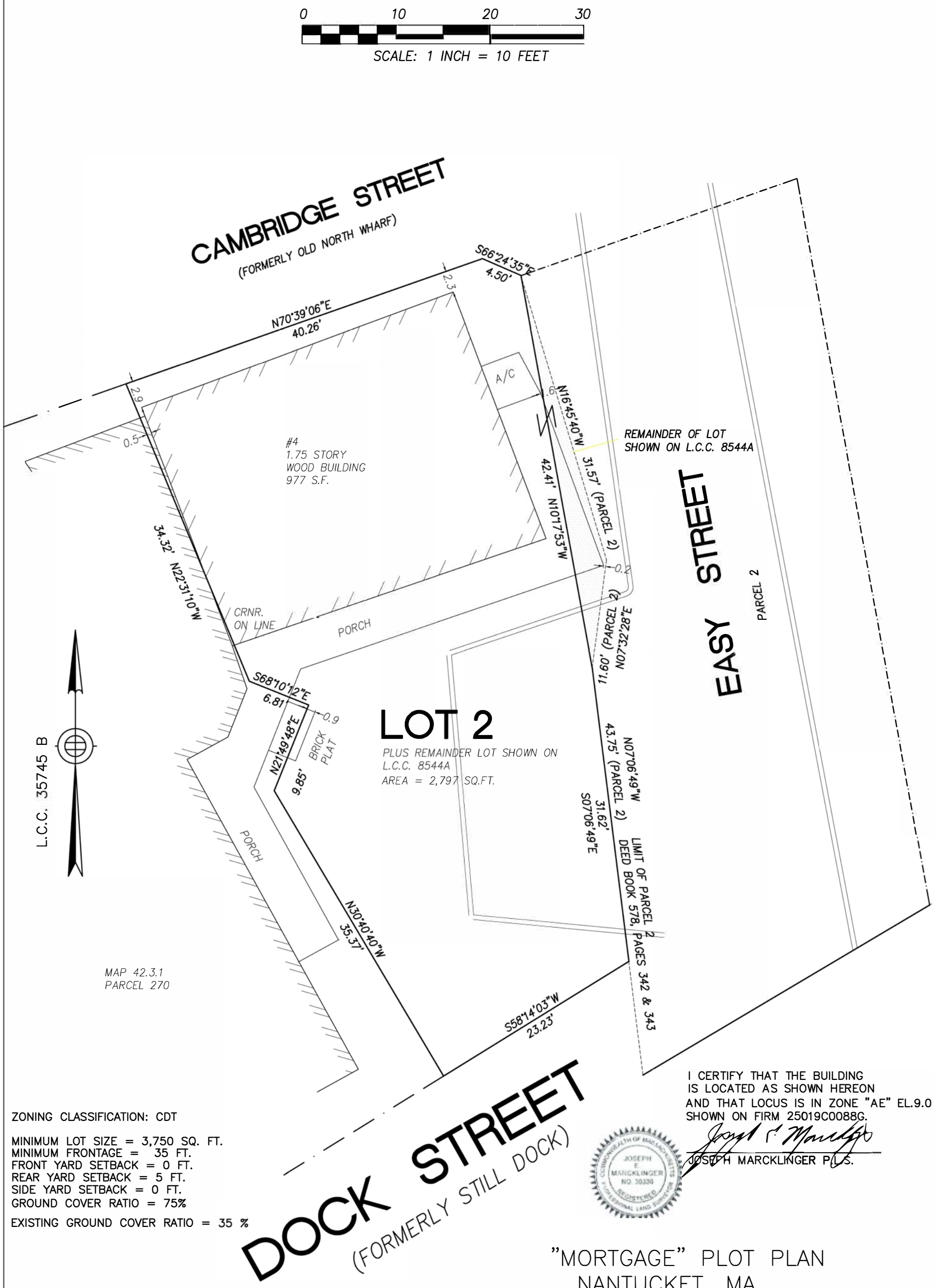
Date: 11/27/2025 Signature of Applicant: _____ Signature of Agent: _____



GIS MAP 42.3.1.79
4 EASY STREET



GIS ARIEL 42.3.1.79
4 EASY STREET



ZONING CLASSIFICATION: CDT

MINIMUM LOT SIZE = 3,750 SQ. FT.
MINIMUM FRONTAGE = 35 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 0 FT.
GROUND COVER RATIO = 75%

EXISTING GROUND COVER RATIO = 35 %

I CERTIFY THAT THE BUILDING
IS LOCATED AS SHOWN HEREON
AND THAT LOCUS IS IN ZONE "AE" EL.9.0
SHOWN ON FIRM 25019C0088G.

JOSEPH MARCKLINGER P.L.S.

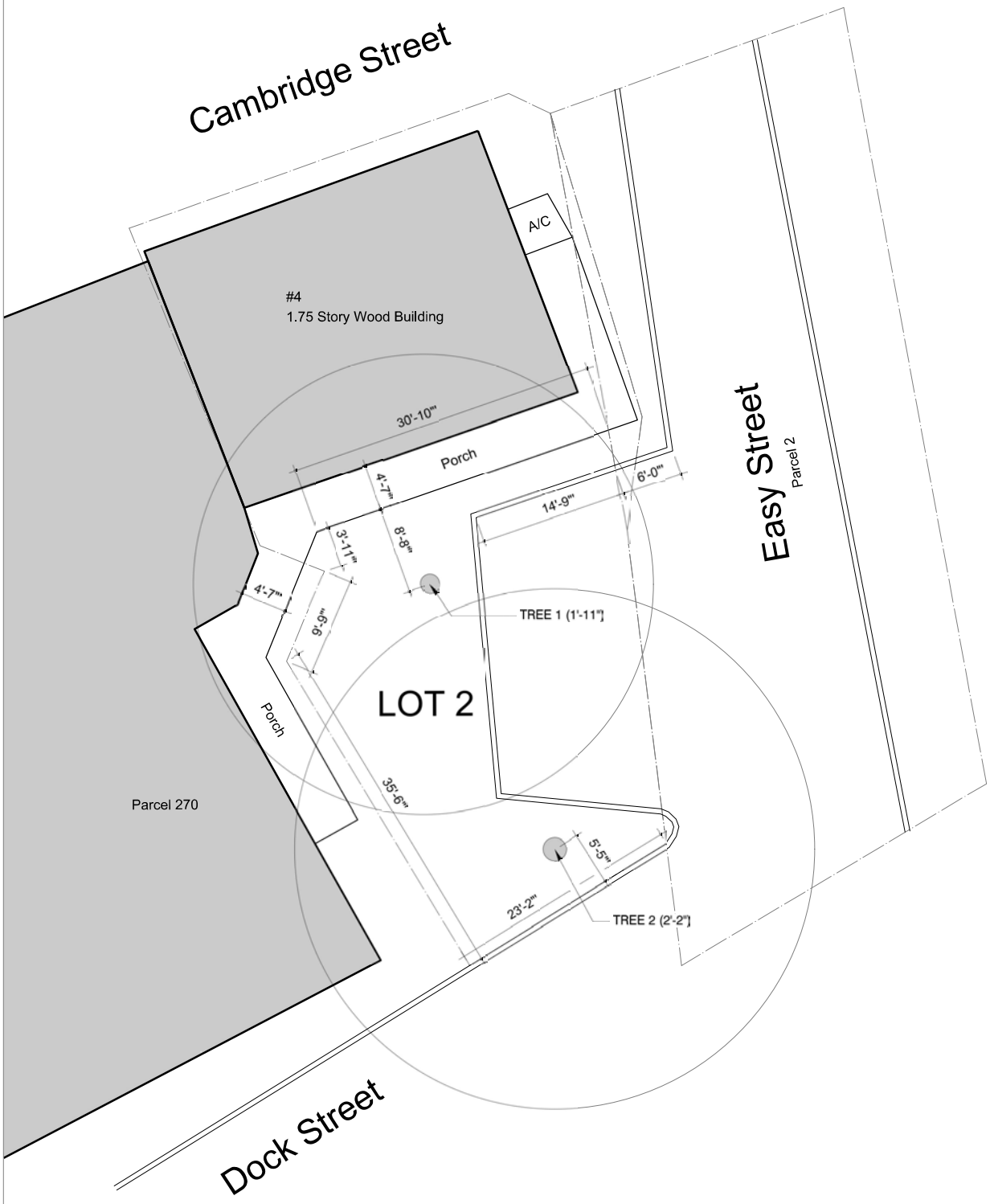
"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
4 EASY STREET
JANUARY 24, 2024

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

CERT.: 12828 L.C.C. 355748 & L.C.C. 8544A
ASSESSORS MAP 42.3.1 , PARCEL 79
PREPARED FOR: 4 EASY LLC
OWNER: FAWN GROVE REALTY TRUST



0' 10' 20'

SCALE 1"=10'-0"

1 4 EASY STREET, NANTUCKET MA

SCALE: 1' = 10'-0"

4 Easy Street

Existing Northeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

Existing Southeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

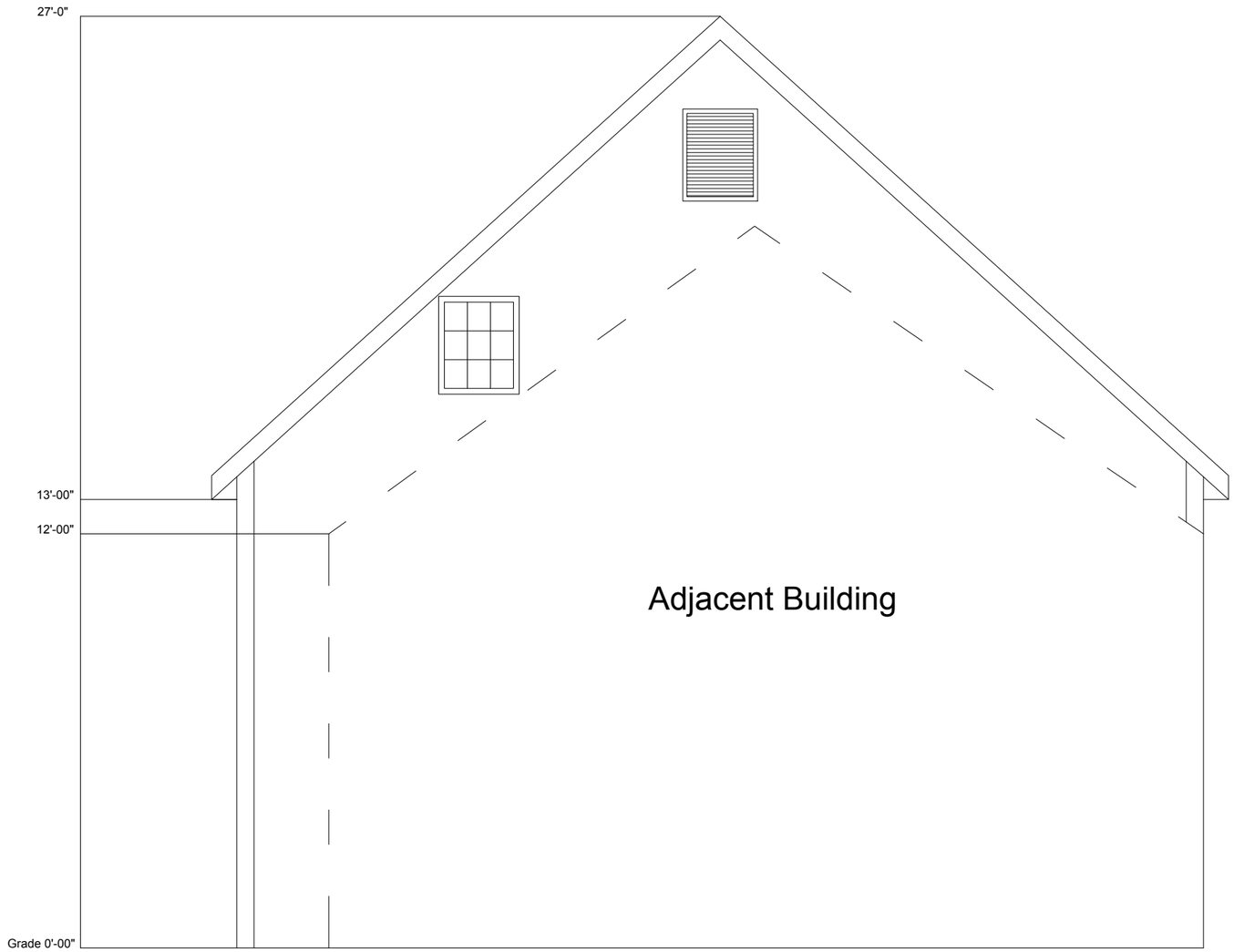
Existing Northwest



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

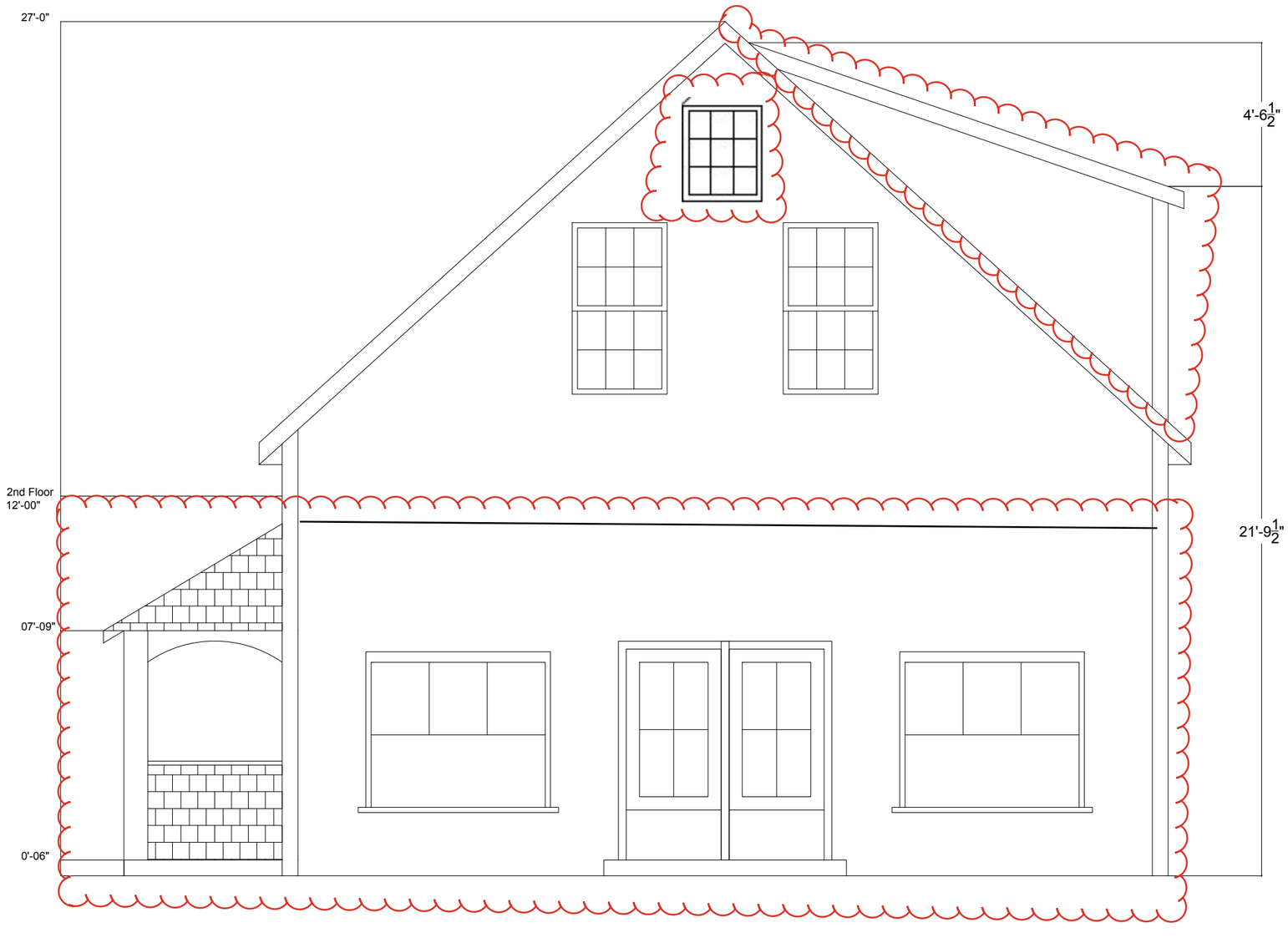
Existing Southwest



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

Proposed Northeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

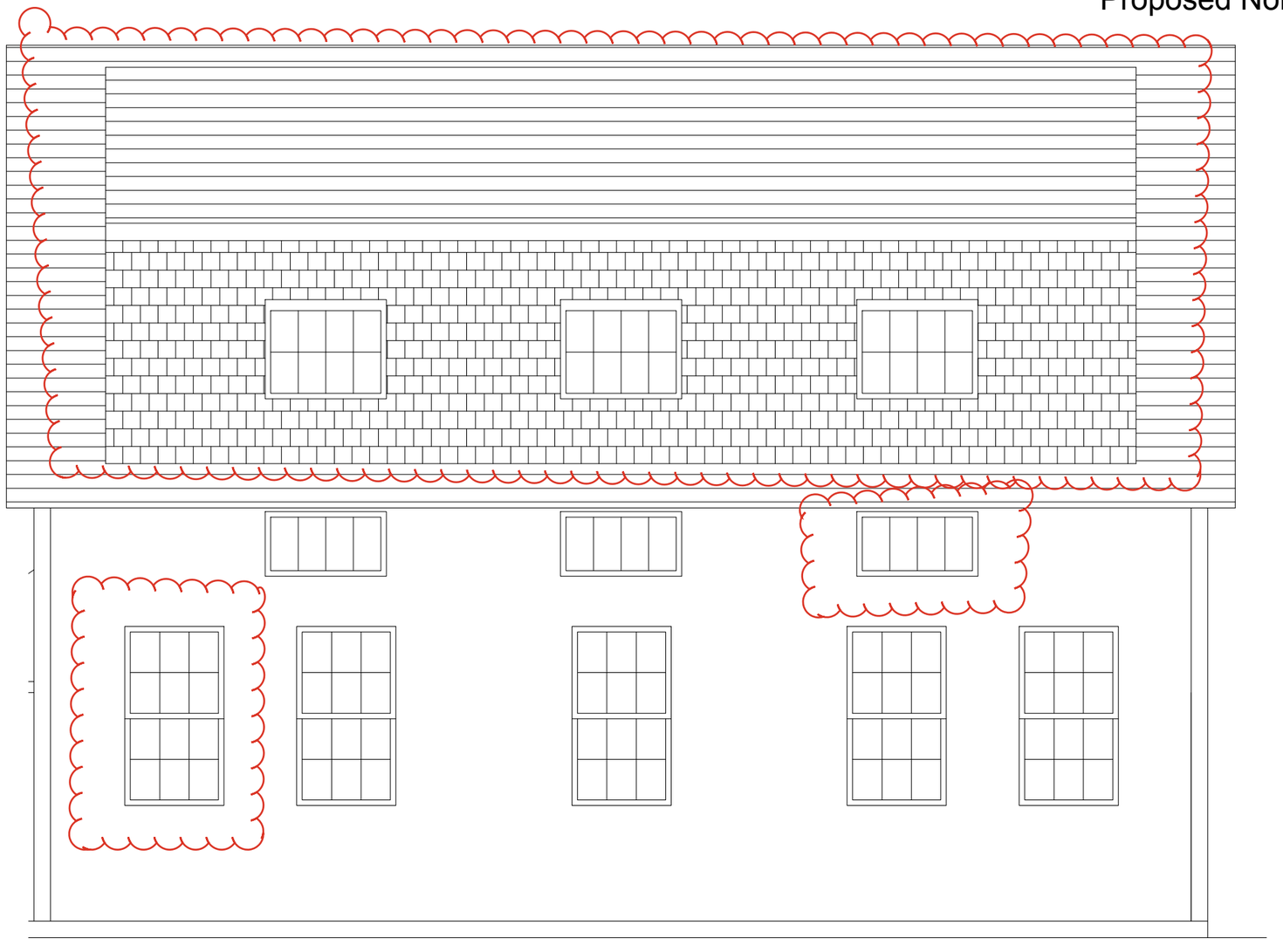
Proposed Southeast



Scale: $\frac{1}{4}$" = 1"

4 Easy Street

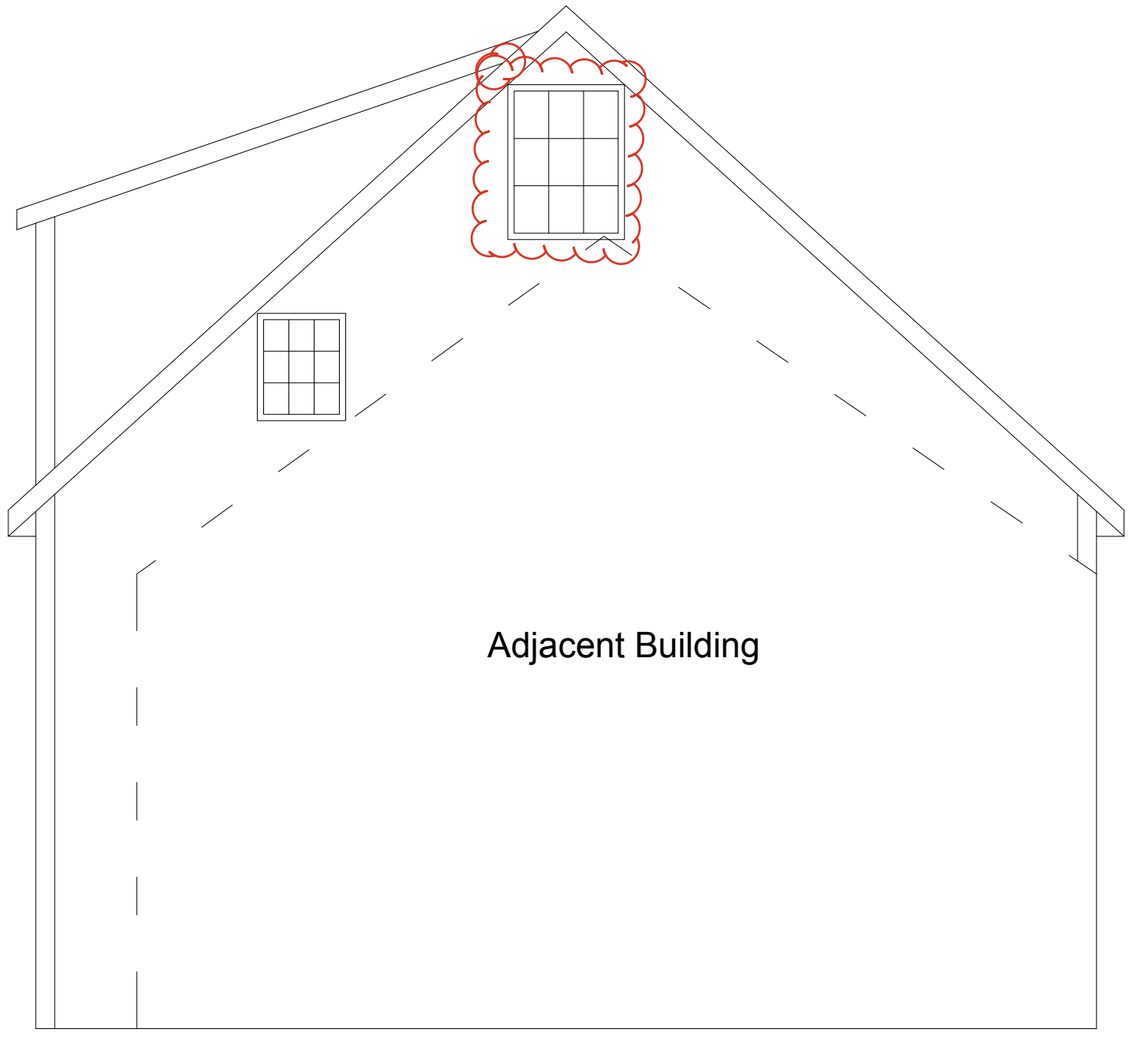
Proposed Northwest



Scale: $\frac{1}{4}$" = 1"

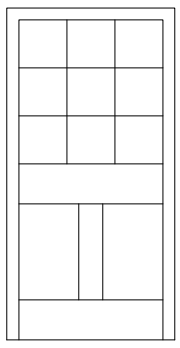
4 Easy Street

Proposed Southwest

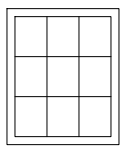


Scale: $\frac{1}{4}$" = 1"

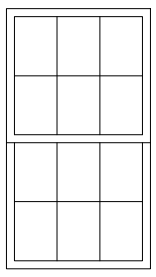
Existing (Window/Door Openings)



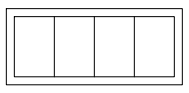
Existing Doors, typ.
9 Lite



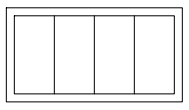
Barn
9 Lite
8" x 10"



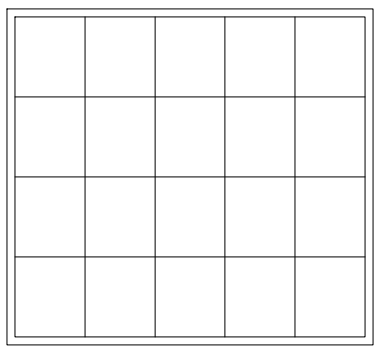
Brosco
10" x 14"
6/6



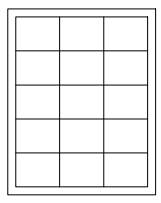
Brosco
4 Lite
10" x 15"



Brosco
4 Lite
9.5" x 19.5"



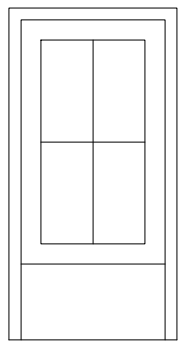
Existing
20 Lite
17" x 20"



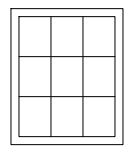
Existing
15 Lite
8.5" x 11"

Scale: $\frac{1}{4}$" = 1"

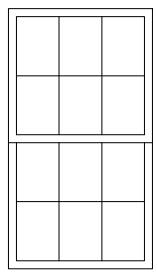
Proposed (Window/Door Openings)



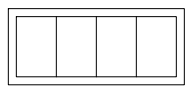
Proposed Doors, typ.
Masterpiece Doors
72" x 80"



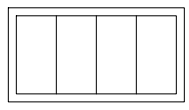
Barn
9 Lite
8" x 10"



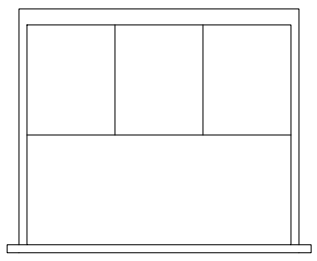
Brosco
10 x 14
6/6



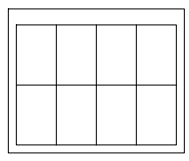
Brosco
4 Lite
10" x 15"



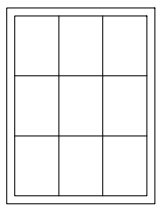
Brosco
4 Lite
9.5" x 19.5"



Proposed
Upper 3 Lites
22" x 27.5"
Lower Lite
67.5" x 27.5"



Brosco
4/4 Lite
9.5" x 13.5"



Barn
9 Lite
11" x 15"

New windows and doors to match existing, head, jam, sills, and sash





Side and Head Casings

1"x5"

Standard sill





Window Schedule – Existing Northeast

ADL all windows



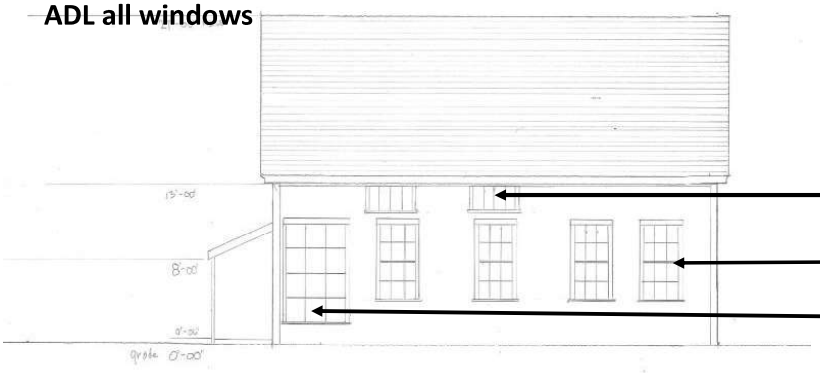
Window Schedule – Existing Southest

ADL all windows



Window Schedule – Existing Northwest

ADL all windows



Brosco
2 units
4 lite
9.5”x 19.5”



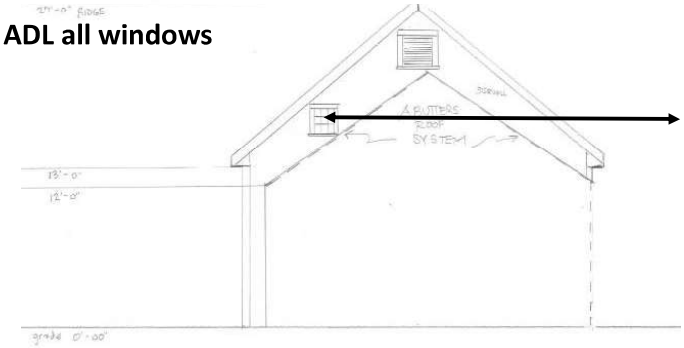


6x6 10”x14”
4 units

Existing
12 Lite
17”x20”

Window Schedule – Existing Southeast

ADL all windows



Existing
9 Lite
8”x10”



9 LIGHT BARN SASH

Window Schedule – Proposed Northeast

ADL all windows

Barn
9 lite
11”x15”



Brosco
10 x 14
6/6





Masterpiece Doors
72”x 80”

Upper 3 lites
22”x27.5”
Lower lite
67.5 x 27.5”

Window Schedule – Proposed Southeast

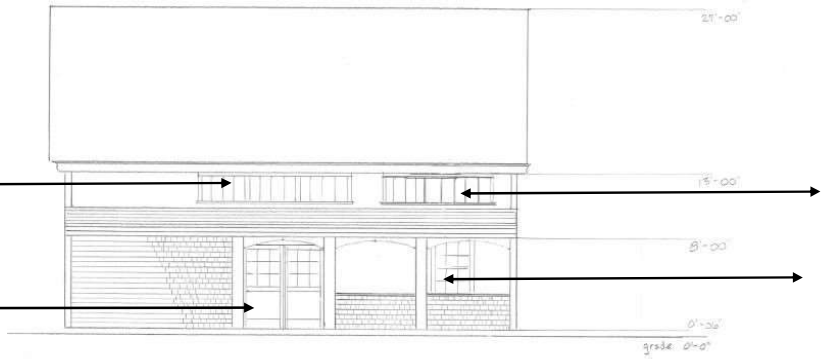
ADL all windows

Brosco
Set of 3 - 4 lite
10”x15”





Masterpiece Doors
72”x 80”



Brosco
Set of 2 - 4 lite
10”x15”

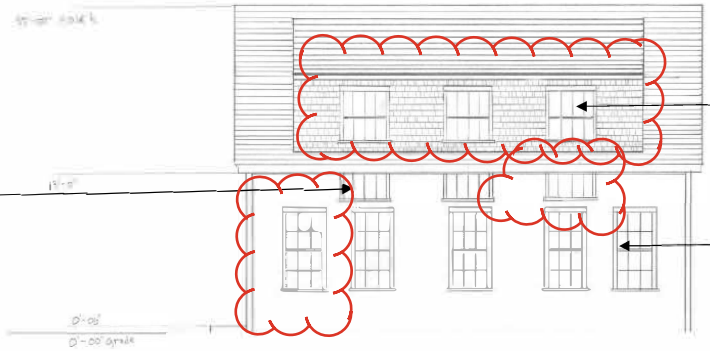




Brosco
10 x 14
6/6

Window Schedule – Proposed Northwest

ADL all windows



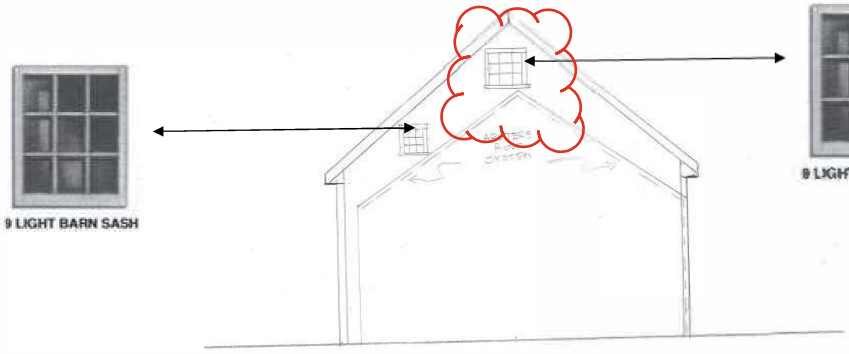
Brosco
3 units
4 lite
9.5”x13.5”

Brosco
3 units
4 lite/4 lite
9.5”x13.5”

Brosco
10 x 14
6/6
5 units

Window Schedule – Proposed Southwest

ADL all windows



Existing Barn
9 lite
8”x10”

Barn
9 lite
11”x15”

Walkway at 14 Easy Street



Walkway at 2 Chestnut Street



Building when it was in the center or the road prior to Easy Street



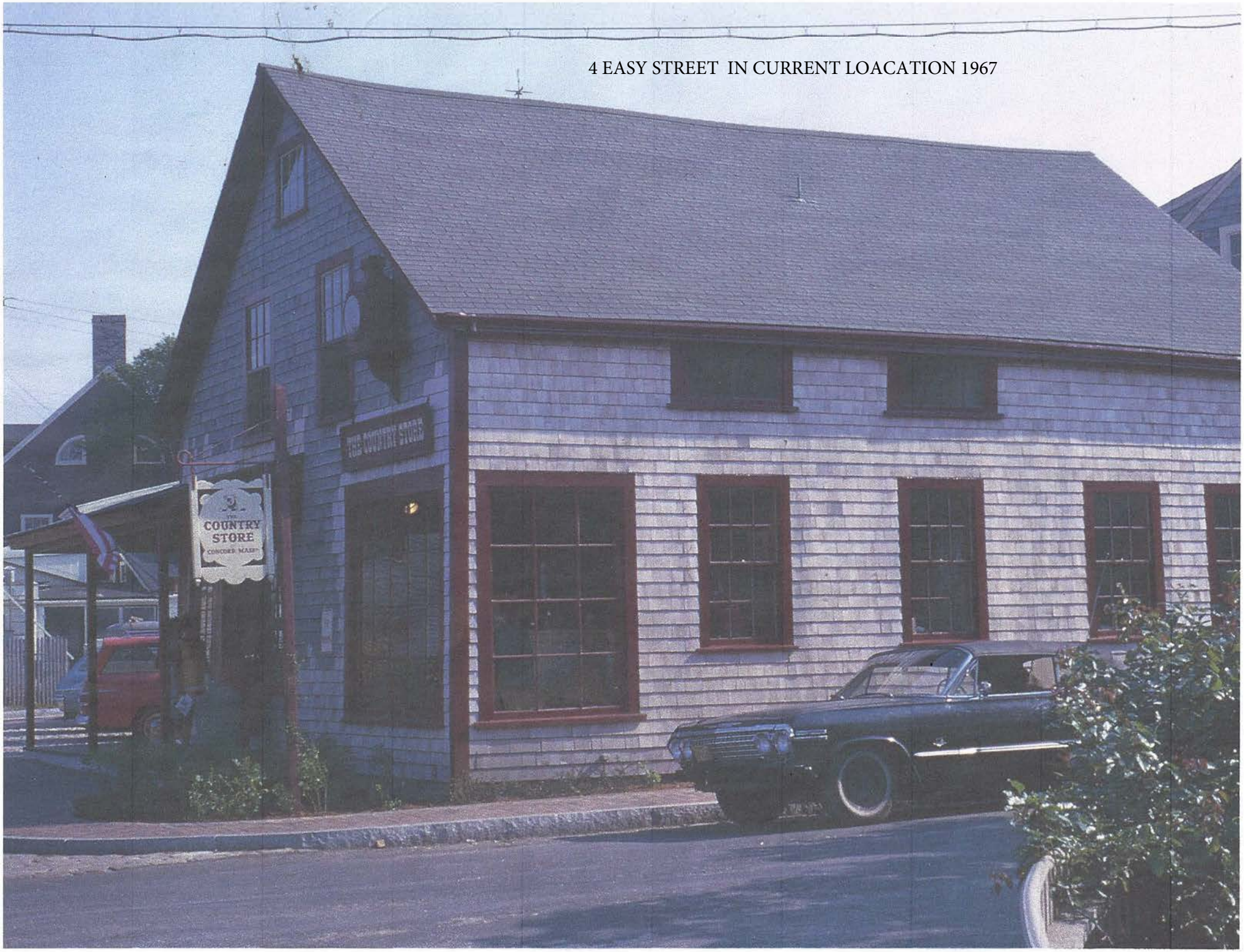
The Country Store, at this time located on Salem Street. 1959



The Country Store, at this time located on Salem Street. July 1959



4 EASY STREET IN CURRENT LOACATION 1967



Old North Wharf



10 Still Dock



Old North Wharf



8 Federal Street



VIEW FROM EASY STREET



VIEW FROM CAMBRIDGE STREET



VIEW FROM DOCK STREET



VIEW FROM CAMBRIDGE STREET



VIEW FROM EASY STREET



VIEW FROM CAMBRIDGE STREET



VIEW FROM DOCK STREET



VIEW FROM NORTH WATER STREET



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 Susan Shepherd

AS AGENT FOR 4 Easy Street LLC

STREET ADDRESS 4 Easy Street

MAP/PARCEL 42.31.79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 1/27/2025

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.

Susan Shepherd 1/27/2025

Signature Date

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 **Fax: (508) 228-7298**

Historic Structures Supplemental Application

Owner of Record: 4 Easy Street LLC

Address: 4 Easy Street **Map/Parcel:** 42.3.1 / 79

Historic Name of Building: UNKNOWN

Original Date of Construction: 1880 **HDC Survey?** ____ **Yes** ✓ **No**

How is the structure rated? ____ **Individually Significant** ____ **Contributing** ✓ **Non-Contributing**

Describe Proposed Work: Close in the porch which was an element added must later in the buildings life, change front door to double door, replace windows which are in very bad shape, add dormer to North side for nantural light to second floor. The building has been moved and changed a number of times since originally starting as a "train barn" (as per Roberty Young"

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

There are no changes proposed to the original structure, however it has seen changes and evolved over time

All Historic Structure Applications must contain:

✓ **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

✓ **2. As Built Drawings** (include all elevations, floor plans, and any significant detailing)

✓ **3. Black and White Photographs** (include current elevations and significant details)

✓ **4. Demolition Plan** (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 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.

Revised 03/20/13

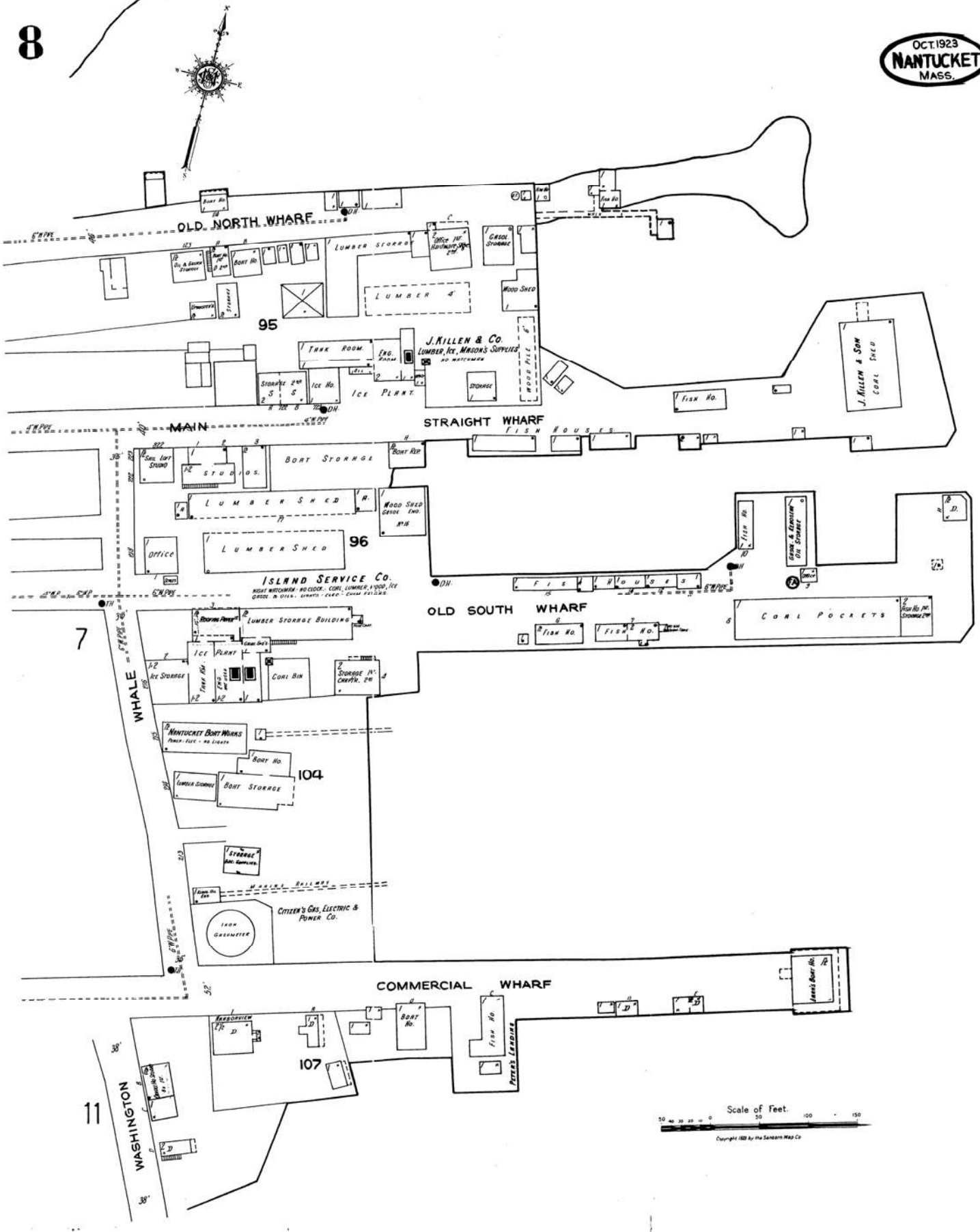
Research Resources for Historic Structures

- Nantucket Historical Association collections include:
  - **Manuscript Collections** relate to Nantucket individuals and families, vessels, businesses and trades, churches, schools, local organizations, and voluntary societies. The documents, letters, journals, diaries, and personal papers span the years from roughly 1659, when Europeans settled the island, to the present day, with the bulk of the collections dating from the nineteenth century. The manuscript collections provide a fascinating first-hand account of island life and activities over three centuries.
  - **Books, Printed Materials, and Audio-Visual Collections.** In addition to books about Nantucket and by Nantucketers, the library contains books on a variety of related subjects, including whales and the whaling industry, ships and navigation, Native Americans, Quakers, slavery and abolitionism, art and decoration, architecture, archaeology, poetry and song, lighthouses and lightships, and sea disasters. Maps, which include plats and charts, span the years from 1624 to the present day. Maps and plats, in their detail of Nantucket land, streets, neighborhoods, and structures plot the growth and development of the island community. 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 PI:N (Preservation Institute Nantucket) documents are surveys of island properties, noting historical background and structural conditions and changes.
  - **Photograph Collections.** The photograph collection of the Nantucket Historical Association comprises over 50,000 images, ranging in date from the 1840s to the present day. All of the major historic photographic processes are represented in the collection, including daguerreotypes, ambrotypes, tintypes, cyanotypes, and albumen prints. The images also come in a variety of mounts and formats such as photographic albums, stereographs, fancy velvet-lined cases, and cartes-de-visite.
  - Information from the map, image, and manuscript collections can be accessed online at www.nha.org.
  - You can contact the NHA at the Research Library at 508-228-1655, 7 Fair Street.
- Atheneum Reference Collection
  - The Atheneum has a collection of materials about Nantucket Island, including books, pamphlets, newspapers, logbooks, and letters. In particular, items relevant to historic structures include historic photographs from newspaper collections and vertical files from authors writing books about Nantucket.
  - You can contact the Atheneum at 508-228-1110, Lower India Street
- Nantucket Preservation Trust
  - 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.
  - You can contact the NPT at 508-882-1387, 12 Orange Street
- Preservation Institute: Nantucket
  - This is a University of Florida program where students are stationed on the island during the months of June, July, and August. 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.
  - You can contact PIN at 508-228-2429, 11 Center Street
- Files at the Historic District Commission
  - At the HDC we also have files on most 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.

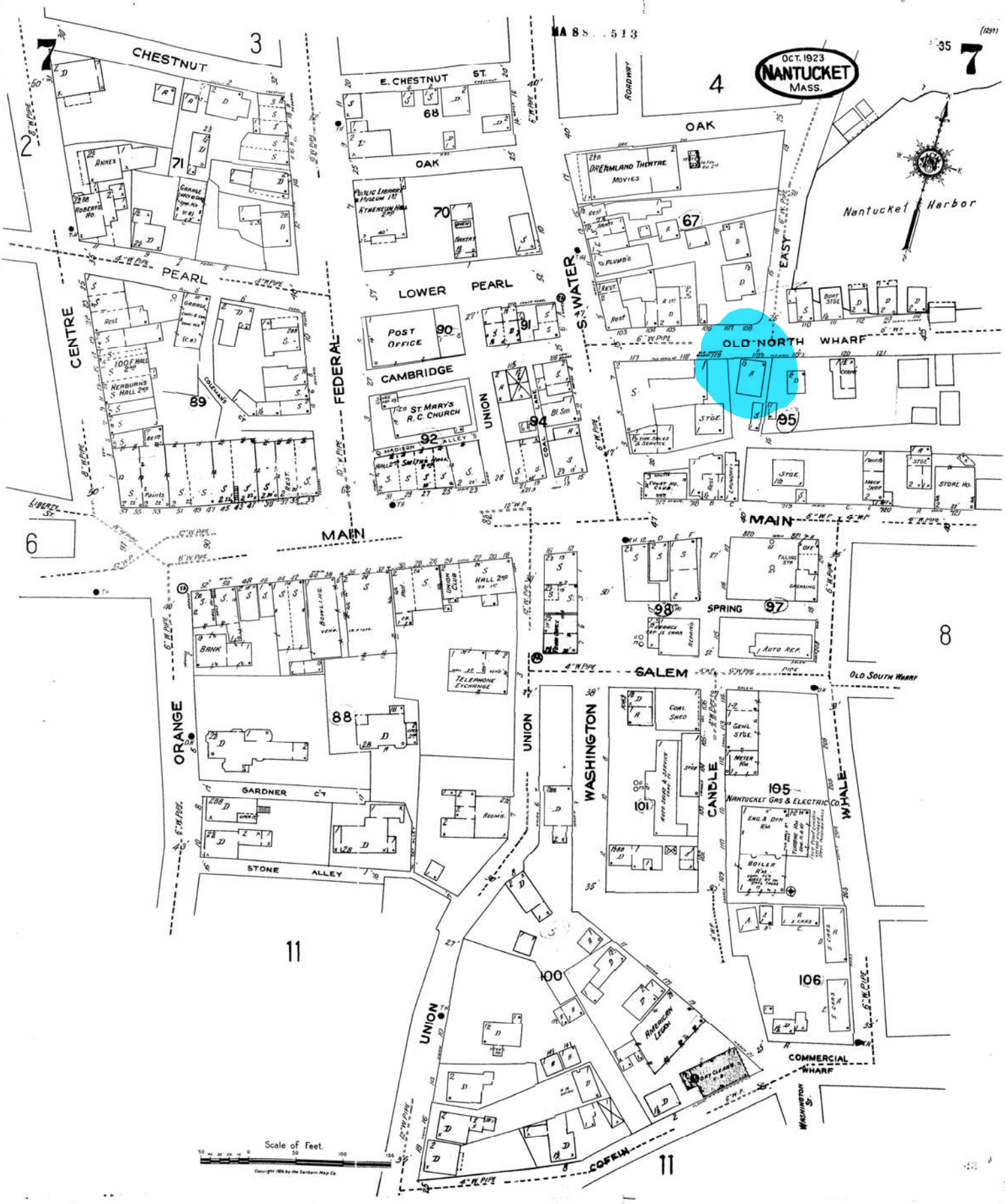
(1297)

8

OCT. 1923
NANTUCKET
MASS.



Copyright 1923 by the Sanborn Map Co



OCT. 1923
NANTUCKET
MASS.
CHESTNUT
E. CHESTNUT ST.
OAK
PEARL
LOWER PEARL
CENTRE
FEDERAL
CAMBRIDGE
UNION
S. WATER
EASY
OLD NORTH WHARF
MAIN
SPRING
SALEM
ORANGE
WASHINGTON
CANDLE
WHALE
GARDNER C'T
STONE ALLEY
COFFIN
COMMERCIAL WHARF
Nantucket Harbor
OLD SOUTH WHARF
Scale of Feet.

ADDRESS: 2A FORREST
DATE HEARD: 4/15/26
SITTING BOARD: CT, AC, VO, SW, AM

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 12188
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Signature: BC Date: 4/24/25

ADDRESS: 2B FORREST AVE
DATE HEARD: 4/15/25
SITTING BOARD: CT, AC, VO, SW, AM

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
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If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 12187
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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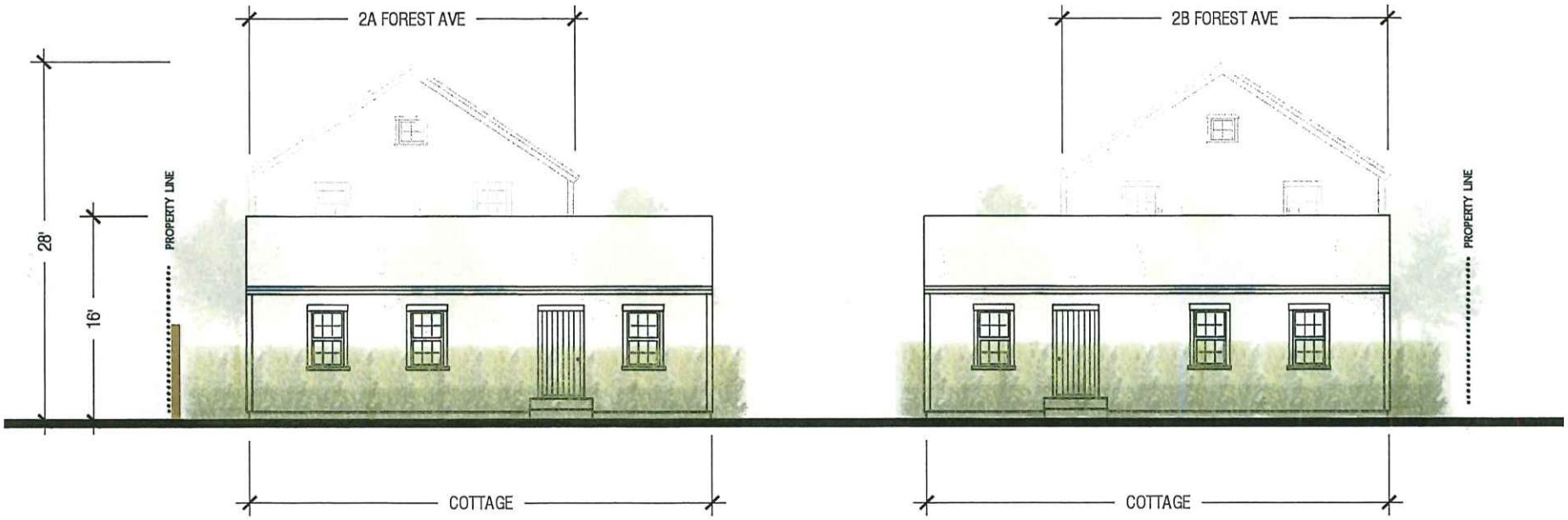
RECEIVED
APR 24 2025
By

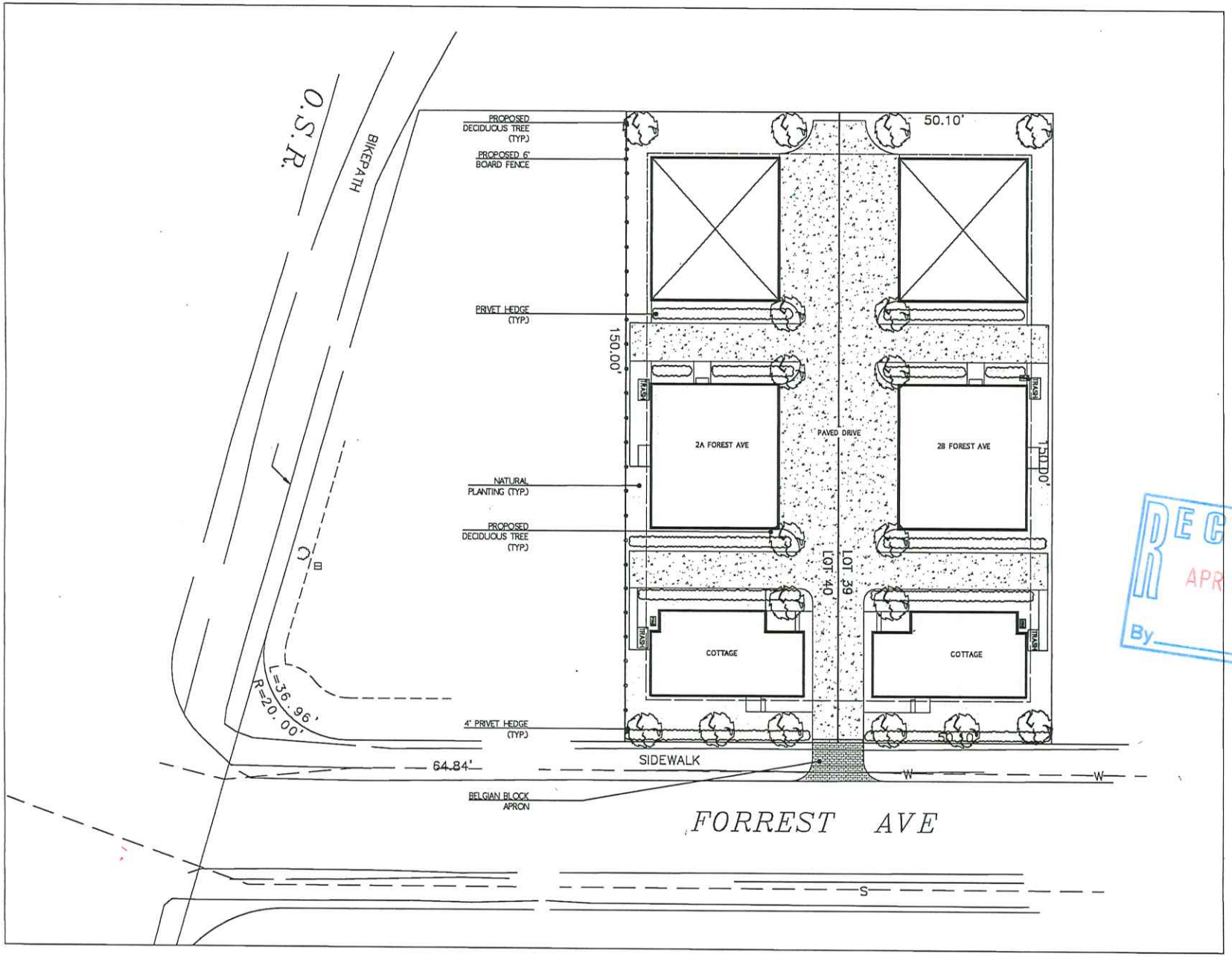


Project Name and Address

2A/B FOREST AVE

2A FOREST AVE,
NANTUCKET, MA 02554

Project	2A/B FOREST
Date	04/23/2025
Scale	1/8" = 1' -0"
Sheet	HDC-2



RECEIVED
APR 24 2025
By

General Notes

No.	Revision/Issue	Date

N

2A/B FOREST AVE
2A/B FOREST AVE,
NANTUCKET, MA 02554

Project 2A/B FOREST	Sheet HDC-1
Date 04/23/2025	
Scale 1:10	

ADDRESS: 20 MAIN STREET – 'SCONSET
DATE HEARD: MARCH 4, 2025
SITTING BOARD: RP/VO/AC/AM/CP

Historic District Commission

OLD BUSINESS CHECKLIST

73.3.1-50

Planning and Land Use Services

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

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If your application was HOLD FOR REVISIONS:

4/24/25	~~Date~~ submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 20 MAIN ST-'SCONSET-2024-07-10839
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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Signature: _____ Date: 4/23/2025


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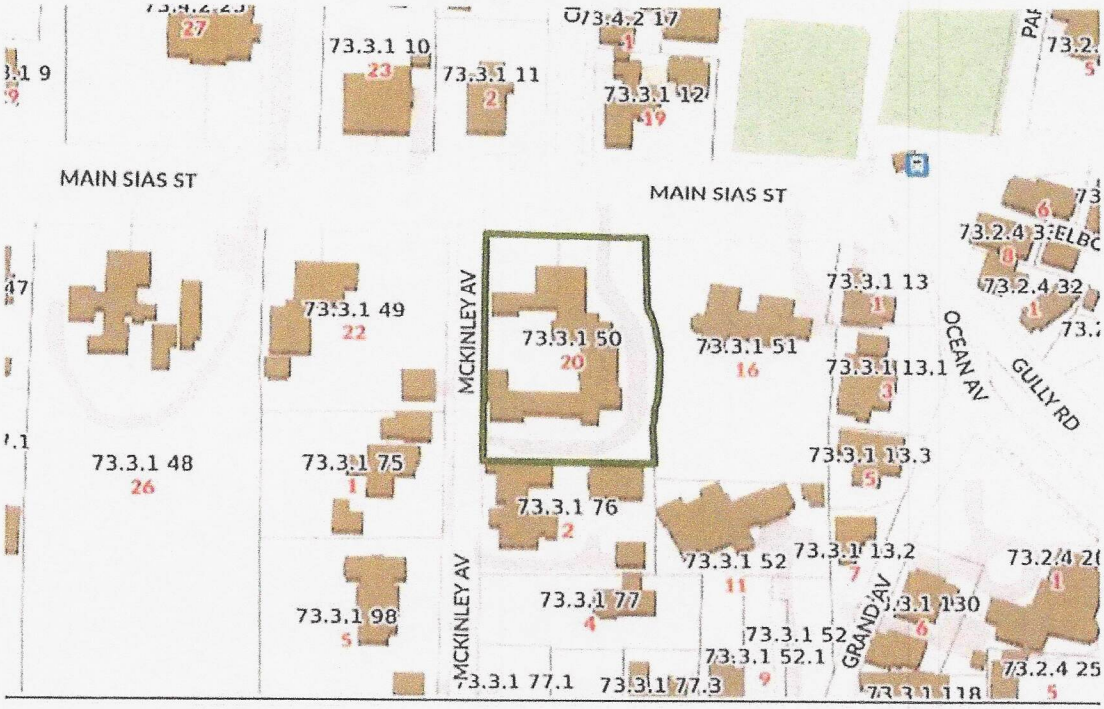
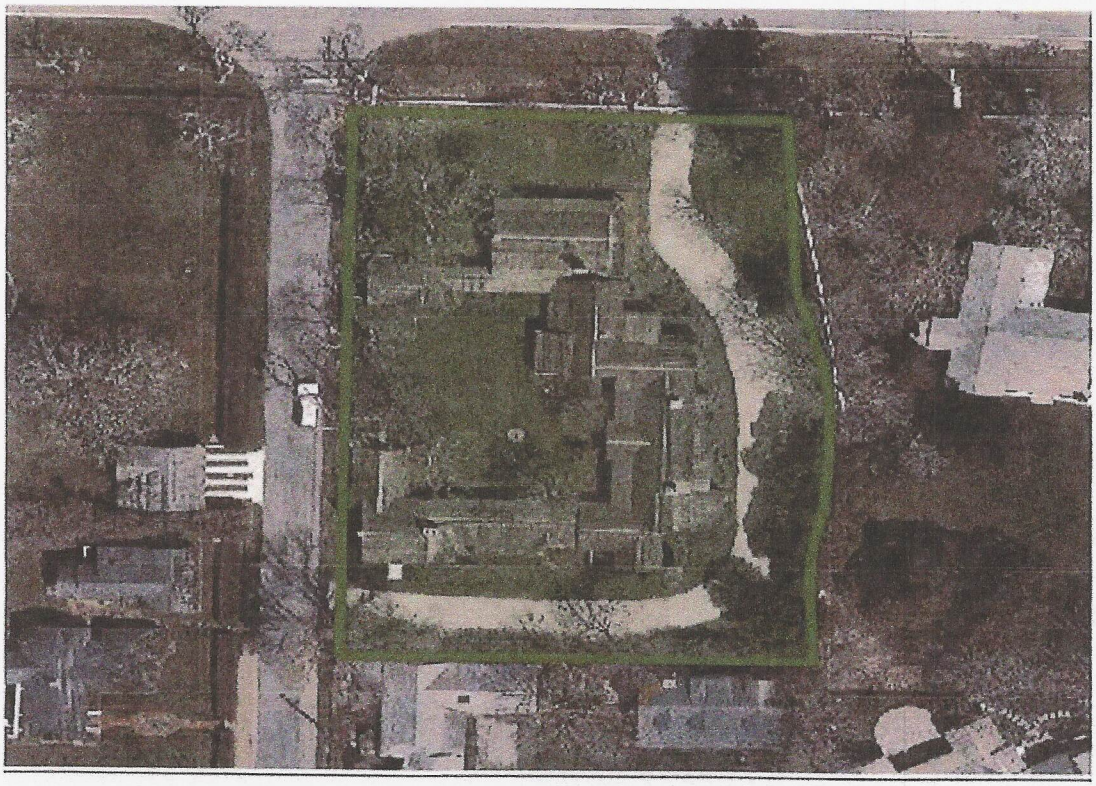
MAIN SIA
MCKINLEY AV
163 Feet
73.3.1 50
20
7

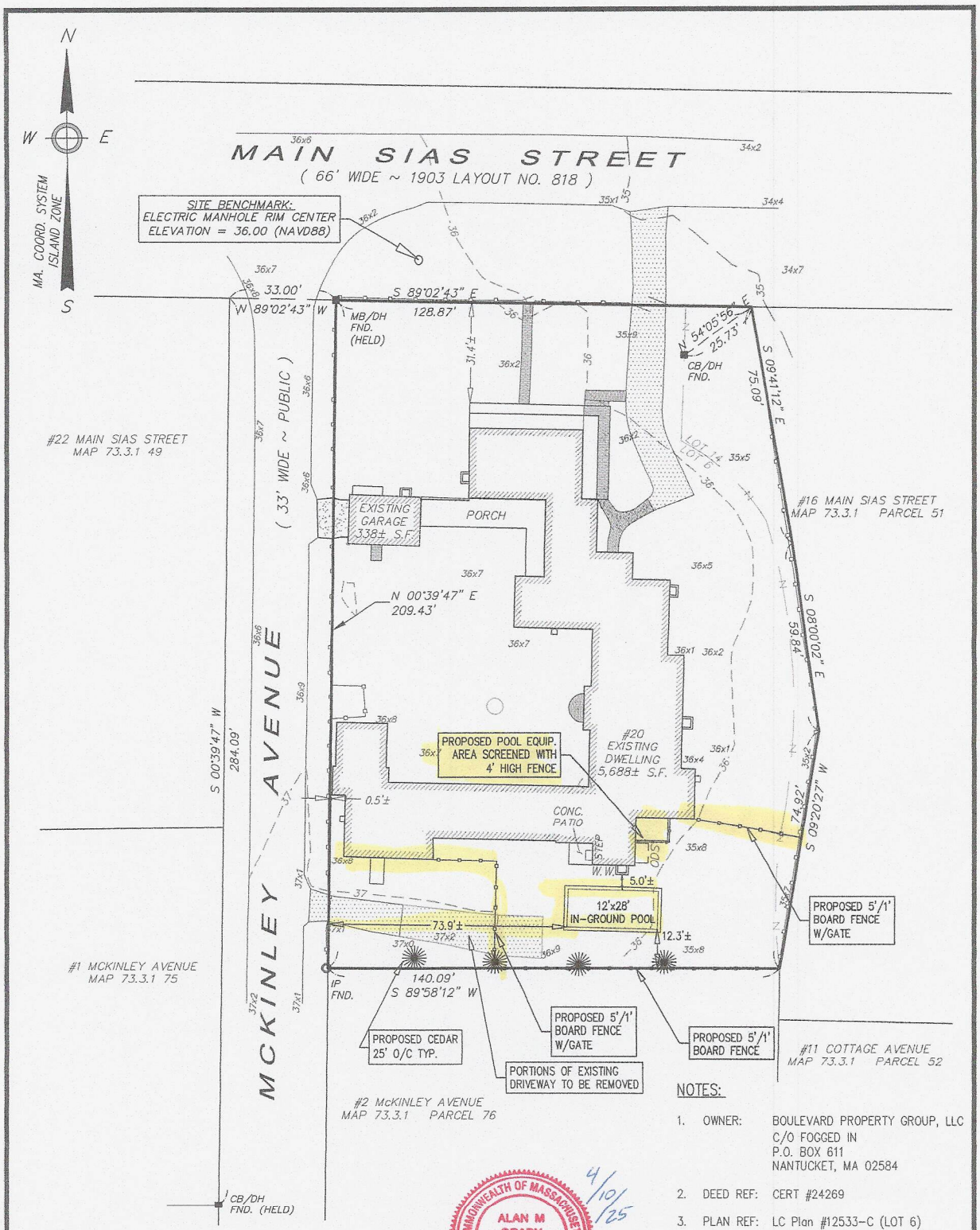




20 MAIN STREET SCONSET







ZONE: SR–10

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 s.f.	29,658± s.f.	29,658± s.f.
FRONTAGE:	75'	128.87'	128.87'
FRONT YARD:	15'	31.4'±	31.4'±
SIDE YARD:	5'	0.5'±	12.3'±
GROUND COVER:	25% (MAX)	20.3% (6,026± s.f.)	20.3% (6,026± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

4/10/25

Alan M Grady

NOTES:

1. OWNER: BOULEVARD PROPERTY GROUP, LLC
C/O FOGGED IN
P.O. BOX 611
NANTUCKET, MA 02584
2. DEED REF: CERT #24269
3. PLAN REF: LC Plan #12533-C (LOT 6)
LC Plan #12533-G (LOT 14)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 25019C-0114-G DATED 06/09/2014

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

BRACKEN ENGINEERING, INC.

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

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

PROPOSED POOL PLAN
IN NANTUCKET, MA

Prepared for:
BOULEVARD PROPERTY GROUP, LLC
#20 MAIN SIAS STREET
MAP 73.3.1 PARCEL 50

Revised:	Desc.:	By:
APRIL 10, 2025	POOL LOCATION	AMG
FEB. 13, 2025	POOL SIZE, EQUIPMENT & FENCE LOC.	ERC
SEPT. 4, 2024	REVISE POOL SIZE & ADD FENCE	ERC

Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

S:\Autocad Drawings\Nantucket\Main Street – Sias\20 Main Street\20 Main Street splandset Pool Plan Rev25.dwg

20 MAIN STREET – HARDSCAPE/POOL

POOL SIZE REDUCED FROM 16' X 32' TO 12' X 28'

ORIGINAL APPLICATION INFORMATION

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 50

Street & Number of Proposed Work: 20 MAIN STREET

Owner of record: BOULEVARD PROPERTY GROUP LLC

Mailing Address: C/O EGGEEN - PO BOX 611 NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 e-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East 12" X 28' West _____

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

Additional Remarks: NEW 16'X32' POOL W/ SMALL COPING - 5' FENCE

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 5' Type: 5/1 VERT BOARD 6' Length: +-4' NEW BOARD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location 4'X6'

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence WHITE/WHITE Shutters _____

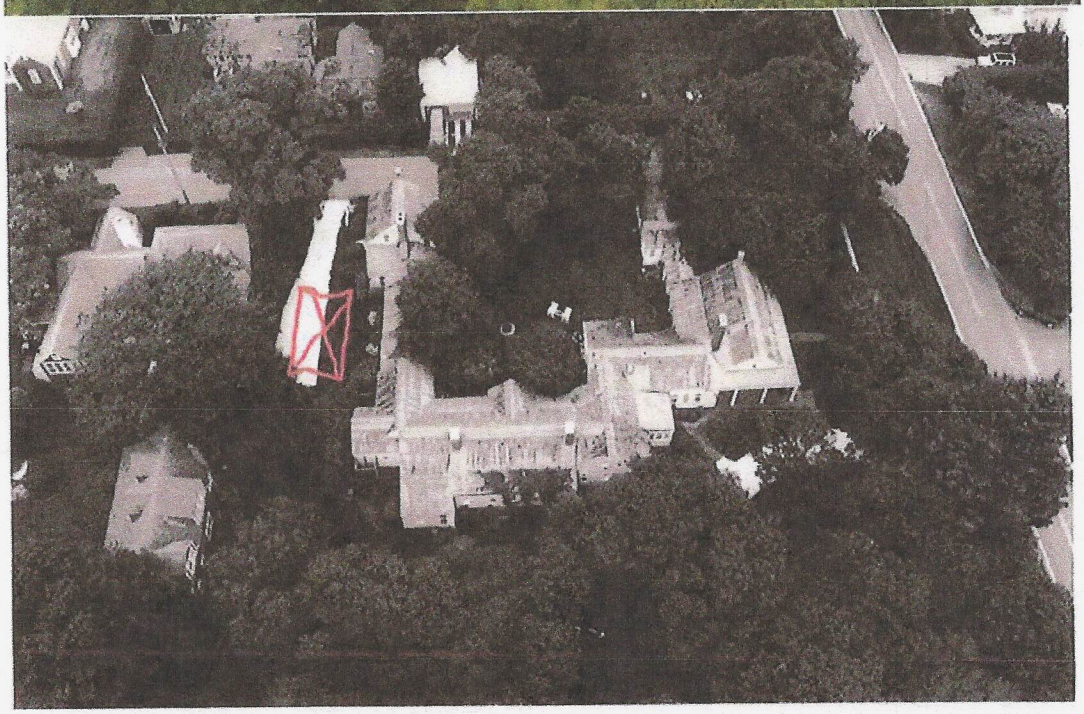
* Attach manufacturer's color samples if color is not from HDC approval list. TIME

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

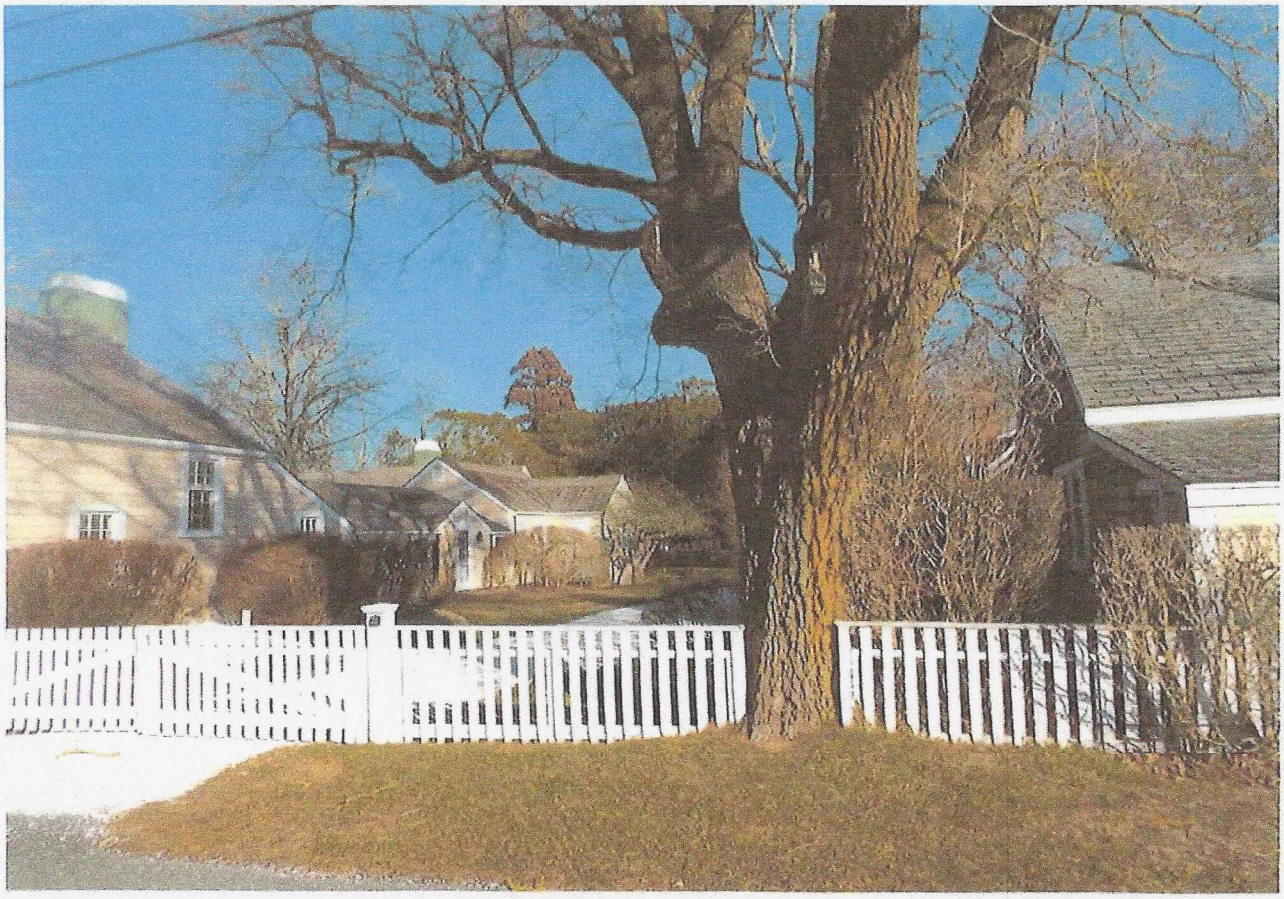
Date 11/14/2024 Signature of owner of record _____ Signed under penalties of perjury

20 MAIN STREET – NEW POOL/FENCING/SCREENING – 1827 DWELLING RENOVATED IN 2014









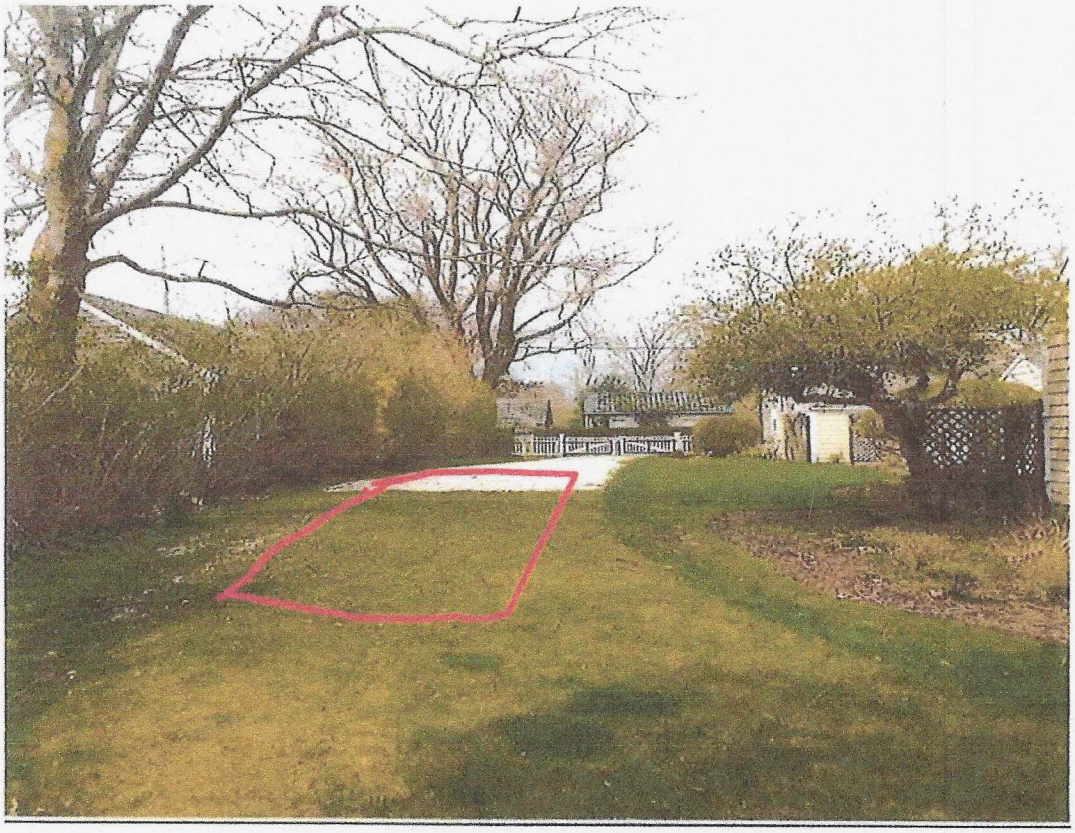








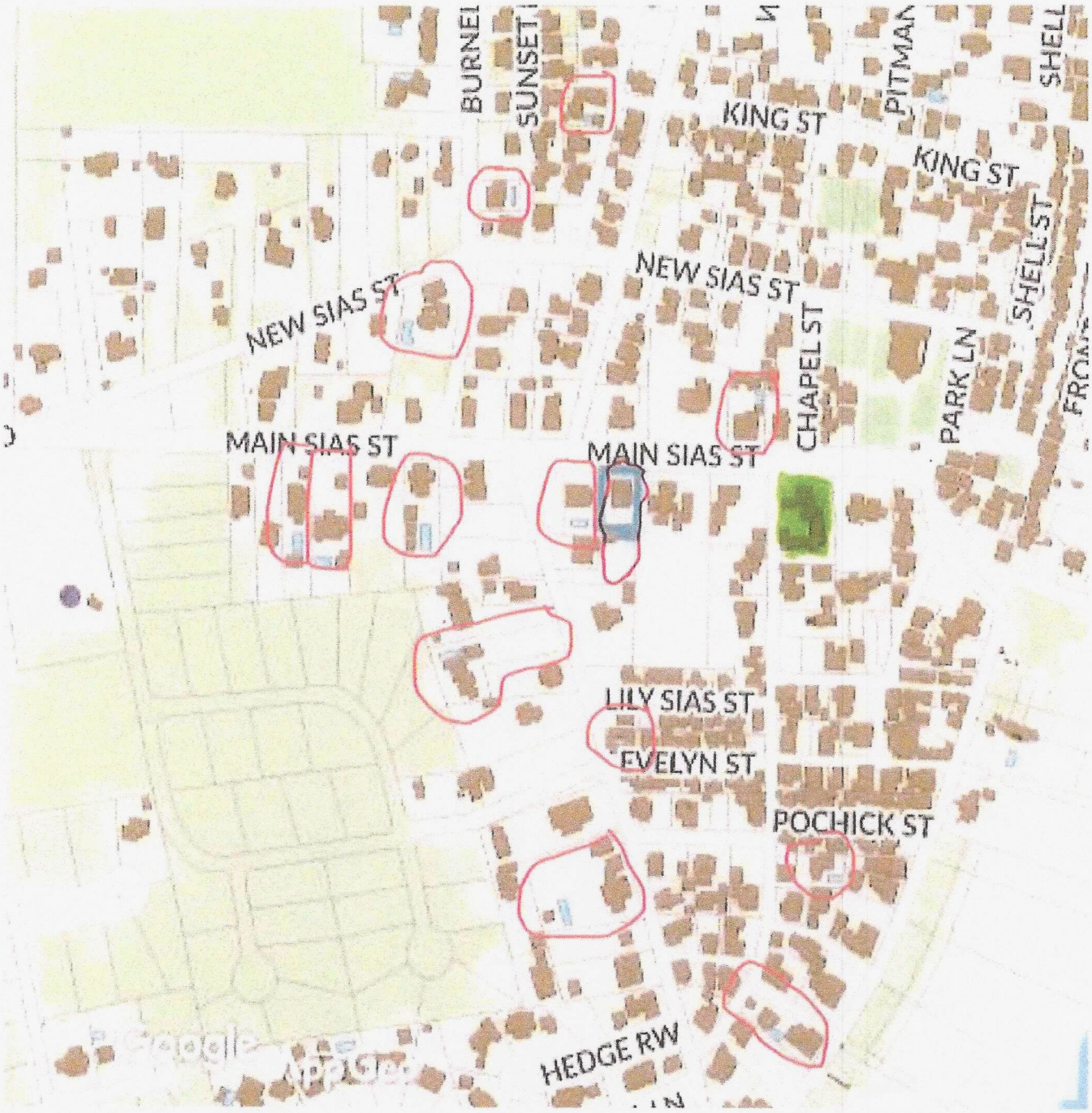
NEW LOCATION 2/24/2025 - 60' FROM ROAD



LOOKING REAR OF HOUSE TO MAIN STREET AND UNUSED DRIVEWAY



AREA POOLS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PARK LN
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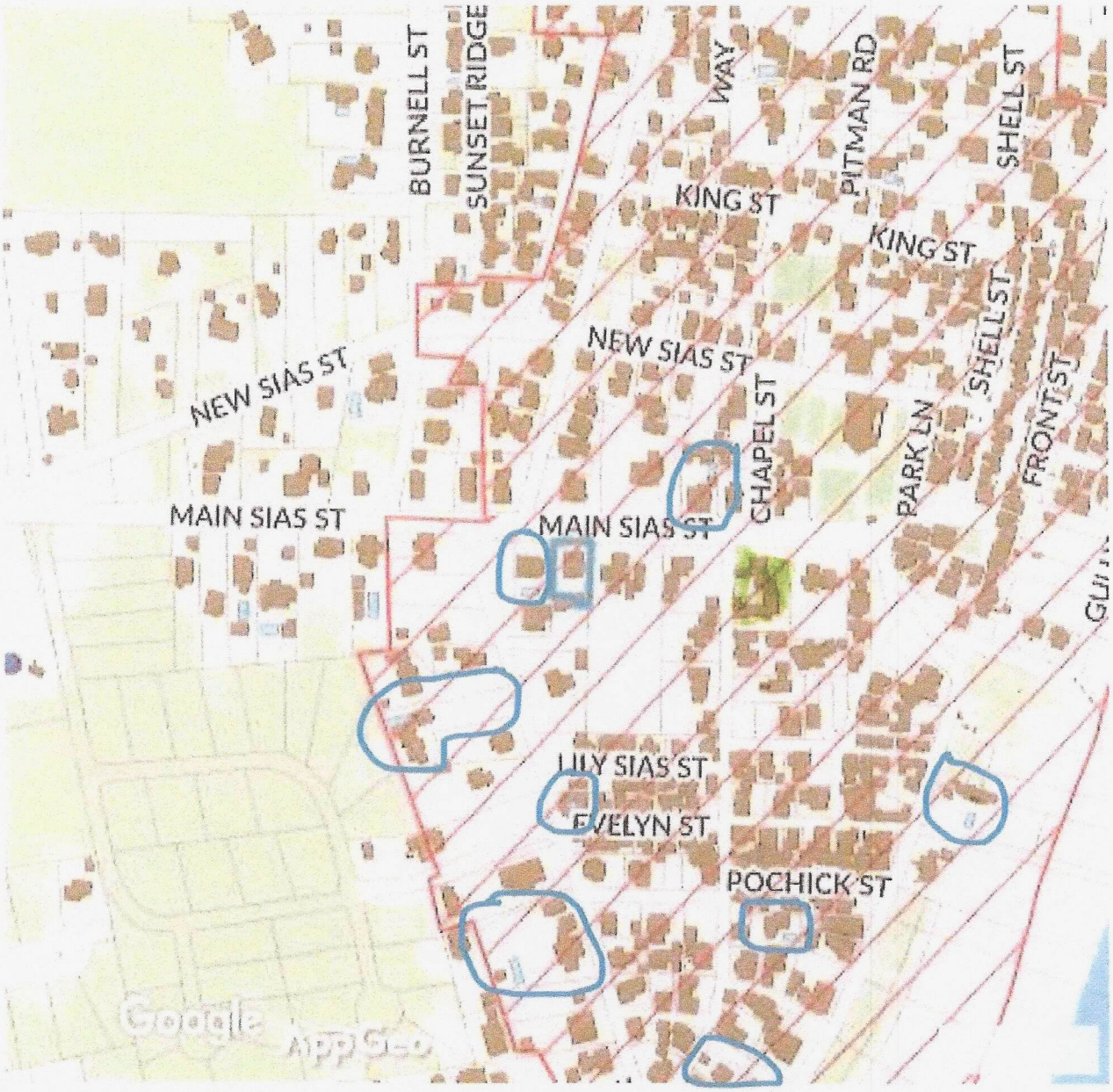
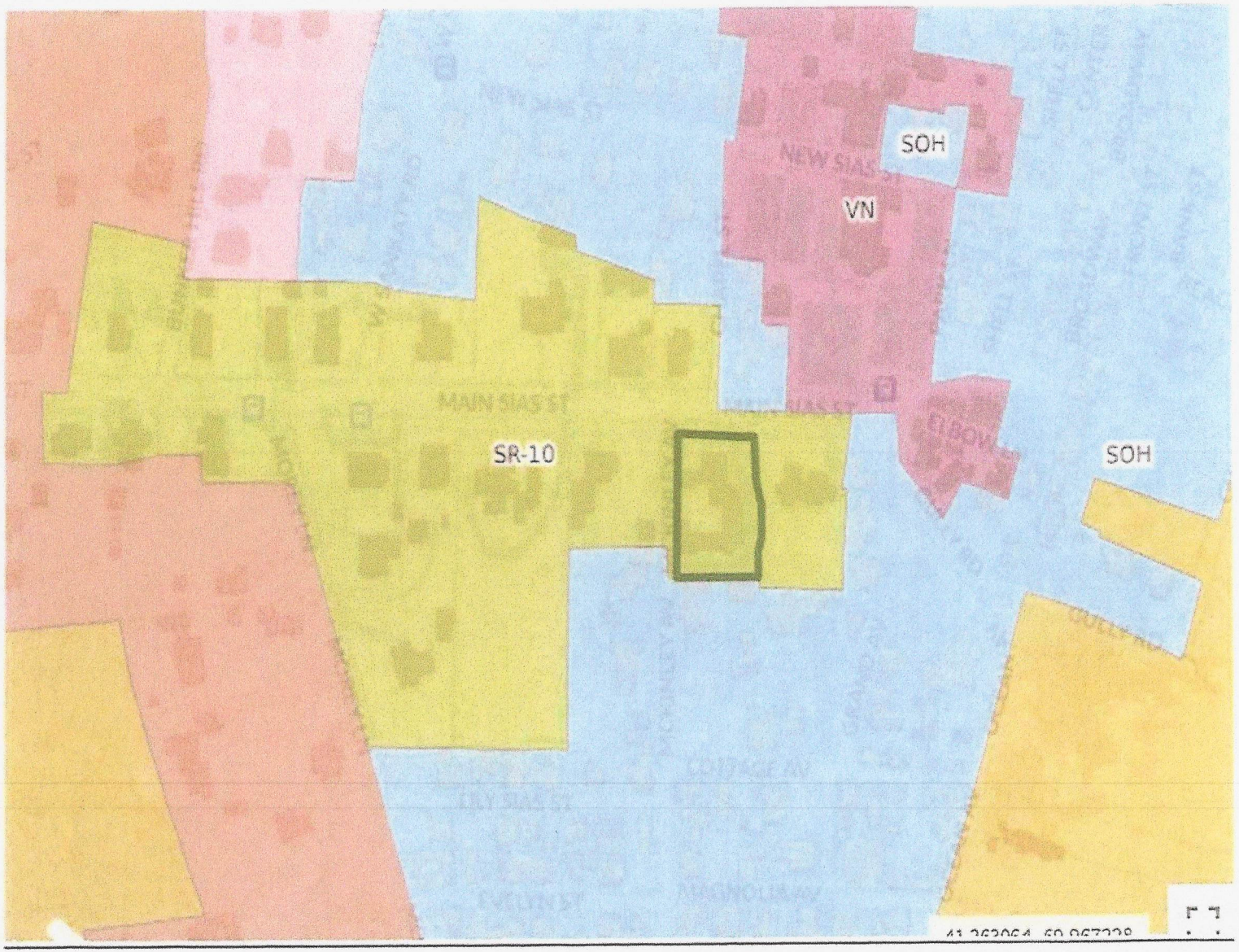
LILY SIAS ST
EVELYN ST
POCHICK ST
HEDGE RW

28 MAIN STREET – SIASCONSET – OLD HISTORIC DISTRICT

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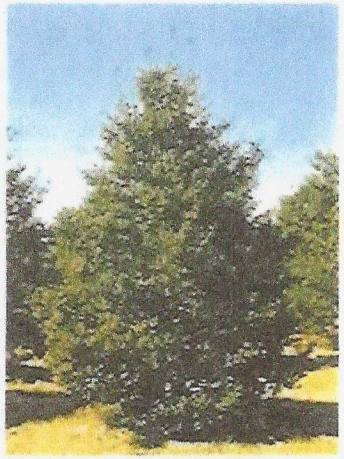
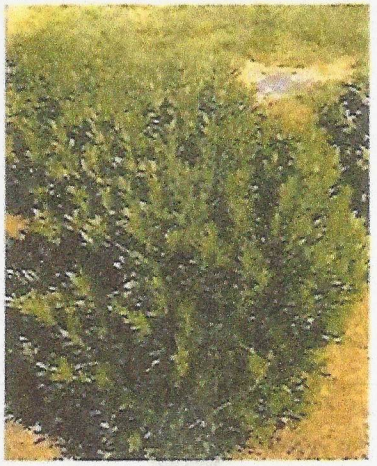
② COMMON BOXWOOD 4-B



① AMERICAN HOLLY 4-B



④ RHODODENDRON CUNNINGHAM'S WHITE



③ INKBERRY 'SHAMROCK' 4-B

atlantic

Evergreen Plant Photos

Pool at
28 Main St. Sconset
Nantucket, Ma. 02554

M: 73.3.1
P: 47
Zoning: SR-10
Front Setback: 15 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 2/24/2021
Drawing No.:

HDC-F

Meeting 4.8.25 Sitting:
Pol, Welch,Camp, Paul
Alternates: Thornwell, Patten

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

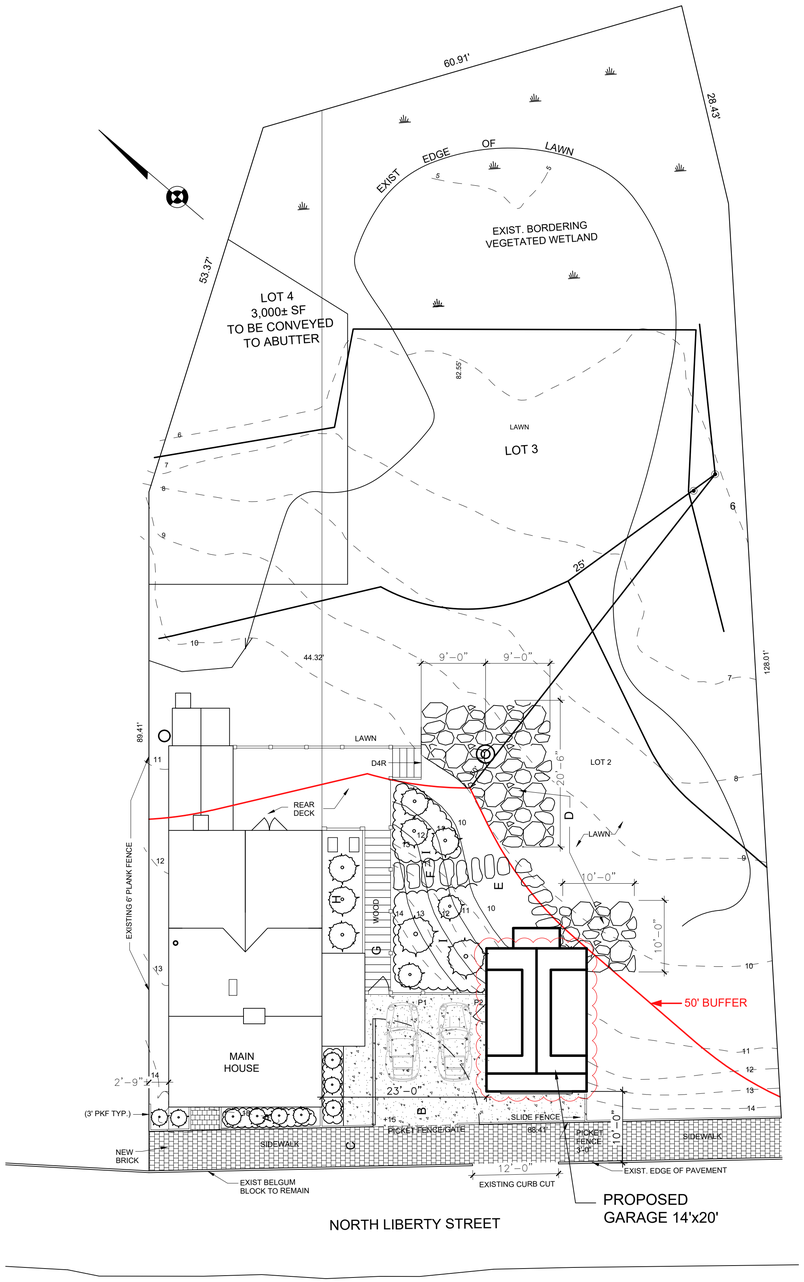
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024.04.1027b B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

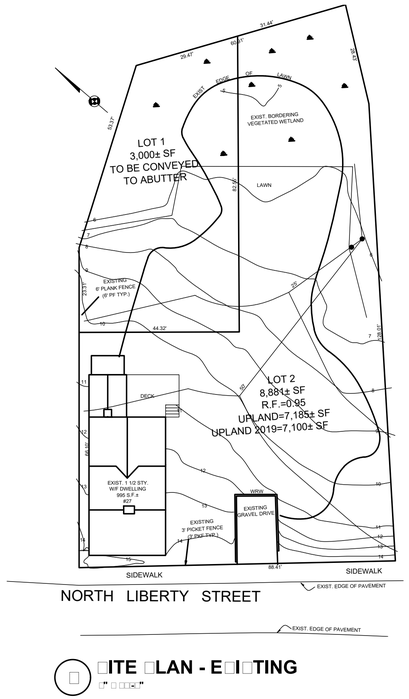
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 4.23.25



□ITE □LAN - □RO□O□ED GARAGE

.⁄" □ □□□.□"



□ITE □LAN - E□I□TING

.⁄" □ □□□.□"

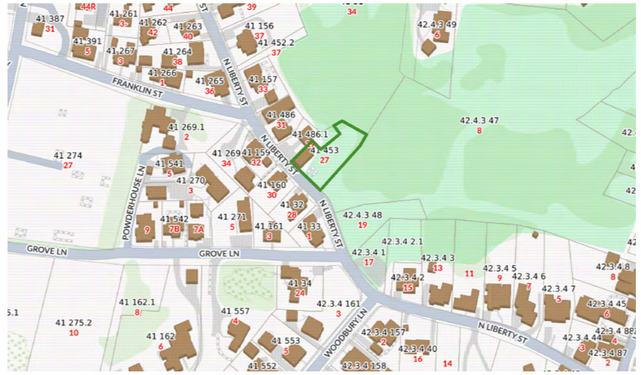
Map & Parcel:	41/453
Zoning:	ROH
Min. Frontage:	50'
Front Setback	0'
Side/Rear Setback:	5'
Lot Size:	11,881 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50%
Existing G.C.:	1055 SF
Proposed G.C.:	280 SF
Total Proposed G.C.:	1,335 SF

W□d□□ □□□□d□□□

W□d□□ □	□ □□□□□□□	□□W □ □□□□.□"	T□□□	W□d□□ T□□□
		31 x 57 sash	To match exist.	
A	1	30 x 57 sash	6/6 double hung	Wood, TDL
B	7	30 x 57 sash	6/6 double hung	Wood, TDL
C	1	30 x 18 sash	3 Lite Shopper	Wood, TDL
1. New Boston Sash Windows or equal, single glaze,ADL, double hung,				
wood windows, removable storms and screens, size to match exist house				
2. All windows, sash, trim to be Quaker Grey, 4¼" Trim				

D□□r □□□□d□□□

D□□r □	L□□□□□□□	□□□□			MTL□	□□□□□□	□□rd□□r□
		W⁄d□□	□ □□□□□	T□□□□□			
1	Garage Door	9'-0"	7.5"	1-3/4"	wood/plank, vertical pattern	4¼"	automatic tilt door
2	Basement Door	3'-0"	3'-0"	1-3/4"	wood/plank, vertical pattern	4¼"	sliding track and rollers
3	Entry door	3'-0"	7'-0"	1-3/8"	wd/glass, 6 lite , panel below	4¼"	butt
4	Balcony Door	2'-6"	7'-0"	1-3/8"	wd/glass, 12 lite , TDL	4¼"	
Note:							
1. All doors and trim to be Quaker Grey, 4¼" Trim , 7" Rake, All Trim & Rake to match exist house							



LO□□□ MA□

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LOT □□□



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GENERAL NOTE:

HDC HARDSCAPE
HDC-2024-03-10127
3/19/24
APPROVAL

HDC SUBMISSION
GARAGE
04.08.2024
REV 04.24.2025

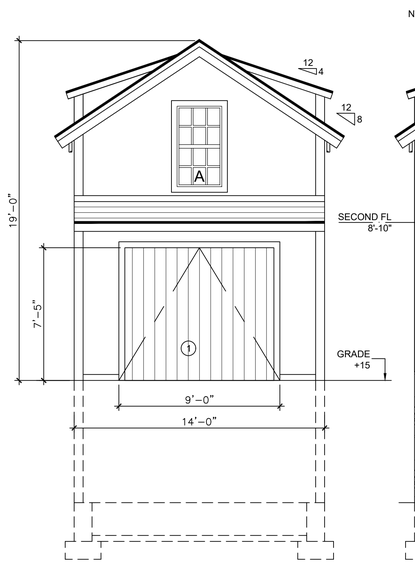
RESIDENCE

27 North Liberty St
Nantucket, MA 02554

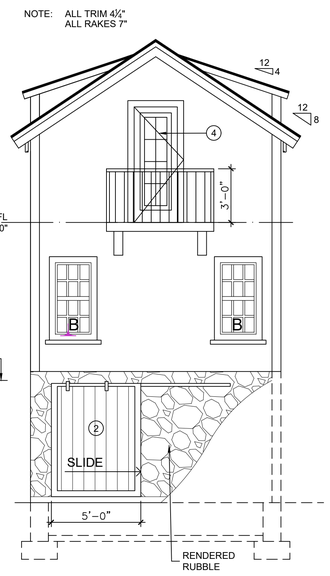
COVER

A-0

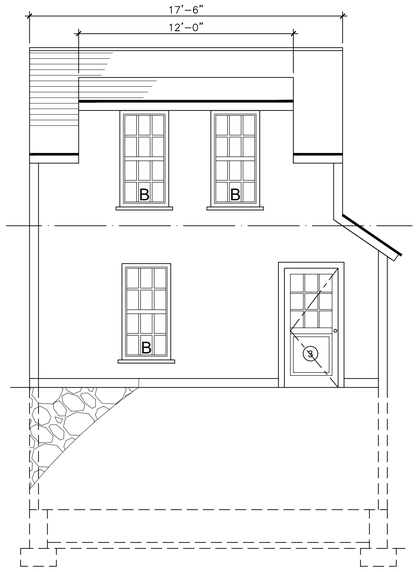
SCALE:
1" = 10'-0"



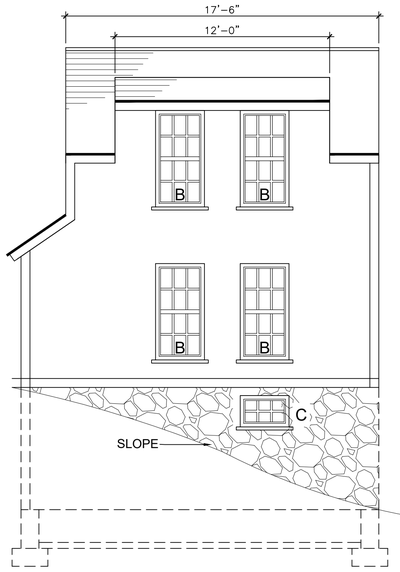
NORTH ELEVATION
SCALE: 1/4"=1-'0"



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

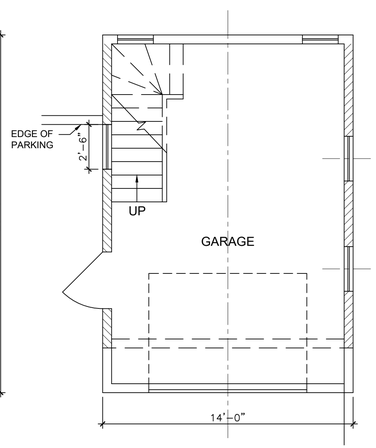


WEST ELEVATION
SCALE: 1/4"=1-'0"

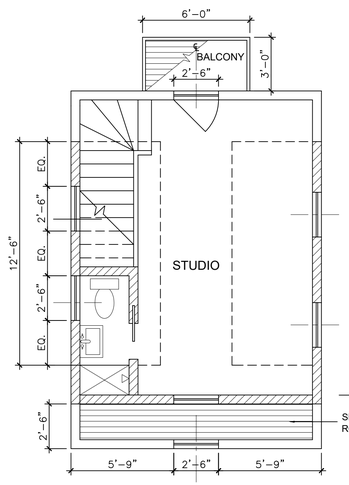


EAST ELEVATION
SCALE: 1/4"=1-'0"

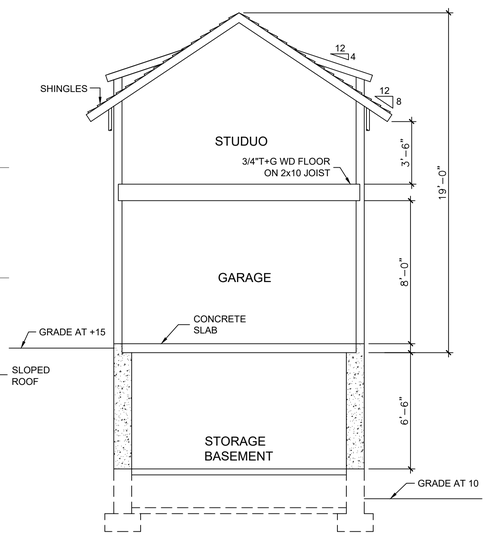
BASEMENT
SCALE: 1/4"=1-'0"



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



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



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





RENDERING OF GARAGE





DETAIL - TRIM, RAKE & WINDOW

NOTE:
1. SEE SITE PLAN FOR TOPOGRAPH

HDC SUBMISSION
GARAGE
04.24.2025
REV 04.24.2025

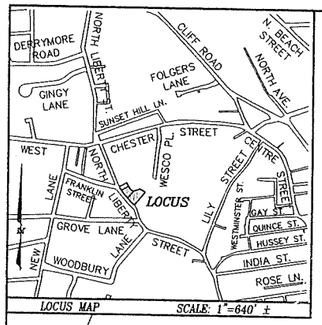
RESIDENCE

27 North Liberty St
Nantucket, MA 02554

GARAGE

A-1

SCALE:
1/4" = 1'



LOCUS MAP SCALE: 1"=640' ±

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

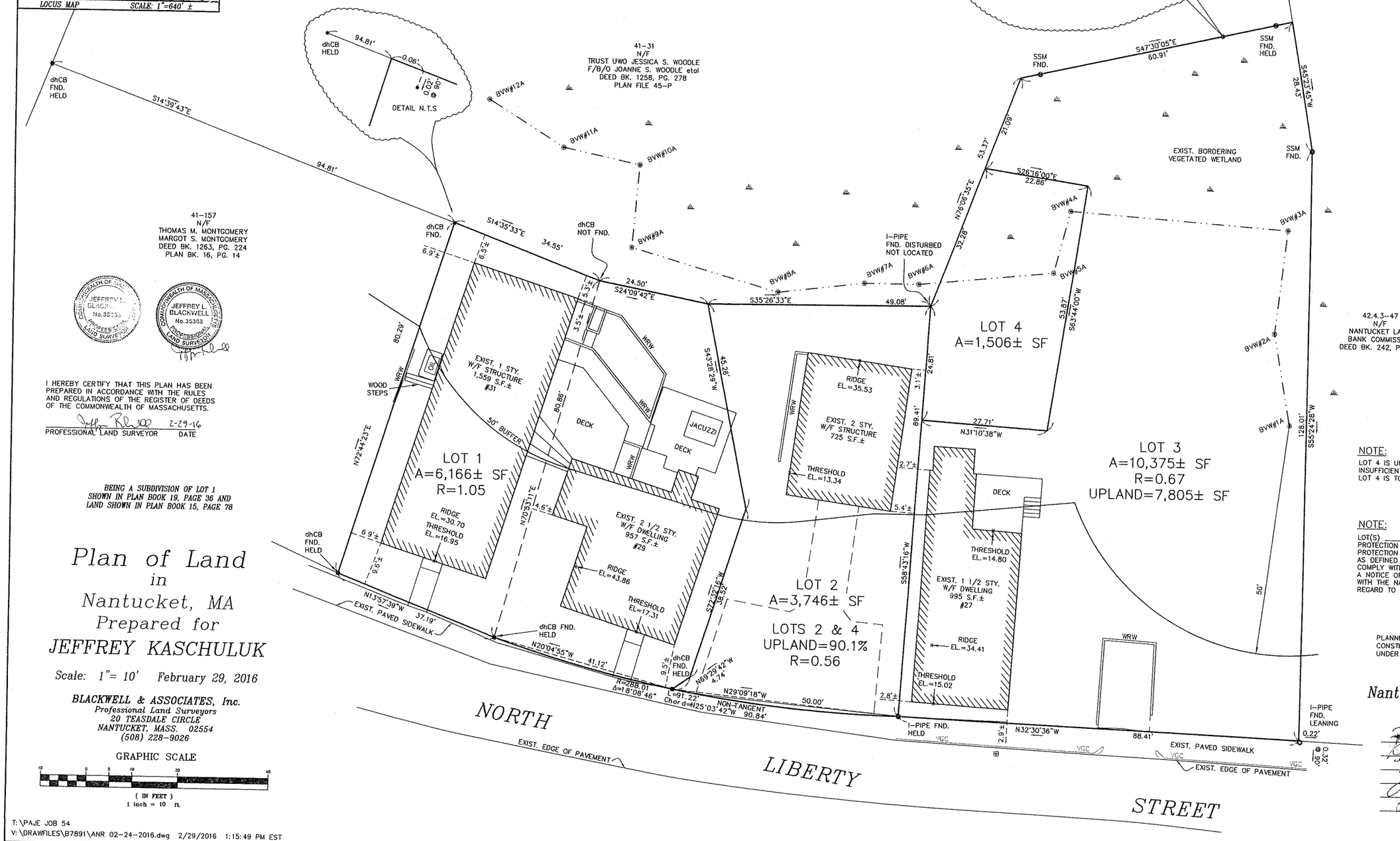
MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	none
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- SSM ⊙ DENOTES STEEL SURVEY MARKER FOUND
- I-PIPE ○ DENOTES IRON PIPE FOUND
- BVW#12A ⊛ DENOTES EXIST. WETLAND FLAG FOUND
- DENOTES EXIST. WETLAND DELINEATION
- ⊞ DENOTES EXIST. CATCHBASINS
- OIL DENOTES EXIST. OIL TANK

2022 00000040
Bk: Pg: 0 Page: 0
Doc: PLAN 09/28/2022 01:17 PM

NANTUCKET REGISTRY OF DEEDS
Date: September 28, 2022
Time: 1:17 PM
Plan No.: 2022-40
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE



OWNER INFORMATION

NTP LLC
DEED BK. 1513, PG. 144
PLAN BK. 19, PG. 36 – LOT 1
ASSESSOR'S MAP 41, PARCEL 453
#27 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 486
#29 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 158
#31 NORTH LIBERTY STREET

JEFFREY L. BLACKWELL No.35363 PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF MASSACHUSETTS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR 2-29-16 DATE

BEING A SUBDIVISION OF LOT 1 SHOWN IN PLAN BOOK 19, PAGE 36 AND LAND SHOWN IN PLAN BOOK 15, PAGE 78

Plan of Land
in
Nantucket, MA
Prepared for
JEFFREY KASCHULUK

Scale: 1"= 10' February 29, 2016

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

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

T:\PAJE JOB 54
V:\DRAWFILES\B7891\ANR 02-24-2016.dwg 2/29/2016 1:15:49 PM EST

NOTE:
LOT 4 IS UNBUILDABLE DUE TO INSUFFICIENT FRONTAGE AND AREA. LOT 4 IS TO BE COMBINED WITH LOT 2.

NOTE:
LOT(S) 1-4 IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

03-07-16 DATE SIGNED

7991 FILE #

B7891

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: APRIL 2025

Address: 27 N. LIBERTY

Historic info: MH = C. 1798 SETH RAY, COOPER SHOP
INDIVIDUALLY SIGNIFICANT - HIST. DETERMINATION APPROVED
* GARAGE = INFILL W/IN OHD

Scope of Work: NEW GARAGE (HDC2024.04.10270) (OBI)
(20'-26'-6" TALL)

Staff Comments: THIS NEW GARAGE WAS LAST HEARD LAST MAY; HELD FOR REVISIONS, A VIEW + ADDITIONAL INFO. (UNFORTUNATELY THERE ARE NO MINUTES AVAILABLE FOR VIEW, ONLY YOUTUBE.) APPRECIATE THE HISTORIC PRECENCE PHOTO FROM C. 1890 + THE RENDERINGS. HOWEVER, THE GARAGE IS STILL TOO TALL, FLUSH DORMERS ARE NOT APPROPRIATE AND IT SHOULD BE SIMPLER + 1-STORY. COMMISSIONERS

Staff ~~Recommendations~~: WERE CONCERNED ABOUT THE HEIGHT AS IT RELATES TO THE HISTORIC MH. THERE WERE CONCERNS ON THE PITCH, HEIGHT, DORMERS + STONE. APPRECIATE THE BRICK FOR THE FOUNDATION WALL.

RECOMMENDATION: SINCE THE PROPOSED 20'-6" TALL GARAGE HAS TO ACCOMODATE THE DROP IN GRADE BEFORE IT GETS TO THE WETLAND BUFFER, THE HEIGHT

(Pg. 2)

STAFF REVIEW

Staff: _____

Date: _____

Address: 27 N. LIBERTY

Historic info: _____

Scope of Work: _____

~~Staff Comments~~: IS PERCEIVED FROM BOTH THE REAR (SEEN FROM LILY ST) AND N. LIBERTY STREET + THE PUBLIC PARKING LOT. DUE TO THE HEIGHT PROPOSED, IT SHOULD BE REDUCED TO 15' (FROM GRADE) FOR A SUBORDINATE 20'-6", AS SEEN FROM N. LIBERTY + LILY POND. THE DORMERS + WINDOWS IN THE DORMERS ARE TOO LARGE + SHOULD BE SIMPLER IN NATURE

~~Staff Recommendations~~: (IN COMPLIANCE W/ BWNIM.)

NOTE: THE EX PHOTO OF 13 WOODBURY GARAGE SHOULD NOT BE TAKEN OUT OF CONTEXT - WHILE IN THE OHD, IT'S AN IN-FILL GARAGE W/ AN IN FILL DW W/IN AN IN-FILL SUBDIVISION. THE SUBJECT GARAGE IS ASSOCIATED W/ AN INDIVIDUALLY SIGNIFICANT DW AND SHOULD BE SUBORDINATE IN SIZE, SCALE, LOCATION.

* A VIEW WOULD BE HELPFUL. *



NHA PHOTO: GPN2201 C.1890
27 N LIBERTY ST

SIMPLE "OUTBUILDING"

Proposed:



RENDERING OF GARAGE

Historic Photo from NHA : F4457 cirica 1940s:
https://nantuckethistory.org:443/permalink/?key=6000_i9175



STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: MAY 2024

Address: 27 N LIBERTY

Historic info: MH = C. 1798 SETH RAY, COOPER SHOP
INDIVIDUALLY SIGNIFICANT – HISTORIC DESIGN. APPROVED
* GARAGE = IN FILL IN OHD

Scope of Work: NEW GARAGE (21'-4" TALL)

Staff Comments: IT WOULD BE NICE TO SEE HOW THIS IN-FILL GARAGE FITS W/IN THE STREETSCAPE AND IN CONTEXT TO THE INDIVIDUALLY SIGNIFICANT MH – WHICH I BELIEVE IS ONLY 20' TO THE RIDGE. IT SHOULD NOT OVERWHELM THE HISTORIC 3-BAY. PHOTOGRAPHS OF THE STREET WOULD BE HELPFUL.
→ REC. REDUCE THE HEIGHT

Staff Recommendations: * HARDSCAPE PLAN IS NEEDED FOR CHANGE IN DRIVEWAY, PICKET FENCE DETAIL + BRICK STOOP. * CHANGE IN SIDEWALK MATERIAL IS THROUGH DPW | TOWN ADMIN + MYSELF TO GIVE THEM REC. – HDC IS NOT THE APPROVING PARTY, BUT CAN | SHOULD GIVE INPUT IN THE CHANGE FROM ASPHALT TO BRICK.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Diane Coombs

Val Oliver

Stephen Welch
Vice-Chairman

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Esmeralda C. Martinez
Land Use Specialist
emartinez@nantucket-ma.gov

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

December 1, 2023

Address: 27 North Liberty St, Nantucket, MA
Map/Parcel: 41 / 453
Michele Kolb

Dear Nantucket Building Commissioner:

At its November 14, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (Seth Ray Cooper Shop built c.1798 by Seth Ray, Cooper) located at 27 North Liberty Street, Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- 1890s Historic Photograph of 27 North Liberty Street, Courtesy of the Nantucket Historical Association (GPN2201);
- 1940s Historic Photograph showing 27 North Liberty in background, Courtesy of the Nantucket Historical Association (F4457);
- 1881 Birds Eye View of Town of Nantucket, Courtesy of the Nantucket Historical Association (MS1000);
- *North Liberty Street (#6)*, page 205 from "The Architecture of Historic Nantucket," Clay Landcaster, New York, 1972;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as an individually significant historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as an individually significant historic resource in the Nantucket Island Architectural and Cultural Resources Survey.

Based on this evidence, the HDC finds that 27 North Liberty Street (Seth Ray Cooper Shop built c.1798 by Seth Ray, Cooper) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

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

Holly E Backus

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4/28/25
	Address & HDC Case Number (ie HDC2020-05-0265): 2023-09-8496
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓ 3	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Katy Mitchell Date: 3/18/25

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°: 54.4.4 PARCEL N°. 78

Street & Number of Proposed Work: 12 Angola St.

Owner of record: George Metn

Mailing Address: Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KM Landscaping Designs

Mailing Address: 16b Amelia Dr.
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: 1072 sq-ft ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: +/- ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference 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
* Safety Fence top of hill - 4' galvanized 1x1 w/ 4x4 posts

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 6'
Type: 5+1 Board w/vertical lattice
Length: 20'-6" +/-

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 + Cobble Walkways _____ Walls CMU w/ PA Fieldstone Veneer

* Note: Complete door and window schedules are required.

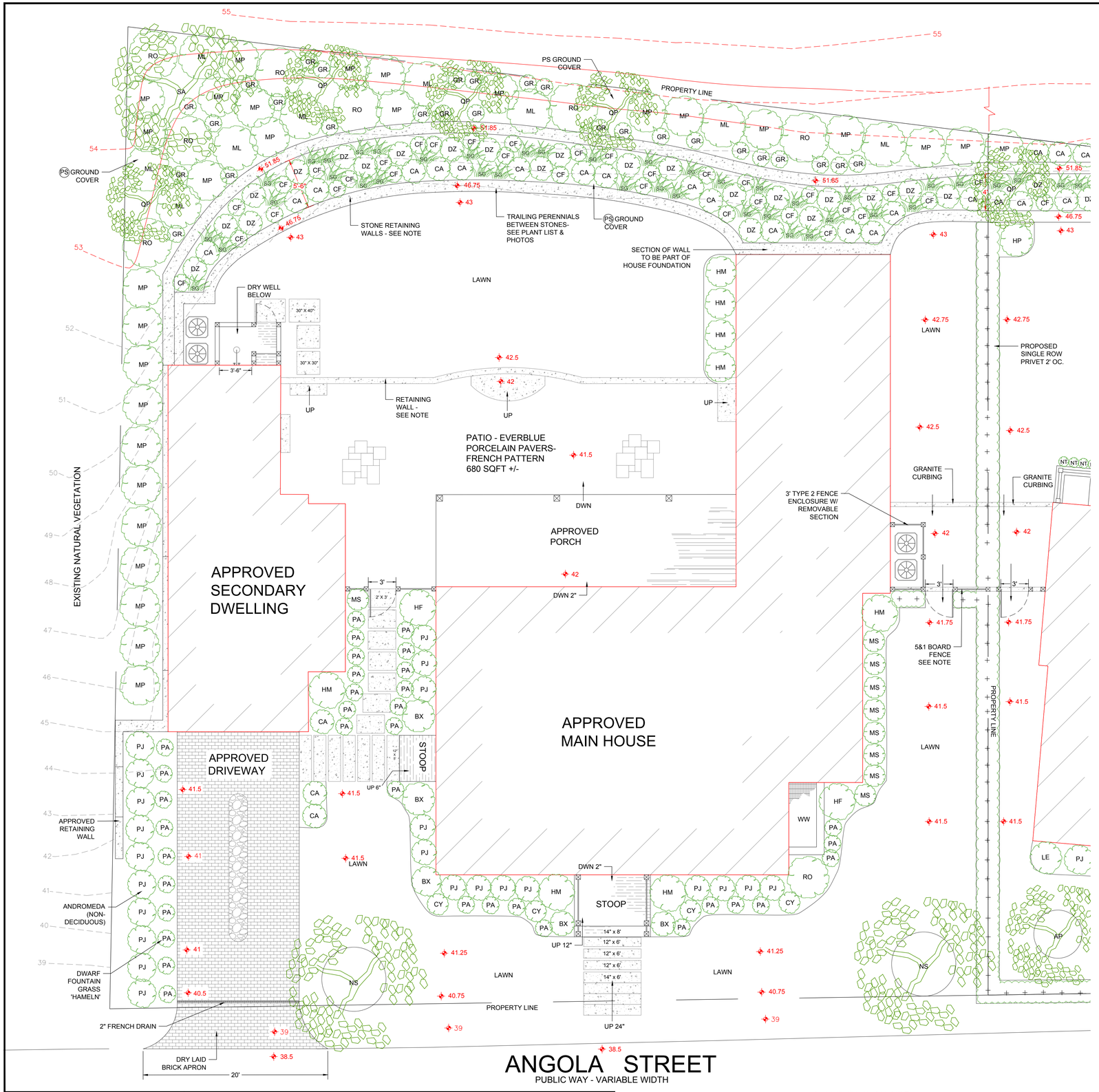
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim Everblue Sash _____ Doors _____
Patio Deck Porcelain Pavers 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 11/2/23 Signature of owner of record _____ Signed under penalties of perjury







MAP: 54.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

ANGOLA STREET VIEW



NORTH MILL VIEW



NOTE:
PROPOSED RETAINING WALLS TO BE DRY LAID NEW ENGLAND ROUND FIELDSTONE ON A FOOTING.
NO CAP. (SEE ATTACHED PHOTOS)

NOTE:
FACE OF RETAINING WALLS TO BE PLANTED WITH TRAILING PERENNIALS BETWEEN STONES.
(SEE PLANT LIST AND ATTACHED PHOTOS)

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP. (32 SQFT +/- TOTAL COBBLESTONE, 431 SQFT +/- TOTAL BRICK).

NOTE:
PROPOSED PATIO TO BE EVERBLUE FULL COLOR VARIEGATED PORCELAIN PAVERS IN A FRENCH PATTERN - 8"X8", 8"X16", 16"X16", 16"X24" (1124 SQFT +/-).

NOTE:
PROPOSED PATIO RETAINING WALL TO BE 12"H X 10"W AND CONSTRUCTED WITH CMU BLOCKS, PA FIELDSTONE VENEER AND CAPPED WITH PORCELAIN PAVERS TO MATCH PATIO.

NOTE:
PROPOSED FENCES BETWEEN GARAGE AND HOUSE/HOUSE AND NEIGHBORING PROPERTY TO BE 5 & 1 WITH VERTICAL LATTICE, NATURAL TO WEATHER.

PLANTING SCHEDULE N = NATIVE D = DEER PROOF

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY	
NS	2	NYSSA SYLVATICA	TUPELO (BLACK GUM)	N
MP	26	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N D
SA	1	SASSAFRAS ALBIDUM	SASSAFRAS/CINNAMON WOOD	N
QP	4	QUERCUS PRINOIDES	DWARF OAK, CHINQUAPIN	N
RO	8	RHODODENDRON	RHODODENDRON	D
SG	37	PANICUM VIRGATUM	SWITCHGRASS	N D
PS	TBD	PACHYSANDRA PROCUMBENS	PACHYSANDRA/ALLEGHENY SPURGE	D
CF	32	OSMUNDA CINNAMOMEA	CINNAMON FERN	N D
DZ	22	DEUTZIA GRACILIS	DEUTZIA 'CHARDONNAY PEARLS'	D
GR	26	TEPHROSIA VIRGINIANA	GOAT'S RUE	N D
PJ	13	PIERIS JAPONICA	JAPANESE ANDROMEDA 'COMPACTA'	D
BX	5	BUXUS SEMPERVIRENS	COMMON BOXWOOD (VARIOUS SIZES)	D
CY	4	CARYOPTERIS	BLUEBEARD	D
LO	71	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	D
HF	2	ILEX X MESERVEAE	HOLLY 'BLUE PRINCESS'	D
HM	5	ILEX X MESERVEAE	HOLLY 'BLUE PRINCE'	D
CA	19	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	D
PA	35	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'	D
MS	9	MISCANTHUS SINENSIS	MAIDEN GRASS 'MORNING LIGHT'	D
ML	9	KALMIA LATIFOLIA	MOUNTAIN LAUREL 'SARAH'	D
HM	4	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'	
CP	TBD	CAMPANULA	BELLFLOWER	
EV	TBD	HEDERA HELIX	ENGLISH IVY	D
TH	TBD	THYMUS SERPYLLUM	CREEPING THYME	D
PX	TBD	PHLOX SUBULATA	PHLOX	
AR	TBD	ARABIS	ROCKCRESS	D
CT	TBD	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	D

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NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

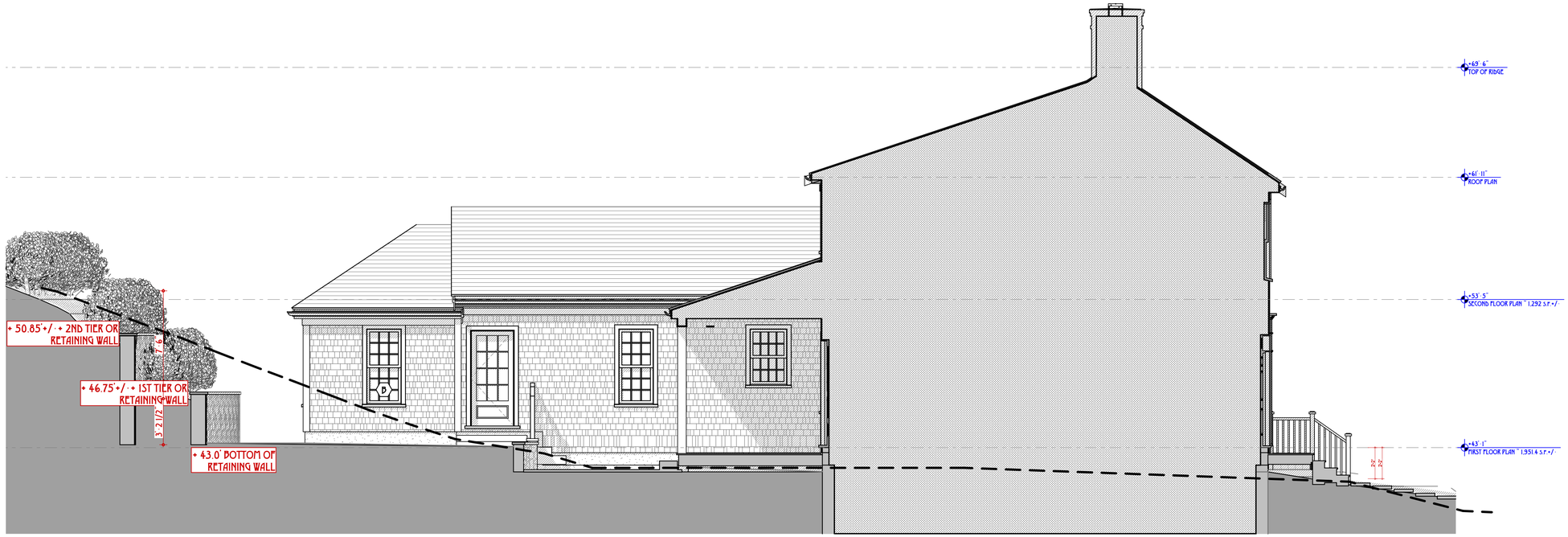
REVISIONS 4/14/25:
*REVISED RETAINING WALL DESIGN & LAYOUT.
*REVISED PLANT LIST
*MOVED SECONDARY DWELLING BACK & CHANGED FRONT STOOP TO WOOD TO MATCH APPROVED PLANS.
*REMOVED TRASH CLOSET.
*ADJUSTED TOPOGRAPHY.
*REMOVED FENCING AT TOP OF HILL.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED LANDSCAPE

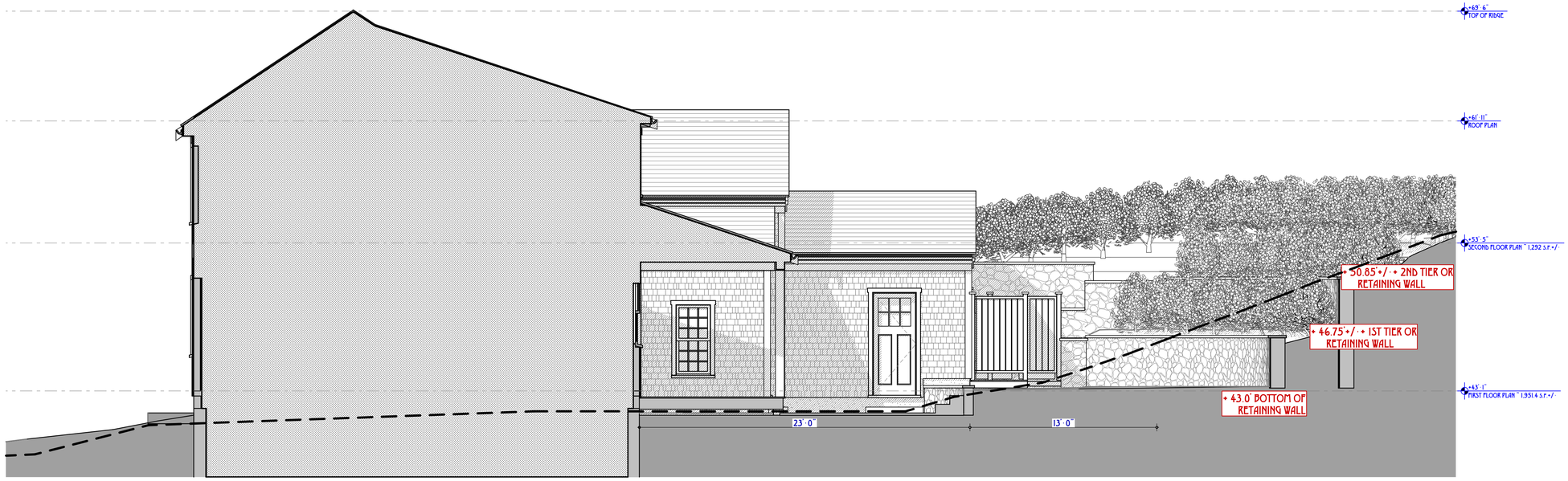
SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 10/29/23
REVISIONS: 1/16/24
REVISIONS: 4/14/25

SHEET:
S.1



E2 PROPOSED EAST ELEVATION/SECTION

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



W1 PROPOSED WEST ELEVATION/SECTION

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

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST & WEST CROSS-SECTION/ELEVATION

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: 05 MARCH 2024 CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554
FOR COASTAL GARDENS - HDC SUBMISSION
4/25/25

PROJECT NO.2022-15

MAP NO.55.4.4 MAP NO.: 78

ZONING: R-OM ALLOWABLE G.C. 40%

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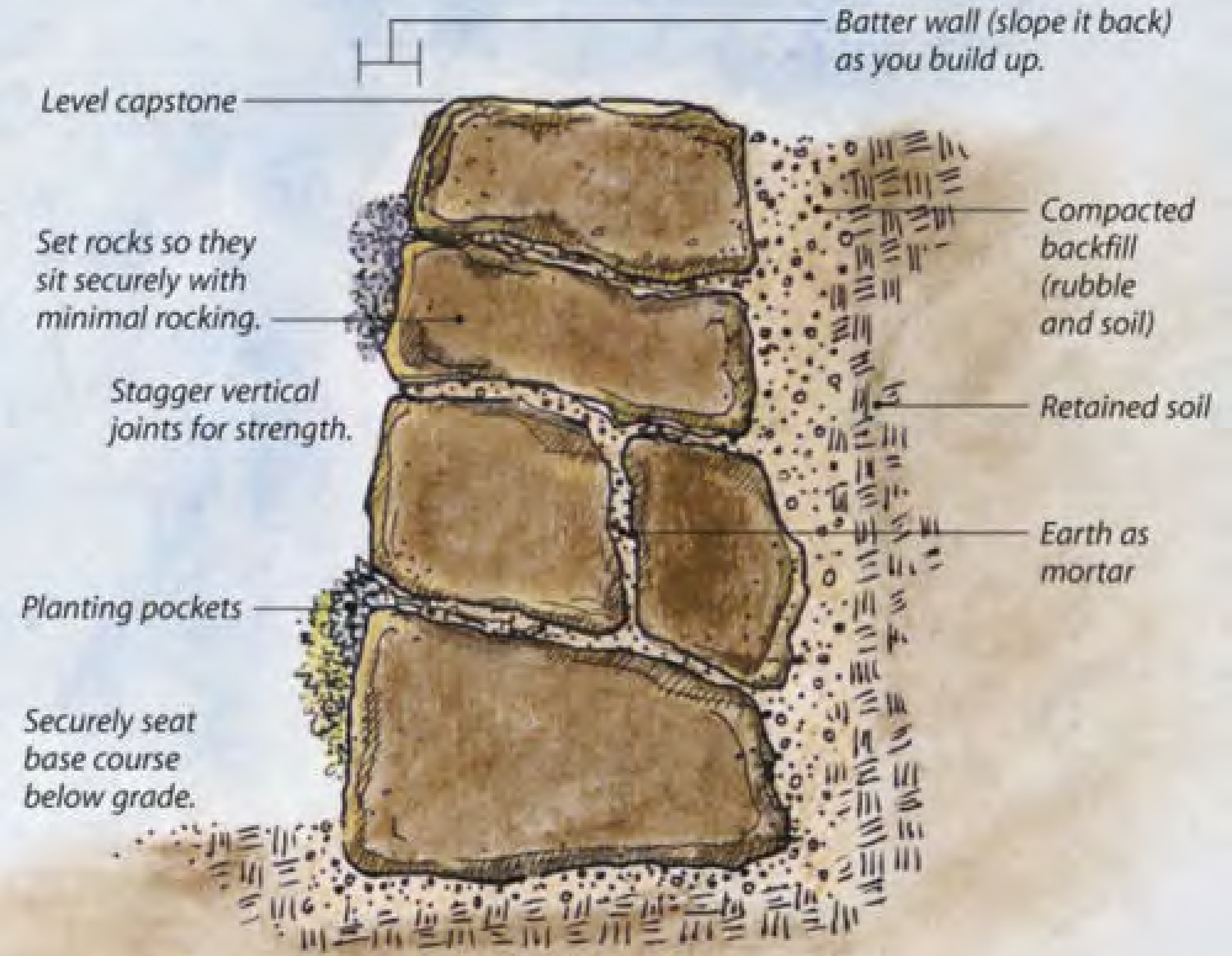
A-2.3

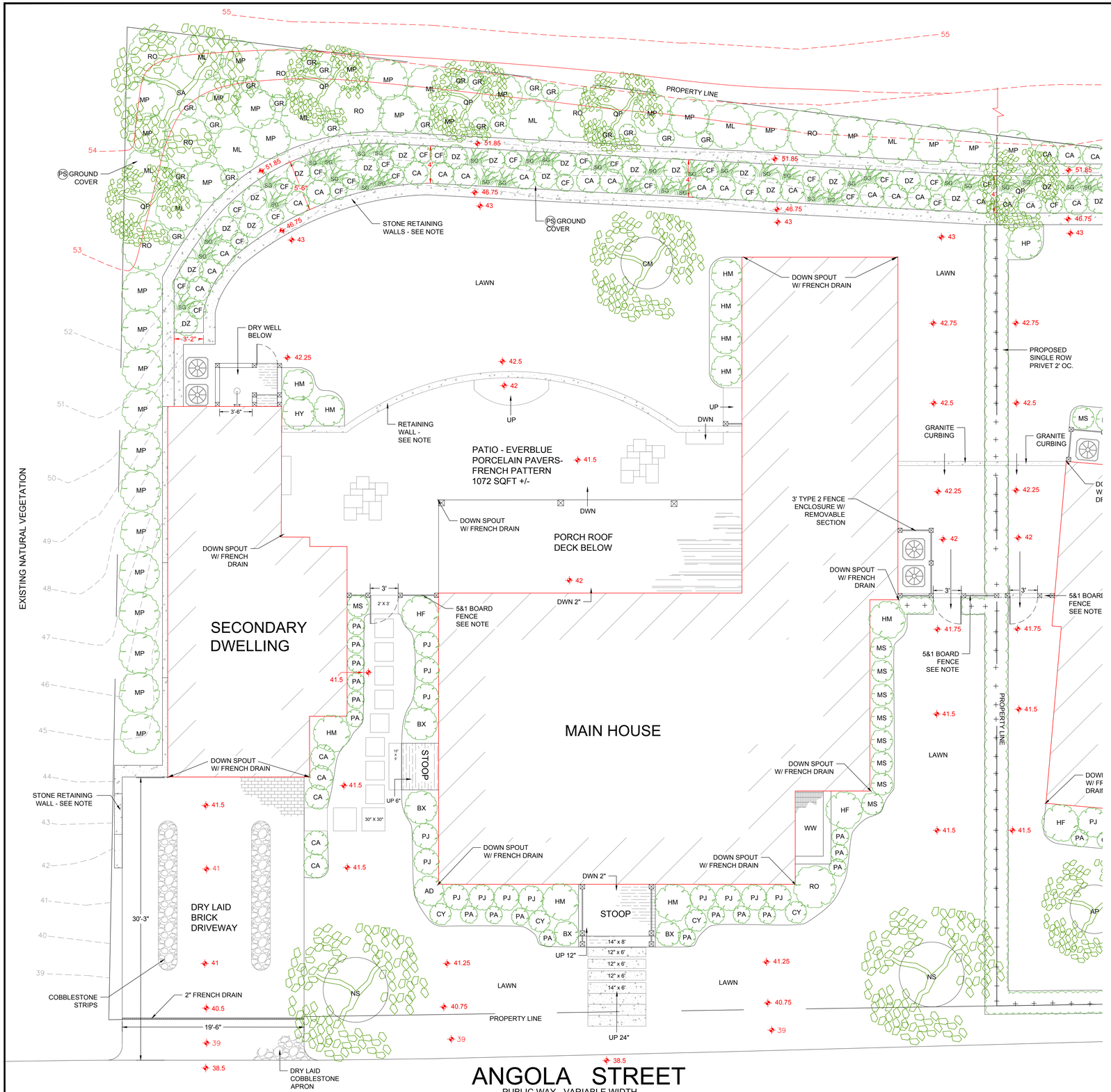
BITOLOAD: TOPHAM'S TMC-TMN LOCAL BITOLOAD BASIC FOR ARCH D 24/TEETH 12 ANGOLA 53/TEETH 12 ANGOLA 53 5.DWT

Cross-section of Planted Wall (no mortar required)











MAP: 54.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

ANGOLA STREET VIEW



NORTH MILL VIEW



NOTE:
PROPOSED RETAINING WALLS TO BE CONSTRUCTED WITH CMU BLOCKS ON FOOTING AND VENEERED WITH PENNSYLVANIA FIELDSTONE IN AN ASHLAR PATTERN AND DRY LAY LOOK. NO CAP.

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP AND COBBLESTONE APRON (148 SQFT +/- TOTAL COBBLESTONE, 400 SQFT +/- TOTAL BRICK).

NOTE:
PROPOSED PATIO TO BE EVERBLUE FULL COLOR VARIEGATED PORCELAIN PAVERS IN A FRENCH PATTERN - 8"X8", 8"X16", 16"X16", 16"X24" (1124 SQFT +/-).

NOTE:
PROPOSED PRIVET ON SOUTH SIDE OF PROPERTY TO BE EXTENDED FROM EXISTING PRIVET ON NEIGHBORS SIDE.

NOTE:
PROPOSED PATIO RETAINING WALL TO BE 12"H X 10"W AND CONSTRUCTED WITH CMU BLOCKS, PA FIELDSTONE VENEER AND CAPPED WITH PORCELAIN PAVERS TO MATCH PATIO.

NOTE:
PROPOSED FENCES BETWEEN GARAGE AND HOUSE/HOUSE AND NEIGHBORING PROPERTY TO BE 5 & 1 WITH VERTICAL LATTICE, NATURAL TO WEATHER.

PLANTING SCHEDULE
N = NATIVE D = DEER PROOF

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY	
NS	2	NYSSA SYLVATICA	TUPELO (BLACK GUM)	N
CM	1	LAGERSTROEMIA	CREPE MYRTLE	D
MP	28	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N D
SA	1	SASSAFRAS ALBIDUM	SASSAFRAS/CINNAMON WOOD	N
QP	4	QUERCUS PRINOIDES	DWARF OAK, CHINQUAPIN	N
RO	8	RHODODENDRON	RHODODENDRON	D
SG	32	PANICUM VIRGATUM	SWITCHGRASS	N D
PS	TBD	PACHYSANDRA PROCUMBENS	PACHYSANDRA/ALLEGHENY SPURGE	D
CF	26	OSMUNDA CINNAMOMEA	CINNAMON FERN	N D
DZ	20	DEUTZIA GRACILIS	DEUTZIA 'CHARDONNAY PEARLS'	D
GR	21	TEPHROSIA VIRGINIANA	GOAT'S RUE	N D
PJ	13	PIERIS JAPONICA	JAPANESE ANDROMEDA 'COMPACTA'	D
BX	4	BUXUS SEMPERVIRENS	COMMON BOXWOOD (VARIOUS SIZES)	D
CY	4	CARYOPTERIS	BLUEBEARD	D
LO	71	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	D
HF	2	ILEX X MESERVEAE	HOLLY 'BLUE PRINCESS'	D
HM	5	ILEX X MESERVEAE	HOLLY 'BLUE PRINCE'	D
CA	23	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	D
PA	17	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'	D
MS	9	MISCANTHUS SINENSIS	MAIDEN GRASS 'MORNING LIGHT'	D
ML	9	KALMIA LATIFOLIA	MOUNTAIN LAUREL 'SARAH'	D
HY	1	HYDRANGEA PANICULATA	PEEGEE HYDRANGEA 'FIRE & ICE'	
HM	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'	

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NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

REVISIONS 1/2/24:
*ELIMINATED FENCING AT TOP OF HILL.
*ELIMINATED TRASH CLOSET.
*MOVED SECONDARY DWELLING BACK 2'.
*CHANGED FRONT STOOP TO WOOD, ADDED RAILING
*ELIMINATED SECOND TIER OF RETAINING WALL.
*ADJUSTED TOPOGRAPHY TO REFLECT ALL REVISIONS.
*REVISED PLANT LIST.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED LANDSCAPE DESIGN

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 10/29/23
REVISONS: 1/16/24

SHEET:
S.1

	• Expressed concern about the broad expanse of brick used in the design, describing it as overly wide and potentially overwhelming in the landscape. • Suggested that alternative materials and design strategies could be employed to reduce the visual impact of the large brick areas. One idea is to use separator plant materials or other landscaping elements that could break up the expanse of brick, making it less dominant and more integrated into the surrounding landscape. **Camp** • Stated a concern regarding privacy for window wells, particularly along Angola. It's suggested that if privet hedges are not used, alternative solutions should be found to ensure these features are not visible from the street. • There is a strong recommendation against designing a single retaining wall that connects two sites. The preference is for each site to have individually designed retaining structures, which would avoid the problems associated with a large, continuous wall. • Emphasizing the need for tailored landscape design, advocated for each property to have a unique approach to its retaining walls, rather than implementing a one-size-fits-all solution. • A more naturalistic treatment of the hillside is favored, suggesting that such an approach would likely provide a net benefit in terms of aesthetics and integration with the natural environment. **Backus** • Noted that within the Old Historic District (OHD), the installation of split rail fencing requires approval from the Historic District Commission (HDC). • Outside the boundaries of the OHD, split rail fencing does not require HDC approval.
Motion:	**Motion to hold for revisions. (Made By: Coombs) (01:58:05)**
Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill (Aye)

Property Owner	**Street Address**	**Scope of Work**	**Map/Parcel**	**Agent**
George Metri 09-8496	12 Angola St	Hardscape driveway	54.4.4/48	KMLD

Voting:	Pohl, Welch, Camp, Coombs, Thornewill
Alternates:	-
Recused:	-
Representative:	Katy Mitchell, KM Landscaping Designs, Inc.
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • While not required by regulation, there's a preference for including some type of apron to prevent driveway materials from dispersing onto the road, which would be beneficial for maintenance and appreciated by the Department of Public Works (DPW). • For the apron, materials such as cobblestone, brick, or possibly Keystone are suggested to minimize extensive hardscaping while still achieving functional and aesthetic goals. • Changes made in response to previous feedback are appreciated, signaling progress in the design approach. • Requested to see photos of the proposed materials to better assess their suitability and integration with the neighborhood's historic character. • There continues to be a desire to mitigate the impact of any proposed retaining structures as much as possible. Appreciation was expressed for the removal of one section of the retaining setup, suggesting sensitivity to the community's concerns.

Public Comments:	**Angus Macleod**, **Historic Structures Advisory Group** • Suggested that the upper two sections of the proposed retaining walls might be unnecessary. By slightly steeping the existing slope and retaining only the lower section, a comparable amount of usable yard area could be achieved without the complexity of a three-tier system. • The current design includes flat stone caps on the walls, which are seen as drawing undue attention. The recommendation is to remove these caps and lower the walls slightly, allowing the natural grade to slope gently onto the back of the walls, making them more discreet. • A question was raised about the purpose and appropriateness of a feature referred to as a "trash closet," indicating a need for clarity on its use and suitability within the landscape design. • Proposed that the lower retaining wall be shifted northward by several feet. Additionally, integrating part of the back of the house into the retaining system could potentially eliminate the need for the upper wall. **Ann Dewez** • Stated she represents 19 families in the neighborhood who have collectively signed a letter reiterating their appreciation for the diligent representation concerning the ongoing project. • There is strong opposition to the proposed retaining walls, described as "non-starters." The community insists on a maximum height similar to an existing wall at 3 North Mill Street, which is three to three and a half feet tall with a gentle slope behind it. The retaining walls currently proposed are deemed unacceptable due to their height and visual impact. • Concerned about the extensive earthwork intended to modify the natural slope of the lots, which were known to the buyers at the time of purchase. The speaker emphasizes that the natural hill should not be obliterated for the sake of flattening the land for development. • Noted that despite being situated below street level, the walls would still be visible from various open spaces cherished by the community, contributing negatively to the landscape. • A plea is made for the owners and their representatives to respect the natural beauty and community values of the area, which boasts some of the most attractive lots in Nantucket. • There is a reminder about a required grading change for a neighboring property, which has not yet been implemented. The community urges the commissioners to ensure this grading adjustment is completed as it significantly affects the overall landscape design and slope management of the adjacent lots. • The ongoing frustration with the minimal changes made to the retaining wall plans is voiced, with repeated meetings yielding little substantial alteration to the project's more contentious elements. • The community remains adamant that the retaining walls as proposed are entirely inappropriate, calling for their complete removal rather than minor adjustments.
Commissioner Comments:	**Camp** • Suggested that the top retaining wall be replaced with a berm that blends naturally with the existing hill, promoting a more organic integration with the landscape. • While the presence of the lower retaining wall is not opposed, its current rigid design is criticized. A preference is expressed for a more curvaceous form that complements the natural contours of the hill, enhancing the overall aesthetic and reducing the appearance of forceful alteration.

Thornewill

- Understood why straight walls are considered given the natural slope of the hill, there's a strong suggestion to make the retaining wall undulating and more aesthetically pleasing. This could involve losing about five feet of yard to allow the wall to naturally curve, mirroring the end of the house and garage.
- The idea is proposed to consolidate into one retaining wall combined with a slightly steeper hill, which is believed to enhance the beauty of the landscape significantly.
- An undulating single wall is thought to not only look better but also blend more naturally with the existing steep terrain, potentially creating a visually striking landscape feature.
- Five-and-one fences are deemed inappropriate for this setting. Instead, a pea stone driveway is recommended over brick to reduce formality and better suit the character of Angola Street.
- The use of privet hedges, discussed for the neighboring property, is also mentioned in a negative light for this project, suggesting a preference against its use.

Coombs

- Agreed with previous suggestions by Carrie and Abby, emphasizing the desire to eliminate the fences proposed in the plans.
- There's a worry that any temporary structures or solutions might become permanent fixtures if allowed to be installed, especially if they are argued to be necessary due to investments made, regardless of their initial acceptance or suitability.
- Stated a strong preference for the landscape to follow the natural contour of the hill without rigid or formal interventions like fences, which are seen as inappropriate for the site's natural and historical context.
- Suggested that the landscape design take a more organic approach, respecting the natural fall of the hill. This includes possibly taking a side cutting of the terrain to better understand and work with its natural features rather than forcing unnatural lines or structures.
- There is a call to consider the historical use and natural formation of the hill, aiming to restore or continue its natural state rather than altering it drastically.
- Expressed frustration with the ongoing issues regarding the hill's treatment and urges a reevaluation of the approach, indicating that what was previously done (presumably a more naturalistic approach) was successful and should be considered again.

Welch

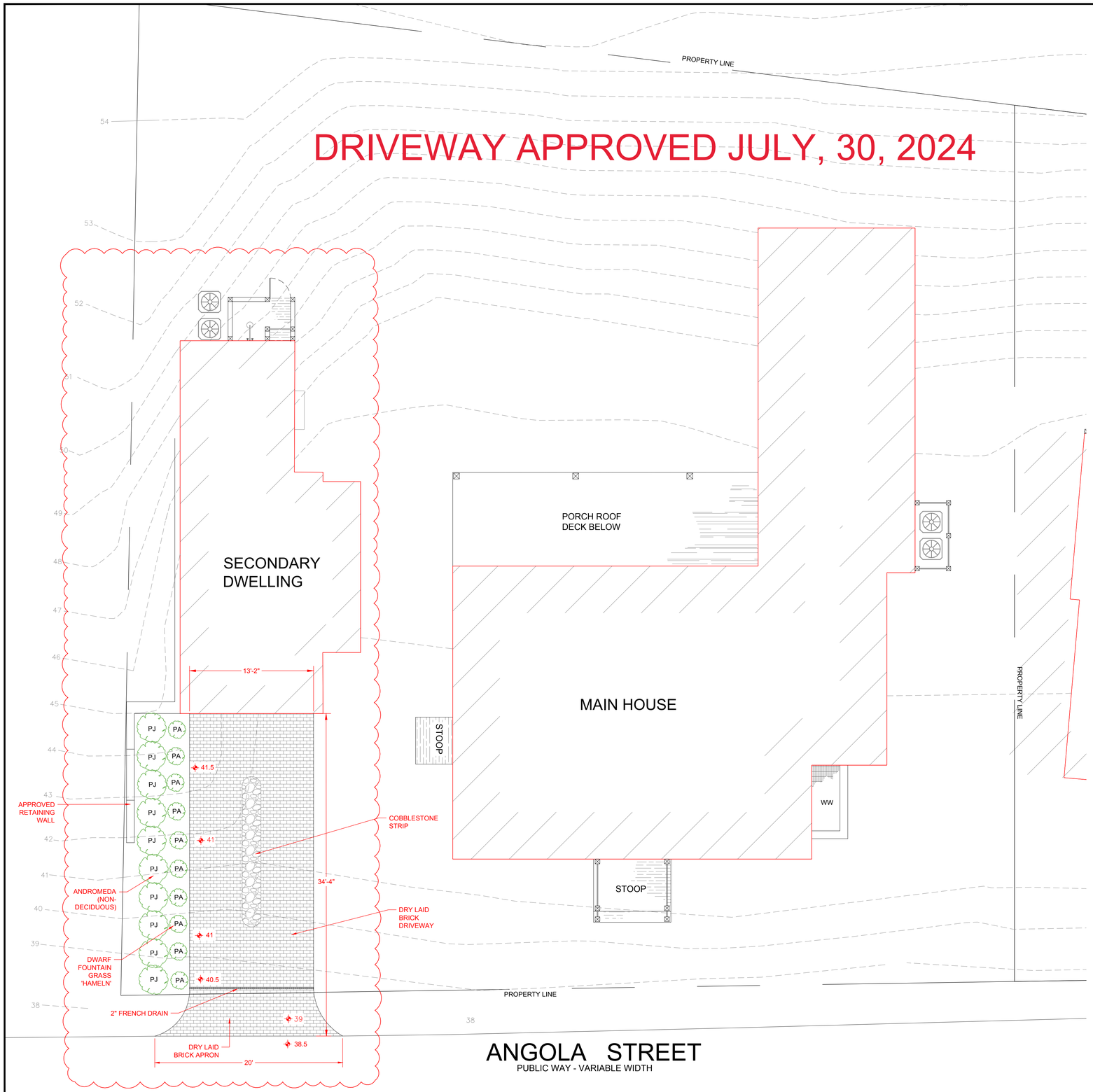
- Suggested to modify the intermediate tier of the yard by raising it a couple of steps (instead of a minor 6-inch lift) to effectively utilize the available space and reduce the slope's steepness.
- The overall approach to retaining walls is noted as too formal. There's an acknowledgment that the design's formality and configuration need further refinement, but specifics will be worked out through ongoing discussions.
- A particular concern is raised about the wall height consistency along the left side of the secondary dwelling. The feedback points out that as the grade decreases, the top of the retaining wall should appropriately adjust to follow the contour of the land, avoiding a uniformly high wall where the land slopes down.
- A suggestion is made for the driveway design to be less formal, which could better complement the overall less formal approach recommended for the landscape.

	• It's emphasized that while many details will "come out in the wash" (be resolved in the process), the key focus remains on ensuring that the retaining walls, if retained, should follow the natural land contour and integrate smoothly into the site's topography. • The current system is critiqued for not effectively encouraging property owners to make necessary changes to hardscaping because these elements are segregated from the certificate of occupancy (CO) process. The lack of direct consequences tied to the CO may limit the urgency or willingness of owners to comply with desired hardscape modifications. • A suggestion is made to consider integrating hardscape approvals with the issuance of the certificate of occupancy. This change would mean that failing to meet hardscape requirements could directly affect the ability to occupy a building legally, thus providing a significant incentive (a stick rather than a carrot) for compliance.
Motion:	**Motion to hold for revisions. (Made By: Welch) (02:31:34)**
Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill (Aye)

Property Owner	**Street Address**	**Scope of Work**	**Map/Parcel**	**Agent**
Metri, George	12 Angola St	New Dwelling MH	55.4.1/78	Topham

Voting:	Pohl, Welch, Camp, Coombs, Thornewill
Alternates:	-
Recused:	-
Representative:	Joe Topham, Topham Design, LLC
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • Positive feedback was given for the removal of the shed dormer and adjustments to the shingle spacing between the first and second floor windows. • The simplification of the door surround with a mantle shelf and transom was highlighted as a beneficial change. • The choice of a wooden stoop was commended for its appropriateness in the Quaker neighborhood setting. • Repeated concerns were noted about the size of the "long L" on the west side of the building, with suggestions for its reduction to better fit the neighborhood scale. • Uncertainty was expressed about how the rear shed roof on the south side integrates with the "L" seen on the west, particularly after the ridge was raised, indicating a possible disconnect or misunderstanding in the plans. • The five-bay design was recognized as fitting for the Quaker neighborhood, aligning with historical styles and the guidelines outlined in "Building with Nantucket In Mind." • There is a continued recommendation to reduce the additive masses of the building as much as possible to ensure it does not overwhelm its historic context.
Public Comments:	**Angus Macleod**, **Historic Structures Advisory Group** • The building still appears too tall and oversized relative to the surrounding neighborhood. • A practical suggestion to address the scale issue is to reduce the ceiling height of the first floor. This would effectively lower the overall height of the building, making it less imposing. • Additionally, adjusting the break in the roofline of the rear wing to the north of an adjacent window is recommended.

DRIVEWAY APPROVED JULY, 30, 2024





MAP: 55.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



ANGOLA STREET VIEW



BRICK W/ COBBLE DRIVEWAY LAYOUT



NOTE:
RETAINAGE LEFT OF DRIVEWAY PREVIOUSLY APPROVED WITH GARAGE.

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP AND 5' BRICK APRON

REVISIONS: 8/24/24
***NARROWED DRIVEWAY 12" ON BOTH SIDES.**
***MOVED SECONDARY BUILDING BACK 4' TO MATCH JOE TOPHAM'S PLANS.**

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KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
~~DATE: 3/26/24~~
REVISIONS: 6/19/24
REVISIONS: 8/24/24

SHEET:

S.1

ADDRESS: 16 QUAKER RD.
DATE HEARD: 4/1/2025
SITTING BOARD: AC, SW, RP, AM, VO

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

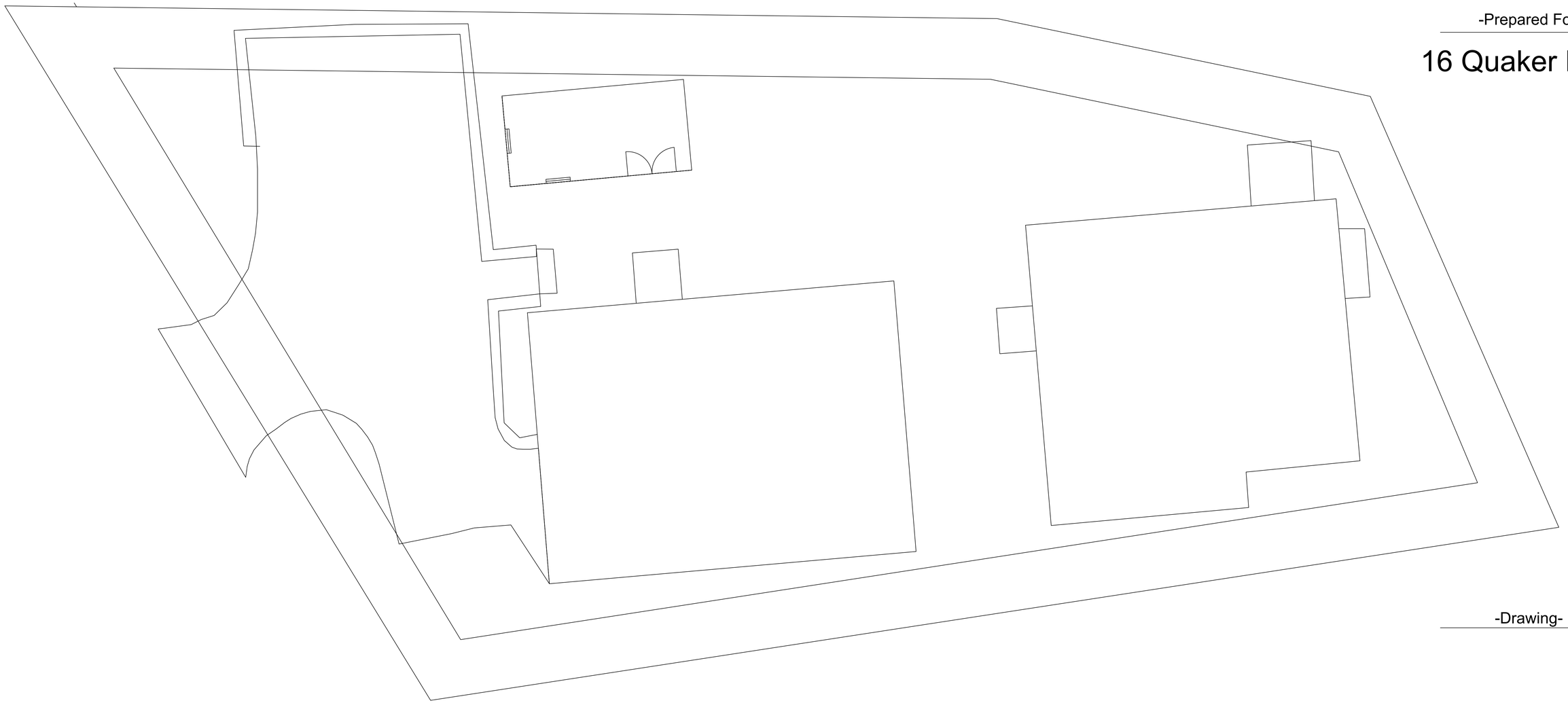
If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/24/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 16 QUAKER RD 2025-02-12148
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) SALT BOX ROOF, ROTATE 90°, WINDOW @ STREET, 5' SETBACK
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Link02554
Nantucket, Ma 02554

-Prepared For-

16 Quaker Road



-Drawing-

-Revisions-

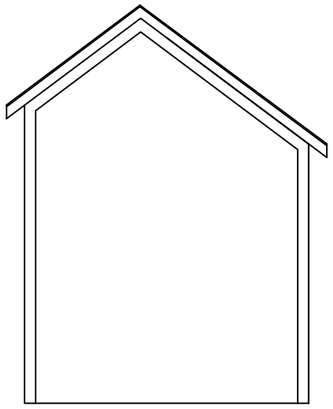
1 Site Plan

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

Link02554
Nantucket, Ma 02554

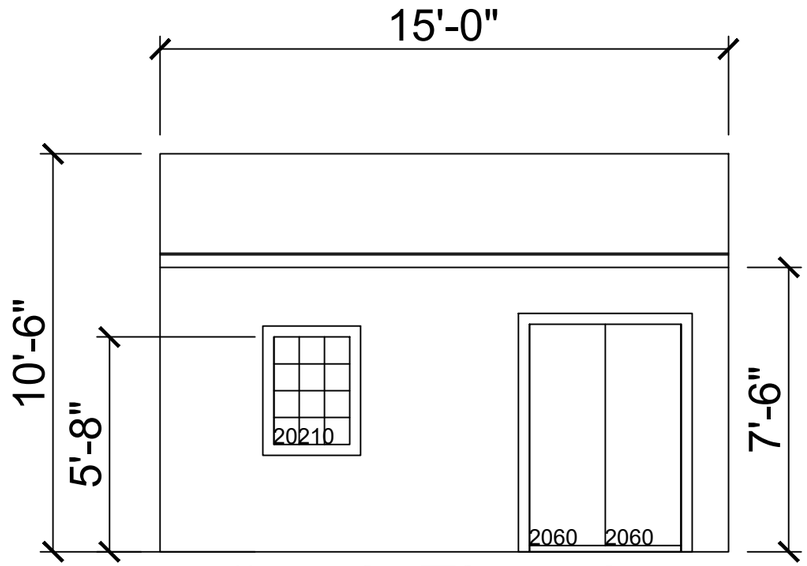
-Prepared For-

16 Quaker Road



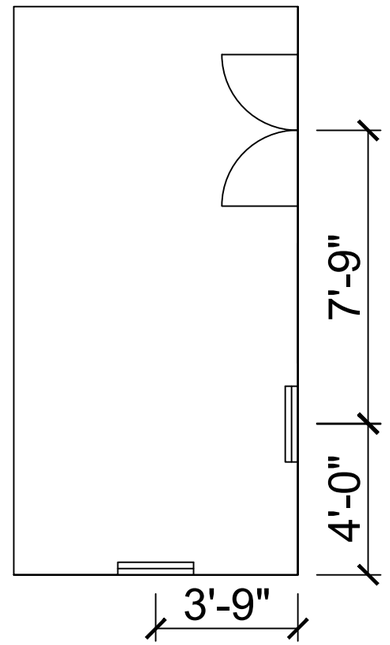
2 East Elevation

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



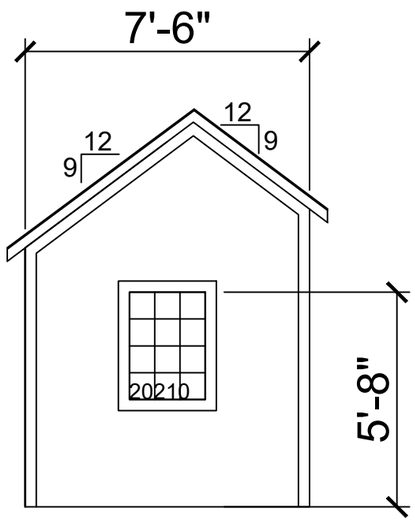
3 South Elevation

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



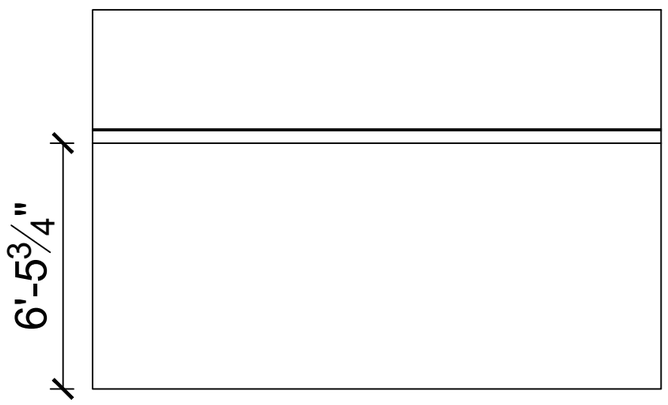
6 Floor Plan

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°. 176.1

Street & Number of Proposed Work: 16 QUAKER ROAD

Owner of record: NANTUCKET 16 QUAKER PROJECT LLC

Mailing Address: 9 ALANE LANE
DARIEN, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 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: 15' Sq. Footage 1st floor: 119 SF+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7.5' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 10' South 10' East 10' West 10'

Additional Remarks

Historic Name:

Original Date: 1995 (HOUSE)

Original Builder:

REVISIONS* (describe)
1. East Elevation 6/6 WINDOW, DOUBLE DOORS
2. South Elevation 6/6 WINDOW, ~~DOUBLE DOORS~~
3. West Elevation
4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake _____ Soffit (Overhang) _____ Corner boards 1X8 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof NTW CEDAR
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Nantucket 16 Quaker Project LLC

STREET ADDRESS 16 Quaker Rd

MAP/PARCEL 41/176.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

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

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

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

Victoria P Ewing 2/10/25

Signature Date



Property Information

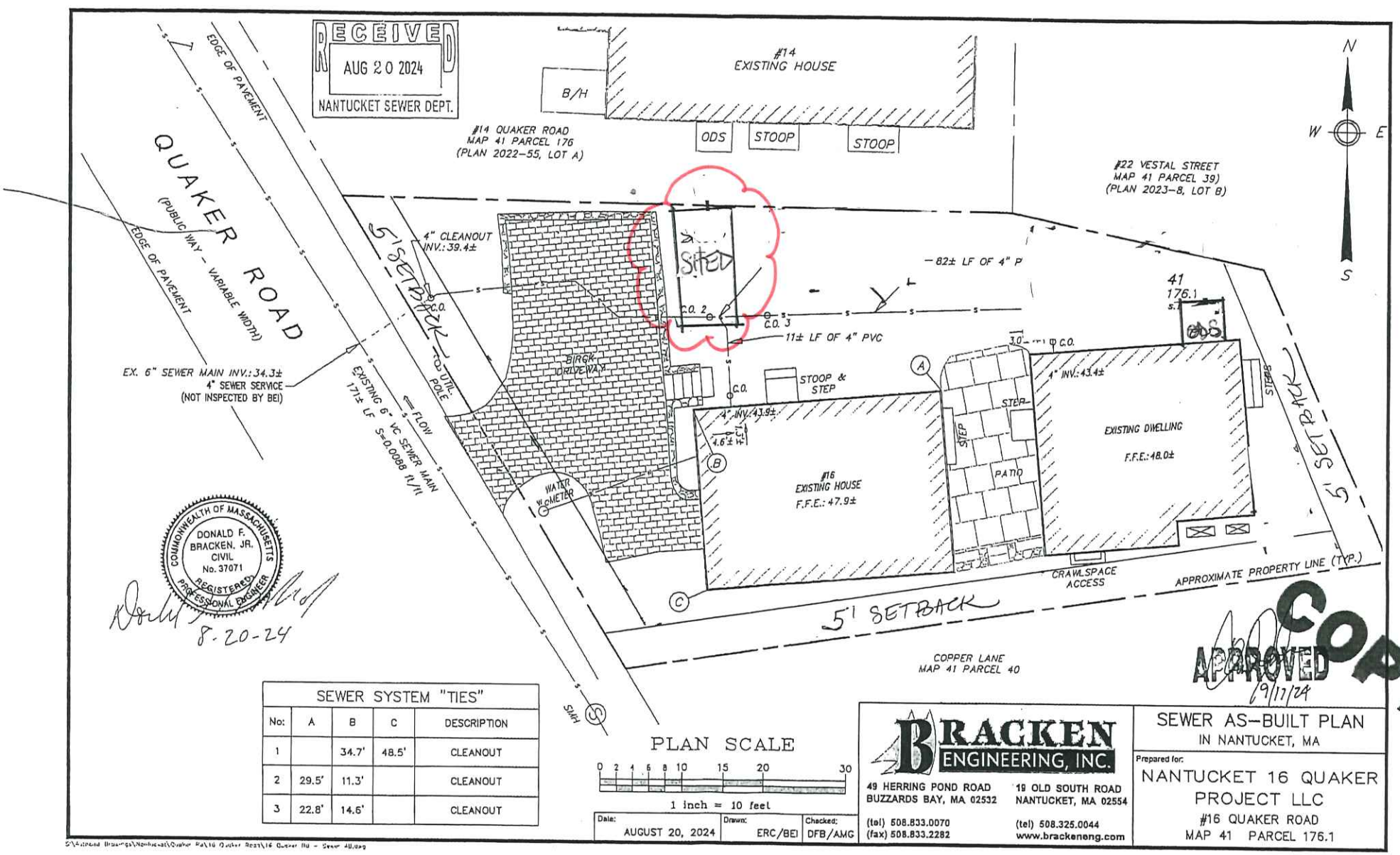
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



SEWER SYSTEM "TIES"				
No:	A	B	C	DESCRIPTION
1		34.7'	48.5'	CLEANOUT
2	29.5'	11.3'		CLEANOUT
3	22.8'	14.6'		CLEANOUT

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

Date:	Drawn:	Checked:
AUGUST 20, 2024	ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

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

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

SEWER AS-BUILT PLAN

IN NANTUCKET, MA

Prepared for:

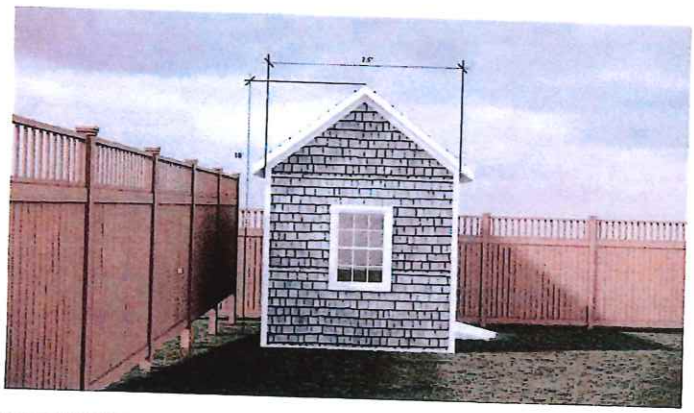
NANTUCKET 16 QUAKER PROJECT LLC

#16 QUAKER ROAD

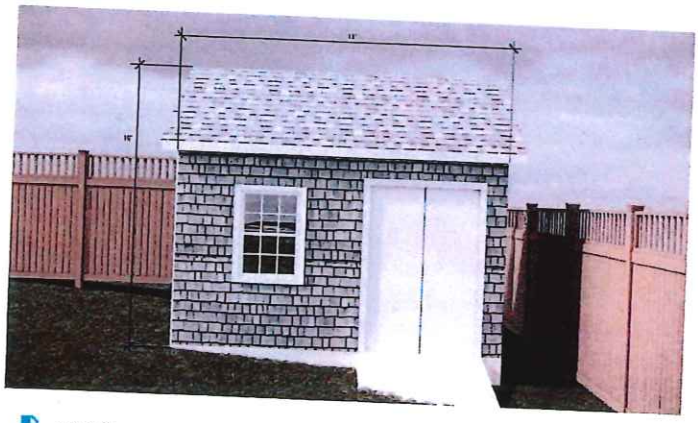
MAP 41 PARCEL 176.1

S:\Finished Drawings\Nantucket\Quaker Rd\16 Quaker Road\16 Quaker Rd - Sewer AB.dwg

16 QUAKER



SOUTH



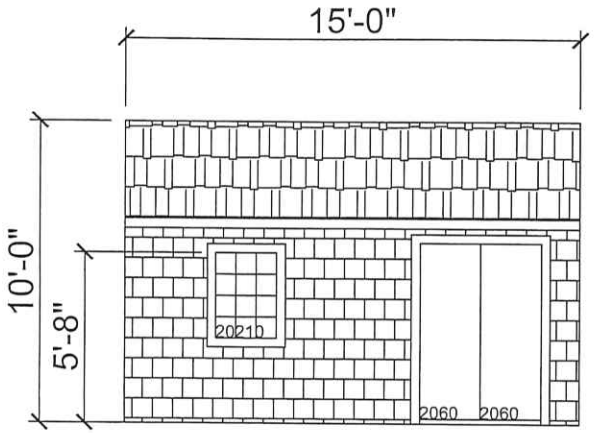
EAST

View 3.png

Link02554
Nantucket, Ma 02554

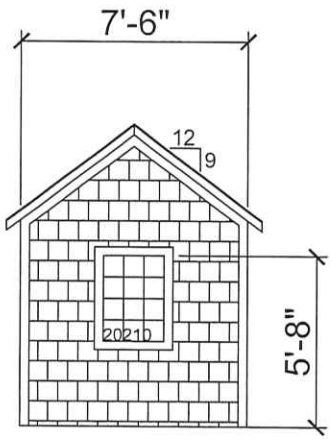
-Prepared For-

16 Quaker Road



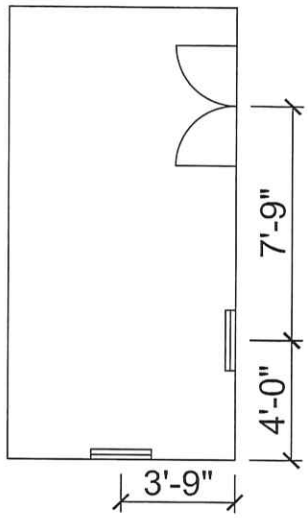
2 East Elevation

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



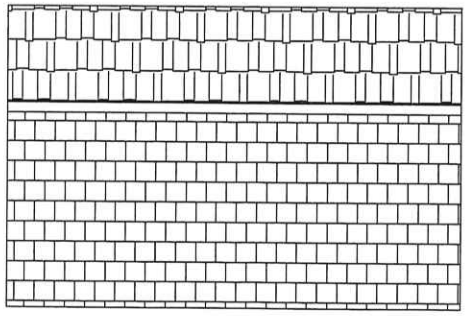
3 South Elevation

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



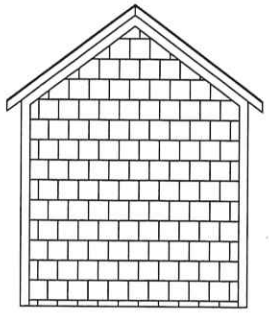
6 Floor Plan

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



4 West Elevation

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



5 North Elevation

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



-Drawing-

-Revisions-





ADDRESS: 8 Copper Lane
DATE HEARD: 4/15/2025
SITTING BOARD: SW, VO, AM, AB, CP

APR 2 8 2025

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/28/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 8 Copper Lane 2025-02-1258
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) REQUESTING SITE VIEWING
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Kristen P Ewing Date: 4/28/25

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 Victoria Ewing c/o Link 02554

AS AGENT FOR W. McInerney & Mary Rose Hannon

STREET ADDRESS 8 Copper Lane

MAP/PARCEL 42.3.3 / 134

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/24/25

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

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

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

Victoria P Ewing 2/24/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 134

Street & Number of Proposed Work: 8 COPPER LANE

Owner of record: W. MCINERNEY & MARYROSE HANNON

Mailing Address: 312 SLEEPY HOLLOW LANE
FRANKLIN LAKES, NJ 07481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #(508)221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 20'X30' ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2001 (HOUSE)

Original Builder:

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

DEMOLITION OF DECK (EXISTING)
REPLACE WITH NEW 20'X30' PATIO (BLUESTONE)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

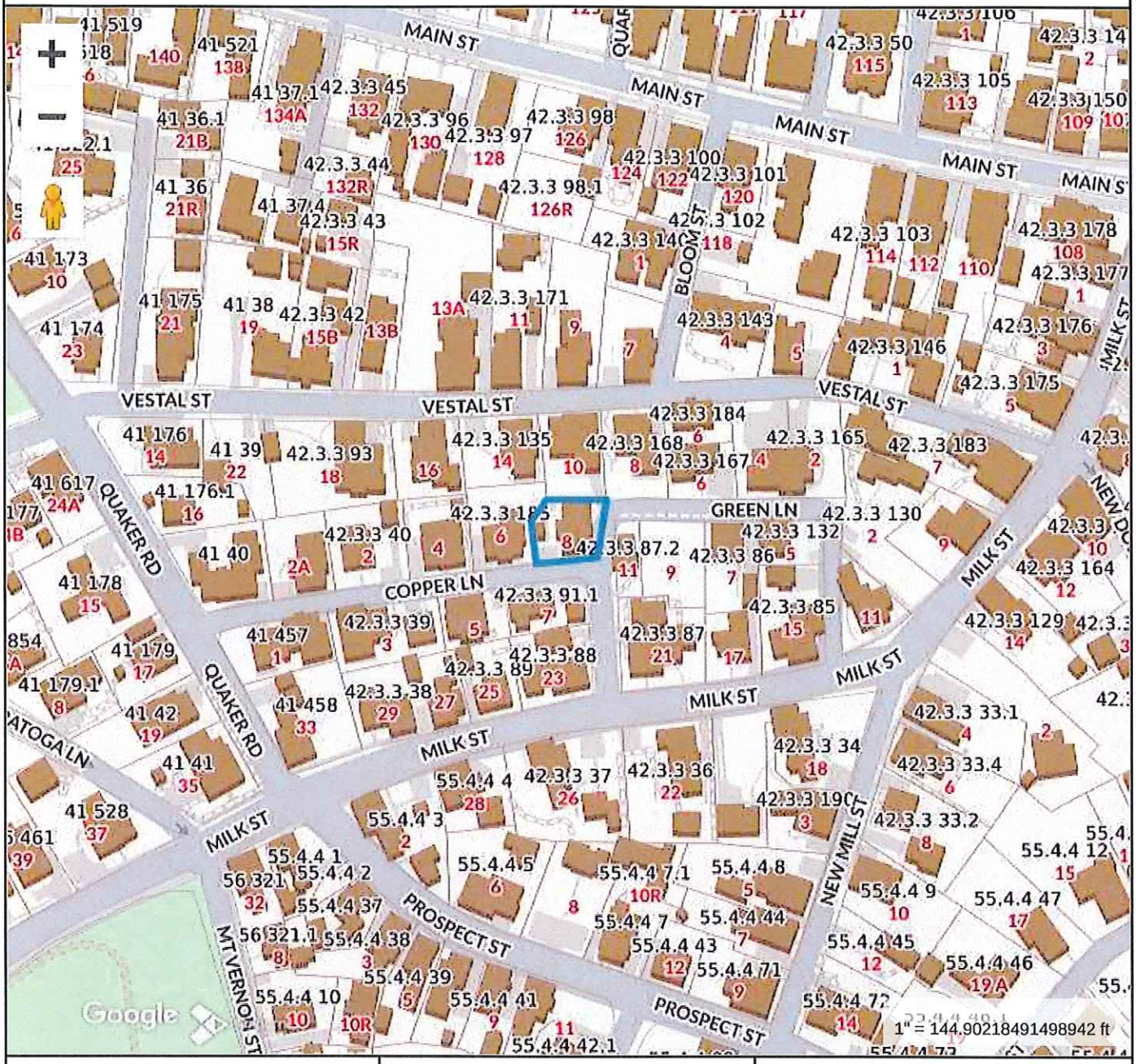
COLORS

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

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

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

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

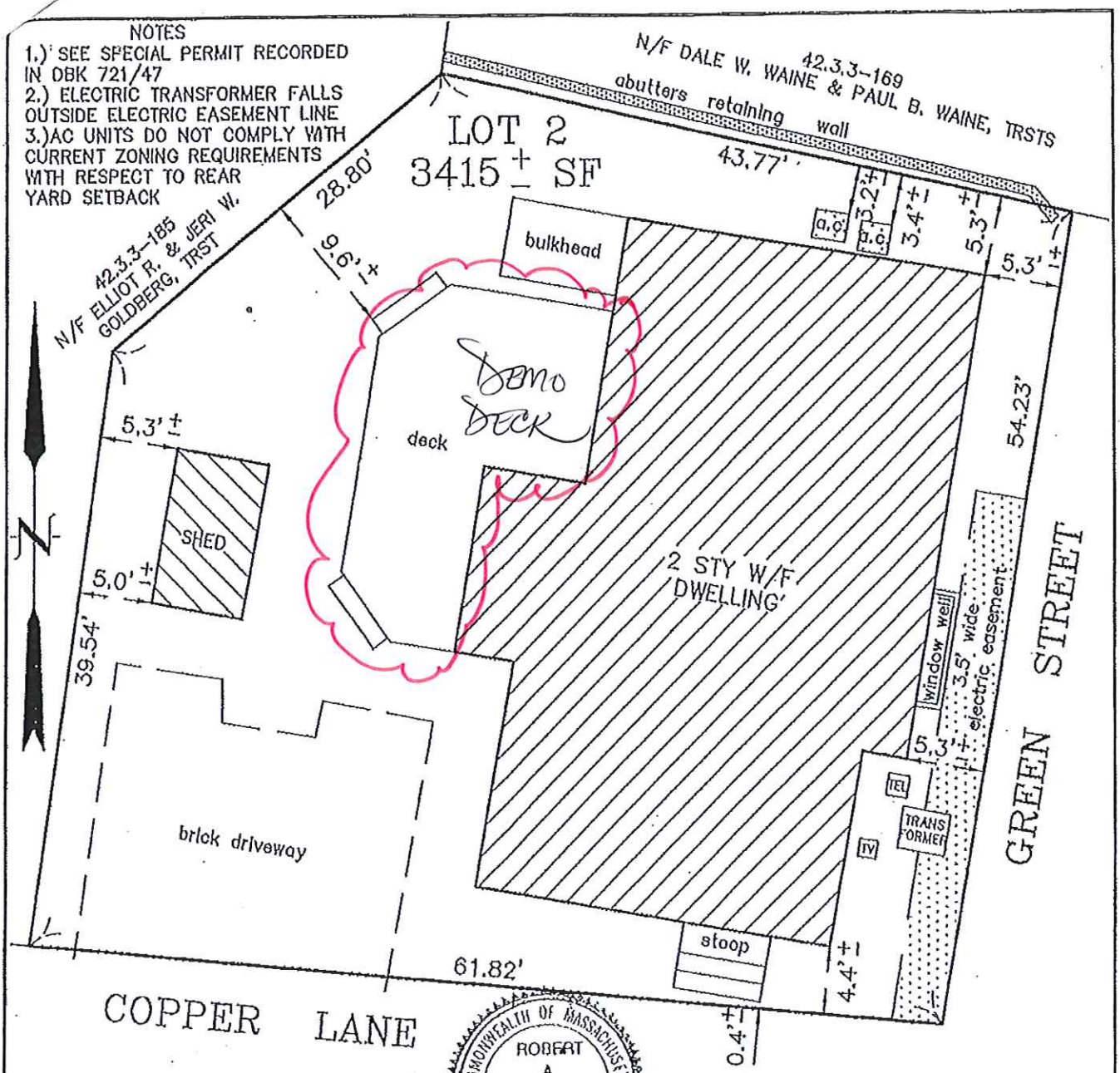
Property ID	10078
Location	8 COPPER LN
Owner	MCINERNEY WILLIAM P & MARYROSE HANNON

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 0 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50% (30% for lots < 5000 sf)
EXISTING G.C.R.: 34.9% ± EXISTING G.C.: 1190 sf ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86, REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
N.B. 21/70

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: MAY 12, 2014

DEED REFERENCE: DBK 1034, PG 112
PLAN REFERENCE: PLBK 14, PG 44
ASSESSOR'S REFERENCE:
MAP: 42.3.3 PARCEL: 134
PREPARED FOR: WILLIAM P. McINERNEY & MARYROSE HANNON McINERNEY

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1232



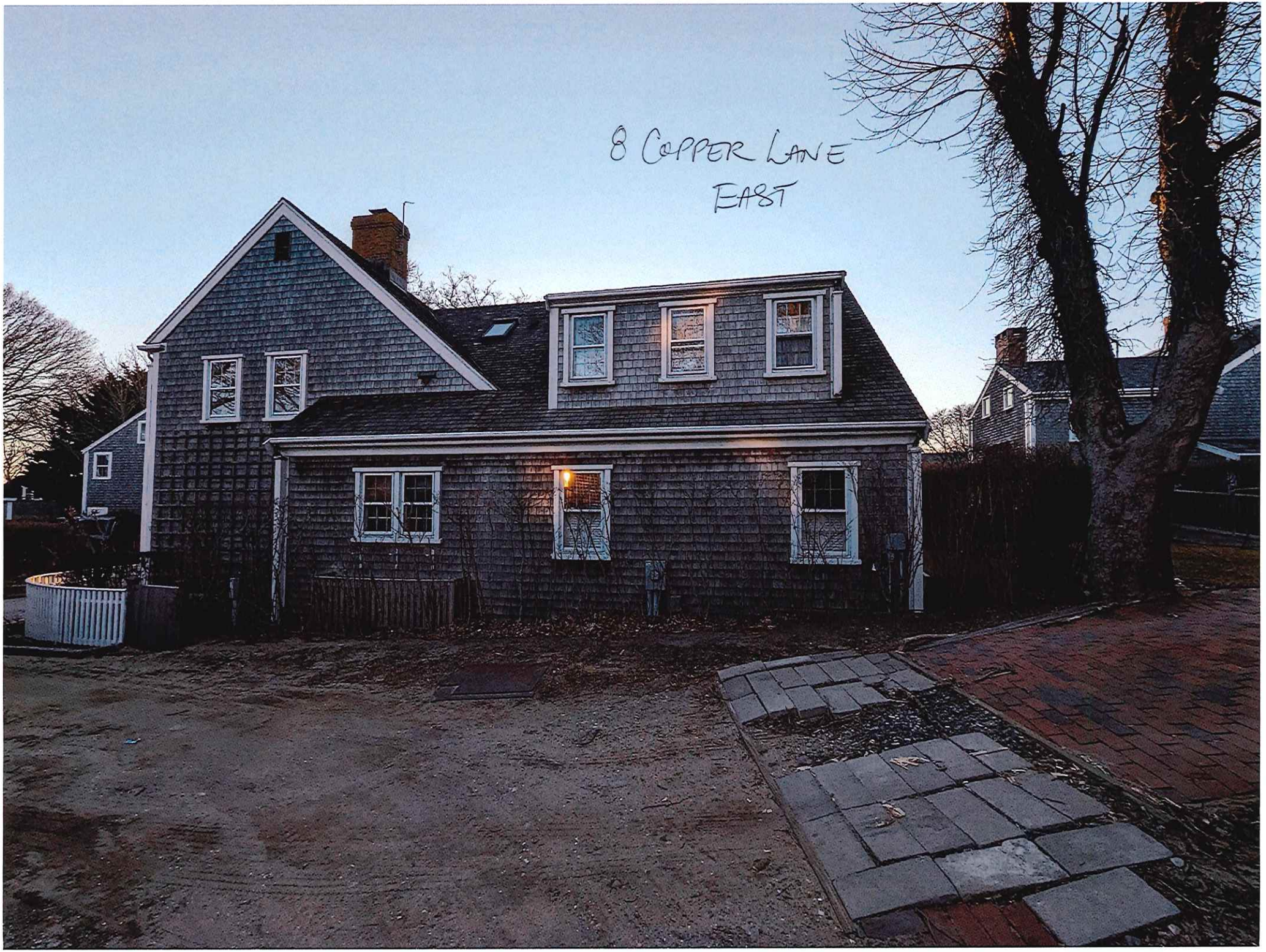
TPM ACK LLC	FRONT PATIO	REVISIONS	01
	8 COPPER LANE	MM/DD/YY / REMARKS	A

8 COPPER LANE

REPLACEMENT PATIO


8 COPPER LANE SOUTH


8 COPPER LANE
WEST / SOUTH


8 COPPER LANE
EAST

ADDRESS: 11 SONDERSET RD.
DATE HEARD: JAN 28, 2025
SITTING BOARD: WELCH, POHL, CAMP, MCKEOD, PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 3/24/25
X	Address & HDC Case Number (ie HDC2020-05-0265): 11 SONDERSET RD. (COULDN'T FIND)
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 3/22/25

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°: 56 PARCEL N°. 96

Street & Number of Proposed Work: 11 Somerset Rd

Owner of record: CLIFFORD J. WILLIAMS

Mailing Address: P.O. BOX 3892
NANTUCKET, MA 02584

Contact Phone #: 508-360-5165 E-mail: CLIFF

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 20 GREGLEN .
NANTUCKET, MA

Contact Phone #: 508 228 0689 E-mail: STRUCTURESUNLTD@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2024-01-9780

☐ 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: PRESTON MANCHESTER HOUSE

Original Date: 1950

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REBUILD PORTICO PER PLAN.
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 12" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

IV. NEW BUSINESS 1/07/2025

1. NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
6A Marble Way LLC	Marble Way (lot 5)	New Dwelling	66/103	K. Megna

Sitting: Welch, Pohl, Oliver, Camp, MacLeod
Alternates: Paul, Thornewill, Patten
Public Comment: Lindsay Congleton: is making sure the design is in tune with the neighborhood's aesthetic, keeping the buildings subtle and not imposing. The driveway layout, vegetation, and the overall positioning to make sure the property feels more integrated with its surroundings, rather than standing out too much.

Victoria Ewing: feeling positive about the design in terms of aligning it with the neighborhood's aesthetic, particularly with how the houses are positioned to look more like single-family dwellings. However, her concern about the setbacks and how close the buildings are to the property line, especially in the context of the surrounding area, is valid. The fact that the property is in an established development of single-story homes and you're looking at something two stories might create a noticeable change in the streetscape, even if there's plenty of vegetation. As for the parking and access, it sounds like the way the houses are staggered is helping mitigate the potential for a cramped look. Still, the proximity to the road is something the board might need to take a closer look at to ensure the balance between privacy, spacing, and neighborhood character is maintained.

BOARD DISCUSSION: The conversation is adjusting design elements to improve visual balance, while also considering how the layout and green space affect the overall feel of the site.

MOTION: Motion to hold for revisions and the site plan information made by Val – Carried Oliver, Camp, Macleod, Pohl, Welch(aye)

2. NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
Clifford A Williams	11 Somerset Rd	Portico	59/96	Structures

Sitting: Welch, Pohl, Camp, MacLeod, Paul
Alternates: Patten
Representative: Clifford Williams
Presentation:
Public Comment:
Holly Backus: highlights some areas that could be adjusted to better fit the aesthetic, the stoop seems too wide, and the entablature might be too heavy for the structure. She also suggesting that the proportions could be toned down, especially in the entry area, to better align with the scale of the house.

BOARD DISCUSSION: There is agreement that the general concept is fine, but the building feels top-heavy, especially when viewed from the side. Suggestions include lightening the upper portion and adjusting the proportions to create a more balanced visual.
While the design feels formal, it's generally acceptable. However, some feel the design could be simplified, particularly due to the rural setting. A more traditional farmhouse appearance is suggested as a reference. The proposed color scheme is white, which may create concerns about the upper portion appearing too heavy. A suggestion to use an off-white or silver-platinum shade is offered as a potential solution. There's a suggestion to look at similar historical structures nearby, particularly those with well-proportioned porticos, to draw inspiration for the design.

Motion: Motion to hold for revisions made by Abby – Carried Paul Camp, Macleod, Pohl, Welch(aye)

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

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



Property Information

Property ID	4064
Location	11 SOMERSET RD
Owner	WILLIAMS CLIFFORD J

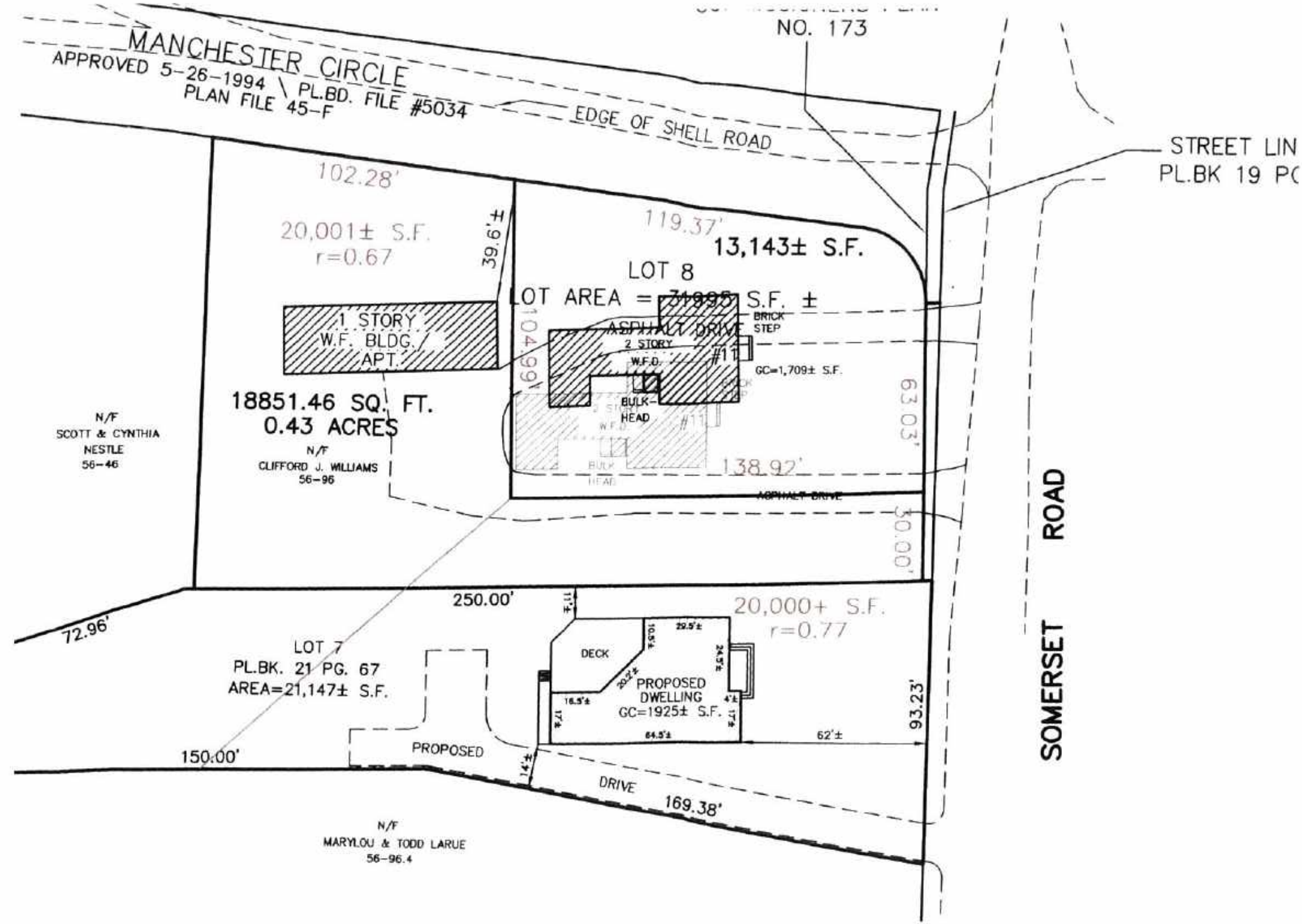
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

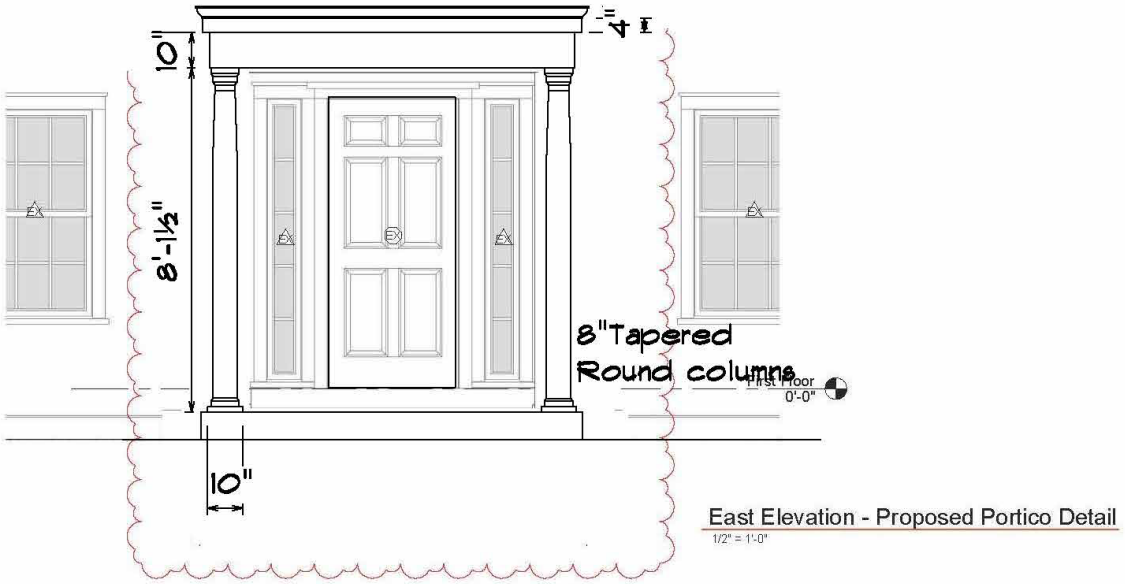

MANCHESTER CIRCLE
APPROVED 5-26-1994 \ PL.BD. FILE #5034
PLAN FILE 45-F
EDGE OF SHELL ROAD
NO. 173
STREET LIN
PL.BK 19 PC
102.28'
20,001± S.F.
r=0.67
39.6'±
119.37'
13,143± S.F.
LOT 8
LOT AREA = 71895 S.F. ±
1 STORY
W.F. BLDG.
APT.
ASPHALT DRIVE
BRICK
STEP
2 STORY
W.F.D.
#11
GC=1,709± S.F.
104.99'
63.03'
BULK-
HEAD
18851.46 SQ. FT.
0.43 ACRES
N/F
CLIFFORD J. WILLIAMS
56-96
138.92'
ASPHALT DRIVE
N/F
SCOTT & CYNTHIA
NESTLE
56-46
100.00'
250.00'
72.96'
20,000+ S.F.
r=0.77
LOT 7
PL.BK. 21 PG. 67
AREA=21,147± S.F.
DECK
PROPOSED
DWELLING
GC=1925± S.F.
93.23'
62'±
PROPOSED
DRIVE
150.00'
14'±
169.38'
N/F
MARYLOU & TODD LARUE
56-96.4
SOMERSET
ROAD



Existing Portico

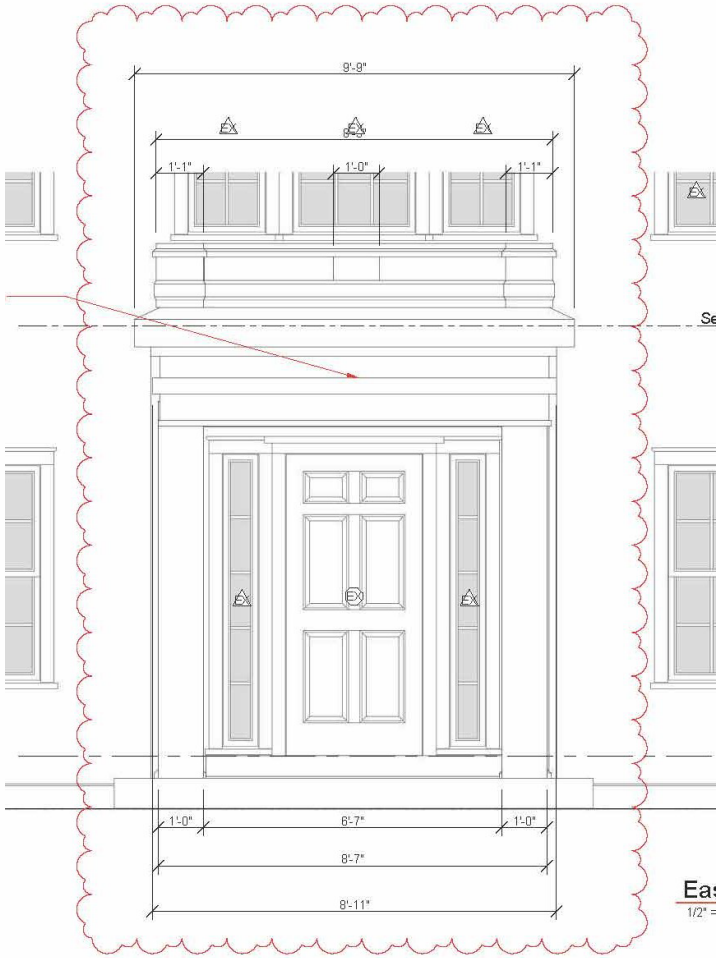
31 Somerset Road

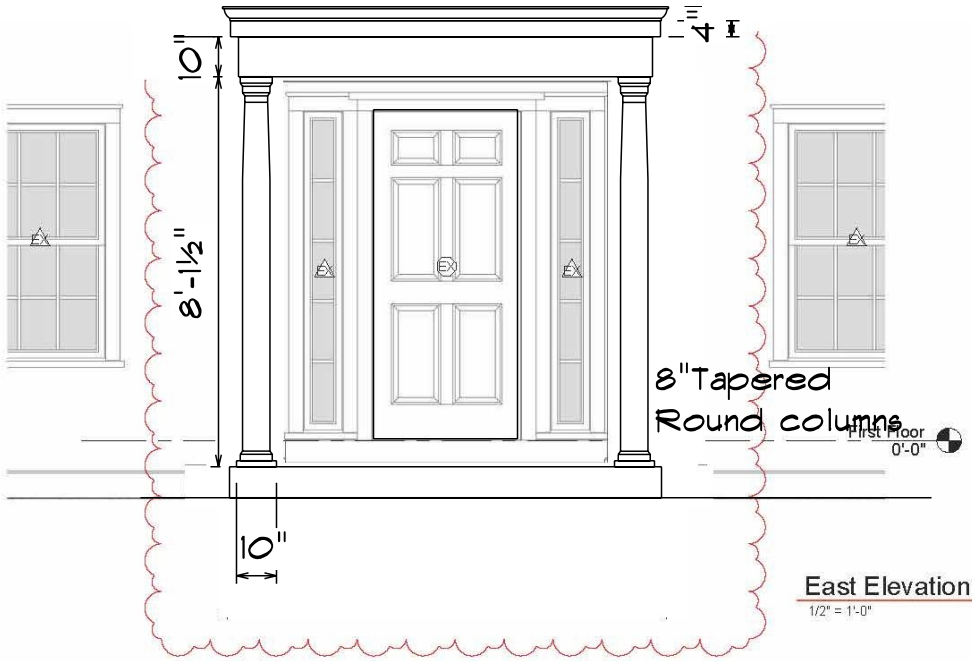
Proposed



East Elevation - Proposed Portico Detail
1/2" = 1'-0"

Previous





East Elevation - Proposed Portico Detail

1/2" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: May 5th, 2025
✓	HDC Case Number (ie HDC2020-05-0265): HDC2025-03-12200
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: May 5th, 2025



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

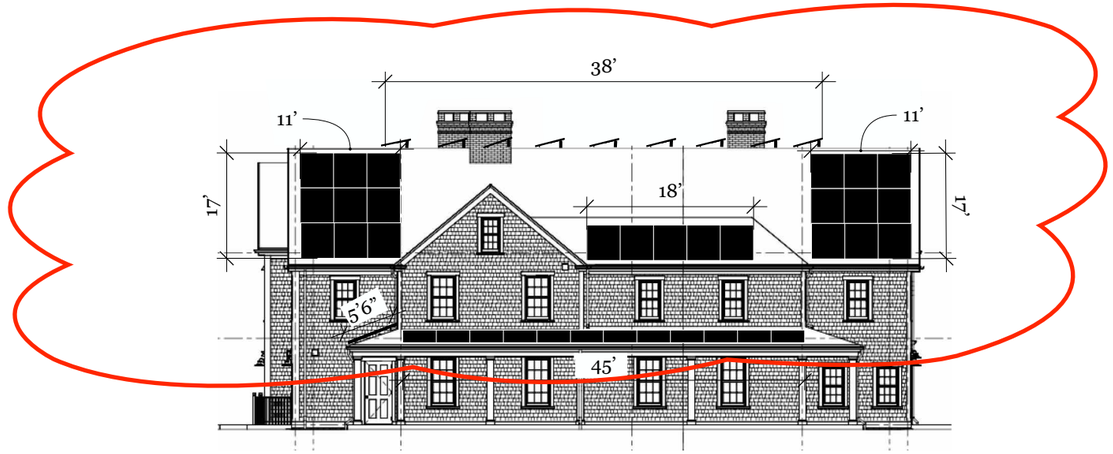
	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2	04/30/25	Submitted for old business HDC & permitting review.
3		
4		
5		

PV 01

PROPOSED LOCATION OF (122) ALL BLACK PV MODULES TO ROOFTOP



NORTH ELEVATION



EAST ELEVATION

ACK SMART
(508) 257-1786
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ELEVATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
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Map: 67	Parcel: 917

REVISIONS

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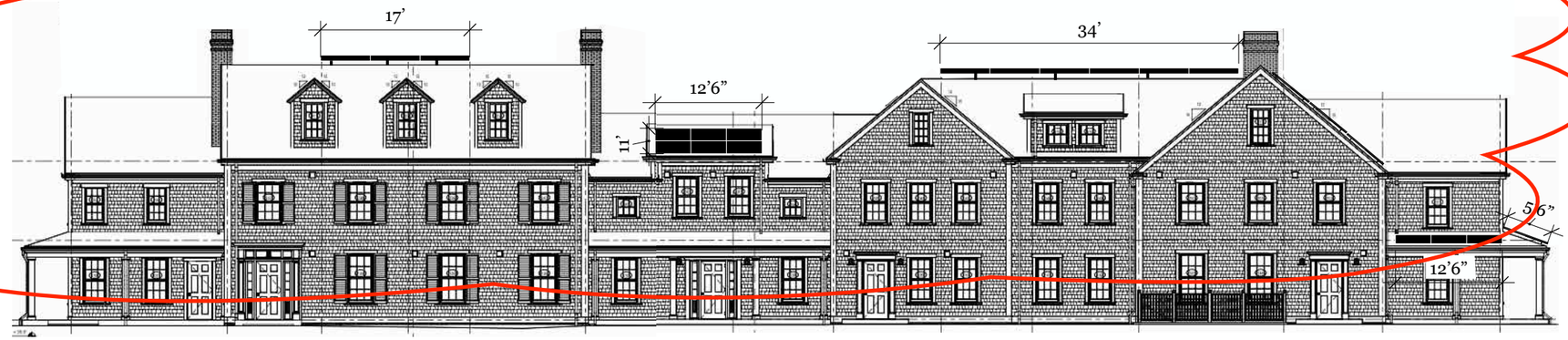
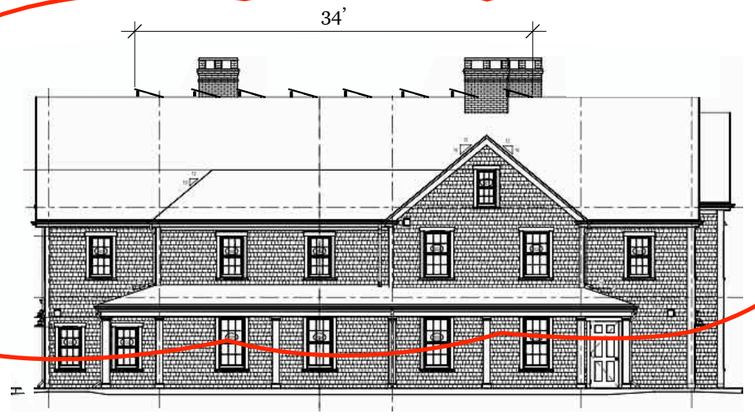
3		
4		

PV 02

PROPOSED LOCATION OF (122) ALL BLACK PV MODULES TO ROOFTOP



SOUTH ELEVATION



PROPOSED LOCATION OF (122) ALL BLACK PV MODULES TO ROOFTOP

WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

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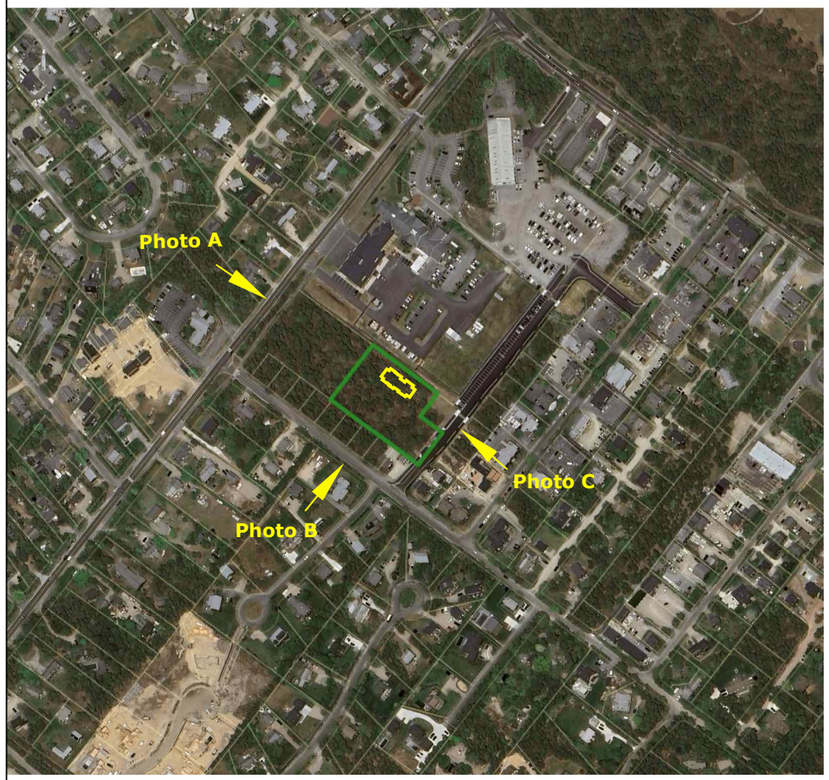
3		
4		

PV 03



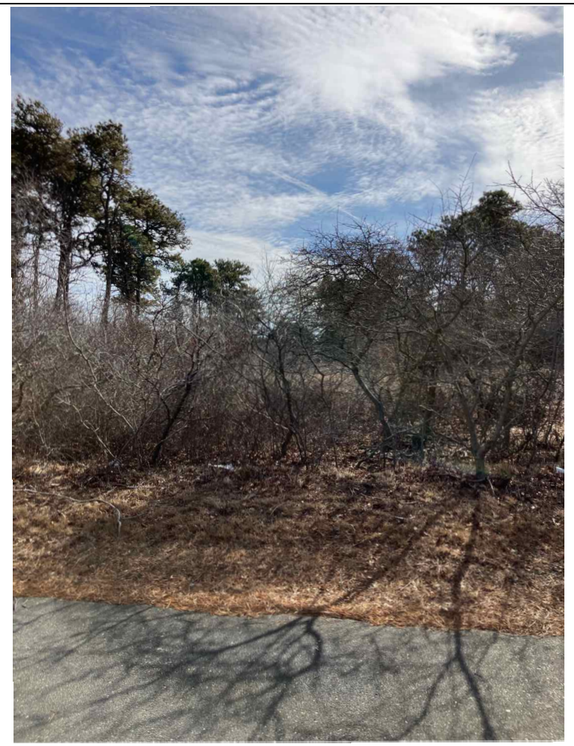


PHOTO A



PHOTO C



PHOTO B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
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REVISIONS

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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[2].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

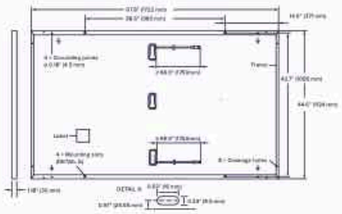
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

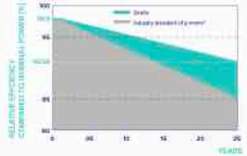


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[4]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[5]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[4] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2021-06_Rev04_NA

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2	04/30/25	Submitted for old business HDC & permitting review.
3		
4		

PV 05

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: May 5th, 2025
✓	HDC Case Number (ie HDC2020-05-0265): HDC2025-03-12202
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

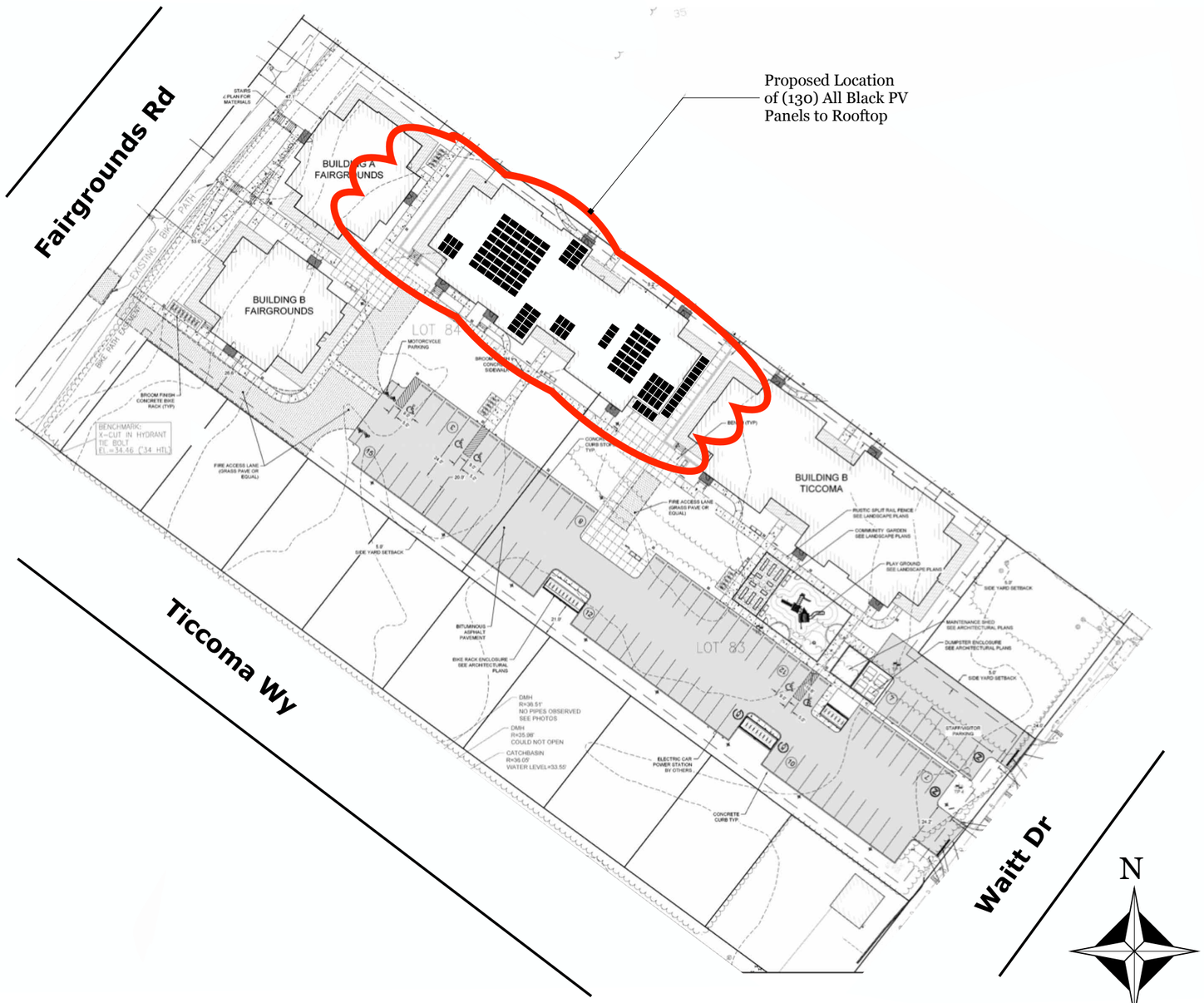
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: May 5th, 2025



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

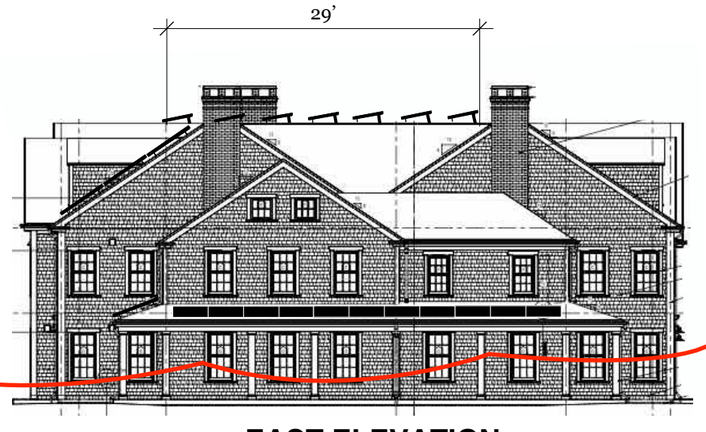
	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2	4/30/25	Resubmitted for Old Business
3		
4		
5		

PV 01



NORTH ELEVATION

PROPOSED LOCATION OF (130) ALL BLACK PV MODULES TO ROOFTOP



EAST ELEVATION

PROPOSED LOCATION OF (130) ALL BLACK PV MODULES TO ROOFTOP

SCALE: 1” = 16’

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www.ACKsmart.com

ELEVATIONS

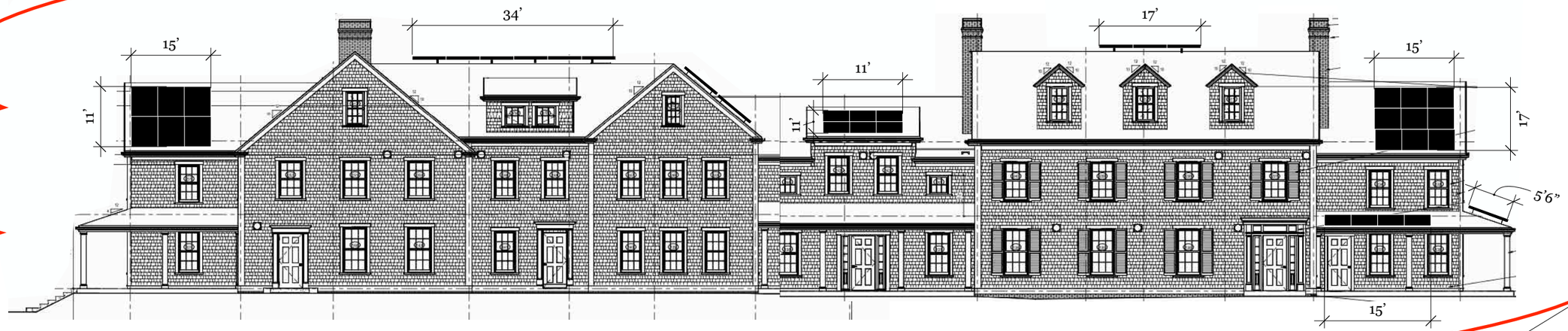
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

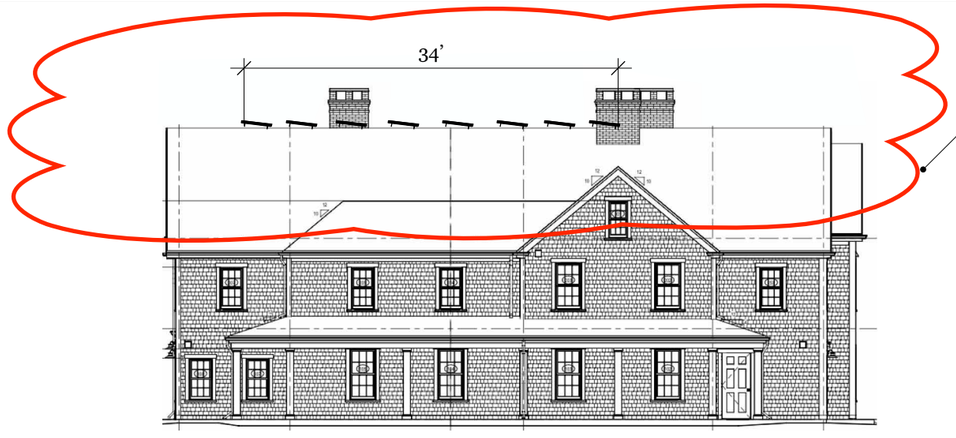
1	2/26/25	Submitted for HDC & permitting review.
2	4/30/25	Resubmitted for Old Business
3		
4		

PV 02



SOUTH ELEVATION

PROPOSED LOCATION OF (130) ALL BLACK PV MODULES TO ROOFTOP



PROPOSED LOCATION OF (130) ALL BLACK PV MODULES TO ROOFTOP

WEST ELEVATION

SCALE: 1” = 16’

ACK SMART
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ELEVATIONS

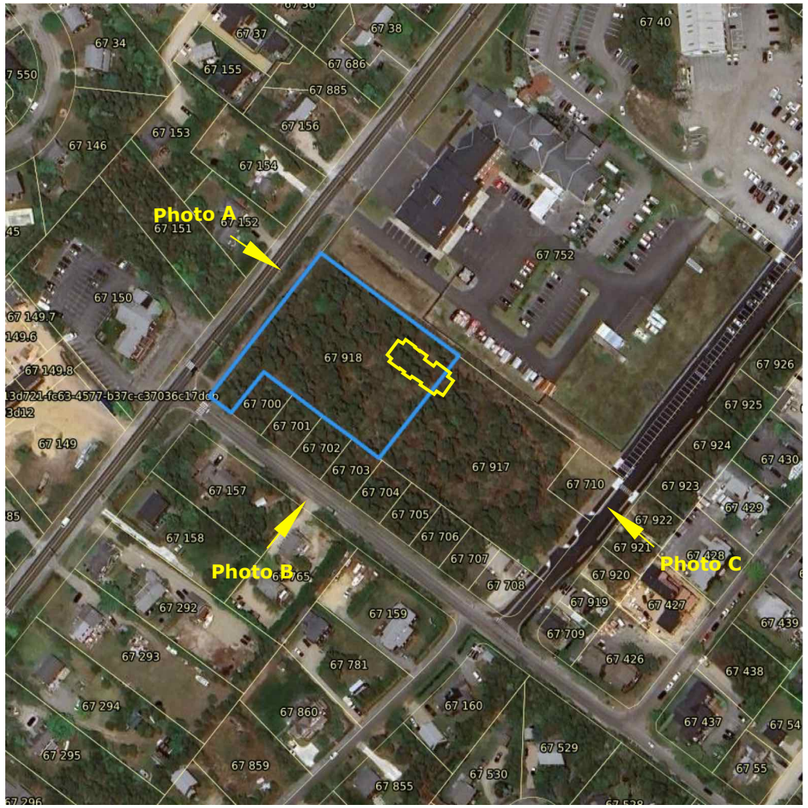
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2	4/30/25	Resubmitted for Old Business
3		
4		

PV 03



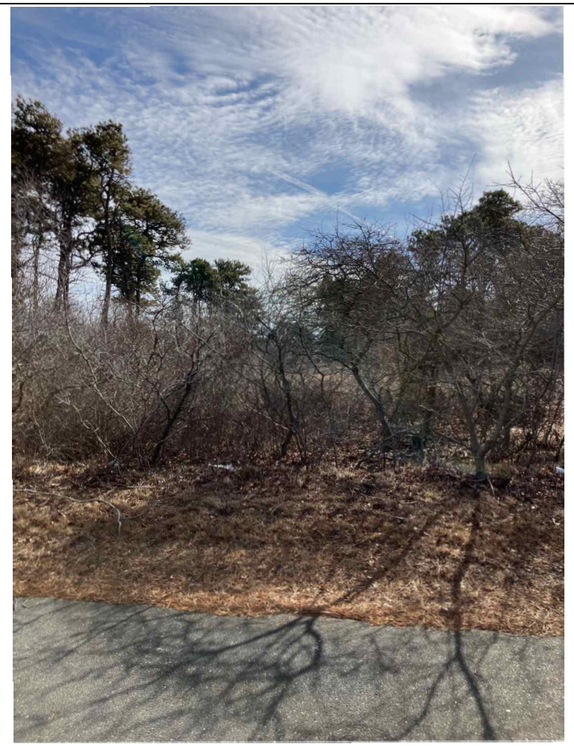


PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

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2	4/30/25	Resubmitted for Old Business
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[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

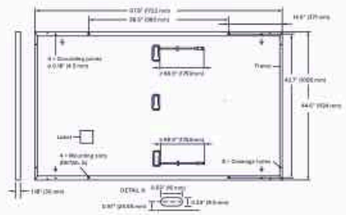
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

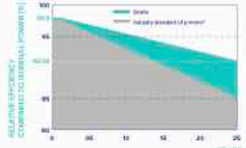


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[4]		[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs/ft²]	169 (8100 Pa) / 75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant.
Quality Controlled PV - TÜV Rheinland.
IEC 61215:2016, IEC 61730:2016.
U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA, 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2021-08_Rev04_EN

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2	4/30/25	Resubmitted for Old Business
3		
4		

PV 05

ADDRESS: 85 Orange Street 55.4.1/27

DATE HEARD: 4/29/25

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

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 5.7.25
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10613 85 Orange Street Addition
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
×	One set reduced plans: 8 ½ x11
×	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
×	Submit documents to PLUS at 2 Fairgrounds Road
×	Signed Affidavit: see below

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

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

Signature: _____ Date: 9/4/24

oak
DEVELOPMENT
& DESIGN

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



85 Orange St Renovation Proposal

To the HDC,

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



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

before



EXISTING ELEVATION EAST

after



PROPOSED ELEVATION EAST

REVISION 10
Issued for Building Permit
05/07/25

85
MAIN HOUSE

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





MATCH DETAILS IN HISTORICAL PHOTO FROM 1890 (EXCEPT WINDOWS)

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

07/25/24

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

476_85 Orange Street
Nantucket MA PJ

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

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

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

East Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER: A1

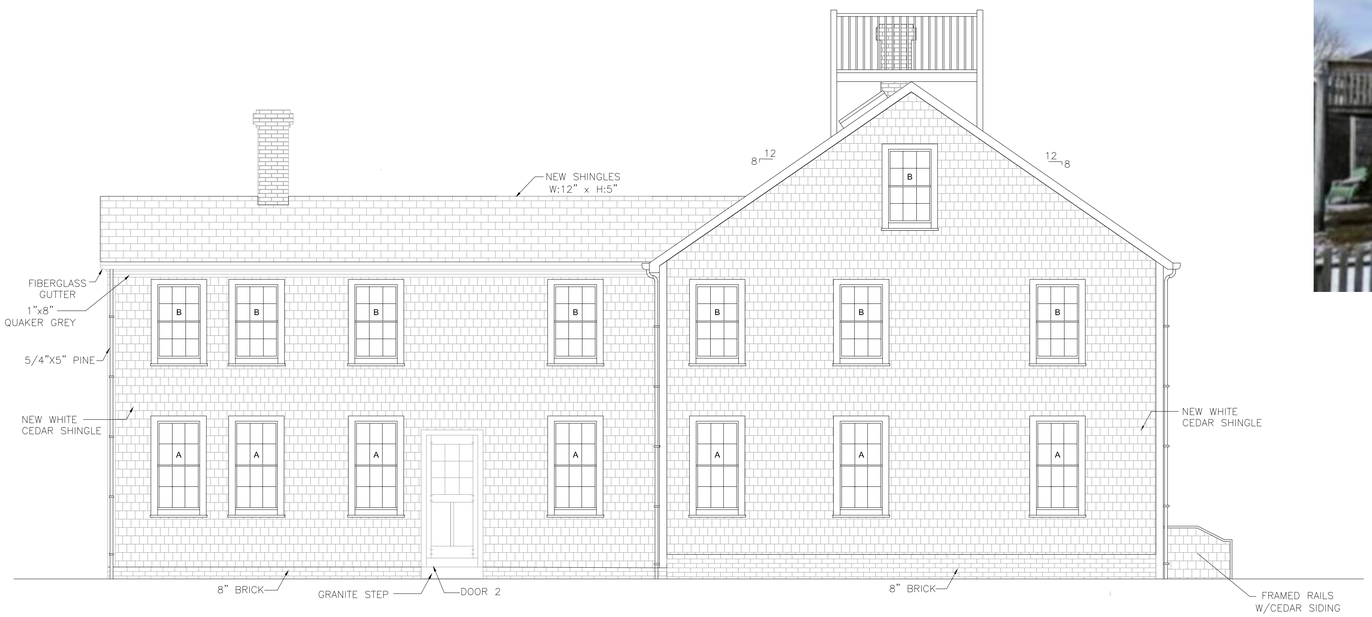
before



EXISTING SOUTH ELEVATION



after



PROPOSED SOUTH ELEVATION

REVISION 10
Issued for Building Permit
05/07/25

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

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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

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

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

South Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A2

before



EXISTING WEST ELEVATION

after



PROPOSED WEST ELEVATION

REVISION 10
Issued for Building Permit
05/07/25

07/25/24

476_85 Orange Street
Nantucket MA PJ

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

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

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

West Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A3

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before

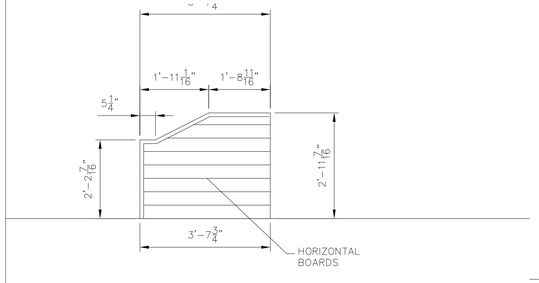


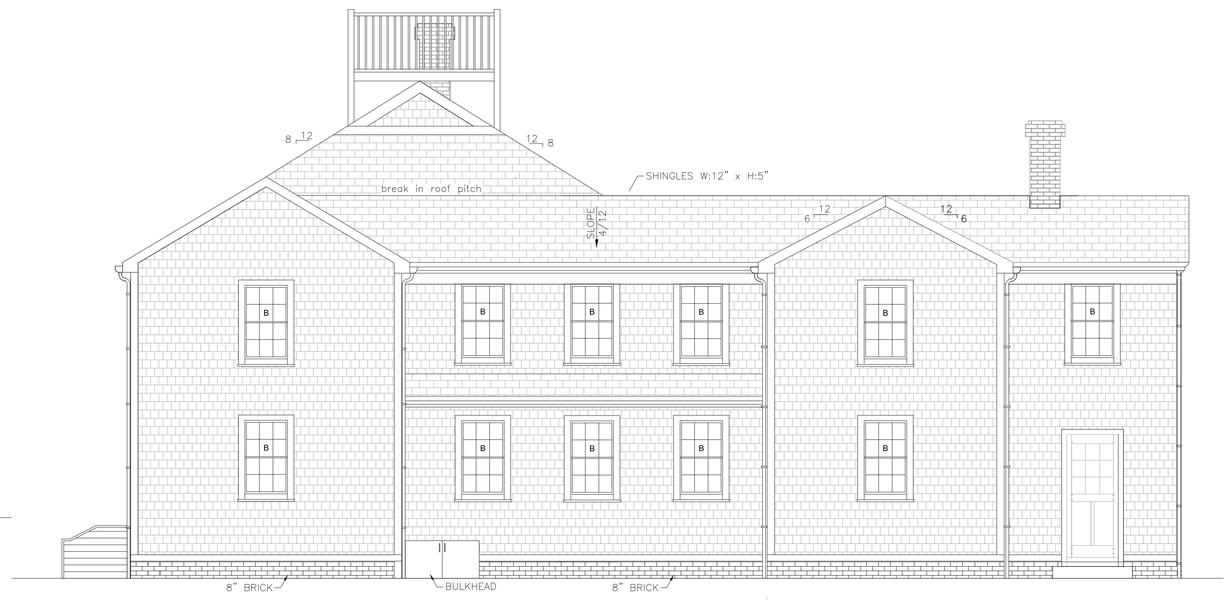
EXISTING NORTH ELEVATION





after





PROPOSED NORTH ELEVATION

REVISION 10
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05/07/25

07/25/24

476_85 Orange Street
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Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/25/24		Reviewed By:

North Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A4

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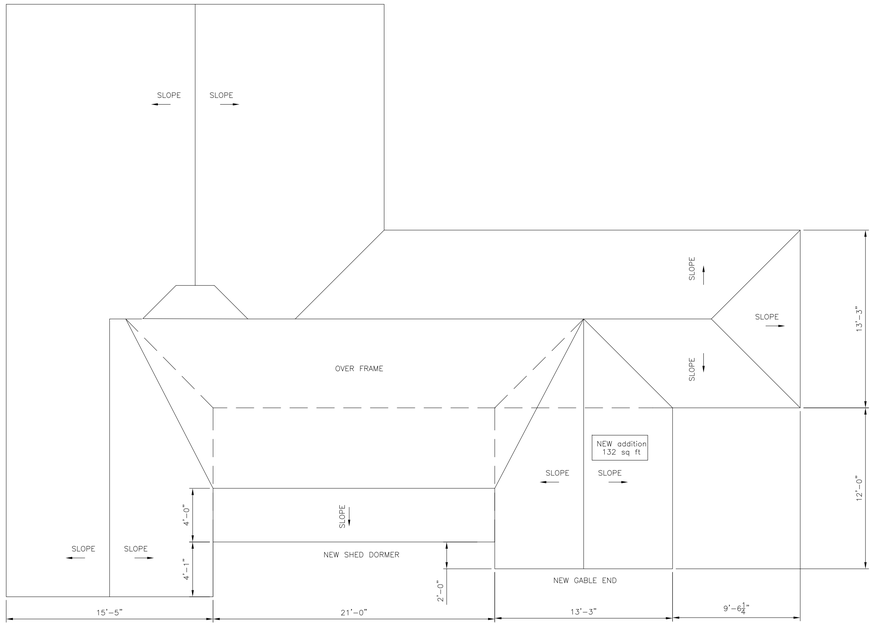
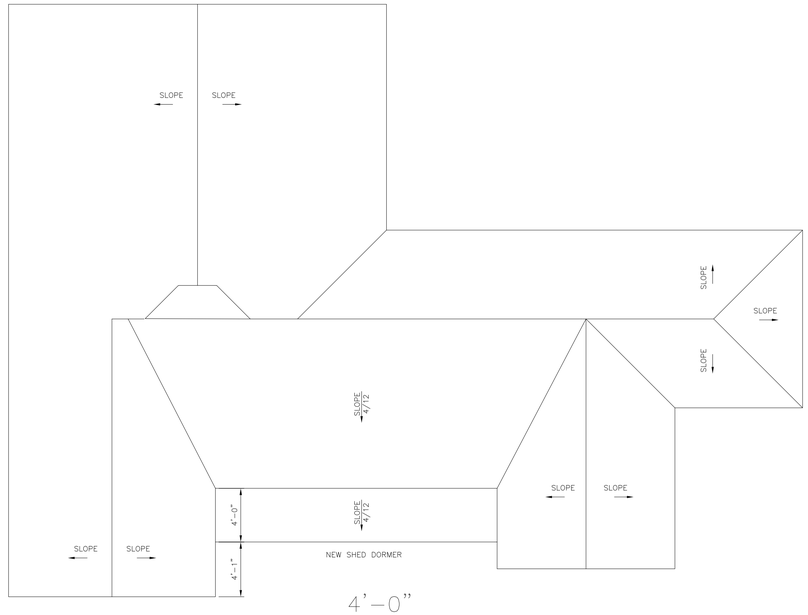
after

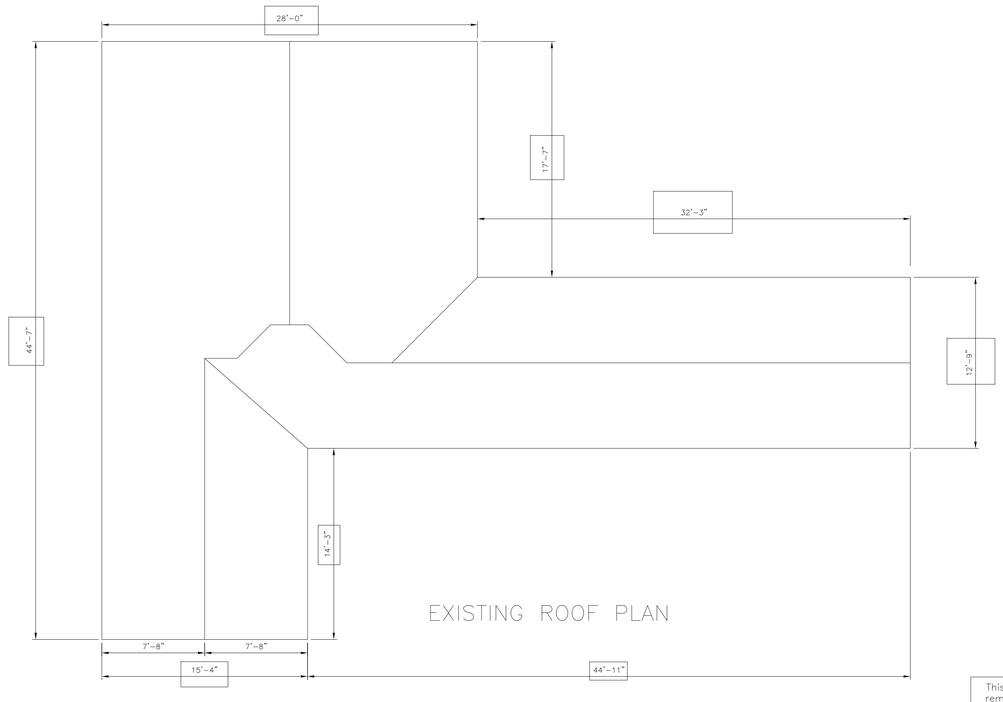


2'-0"
REVISED ROOF PLAN



4'-0"
REVISED ROOF PLAN

before



EXISTING ROOF PLAN

REVISION 10
Issued for Building Permit
05/07/25

COMMONWEALTH OF MASSACHUSETTS
PAUL BONARRIGO
STRUCTURAL
NO. 47445
REGISTERED PROFESSIONAL ENGINEER

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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

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

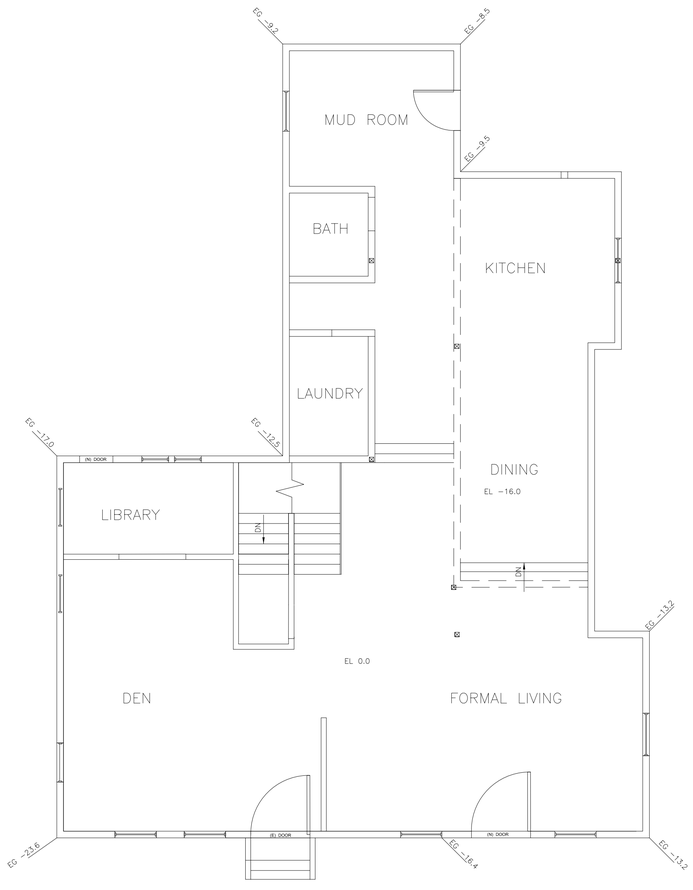
Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Roof Plans

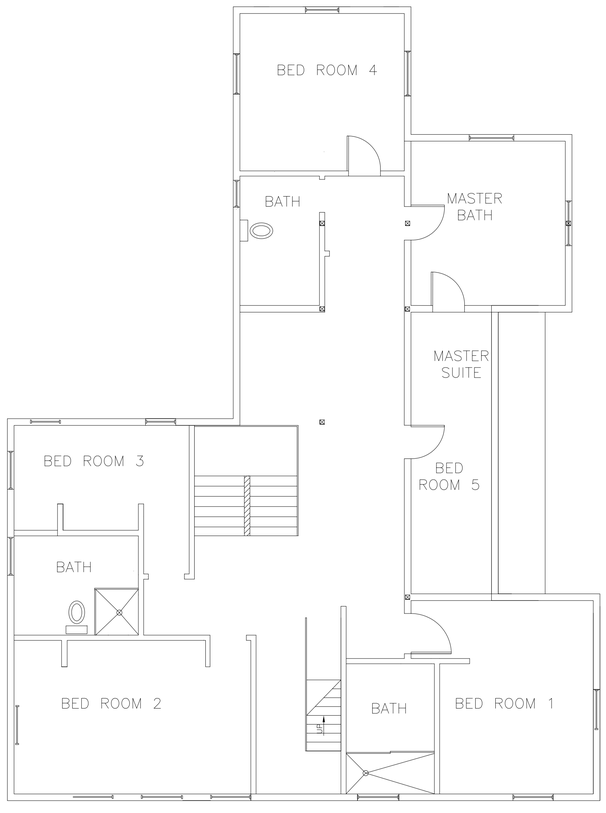
85 Orange Street Nantucket, MA

DRAWING NUMBER A5

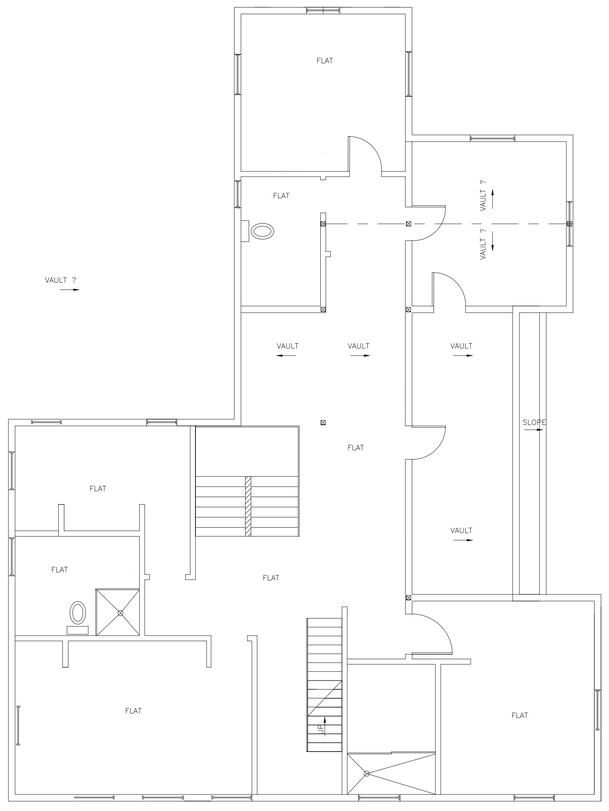
REVISION 10
Issued for Building Permit
05/07/25



REVISED FIRST FLOOR PLAN
85 Orange Street
Front of house



REVISED SECOND FLOOR PLAN
85 Orange Street
Front of house



REVISED SECOND CEILING PLAN
85 Orange Street
Front of house

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

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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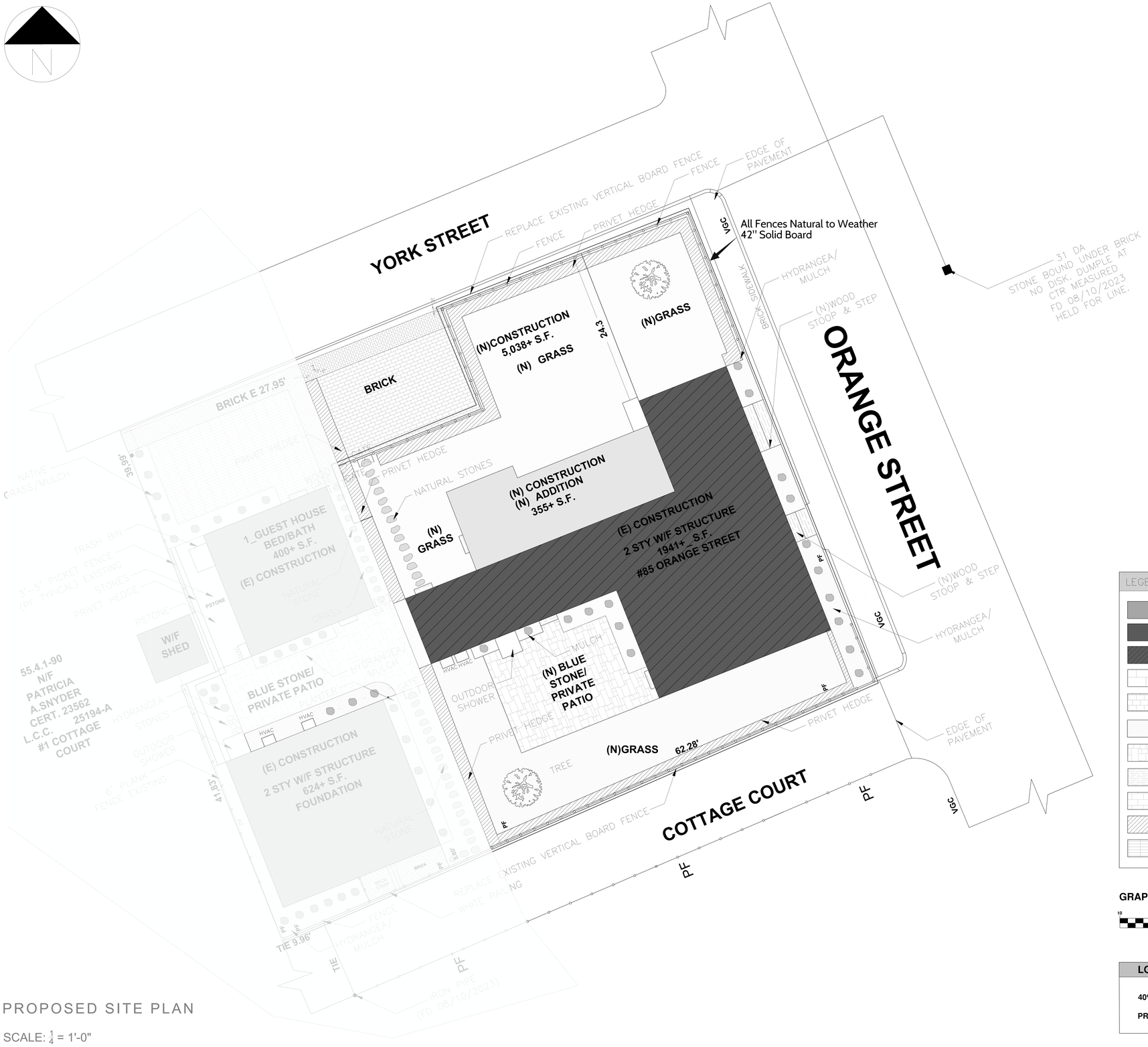
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Floor Plans

85 Orange Street Nantucket, MA

DRAWING NUMBER A6



PROPOSED SITE PLAN

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

LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

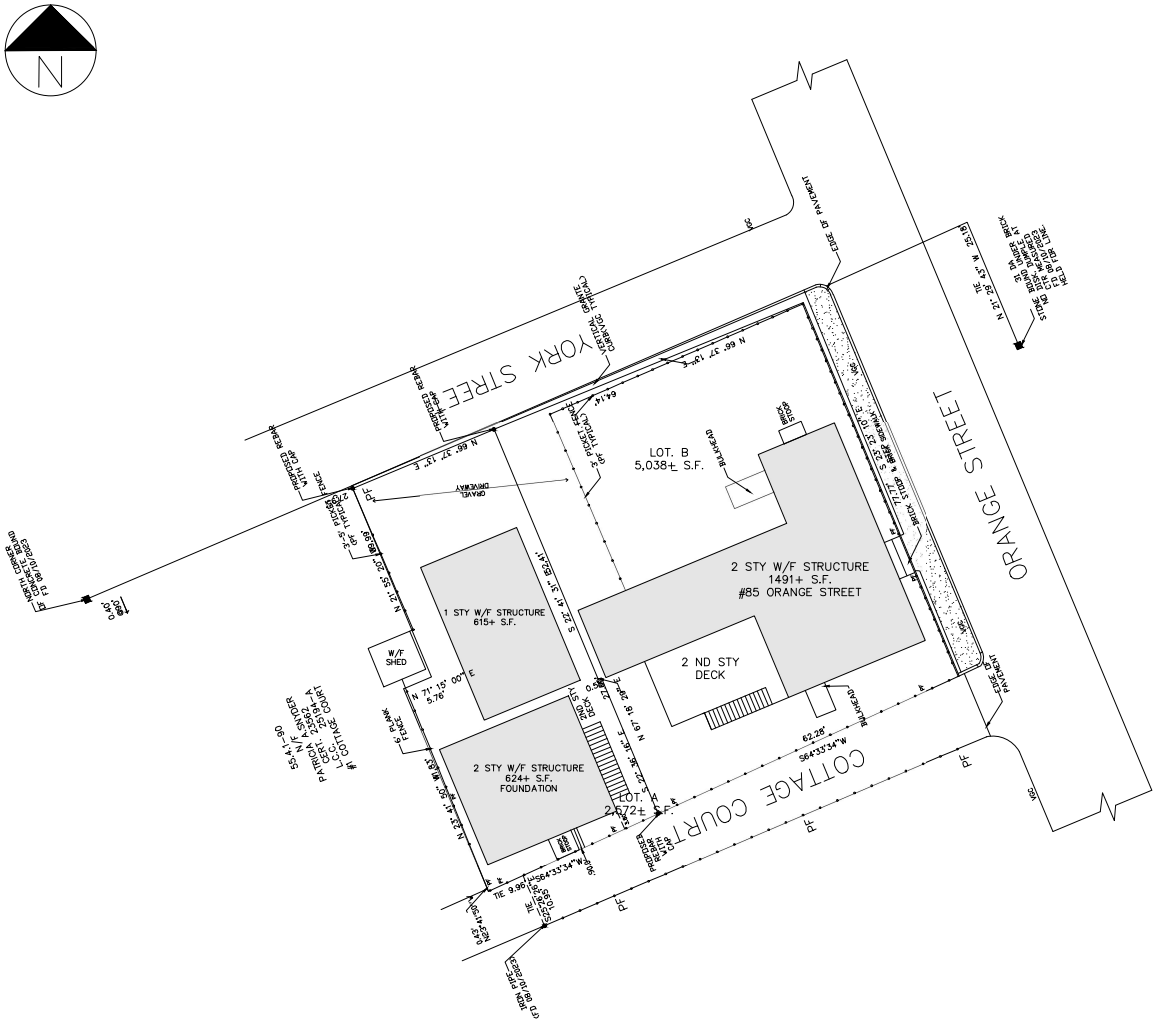
TITLE SHEET

PROPOSED SITE
85 ORANGE

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

SHEET

A1-1


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

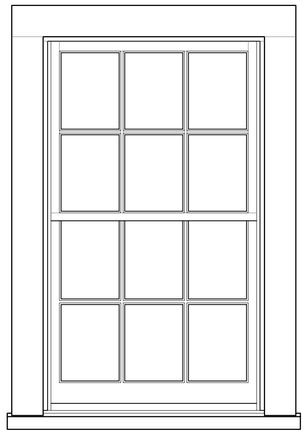


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

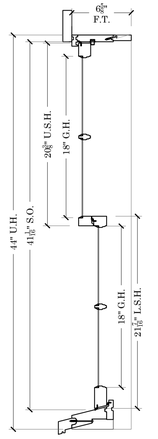
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

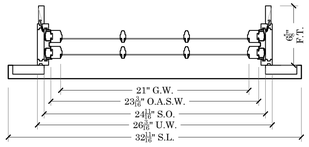
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



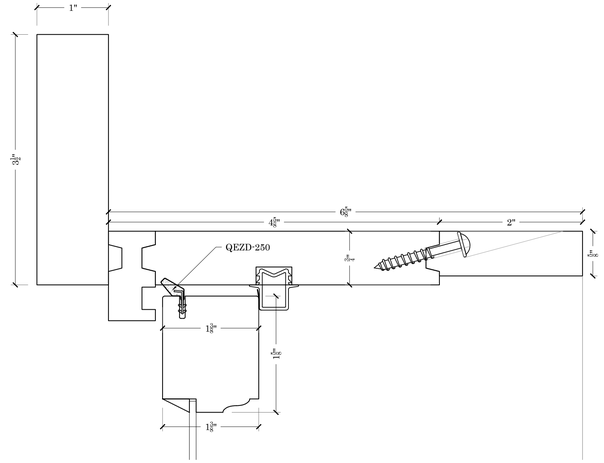
1 / 1 ELEVATION
SCALE 1-1/2"=1'

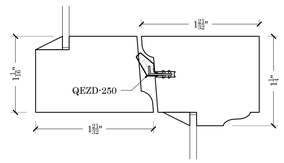


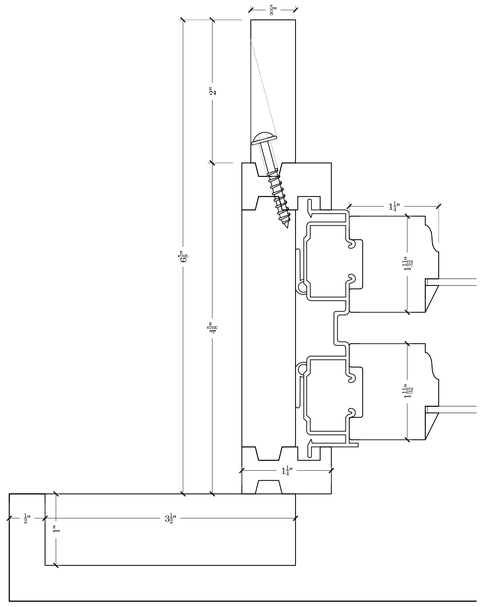
B / 1 SECTION
SCALE 1-1/2"=1'

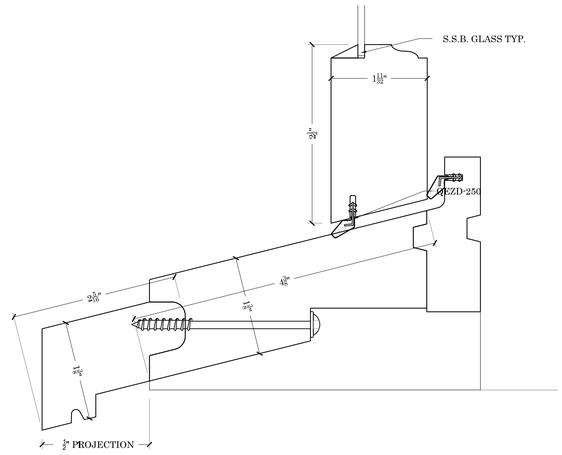


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

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

EGRESS INFO.

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

STANDARD

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

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

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

GENERAL NOTES

-

GLASS SCHEDULE

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

MATERIAL AND FINISH SCHEDULE

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

SIGN OFF NOTES

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

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

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

HARDWARE

-	-

SUB./REVISION

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

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 05.08.25
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 05.08.25

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 04.29.25
68 Shawkemo Rd / CNV Surf, LLC
44 / 5
New Dwelling
Sitting Board: Paul, Oliver, MacLeod, Camp, Welch

Oliver: I appreciate lowering the height, that was great. I think that really makes the middle mass appear more like the main mass. I also think that modifying the dormers was positive. I'm wondering if the porch should continue across to the east, all away around the corner. That would make it look more cohesive. The second-floor deck on the rear is large but I'm not sure from far aware whether that would be perceived.

Camp: I went by there this afternoon, and I noticed how much vegetation is along the road and I appreciate where it is sited as it is tucked in the corner and looking out to the creaks. To me it's' about the vegetation as I think the architecture is fine.

MacLeod: I think the south-west perspective is the one you're going to view from the road and will be the main view. What I noticed along the site is there are a lot of cedars but the undergrowth is not there. I'm relieved to hear that it's the intention to fill out the landscaping and retain what's already there. I appreciate the porch suggestion but it made it look taller. It would be great if the side gables were a little smaller. I think there is a long sweep of un-accessible terrain between here and the water where you could see it publicly. Those concerns I would have about the back are not so much a concern due to the lack of visibility.

Paul: Matt you've addressed my concerns architecturally. That porch was a nice simple move that made all the difference. I think all the adjustments you've made make a lot of sense. I'm intrigued by Val's suggestion to extend the porch. The only concern I have is how you will deal with the grade because it looks like you'll end up with a full walk-out on one side and a lot of retainage to take that high grade. Architecturally I have no concerns just how it relates to the grade around it which will need to be dealt in some way. I'd like to see the revised contours around the building.

Welch: I'm not going to quibble over the architecture, but I am concerned about the height. You have 7' grade to address and your 20' from the property line. I know this is not on you, but I want to prevent a lot of grade manipulation. I want to see cross sections in both directions through the house.

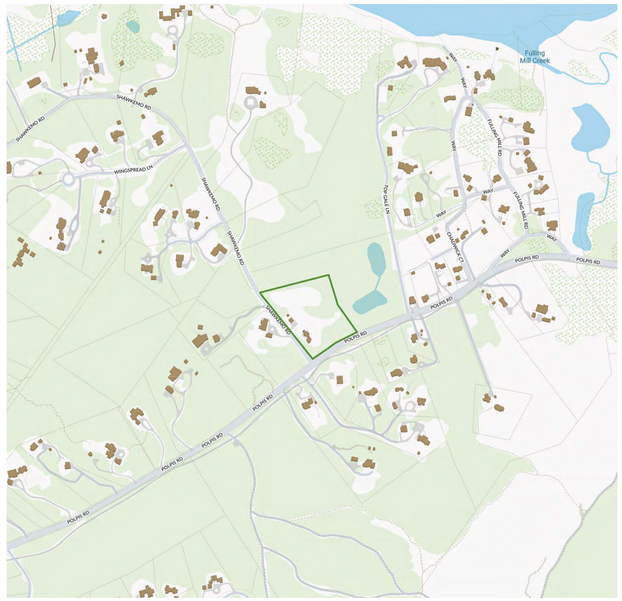
Motion to hold for site plan with proposed grade & two cross sections (Camp)
Carried 5-0 Oliver, Camp, Welch, Paul, McCleod (aye)

CNV SURF, LLC

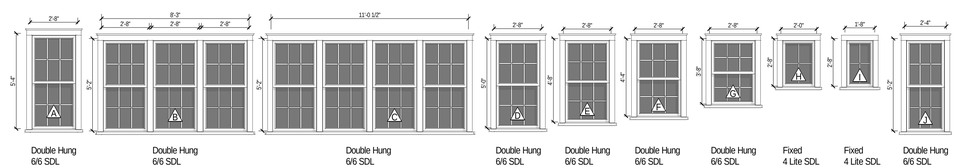
68 Shawkemo Rd
Nantucket, MA 02554

05.08.25

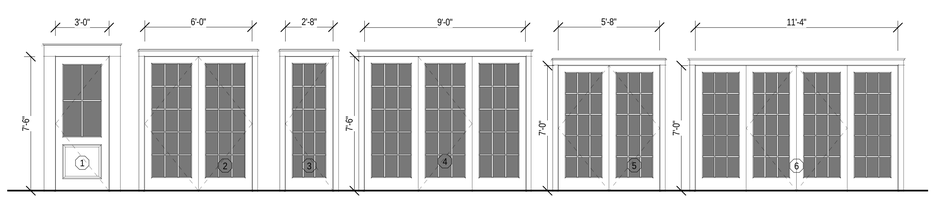
HDC Submission



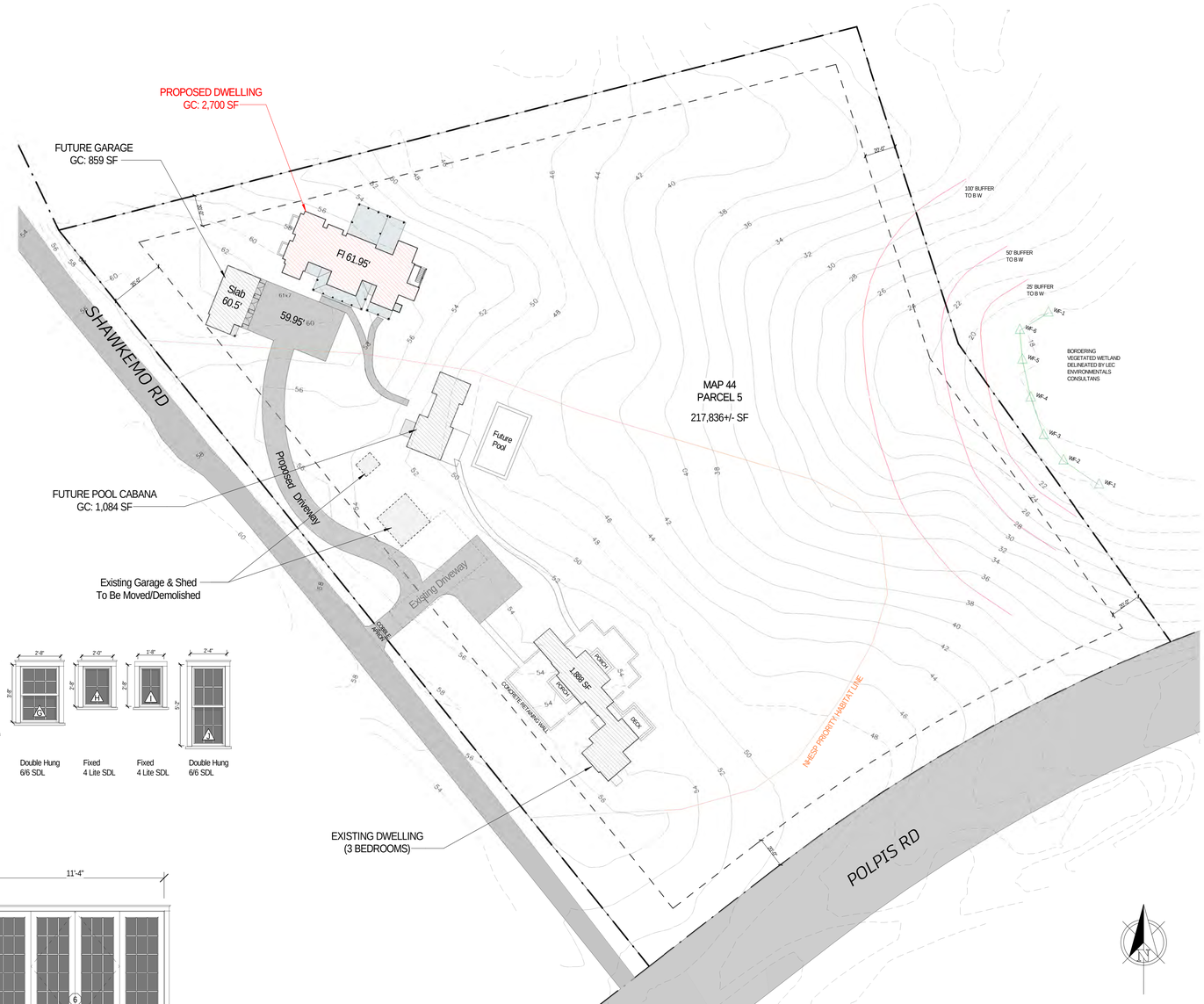
1 **Locus Map**
Not to Scale



2 **Window Legend**
1/4" = 1'-0"



3 **Exterior Door Legend**
1/4" = 1'-0"



4 **Site Plan**
1" = 40'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

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

Site Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200 FT
Front Setback:	35 FT
Side/Rear Setback:	20FT
Lot Size:	217,836 SF +/-
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 6,535 SF +/-
Existing G.C.:	1,888 SF +/-
Proposed G.C.:	2,700 SF +/-
Total Proposed G.C.:	6,531 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Cover Sheet

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G.1.1

2433

05.08.25

HDC Submission



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

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

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

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Existing G.C.:	1,888 SF +/-
Proposed G.C.:	2,700 SF +/-
Total Proposed G.C.:	6,531 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

First Floor Plan

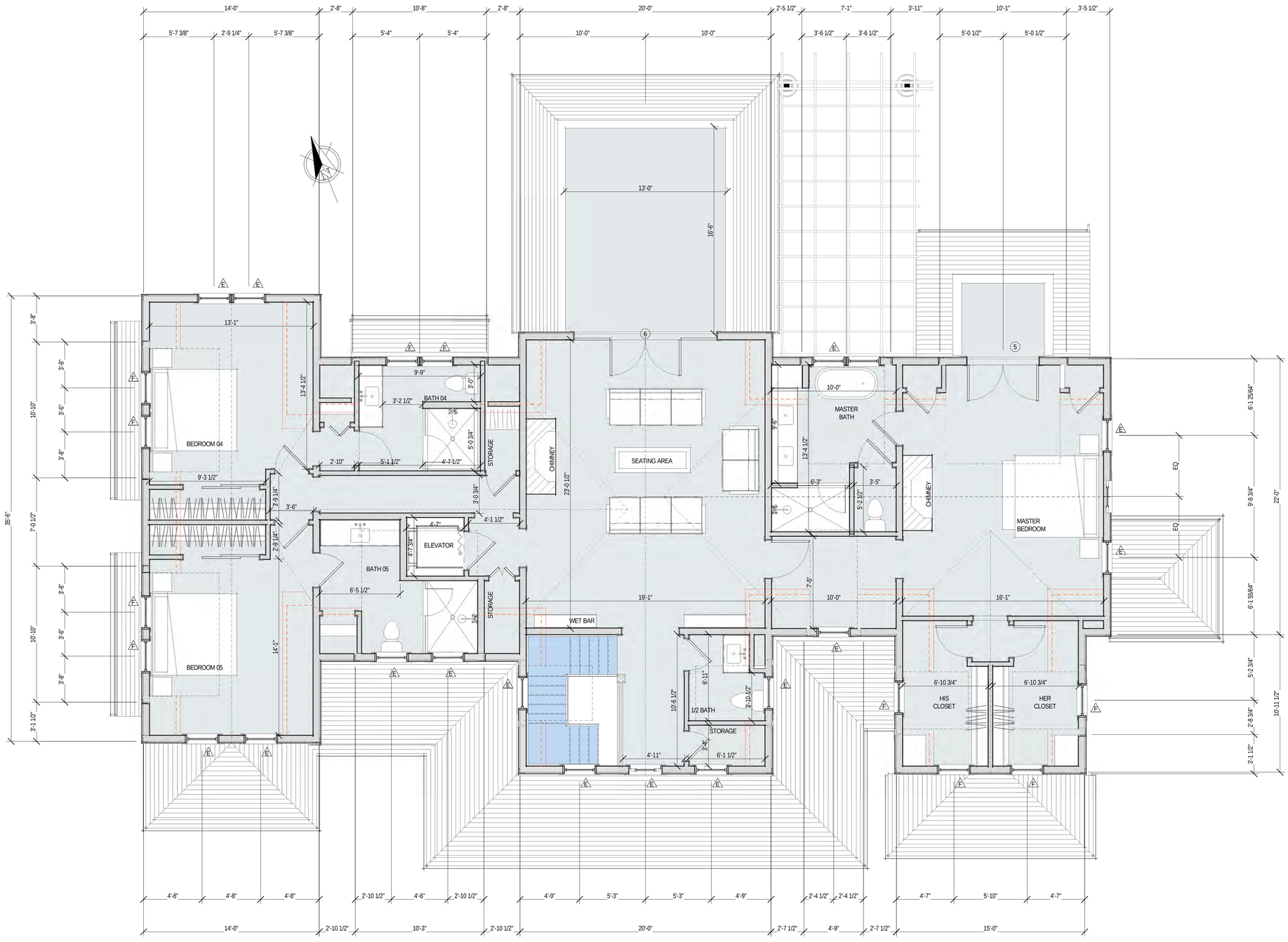
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2433

05.08.25

HDC Submission



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

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

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

emeritus

Site Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200 FT
Front Setback:	35 FT
Side/Rear Setback:	20FT
Lot Size:	217,836 SF +/-
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 6,535 SF +/-
Existing G.C.:	1,888 SF +/-
Proposed G.C.:	2,700 SF +/-
Total Proposed G.C.:	6,531 SF

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A.2.2 Exterior Elevations

Revisions

Second Floor Plan

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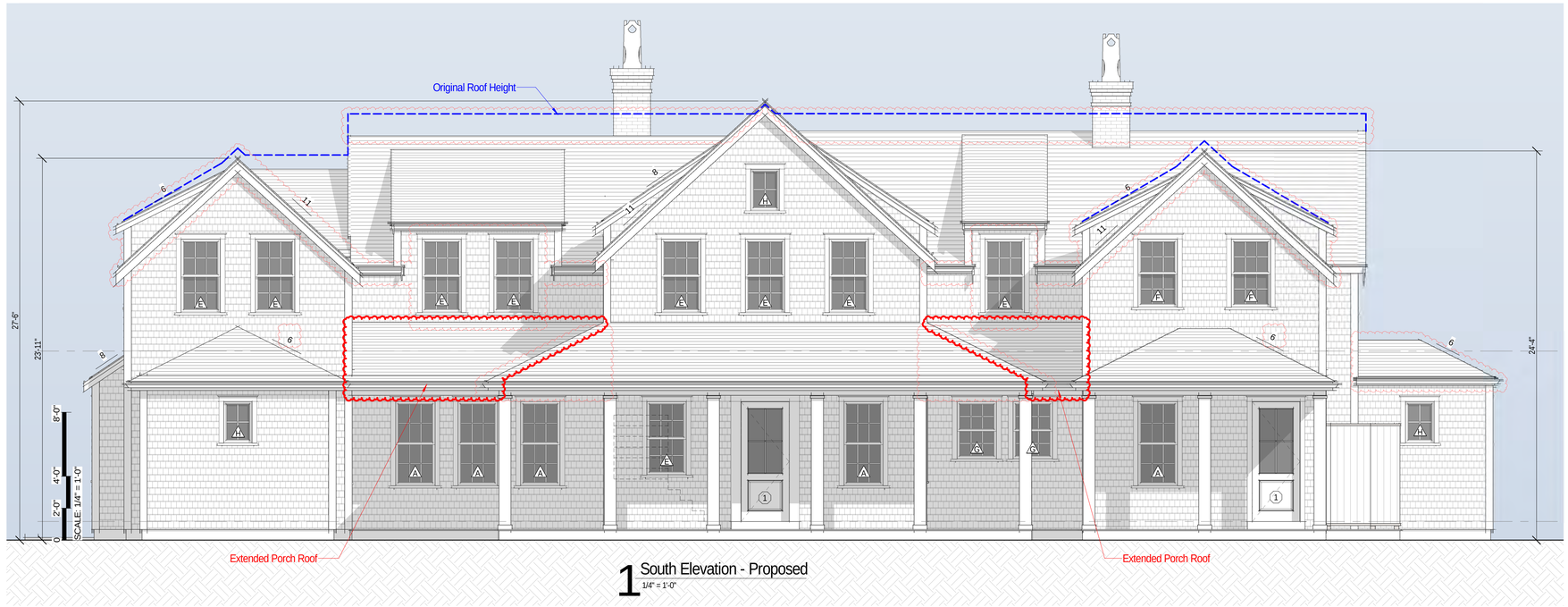
A.1.2

2433

05.08.25

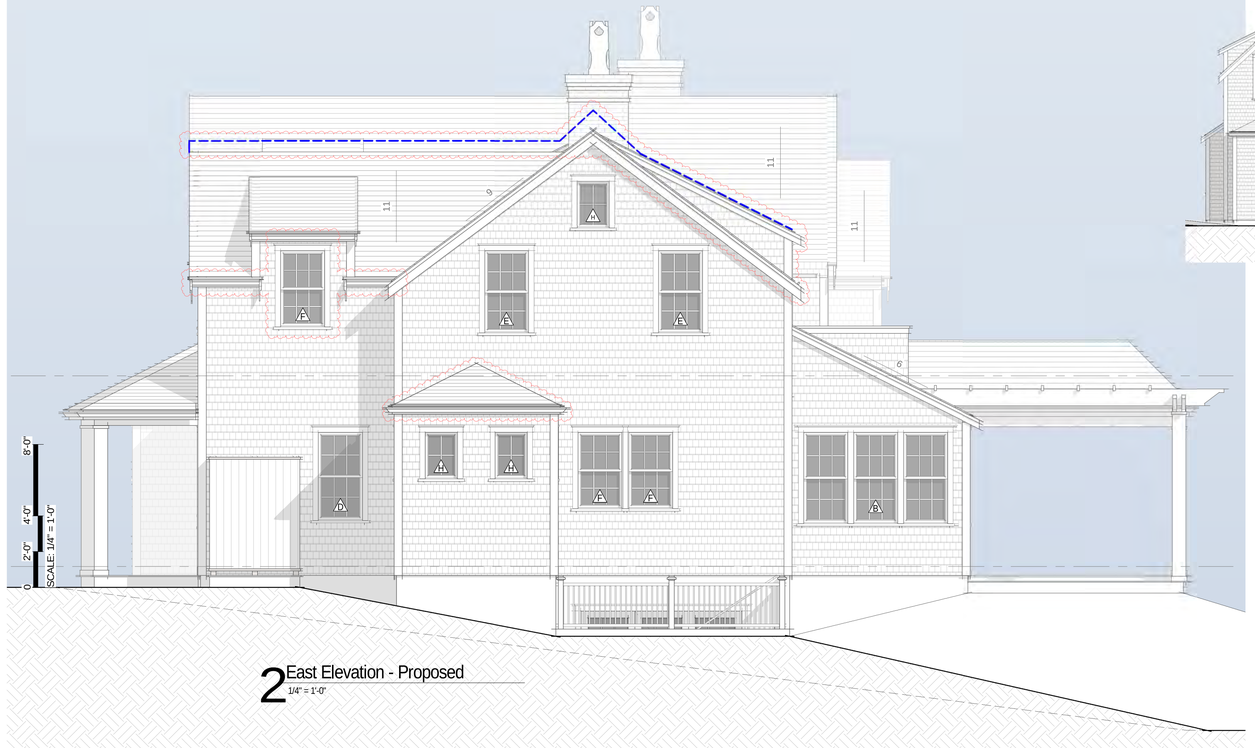
HDC Submission



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



Previously Submitted South Elevation
1/8" = 1'-0"



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



Previously Submitted East Elevation
1/8" = 1'-0"

2433

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A.2.2	Exterior Elevations

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

2433

05.08.25

HDC Submission



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



Previously Submitted North Elevation
1/8" = 1'-0"



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



Previously Submitted West Elevation
1/8" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
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emeritus
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Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.2

2433

05.08.25

HDC Submission



South West Perspective



West Perspective



East Perspective



North Perspective

2433

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Sheet Index -
Architectural & Structural

Revisions

Perspectives

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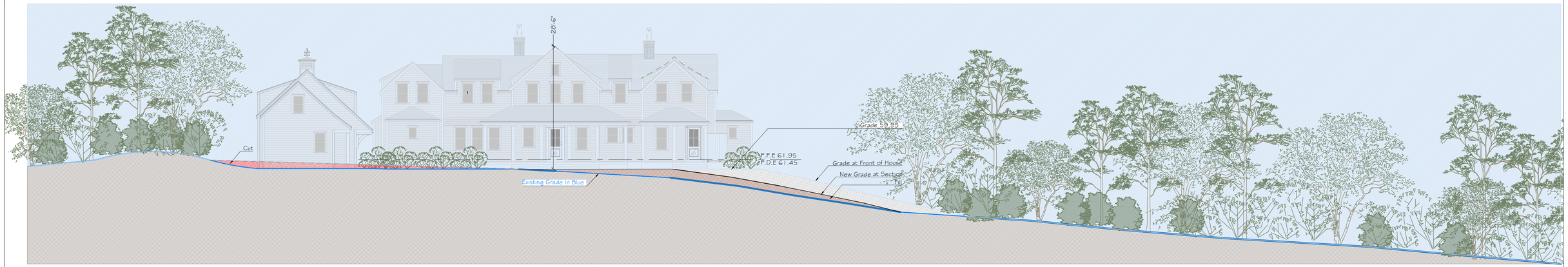
P.0.1

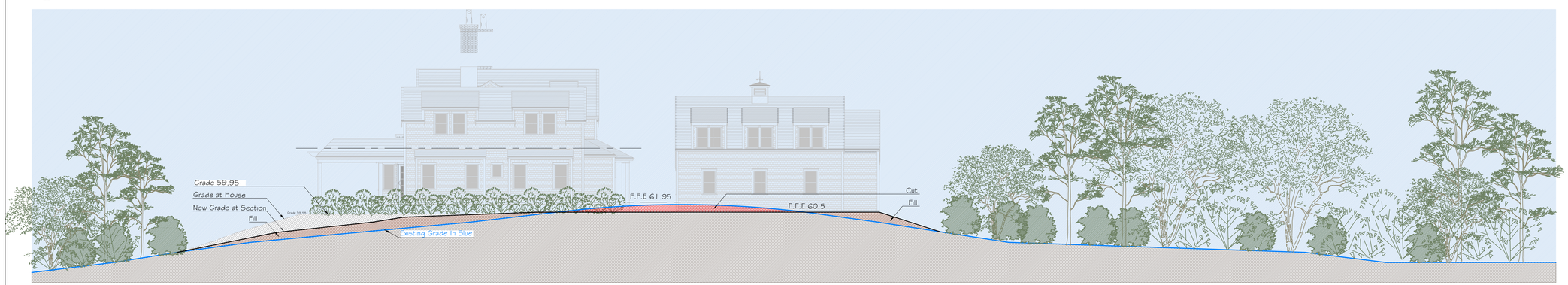
2433



3 Detail Plan
Scale: 1/32"= 1'-0"



1 Section-Elevation 1
Scale: 3/32"= 1'-0"



2 Section-Elevation 2
Scale: 3/32"= 1'-0"

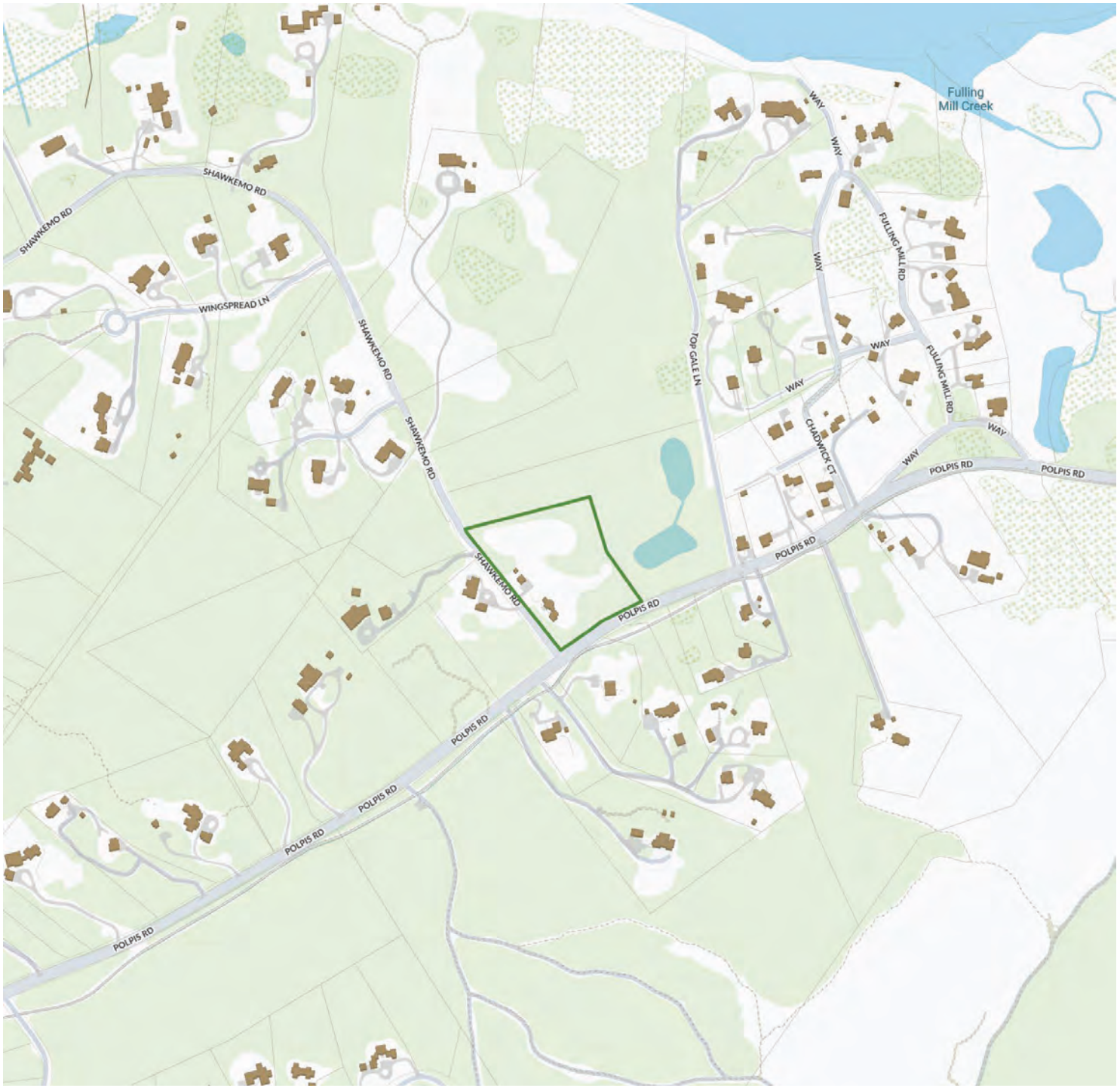
CNV SURF, LLC
68 SHAWKEMO ROAD
NANTUCKET
02554

Cross Sections
Scale: varies
5.8.2025
Page L.0

North

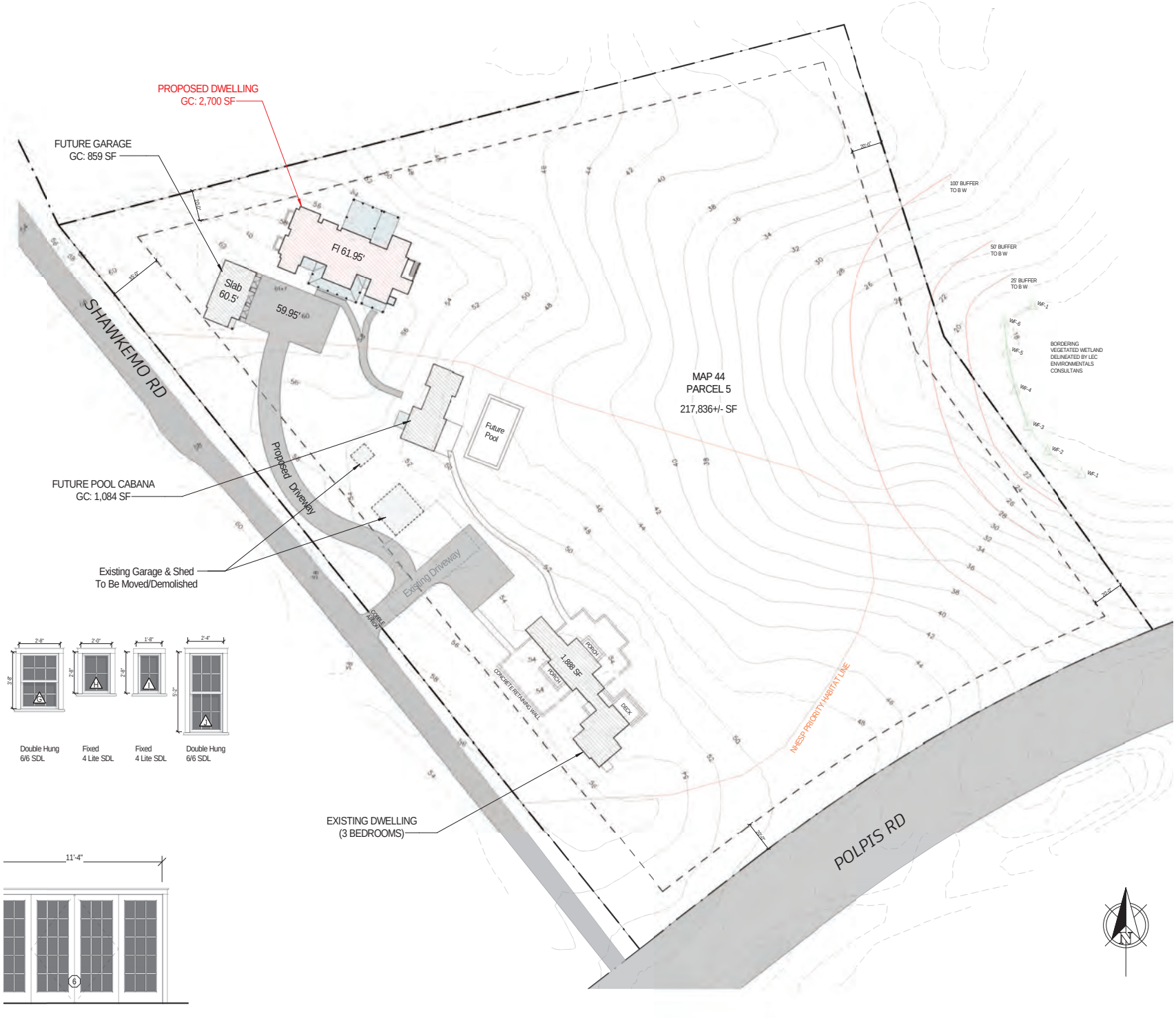
JARDINS INTL. LANDSCAPE ARCHITECTURE

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

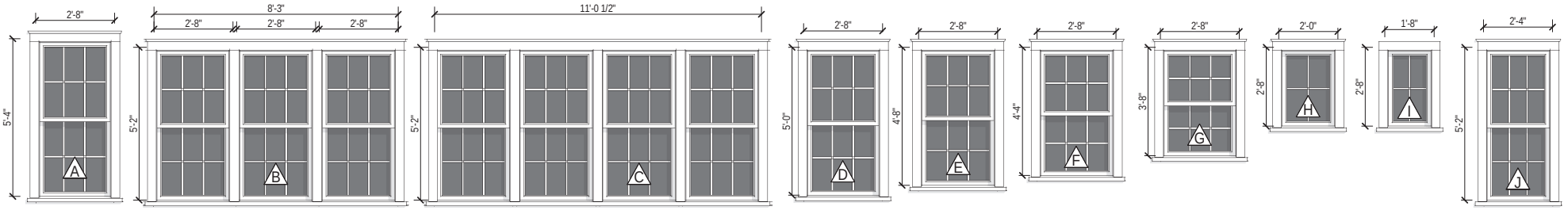


1 Locus Map

Not to Scale



4 Site Plan
1" = 40'-0"



Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

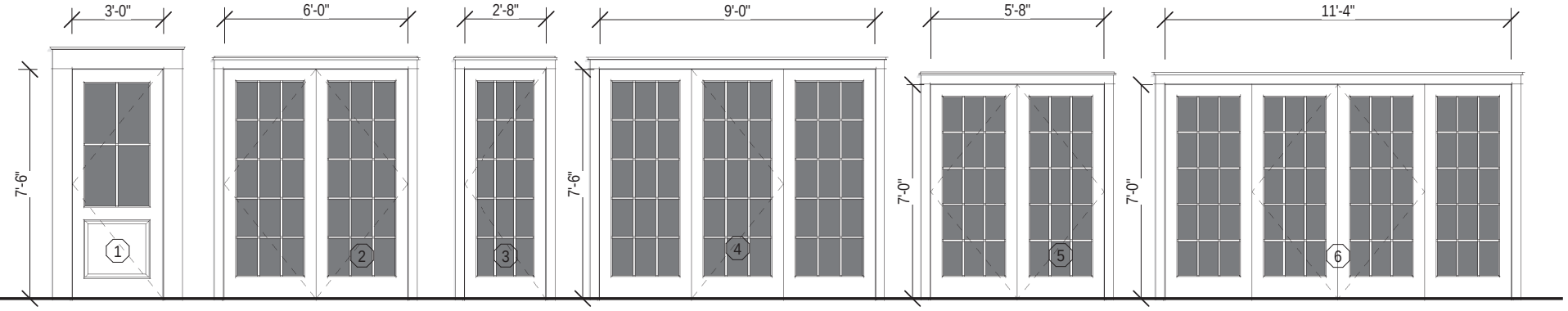
Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/6 SDL

2 Window Legend

1/4" = 1'-0"



Single French Door
4 Lite SDL

Double French Door
15 Lite SDL

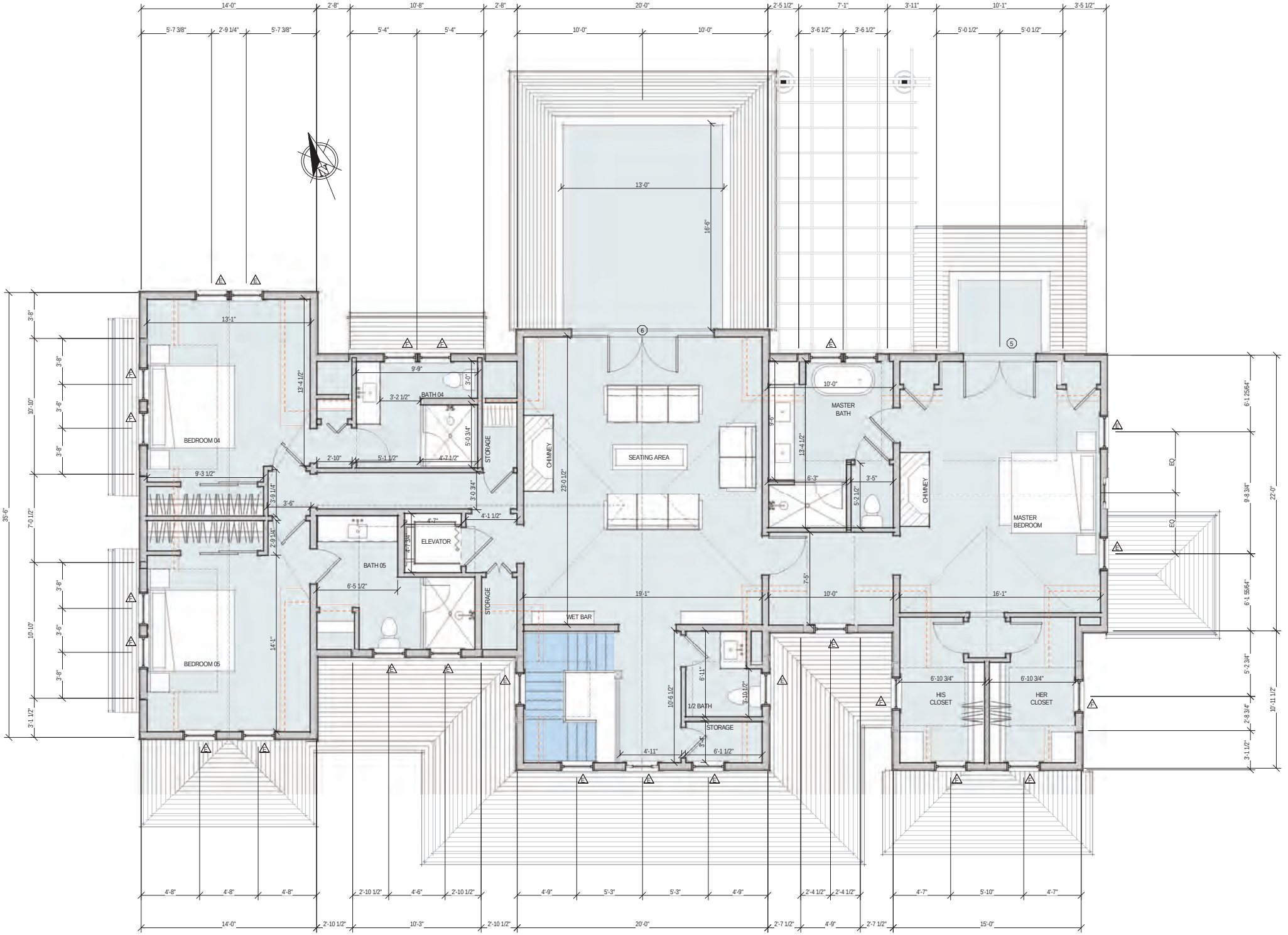
Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

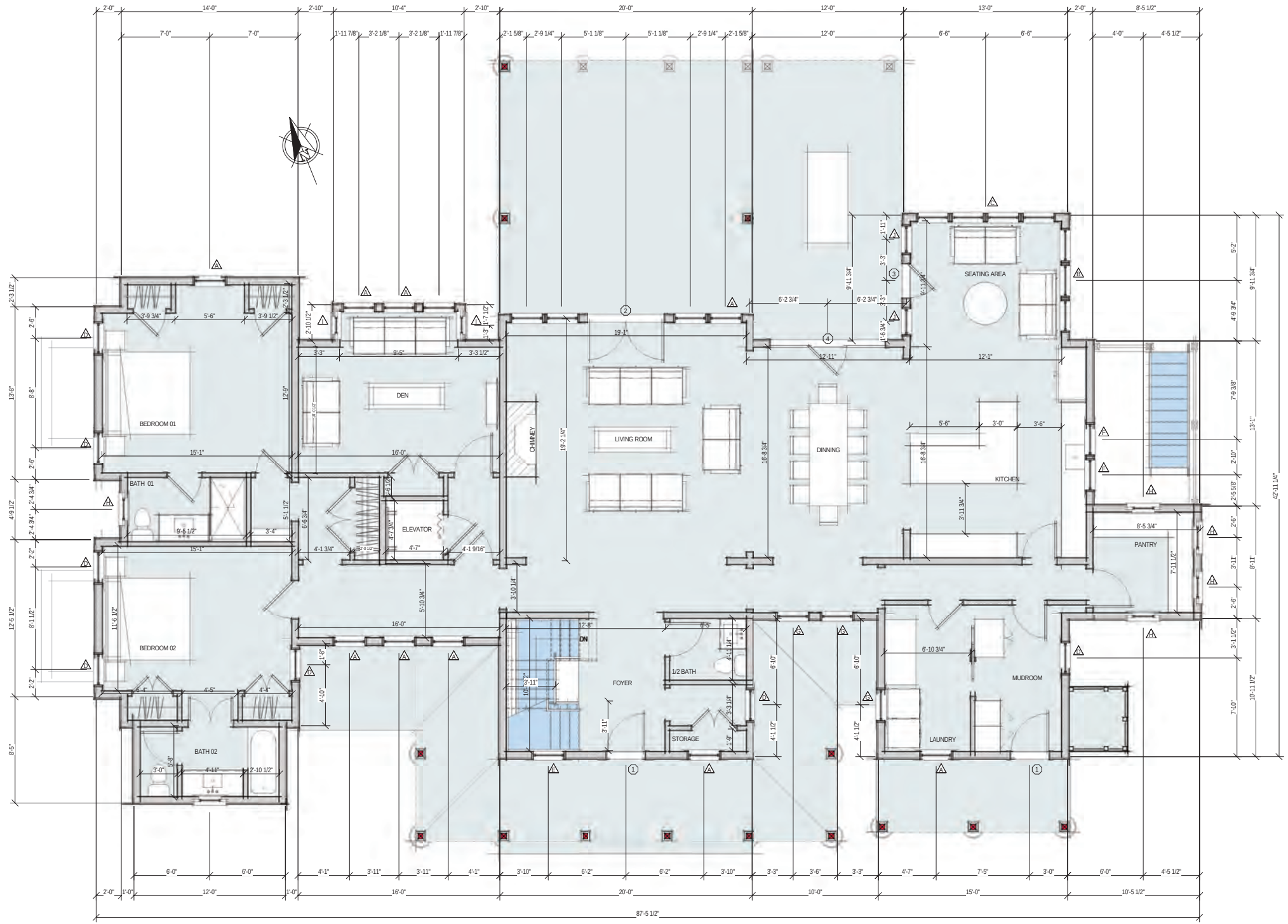
Double French Door
15 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"

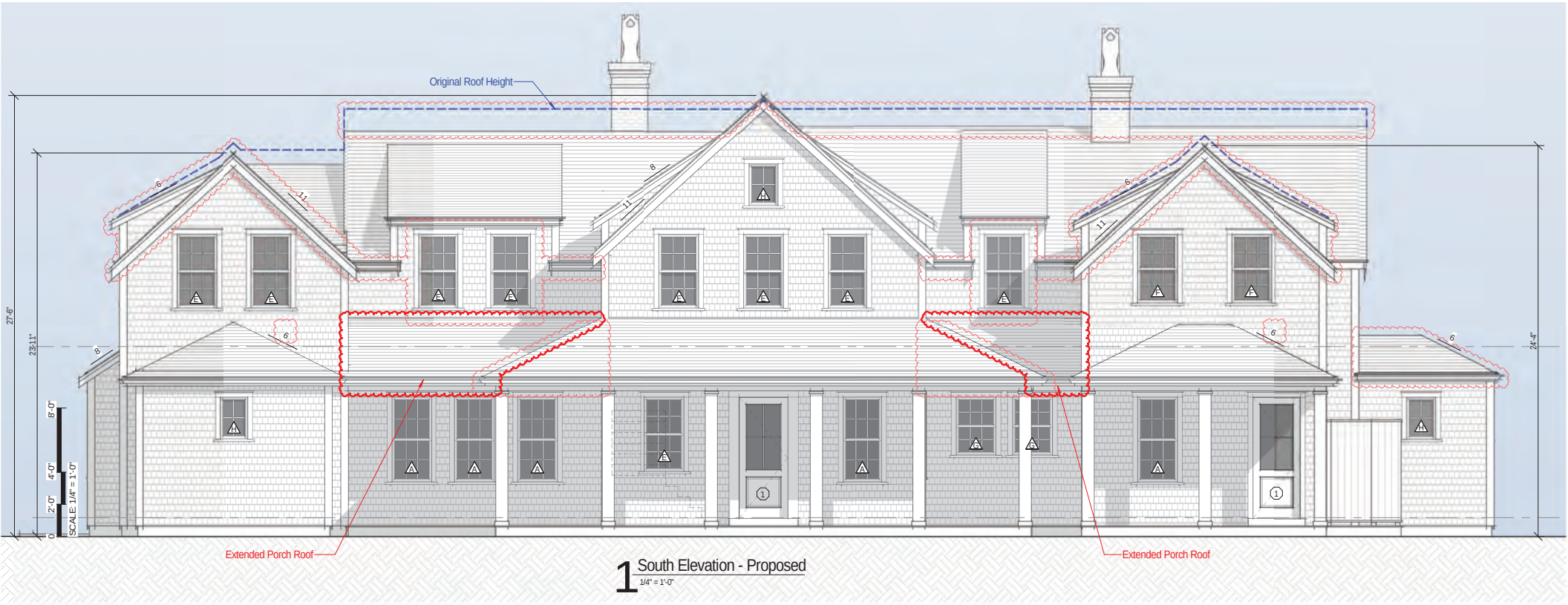


1 Second Floor Plan
1/4" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"



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

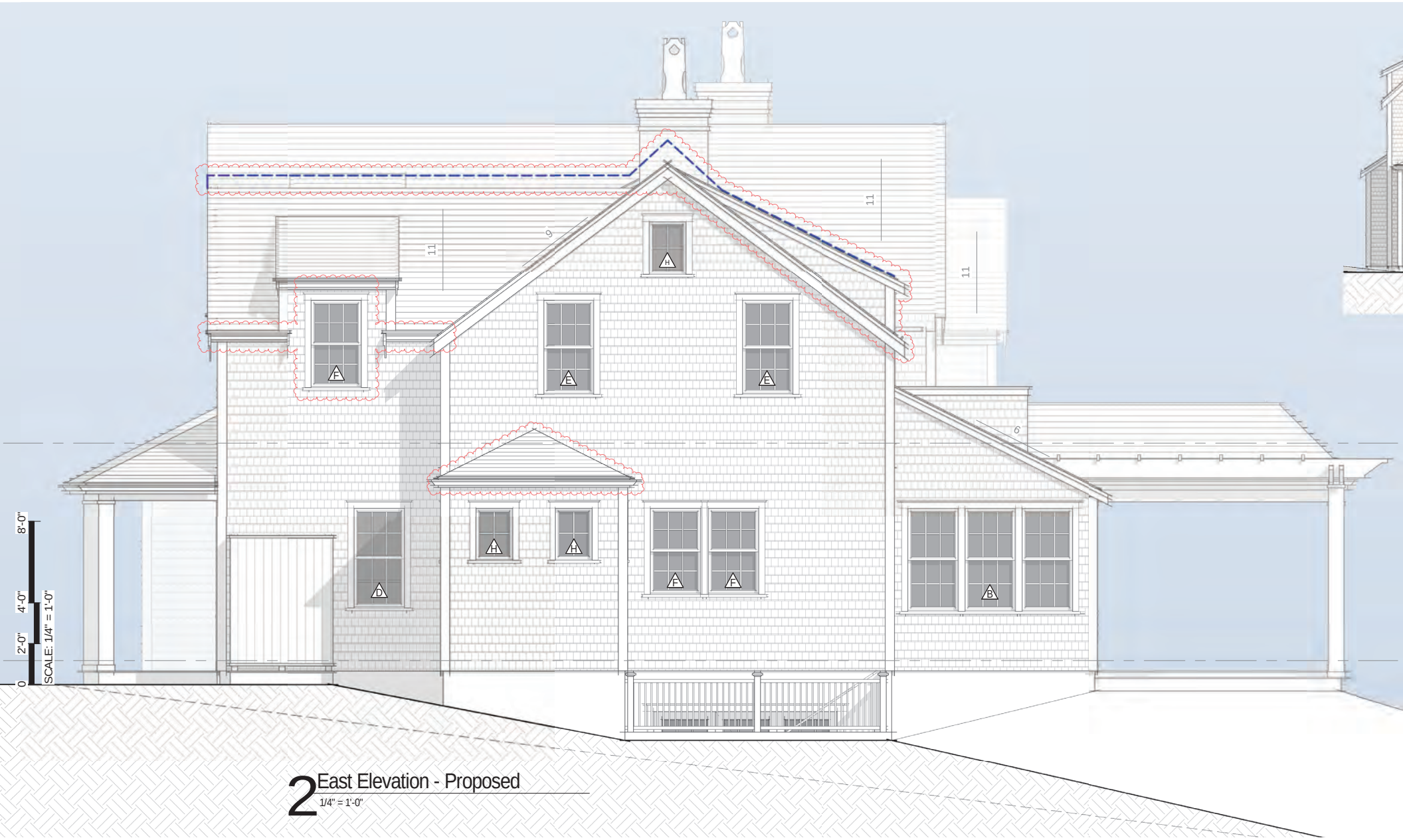


1 West Elevation - Proposed

1/4" = 1'-0"



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



2 East Elevation - Proposed

1/4" = 1'-0"

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Georgi Dimov

AS AGENT FOR ACK Beach LLC

STREET ADDRESS 3 Miles court

MAP/PARCEL 68 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/23/25

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

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

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

Signature

1/23/25
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 187.1

Street & Number of Proposed Work: 3 Miles court

Owner of record: HCK Beach LLC

Mailing Address: 3 Miles court

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

AGENT INFORMATION (if applicable)

Name: George DiNoV

Mailing Address: 3 Miles court, Nantucket MA

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2019

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

ASSESSOR'S #: 68_187_2

GENERAL NOTES

1.1.1 PROJECT NOTES:

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

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

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

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

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

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

1.2.1 SCOPE OF WORK:

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

1.3.1 WORK INCLUDES:

1.3.2 PV ROOF ATTACHMENTS - RESCOM RAPIDRAIL

1.3.3 PV RACKING SYSTEM INSTALLATION - RESCOM RAPIDRAIL

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

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

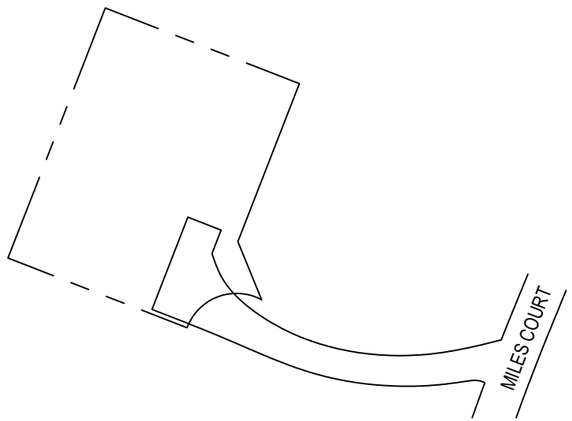
SCOPE OF WORK

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



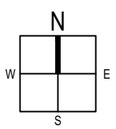
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

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

PROJECT INFORMATION

OWNER

NAME:	GEORGI DIMOV
PHONE:	
E-MAIL:	

PROJECT MANAGER

NAME:	GEORGI DIMOV
PHONE:	5083326188

CONTRACTOR

NAME:	OWNER BUILDER
PHONE:	

AUTHORITIES HAVING JURISDICTION

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

DESIGN SPECIFICATIONS

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

APPLICABLE CODES & STANDARDS

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

CONTRACTOR

OWNER BUILDER

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

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

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

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

APN: 68_187_2

ENGINEER OF RECORD

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

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 SITE NOTES:

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

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

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

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

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

2.2.1 EQUIPMENT LOCATIONS

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

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

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

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

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

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

2.3.1 STRUCTURAL NOTES:

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

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

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

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

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

2.4.1 GROUNDING NOTES:

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

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

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

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

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

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

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

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

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

2.5.1 INTERCONNECTION NOTES:

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

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

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

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

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

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

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

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

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

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

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

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

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

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

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

2.7.1 WIRING & CONDUIT NOTES:

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

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

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

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

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

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

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

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

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

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

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

NEUTRAL- WHITE OR GRAY

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

CONTRACTOR

OWNER BUILDER

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

G-001.00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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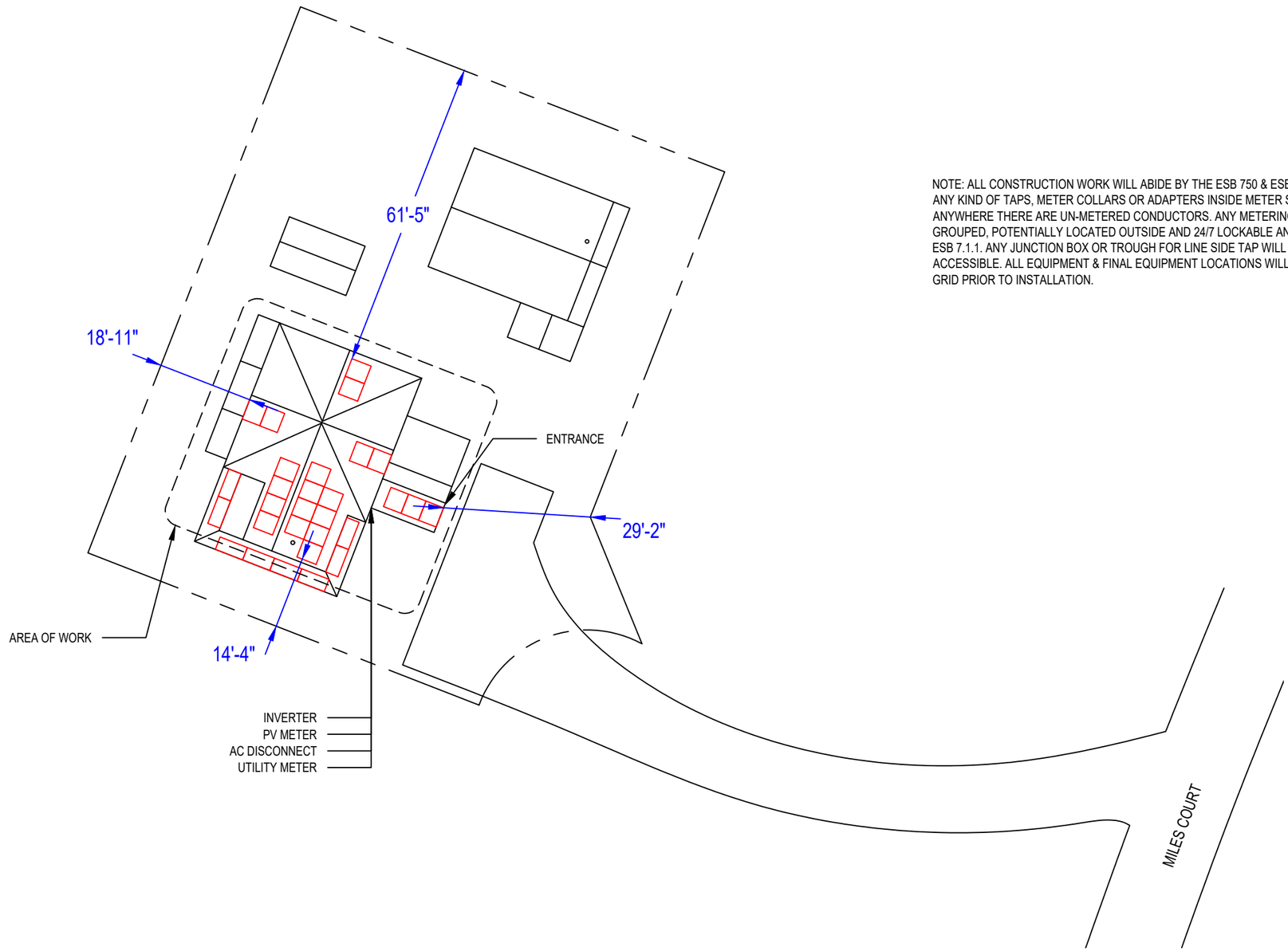
—— – – – —— PROPERTY LINE



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

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

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

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NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

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SITE PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

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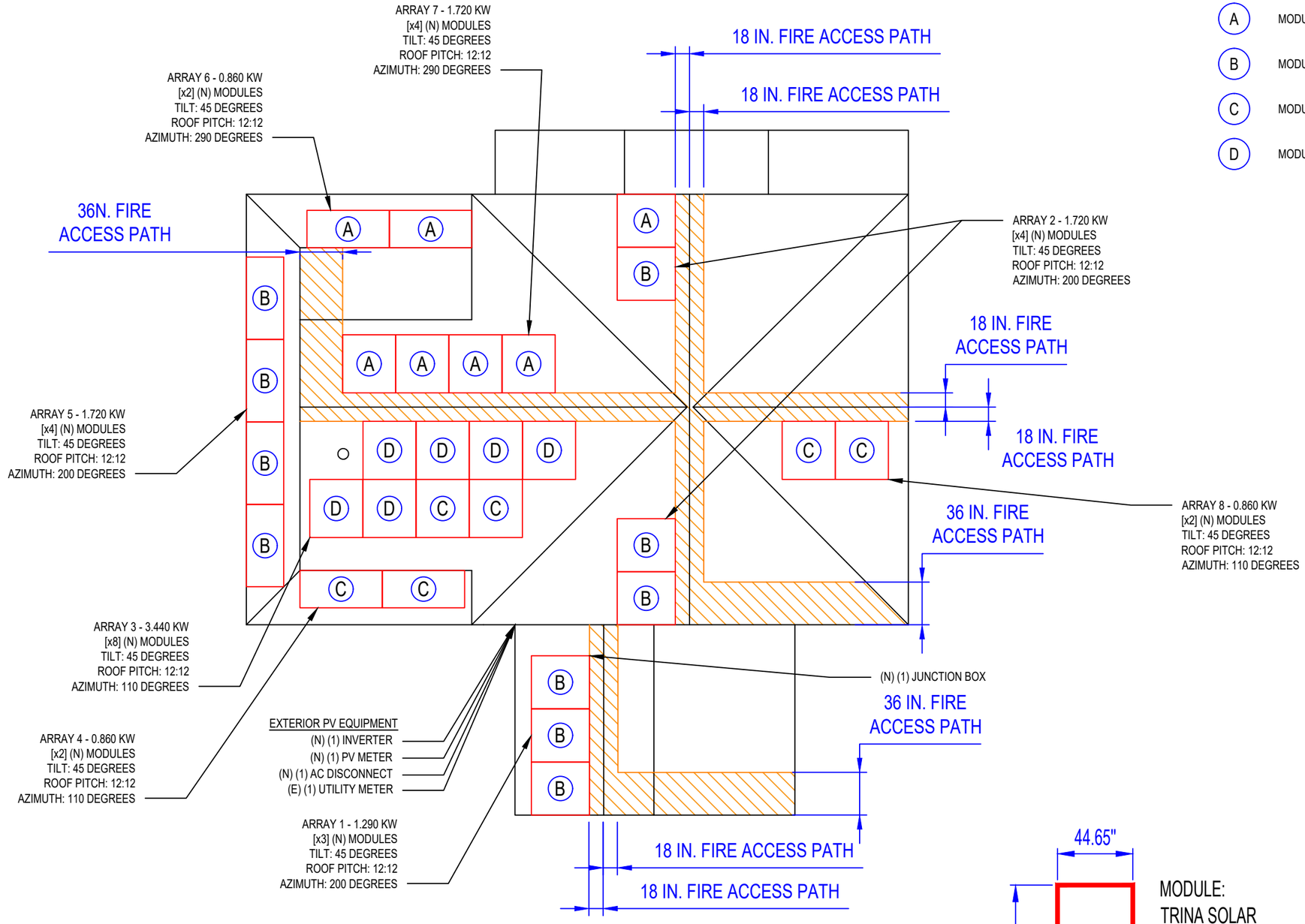
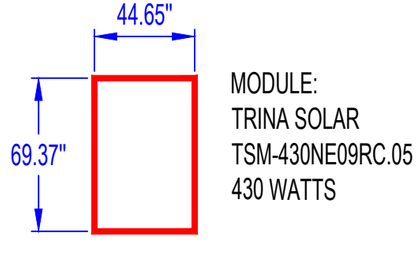


01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



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

GENERAL NOTES

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

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ELECTRICAL PLAN

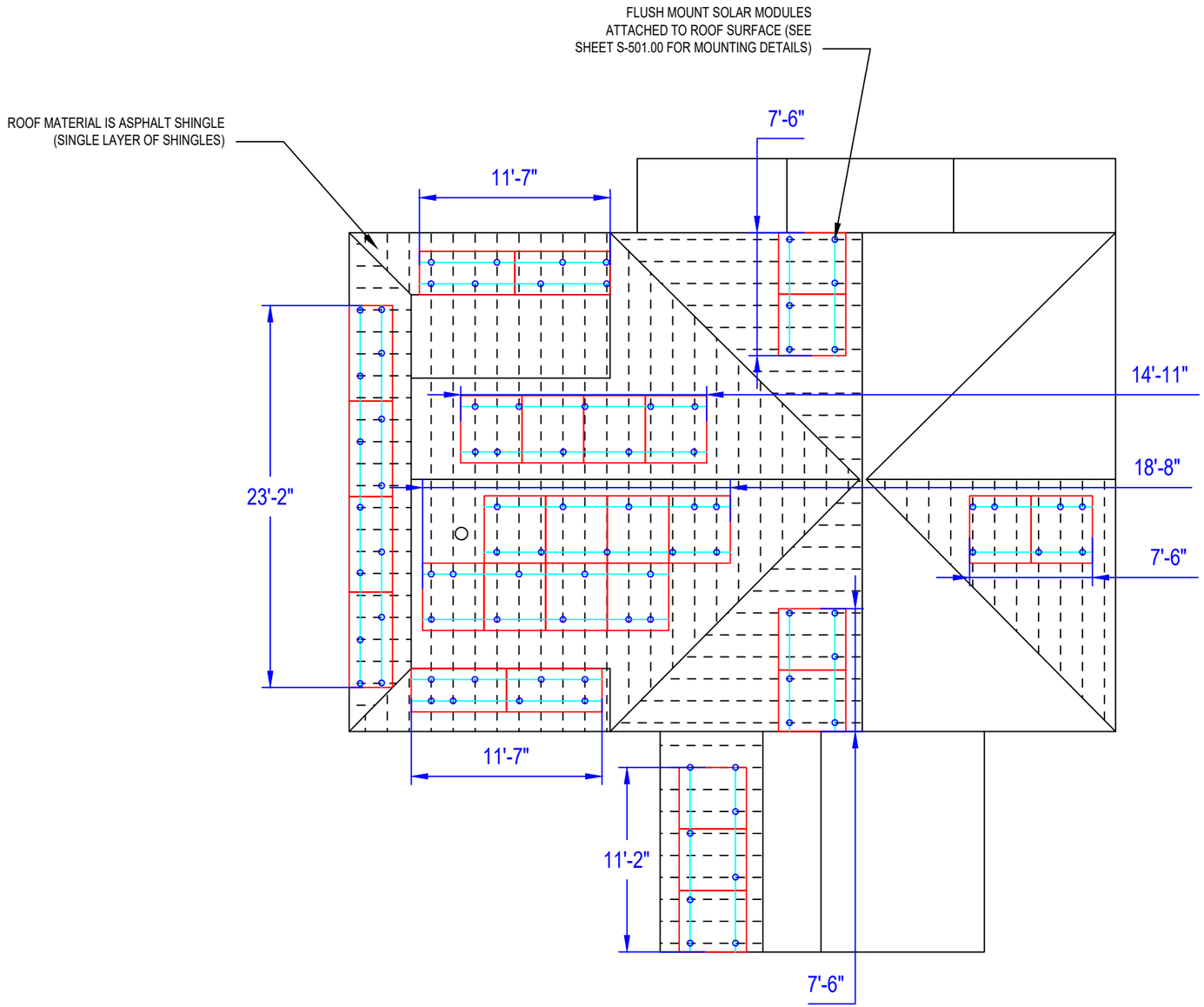
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

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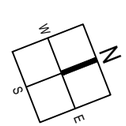
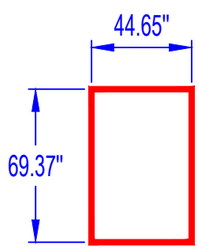
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





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

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SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

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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

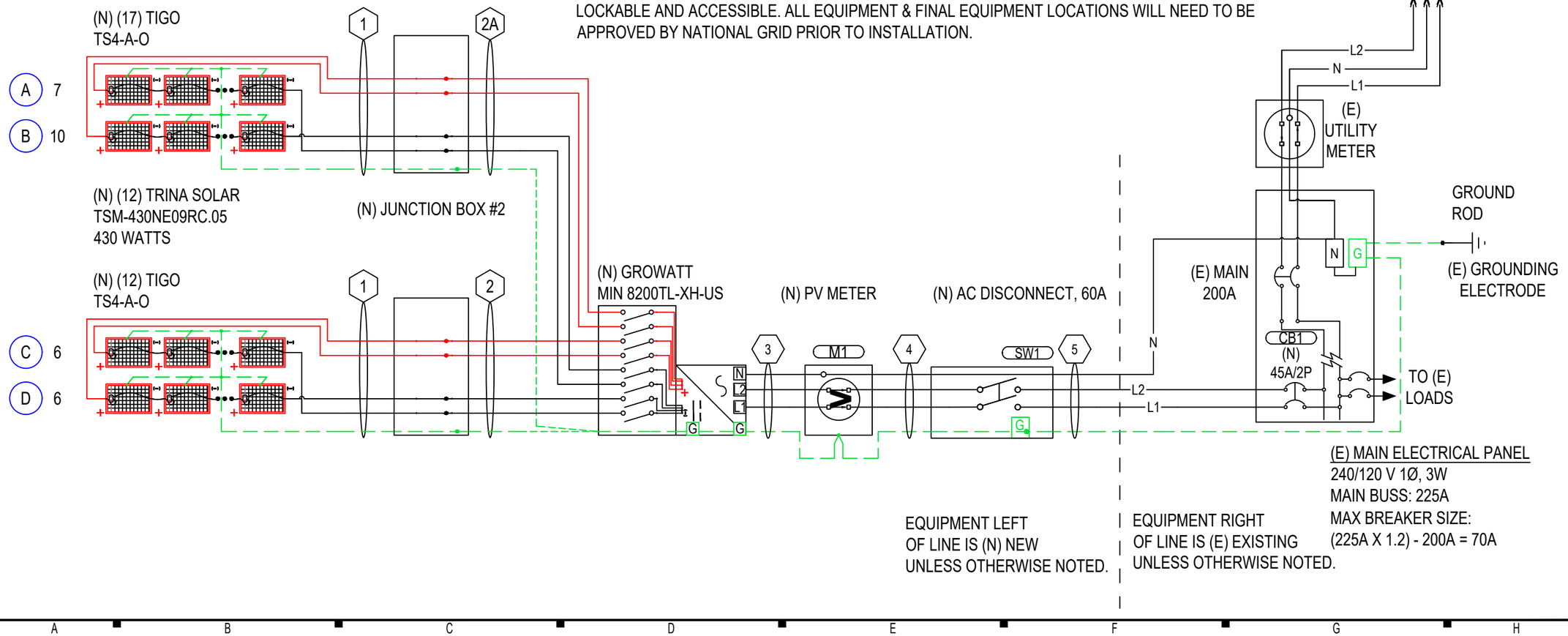
B MODULE STRINGING

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

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

MODULES

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

INVERTERS

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

DISCONNECTS

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

OCPDS

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

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

BILL OF MATERIALS

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

CONTRACTOR

OWNER BUILDER

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

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

DESIGN TABLES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-602.00

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

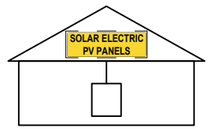
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

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

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

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



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

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

PHOTOVOLTAIC POWER SOURCE

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

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

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

⚠ CAUTION
MULTIPLE SOURCES OF POWER

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

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

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

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

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

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

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

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

PHOTOVOLTAIC SOLAR AC DISCONNECT

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

PHOTOVOLTAIC SOLAR DC DISCONNECT

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

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

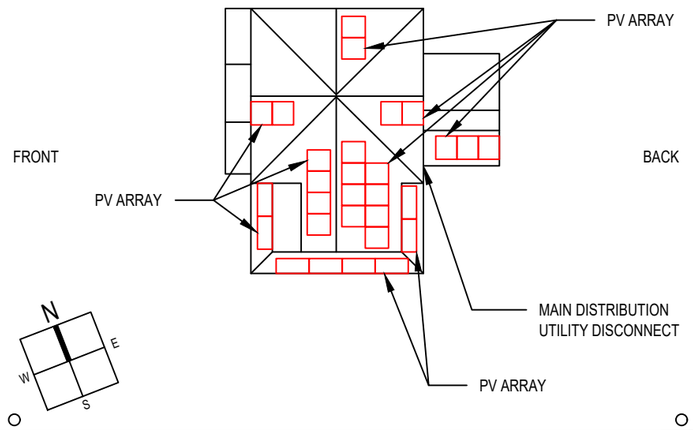
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

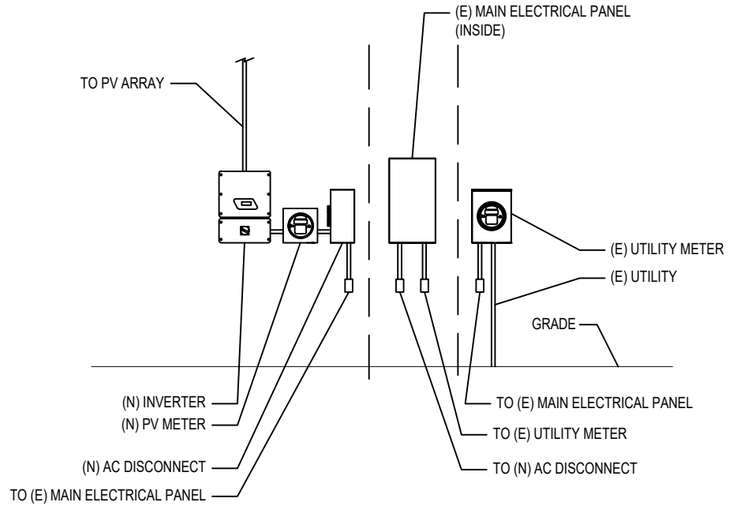
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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

!CAUTION!

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





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554
LIC. NO.:
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DIMOV RESIDENCE

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

ENGINEER OF RECORD

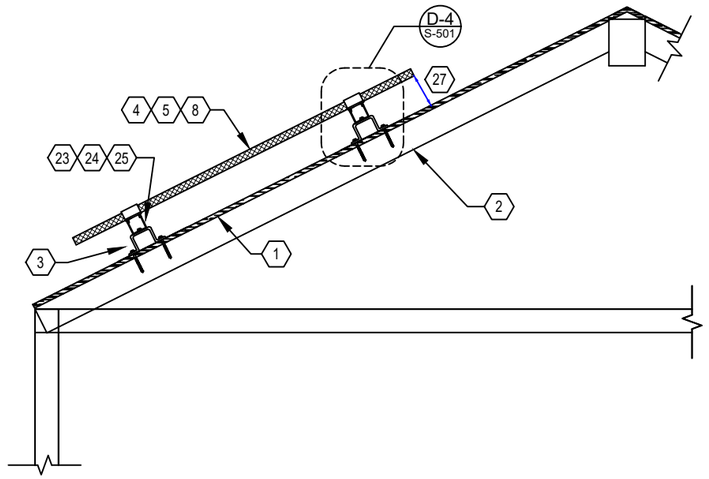
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

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

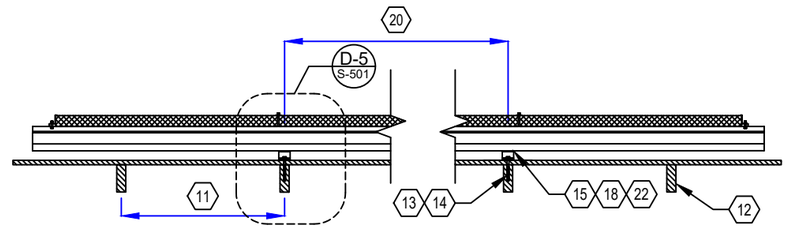
REVISIONS

E-603.00



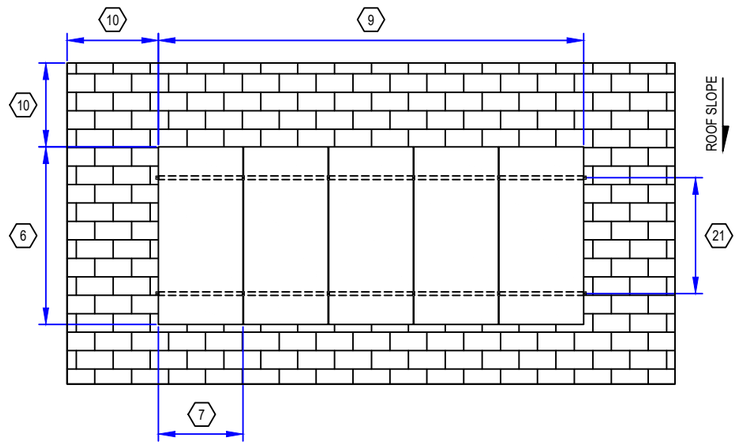
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



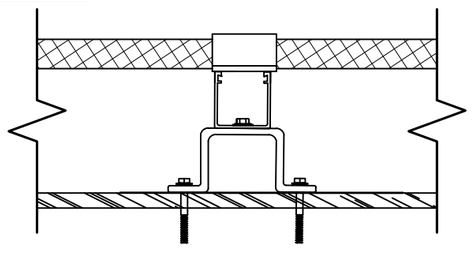
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



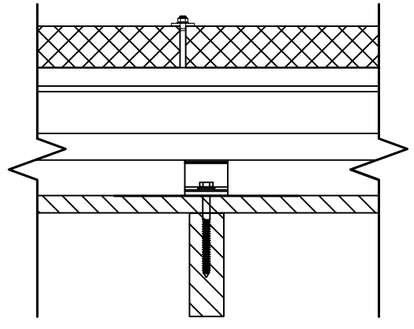
D3 RACKING DETAIL (TOP)

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,
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APN: 68_187_2

ENGINEER OF RECORD

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

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

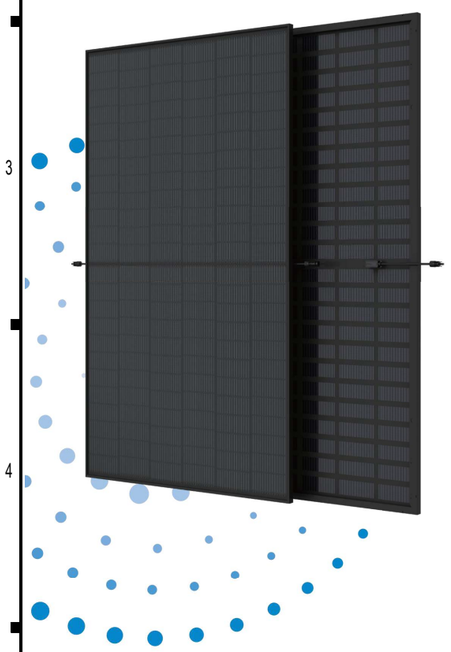
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

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

High Reliability

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

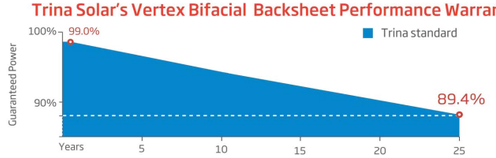
Ultra-low Degradation, longer warranty, higher output

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

Universal solution for residential and C&I rooftops

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

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



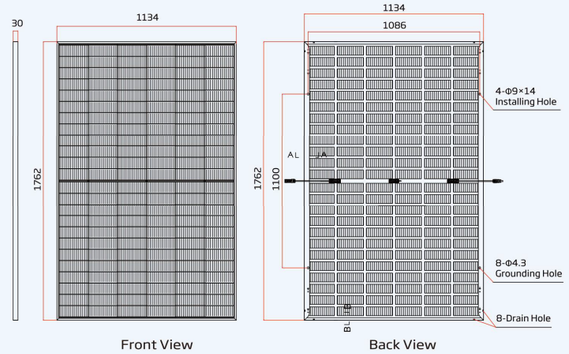
Comprehensive Products and System Certificates

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

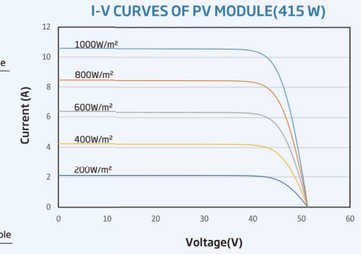
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

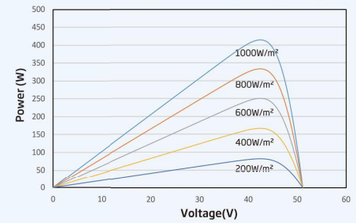
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

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

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

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

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

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

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

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

MECHANICAL DATA

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

TEMPERATURE RATINGS

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

MAXIMUM RATINGS

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

WARRANTY

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

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

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

Trinasolar

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

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

CONTRACTOR

OWNER BUILDER

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APN: 68_187_2

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-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

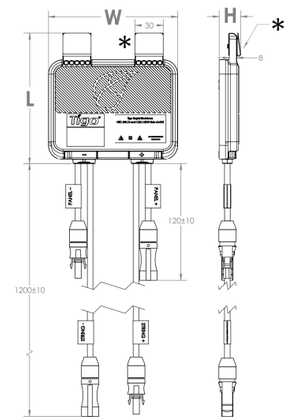
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

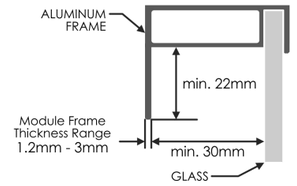
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont.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

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APN: 68_187_2

ENGINEER OF RECORD

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RESOURCE DOCUMENT

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

REVISIONS

R-003.00



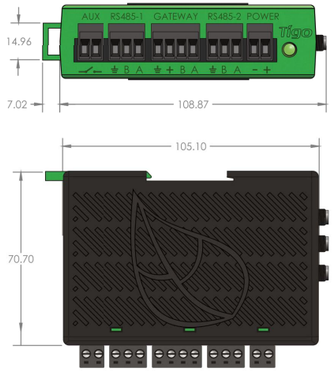
Cloud Connect Advanced (CCA) and Accessories Kit

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



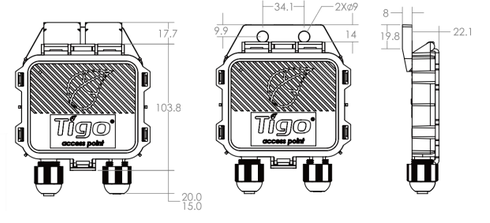
TAP

- 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

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Specifications

CCA

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

TAP

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

Power Supplies/Outdoor Enclosure

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

Includes DIN rail mountable bracket*

Ordering Information

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

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

CONTRACTOR

OWNER BUILDER

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NANTUCKET, MA 02554

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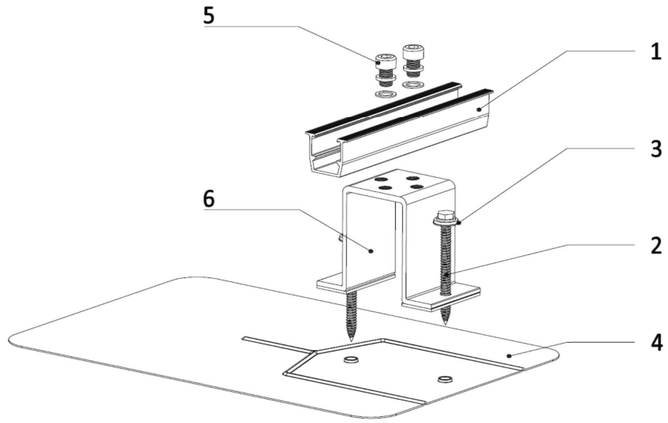
CHECKED BY: M.M.

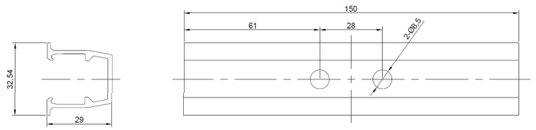
REVISIONS

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

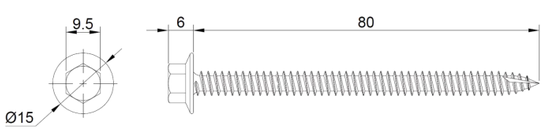
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

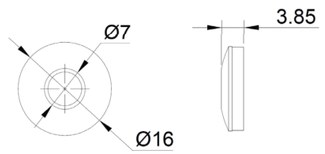
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



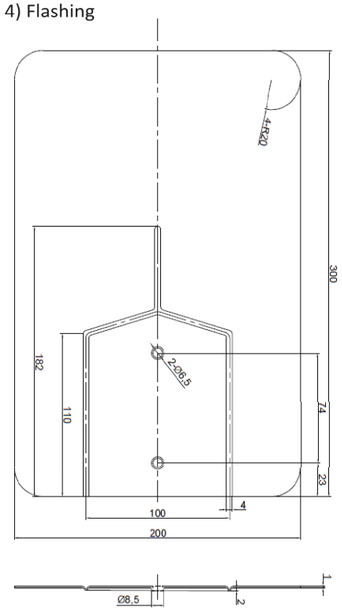
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



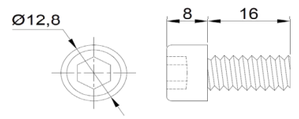
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



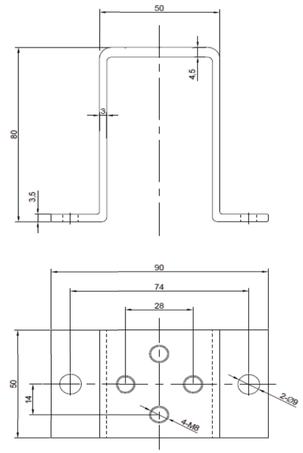
Property	Value
Material	Aluminum
Finish	Mill

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:
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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
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LOVERS LN
GREGLEN AV
GREGLEN AV
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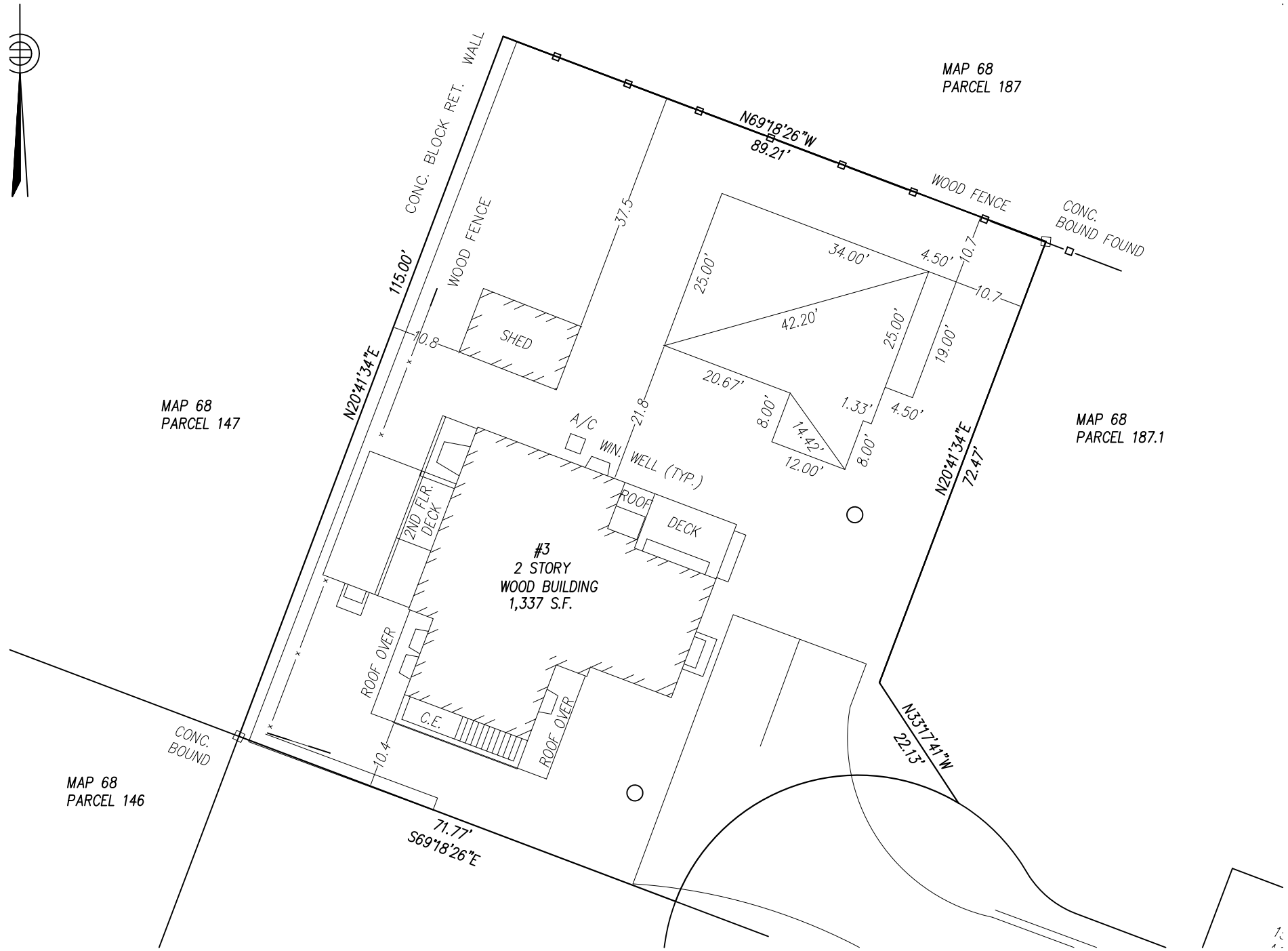

MAP 68
PARCEL 187
N69°18'26"W
89.21'
WOOD FENCE
CONC.
BOUND FOUND
CONC. BLOCK RET. WALL
WOOD FENCE
115.00'
N20°41'34"E
37.5
10.8
SHED
34.00'
4.50'
10.7
10.7
25.00'
42.20'
25.00'
19.00'
20.67'
21.8
8.00'
14.42'
1.33'
4.50'
12.00'
8.00'
A/C
WIN.
WELL (TYP.)
MAP 68
PARCEL 147
MAP 68
PARCEL 187.1
N20°41'34"E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












15
15



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is 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

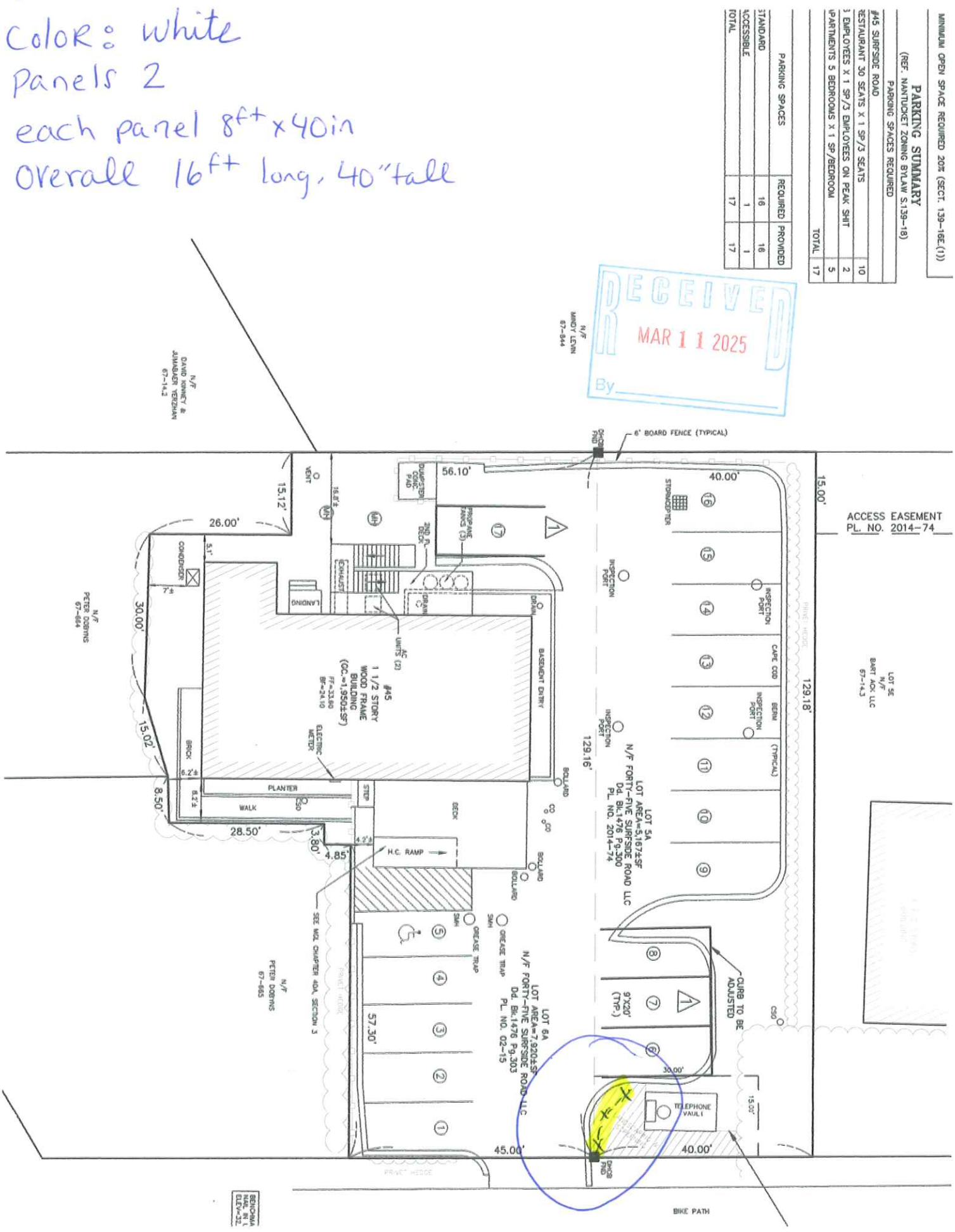
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

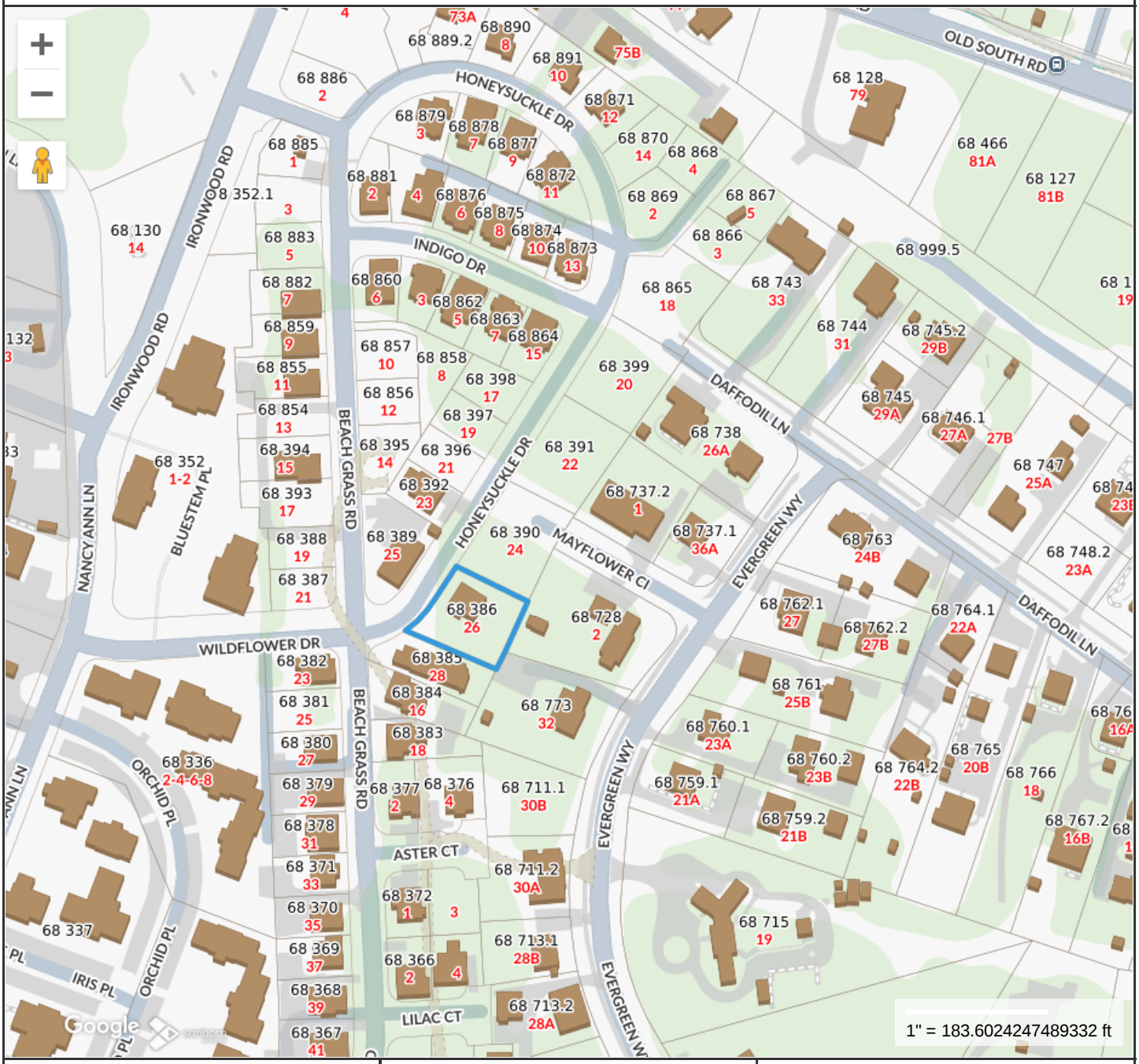
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

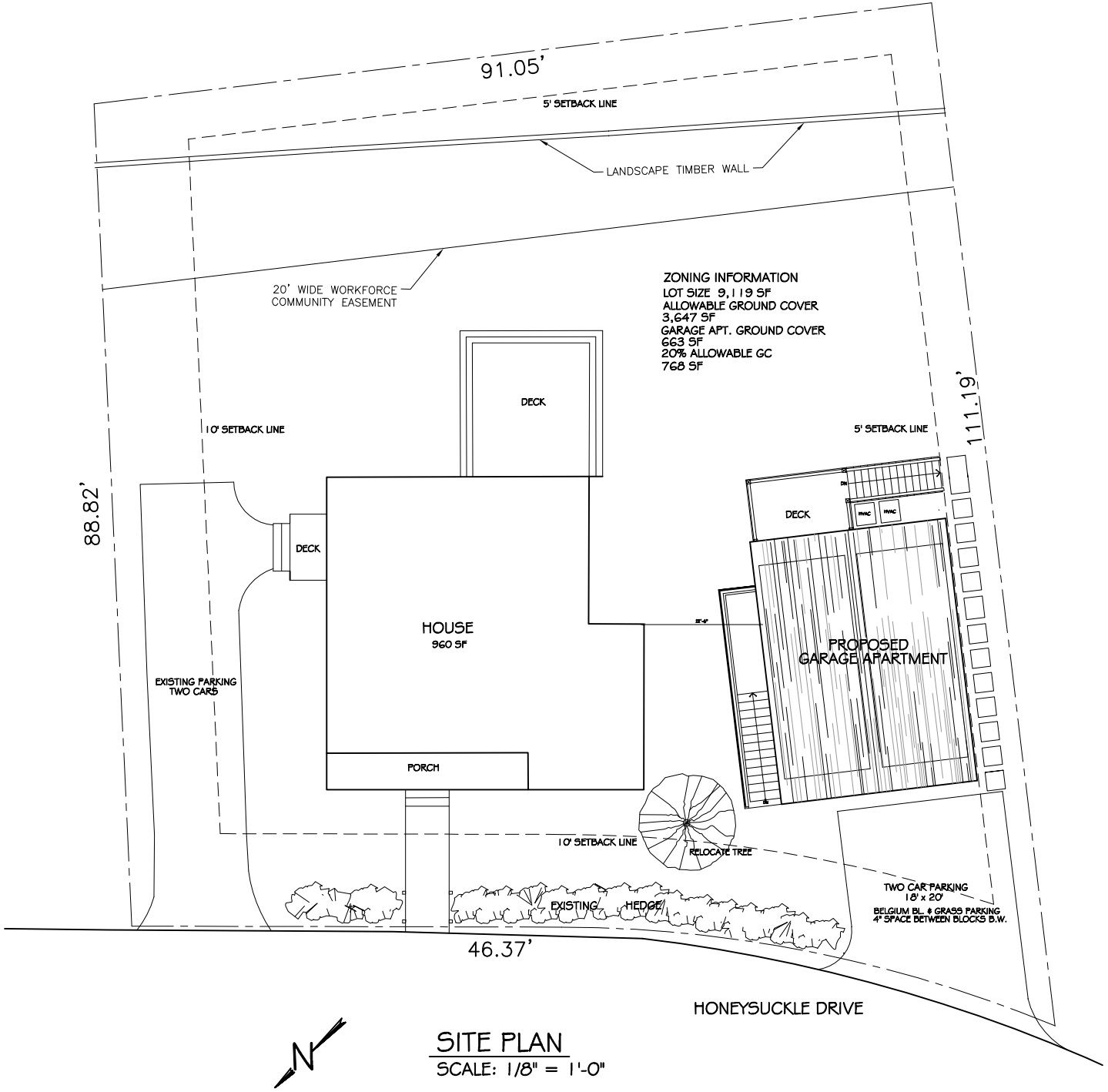
Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

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.

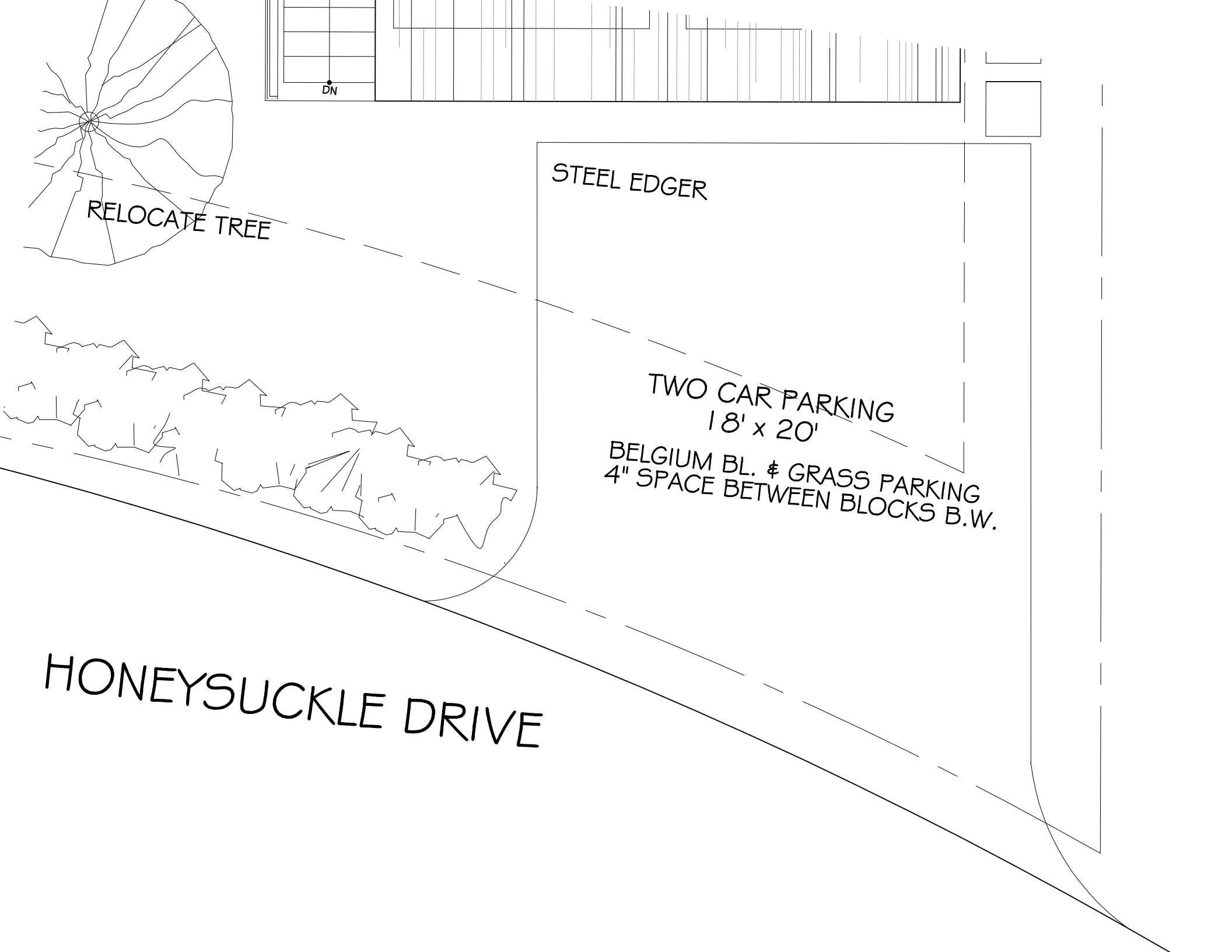
Geometry updated 10/16/2024
Data updated Jan. 2021

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

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

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

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

The certificate is valid for three years from 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.

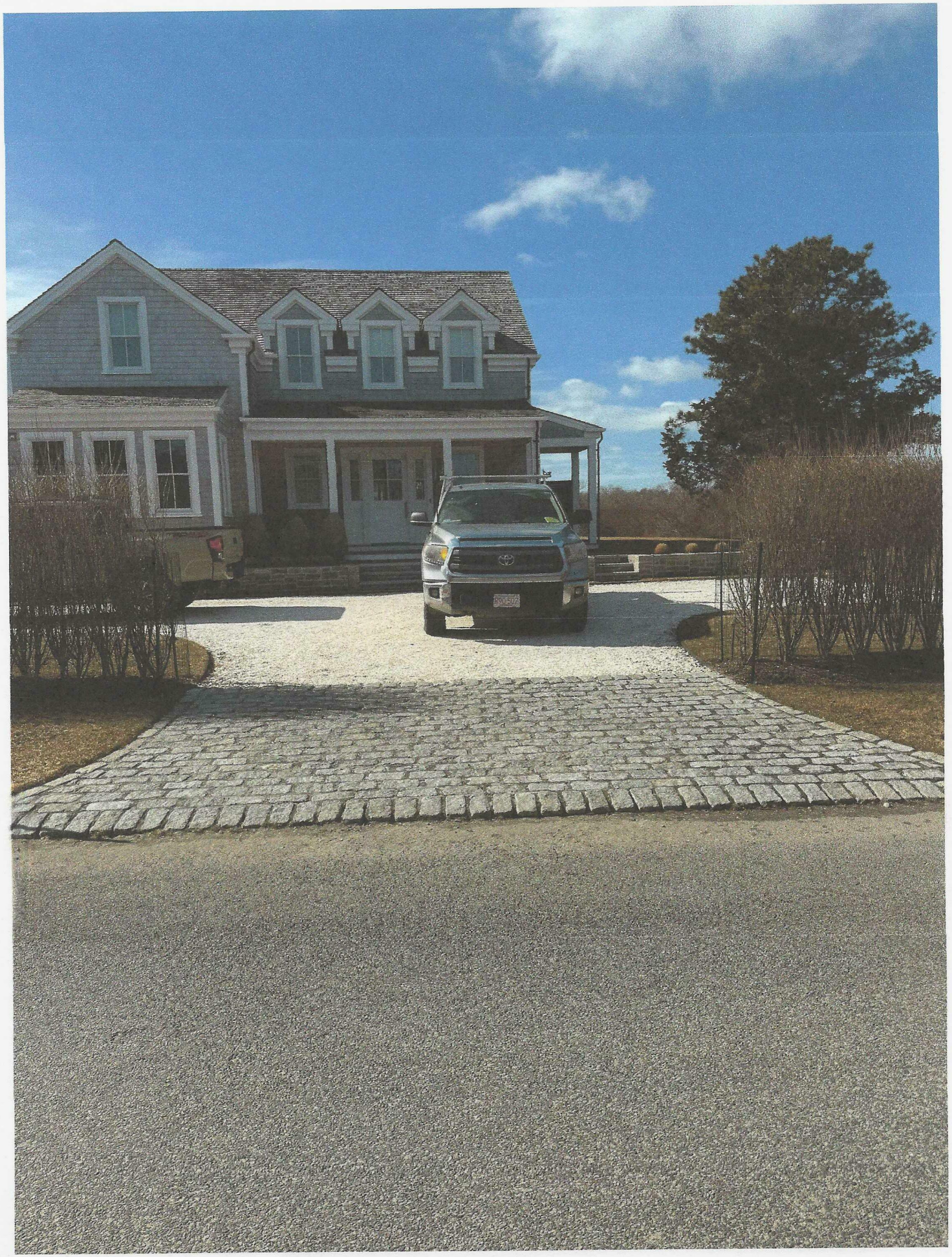
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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



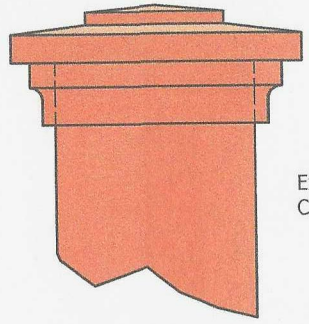



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

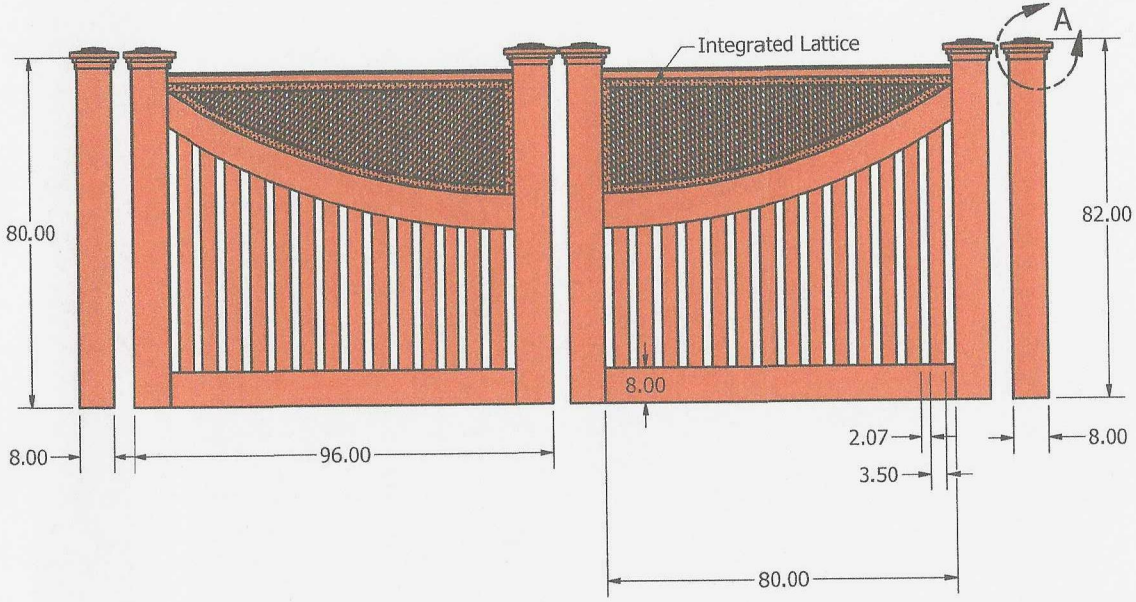

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

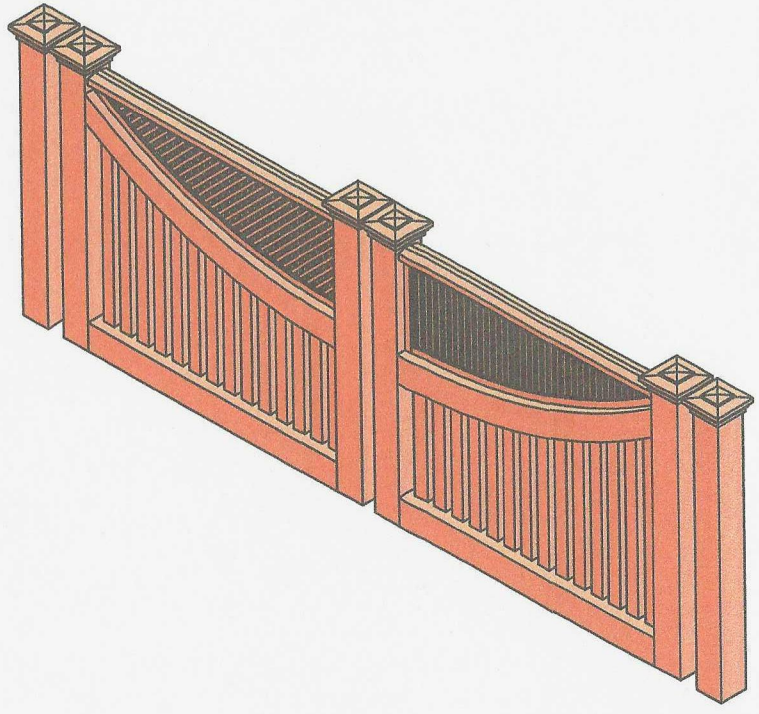

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



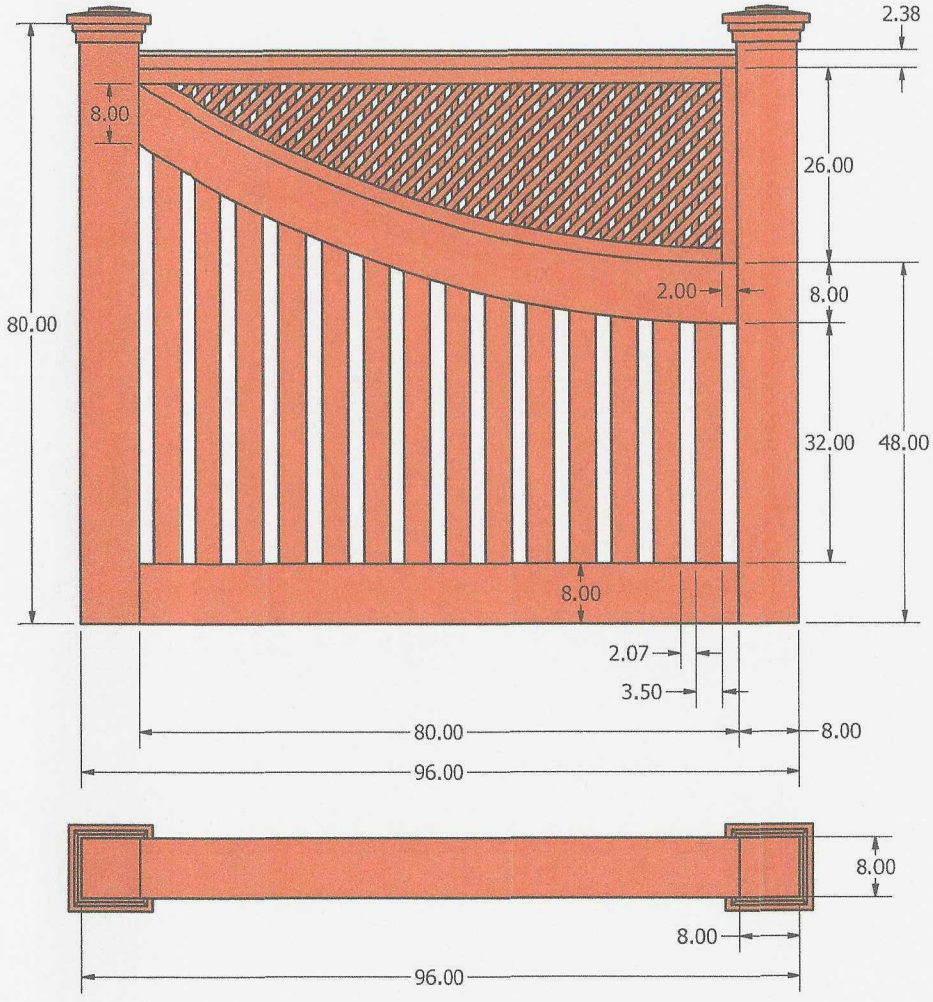


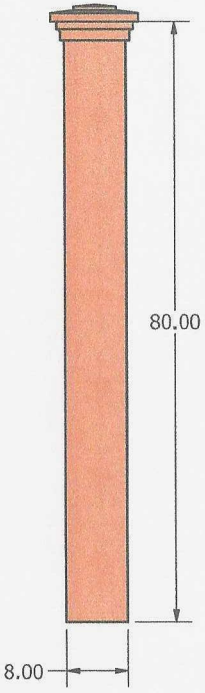


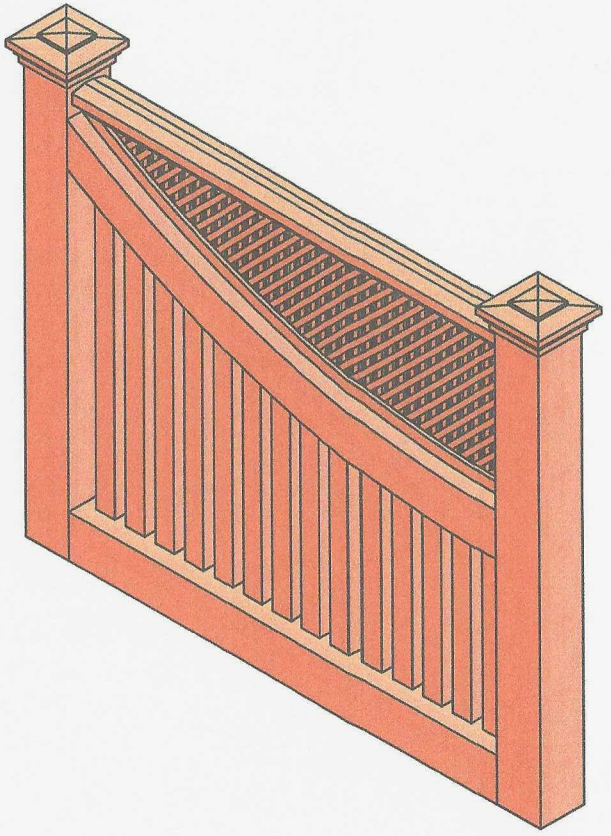
DO NOT SCALE

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



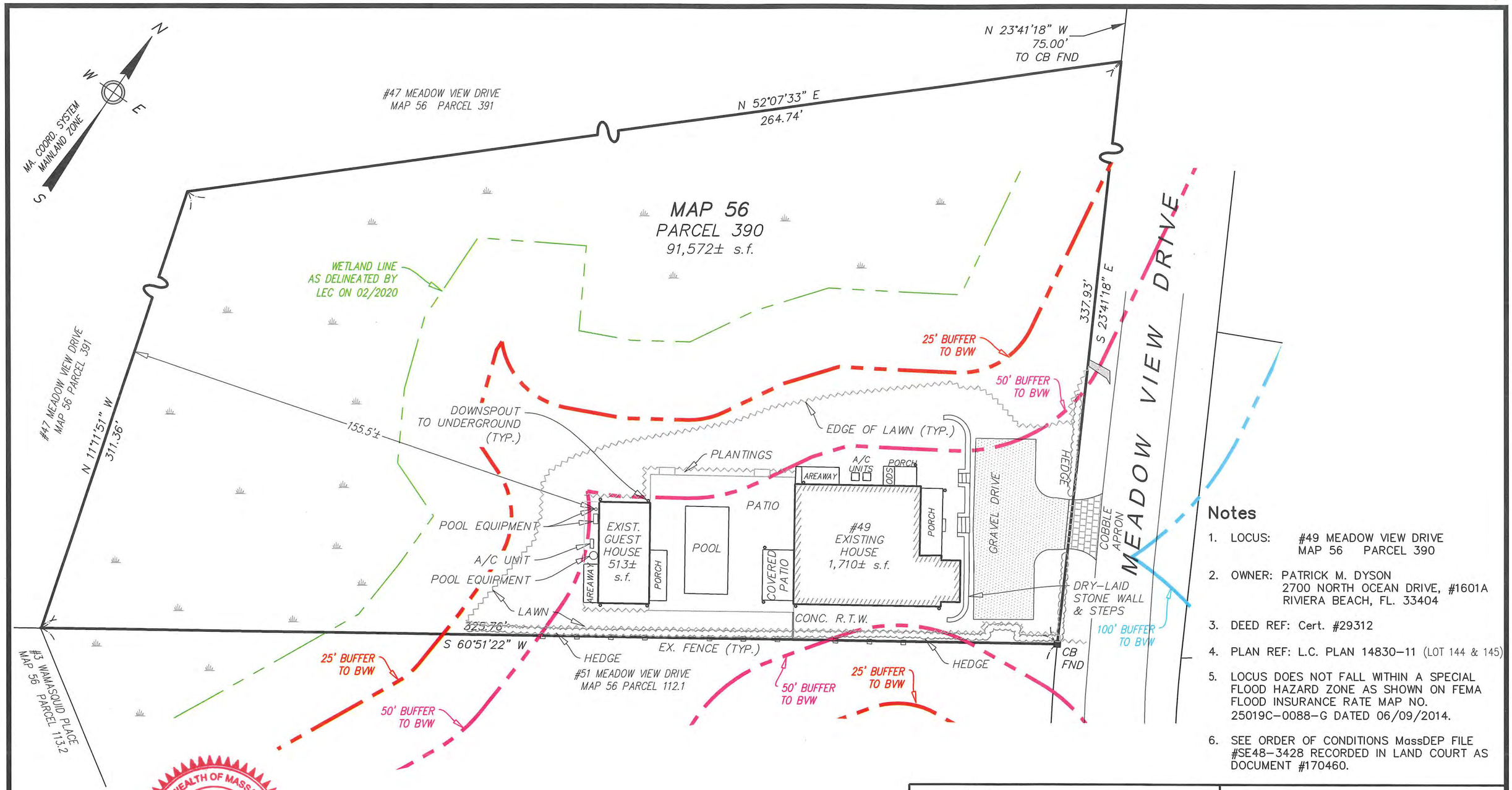




DO NOT SCALE

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

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

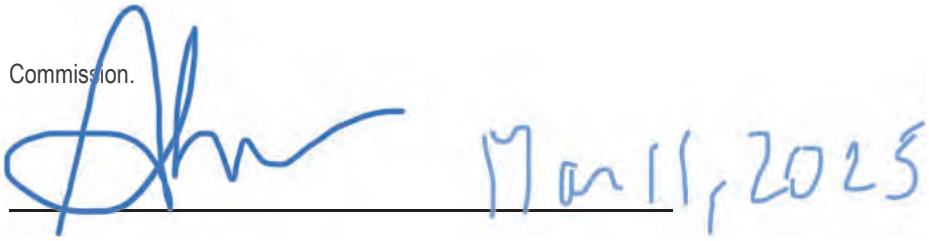
Authorization Letter

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

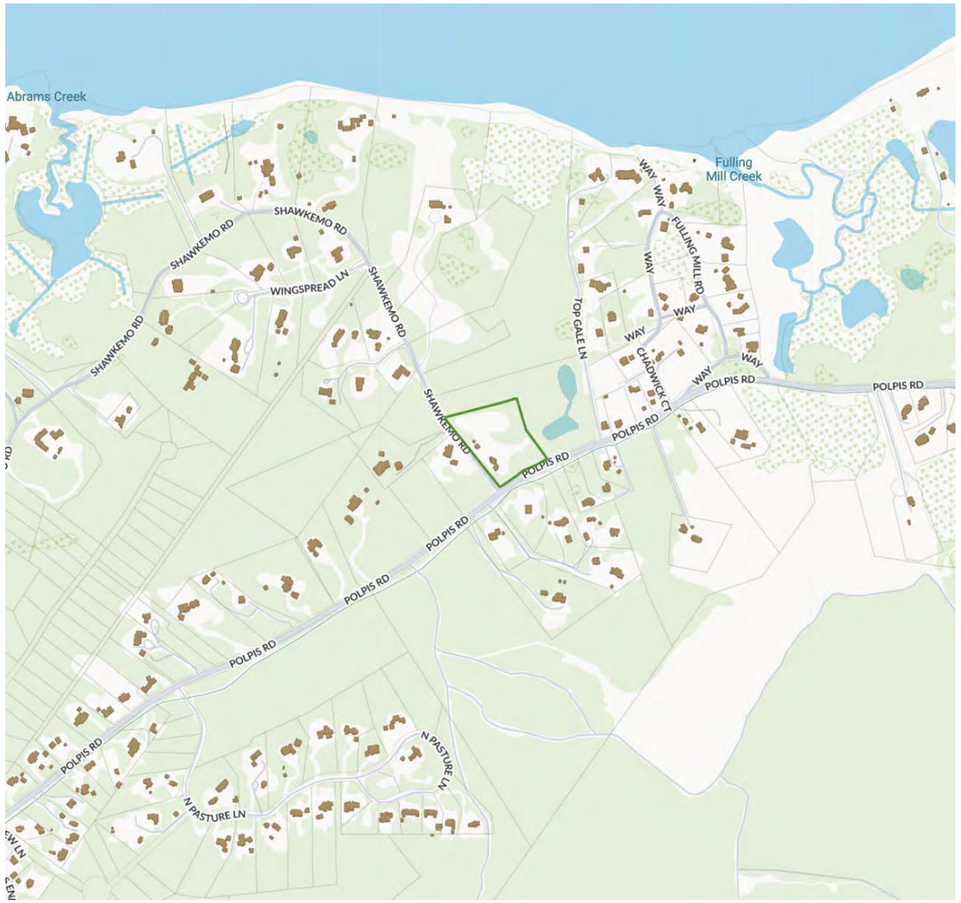
8 Williams Lane.Nantucket.MA.02554
508.325.4995





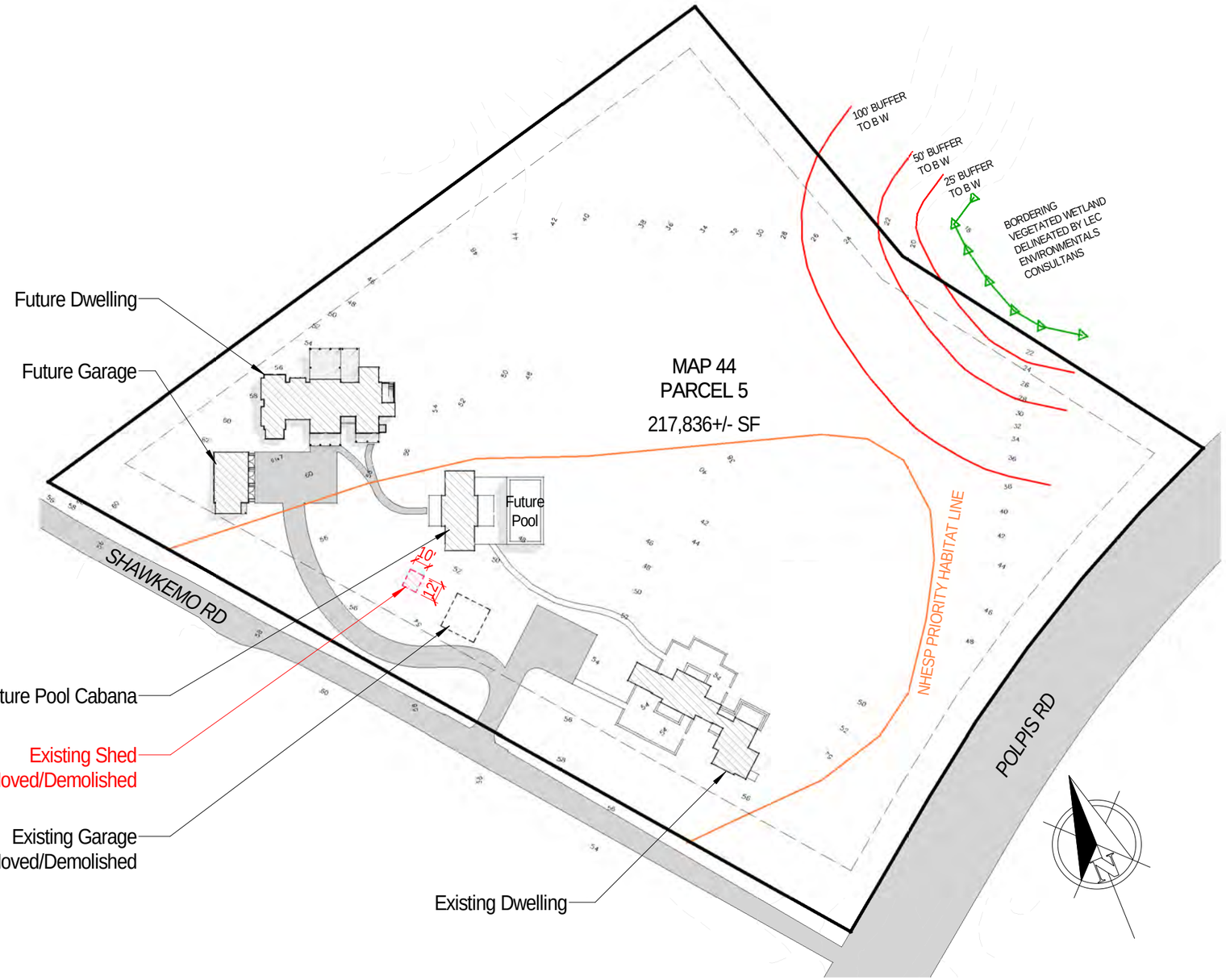






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

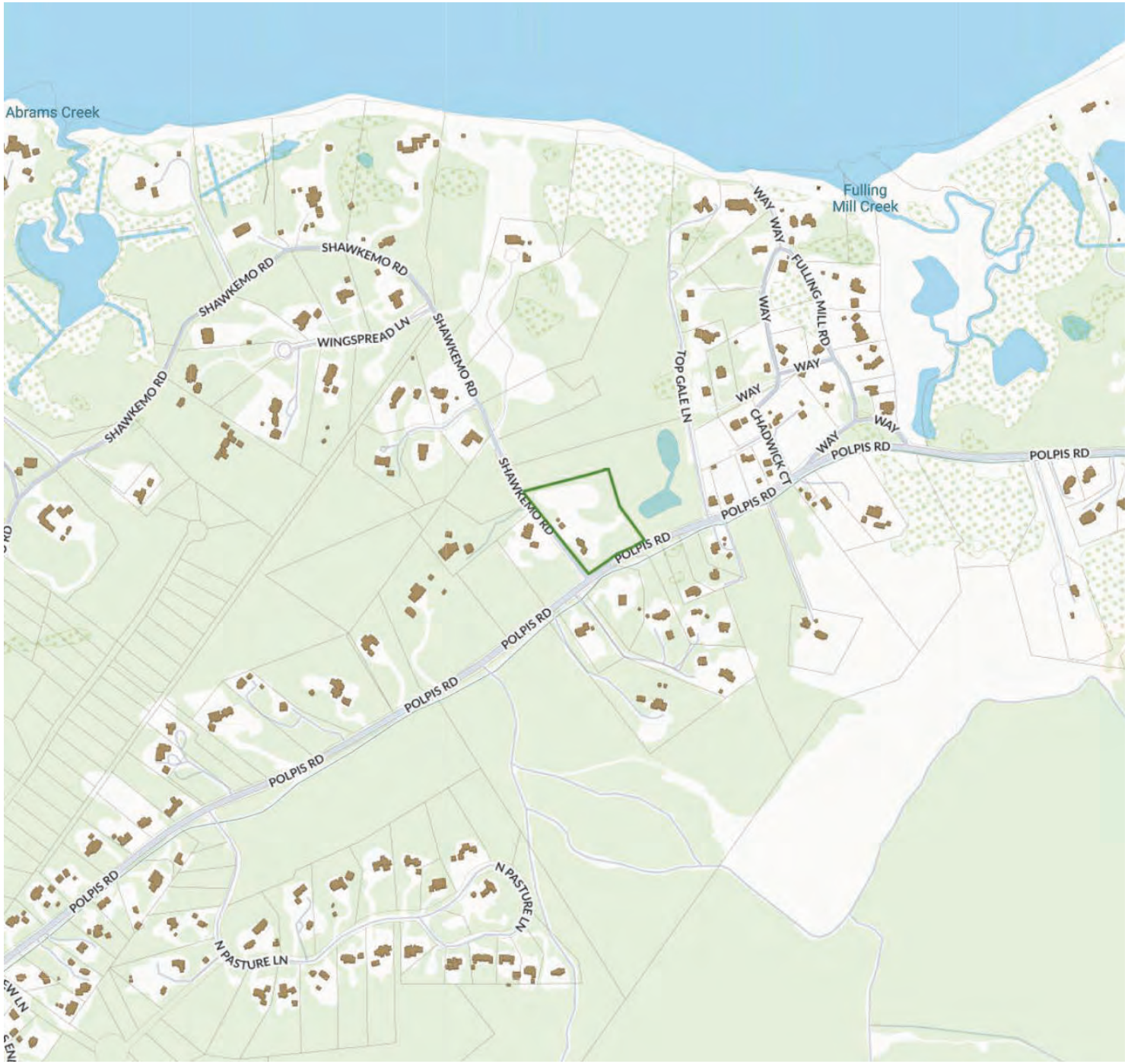
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

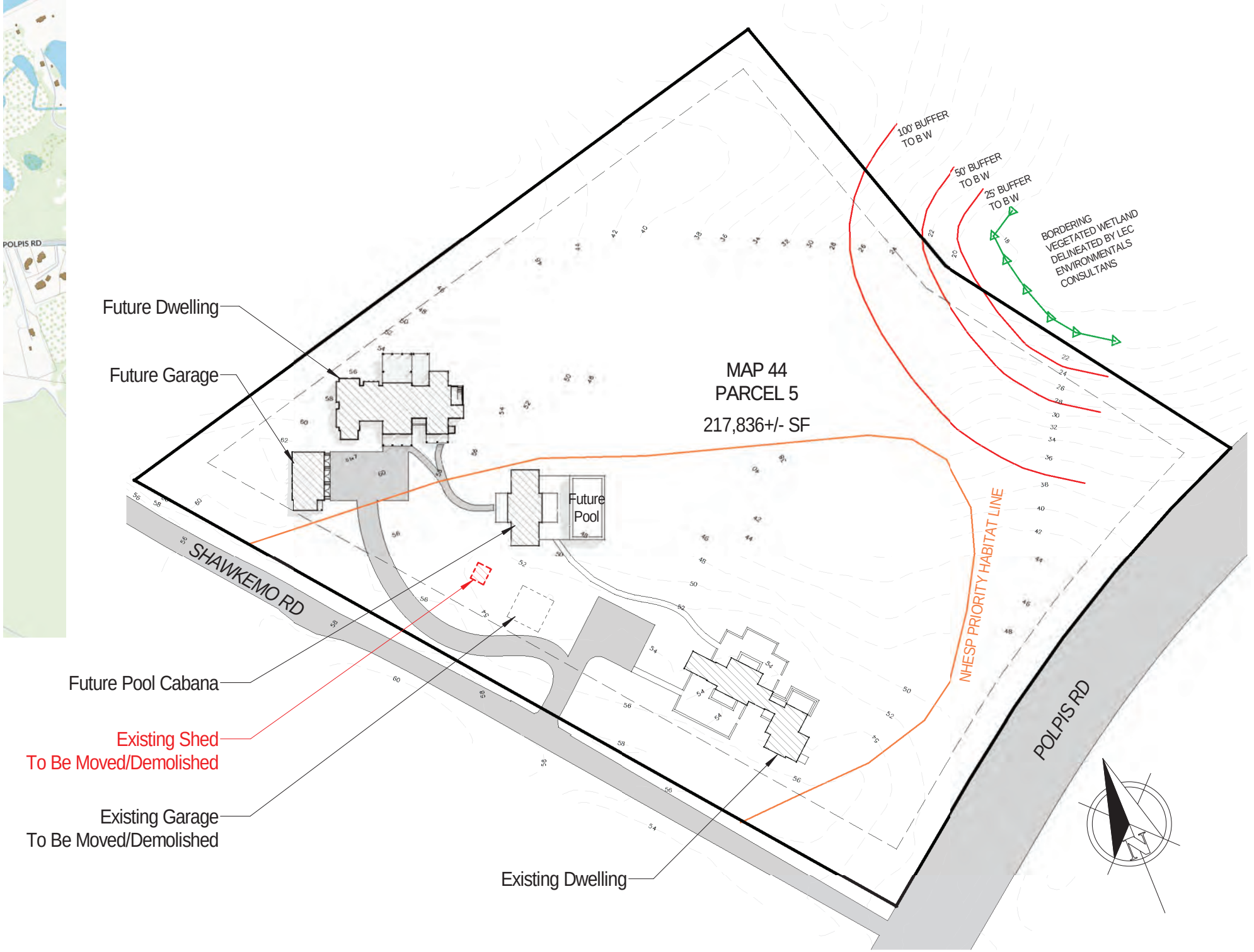
Scale: As indicated
Date: 03.19.25

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNY Surf LLC

Mailing Address: Po Box 187

New Vernon, NJ, 07976

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane

Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Move OFF / Demo Existing Garage

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 576 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 17'-3" South 17'-3" East 17'-3" West 17'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature

03/24/25
Date

emeritus

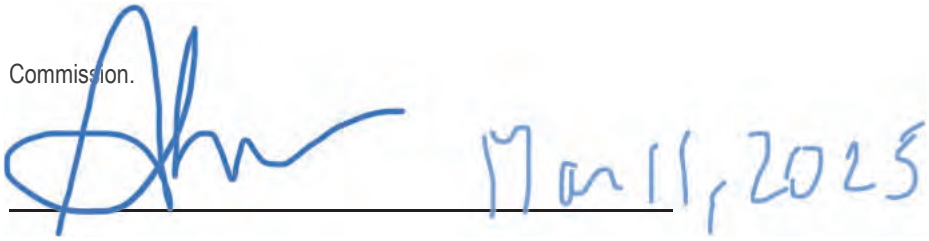
Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 68 Shawkemo Rd on the following statement:

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

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

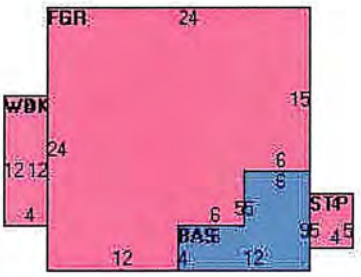
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\34\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2528_145:

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FHS	Half Story, Finished	384	192
BAS	First Floor	78	78
FGR	Garage, Finished	498	0
STP	Stoop	20	0
WDK	Deck, Wood	48	0
		1,028	270

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

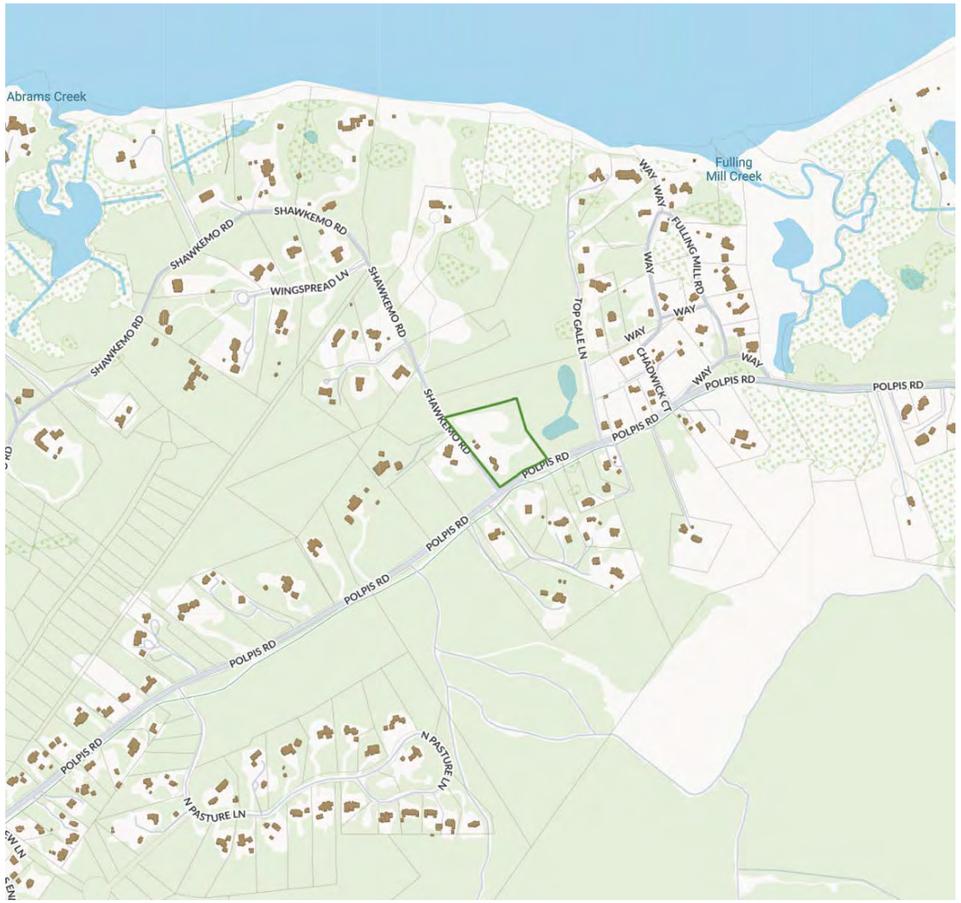
Land





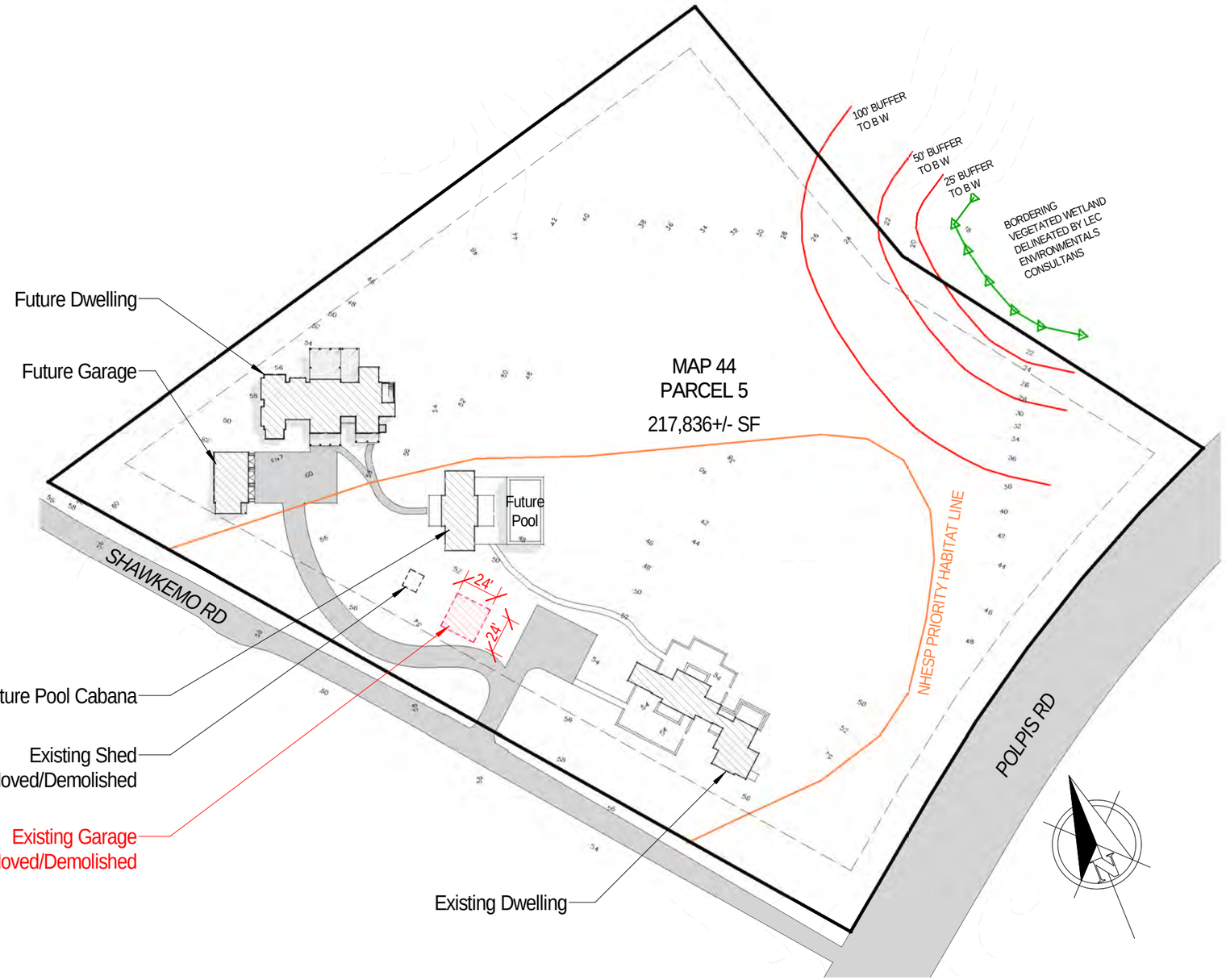






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

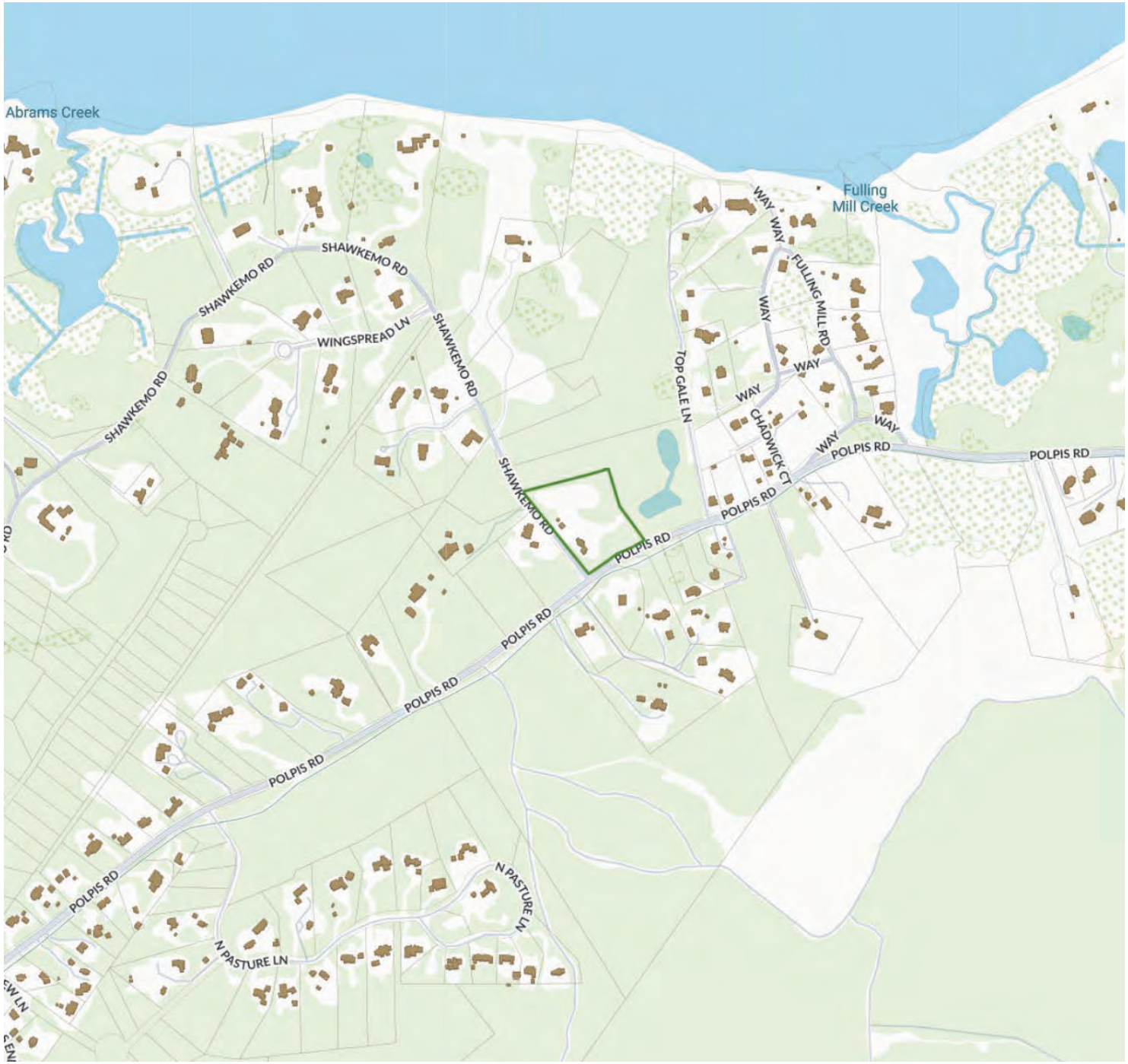
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

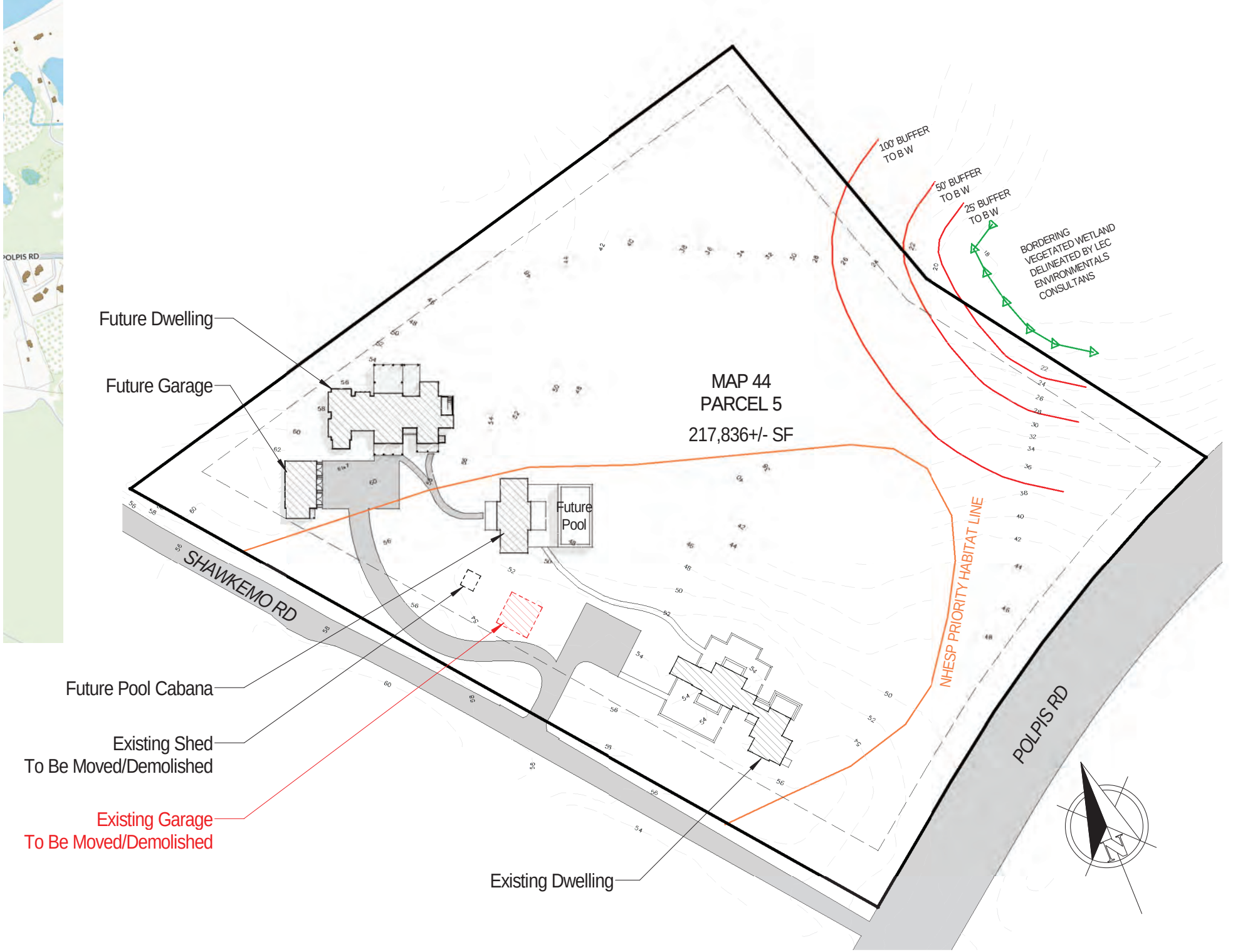
Scale: As indicated
Date: 03.19.25

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



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

CURLEE
ROOF K/ALK
RENO.

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR 121 HANNIBAL RD LLC / CURLEE

STREET ADDRESS 121 HANNIBAL RD

MAP/PARCEL 12/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/21/2025

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

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

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

Signature 3.21.25 Date



Property Information

Property ID	60
Location	121 WAUWINET RD
Owner	121 WAUWINET ROAD LLC

1998 Aerial

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

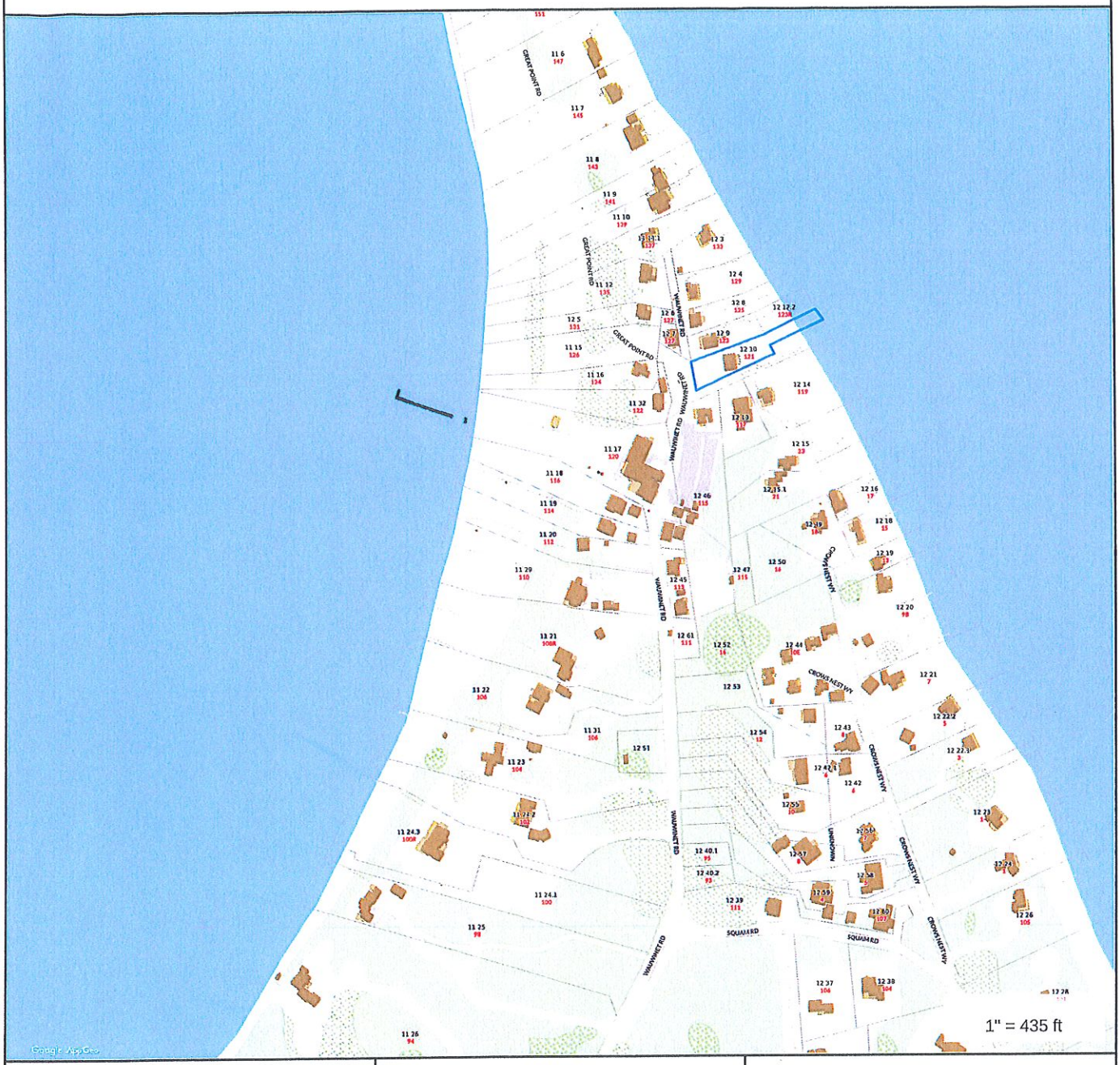
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

Town and County of Nantucket, MA

September 12, 2019



Property Information

Property ID	12 10
Location	121 WAUWINET RD
Owner	CURLEE JOANNE G TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018

*Elev fl pl survey

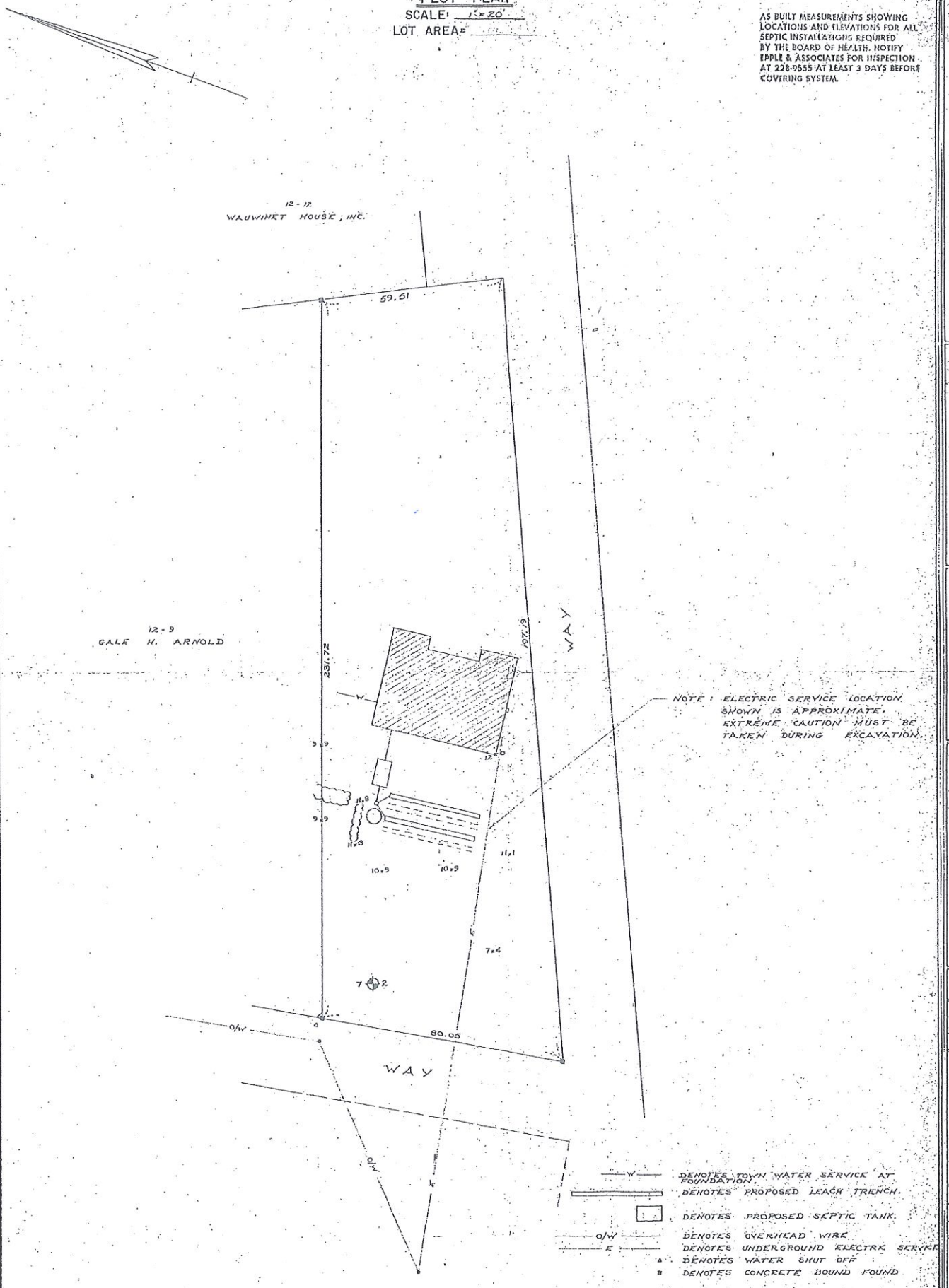
NO PLANS

PLOT PLAN

SCALE: 1" = 20'

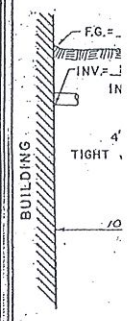
LOT AREA = _____

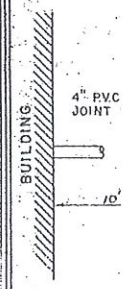
AS BUILT MEASUREMENTS SHOWING LOCATIONS AND ELEVATIONS FOR ALL SEPTIC INSTALLATIONS REQUIRED BY THE BOARD OF HEALTH. NOTIFY EPPLE & ASSOCIATES FOR INSPECTION AT 228-9555 AT LEAST 3 DAYS BEFORE COVERING SYSTEM.



ASSESSOR'S # 12 - 48 & 10 L.C. 10990 R LOTS 40 & 42 NB 7-104

MAKEPEACE





Top of f
Basement
Invert of

Invert at
Invert at

SOIL TES

HART - BLAC

DEEP TEST	
DATE OF TEST	
DEPTH	
0 - 1.0	SA
1.0 - 2.5	MI
2.5 - 4.5	M

GROUND W
DEPTH OF

DEEP TEST

DATE OF TEST

DEPTH

GROUND W
DEPTH OF

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

SURVEY/
FILM ROLL #: W2-4
MAP/PARCEL#: 12-10, 48

Recorded by: JS Date: 09/26/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 121 WAUWINET

2. Building Name: N/A

3. Ownership: Private

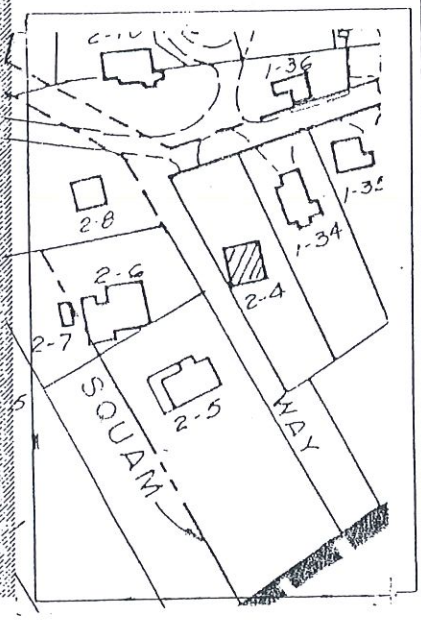
4. Present Owner: CURLEE, SHELBY & JOANNE

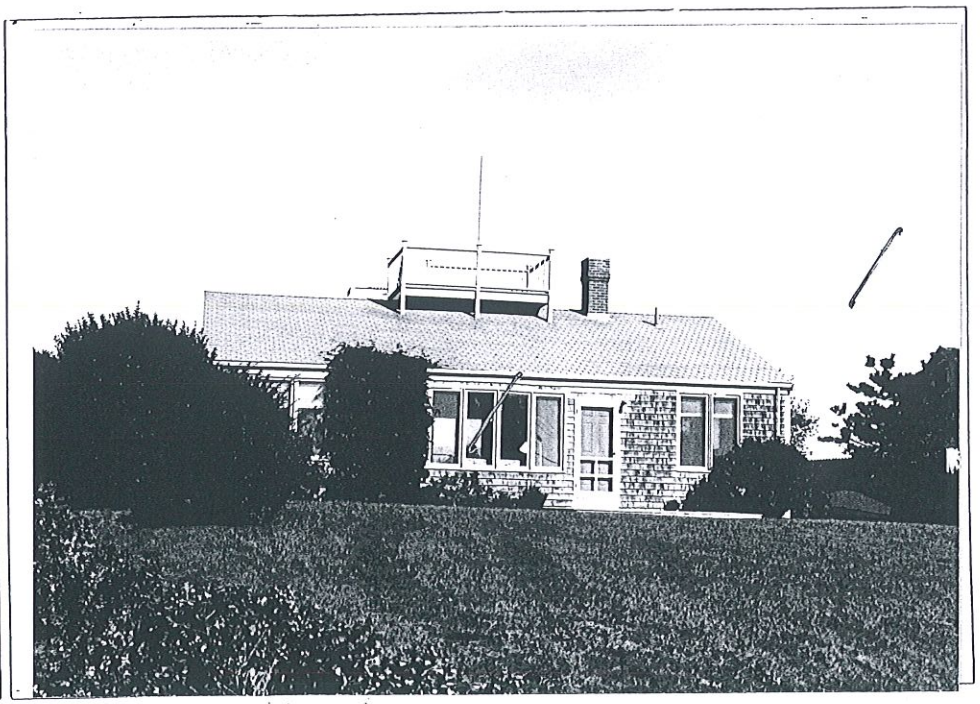
5. Ownership History:
Unknown

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

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

8. MAP -- 3 X 2"





Survey/Film Roll #: W2-4

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 75 feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: N/A
33. Number of Bays: 4
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: Casement

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

Survey/Film Roll #: W2-4

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa 1960
Source: Jane Lamb
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 10

Street & Number of Proposed Work: 121 KNOWINGET RD

Owner of record: 121 KNOWINGET RD LLC / CURLEE

Mailing Address: 2991 GARDENS BLVD.
NAPLES, FL 34105

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-226-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other REPAIR / REPLACE ROOF W/AIR ACCESS STATR

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: N/A Decks/Patio: Size: 9X16 ☐ 1st floor ☐ 2nd floor ROOF

Width: 9' Sq. footage 2nd floor: / Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: /

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

Height of ridge above final finish grade: North EXIST. South — East — West —

Additional Remarks

Historic Name: —

Original Date: 1960

Original Builder: —

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

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

Doors* (type and material): ☐ TDL ☐ SDL Front N/A / EXIST. Rear EXIST. Side —

Garage Door(s): Type N/A Material —

Hardscape materials: Driveways EX. Walkways EX. Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall W. CEDAR NTW Clapboard (if applicable) — Roof EX. / WEATHERED WOOD

Trim N. GRAY Sash N. GRAY Doors N. GRAY

Deck MAHOG. NTW Foundation CONCRETE Fence — NTW Shutters —

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

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

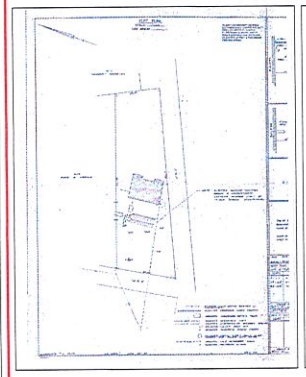
Date 3/04/25 Signature of owner of record _____ Signed under penalties of perjury

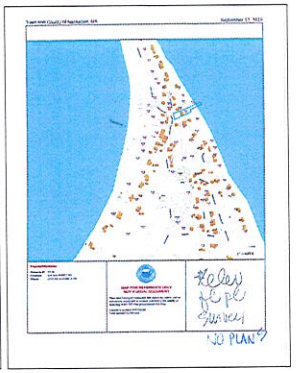
DRAWING INDEX

1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION

2 ELEVATIONS:
NORTH, SOUTH, EAST & WEST

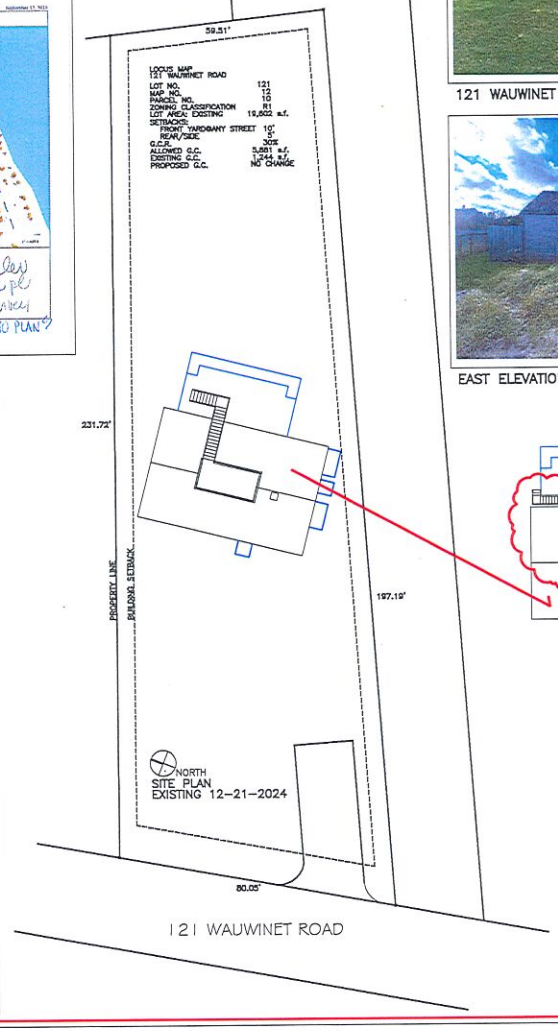
3 ELEVATIONS: EXISTING & PROPOSED
NORTH, SOUTH, EAST & WEST

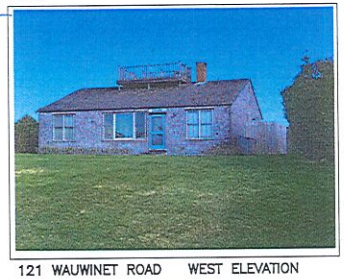




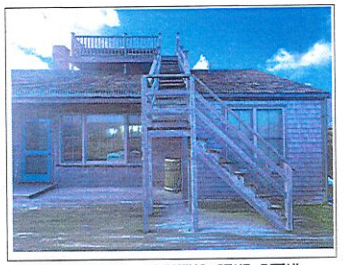


ATLANTIC OCEAN

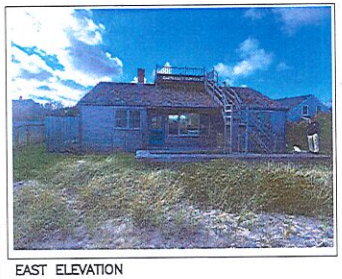




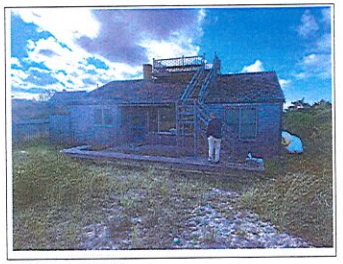
121 WAUWINET ROAD WEST ELEVATION



EAST ELEVATION EXISTING STAIR DETAIL

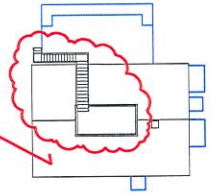


EAST ELEVATION



EAST ELEVATION

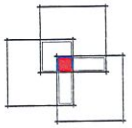
RE-BUILD STAIR ACCESS





ROOF VIEW

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



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

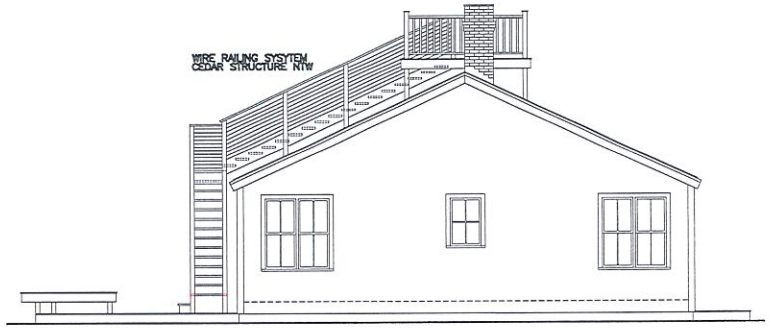
DATE
03-21-2025

SCALE
1/16"=1'0"

1



WEST ELEVATION
PROPOSED 03-21-2025



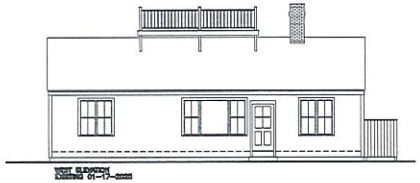
NORTH ELEVATION
PROPOSED 03-21-2025



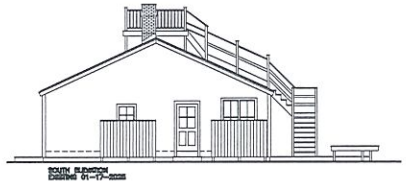
EAST ELEVATION
PROPOSED 03-21-2025

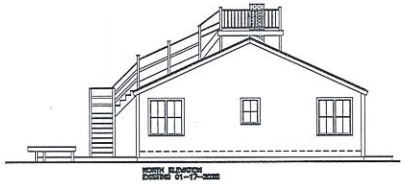


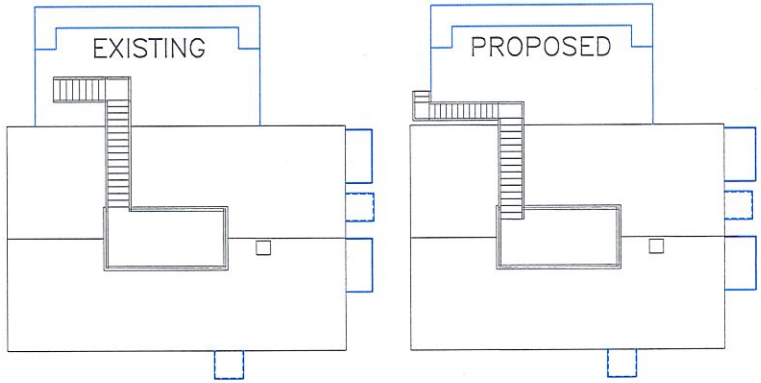
SOUTH ELEVATION
PROPOSED 03-21-2025











SANDCASTLE CONSTRUCTION INC.
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PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA
ROOFWALK ACCESS
MODIFICATION

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REV.

SCI COPYRIGHT 2025

TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST

DATE
03-21-2025

SCALE
1/4 "=1'0"

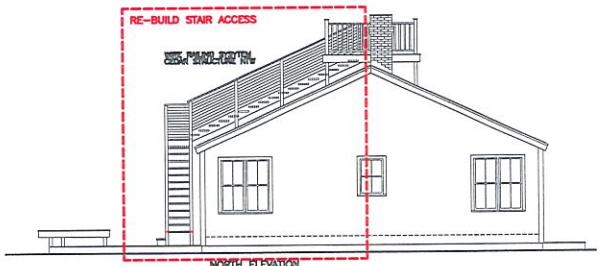
2



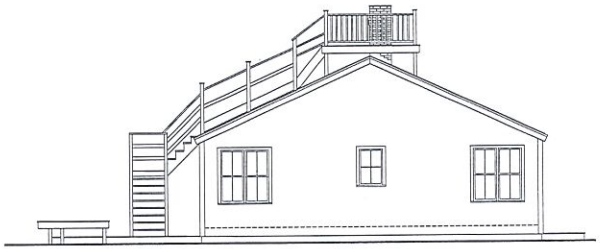
WEST ELEVATION
PROPOSED 03-21-2025



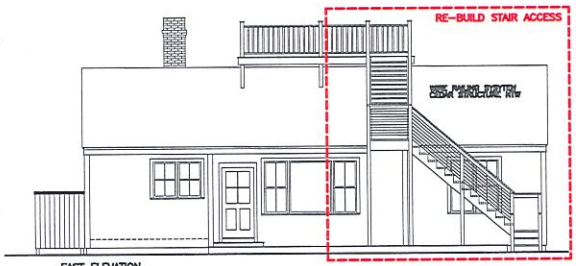
WEST ELEVATION
EXISTING 01-17-2025



NORTH ELEVATION
PROPOSED 03-21-2025



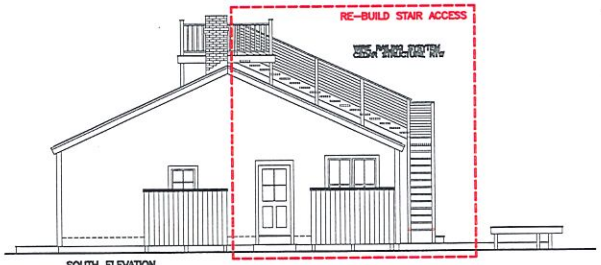
NORTH ELEVATION
EXISTING 01-17-2025



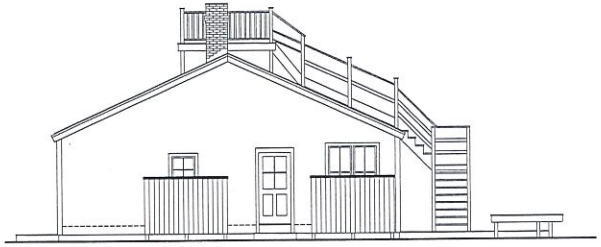
EAST ELEVATION
PROPOSED 03-21-2025



EAST ELEVATION
EXISTING 01-17-2025



SOUTH ELEVATION
PROPOSED 03-21-2025



SOUTH ELEVATION
EXISTING 01-17-2025

SANDCASTLE CONSTRUCTION INC.
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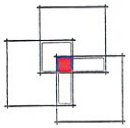
02584
508.228.8050



PROJECT
CURLEE RESIDENCE
121 WAUWINET ROAD
NANTUCKET, MA

ROOFWALK ACCESS
MODIFICATION

NOTES
HDC
CERT.
REV.

SCI COPYRIGHT 2025

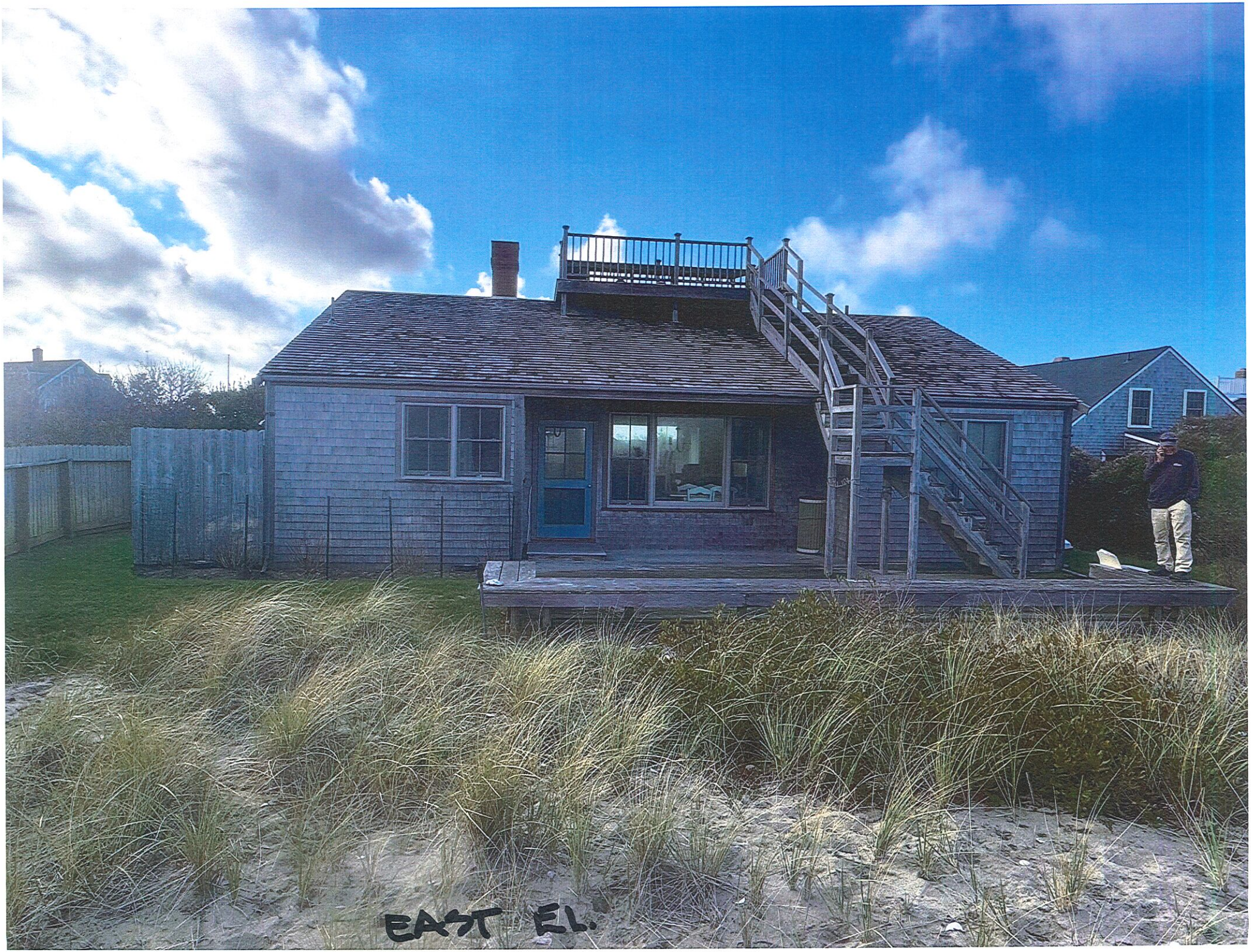
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
01-17-2025

SCALE
1/16"=1'0"

3


MISTRAL
121 WAUWINET RD WEST EL.


EAST EL.


EAST


EAST VIEW

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

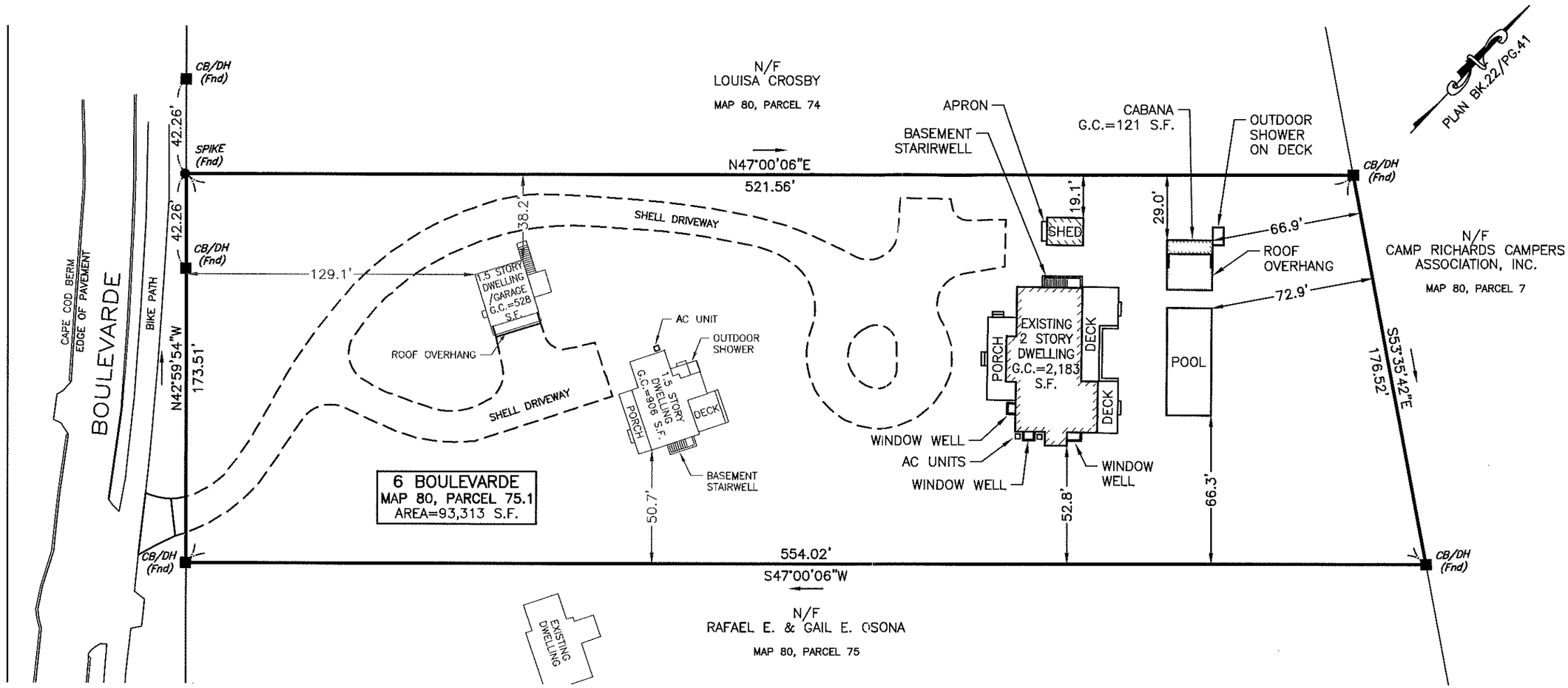
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

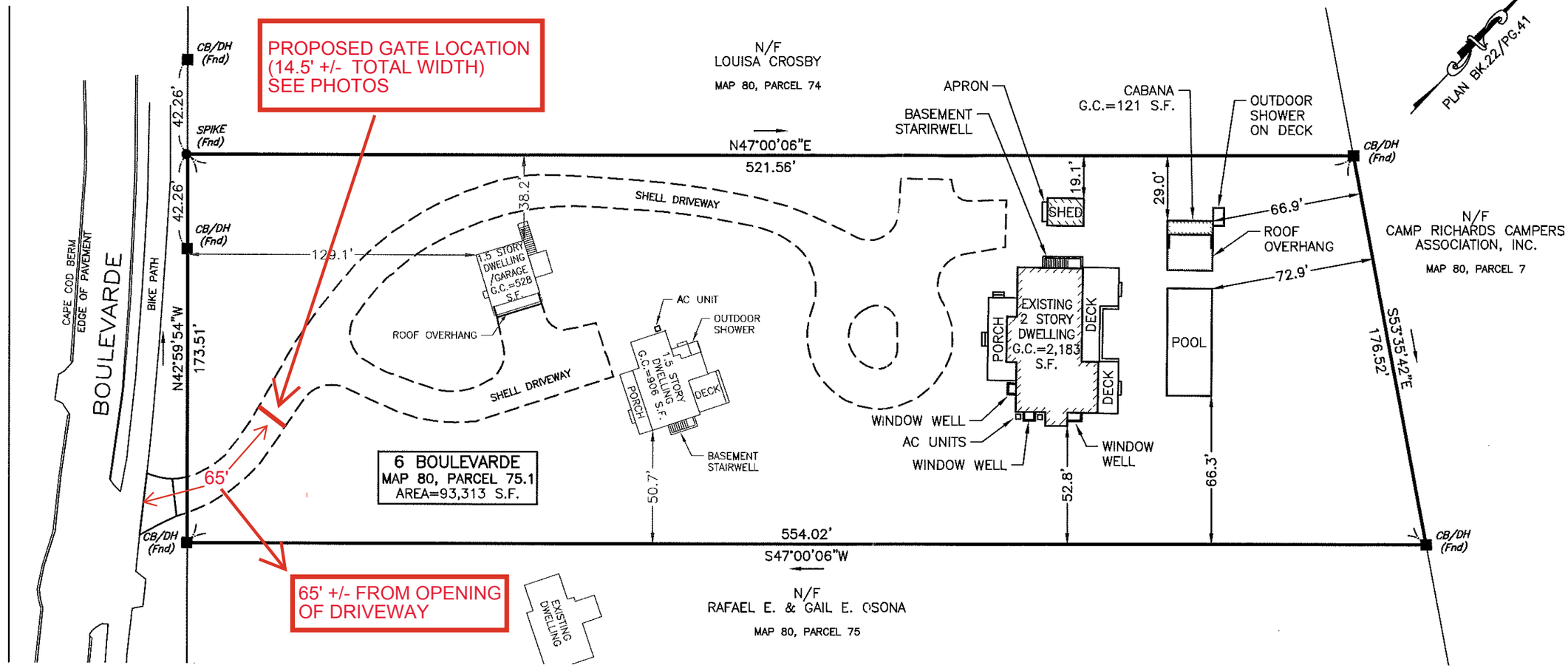
ISSUED FOR: APPROVAL

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



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MAX. GROUND COVER RATIO	4%	4.0%

OVERLAY DISTRICT APPLICABILITY

WELLHEAD PROTECTION

MA DEP ZONE II

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DATE: FEBRUARY 28, 2023 | REV. DATE:
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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	

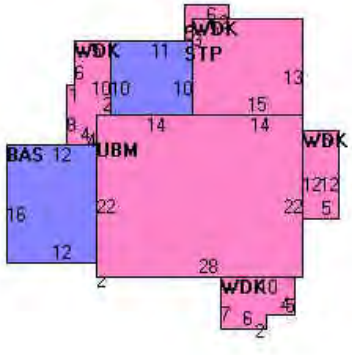
Building 2 : Section 1

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

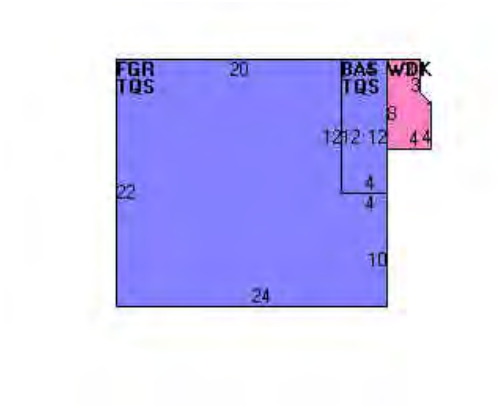
Building Attributes : Bldg 2 of 3	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft 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

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 69

Street & Number of Proposed Work: 125 Somerset Rd.

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 730 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 29' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: Unknown

Original Date: Unknown

Original Builder: Barn associated to Starbuck Farm

REVISIONS* (describe)
1. East Elevation - Relocated existing barn on site
2. South Elevation - new foundation
3. West Elevation - fenestration revisions
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 14" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 4 panel 2 light
Garage Door(s): Type Overhead Material wood - N.T.W.

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim Natural
Deck _____
Clapboard (if applicable) _____
Sash Gray - TME
Foundation Grey
Roof Grey
Doors Green - TME
~~Fence~~ _____
Shutters _____
Garage door: N.T.W.

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

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

Date 4/2/25 Signature of owner of record _____ Signed under penalties of perjury

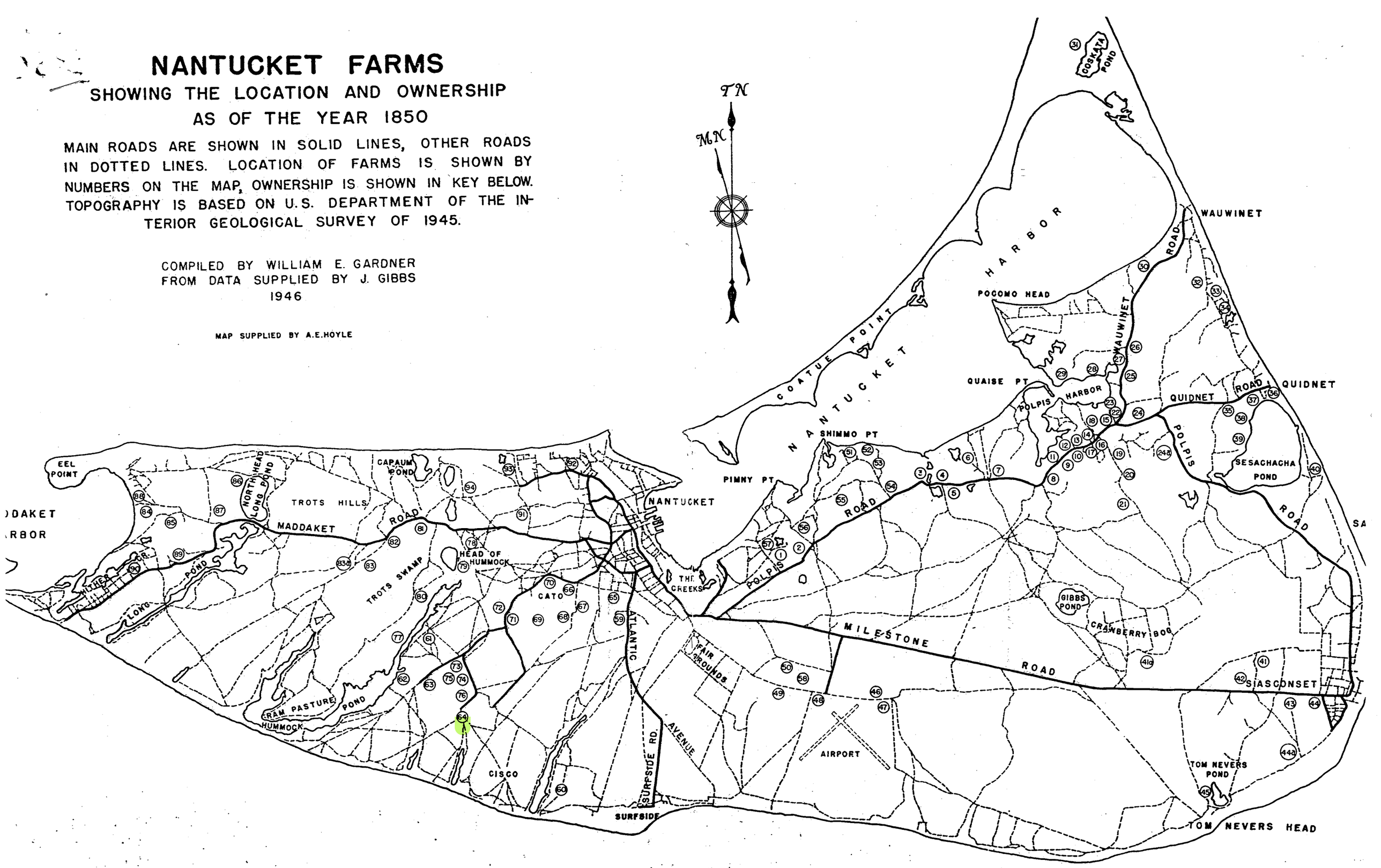
NANTUCKET FARMS

SHOWING THE LOCATION AND OWNERSHIP AS OF THE YEAR 1850

MAIN ROADS ARE SHOWN IN SOLID LINES, OTHER ROADS IN DOTTED LINES. LOCATION OF FARMS IS SHOWN BY NUMBERS ON THE MAP, OWNERSHIP IS SHOWN IN KEY BELOW. TOPOGRAPHY IS BASED ON U.S. DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY OF 1945.

COMPILED BY WILLIAM E. GARDNER
FROM DATA SUPPLIED BY J. GIBBS
1946

MAP SUPPLIED BY A.E.HOYLE



1. Polpis Road—Seth Clisby, R. E. Burgess, Lawrence Mooney.
2. Polpis Road—William Shaw.
3. Polpis Road—Obed Swain, David Worth, Charles Burgess.
4. Polpis Road—Charles Burgess.
5. Polpis Road—Joseph Folger, Harrison Gardner, George Norcross, Harry Gordon.
6. Polpis Road—Kezia ("Miriam") Coffin, William B. Starbuck.
7. Polpis Road—"Town Farm," John Harps.
8. Polpis—"Norwood Farm," F. C. Sanford.
9. Polpis—David Joy.
10. Polpis—Reuben Joy.
11. Polpis—Charles C. Chadwick.
12. Polpis—Benjamin Swain, Benjamin Eldridge, Benj. Worth.
13. Polpis—Obed Macy, "Spotswood," F. C. Sanford.
14. Polpis—Capt. Samuel Harris.
15. Polpis—Benjamin Robinson, Frank Chadwick.
16. Polpis—John Swain, Harvey Smith, Charles Swain.
17. Polpis—Heiry Swain, Josiah B. Gould.
18. Polpis—Benjamin Ray, Charles Rule, John Enos.
19. Polpis—Charles Swain (J. E. C. Farnham lived here, see "My Boyhood Days on Nantucket.")
20. Polpis—Gardner Coffin, Robert Mooney.
21. Polpis—"Beachwood Farm," F. C. Sanford.
22. Polpis—"Milton Farm," Edward Morris, Jonathan Parker, Edward Ray, Charles Swain.
23. Polpis—William Phinney, William Perkins, Jacob Gibbs.
24. Polpis—William Rawson, Henry Swain, Charles Swain.

24.a Polpis—George B. Starbuck.

25. Polpis—"Eatfire Springs," Albert Easton, Sylvanus Morey, Henry Fay.
26. Squam—Oliver Backus, John Harps, Henry Fay.
27. Squam—David Phinney.
28. Pocomo—"Boden Farm," Joseph Steingardt, Edward Boden.
29. Pocomo—"Steingardt Farm," Manuel Enos, Joseph Steingardt.
30. Wauwinet—Elijah Luce, LeGrand Canon Tibbetts.
31. Coskata—Capt. Edward Coffin, Philip Folger.
32. Squam—Sylvanus Morey, LeGrand Çanon Tibbetts.
33. Squam—"Chadwick Farm," William Henry Chadwick.
34. Squam—Thomas Ray.
35. Quidnet—George Norcross, Capt. John Killen.
36. Quidnet—George Chadwick.
37. Quidnet—Edward Norcross, Oscar Norcross, Allan Norcross.
38. Sesachacha—James Norcross.
39. Sesachacha—Charles Chadwick.
40. Sesachacha—James Maguire, James Norcross, "Beach Club."
41. 'Sconset—Philip Folger, Levi Coffin.

41.a 'Sconset—"Tashama Island," Albert Easton.

42. 'Sconset—Matthew Crosby, Levi Coffin, "Bloomingdale Golf Club."
43. 'Sconset—Sidney B. Folger.
44. 'Sconset—Samuel Pitman.

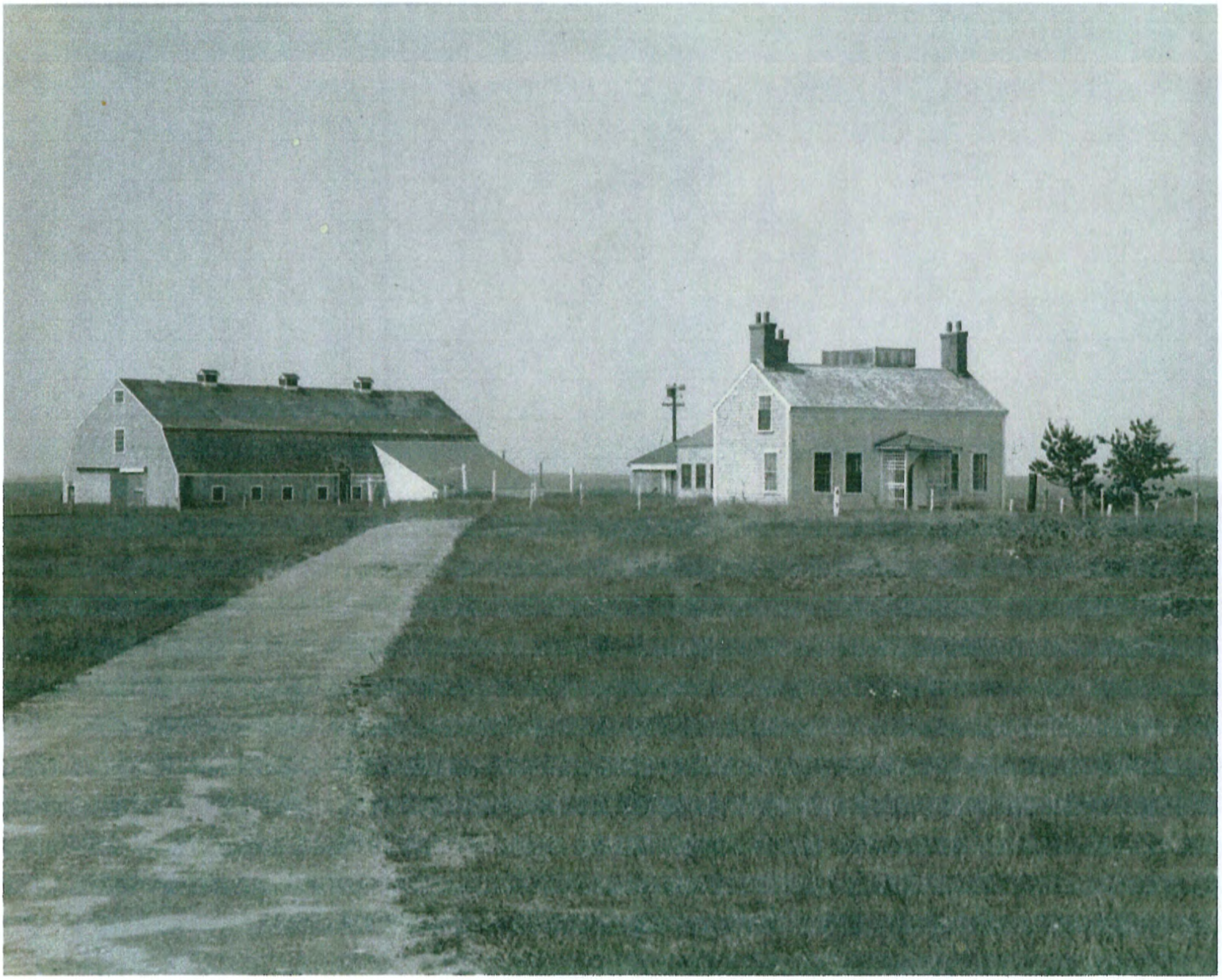
44.a 'Sconset—Low Beach, Henry C. Coffin.

45. Tom Nevers—Thomas Ray.
46. Nobadeer—"Nobadeer Farm," William Worth.
47. Nobadeer—Frank Sylvia.
48. Nobadeer—Joseph Vincent, Isaac Hills, Frank Holm.
49. Nobadeer—"Myrick Farm," "Morse Farm," Abner Fish, Frederick Fish.
50. Nobadeer—Matthew Macy.
51. Shimmo—Captain Andrew Arthur.
52. Shimmon—Aaron Swain.
53. Shimmo—Stephen Gibbs.
54. Shimmo—Coffin Macy.
55. Shimmo—Paul Clisby.
56. Shimmo—Brown Gardner.
57. Monomoy—Zimri Cathcart, S. S. Lewis, Jr.
58. Nobadeer—"Hinsdale Farm," Fred Fish, Leslie Holm.
59. Surfside—"Spring Garden," Edward Hammond, William MacIntosh, "Tashama Farm."
60. Surfside—"Miacomet Farm," John Appleton.
61. Cisco—John O'Connell, Dr. Charles Congdon.
62. Cisco—John Wilson, Thomas Gibbs, Albert Chase, John Bartlett, Joseph Grouard.
63. Cisco—George H. Gardner.
64. Cisco—Joseph Starbuck, William Starbuck.

65. Cato—Narcissa Coffin, Joseph Sylvia de Rosa.
66. Cato—"Appleton Farm," John S. Appleton, Noah Appleton, Nathaniel Lowell.
67. Cato—"Mitchell Farm," John Roberts.
68. Cato—Obed Starbuck, Charles Starbuck, Walter Dawson, John Ring.
69. Cato—"Cherry Grove," Eliot Cathcart, Thomas Macy, Clinton Hussey, Nathaniel Lowell, E. McLaughlin.
70. Cato—D. B. Allen, Arnold Morse, Daniel Brayton, Clinton Hussey, Nathaniel Lowell.
71. Hummock Pond Road—Edward Macy, Reuben Chadwick, Andrew Sandsbury, Charles G. Austin.
72. Hummock Pond Road—"Burnt Swamp"—Albert Folger.
73. Hummock Pond Road—"Mount Vernon Farm," ..... Cartwright, Laban Paddock, Fred Paddock, Charles G. Gardner, Wallace Gardner.
74. Hummock Pond Road—Capt. Shubael Allen (part of 73), Capt. Henry Coleman, John J. Gardner, Charles W. Gardner, Wallace Gardner.
75. Hummock Pond—George Starbuck (part of 73), Judge Edward Gardner.
76. Hummock Pond—"Bartlett Farm," Henry Coffin, Albert Bartlett, John Bartlett.
77. Hummock Pond—"Rams Pasture," Lot Palmer, Henry Coleman, May Brayton, William Wallace.
78. Hummock Pond—Elihu Coleman, William Hosier.
79. Hummock Pond—William Randall.
80. Hummock Pond—David G. Hussey.
81. Madaket—"Cambridge," site of farm of "Great Mary" Starbuck, "Cornish Farm,"-Bailey Cornish, William T. Swain.
82. Madaket—Andrew Backus.
83. Madaket—"Trott's Swamp," William Bartlett, "Gibson Farm."

83.a Madaket—James Collins, George Barrett.

84. Madaket—Nathan Chase, "Bennett Farm," Warren Ramsdell, "Madaket Gun Club."
85. Madaket—Warren Ramsdell, William Ray, Benjamin Pease.
86. Madaket—William Ramsdell.
87. Madaket—Washington I. Fisher.
88. Madaket—Joseph Fisher, Isaac Hills.
89. Madaket—Colin Small, Daniel Folger, Ernest G. Eliot.
90. Madaket—Valentine Small.
91. North Shore—"Franklin Valley Farm," William H. H. Smith, Mary E. Crosby.
92. North Shore—"Hamblin Farm," Thomas Hamblin.
93. North Shore—"Hinckley Farm," Eben Hinckley.
94. North Shore—George Robinson.



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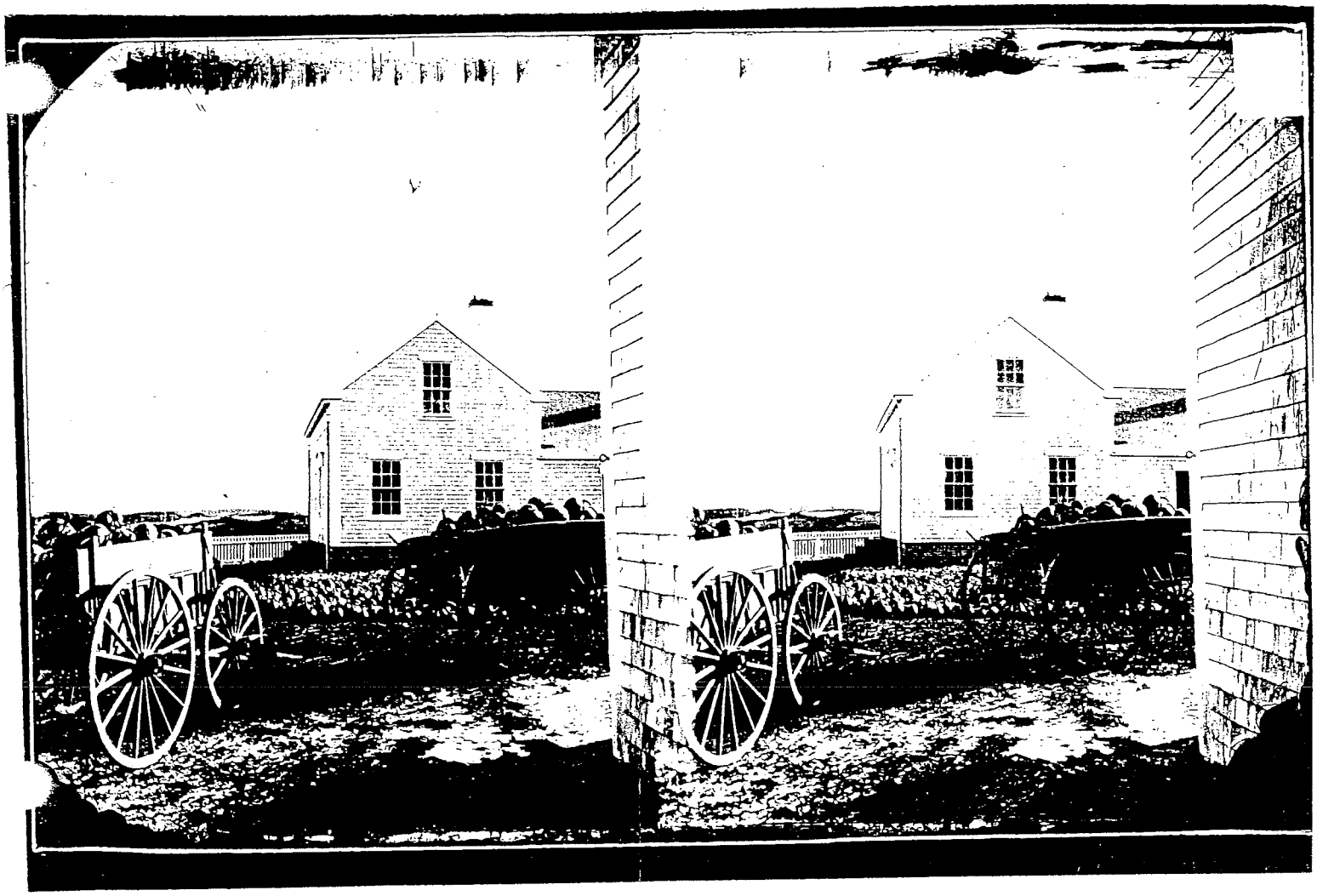


PINE GROVE FARM SOMERSET ROAD

SLIDE/NEG. # 440

NHD

Nantucket House Documentation

BLUE BALLIETT · BROAD STREET · NANTUCKET, MASSACHUSETTS 02554 · (617) 228-9488

The following documentation of the Joseph Starbuck Farm was prepared for Ralph and Sylvia Marble. Materials were drawn from Registry and Probate Court town records and from Nantucket Historical Association archives. The first three deeds are land transfers which do not identify the house as it now stands, for they represent shares in a parcel of common land. These deeds had no actual correllation in property boundaries. Copies of all original deeds are arranged sequentially from past to present. 12/17/1981.

Book 29, p. 204: 3/17/1827
Daniel Allen, yeoman, to Joseph Starbuck, merchant, for $59.08. 63 acres and 92 rods in share 21 of Smooth Hummocks.

42, 313: 10/5/1841
Charles G. Coffin, merchant, to Joseph Starbuck for $10.00. 90 Sheeps Commons in share 21 of Smooth Hummocks.

42, 474: 10/13/1842
Philip H. Folger, merchant, to Joseph Starbuck for $10.00. 90 Sheeps Commons in share 21 of Smooth Hummocks.

Will: written 5/29/1860, executed 1861
Estate of Joseph Starbuck, real and personal, to be divided seven ways between his children as they saw fit.

59, 85: 5/1/1861
George Starbuck, Matthew Starbuck, Josiah and Sarah Gorham (Josiah in the right of Sarah), William and Eunice Hadwen (William in the right of Eunice), Nathaniel and Eliza Barney (Nathaniel in the right of Eliza), William C. and Mary Swain (William in the right of Mary), co-heirs with the grantee of Joseph Starbuck, to William Starbuck for $1250.00. "...sundry tracts of land situated at and near the Smooth Hummocks in

said Nantucket together with the dwelling house and the other buildings standing thereon and making and constituting the Joseph Starbuck Farm..."

62, 317: 1/11/1862
Heirs of Joseph Starbuck to William Starbuck; price deleted. All of Joseph Starbuck's shares in the Common and Undivided Lands of Nantucket, including share no. 7 and share no. 17 of Smooth Hummocks.

70, 396: 3/11/1886
Deed of Trust: Alfred Starbuck to Daniel Folger and Charles B. Swain for $1.00. Management of his interest in the late William Starbuck's estate, including one third part of "...the farm which my father purchased of his father's estate in said Nantucket..."

70, 511: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Walter Starbuck, son of the late William Starbuck, for $2.00. "...one third part of the Farm at Mioxes ...known as the Joseph Starbuck Farm..."

70, 512: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Alfred Starbuck, son of the late William Starbuck, for $2.00. One third part of the farm.

70, 514: 5/17/1886
Charles B. Swain and David Folger and Walter Starbuck, trustees under the will of William Starbuck, to Martha A. Fenton, daughter of the late William Starbuck, for $2.00. One third part of the farm.

71, 137: 11/17/1886
Walter Starbuck to David Folger and Charles B. Swain, trustees under the provisions of the deed of trust stated in 70, 396, for $266.67. One third part of all land in Smooth Hummocks inherited through the will of William Starbuck, including the farm.

71, 139: 11/17/1886
Charles B. Swain and David Folger, guardians of Martha A. Fenton, non compos, to Charles B. Swain and David Folger for $266.66. One third part of land and farm.

93, 278: 6/11/1890
David Folger and Charles B. Swain, trustees under the provisions of the deed of trust stated in 70, 396, to Alfred Starbuck, for $1.00. Farm and land, "...meaning hereby to convey all the estate that was conveyed to us, as trustees, as aforesaid by deeds of Walter Starbuck and Martha A. Fenton..."

Will: 5/15/1922
Alfred Starbuck to wife Elizabeth M. Starbuck. "Dwellings, barns, and buildings" assessed at $2,250.00.

Will: 10/3/1933
Elizabeth M. Starbuck to Matthew L. Jaeckle. Buildings assessed at $1,200.00.

115, 591: 8/23/1955
Matthew L. Jaeckle and Vera M. Jaeckle to Raymond Foulkrod and Cornelia S. Foulkrod.

119, 299: 11/23/1959
Raymond Foulkrod and Cornelia S. Foulkrod to Ralph P. Marble Jr. and Sylvia F. Marble.

Land Court cert. #5520: 3/21/1968
Ralph P. Marble Jr. and Sylvia F. Marble.

N.B.:
Joseph Starbuck was not a man who wasted much time worrying about what others thought of his actions; he was shrewd, speculative, consistently quick to assess and act upon an opportunity. In three separate purchases made between 1827 and 1842, he bought into the Sheeps Commons of share 21 in Smooth Hummocks. Although these purchases

totalled about one third of share 21, they were an abstract percentage within a common ownership, and did not constitute a delineated piece of property. It seems that by the 1830s, however, Joseph had erected at least a part of the farm now standing in that area. Although he built illegally on the land, he was not a man with whom many could raise an objection.

The 'under the table' nature of the building of the farm may account for the paucity of information or records of any kind concerning Joseph's ownership. His account and letter books in the Whaling Museum do not mention the Smooth Hummocks land. It has been suggested that the older section of the farm building may at one time have been a shelter used during sheeping, and that Joseph built onto that original structure. This may well be accurate, but unfortunately none of the owners Joseph bought shares from left records that indicated any such existing structures, although there were undoubtedly a number of common shelters scattered across the Sheeps Commons. The early history of the farm remains frustratingly obscure.

Will Gardner's Three Bricks and Three Brothers (1958) presents an overview of Joseph's family and career, although it does not mention the farm. (Will Gardner must have encountered the same lack of information and decided to delete the farm altogether.) Joseph, born in 1774, was the son of Thomas Starbuck, and one of nine children. He married Sally Gardner, and had ten children, three of whom died in childhood. When Joseph died in 1861, having outlived his wife, he left his massive estate to his seven children: Sarah Gorham, Eunice Hadwen, Eliza Barney, Mary Swain, and George, Matthew, and William Starbuck. William Starbuck purchased the farm from the others heirs in 1861. On William's death in 1873, ownership of the farm was divided three ways between his children Alfred, Martha Fenton, and Walter. By 1890 Alfred Starbuck had bought out the other heirs. Edouard Stackpole says that he remembers visiting the farm as a boy and meeting Alfred Starbuck, who had a sizeable beard and a matching temper. Alfred Starbuck had, or so the story goes, started out with a shoe business in town, but a drinking problem had caused him to lose the business. Mr. Stackpole says that Alfred Starbuck always felt degraded by being a 'Starbuck

from Main Street' who ended up working the farm. When Alfred died in 1921, he left the farm to his wife Elizabeth. It wasn't until her death in 1933 that ownership of the farm passed out of the Starbuck name.

Included is an Inquirer and Mirror article summarizing the complex history of the 'Common and Undivided Lands', written by Edouard Stackpole in 1940. Also included is a 1951 article from the Grace Brown Gardner Scrapbooks in the Peter Foulger Museum. It describes Somerset Farm's advanced irrigation techniques.

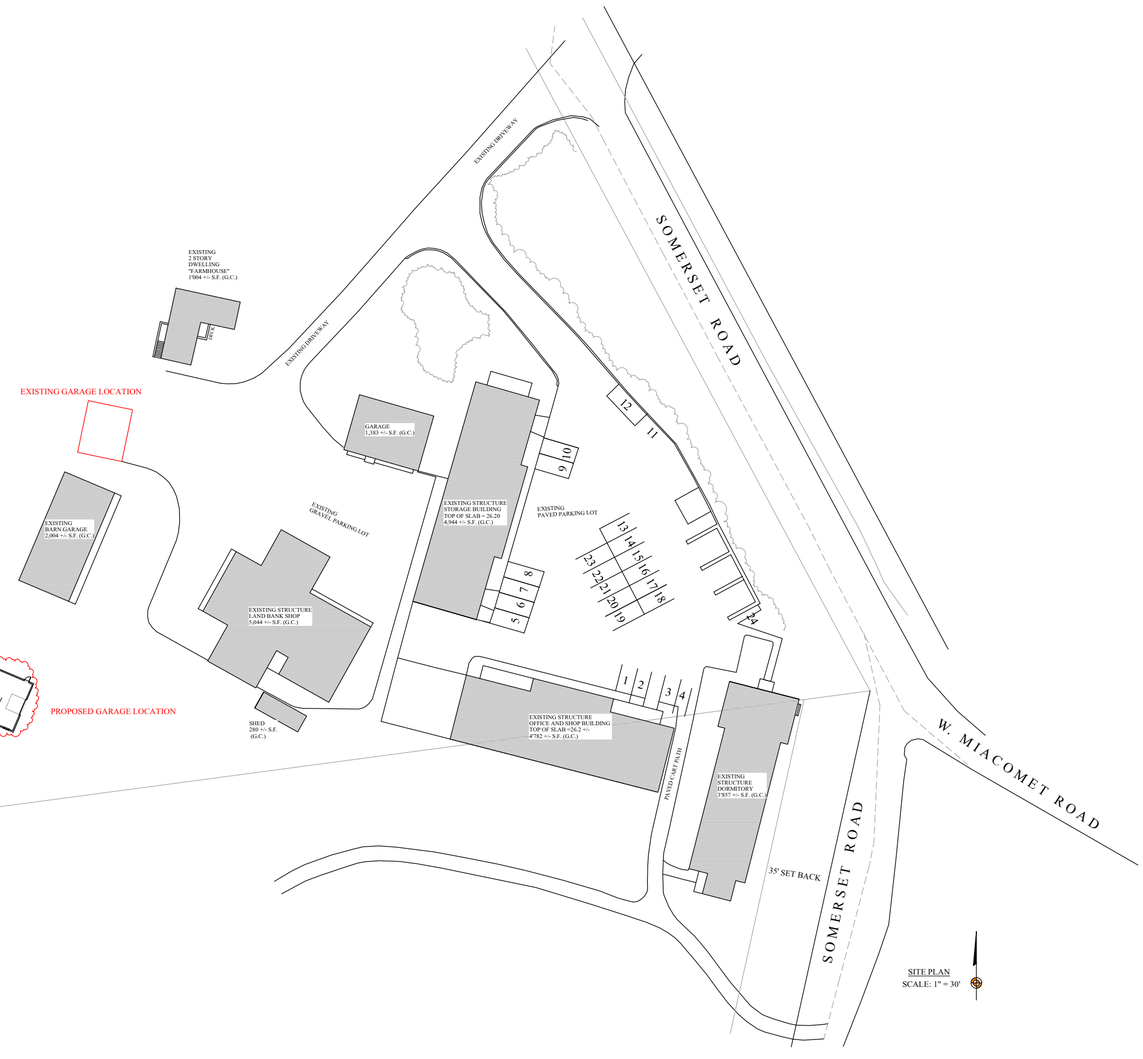
The Joseph Starbuck farm has the distinction of being the Starbuck family 'skeleton in the closet'; Joseph left no information on this illegally constructed building, and it has been overshadowed, in historical writings, by the flashier Starbuck dwelling houses in town. It is a simple house which seems to have an older section and an addition, and the interior woodwork is beautifully detailed. When Joseph set out to do something, he did it well.







NANTUCKET LAND BANK
125 SOMERSET ROAD
NANTUCKET, MA 02554



BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

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

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COVER SHEET
DATE: 04/02/2025
SCALE: AS NOTED

M/P: 66 / 69

NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

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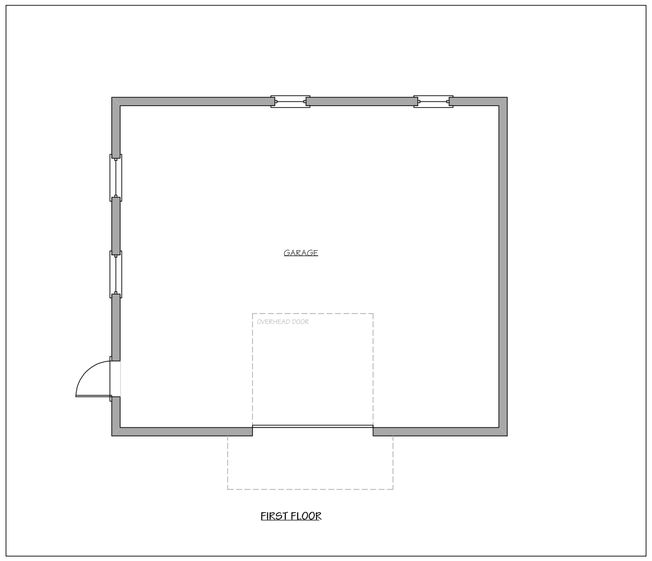
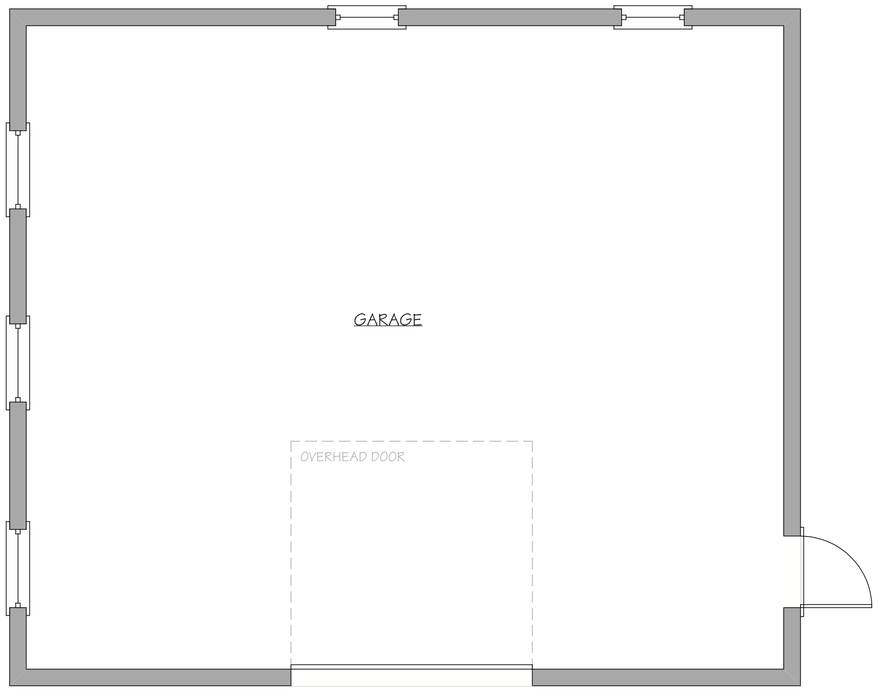


FIRST FLOOR

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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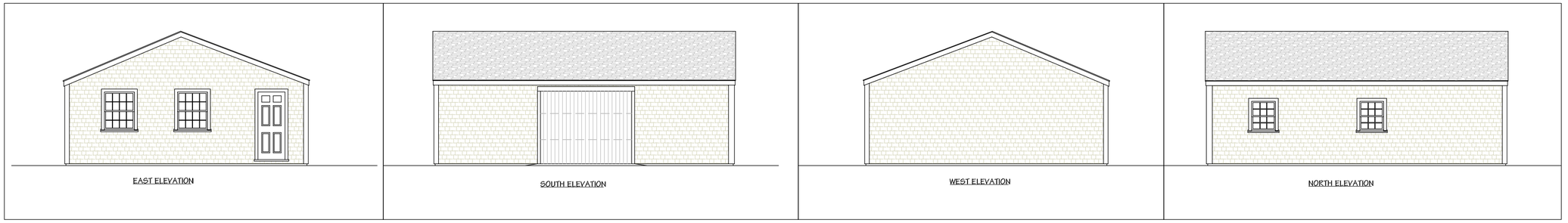
FLOOR PLAN
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

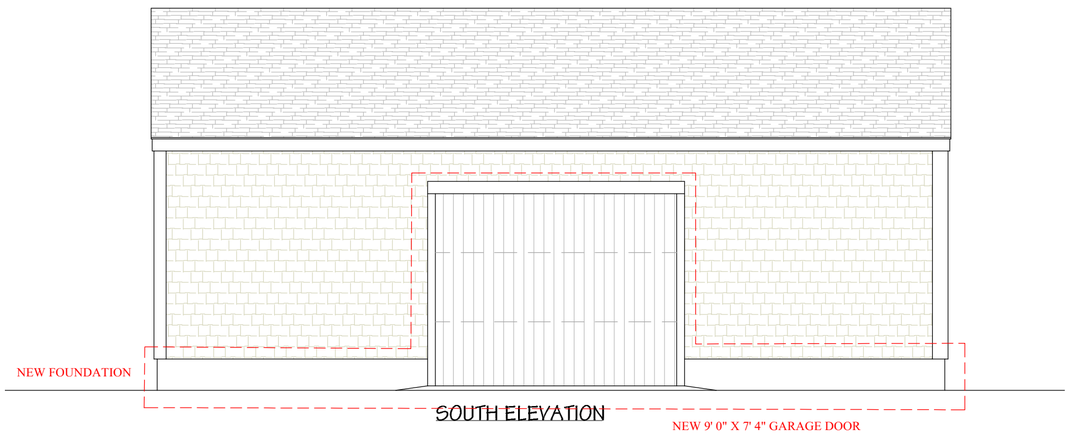
NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

1

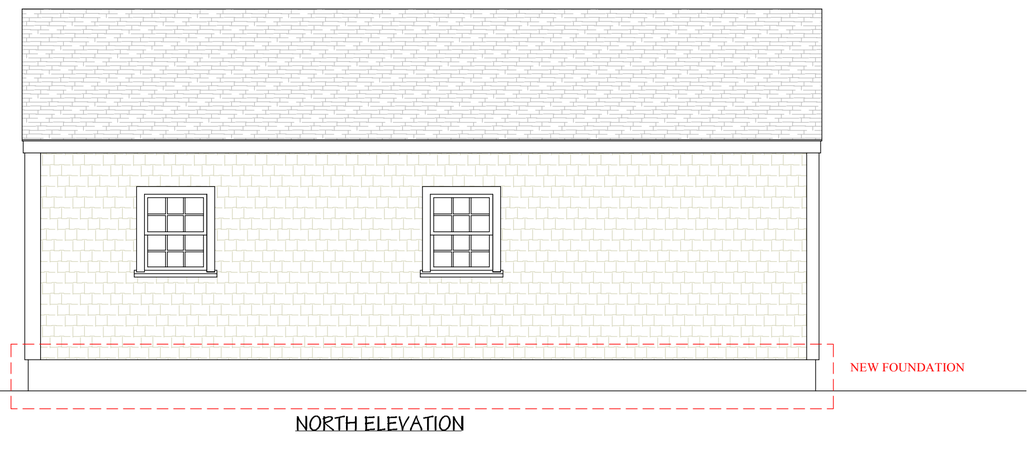


AS-BUILT









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ELEVATIONS
DATE: 04/02/2025
SCALE: 1/4" = 1'0"

M/P: 66 / 69

NANTUCKET LAND BANK
125 SOMERSET RD.
NANTUCKET, MA

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

$100.00 ✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Nantucket Land Bank

STREET ADDRESS 125 Somerset Rd

MAP/PARCEL 66/69

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/2/2025

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

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

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

Signature 4/2/25
Date

JC Pleasant

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

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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

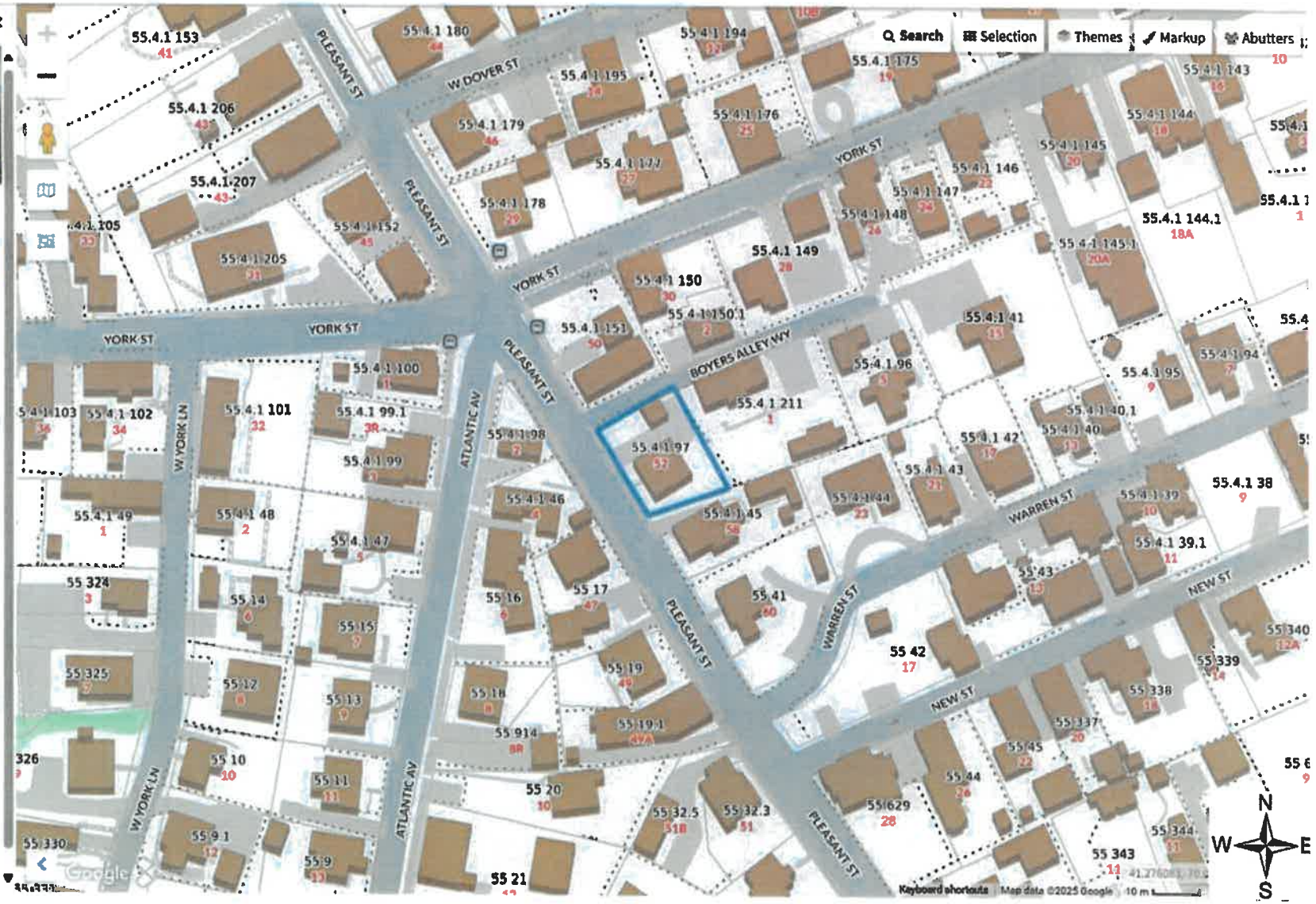
Name	DICK DAVID F & PATRICIA S TR
Co-Owner Name	DICK DAVID F & PATRICIA S REV TRUST
Address	14 WOODCOCK RD, N DARTMOUTH, MA 02747

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

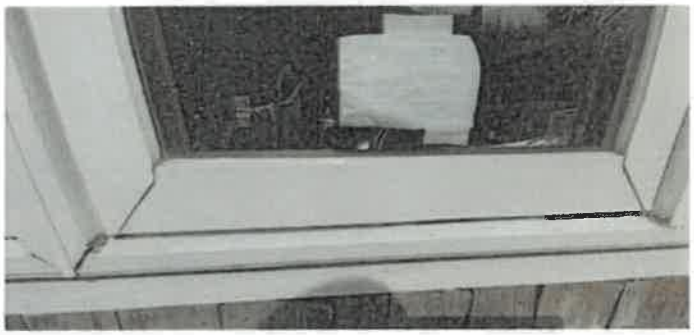


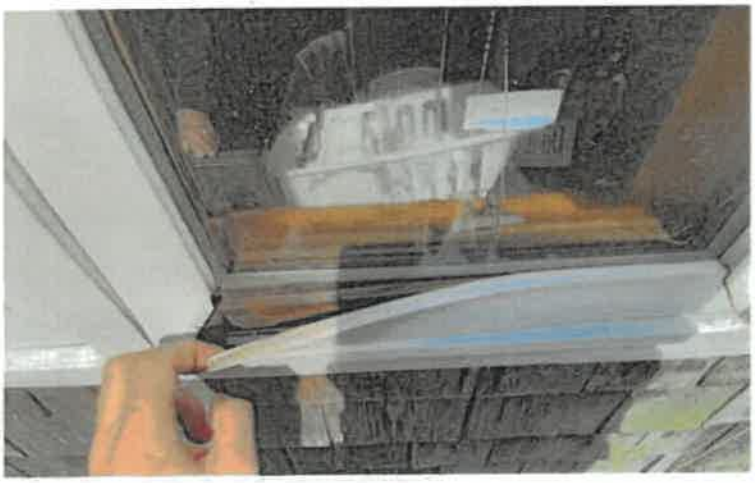
52 Pleasant

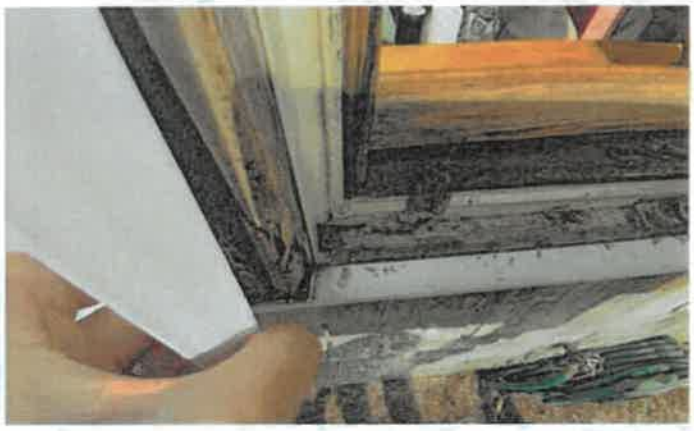


















52 Pleasant



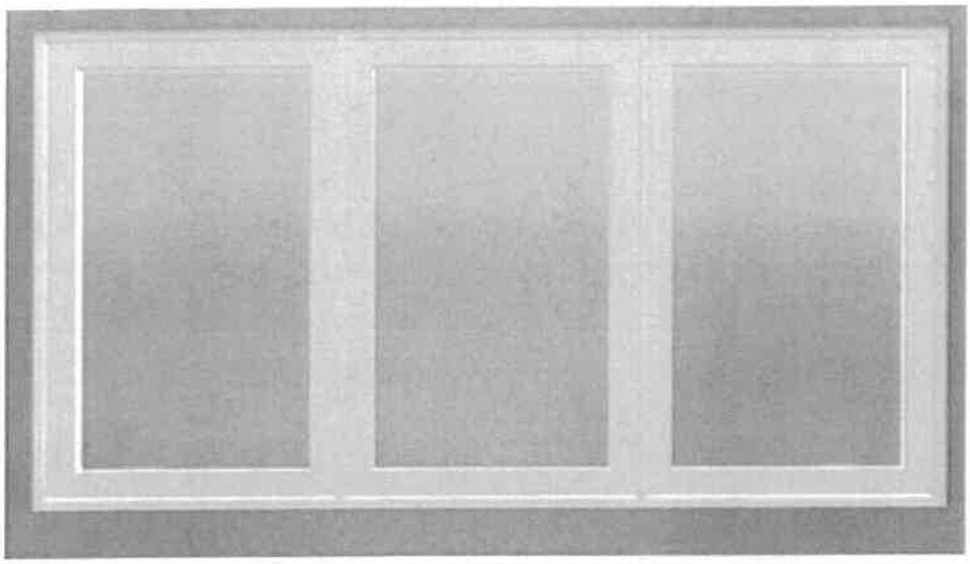







52 Pleasant

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

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STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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]

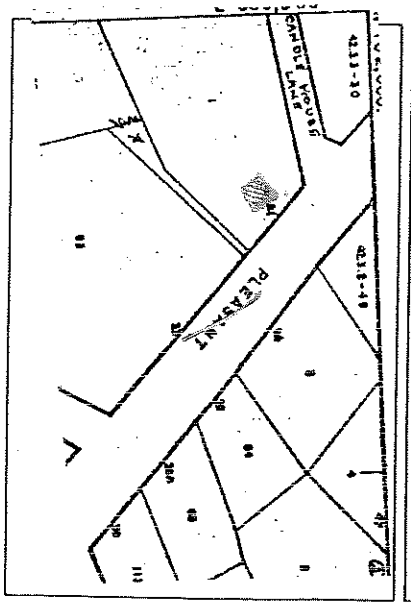
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1923 and before 1949 — Sanborn maps

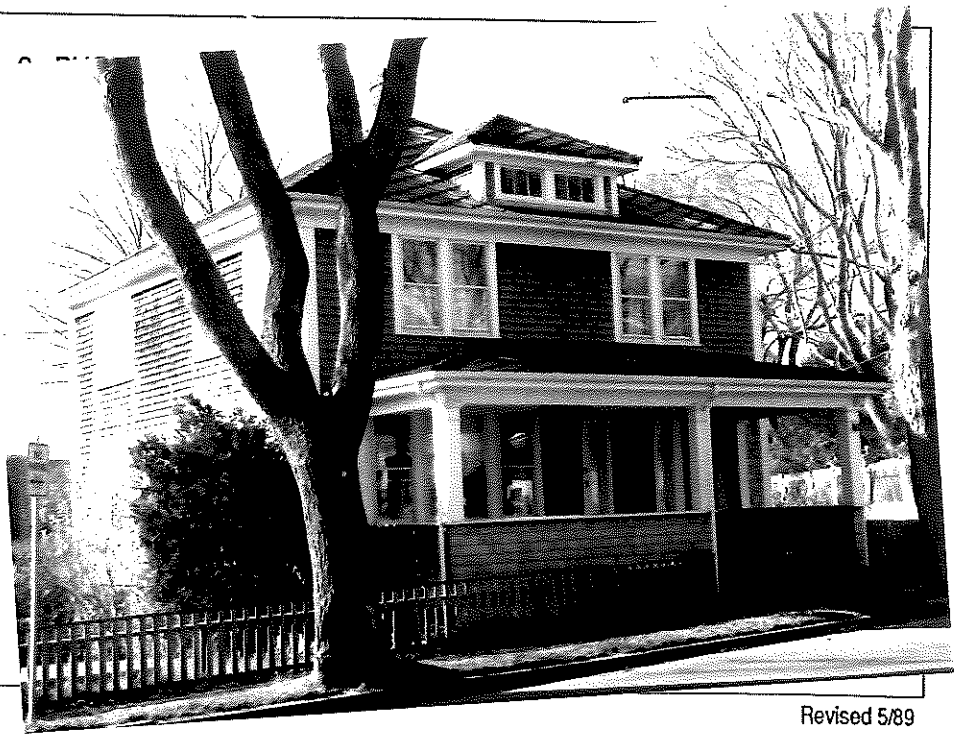
6. USE: Original: dwelling Present: [illegible]
○ a. seasonal ○ b. year-round

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. TIME

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM - CO. TIME Rear B/B TIME Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

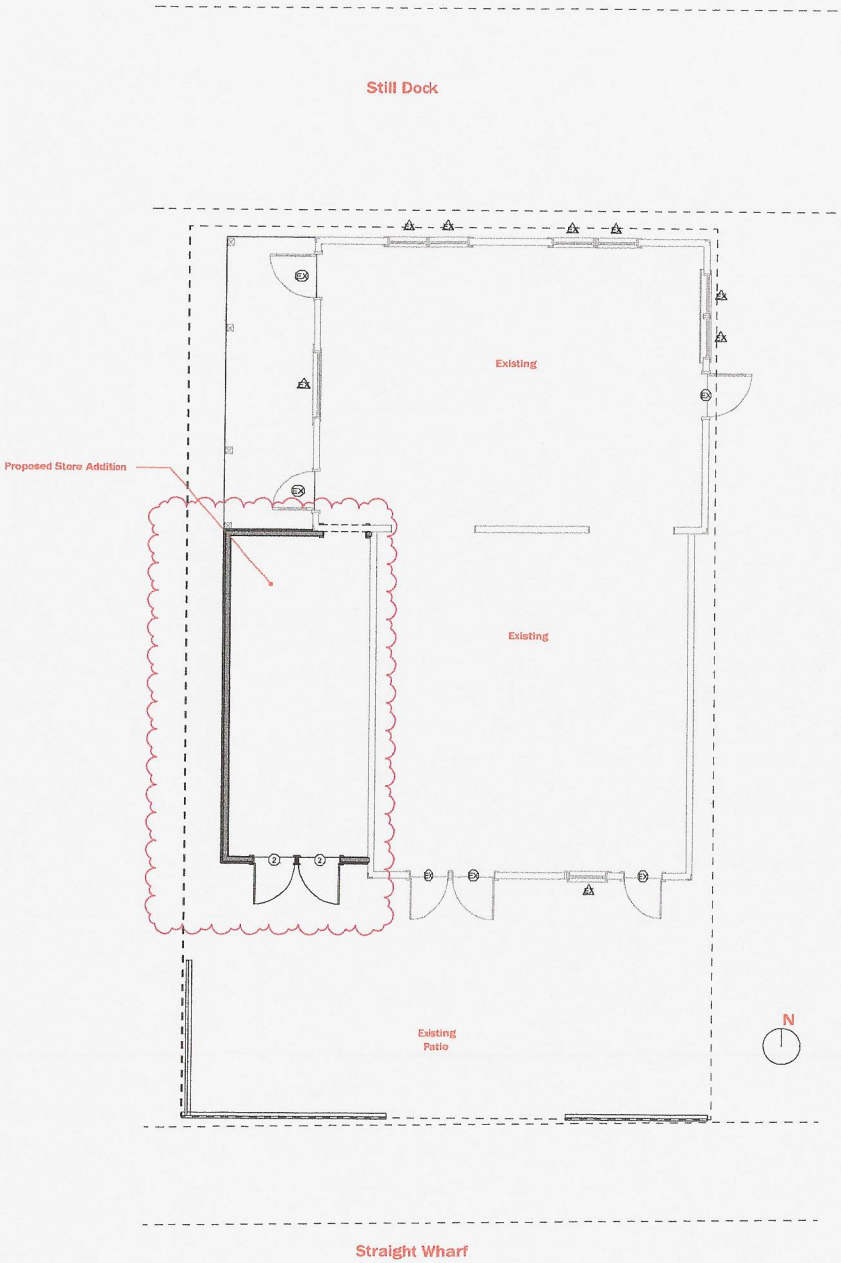
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK TIME
Trim WHITE TIME Sash WHITE TIME Doors BLACK TIME
Deck _____ Foundation GRAY Fence _____ Shutters _____

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

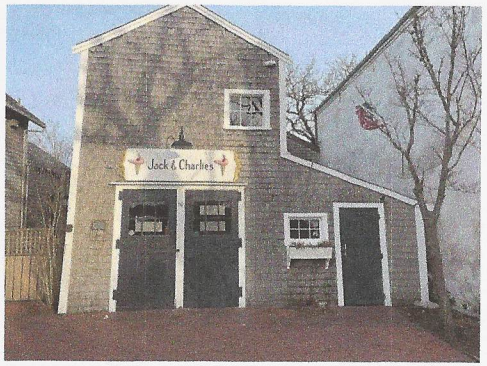
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 9/3/2025 Signature of owner of record _____ Signed under penalties of perjury

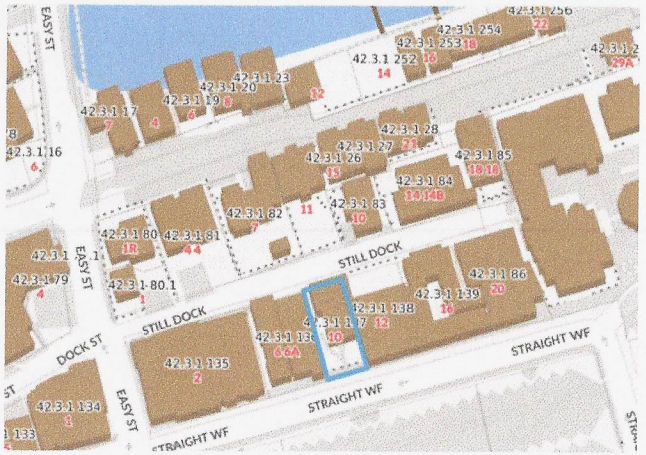


Site Plan - Proposed
1/4" = 1'-0"

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



Jack and Charlie's



Locus Map

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

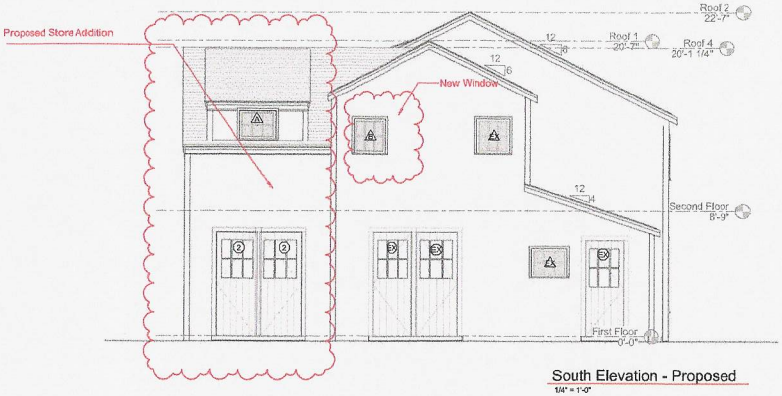
DA	02/18/25
PROJECT	2410052
T NO	
REVISION	DATE
1	Date 1

HDC Submission

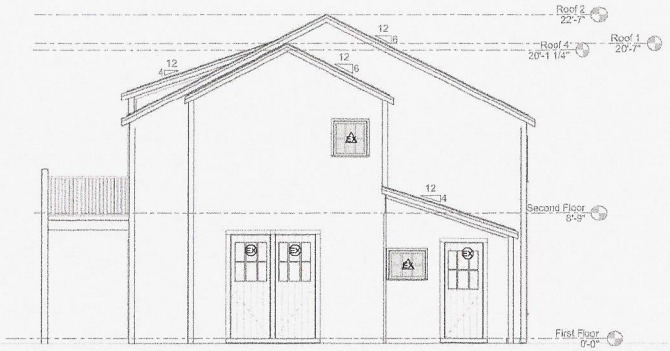
Survey and Locas Map

A.100

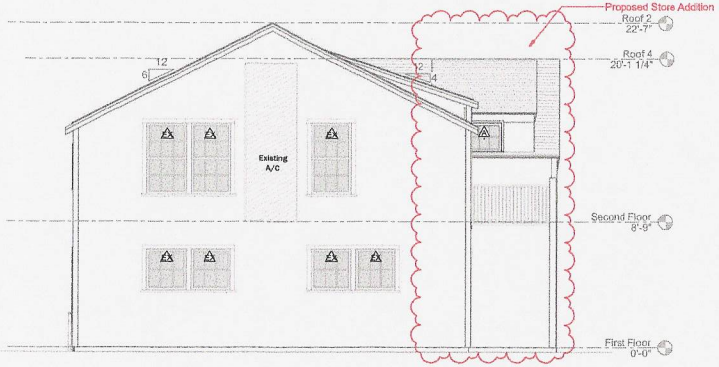
DRAWN BY: PFQ



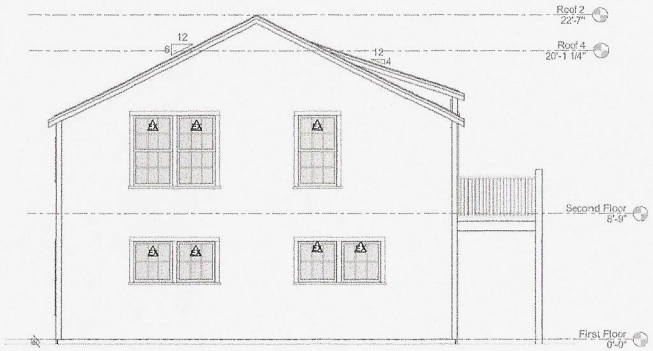
South Elevation - Proposed
1/4" = 1'-0"



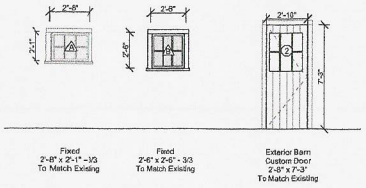
South Elevation - Existing
1/4" = 1'-0"



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

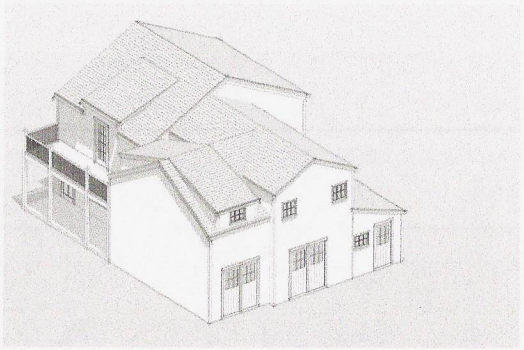


North Elevation - Existing
1/4" = 1'-0"

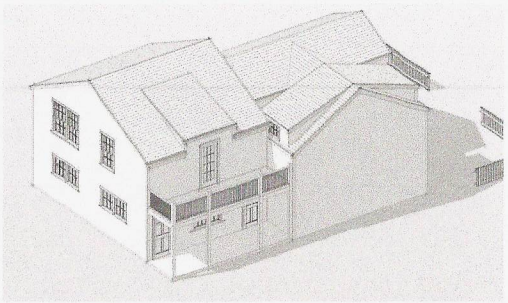


Window Legend
1/4" = 1'-0"

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



Southwest- Proposed



Northwest - Proposed

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJECT	2410052
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

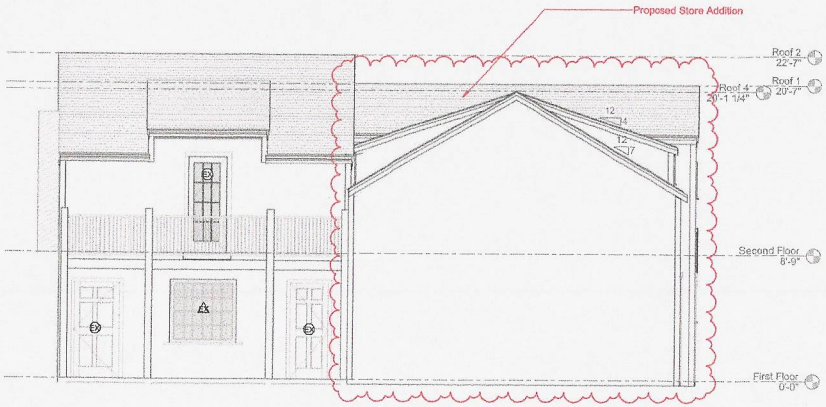
Building Elevations

A.150

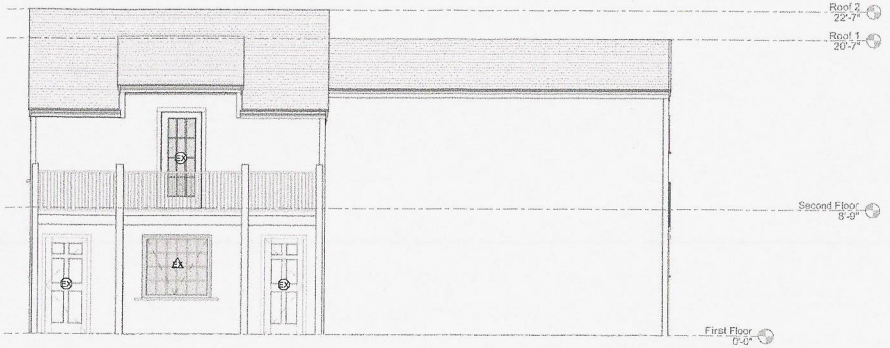
DRAWN BY: PFQ



East Elevation - No Change
1/4" = 1'-0"



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



West Elevation - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/26
PROJEC	2410052
T NO	
REVISION	DATE
1	Date 1

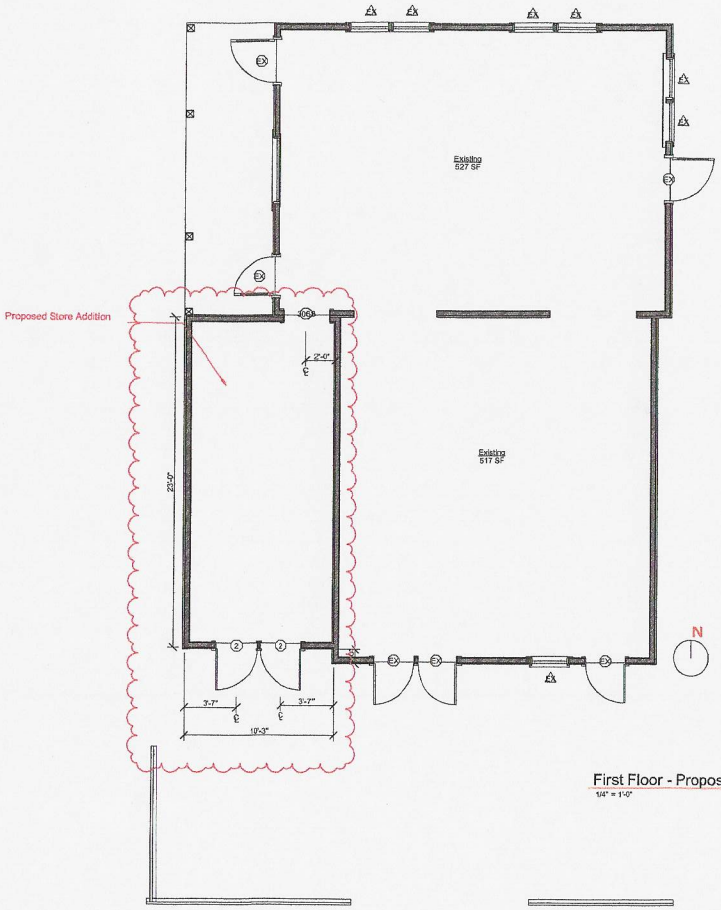
NOTES:

HDC Submission

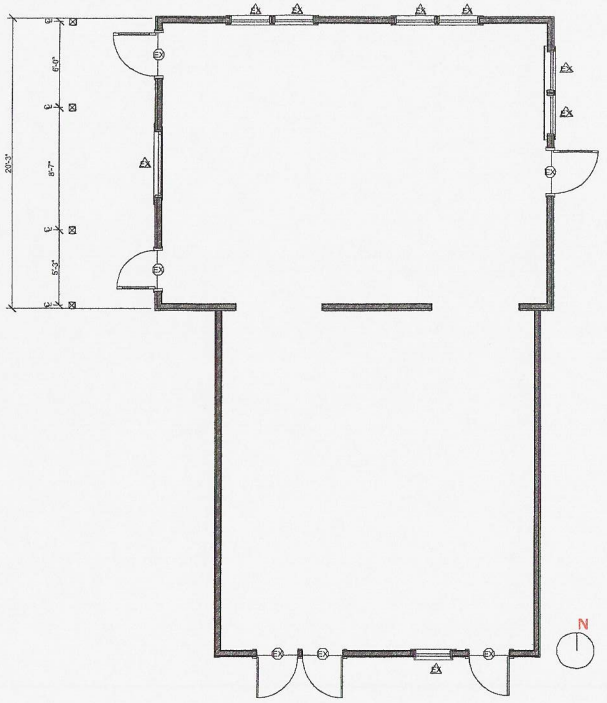
Building Elevations

A.151

DRAWN BY: PQ



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



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

Structures Unlimited

PROJ.
Jack and Charlie's

Nantucket, MA 02554

DATE 02/18/25
PROJECT NO 2410052
REVISION DATE
1 Date 1

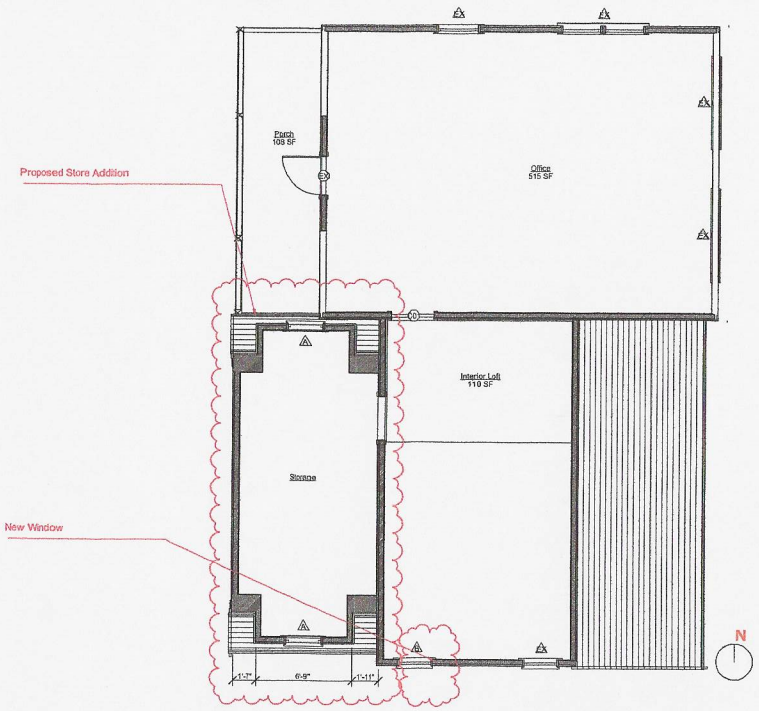
NOTES:

HDC Submission

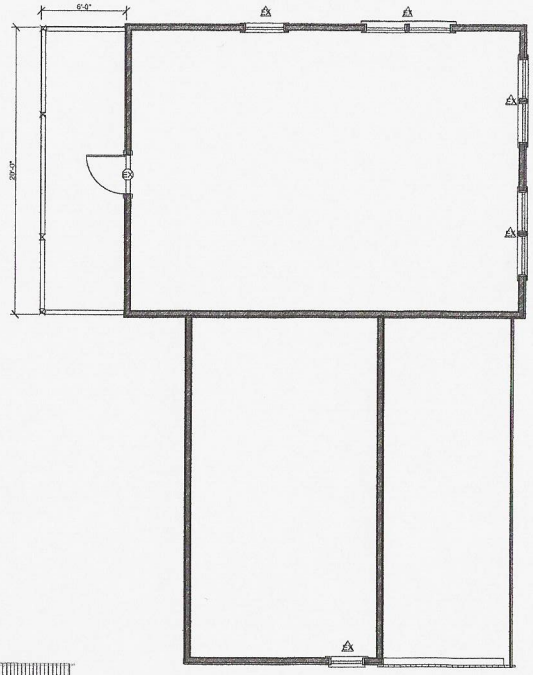
Floor Plans

A.250

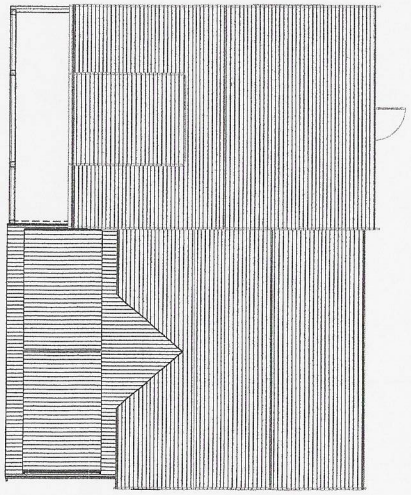
DRAWN BY: PO



Second Floor - Proposed
1/4" = 1'-0"



Second Floor - Existing
1/4" = 1'-0"



Roof - Proposed
3/16" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE 02/18/25
PROJECT NO. 2410052
REVISION 1 DATE Date 1

NOTES:

HDC Submission

Floor Plans

A.251

DRAWN BY: PQ

PREVIOUS APPROVAL

CERTIFICATE NO: _____ DATE ISSUED: 3/19/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-02-10021

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

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

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

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

FOR OFFICE USE ONLY 1433

Date application received: 2/29/24 Fee Paid: $50

Must be acted on by: 4/26/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 137

Street & Number of Proposed Work: 10 STRAIGHT WHARF

Owner of record: TEN STRAIGHT WHARF LLC

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO Box 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINA-LINDA @COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date: PARTIAL-1849

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — REUSE EXISTING WINDOW ON WEST- MOVE TO SOUTH
3. West Elevation — ENCLOSE 6'X20.5' AREA UNDER EXISTING
4. North Elevation SECOND FLOOR DECK TO EXPAND INTERIOR COMMERCIAL SPACE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer REUSE EXISTING-MUST PANE WINDOW

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

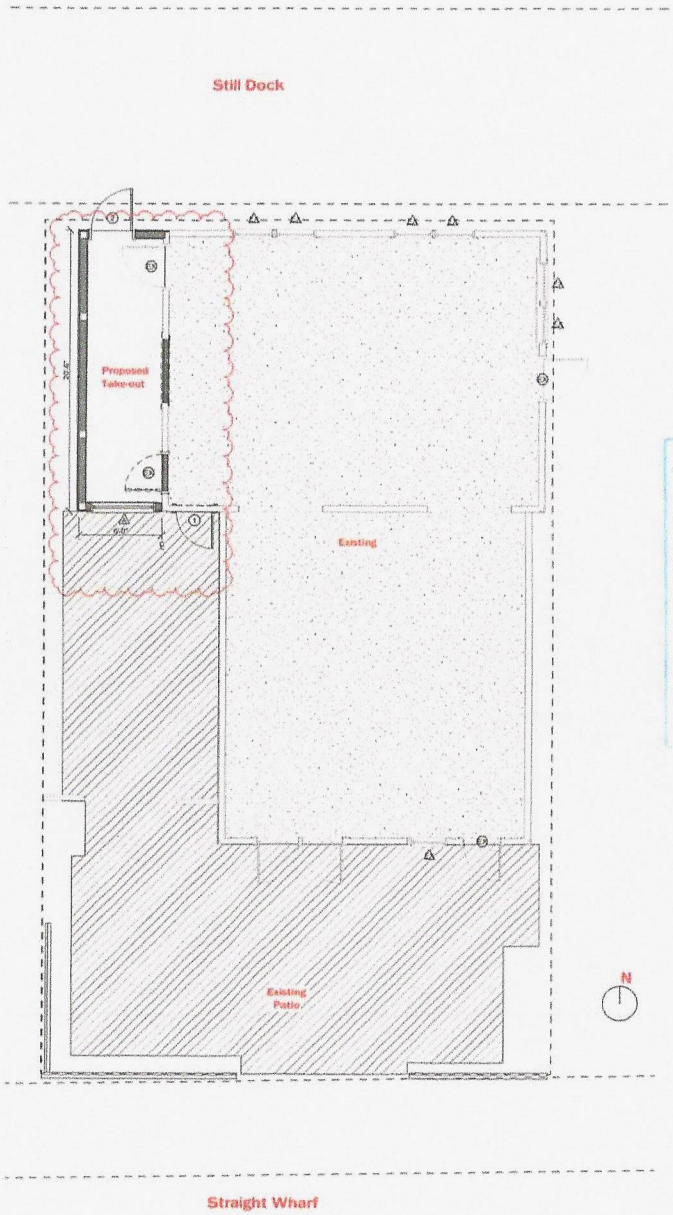
COLORS

Sidewall NATCO
Trim WHITE TIME
Deck _____
Clapboard (if applicable) _____
Sash WHITE TIME
Foundation _____
Roof _____
Doors _____
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury



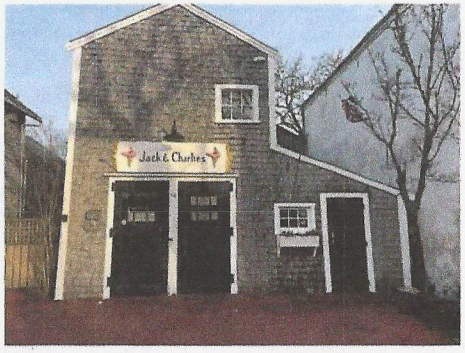
Site Plan - Proposed
1/4" = 1'-0"

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1262 SF (58%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT

HDC 2024 - 02 - 10021

Without HDC Approval

RECEIVED FEB 26 2024



Jack and Charlie's
1" = 20'-0"



Locus Map

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DR.	02/15/24
PROJECT	2410028
REVISION	DATE
1	Date 1

NOTES

HDC Submission

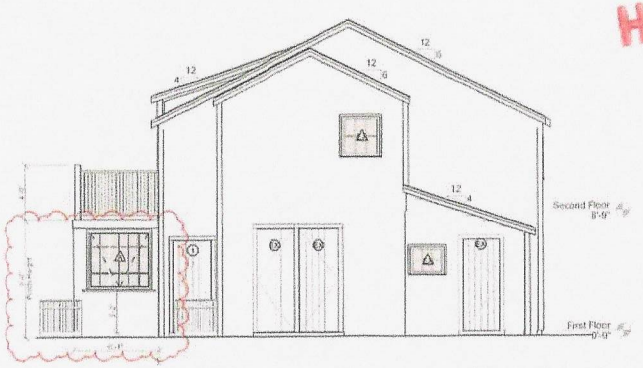
Survey and Locas Map

A.1.1

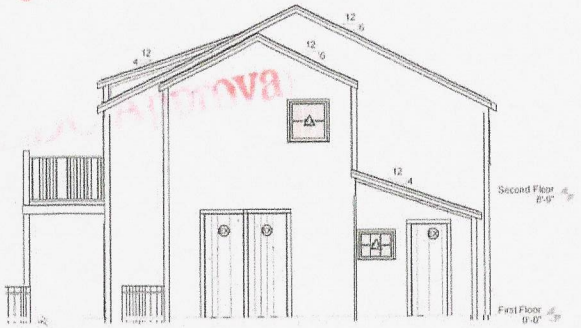
DRAWN Kim
CHECKED Chrisbacker

APPROVED

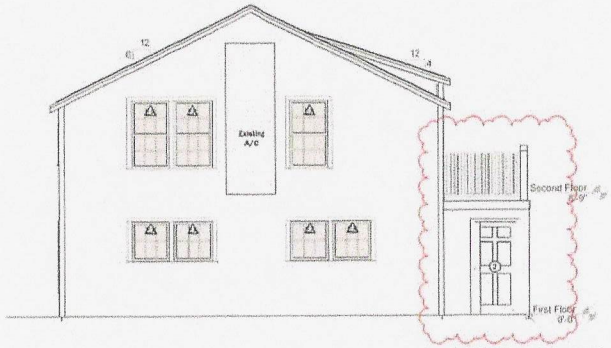
HDC 2024-02-10021



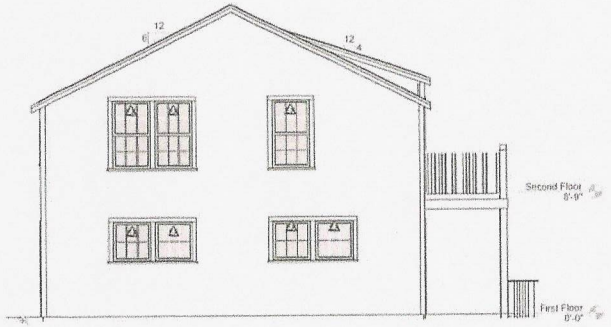
South Elevation - Proposed
1/4" = 1'-0"



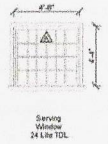
South Elevation - Existing
1/4" = 1'-0"



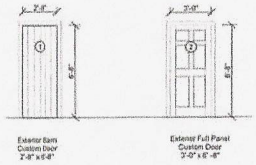
North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"



Door Legend
1/4" = 1'-0"

FEB 26 2024

Structures Unlimited

FROM
Jack and Charlie's

Nantucket, MA 02554

DA	10/06/23
PROJECT	2410020
TWO	
REVISION	DATE
1	Date 1

NOTES

HDC Submission

Building Elevations

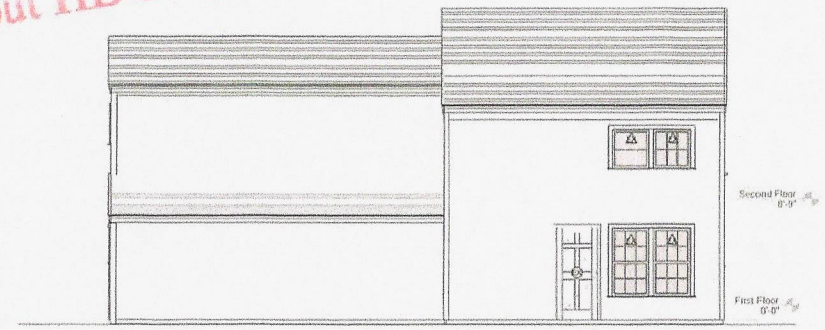
A.1.2

Drawn: Kim
Checked:

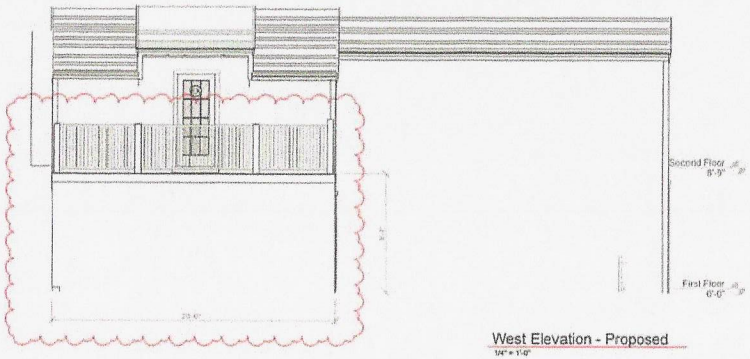
HDC 2024 -02-10021

Without HDC Approva

FEB 26 2024



East Elevation - No Change
1/4" = 1'-0"



West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	10/08/23
PROJECT	2410020
T NO	
REVISION	DATE
1	Date 1

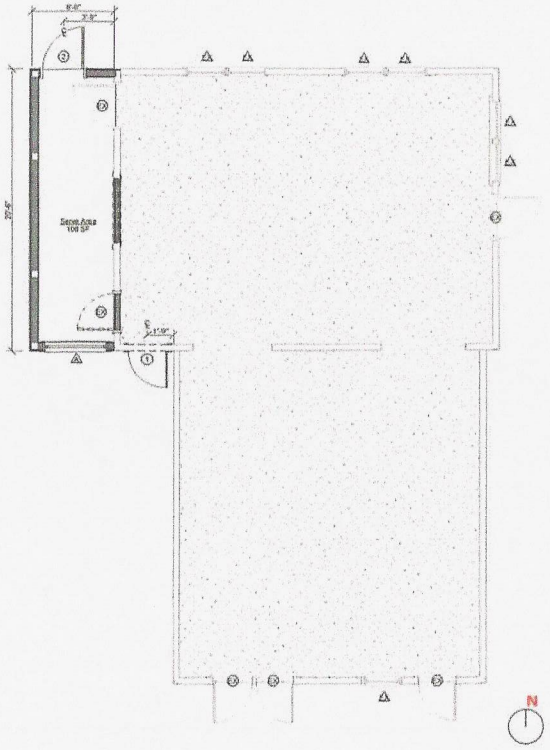
NOTES

HDC Submission

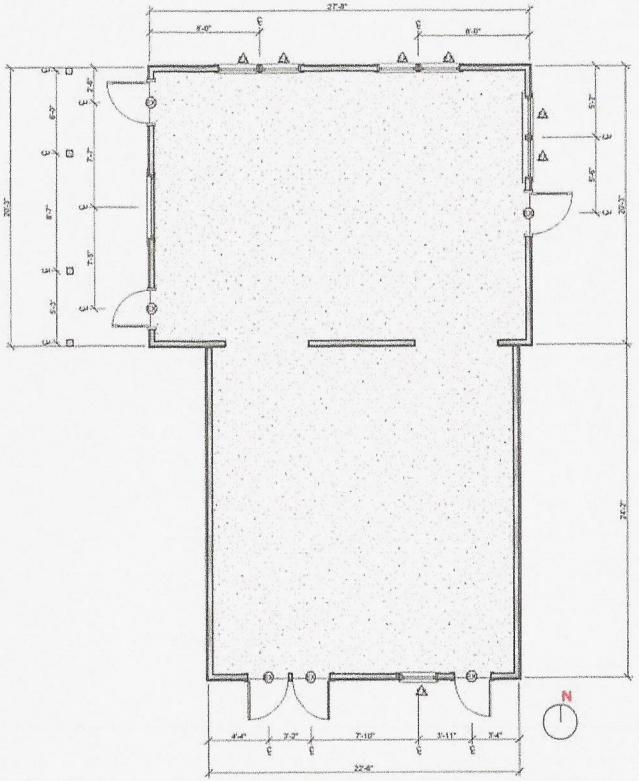
Building Elevations

A.1.3

DRAWN Kim



First Floor - Proposed
1/4" = 1'-0"



First Floor - Existing
1/4" = 1'-0"

Structures Unlimited

PROJ
Jack and Charlie's

Nantucket, MA 02554

DR 10/08/23
PROJECT 2410028
2 NO
REVISION DATE

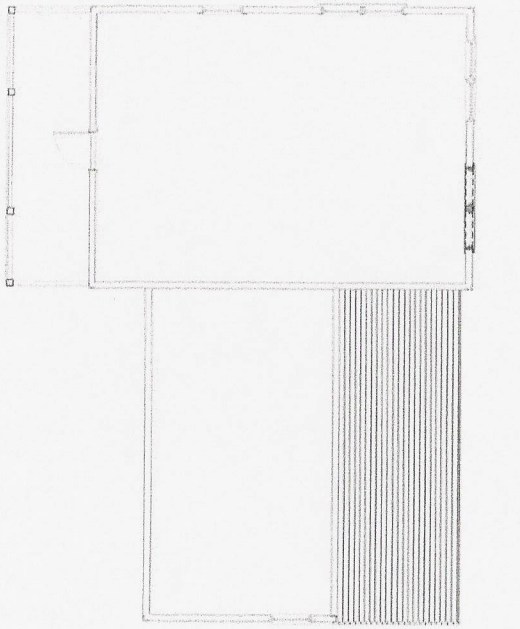
NOTES

HDC Submission

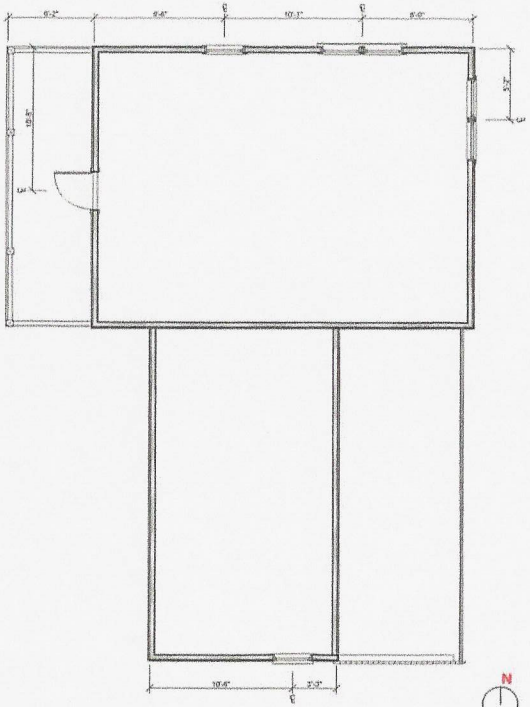
Floor Plans - First Floor

A.1.4

DRAWN Kim



Second Floor - Proposed



Second Floor - Existing

Structures Unlimited

PROJECT
Jack and Charlie's

Nantucket, MA 02554

DR	10/05/23
PROJECT	2410028
ENG	
REVISION	DATE

NOTES

HDC Submission

Floor Plans - Second Floor

A.1.5

DRAWN: Kim Chilvers

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... **10 Straight Wharf LLC**

MAILING ADDRESS..... **10 Straight Wharf LLC**

PROPERTY LOCATION..... **10 Straight Wharf**

ASSESSORS MAP/PARCEL..... **42.3.1 / 137**

SUBMITTED BY:..... **Structures Unlimited**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 19, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.19 14:35:44 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4231	24		NANTUCKET EASTWIND LLC		49 MILK ST	NANTUCKET	MA	02554	11 OLD NORTH WF
4231	82		SIMBLARIS LAMPE LEAH TRST	OLDNAN REALTY TRUST	17 SMITHS POINT RD	MANCHESTER	MA	01944	7 OLD NORTH WF
4231	87		NIR SALEM ST LLC	C/O NEW ENGLAND DEVELOPMENT	75 PARK PLAZA #3	BOSTON	MA	02116	2 NEW WHALE ST
4231	136	1	GTKT LLC	C/O KELLI TRAINOR	5186 GLORIA AVE	ENCINO	CA	91436	6 STRAIGHT WF
4321	136	2	6 STRAIGHT WF	C/O KELLI TRAINOR	5186 GLORIA AVE	ENCINO	CA	91436	6 STRAIGHT WF
4321	136	3	RUBIN MARCIA P & HAROLD E		PO BOX 959	NANTUCKET	MA	02554	6 STRAIGHT WF
4231	138		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	12 STRAIGHT WF
Count:	**7**								

NANTUCKET EASTWIND LLC
49 MILK ST
NANTUCKET, MA 02554

SIMBLARIS LAMPE LEAH TRST
OLDNAN REALTY TRUST
17 SMITHS POINT RD
MANCHESTER, MA 01944

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

GTKT LLC
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

6 STRAIGHT WF
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

RUBIN MARCIA P & HAROLD E
PO BOX 959
NANTUCKET, MA O2554

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 10 STRAIGHT WHARF

Tax Map Number: 42.3.1 Parcel Numbers: 137

Owner of Record TEN STRAIGHT WHARF LLC

Description of Proposal: NEW ADDITION TO A COMMERCIAL BUILDING (ICE CREAM SHOP). THIS IS A RENOTICING AS THE MATTER WAS WITHDRAWN AND RESUBMITTED

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 167.1

Street & Number of Proposed Work: 1116 Old South Road

Owner of record: 1116SR LLC

Mailing Address: 26 Industrial Street
Warsaw, NY 14569

Contact Phone #: (585) ~~redacted~~ 786-3880x105 E-mail: rob@superiordoor.com

AGENT INFORMATION (if applicable)

Name: JCK Smart

Mailing Address: 61 Old South Road #500
Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@jcksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other install (120) all black solar pv modules to rooftops (black asphalt)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date April 7th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I **ACK SMART**

AS AGENT FOR **ROB FONTAINE OF 111 OSR LLC**

STREET ADDRESS **111B OLD SOUTH ROAD**

MAP/PARCEL **68 / 167.1**

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 7TH, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

APRIL 7TH, 2025
Date

Docusign Envelope ID: DA3E2E67-C9F0-4B38-9EFC-79EE77CDCDD1

Sent via email to: hdcsubmissions@nantucket-ma.gov

PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property at 111B Old South Road.

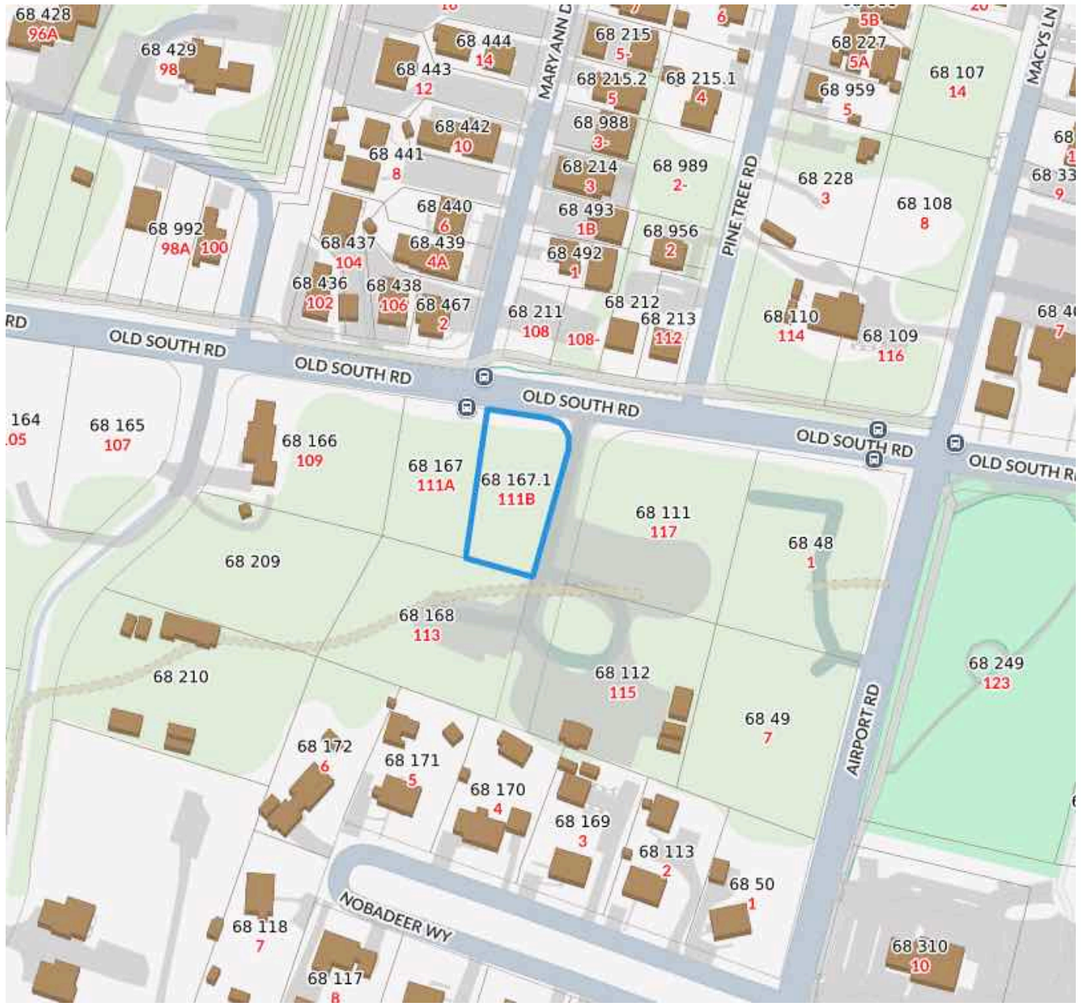
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Rob Fontaine E4DD4807479747F...

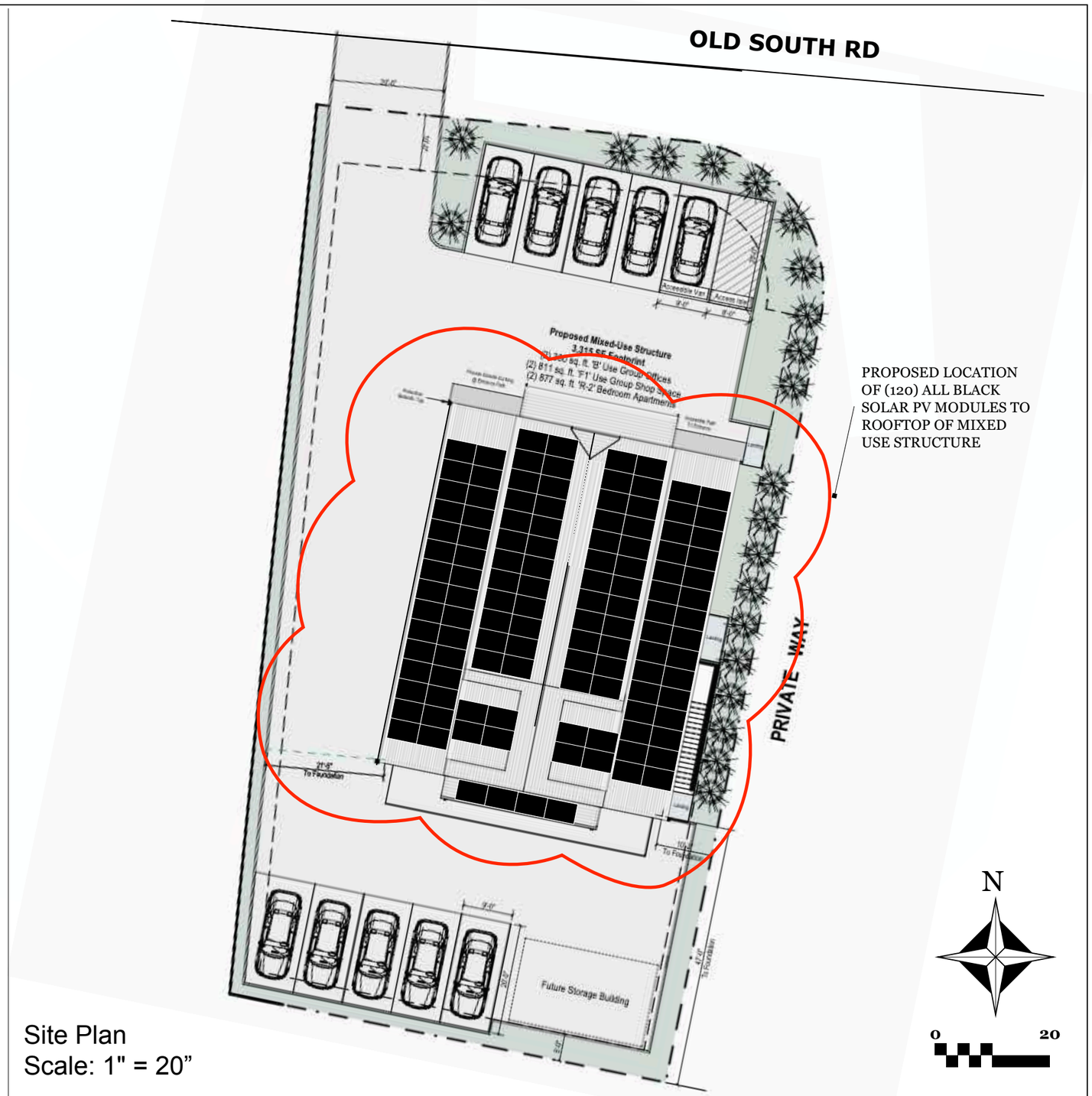
Name Rob Fontaine

Date 3/15/2025



Locus Map
Scale: Not to scale

Zoning Class: CTEC
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Site Plan
Scale: 1" = 20”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

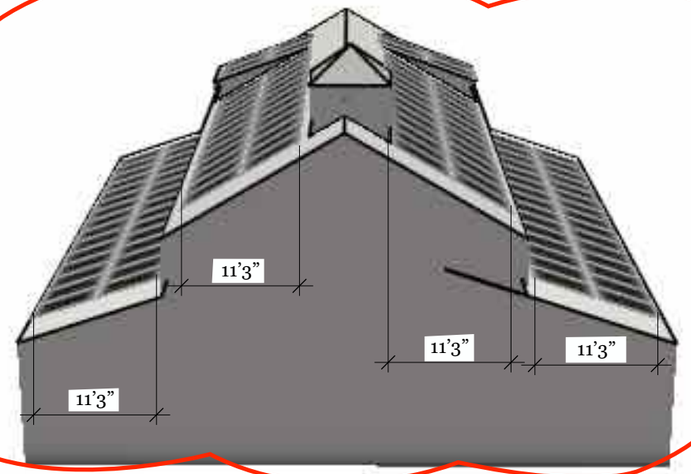
ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

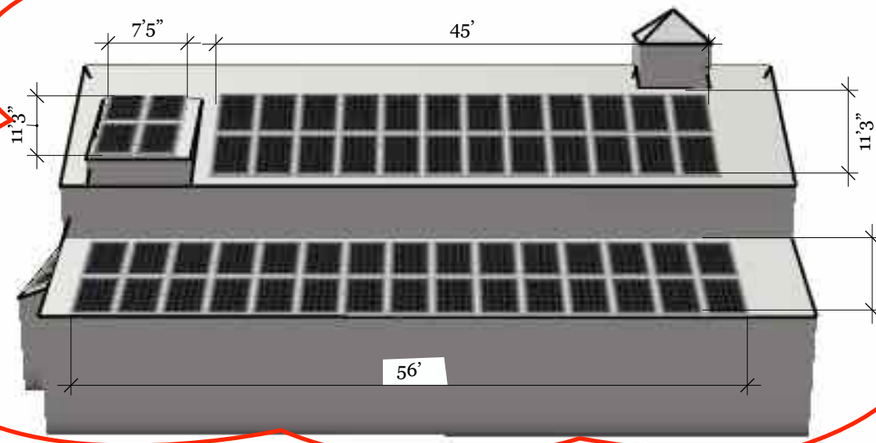
	MM/DD/YY	REMARKS
1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



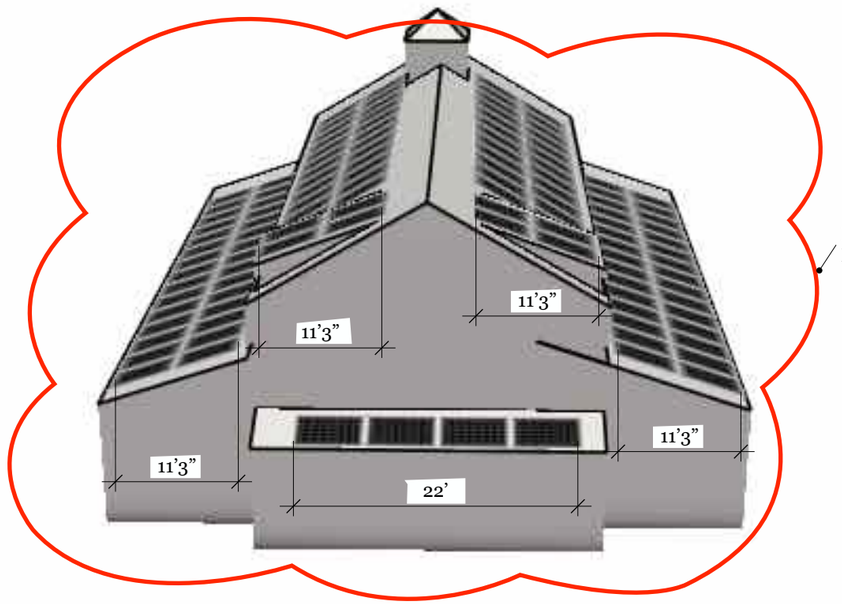
NORTH ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOTOP OF MIXED USE STRUCTURE



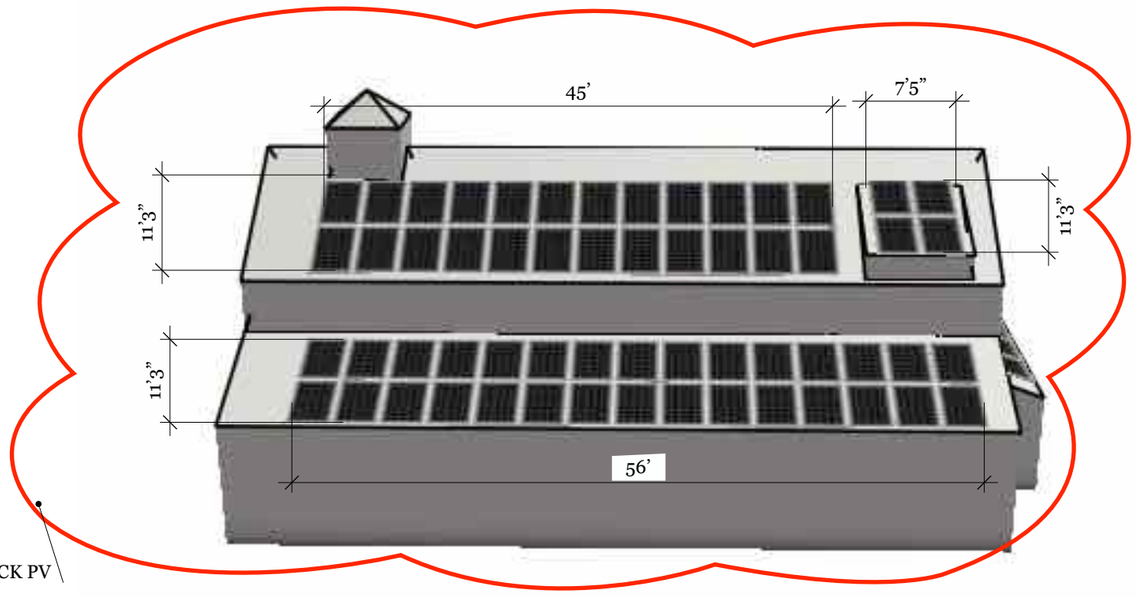
EAST ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOFTOP OF MIXED USE STRUCTURE



SOUTH ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOFTOP



WEST ELEVATION

PROPOSED LOCATION OF (120) ALL BLACK PV MODULES TO ROOFTOP OF MIXED USE STRUCTURE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
City, State, Zip:	Nantucket, MA 02564
Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



SOLAR PV MODULES WILL HAVE VERY LIMITED VISIBILTY ON OLD SOUTH ROAD



PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
52.2kW DC, 50.00kW AC

Owner:	111 OSR LLC
Site Address:	111B Old South Rd
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Map: 68	Parcel: 167.1

REVISIONS

1	4/2/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency



High performance Qcells N-type solar cells

QUANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[1], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (4000 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1730 mm × 1045 mm × 30 mm (including frame) (1712 mm × 1109 mm × 30 mm)
Weight	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflective technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.13 – 2.56 in × 1.26 – 2.36 in × 0.59 – 0.71 in (54 – 65 mm × 32 – 60 mm × 15 – 18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 49.21 in (1250 mm), (–) ≥ 49.21 in (1250 mm)
Connector	Stäubli MC4; IP68

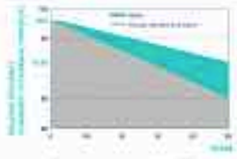


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[2] (POWER TOLERANCE +5 W / -0 W)								
Power at MPP	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current[3]	I_{SC}	[A]	13.49	13.59	13.69	13.74	13.82	13.91
Open Circuit Voltage[3]	V_{OC}	[V]	39.67	39.75	39.83	39.93	39.95	39.99
Current at MPP	I_{MPP}	[A]	12.83	12.91	12.98	13.05	13.12	13.20
Voltage at MPP	V_{MPP}	[V]	32.34	32.54	32.74	32.94	33.14	33.33
Efficiency[3]	η	[%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Power at MPP	P_{MPP}	[W]	312.7	317.6	321.3	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.94	11.00	11.07	11.14	11.20
Open Circuit Voltage	V_{OC}	[V]	36.90	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	31.36	31.55	31.75	31.94	32.13

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

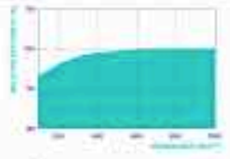
Qcells PERFORMANCE WARRANTY



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 83.6 % 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)/ 84 (4000 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull[4]		[lbs/ft²]	169 (8000 Pa)/ 126 (6000 Pa)		

[4] See Installation Manual

Qualifications and Certificates

Quality Controlled PV
TÜV Rheinland;
IEC 61215 (ed. 2);
IEC 61730 (ed. 2);
This data sheet is valid in combination with the following certificates and reports:

UL and California Energy Commission (CEC) listings pending

Quality 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

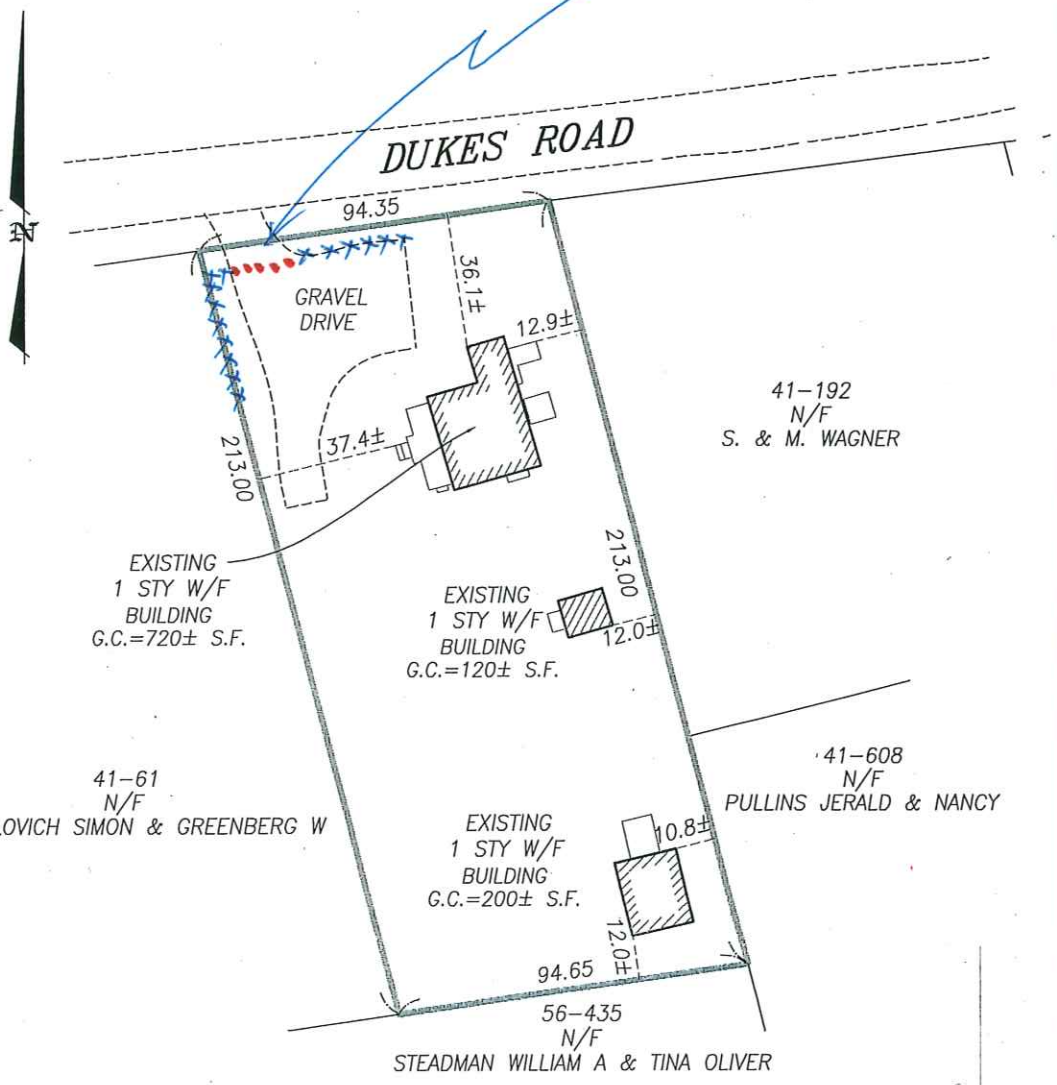
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

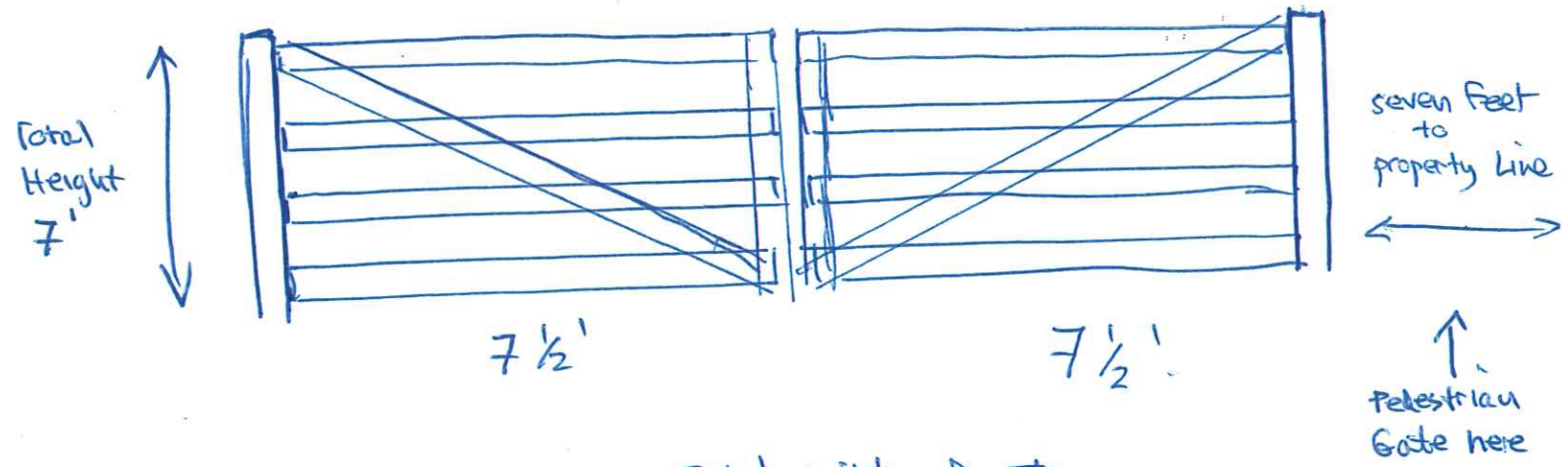
Driveway Gate Proposal For 14 Dukes Road

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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.

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04/07/2025

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04/07/2025

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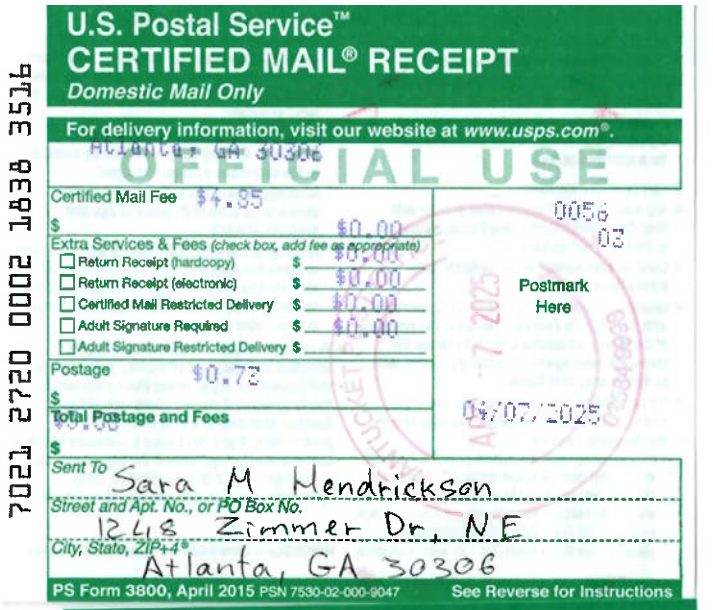

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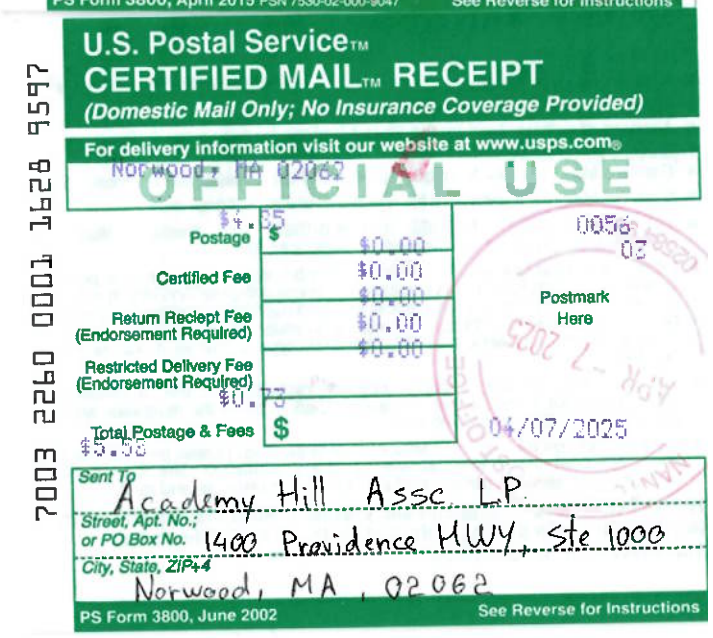

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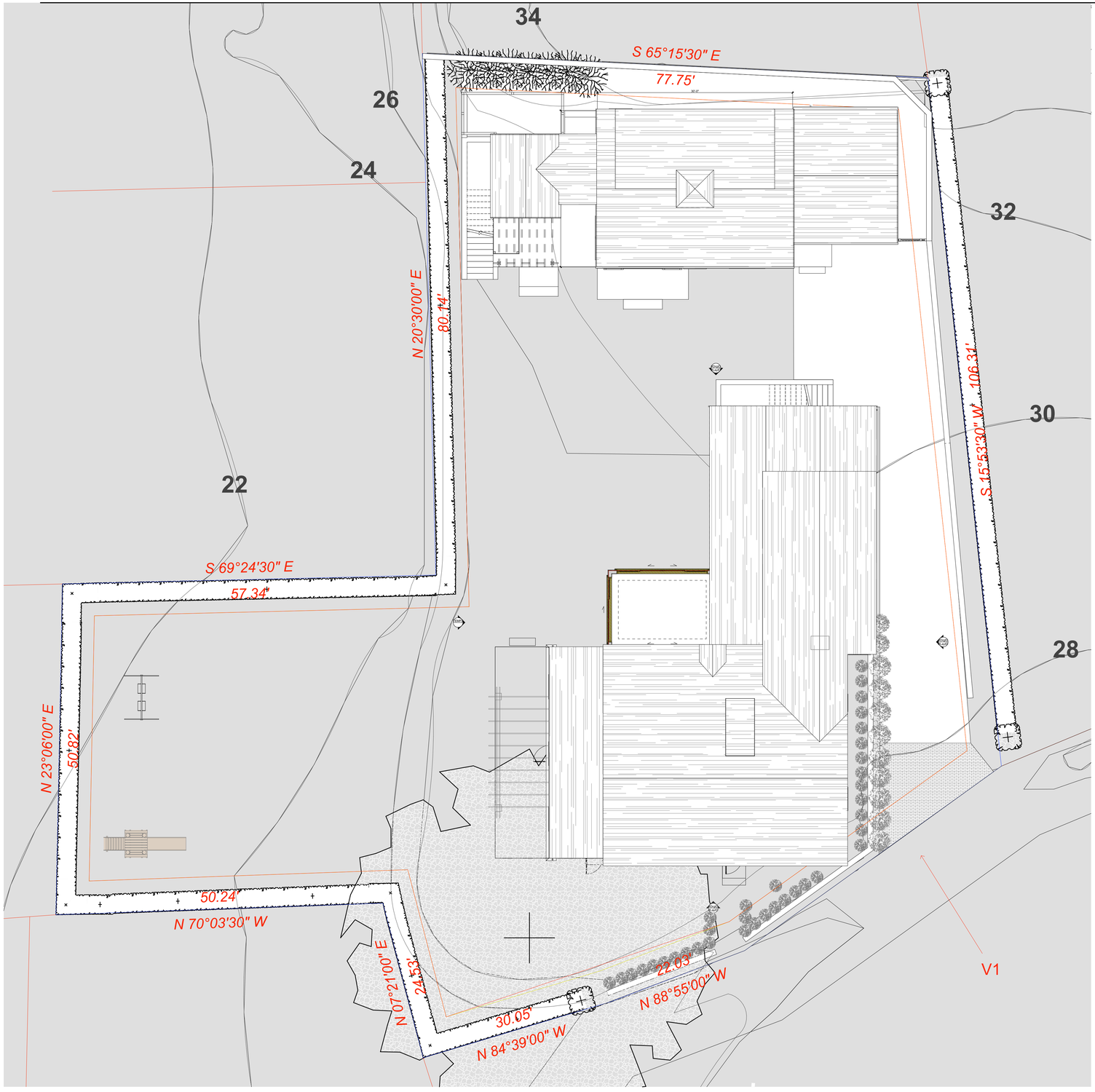
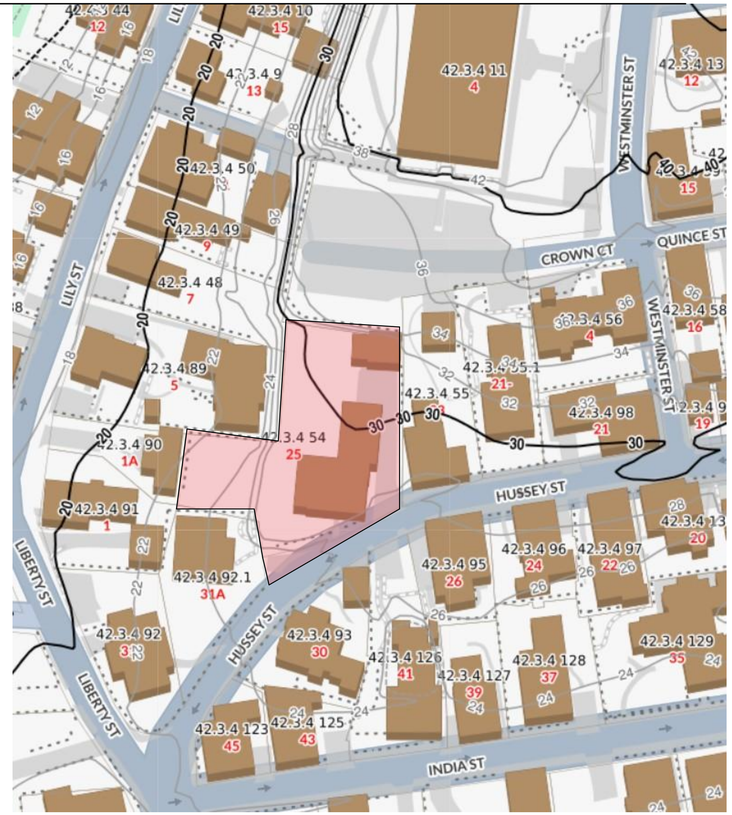
25 HUSSEY ST







bpc

4.07.2025

REVISIONS PLOTTED: 4/7/2025

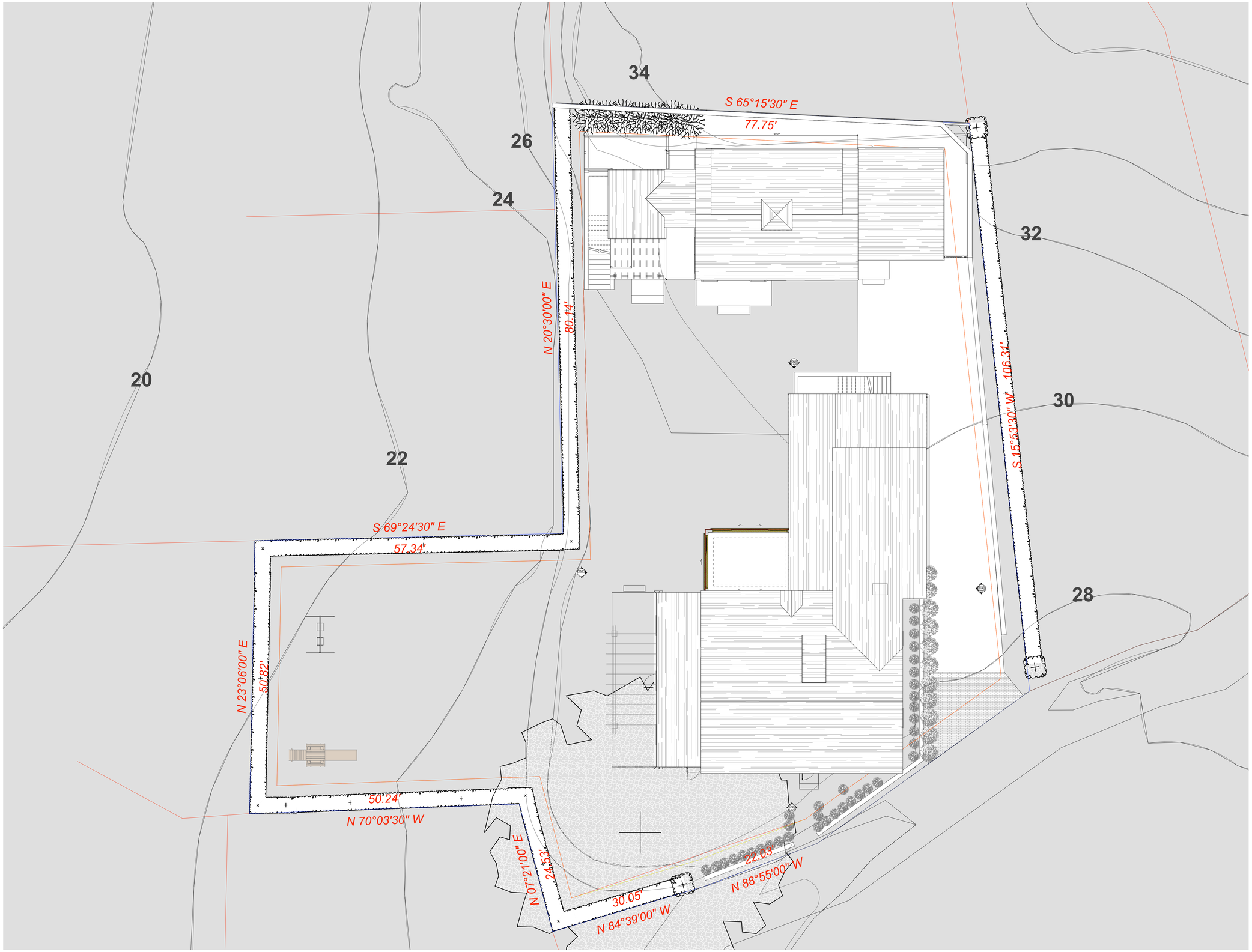
00.00.00 REVISION NOTE

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

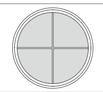
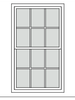
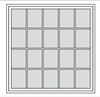
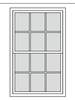
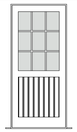
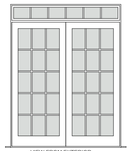
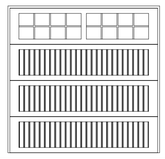
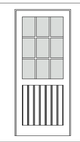
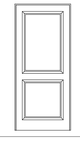
REVISIONS PLOTTED: 4/7/2025

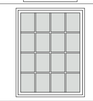
25 HUSSEY ST

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"

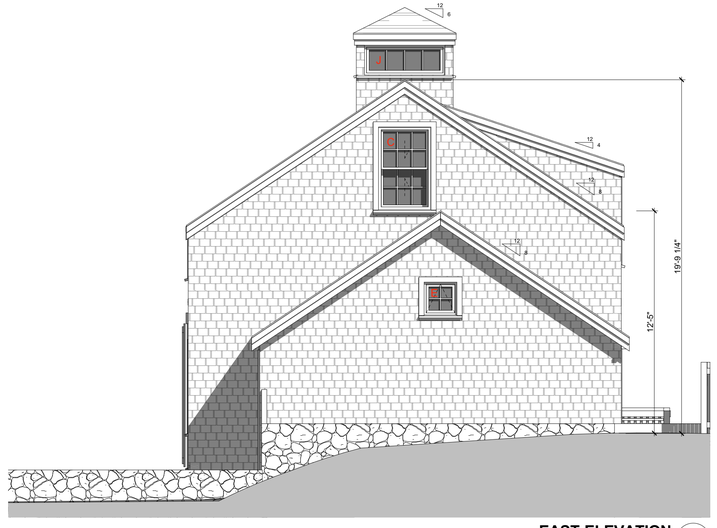
WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



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

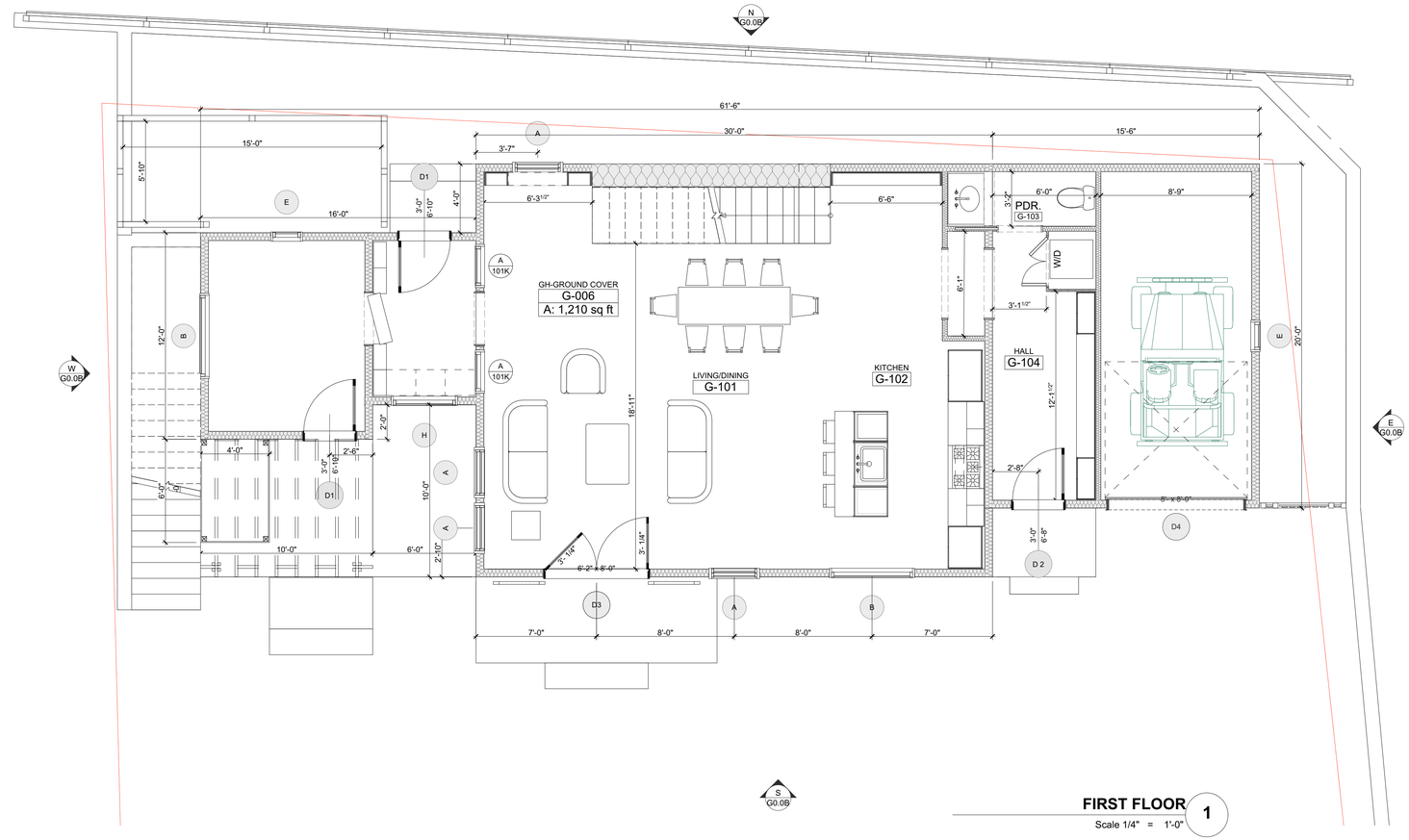
REVISIONS PLOTTED: 4/7/2025

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

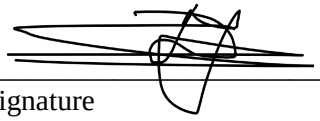
MAP/PARCEL 42.3.4/54

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

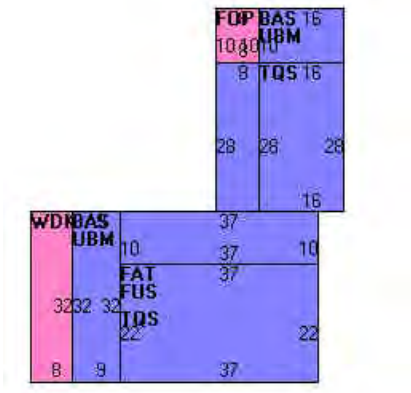
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Luxurious
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft 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

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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

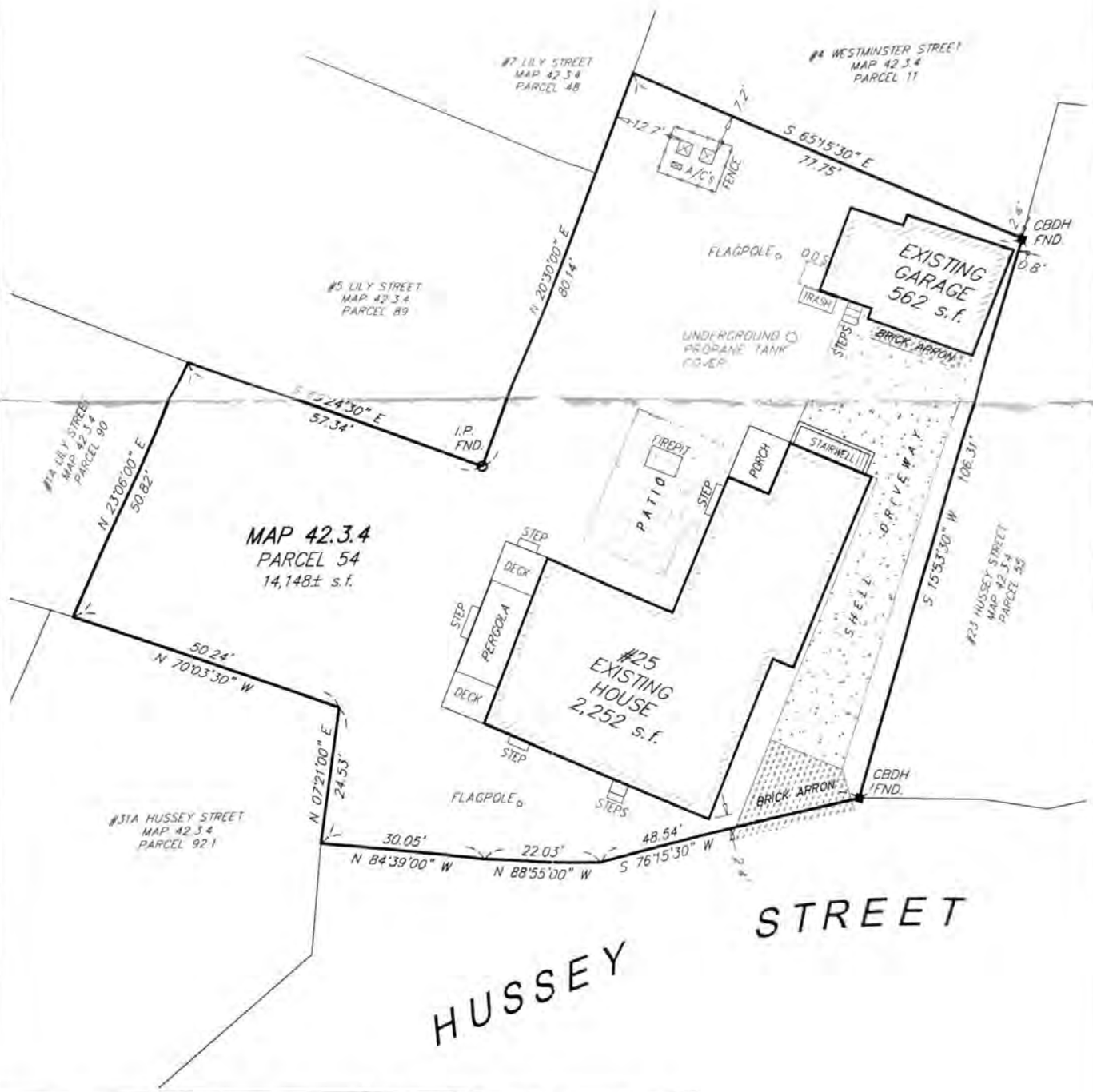
PROFESSIONAL LAND SURVEYOR

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

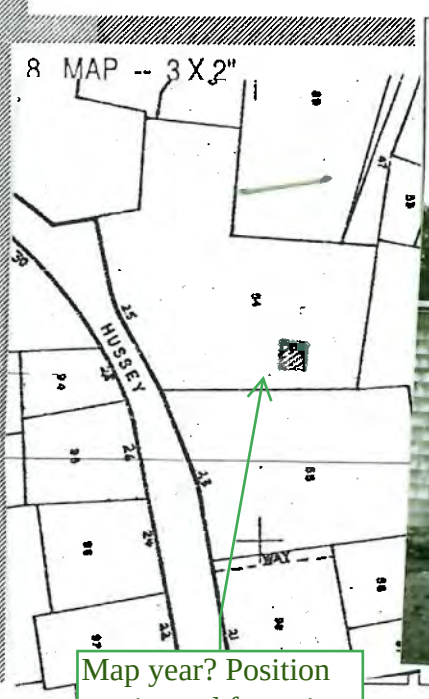
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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.

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City, State, ZIP+4®: Saratoga Springs, NY 12866

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Street and Apt. No., or PO Box No.: 16135 Old York Rd

City, State, ZIP+4®: Monkton, MD 21111

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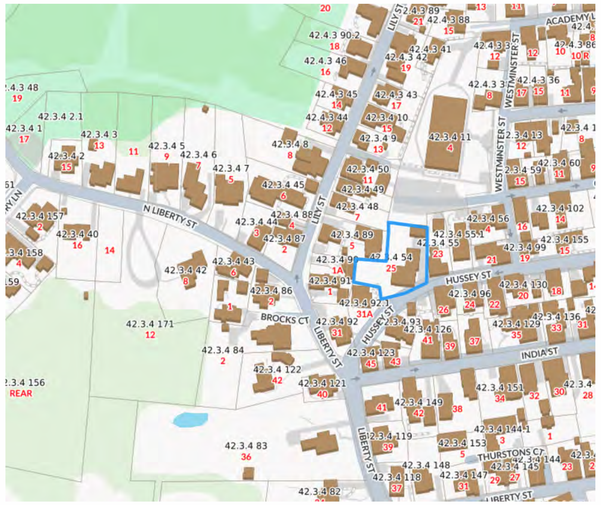
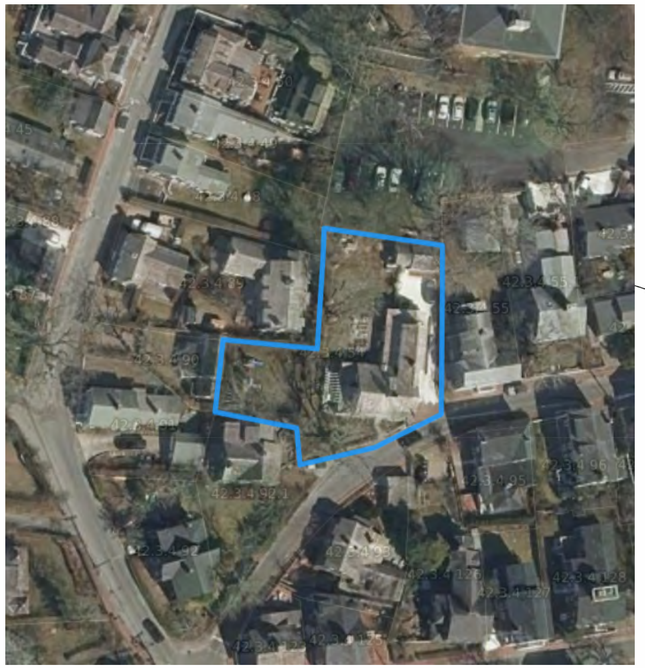


LOCUS MAP



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

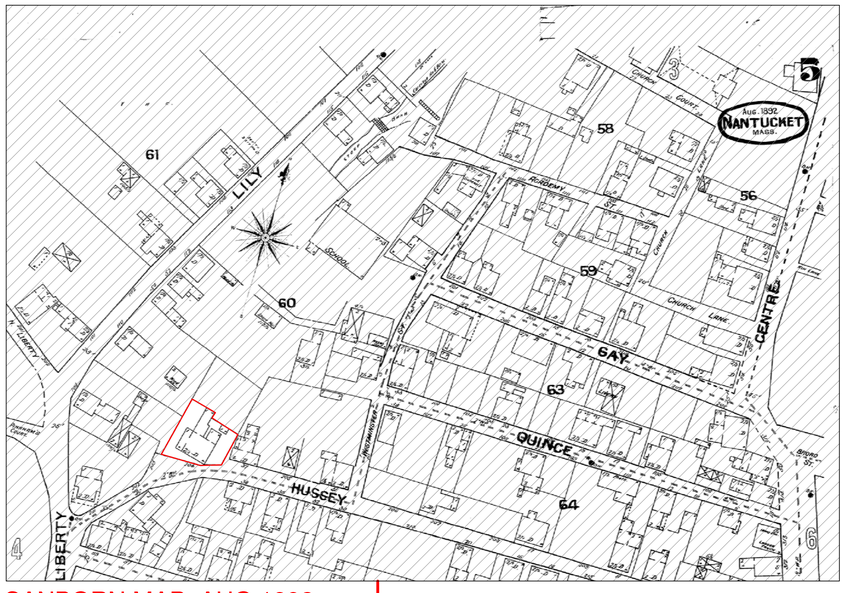
GARAGE TIMELINE



SANBORN MAP_OCT 1887



SANBORN MAP_JUL 1898



SANBORN MAP_AUG 1892

1880 — 1887 — 1890 — 1892 — 1898 — 1900s

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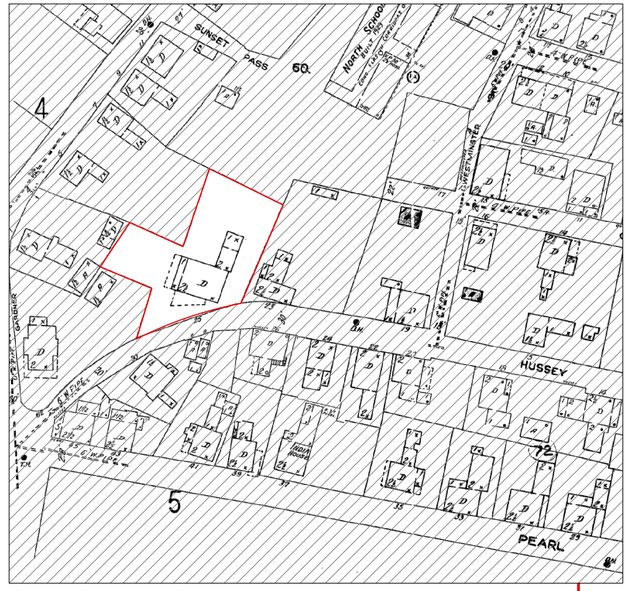
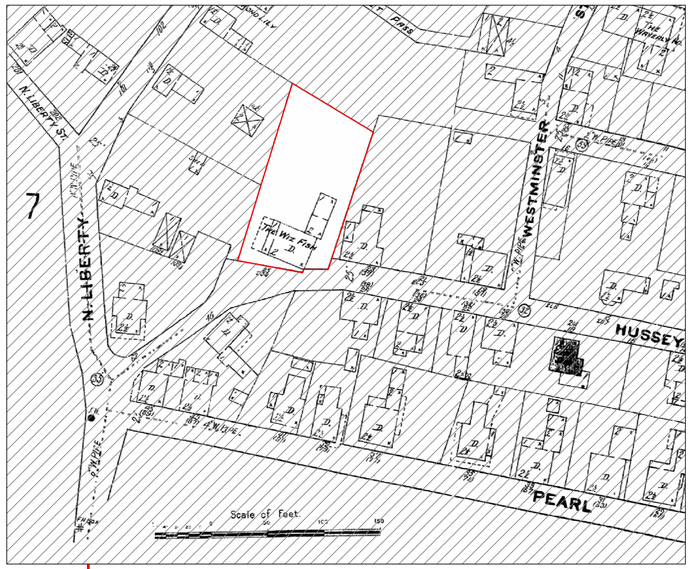
GARAGE TIMELINE



SANBORN MAP_OCT 1904



SANBORN MAP_JUL 1923



SANBORN MAP_AUG 1909

1900 | 1904 | 1909 | 1910 | 1920 | 1923

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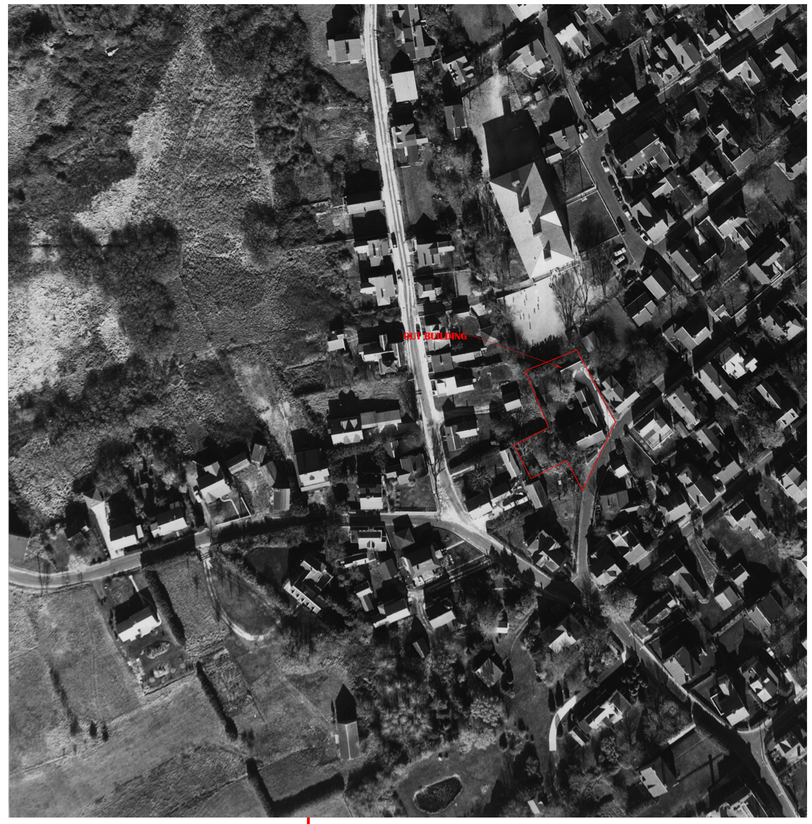
GARAGE TIMELINE



NHA_AERIAL _1940S



NHA_AERIAL _1957

1940

1950

1960

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GARAGE DEMO APPLICATION

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SCALE:NTS

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2025.01.15

S



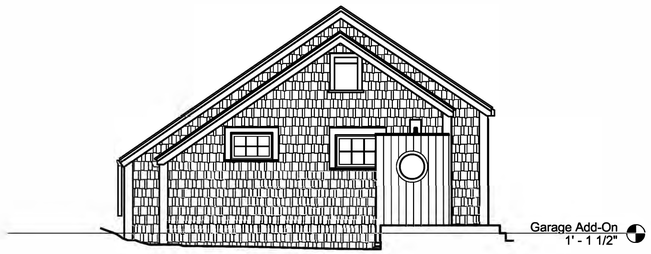


S EXISTING SOUTH ELEVATION
1/4"=1'-0"

W



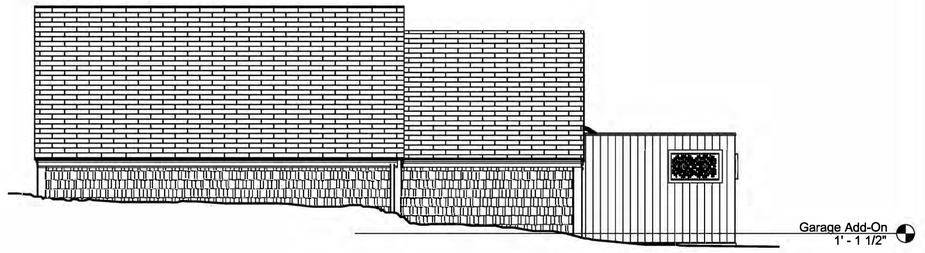




W EXISTING WEST ELEVATION
1/4"=1'-0"

N

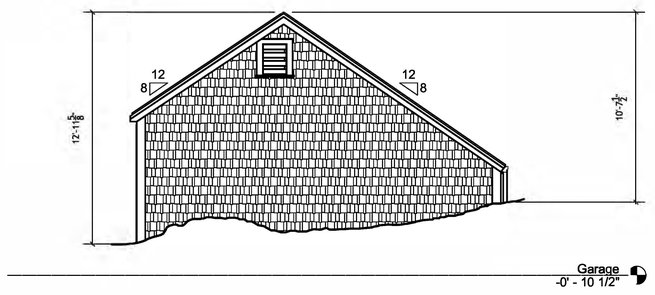




N EXISTING NORTH ELEVATION
1/4"=1'-0"

E





E EXISTING EAST ELEVATION
1/4"=1'-0"

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Contractor: Cheney Custom Homes LLC

ROBERT L ROY TRUST

25 HUSSEY STREET
GARAGE DEMO APPLICATION

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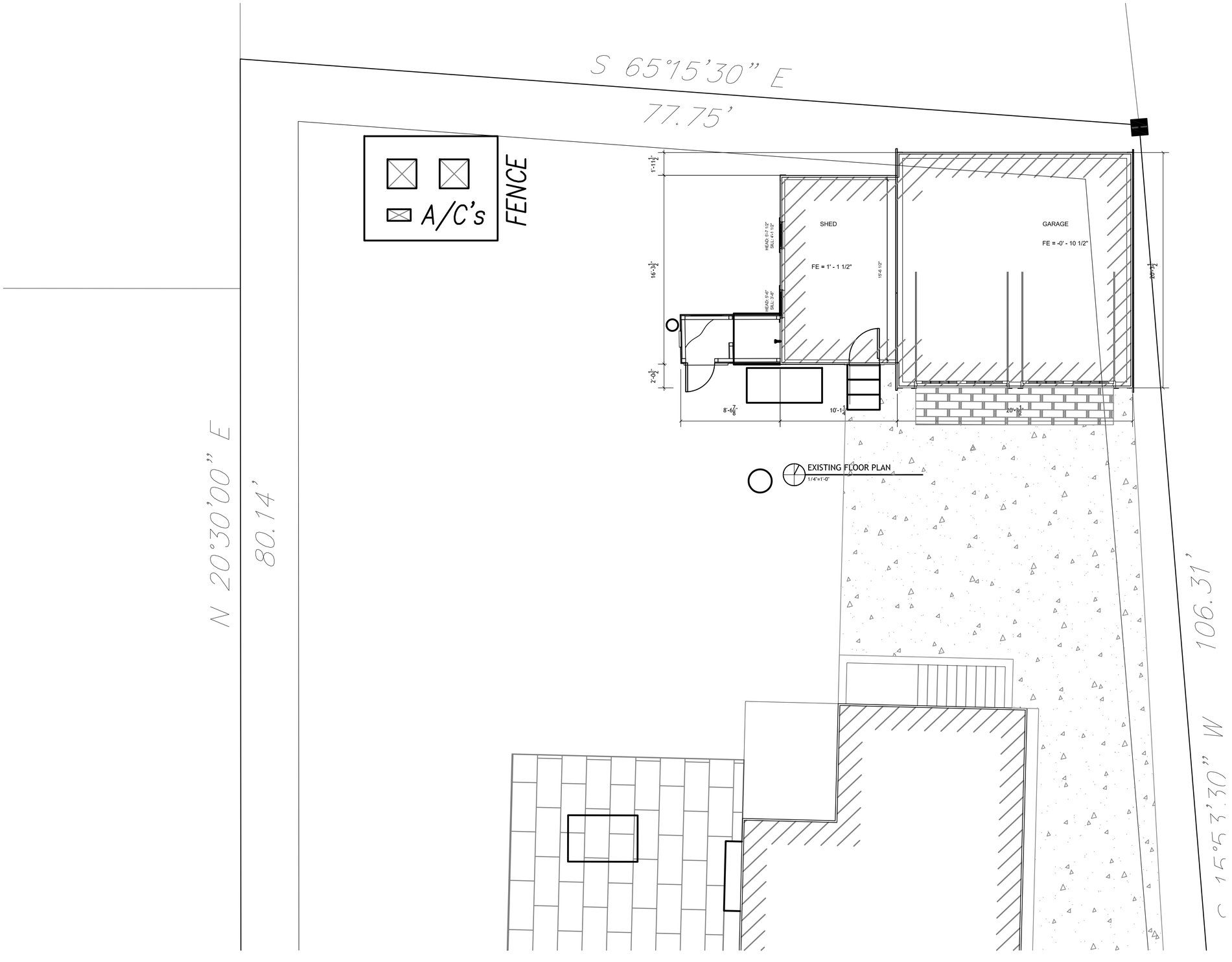
ELEVATIONS
SCALE:1/4" = 1'-0"

A1.1
2025.01.15



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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 _____

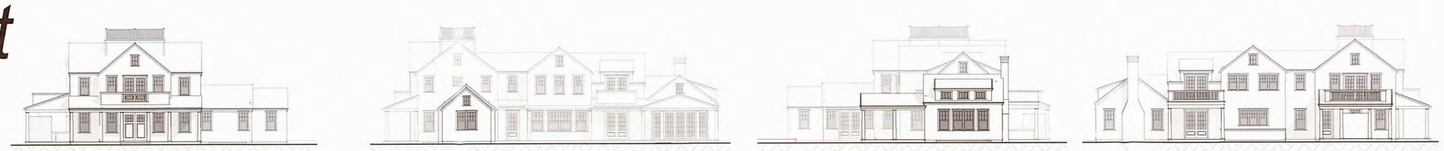
* Attach manufacturer's color samples if color is not from HDC approval list.

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

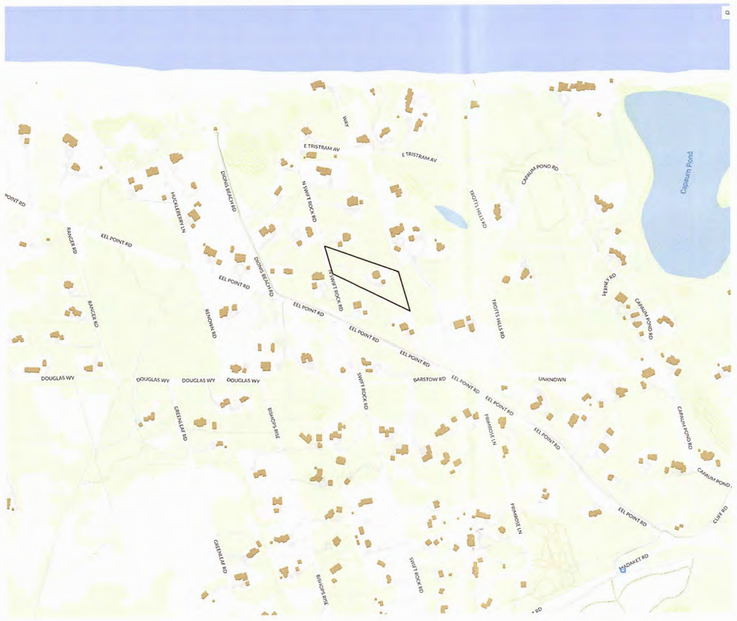
1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

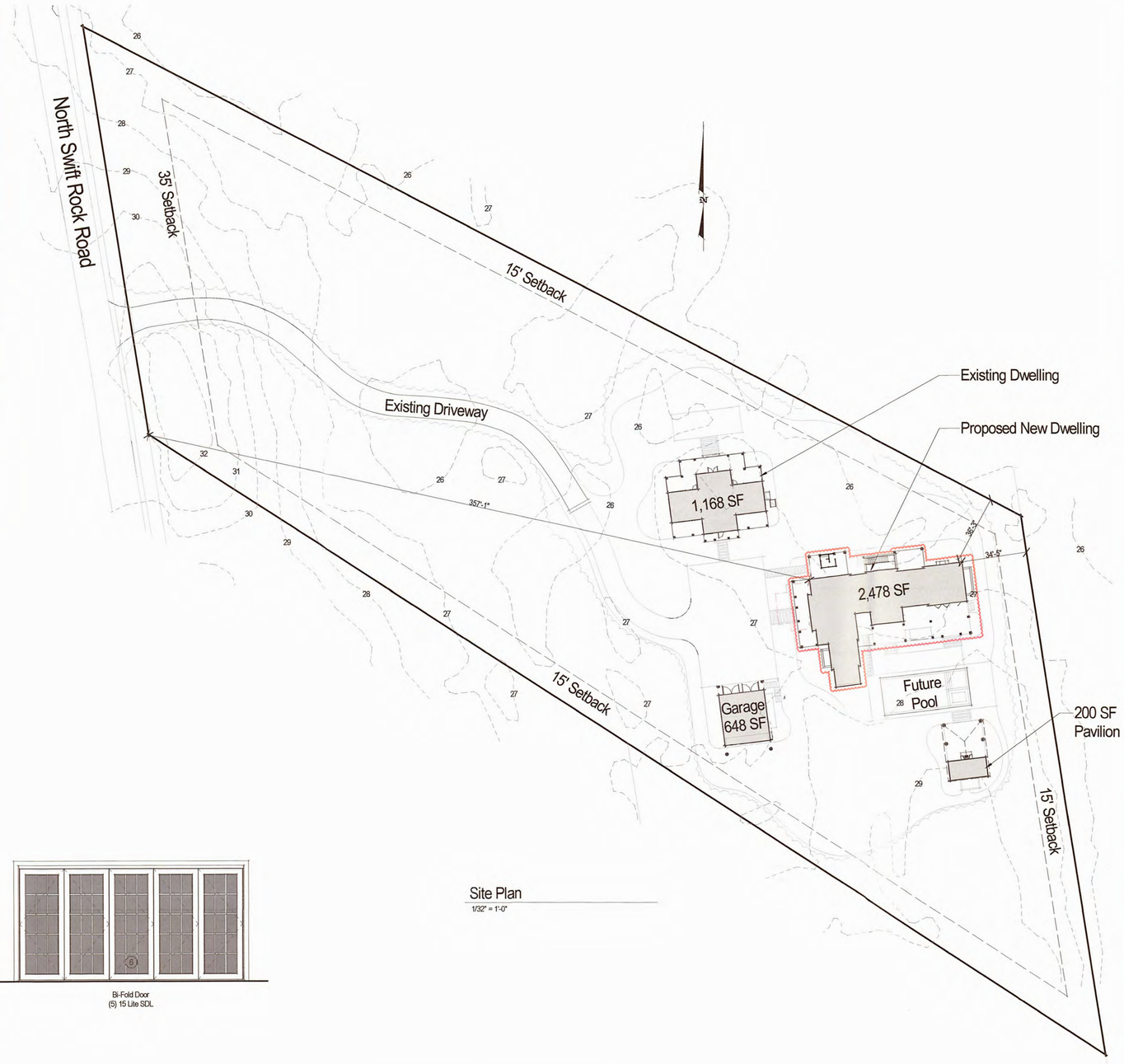


03.13.24

HDC ATS Submission

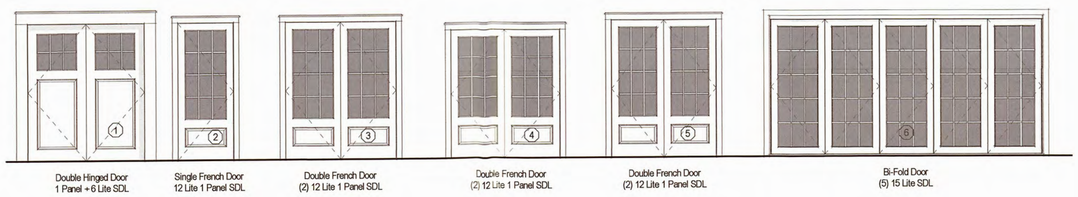


Locus Map
Not to Scale



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

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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

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A.2.1

2330

03.13.24

HDC ATS Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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

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A.2.3 Exterior Perspectives
D.1.3 Interior Elevations - Kitchen
D.1.4 Interior Elevations - Living Room
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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

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RECEIVED
MAR 14 2024
By

Exterior Elevations

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

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

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C/O INVESTMENT PROPT LTD
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NEWTON, MA 02459

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MIAMI BEACH, FL 33139

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KEENE SONYA E TRUSTEE
C/O JOHN MOY
760 WINDLASS WY
SANIBEL, FL 33957

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RUSSO PAUL M & ALLISON G
12 ST LUKES PLACE
NEW YORK, NY 10014

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

(1) Existing Dwelling: 1,168 SF (HDC Approved)

(2) Garage: 484 SF (HDC Approved)

(3) New Dwelling: 2,506 SF (Previously HDC Approved)

Total SF: 4,158 SF

Allowable GC: 4,567 SF

26'-9"



Existing Dwelling Perspective

24'-2"



Garage Perspective

28'-1"

New Dwelling Perspective

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

1 N Swift Rock Rd Trust

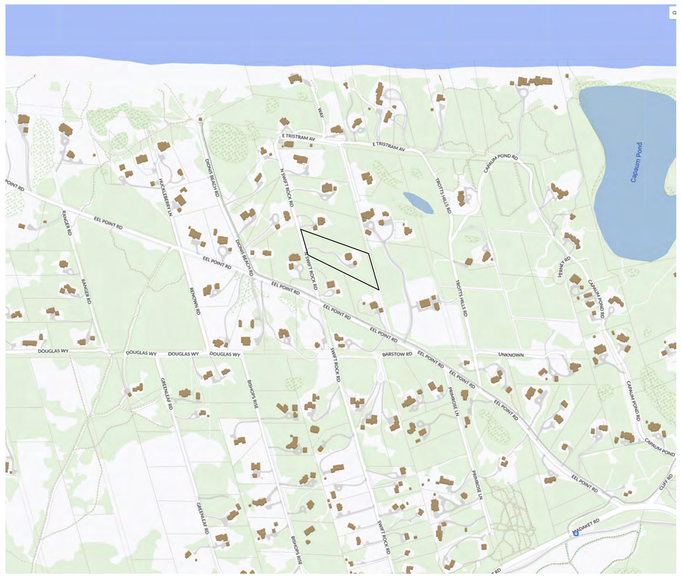
1 N Swift Rock Road
Nantucket, MA 02554

04.07.25

HDC Submission



West | South | East | North

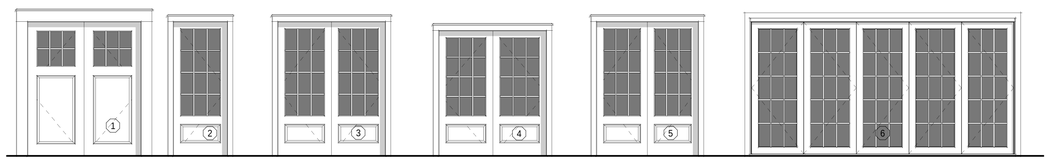


Locus Map

Not to Scale



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 6 Lite SDL | Fixed 3 Lite SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL | Double Hung 6/1 SDL



Double Hinged Door 1 Panel + 6 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Bi-Fold Door (5) 15 Lite SDL

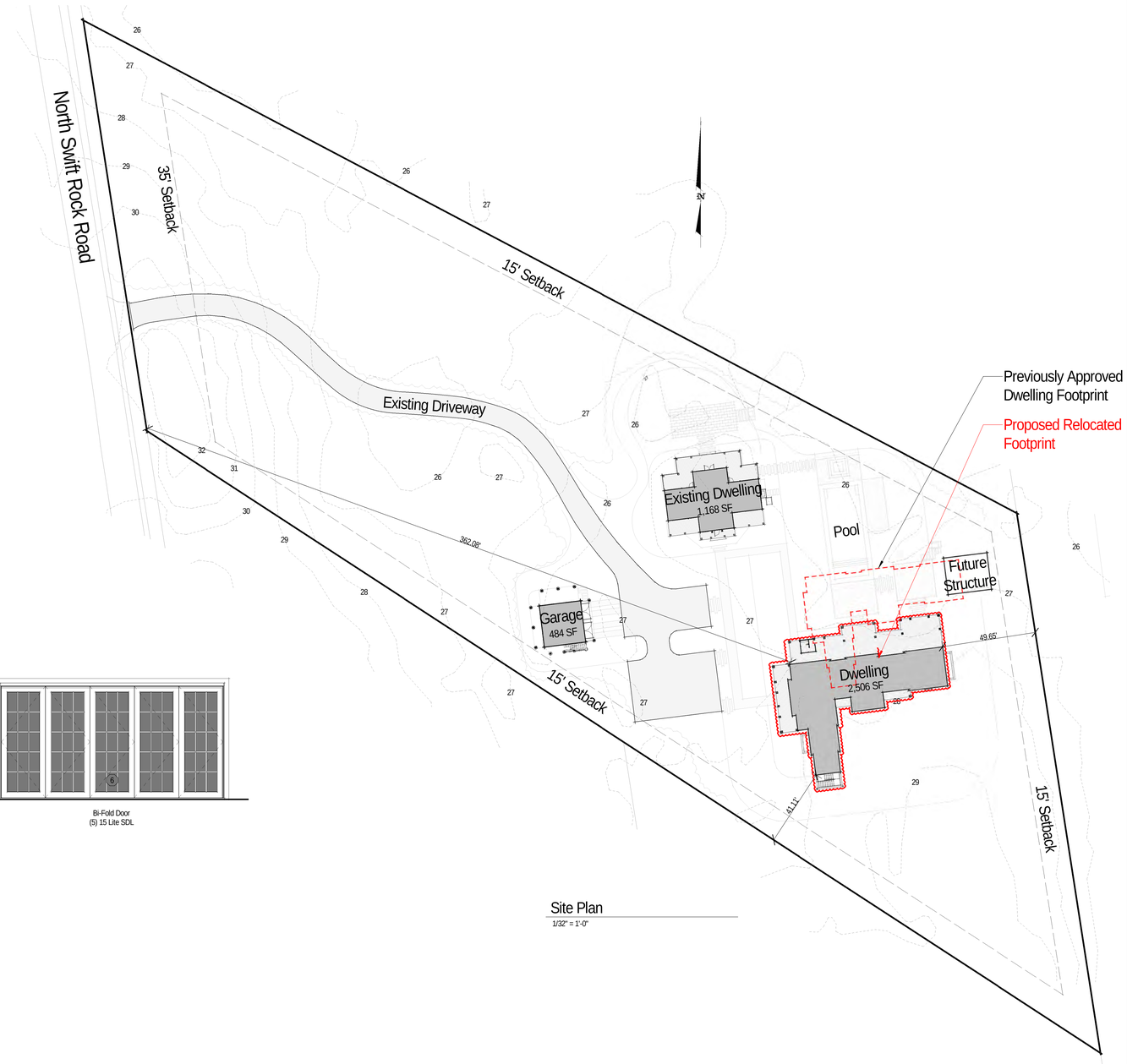
WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	18	2'-10"	5'-6"	<varies>			≥ 30
B	17	2'-8"	5'-0"	" "			≥ 30
C	12	2'-6"	4'-4"	<varies>			≥ 30
D	8	3'-2"	5'-6"	<varies>			≥ 30
E	3	2'-8"	2'-7"	" "			≥ 30
F	3	2'-8"	2'-0"	" "			≥ 30
G	6	2'-0"	2'-8"	" "			≥ 30
H	2	1'-10"	2'-4"	" "			≥ 30
I	2	2'-6"	4'-0"	" "			≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	6'-4"	7'-6"	Andersen			≥ 30
2	4	3'-0"	7'-6"	<varies>			≥ 30
4	4	6'-0"	7'-0"	" "			≥ 30
5	1	5'-8"	7'-6"	" "			≥ 30
6	1	15'-0"	7'-9 9/32"				≥ 30
7	2	9'-0"	7'-6"	" "			≥ 30

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.



Site Plan

1/32" = 1'-0"

2330

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
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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

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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

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Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
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Front Setback:	35'
Side/Rear Setback:	15'
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Min. Lot Size:	80,000 SF
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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
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D.0.1	Interior Elevations - Hallway 001
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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
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E.1.0	Basement Lighting Plan
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Basement Plan

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A.1.0

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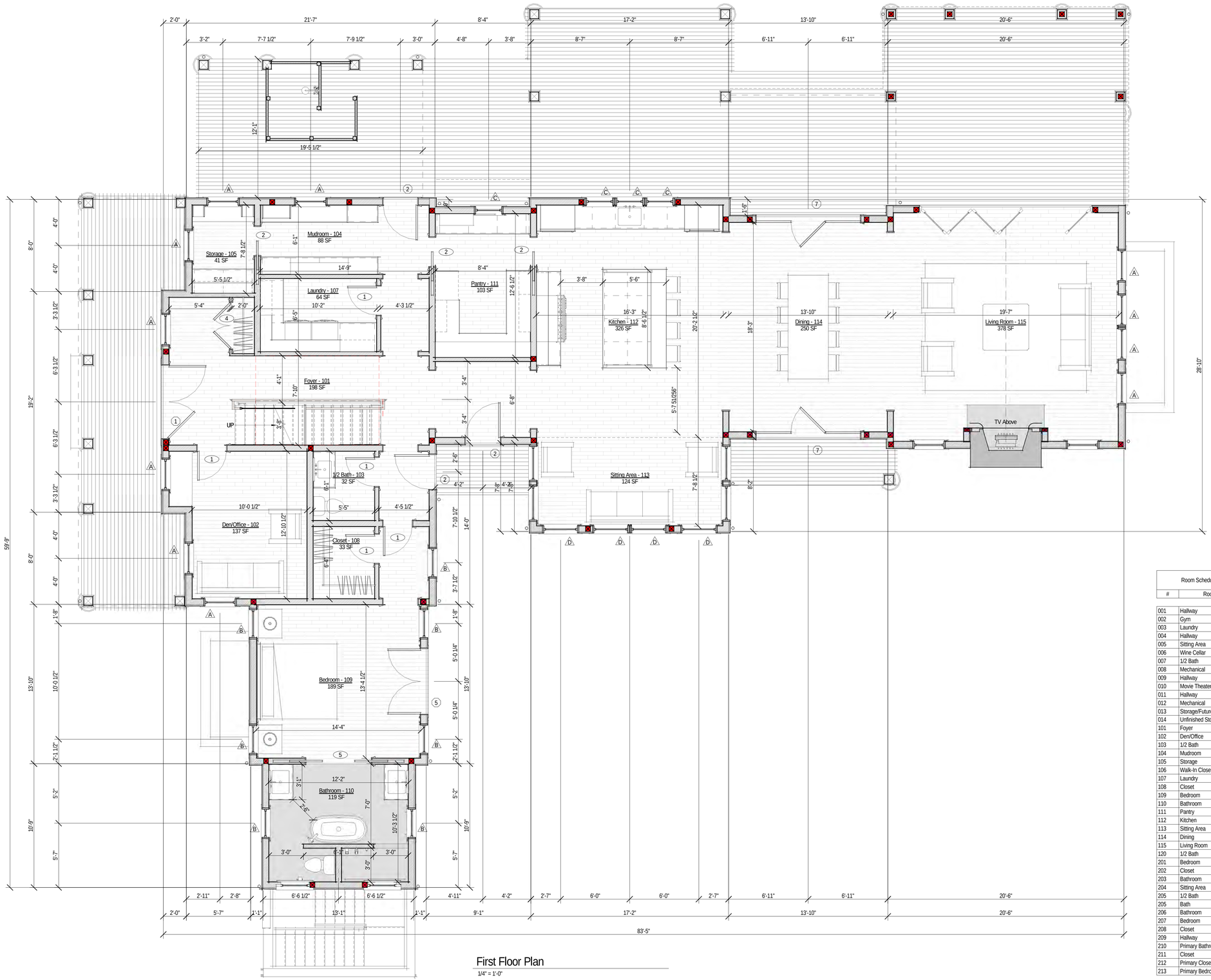

First Floor Plan

1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
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
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201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
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209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

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Nantucket, MA 02554

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Nantucket, MA 02554
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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
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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
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E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
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First Floor Plan

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A.1.1

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04.02.25

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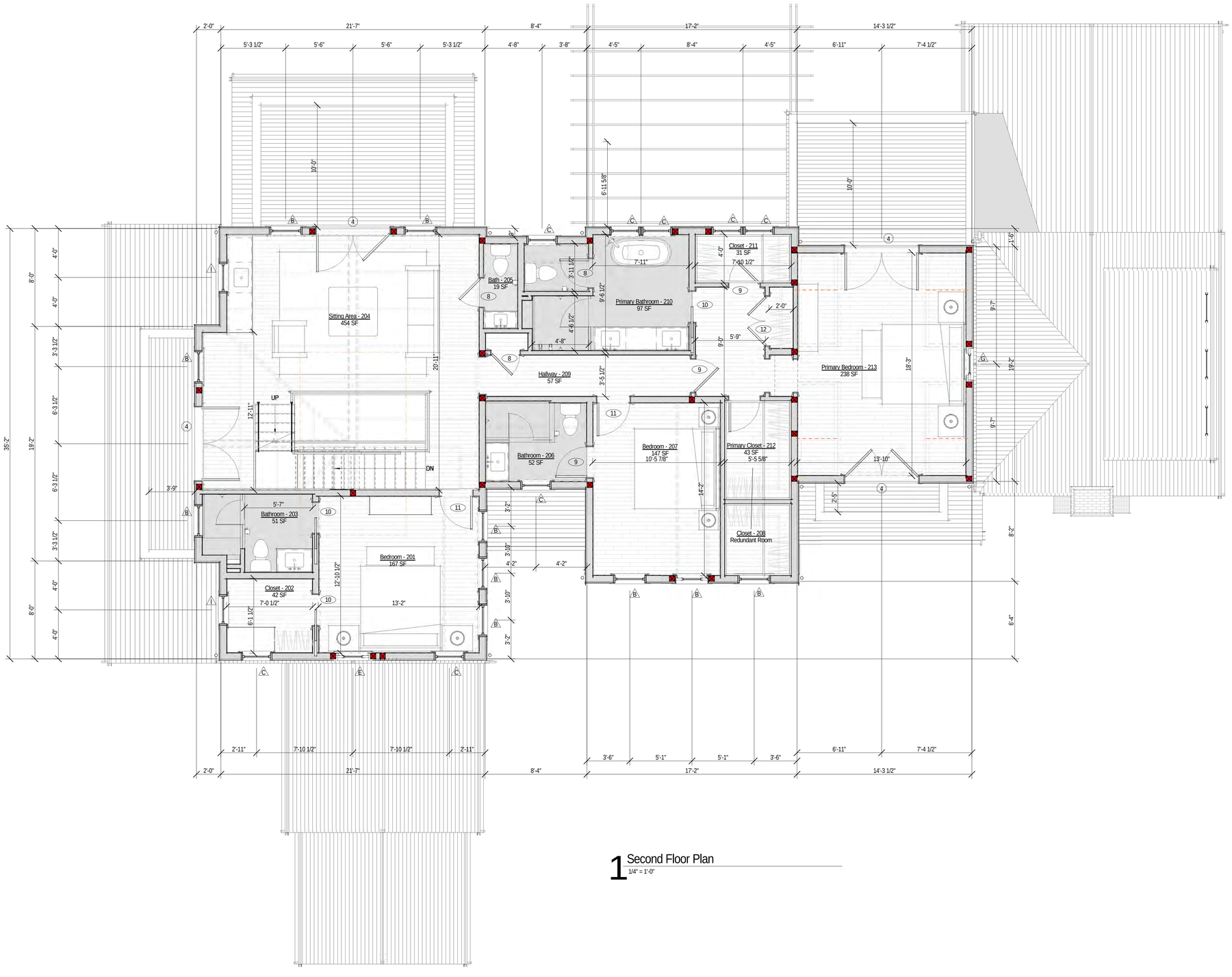

1 Second Floor Plan
1/4" = 1'-0"

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
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108	Closet
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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

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Nantucket, MA 02554

emeritus
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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
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D.0.1	Interior Elevations - Hallway 001
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D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
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D.4.7	Fireplace Details
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E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Second Floor Plan

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A.1.2

2330

04.02.25

For Review Only



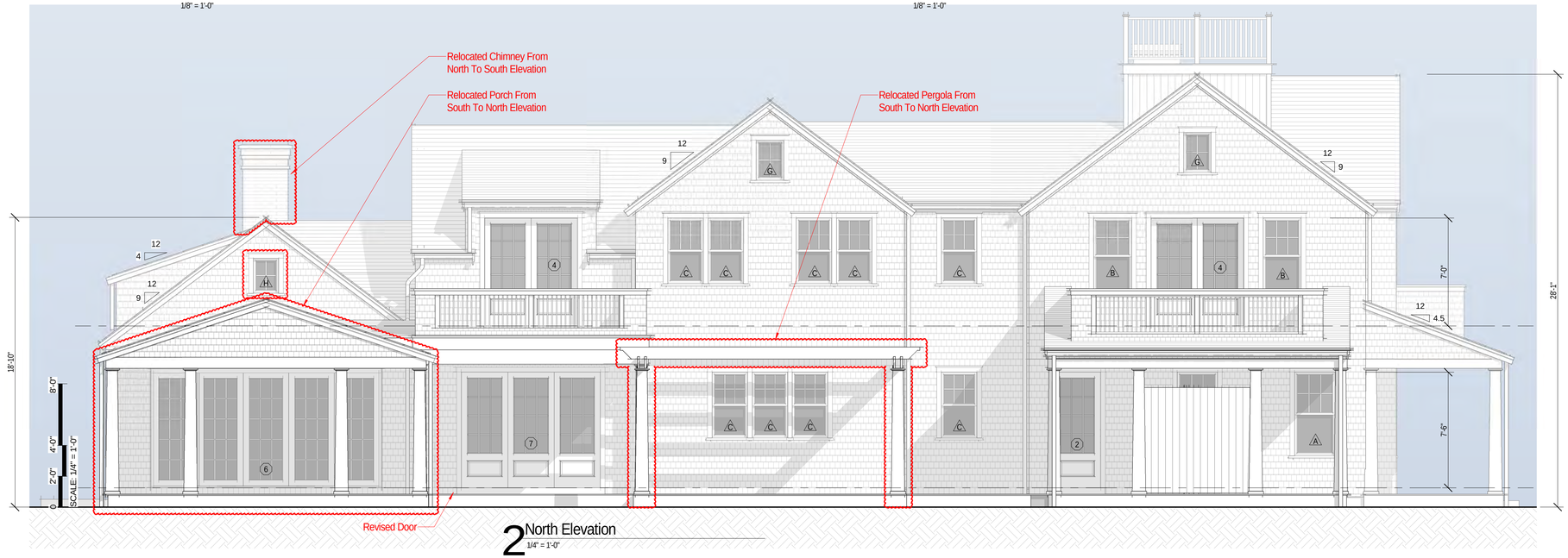
1 West Elevation
1/4" = 1'-0"



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
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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
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Exterior Elevations

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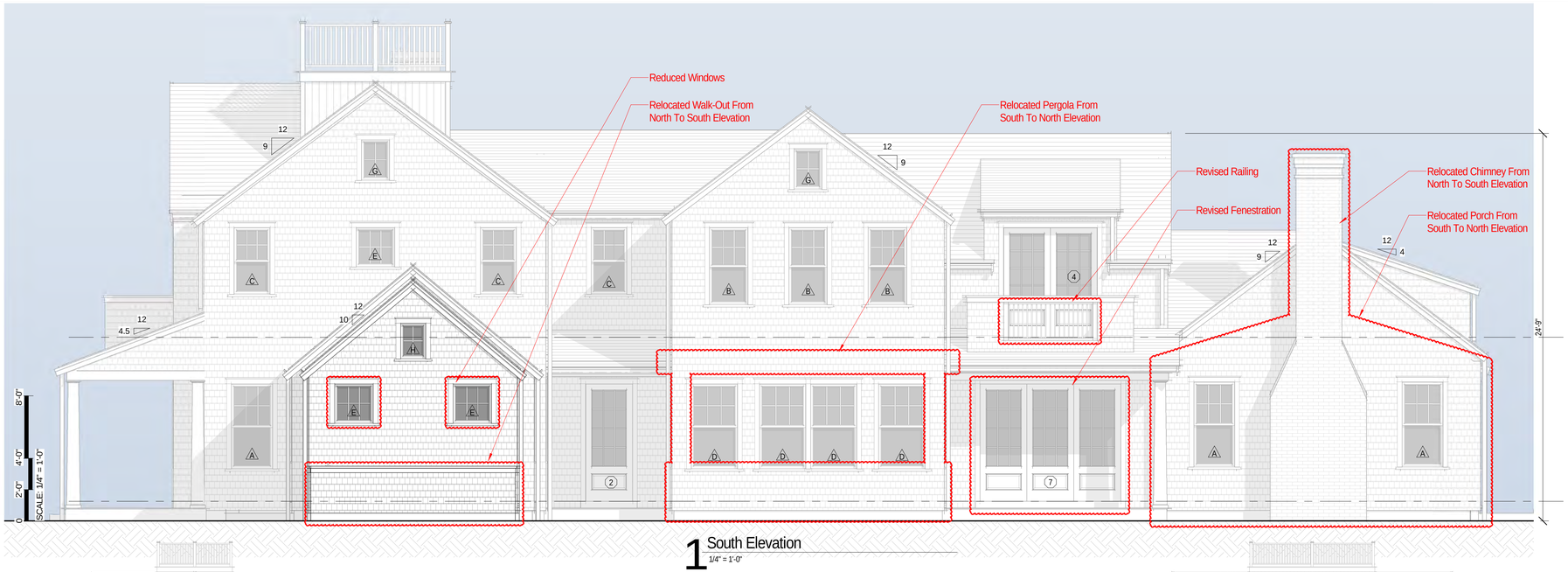
A.2.1

2330

04.02.25

For Review Only



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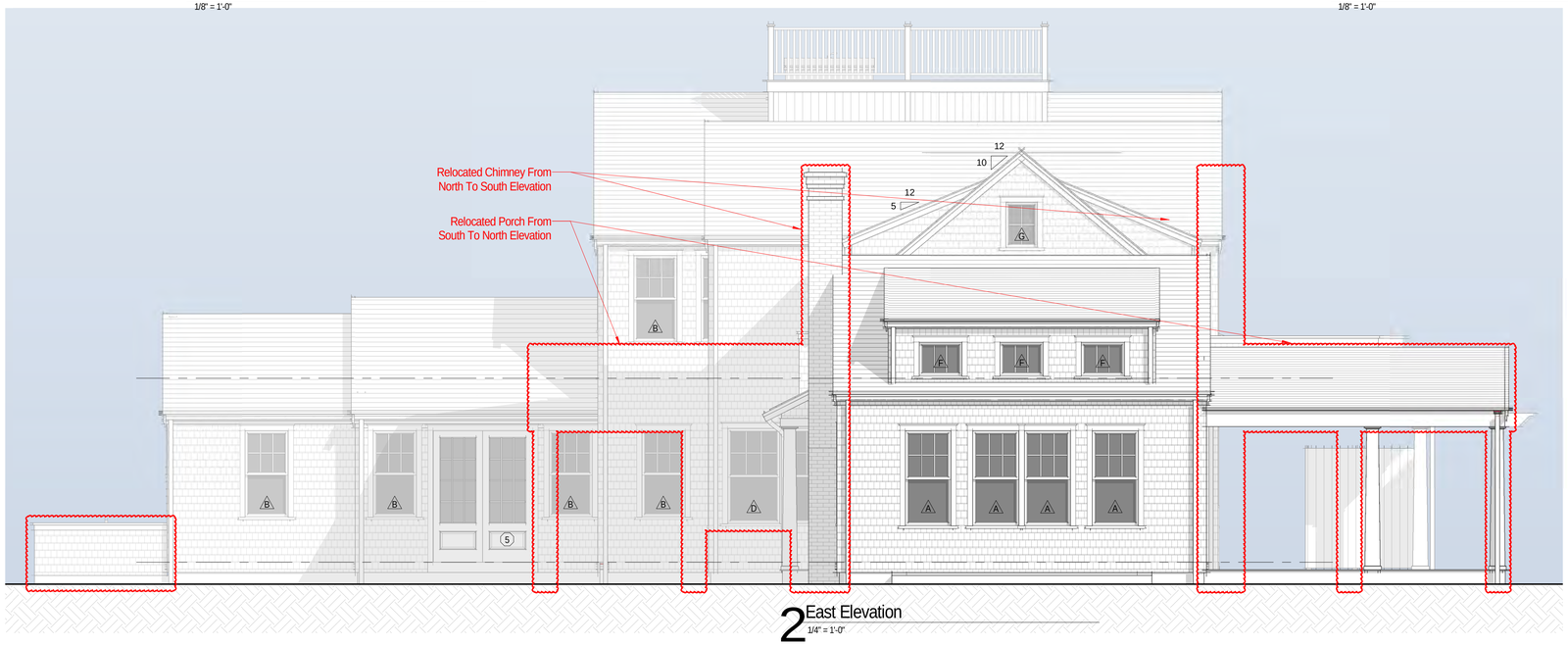

2 East Elevation
1/4" = 1'-0"

2330

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Sheet Index - Architectural & Structural

SHEET INDEX

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A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
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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
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D.0.1	Interior Elevations - Hallway 001
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D.3.2	Typical Interior Trim Details
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A.2.2

2330

04.02.25

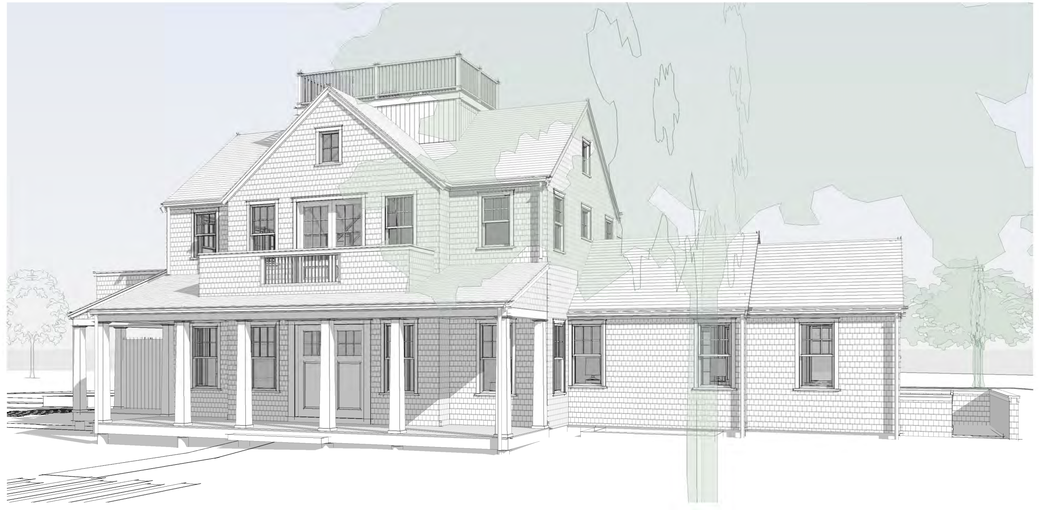
For Review Only



Facade Perspective (A)



Facade Perspective (B)



Facade Perspective (C)

2330

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1 N Swift Rock Road
Nantucket, MA 02554

emeritus

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SHEET INDEX

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A.2.2	Exterior Elevations
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
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D.0.1	Interior Elevations - Hallway 001
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A.2.3

2330

04.02.25

HDC Submission



Eel Point Road Towards N Swift Rock



N Swift Rock @ Driveway Entrance



N Swift Rock Towards Existing Dwelling



N Swift Rock Towards Existing Dwelling

2330

1 N Swift Rock Rd Trust

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Site Photos

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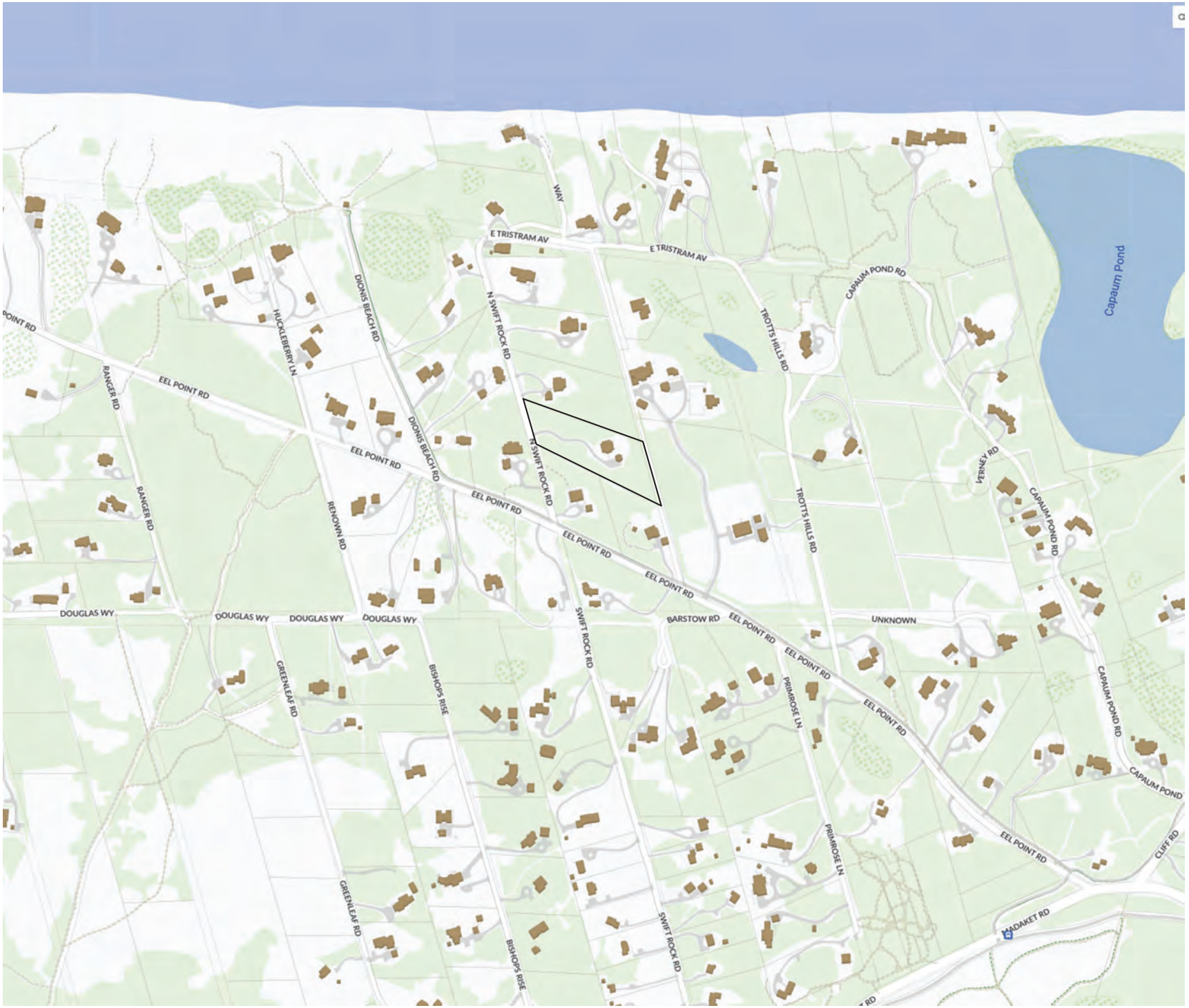
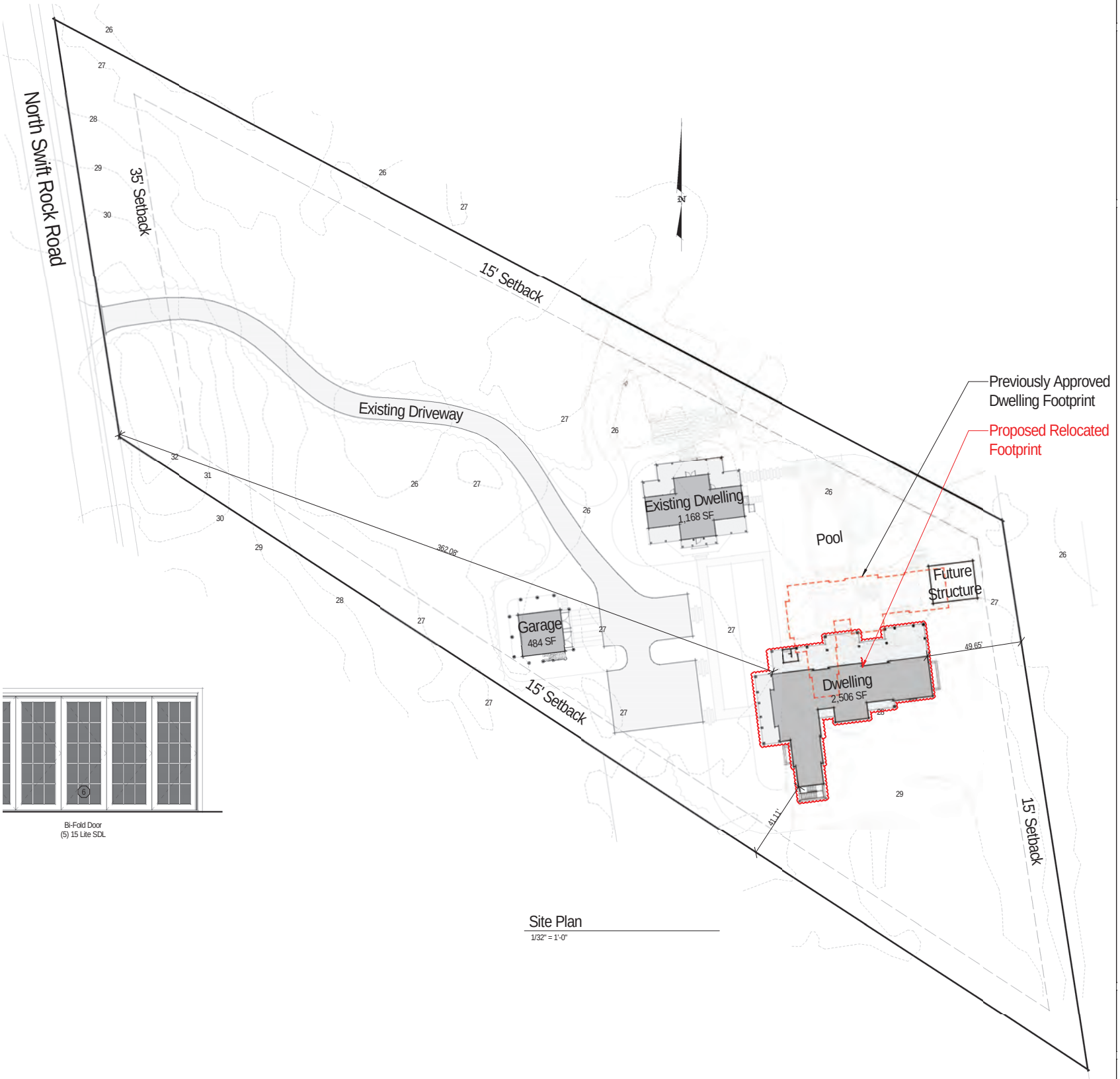


Locus Map

Not to Scale



Bi-Fold Door
(5) 15 Lite SDL

Site Plan
1/32" = 1'-0"



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

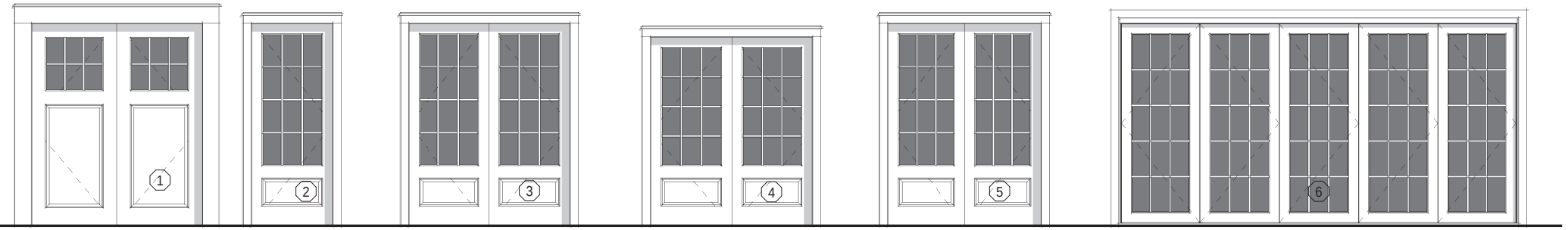
Fixed
6 Lite SDL

Fixed
3 Lite SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/1 SDL



Double Hinged Door
1 Panel + 6 Lite SDL

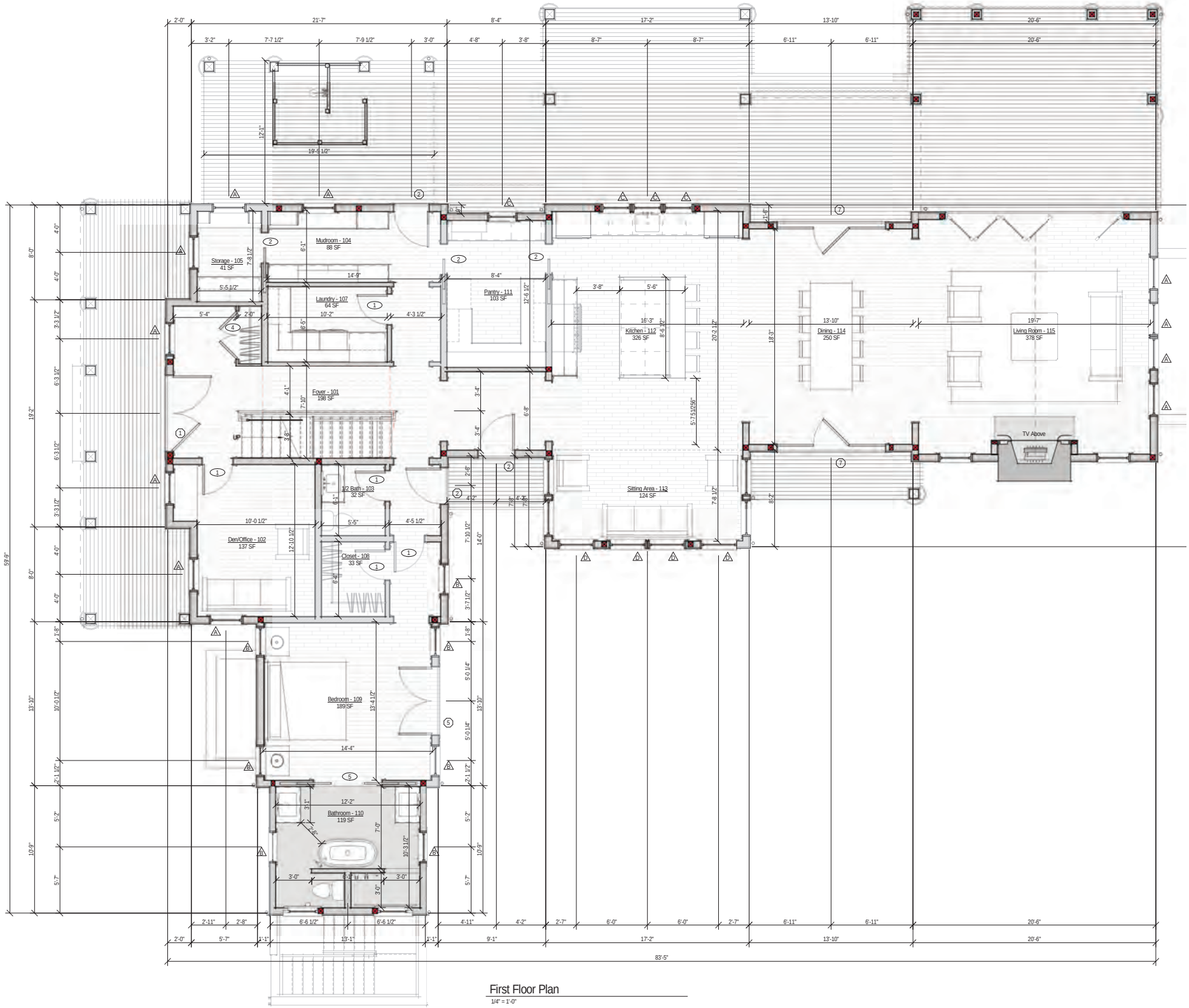
Single French Door
12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

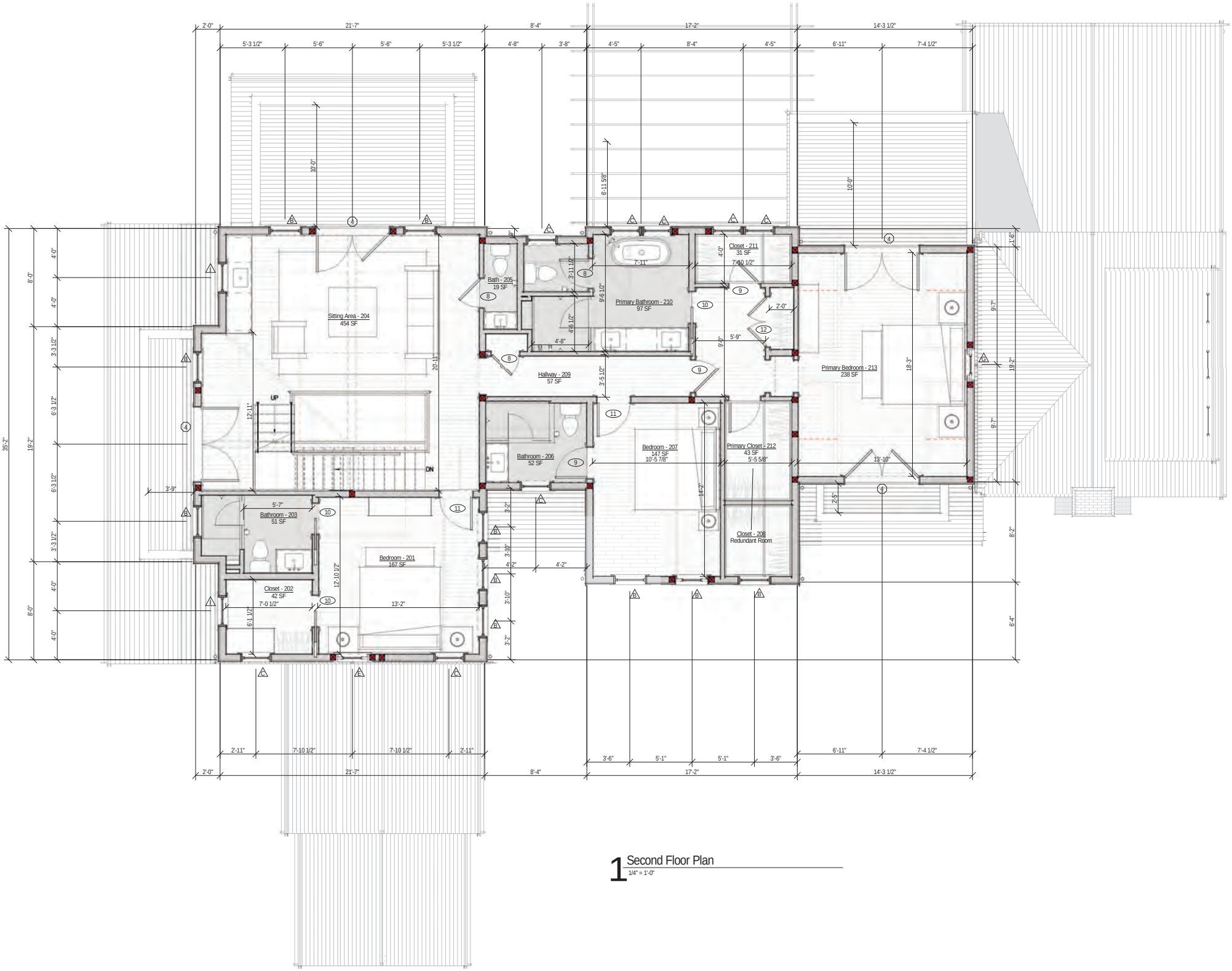
Double French Door
(2) 12 Lite 1 Panel SDL

Bi-Fold Door
(5) 15 Lite SDL



First Floor Plan

1/4" = 1'-0"



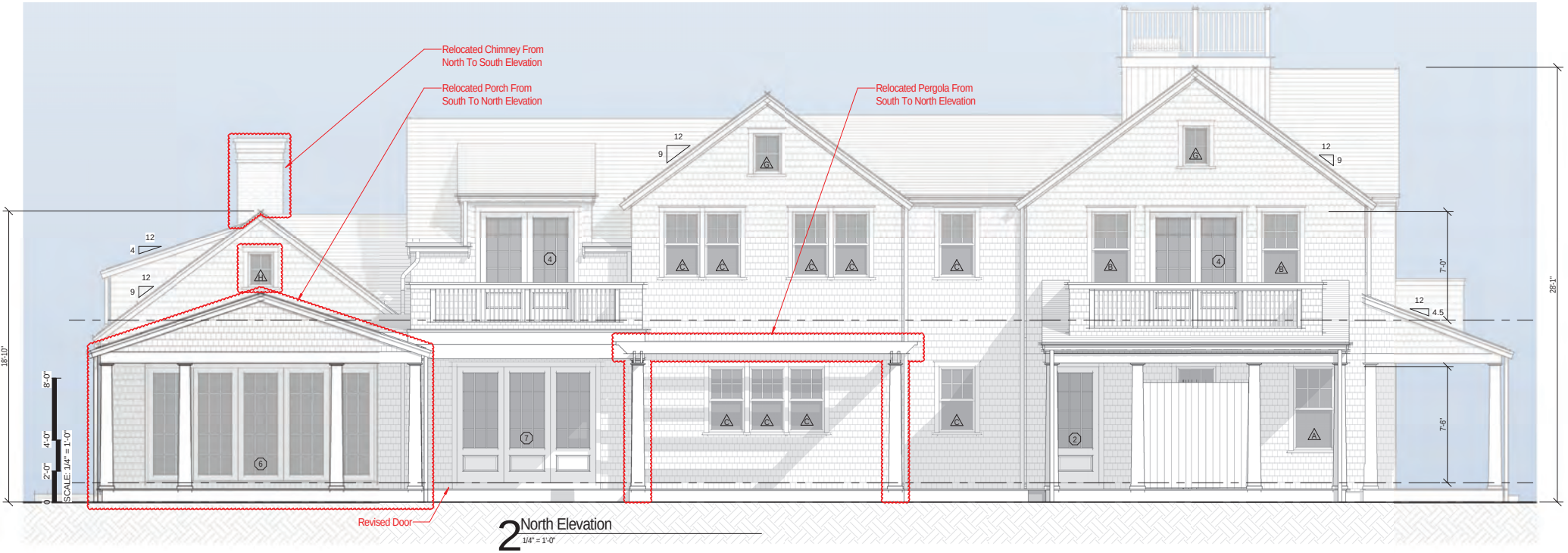
1 Second Floor Plan

1/4" = 1'-0"



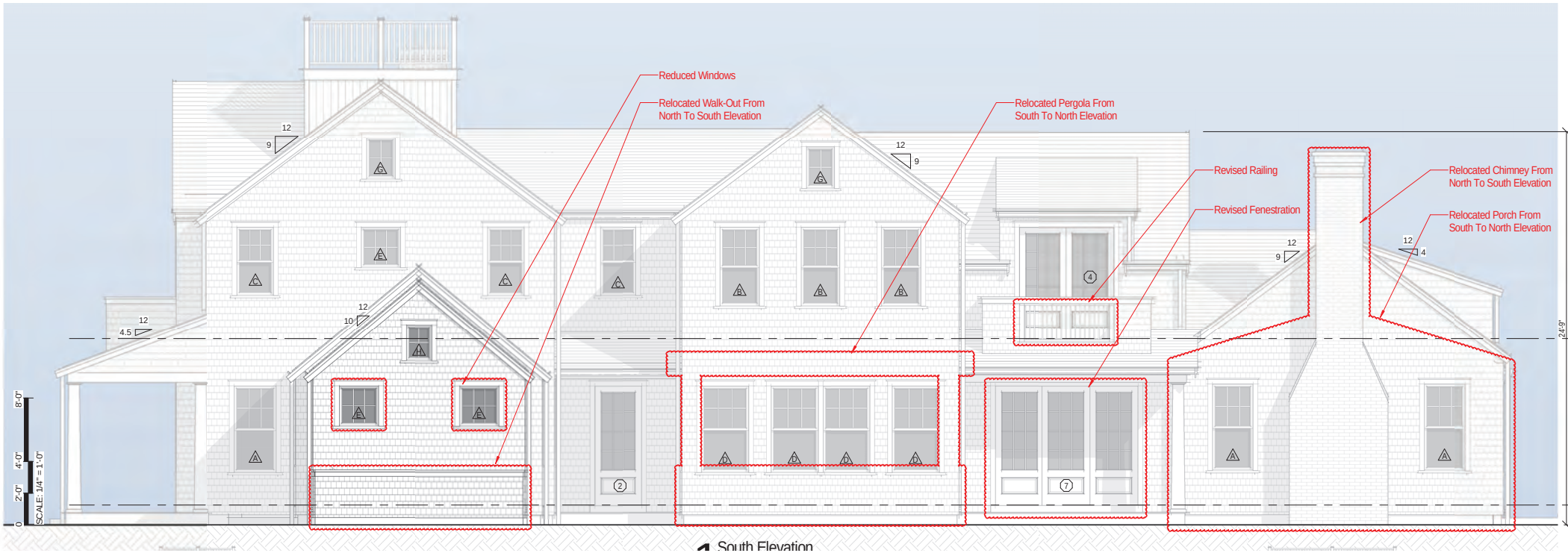
1 West Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



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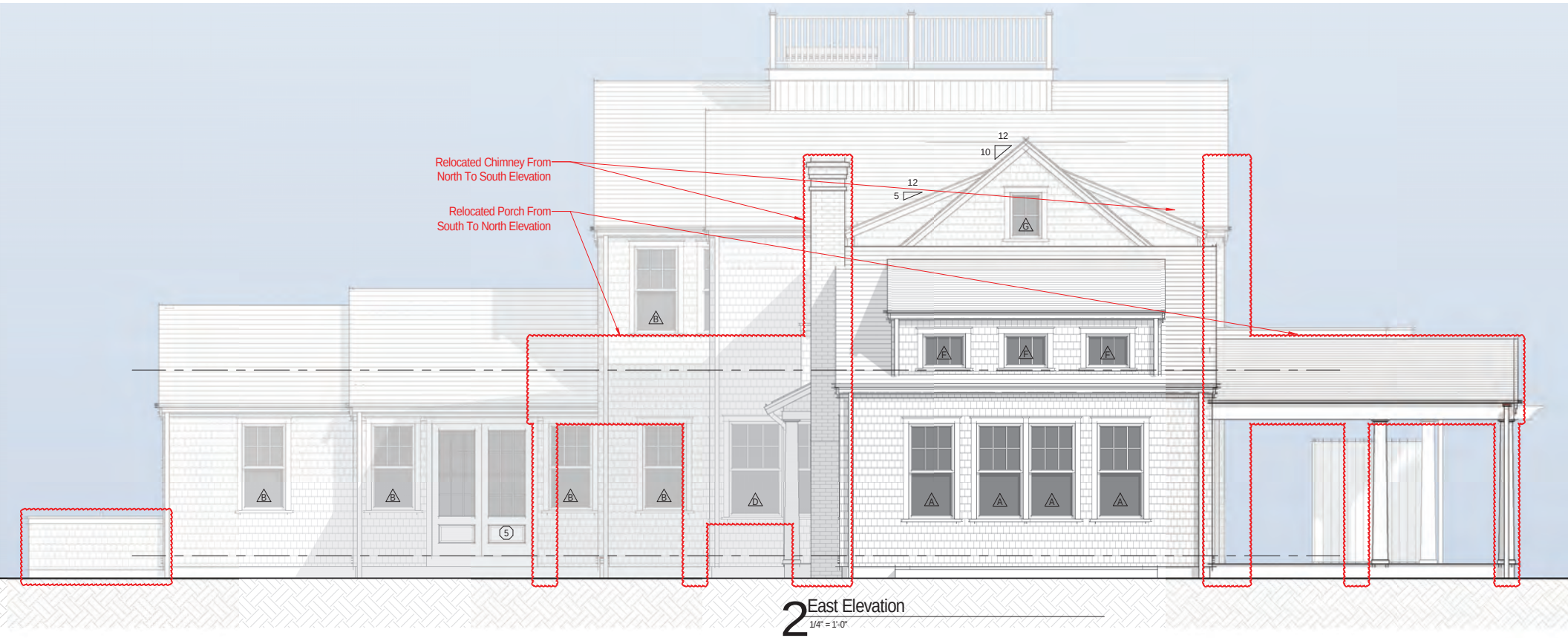

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

37 Cliff Road • M: 42.4.4 P: 42 • Submitted on April 7, 2025

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DJK 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 42

Street & Number of Proposed Work: 37 Cliff Rd.

Owner of record: 37 Cliff Road Nominee Trust

Mailing Address: 9 W Walton St tpt 2002
Chicago, IL 60610

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Demolition of existing garage w/ associated alterations to main

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Garage 1990 / Dwelling c. 1911

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation demo garage / add pent roof + pergola
2. South Elevation " "
3. West Elevation add pent roof + entry door
4. North Elevation demo garage / add pent roofs + pergola

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other pent roofs as noted on elevations

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 1 panel 9 lite Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS *ALL TO MATCH EXISTING*

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - grey
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



April 7, 2025

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 37 Cliff Road Nominee Trust

STREET ADDRESS 37 Cliff Road

MAP/PARCEL 42.4.4 / 42

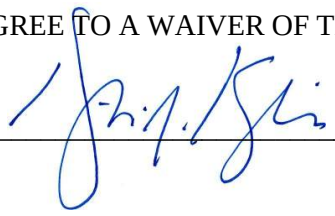
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 7, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

April 7, 2025
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 37 Cliff Rd

Tax Map Number: 42.4.4 Parcel Number: 42

Owner of Record: 37 Cliff Road Nominee Trust

Description of Proposal: Demo of Existing Garage and Breezeway Connector

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 37 CLIFF ROAD NOMINEE TRUST

MAILING ADDRESS..... 9 W Walton Street apt 2002 Chicago IL 60610

PROPERTY LOCATION..... 37 CLIFF RD

ASSESSORS MAP/PARCEL..... 42.4.4 / 42

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 4, 2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.04.04 13:20:38 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	3		CHEESE AND CRACKERS LLC	C/O JOEL TREISMAN	4 EAST MEADOW RD	WESTPORT	CT	06880	39 CLIFF RD
Count:	**4**								

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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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

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- ☐ Adult Signature Restricted Delivery $

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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

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NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC4-35
MAP/PARCEL#: 4244-042

Recorded by: ANR Date: 06/08/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 37 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

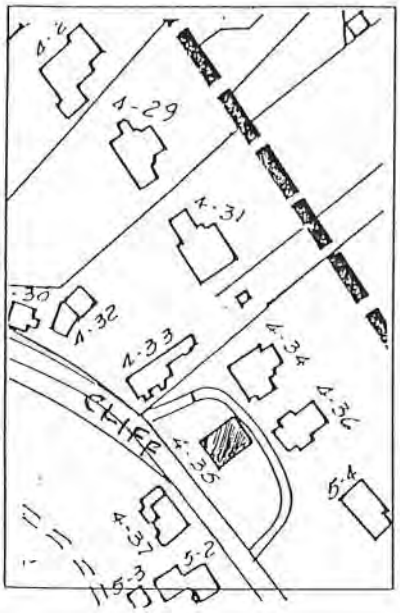
4. Present Owner: BROADUS, THOMAS HARRIS, JR

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 80
12. Setback from Street (ft.):15 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 4
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 12/12

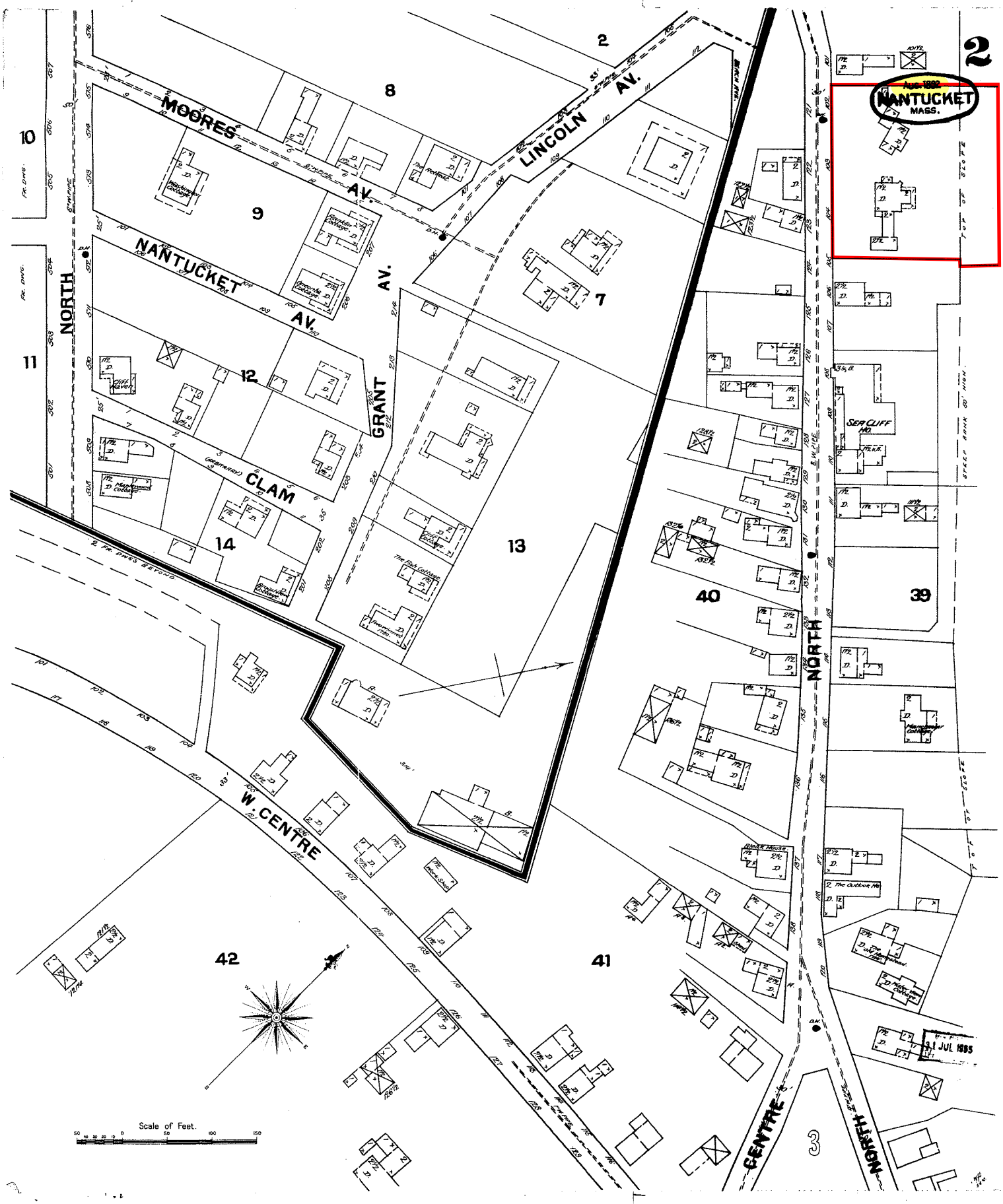
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1911
Source: Wannacomet Water Company,Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps,
Wannacomet Water Company

37 Cliff Road



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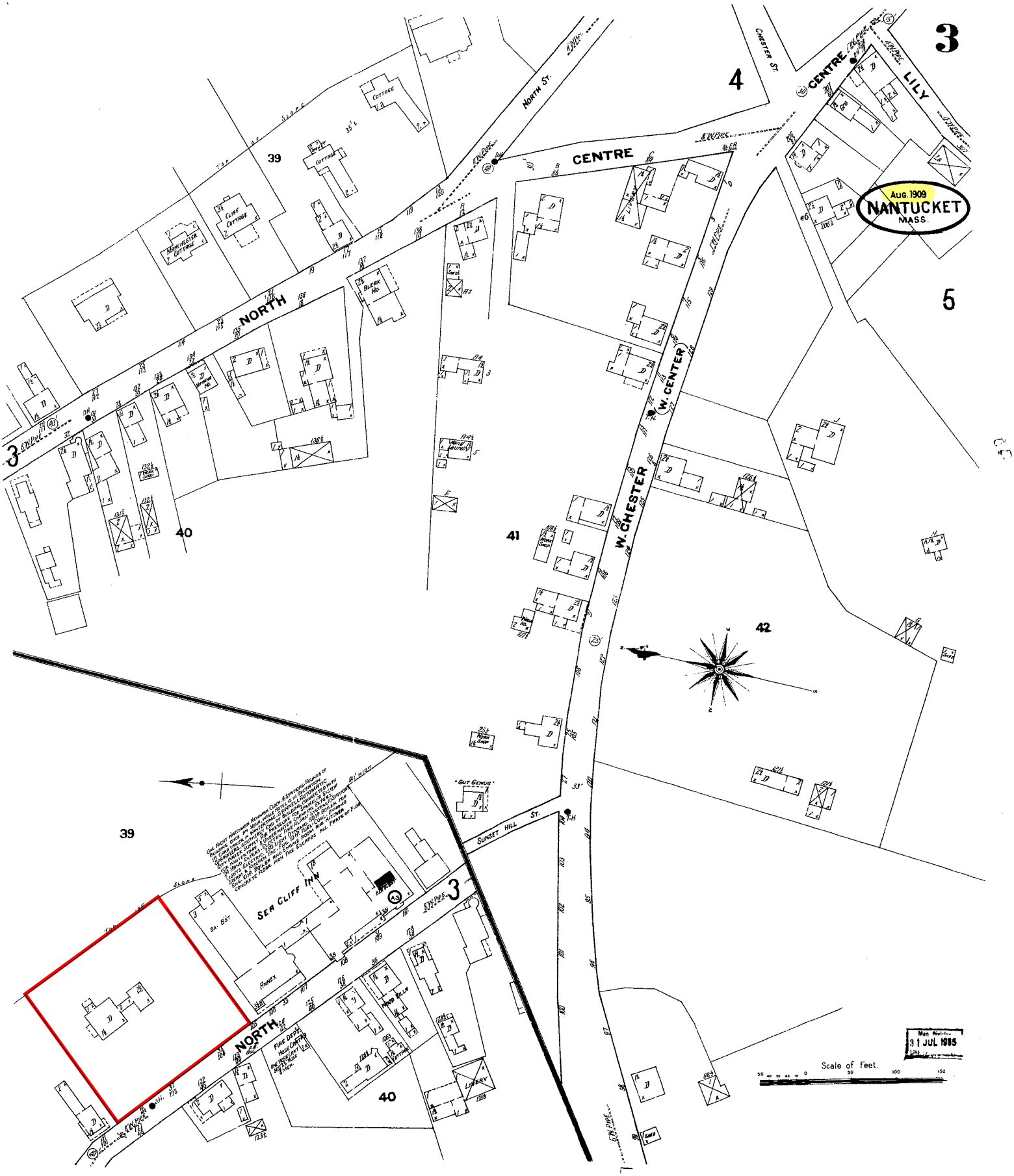

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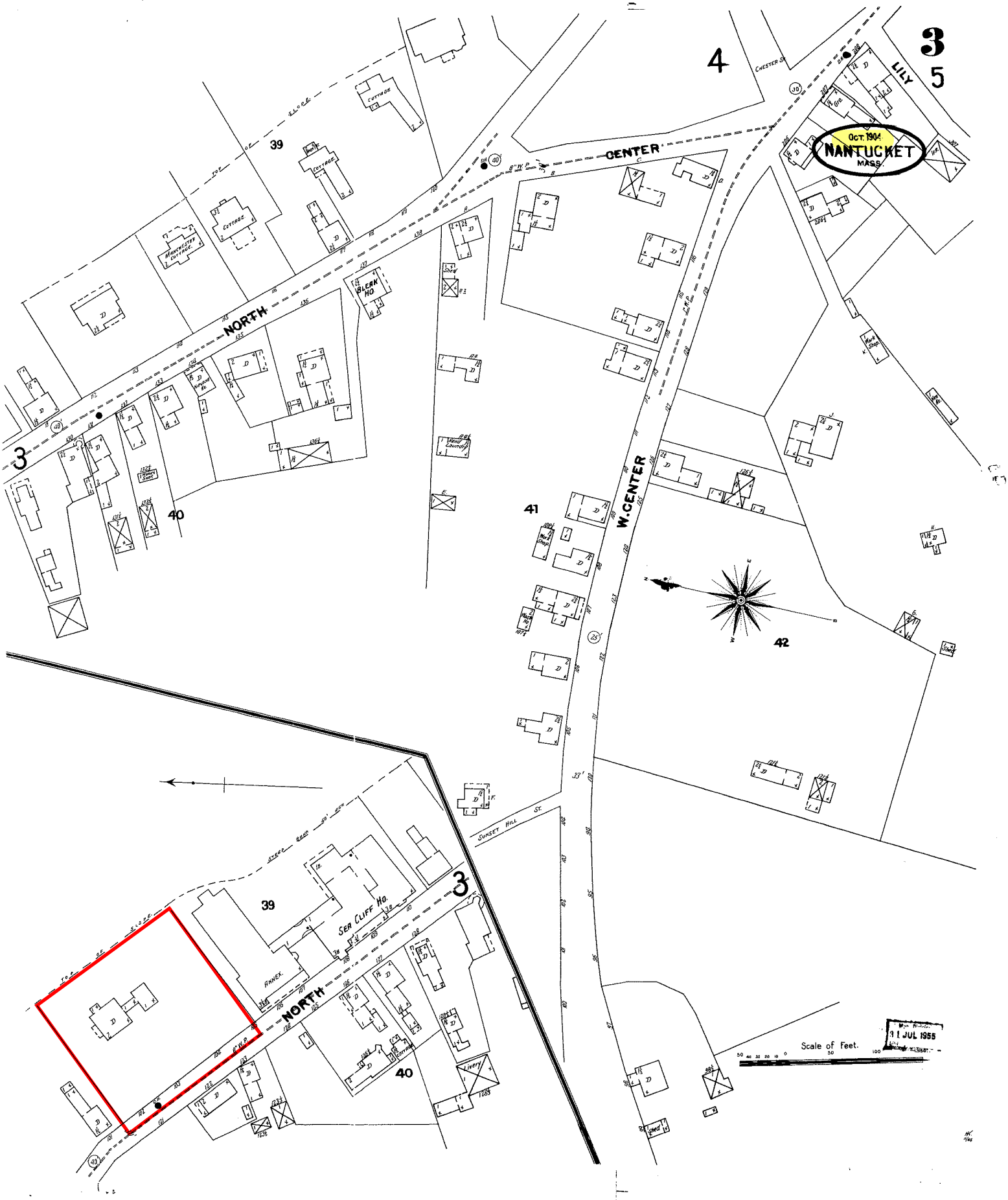

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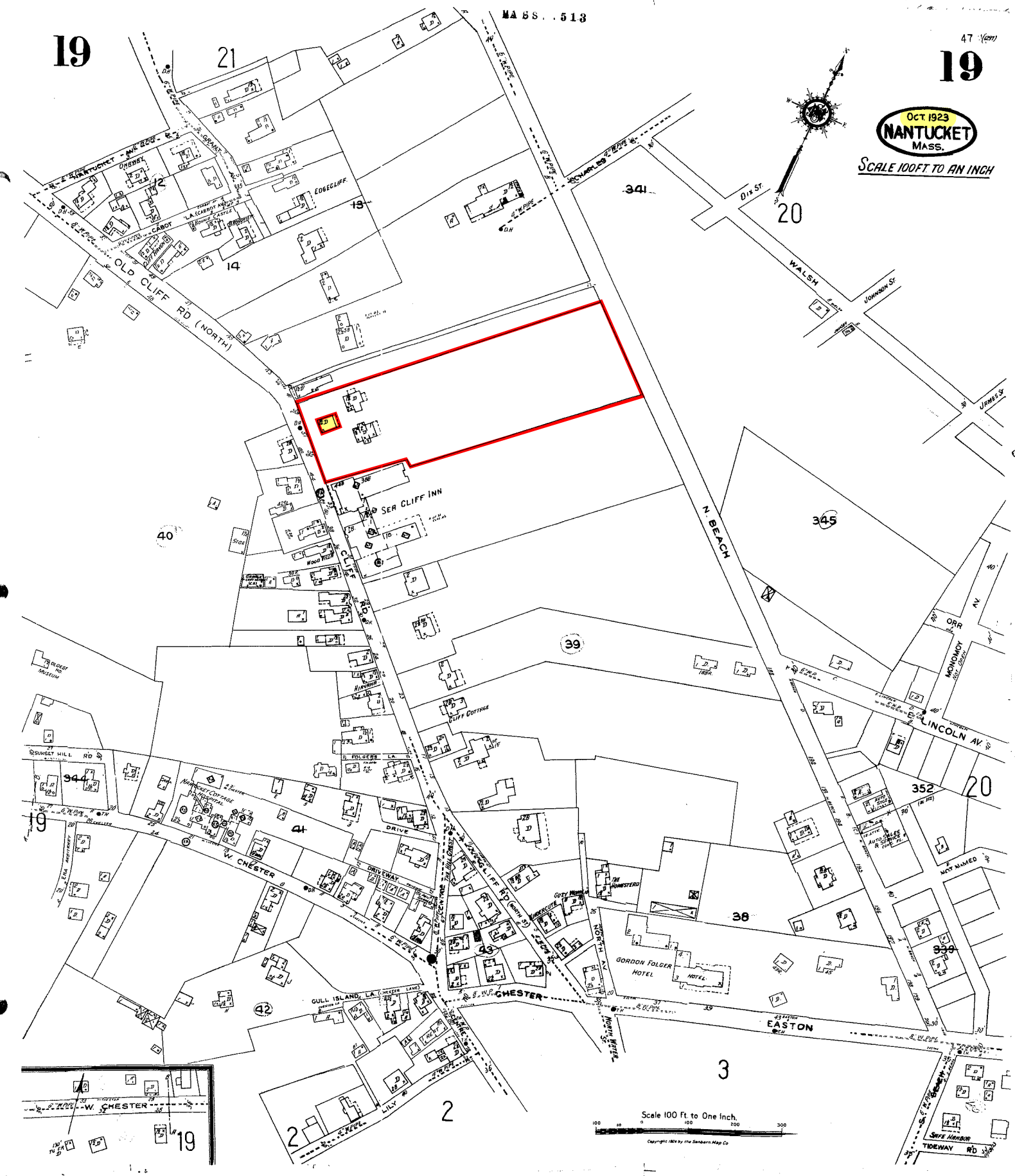



37 Cliff Road Alterations
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.4 / 42
Current Zoning:	R1
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT

HDC Submission
Historic Photographs
Date: 04.07.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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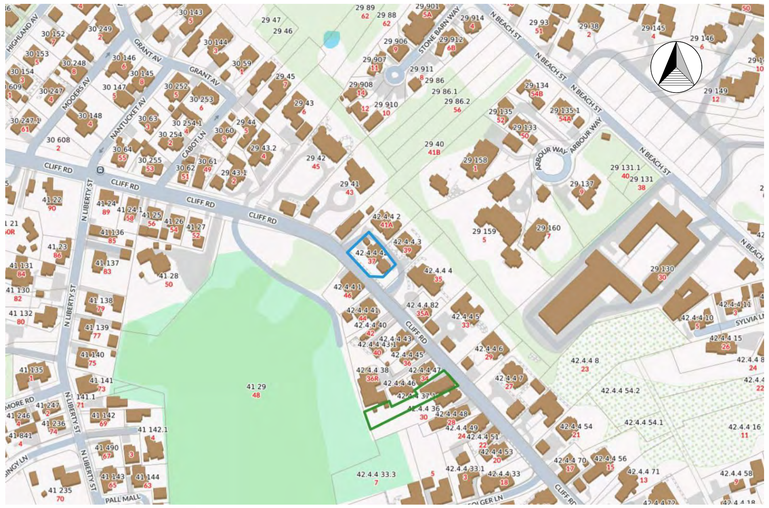
HDC Submission 04.07.25



Locus Map

Single Two Panel Door
9 Lite SDL

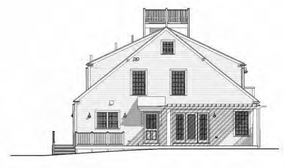
Exterior Door Legend
1/4" = 1'-0"



West Elevation



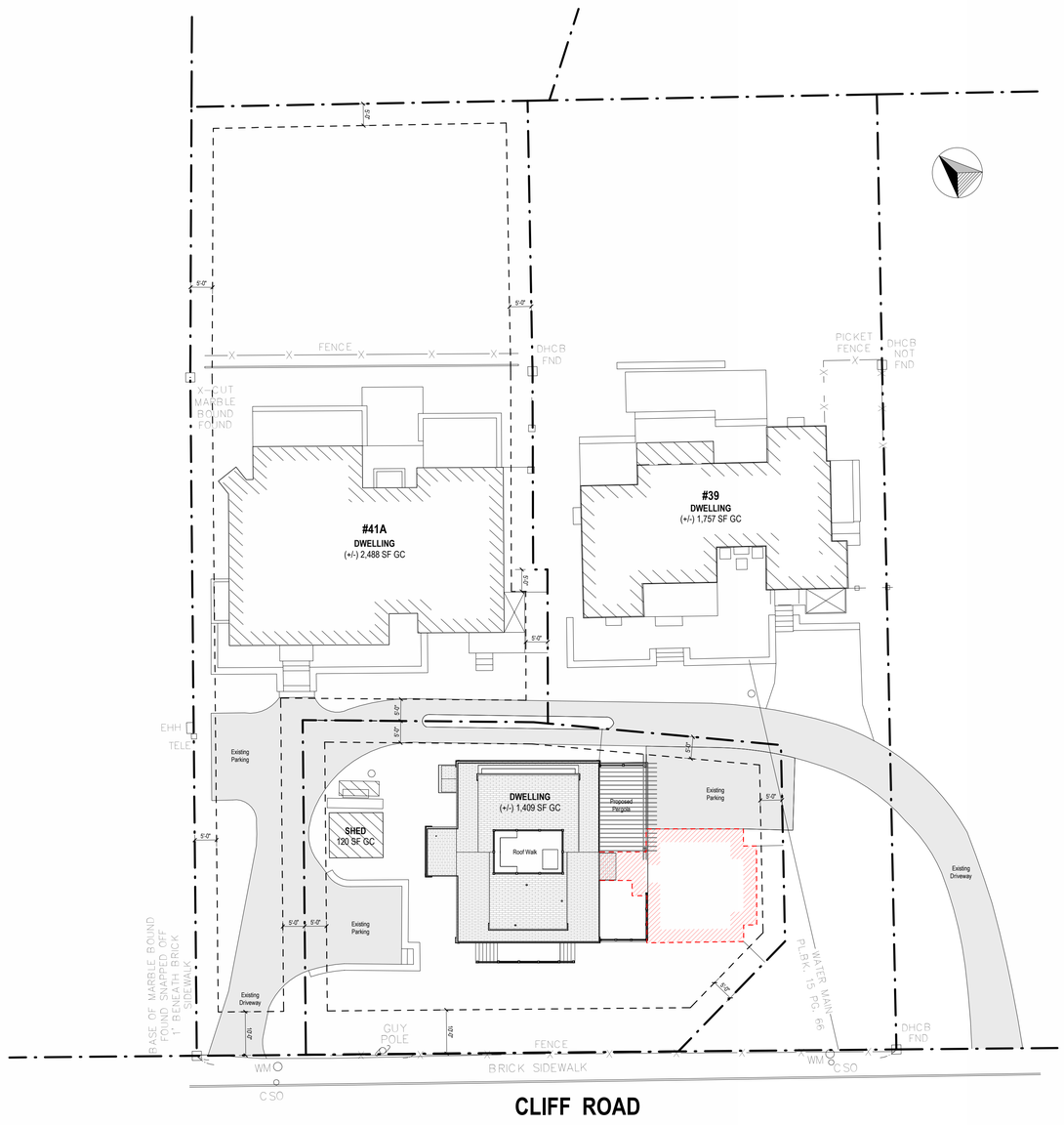
North Elevation



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

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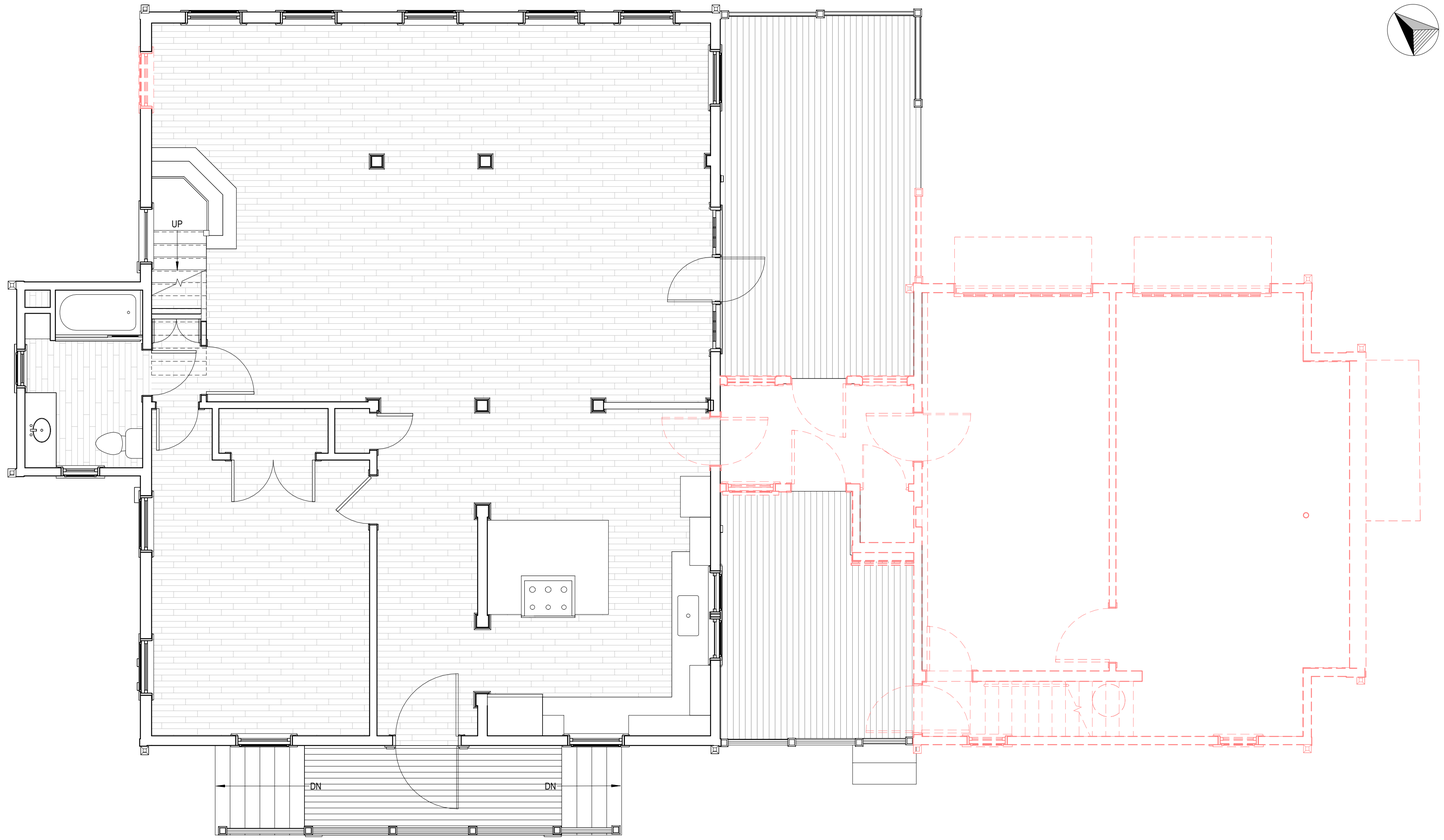
A.0.1

2511

HDC Submission 04.07.25



First Floor Plan - Demolition

1/4" = 1'-0"

2511

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Existing G.C.:	2,095 SF
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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

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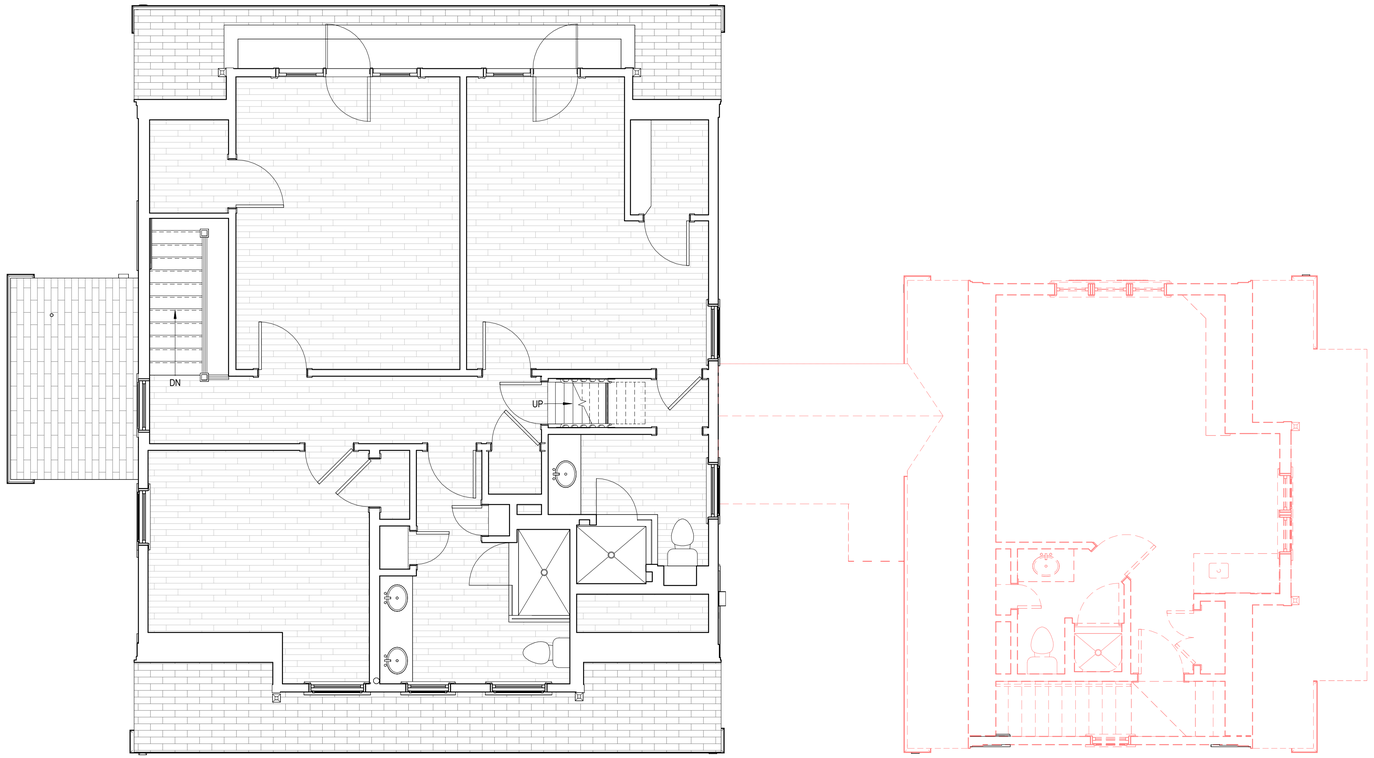
D.1.1

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
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Sheet Index - Architectural

SHEET INDEX
A.0.1 Cover Sheet
D.1.1 Demolition Plan
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A.2.1 Exterior Elevations
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HP1 Existing Conditions
HP2 Historic Photographs

Revisions

Demolition Plan

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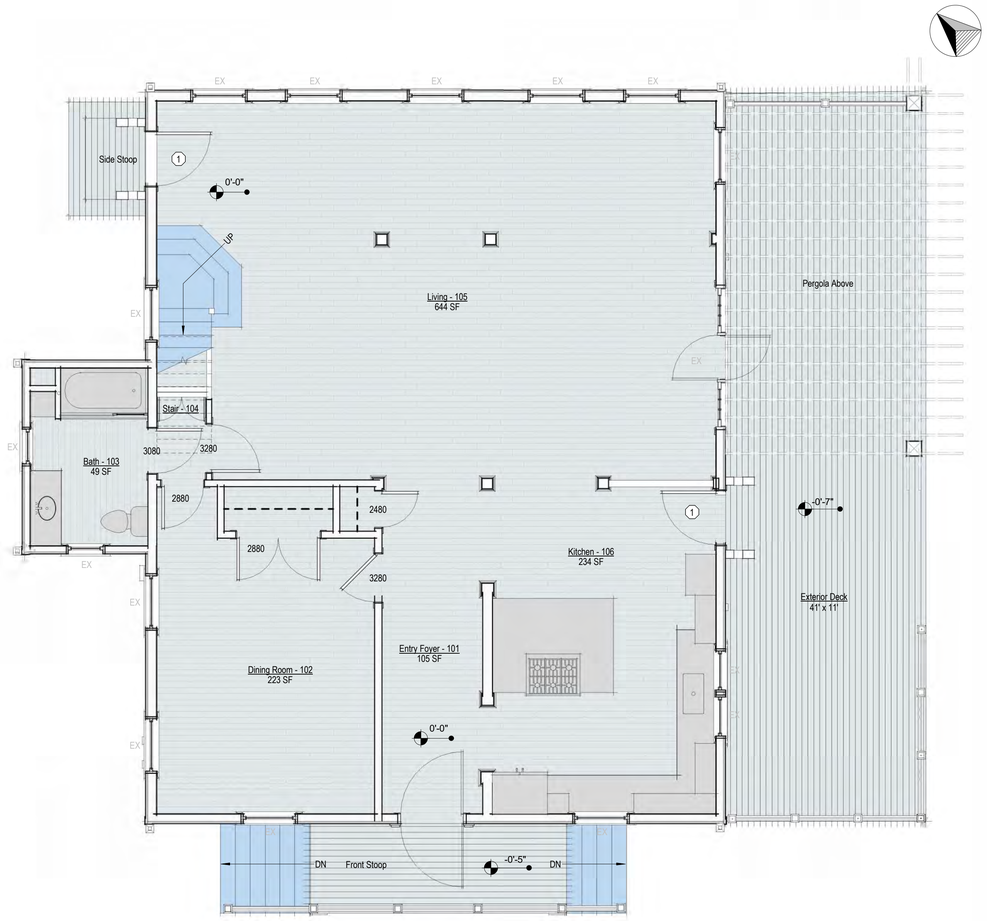
D.1.2

2511

HDC Submission 04.07.25



First Floor Plan - Proposed

1/4" = 1'-0"

2511

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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
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Floor Plan

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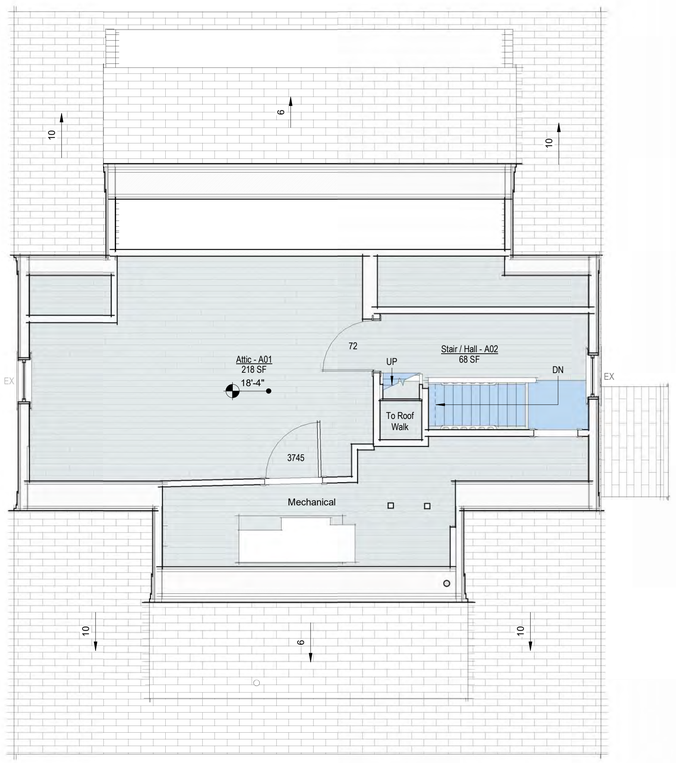
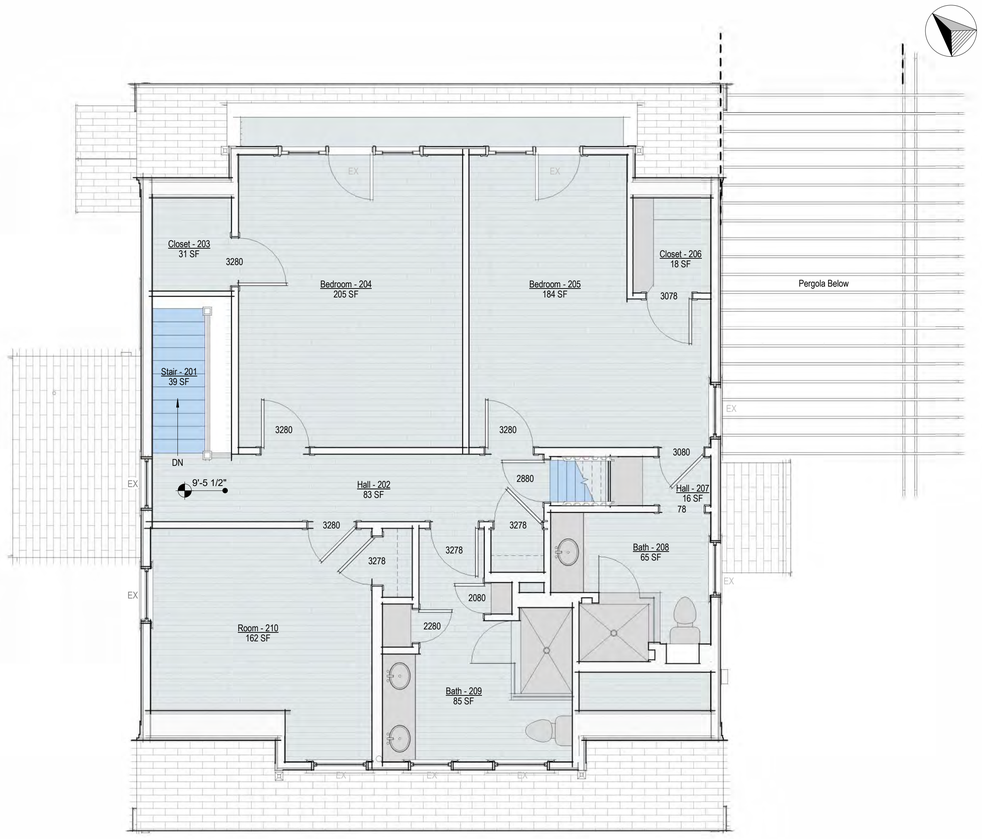
2511

HDC Submission 04.07.25



Attic Floor - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

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HP2	Historic Photographs

Revisions

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A.1.2

2511

HDC Submission 04.07.25



East Exterior Elevation - Demolition

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"

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Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
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A.2.2	Exterior Elevations
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A.3.2	Perspective View
HP1	Existing Conditions
HP2	Historic Photographs

Revisions

Exterior Elevations

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A.2.1

2511

HDC Submission 04.07.25



West Elevation - Demolition

1/4" = 1'-0"



North Elevation - Demolition

1/4" = 1'-0"

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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
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A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
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A.3.2	Perspective View
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HP2	Historic Photographs

Revisions

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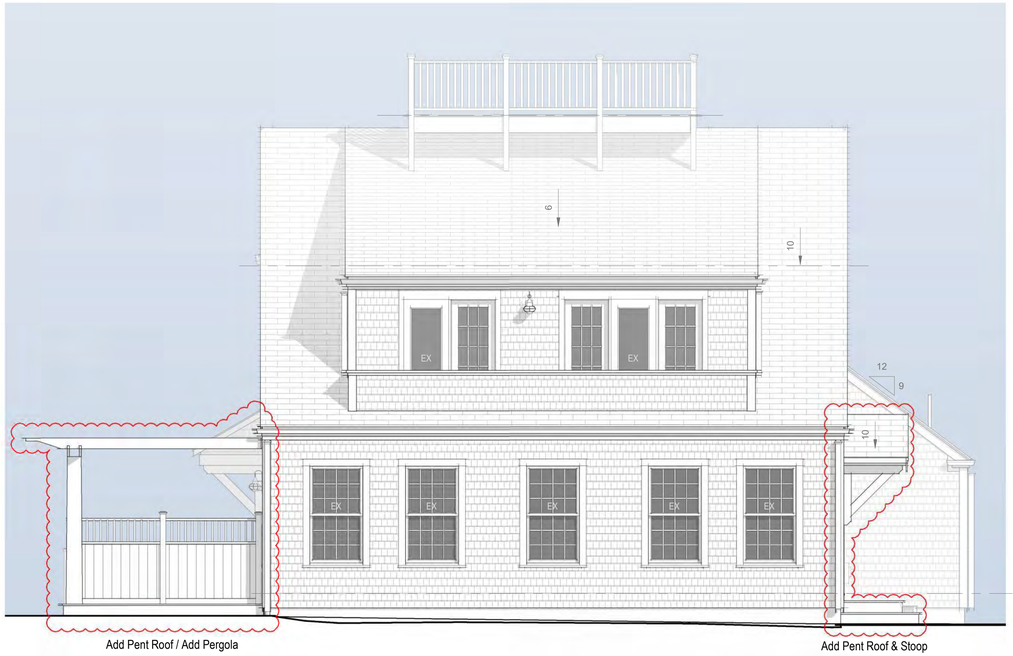
A.2.2

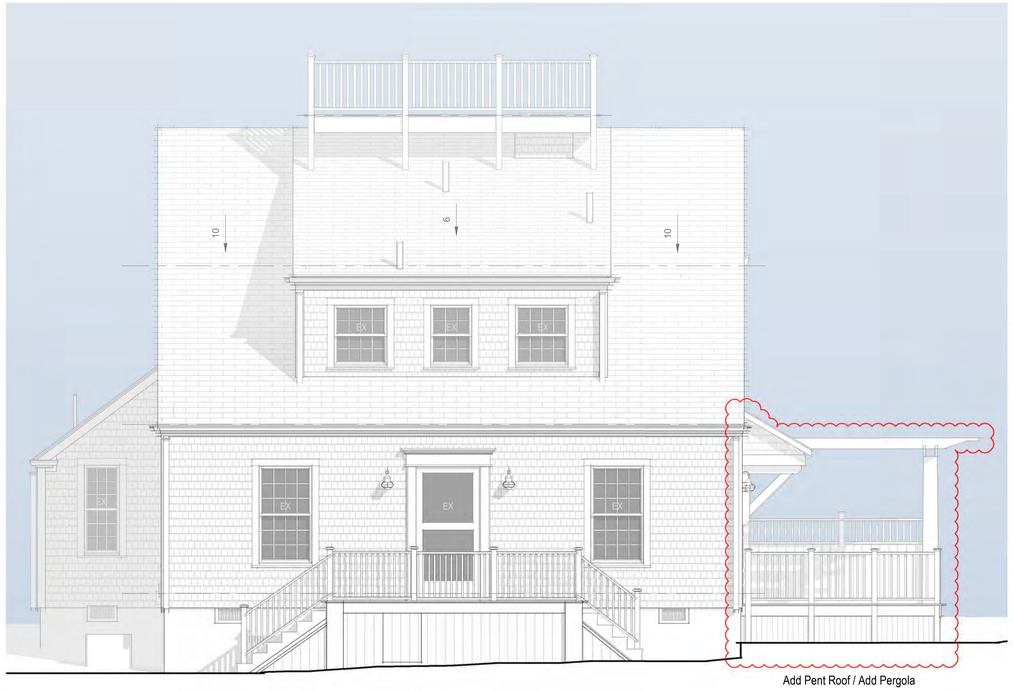
2511

HDC Submission 04.07.25



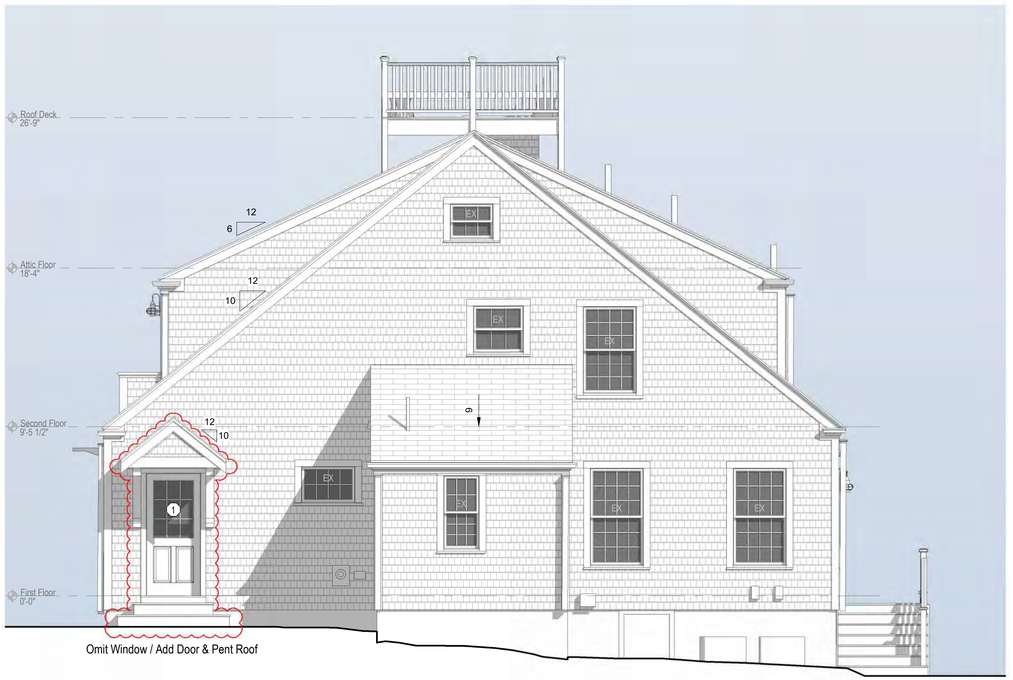
North Elevation - Proposed

1/4" = 1'-0"



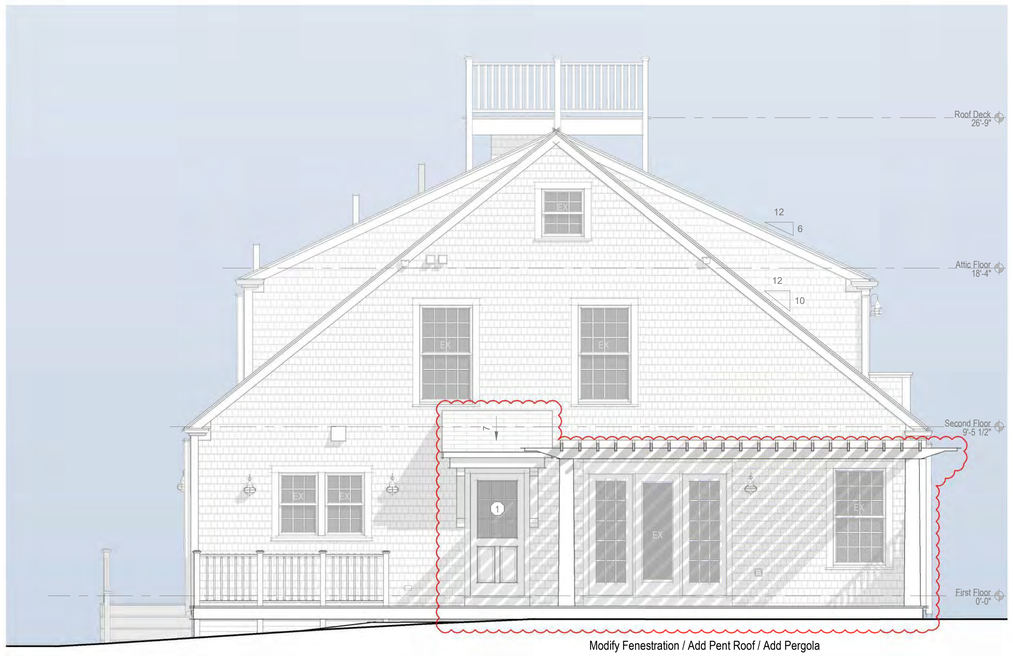
South Exterior - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Exterior Elevation - Proposed

1/4" = 1'-0"

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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
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HP1	Existing Conditions
HP2	Historic Photographs

Revisions

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A.2.3

2511

HDC Submission 04.07.25



2511

37 Cliff Road Alterations

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Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
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A.1.1	Floor Plan
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HP1	Existing Conditions
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Revisions

Perspective View

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A.3.1

2511

HDC Submission 04.07.25



2511

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Sheet Index - Architectural

SHEET INDEX

A.0.1	Cover Sheet
D.1.1	Demolition Plan
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Perspective View

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A.3.2

2511

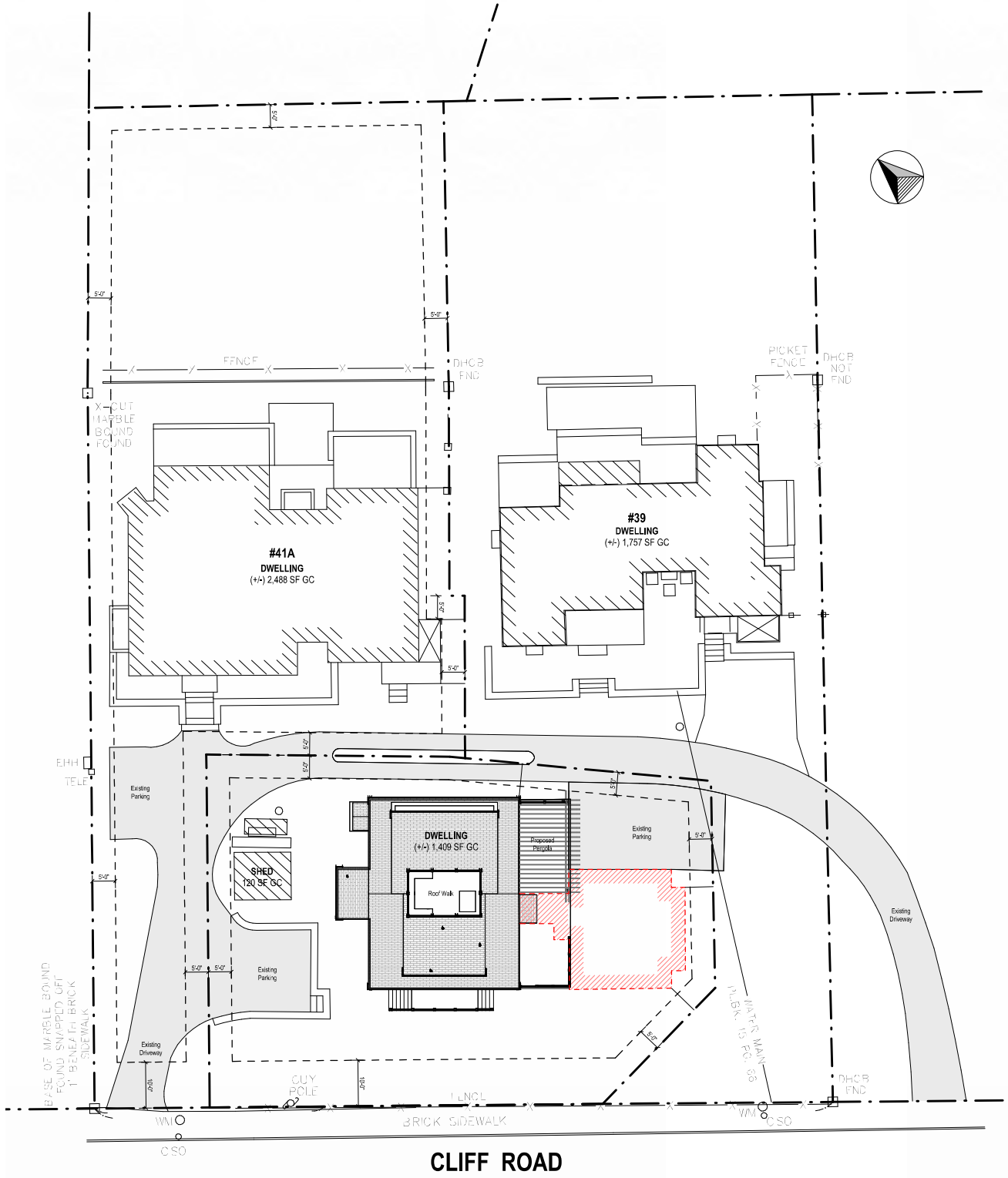
37 Cliff Road Alterations

Nantucket, MA 02554

04.07.25



Locus Map



Site Plan

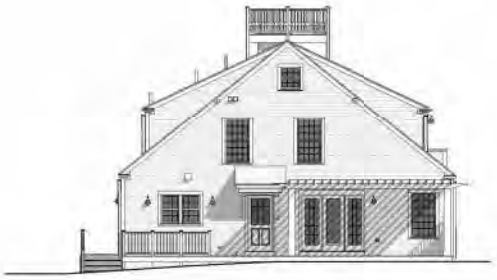
1/16" = 1'-0"



West Elevation



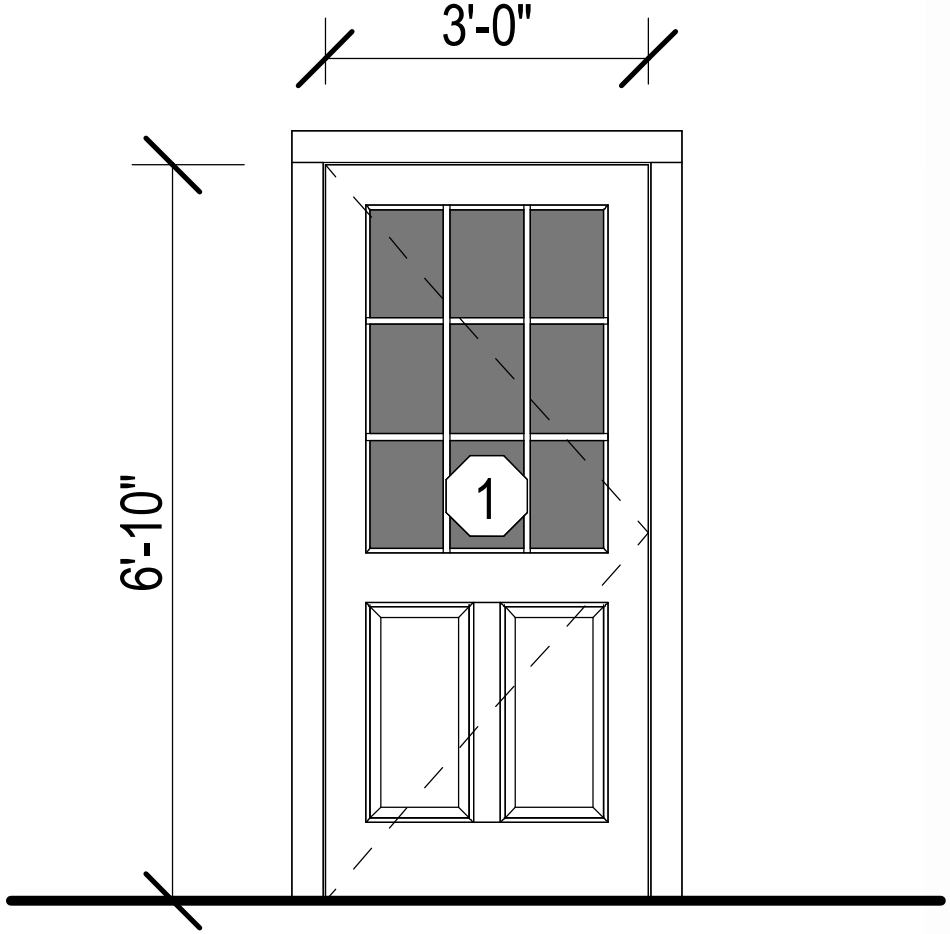
North Elevation



East Elevation



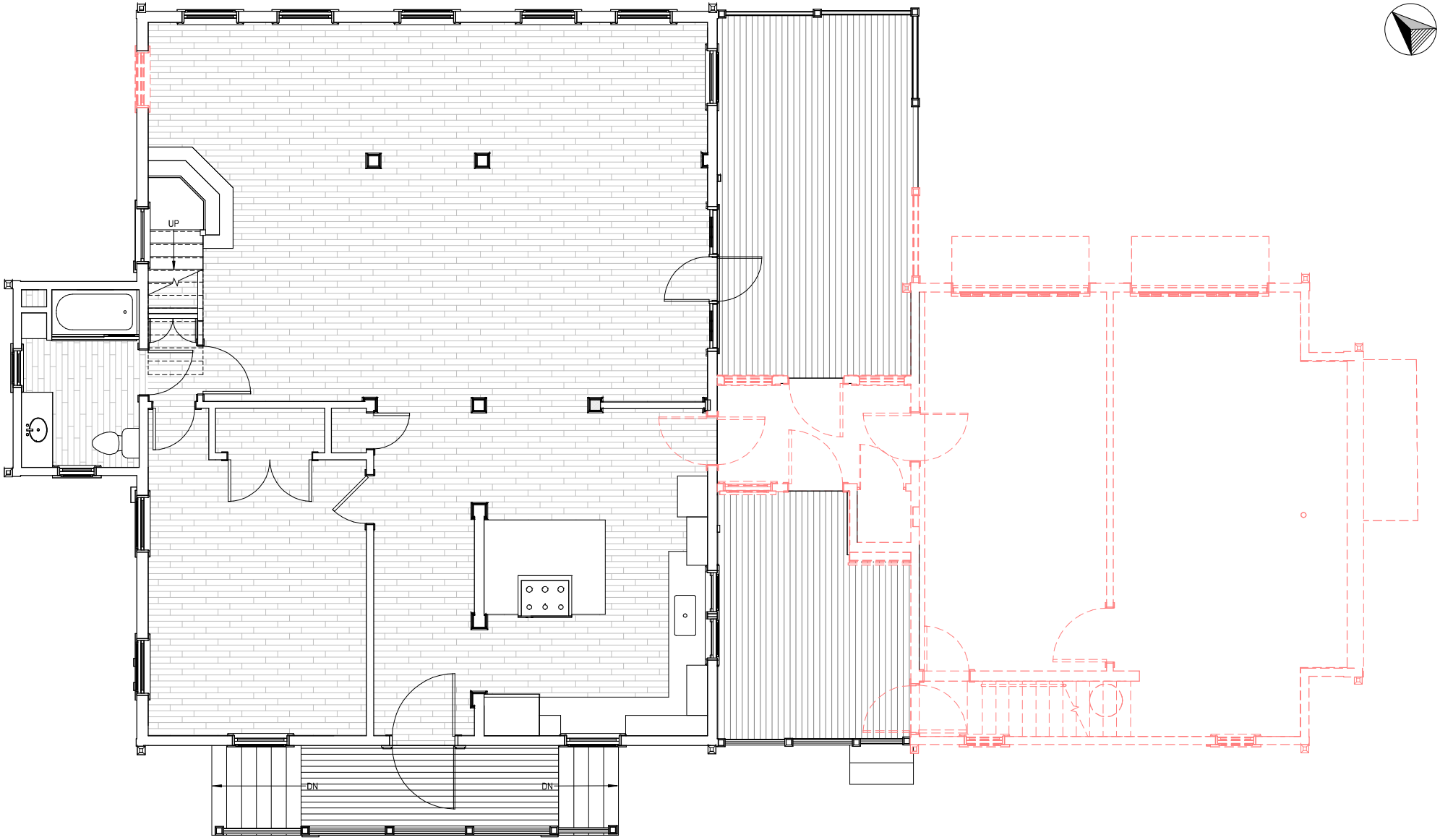
South Elevation



Single Two Panel Door
9 Lite SDL

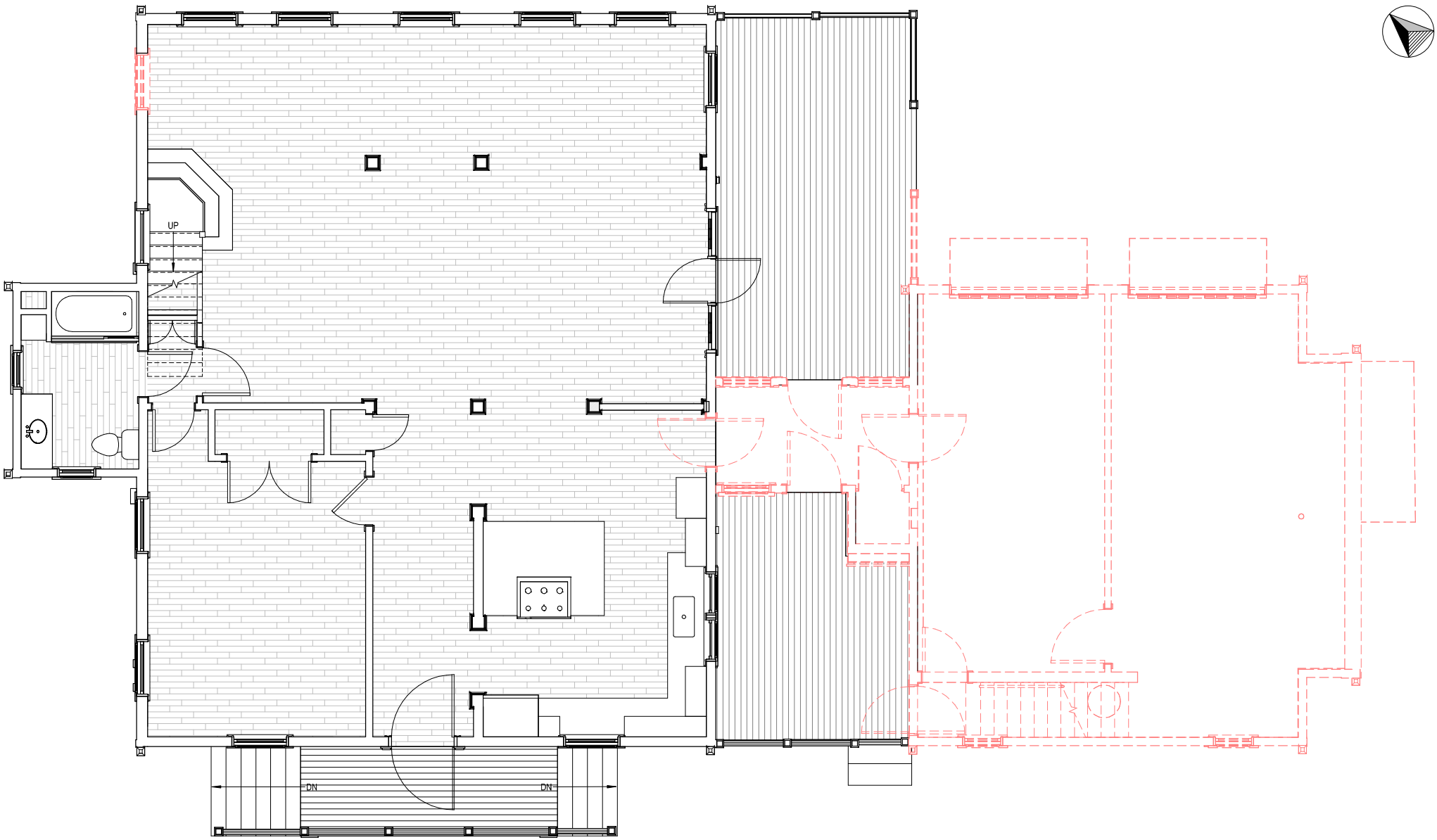
Exterior Door Legend

1/4" = 1'-0"



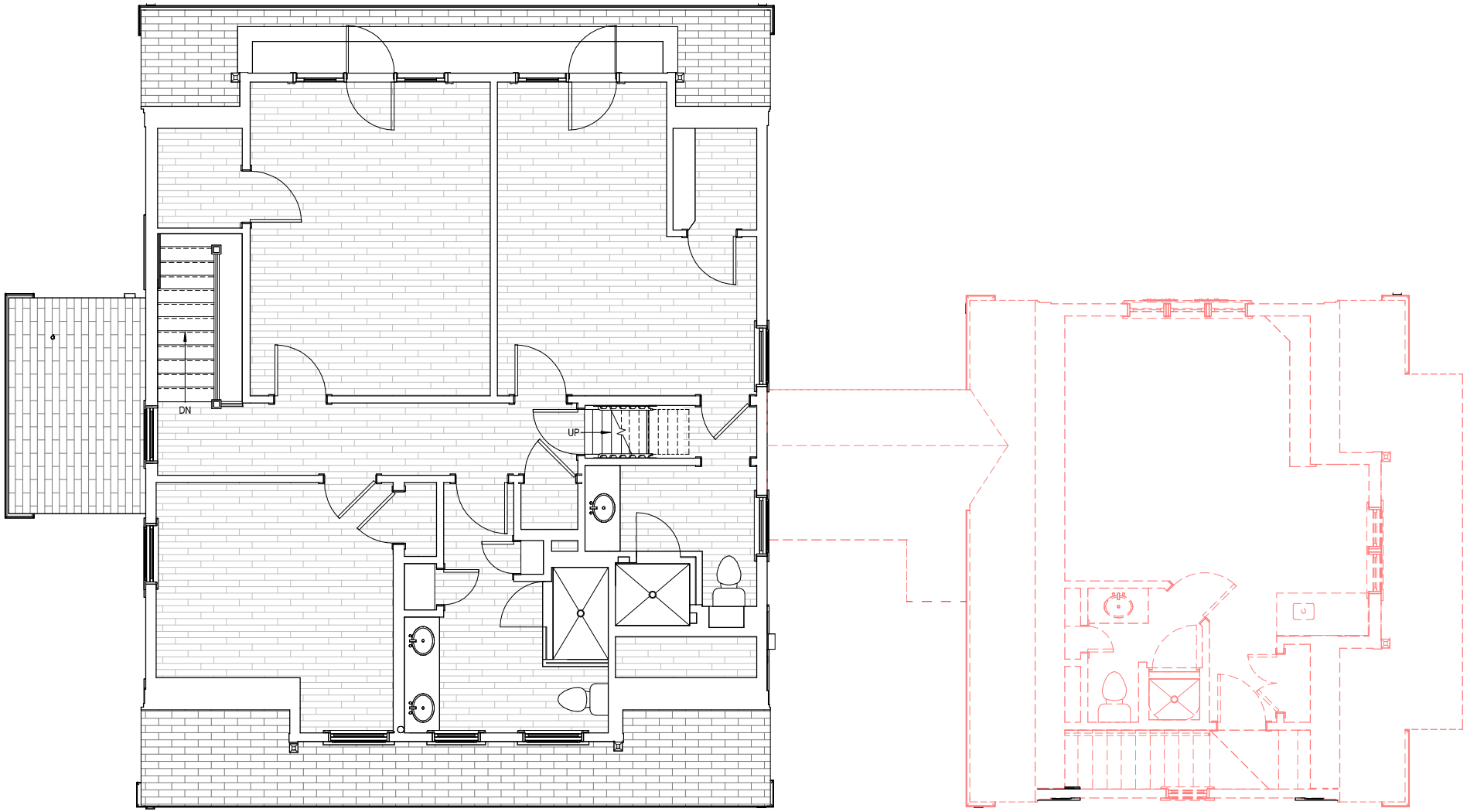
First Floor Plan - Demolition

1/4" = 1'-0"



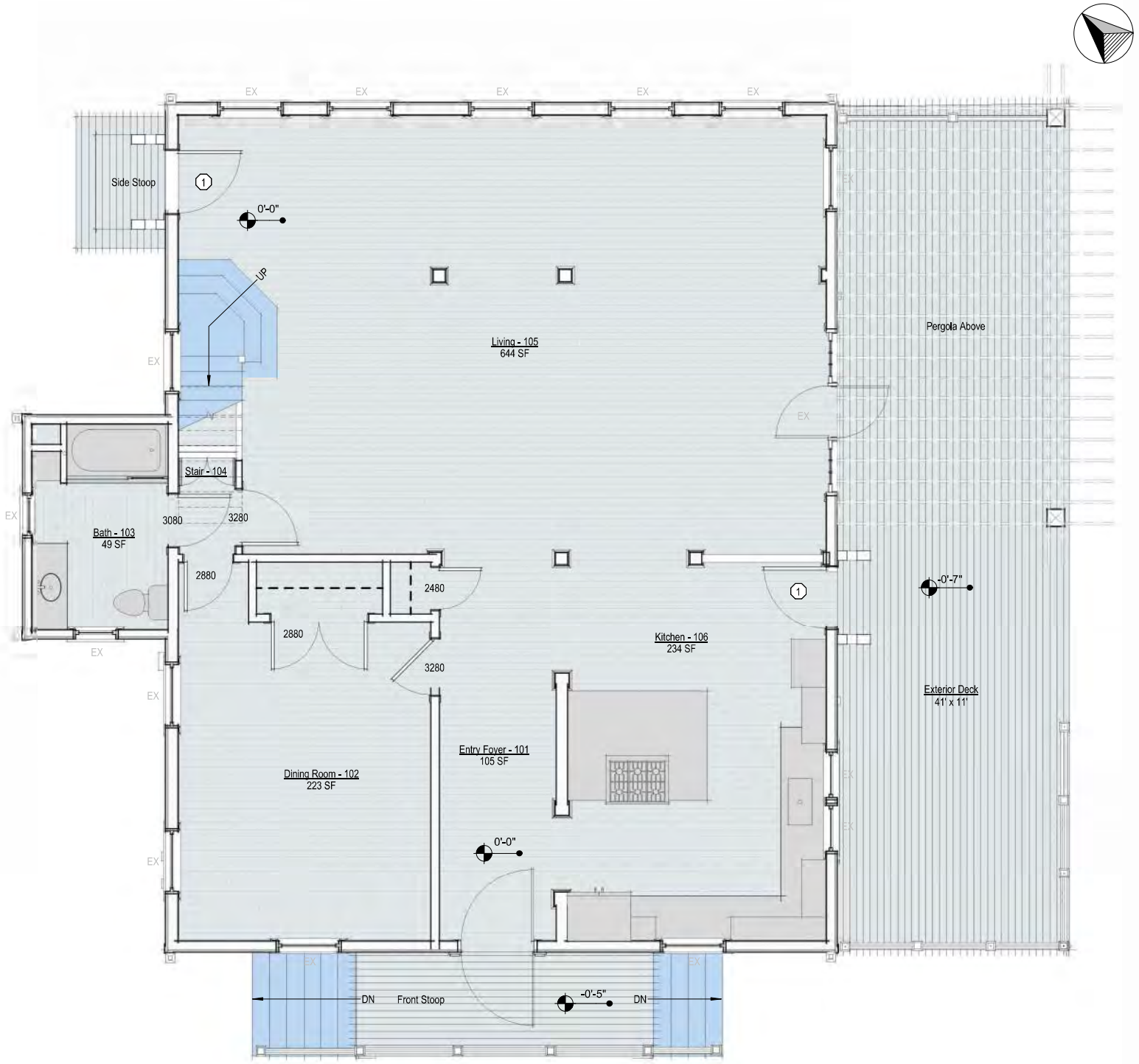
First Floor Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



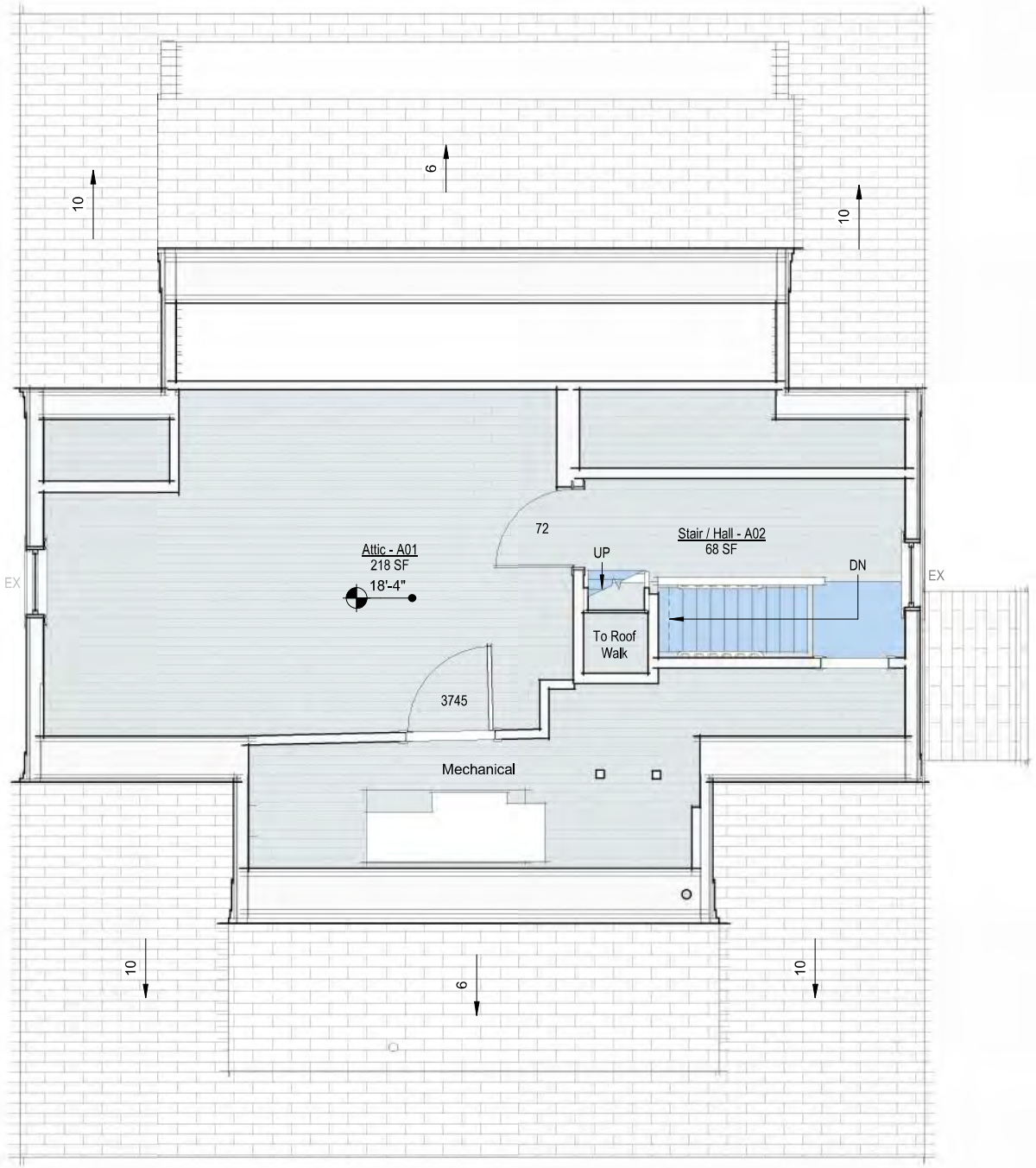
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



Attic Floor - Proposed

1/4" = 1'-0"



South Elevation - Demolition

1/4" = 1'-0"



East Exterior Elevation - Demolition

1/4" = 1'-0"



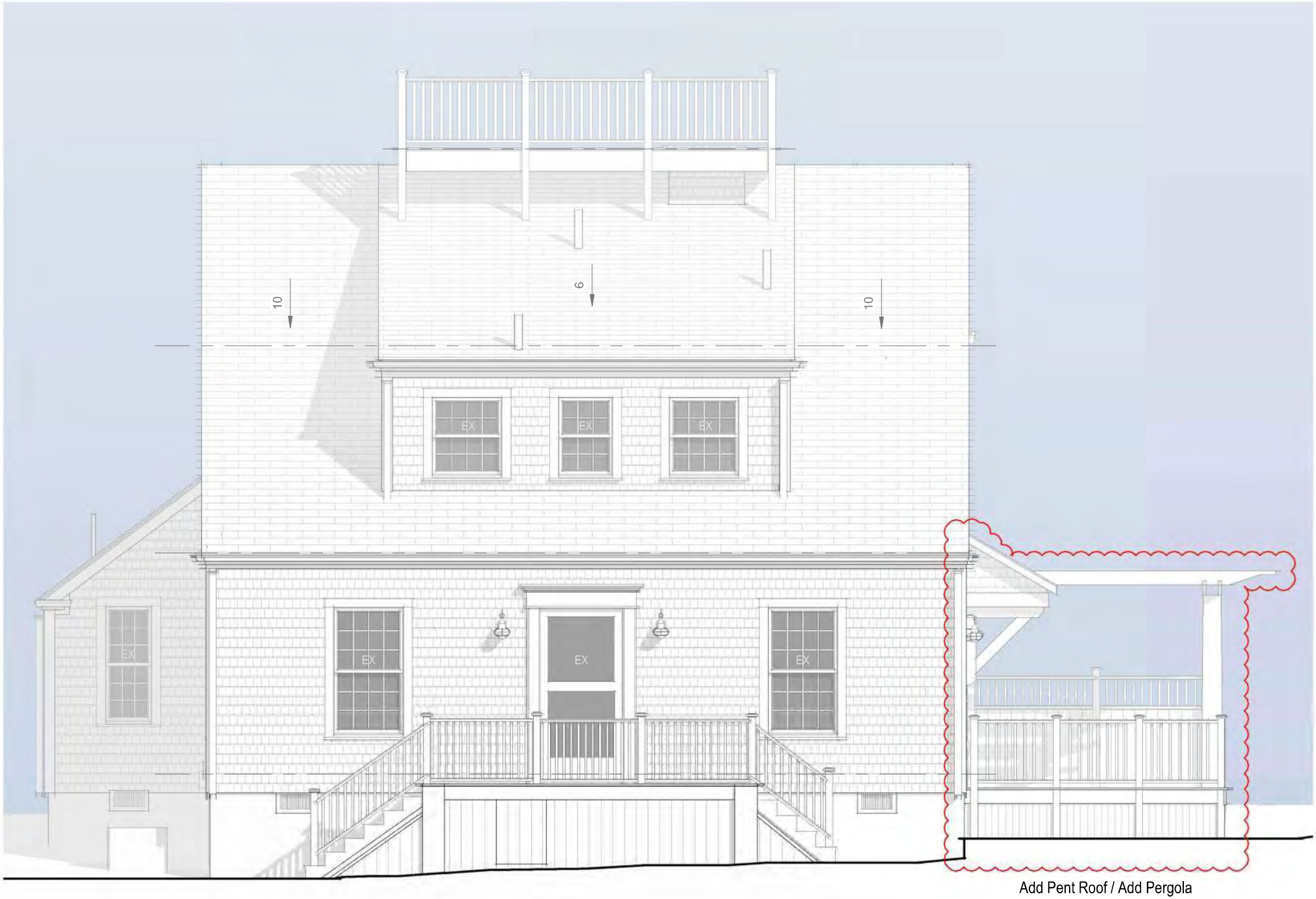
North Elevation - Demolition

1/4" = 1'-0"



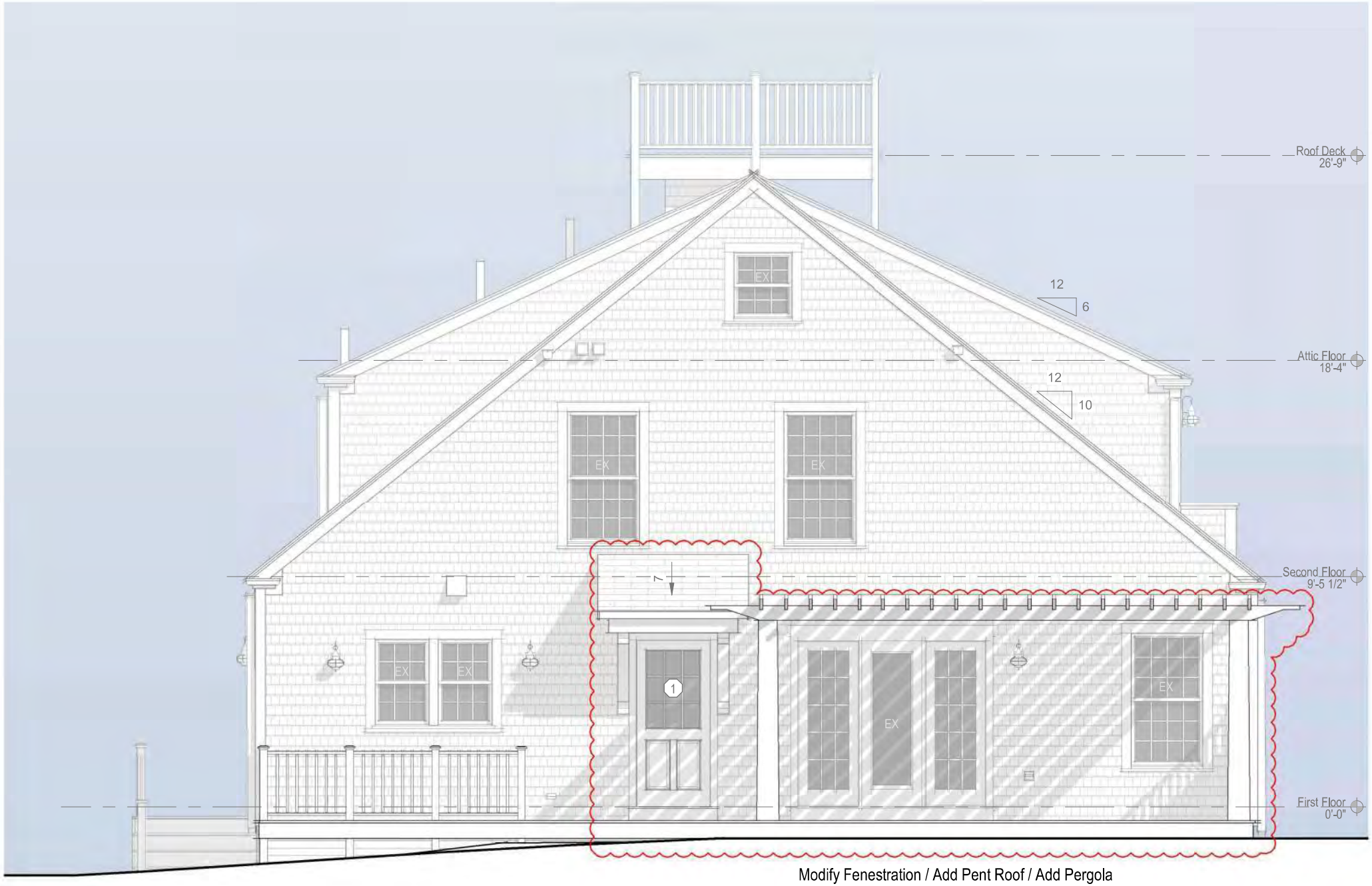
West Elevation - Demolition

1/4" = 1'-0"



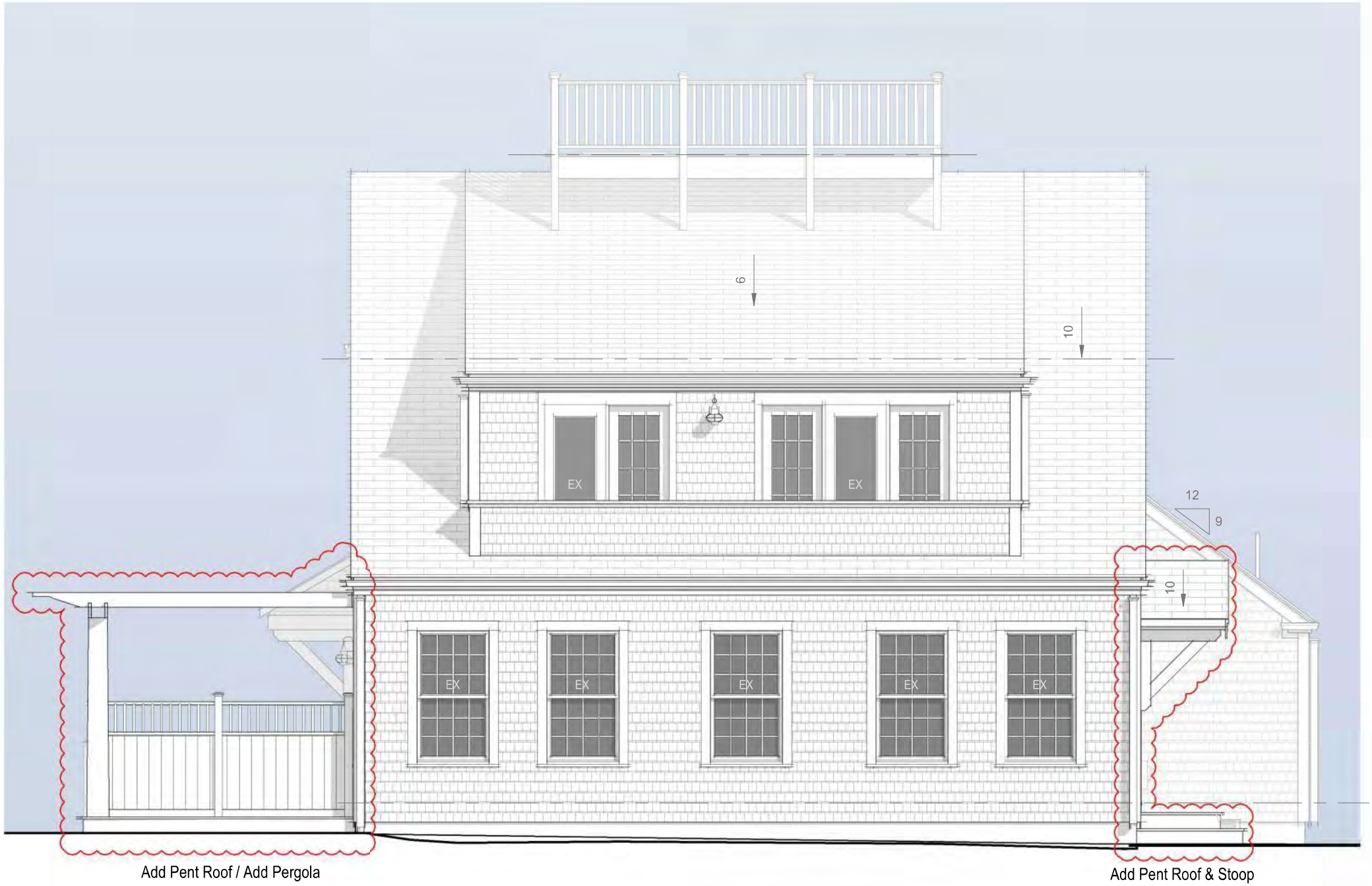
South Exterior - Proposed

1/4" = 1'-0"



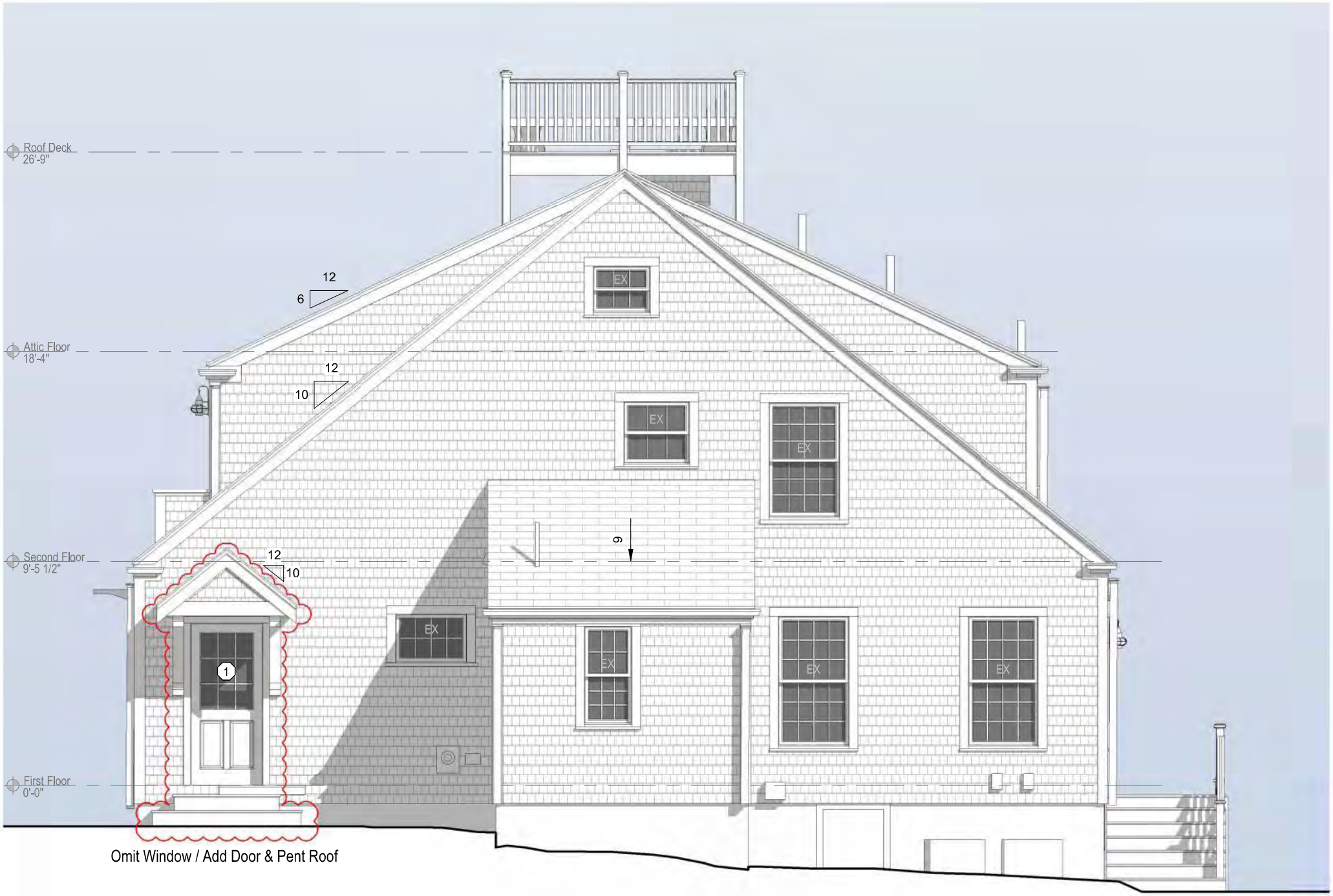
East Exterior Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 66.1

Street & Number of Proposed Work: 38 Chuck Hollow Rd.

Owner of record: Tomack LLC

Mailing Address: 100 Main St.
Tuckahoe, NY 10707

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Black chain link fence inside vegetation, 8' tall, 1480 Ft. NTL, cedar gate

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: Black chain link
Length: 1480 Ft

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Black Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/7/25 Signature of owner of record _____ Signed under penalties of perjury

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
✓	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
✓	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

✓	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 4/7/25

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat

AS AGENT FOR Tomack LLC

STREET ADDRESS 38 Chuck Hollow Rd

MAP/PARCEL 75/66.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
4/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 4/7/25
Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Fence Legend:

- Gate
- Chain Link Fence

Proposed Black Chain Link Fence inside vegetation, 8ft Tall Around Perimeter, ca 1,480lf

Proposed Cedar Gate, NTW

Belgian Block Apron

CHUCK HOLLOW ROAD

S 72° 14' 09" E 309.89'

35' Setback Line

N 79° 44' 06" W 490.15'

20' Setback Line

New Garage 777.8 SF

17'-1 1/2"

Lawn

Shell Driveway

2 Story Dwelling 2,763.6 SF

1 2 3 4

10'-0" 20'-0"

Lawn

Lawn

20'x60' Pool w/ 18" Blue Stone Coping and Auto Cover, 1200 SF

60'-0" 20'-0"

100'

50'

50'

100'

20' Setback Line

N 4° 42' 14" E 204.89'

NANTUCKET CONSERVATION FOUNDATION

Lot Area
120,268+/- S.F.
2.76 ACRES

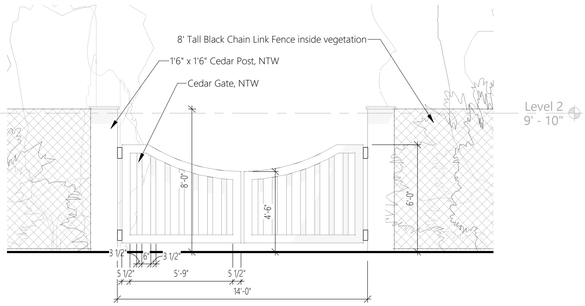
20' Setback Line

N 87° 42' 01" E 453.77'

75/65.2
N/F
40 CHR LLC

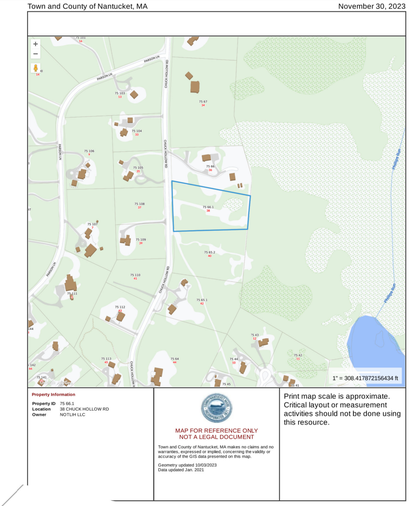
2 Site Plan

1" = 20'-0"



3 Gate elevation

1/4" = 1'-0"



1 Locus Map

NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Tomack LLC
Residence - Fence, Gate
38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet

Site Plan

Date

04.07.2025

Revisions

C.101

Scale: As indicated

4/7/2025 11:09:50 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 391

Street & Number of Proposed Work: 22 HONEYSUCKLE DR

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONCEPT HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TFCMURRAY@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 57'6" Sq. Footage 1st floor: 1949 SF Decks/Patio: Size: 559 SF ☒ 1st floor ☐ 2nd floor
Width: 39'6" Sq. footage 2nd floor: 1108 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date: NEW CONSTRUCTION (describe)

Original Builder:

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SINGLE-FAMILY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other PORCH 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) 1x6 Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 6/6 + 4CT

Doors* (type and material): ☐ TDL ☒ SDL Front COPANEL Rear 15 LT Side 15 LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall CABLESTONE NTW Clapboard (if applicable) _____ Roof GEORGE TOWN GRAY
Trim ~~CABLESTONE~~ GRAY Sash SANDTONE Doors HERSEY GREEN
Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

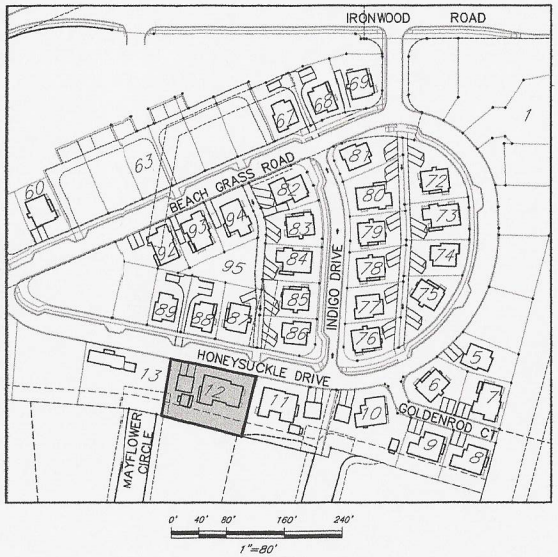
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

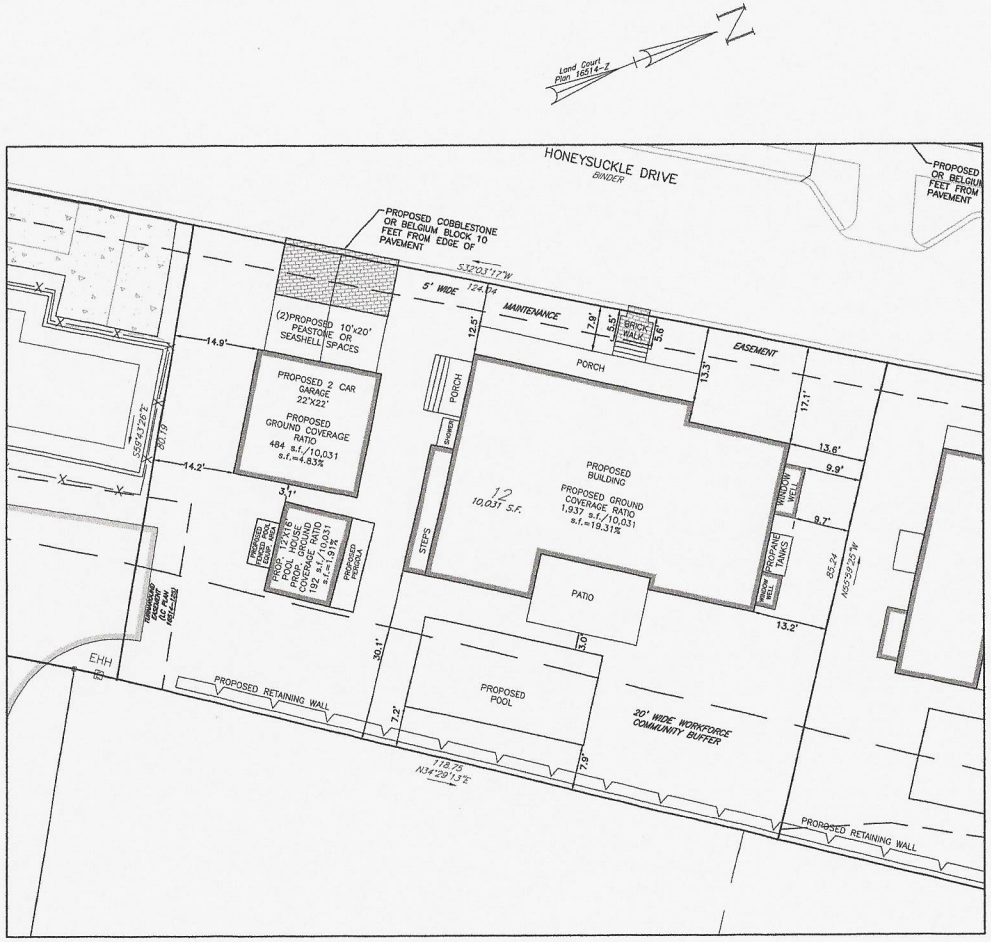
Date 4/16/2025 Signature of owner of record _____ Signed under penalties of perjury

22 HONEYSUCKLE DRIVE – NEW DWELLING









22 Honeysuckle Drive

LOT 12

0' 5' 10' 20' 30'

1"=10'

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map ID: 68 391

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By: JO
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
1	Revised Building, add ground cover	04/03/25
2	Revised Building, 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
22 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

Seal:

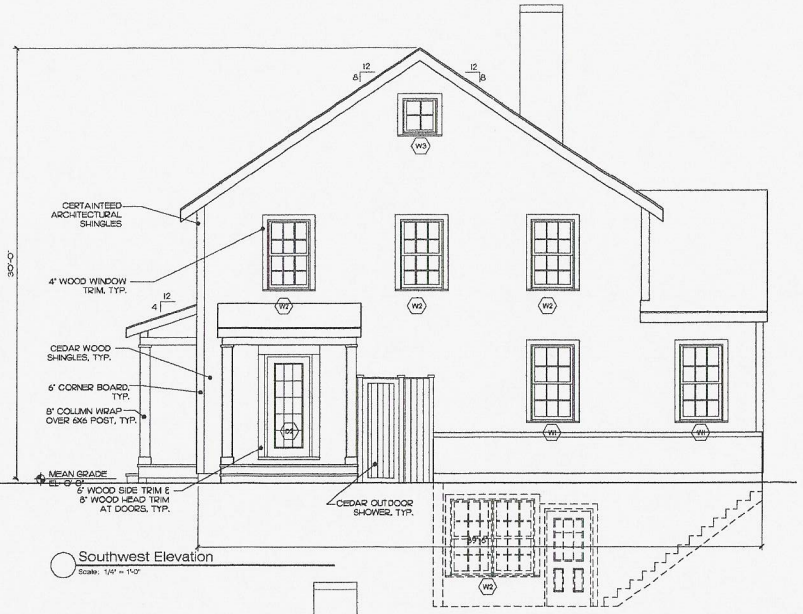
Drawing No.:

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
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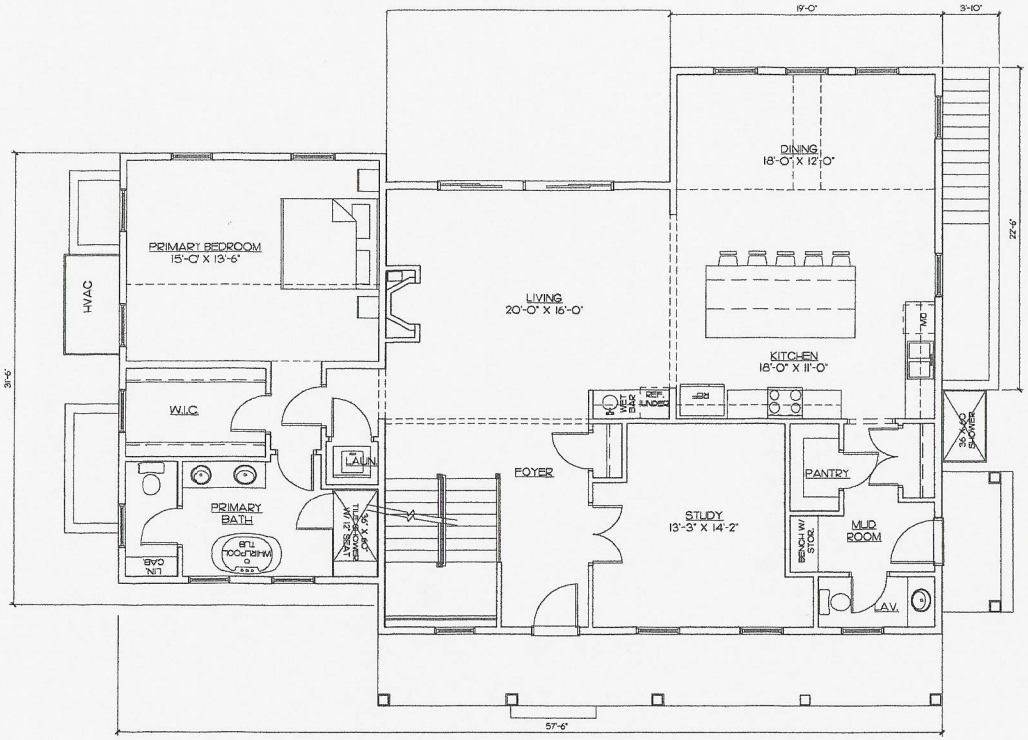
ISSUED	
8/27/24	
REVISED / REVISED BY	
1/23/25	3/28/25
2/13/25	3/31/25
3/3/25	4/2/25
3/17/25	

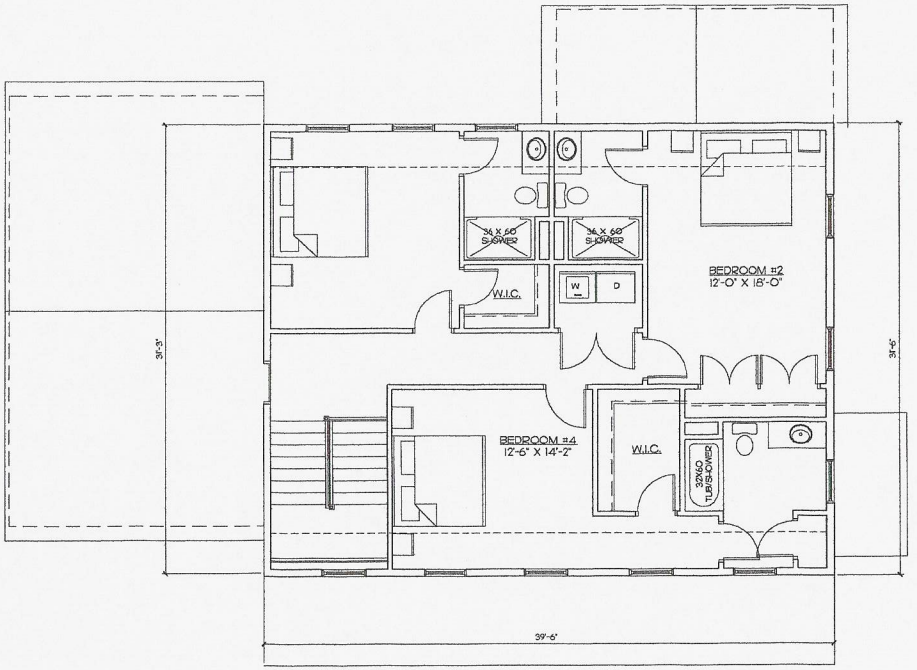
SHEET NUMBER 3

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

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8/27/24
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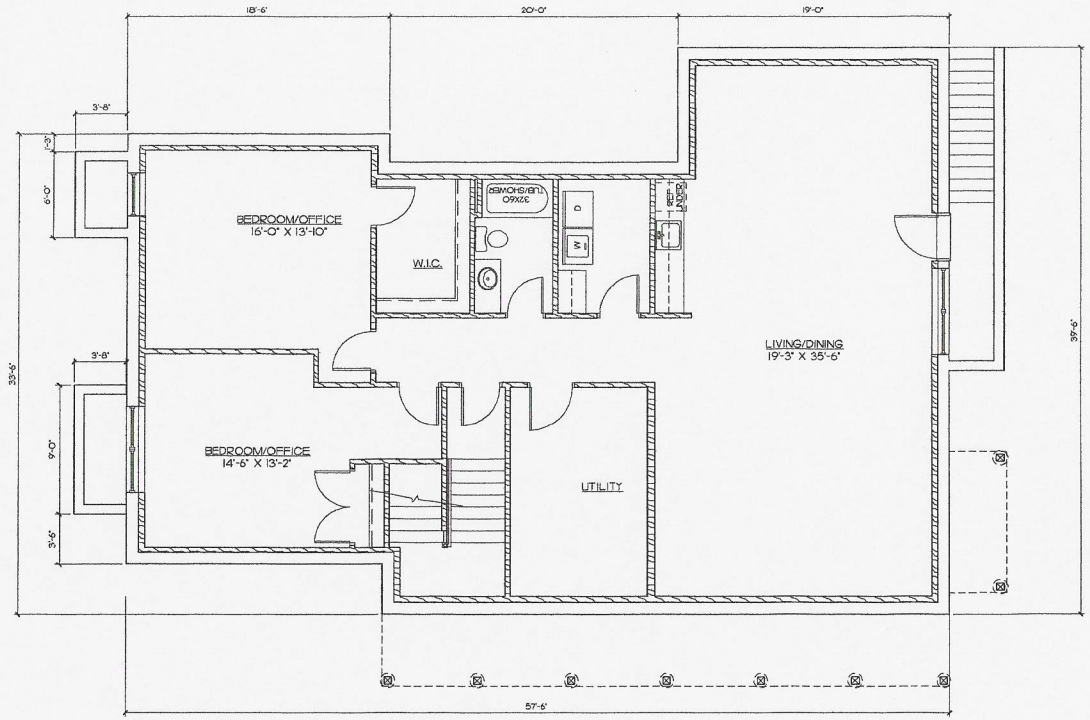
1/23/25
2/13/25
3/17/25
3/26/25 3/31/25

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

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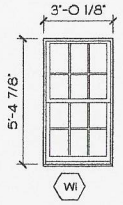
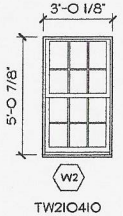
8/27/24
REVISED / REVISED BY
1/23/25
2/13/25
3/26/25

SHEET NUMBER 2

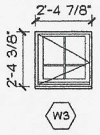
JOB NO: 21045



TW2IO52



TW2IO4IO

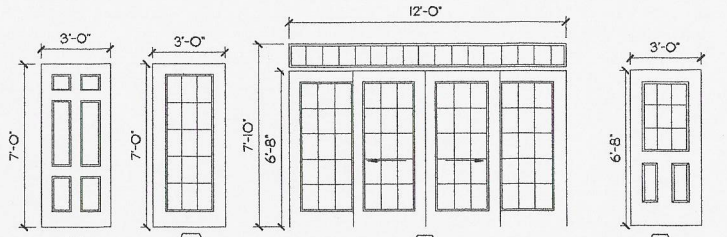


CWI25
TEMPERED

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

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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								



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Danvers, MA 01923

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☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

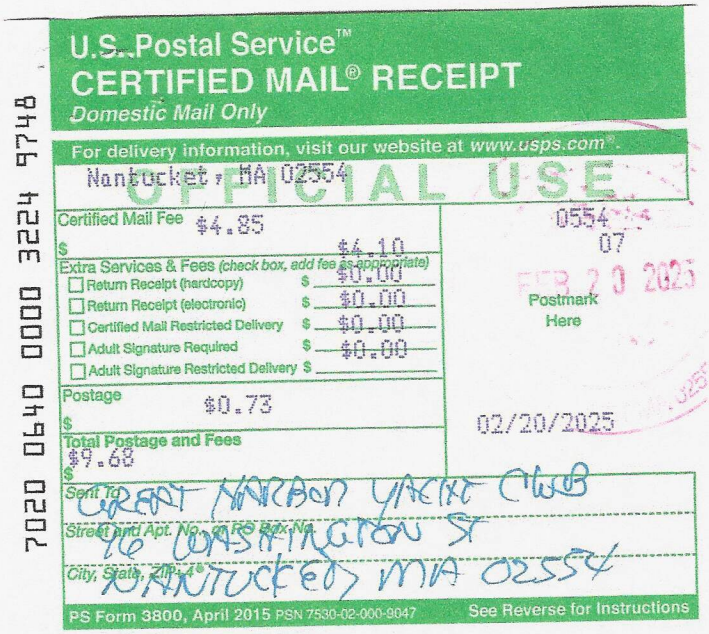
0554
07

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



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Nantucket, MA 02554

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☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $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

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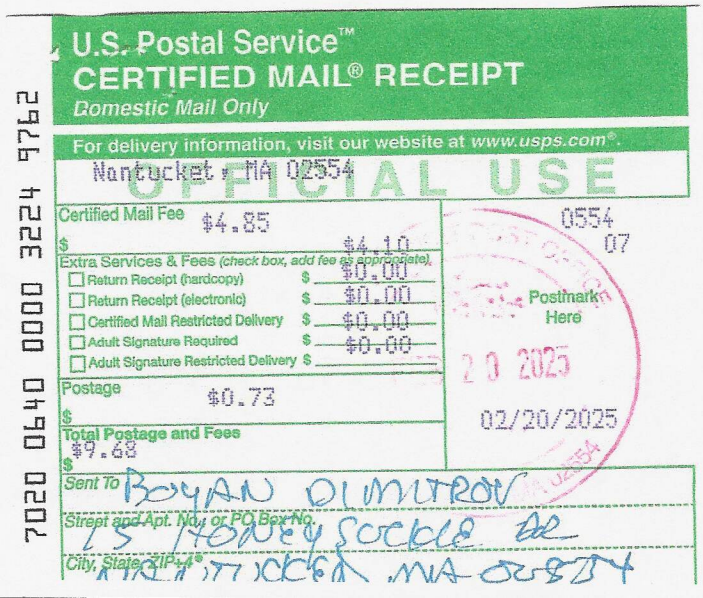

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☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

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

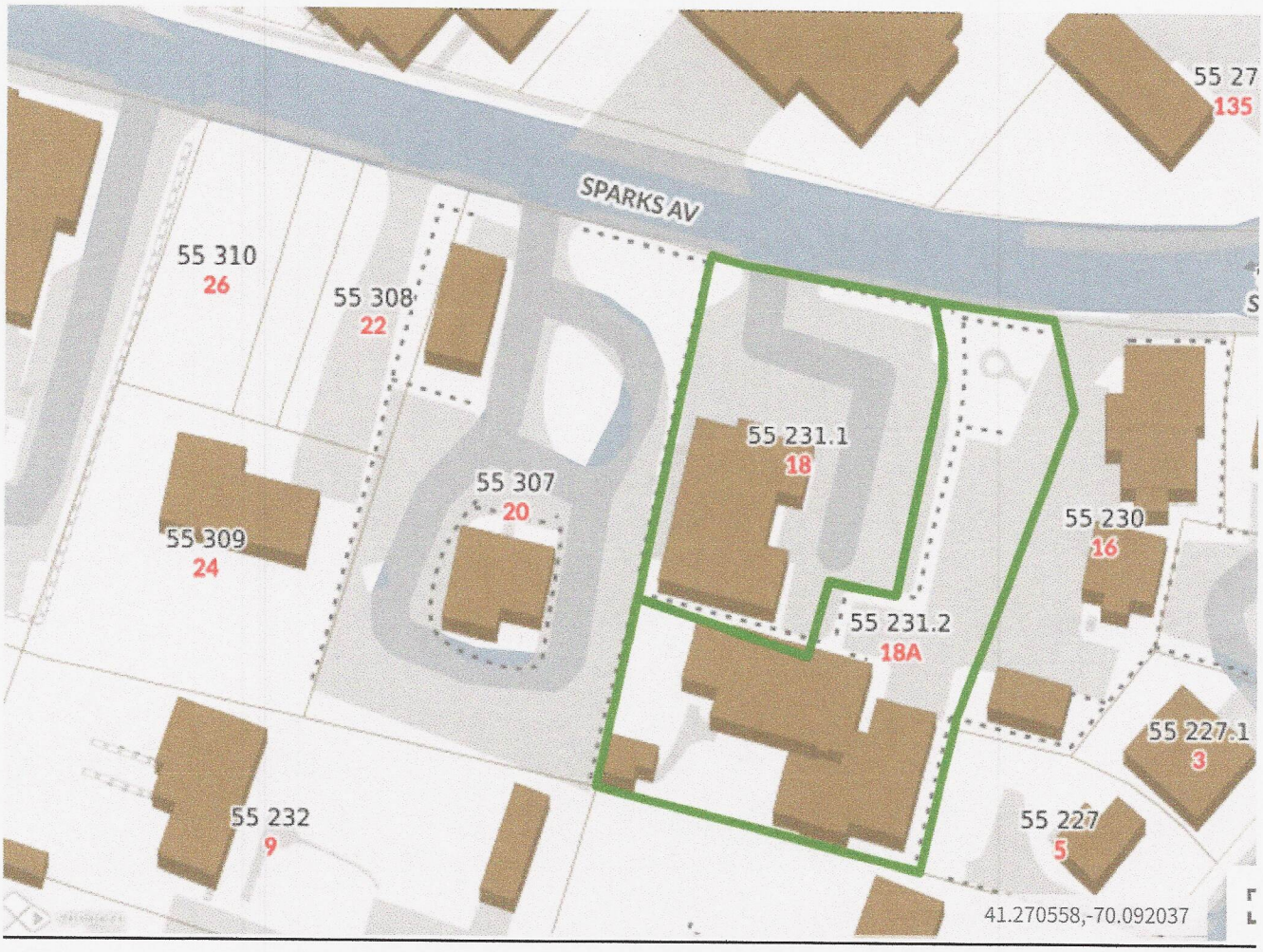
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* 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

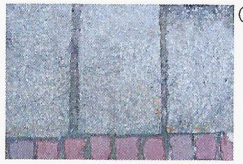

BIKE BOLLARD


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

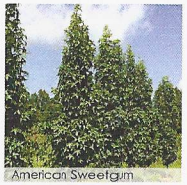
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

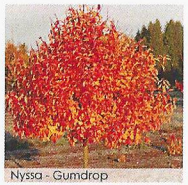
0 4 8 16 32

L002

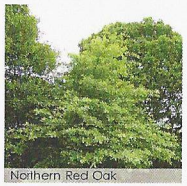
TREES:

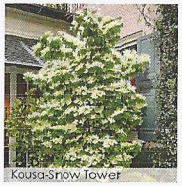

American Sweetgum


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
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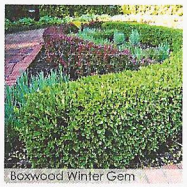
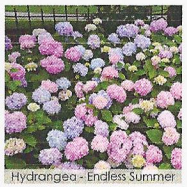
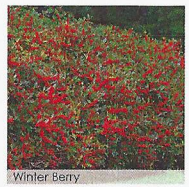
LS	10	Liquidambar styr., 'Slender Silouette	Slender Silouette American Sweetgum	2.5"-3" cal BB	Straight Leader
NSG	1	Nyssa sylvatica 'Gumdrop'	Gumdrop Tupelo	2.5"-3" cal BB	Straight Leader/Branch High
PS	6	Pinus sylvestris	Scotch Pine	6'-10' BB	Full Form
TP	19	Thuja plicata 'Nigelsm Spire'	Northern Spire Western Arborvitae	6'-7' BB	
QR	5	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader

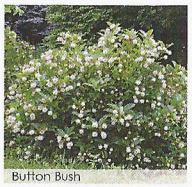
SHRUBS:


Boxwood Winter Gem

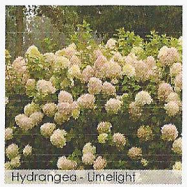

Hydrangea - Endless Summer


Knockout Rose - Blushing Pink

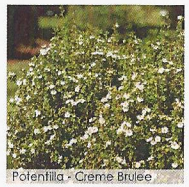

Winter Berry


Button Bush

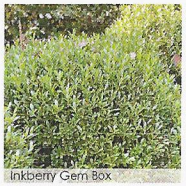

California Privet

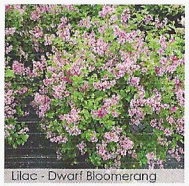

Hydrangea - Limelight

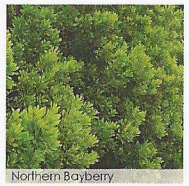

Lilac - Bloomerang


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
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Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5
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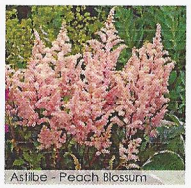
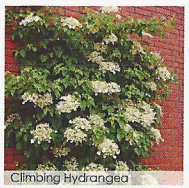
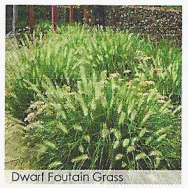
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5
Iv	5	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4" BB
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4 BB Male Pollinator
Lo	62	Ligustrum ovalifolium	California Privet	5'-6' BB
Mp	10	Myrica pensylvanica	Northern Bayberry	3'-4' BB
Pf	10	Potentilla fruticosa 'Creme Brulee'	Potentilla 'Creme Brulee'	#3
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3
Sb	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7

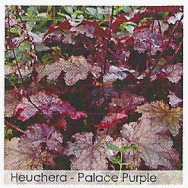
PERENNIALS:


Anemone - Jordan White

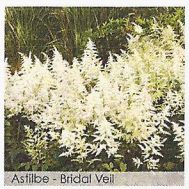

Astilbe - Peach Blossum

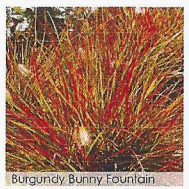

Climbing Hydrangea

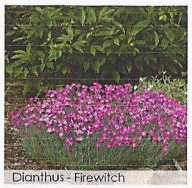

Dwarf Foutain Grass


Heuchera - Palace Purple

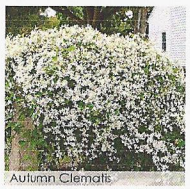

Salvia - Blue Marvel


Astilbe - Bridal Veil


Burgundy Bunny Fountain

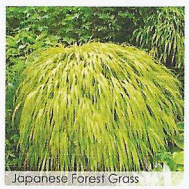

Dianthus - Firewitch


Anemone - Septamber


Autumn Clematis


Daylily - Happy Returns


Echinacea - Prairie Splendor


Japanese Forest Grass


Shasta Daisy - Becky


Echinacea - White Swan


Peroforskia - Crazy Blue

PERENNIALS, VINES,GROUNDCOVERS, GRASSES

PERENNIALS & VINES

ap	'Astilbe ' Peach Blossom'
ab	'Astilbe 'Bridal Veil'
cp	Clematis paniculata
df	Dianthus 'Firewitch'
ews	Echinacea 'White Swa'
ep	Echinacea 'Prairie Splendor'
hbr	Hemerocallis 'Happy Returns'
hpp	Heuchera 'Palace Purple'
hvp	Hydrangea Climbing
pac	Perofskia 'Crazy Blue'
sbm	Salvia 'Blue Marvel'

GRASSES

hma	Hakonechloa m. 'Aureola'
pnb	Pennisetum ' Burgundy Bunny'
pah	Pennisetum 'Hameln'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: January 10, 2025 SCALE: 3/32" = 1'-0"

0 4 8 16 32

L003



NORTH ELEVATION (SPARKS AVE.)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

LANDSCAPE SUBMISSION - Proposed

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: APRIL 4, 2025 SCALE: NTS

0 4 8 16 32

L004

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.3 PARCEL N°. 40

Street & Number of Proposed Work: 5 MEADER STREET

Owner of record: KIM GLOWACKI

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-325-3119 E-mail: KIMGLOWACKI@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: @40 Sq. Footage 1st floor: 1034 SF Decks/Patio: Size: @40'X8' ☒ 1st floor ☐ 2nd floor
Width: @31.3 Sq. footage 2nd floor: 1034 SF Size 2X4.5X11 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 25'/31'+ South 25'/31'+ East 25'/31'+ West 25'/31'+
FROM GRADE

Additional Remarks REVISIONS 1. East Elevation

Historic Name: NEW BUILD (describe) 2. South Elevation NEW SINGLE-FAMILY SECONDARY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer [redacted] C/I / ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT-WOOD Rear 10LT 2nd FLOOR Side 9LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

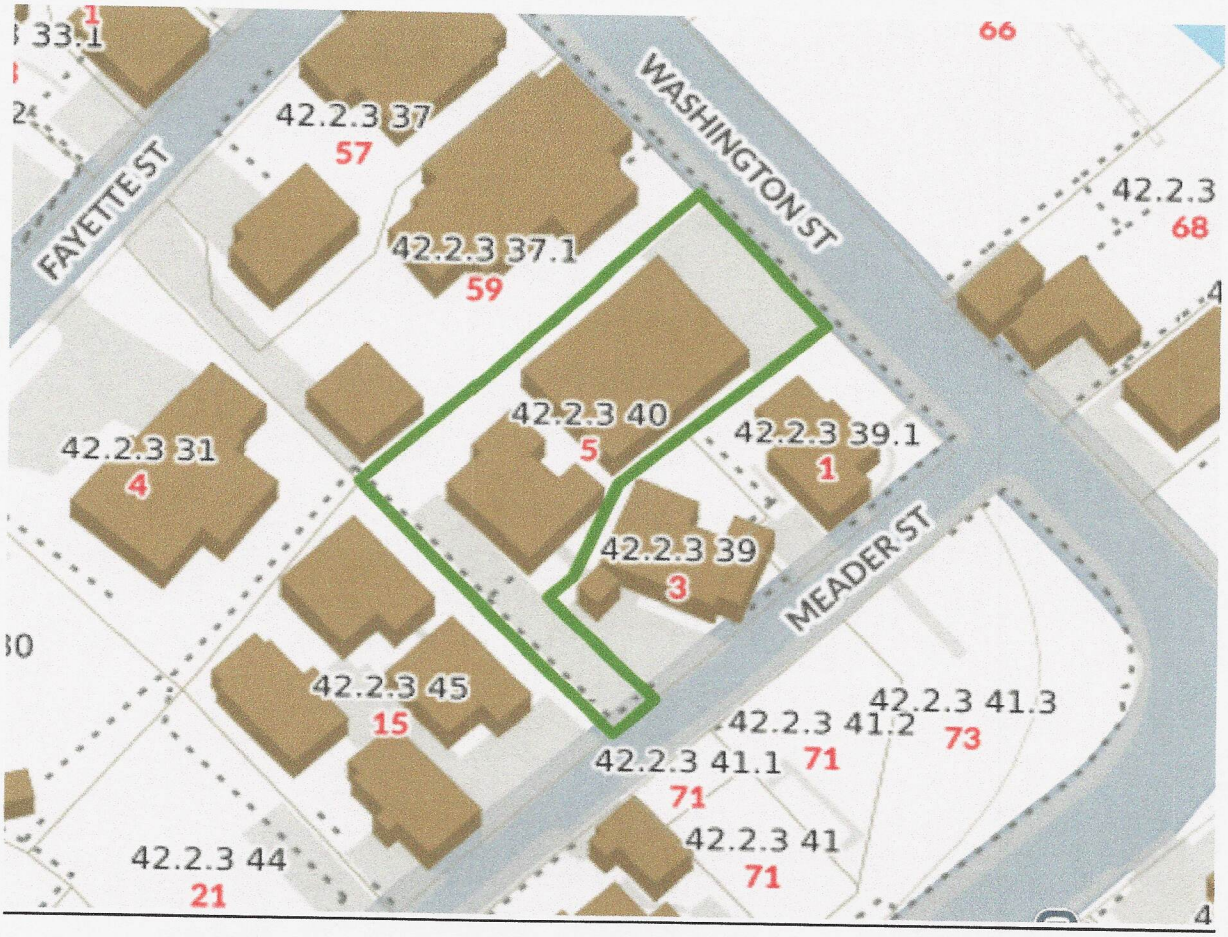
Sidewall NTW
Trim QUAKER GRAY
Deck NTW
Clapboard (if applicable) _____
Sash BLACK
Foundation CORE / PIERS / QUAKER GRAY / SKIRT
Roof GRAY TIME & MTH
Doors NTW
Fence RAIL - QUAKER GRAY Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/27/2025 Signature of owner of record _____ Signed under penalties of perjury

5 MEADER STREET – NEW SECONDARY DWELLING



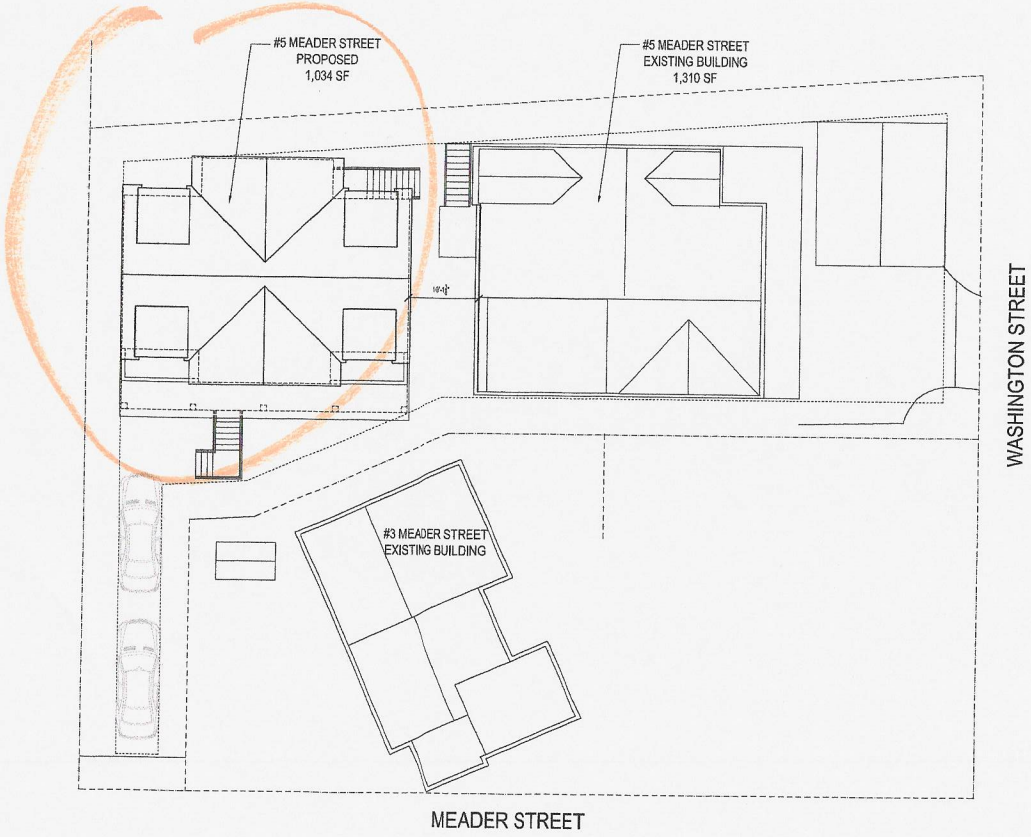


LOT SIZE= 6,810 SF

MAIN HOUSE FOOTPRINT= 1,310 SF

SECONDARY DWELLING FOOTPRINT: PROPOSED 1,034 SF
(MAX 1,048 SF, 20% SMALLER THAN MAIN HOUSE) 21%

LOT COVERAGE (MAX 40%, 2,724 SF): 1,310 SF +1,034 SF=2,344 SF
2,344 SF / 6,810 SF = 34%



1 SITE SKETCH PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

HDC FILING 3/24/25

RESIDENCE FOR:
5 MEADER STREET
NANTUCKET, MA 02554

ARCHITECTURAL DESIGN AND PRODUCTION CONSULTING

4 NUOVO DRIVE
SAGAMORE BEACH, MA 02562
508.737.1211
JWDADP.COM
jerry@jwdadp.com

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TITLE:

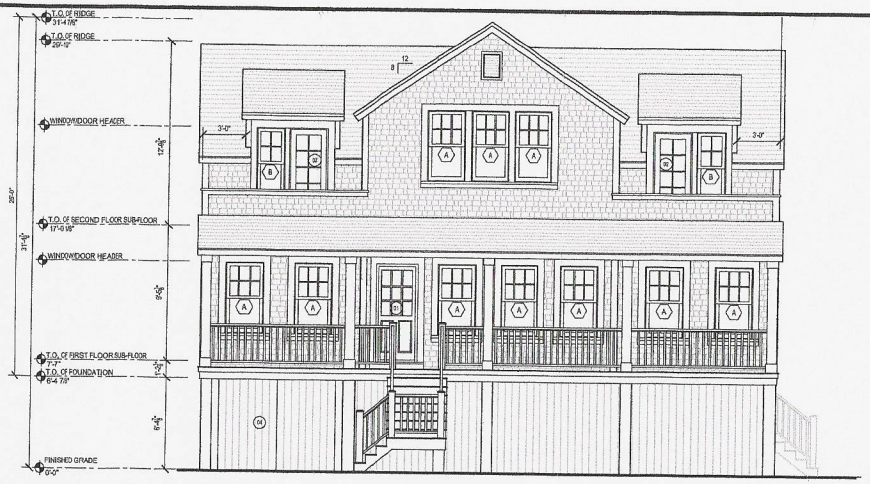
SITE SKETCH PLAN

File No.

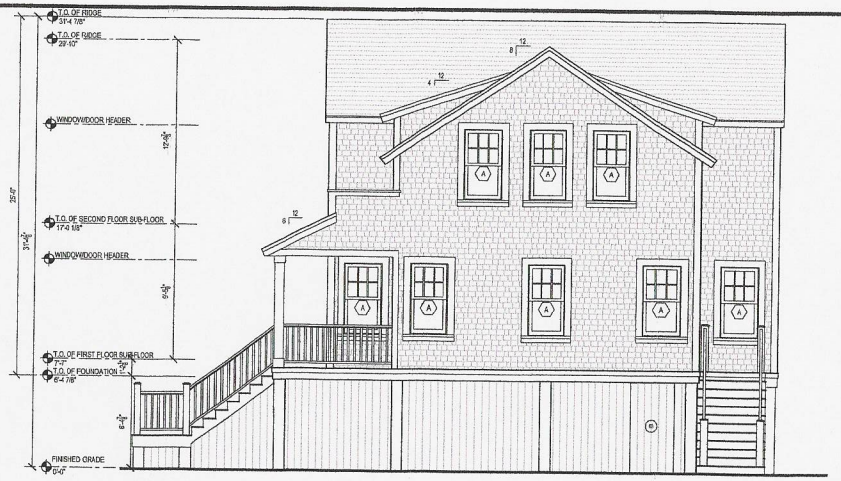
Date # 1234 - PLANS.dwg

Sheet No

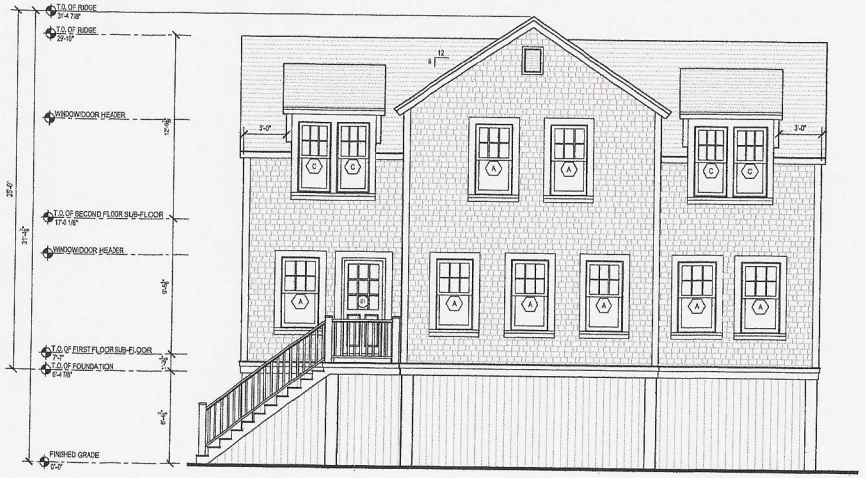
C-1



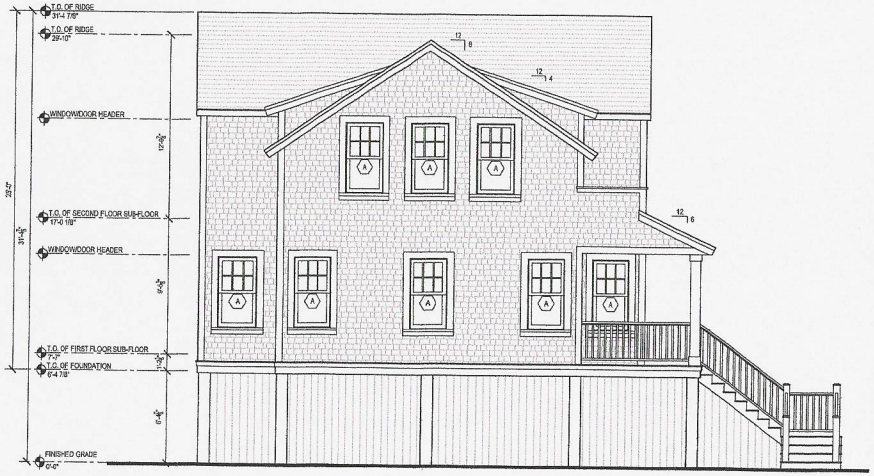
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



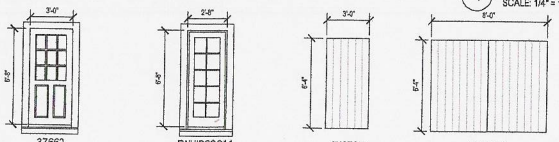
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



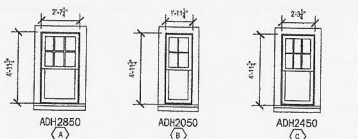
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED DOORS
SCALE: 1/4" = 1'-0"



PROPOSED WINDOWS

HDC FILING 3/24/25

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5 MEADER STREET
NANTUCKET, MA 02554

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4 NUOVO DRIVE
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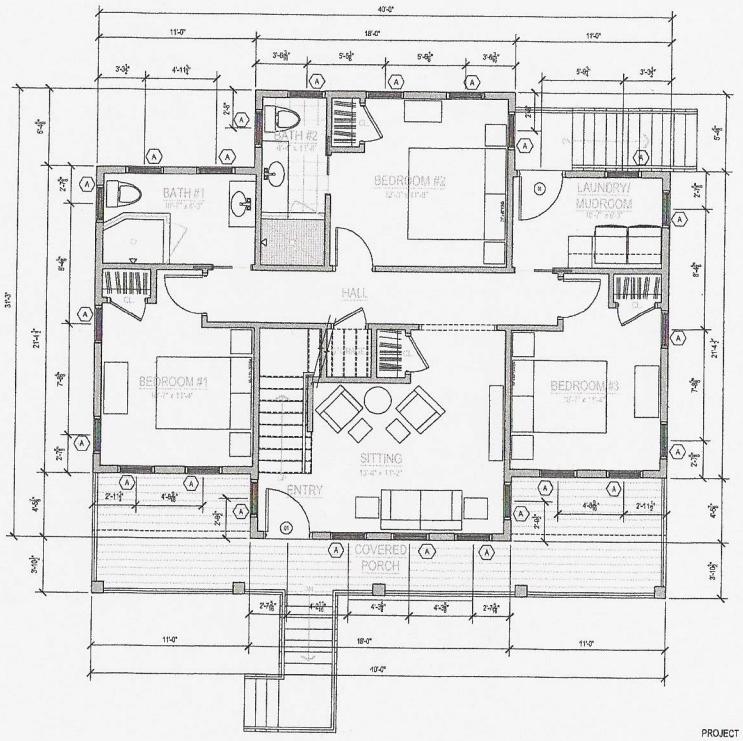
TITLE:
PROPOSED ELEVATIONS

File No.
Date # 1234 - PLANS.dwg
Sheet No
A-5



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

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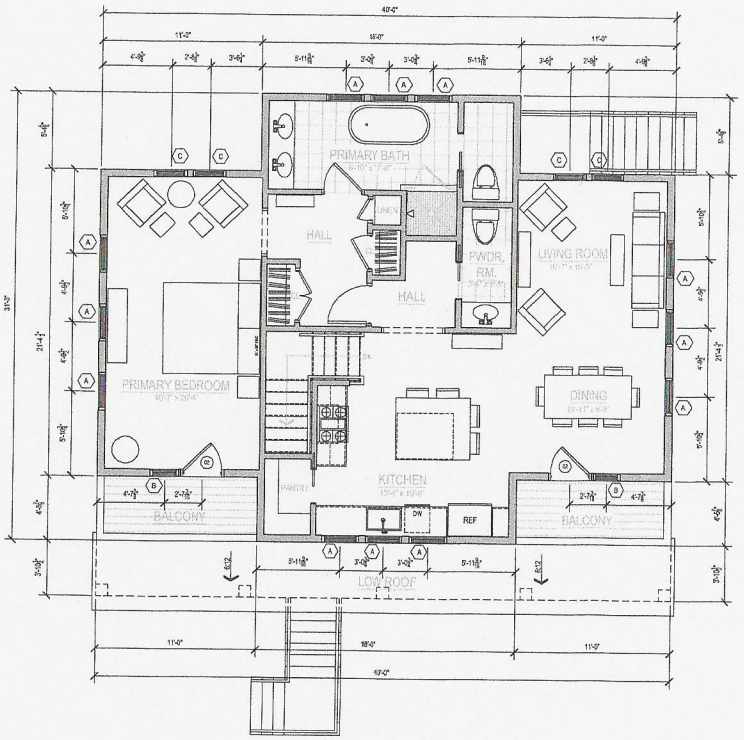
TITLE:

PROPOSED
FIRST FLOOR
PLAN

File No.
Date # 1234 - PLANS.dwg
Sheet No

A-2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

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NANTUCKET, MA 02554

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PROPOSED SECOND FLOOR PLAN

File No.
Date
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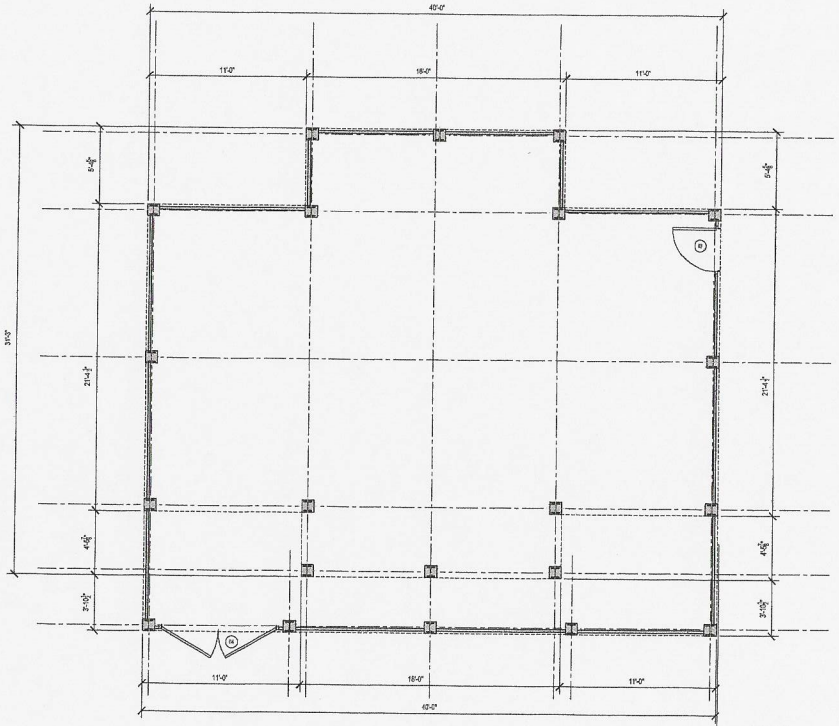
Sheet No

A-3



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

HDC FILING 3/24/25

RESIDENCE FOR:
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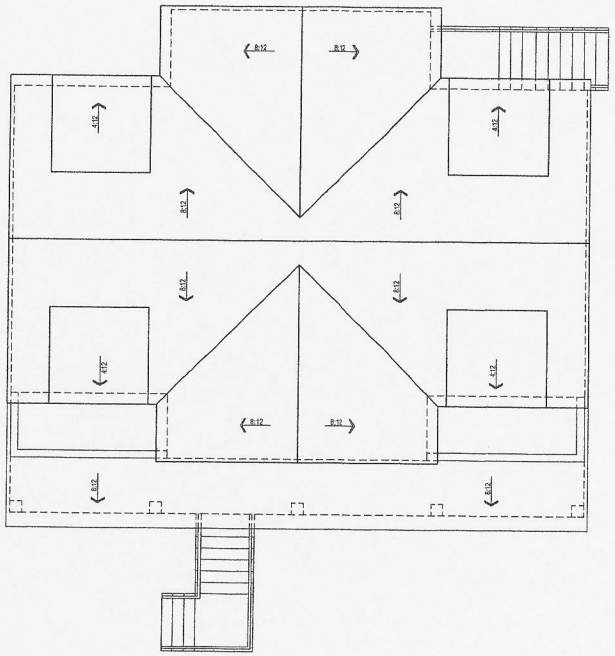
TITLE:

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

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PROPOSED
ROOF PLAN

File No.
Date
1234 - PLANS.dwg
Sheet No

A-4

PRIMARY DWELLING ON LOT/EAST/SOUTH ELEVATION – FRONTS ON WASHINGTON ST.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

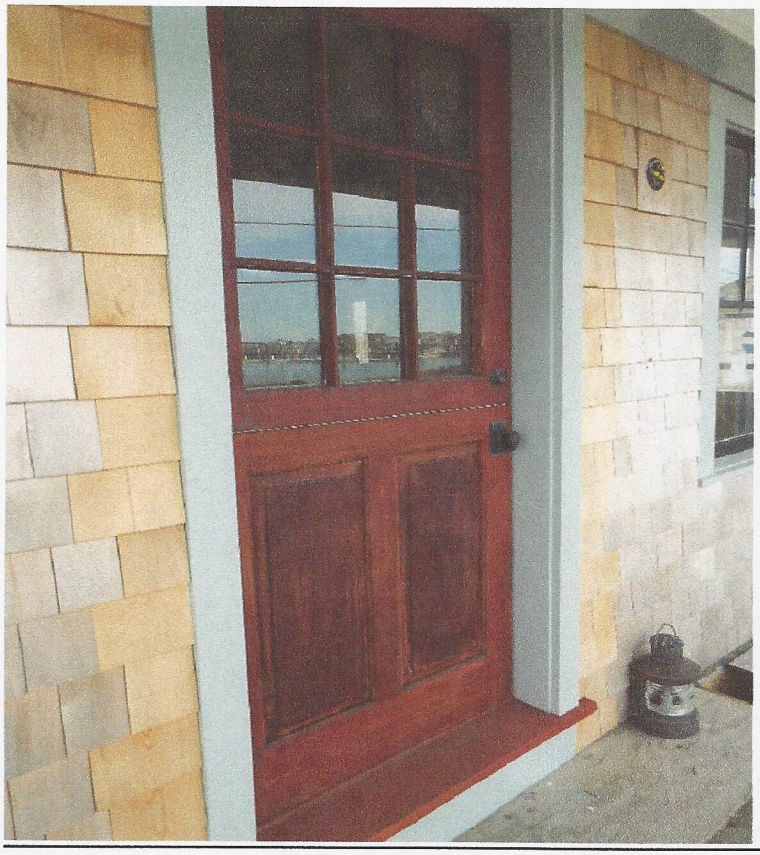




STAIR DETAIL ON MH TO BE MATCHED ON THE SECONDARY DWELLING



MH FRONT DOOR TO MATCH SECONDARY DWELLING



SIDE DOOR



FRONT SKIRT



MAIN HOUSE WINDOWS – 6/1 BLACK/TRIM – QUAKER GRAY



REAR COTTAGE ON LOCUS WITH AN HDC APPROVED DEMO/MOVE



VIEW BETWEEN MAIN HOUSE AND 1 MEADER ST. TOWARDS REAR SECONDARY DWELLING





ABUTTERS

3 MEADER STREET – RAISED FOUNDATION





15 A/B/C/D MEADER STREET



15A MEADER STREET – DIRECT ABUTTER



15 B MEADER STREET



15C MEADER STREET



15D MEADER STREET



57 WASHINGTON STREET



59 WASHINGTON STREET – DIRECT ABUTTER



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... KIM GLOWACKI

MAILING ADDRESS..... 28 CLIFF RD NANTUCKET , MA 02554

PROPERTY LOCATION.... 5 MEADER ST.....

ASSESSORS MAP/PARCEL..... 4223/40

SUBMITTED BY:..... LINDA WILLIAMS

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 25, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.25 10:42:00 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4223	14		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	66 WASHINGTON ST
4223	37	1	59 WASHINGTON STREET LLC		9 CHIEFTANS RD	GREENWICH	CT	06831	59 WASHINGTON ST
4223	39		WAGER SUSAN A		225 CENTRAL PARK WEST # 1122	NEW YORK	NY	10024	3 MEADER ST
4223	39	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	1 MEADER ST
4223	41		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 WASHINGTON ST
4223	45		PRESERVE ACK LLC		43 WINTER ST # 6	BOSTON	MA	02108	15 MEADER ST
Count:	6								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 MEADER STREET

Tax Map Number: 42.2.3 Parcel Numbers: 40

Owner of Record KIM GLOWACKI

Description of Proposal: NEW SECONDARY DWELLING

Anticipated HDC Submission Date: MONDAY, 04/04/2025 FOR HEARING NOT BEFORE 04/15/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7020 0640 0000 3224 5436



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Greenwich, CT 06831

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
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- ☐ 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



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- ☐ 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



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Boston, MA 02108

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- ☐ 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

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NANTUCKET MA 02584
APR - 4 2025
USPS

04/04/2025

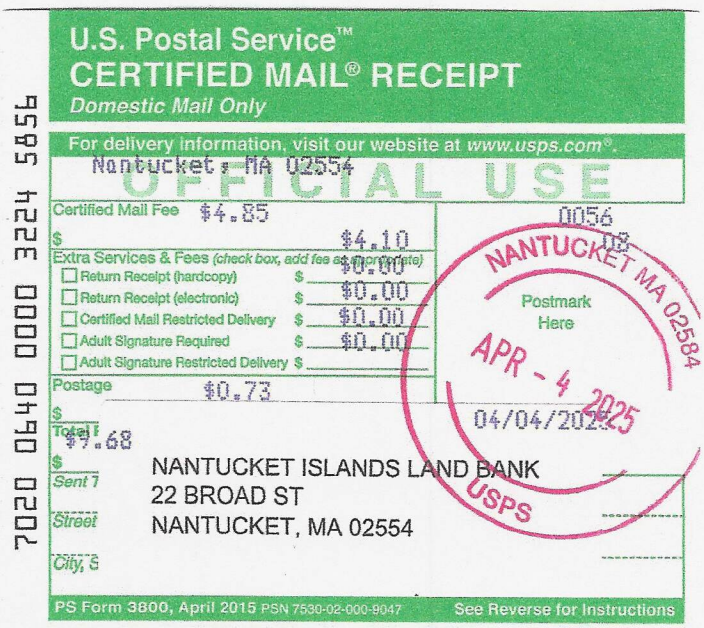
Sent
PRESERVE ACK LLC
43 WINTER ST # 6
BOSTON, MA 02108

Stre

City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 3224 5856



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Nantucket, MA 02554

OFFICIAL USE

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$ $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

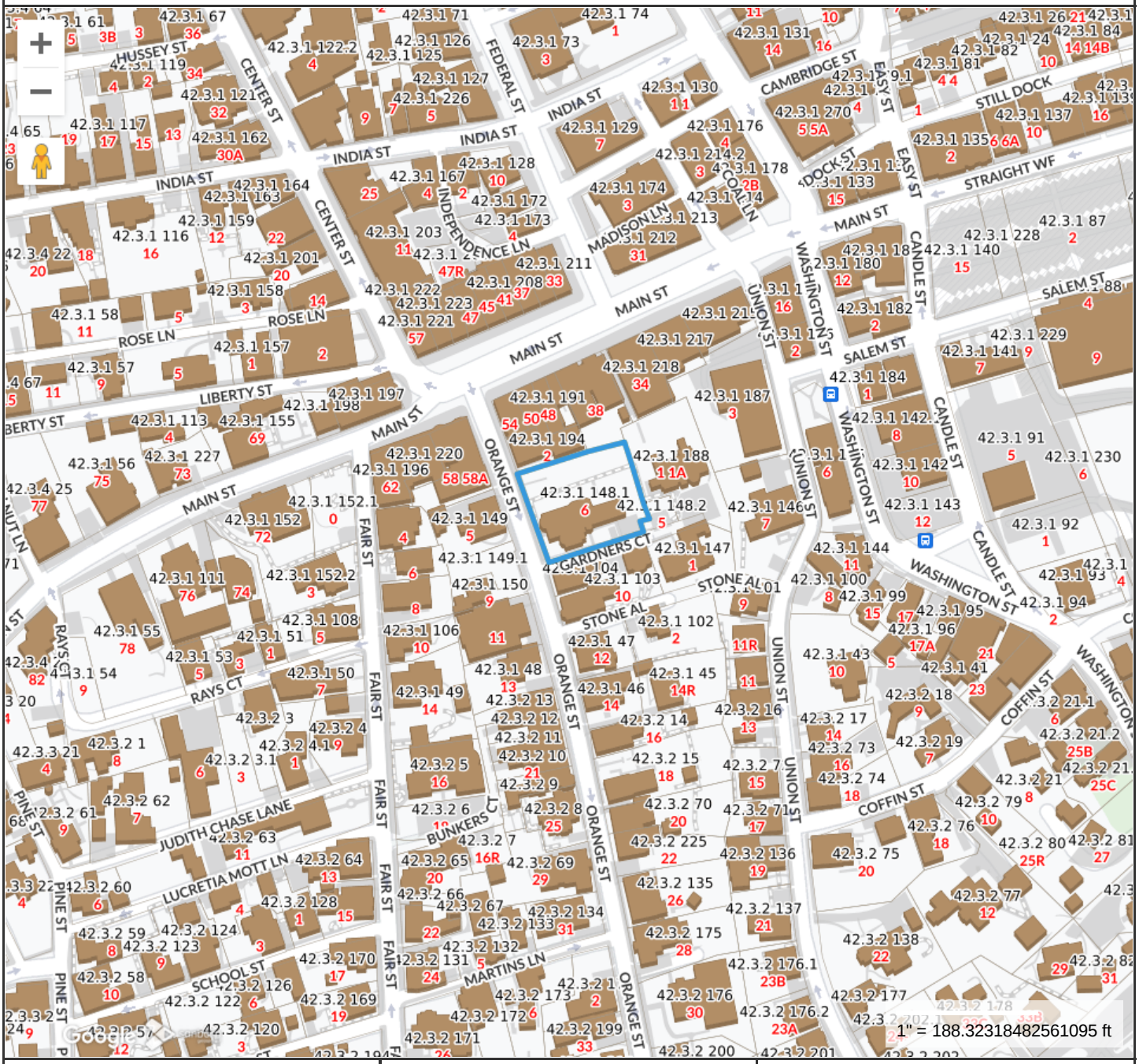
4/7/25

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

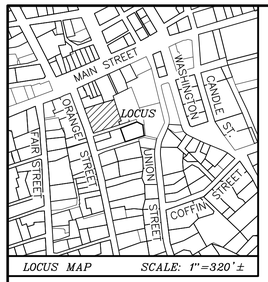
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

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

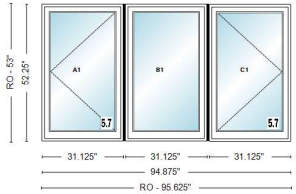
LATEST UPDATE
3/18/2025

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"**

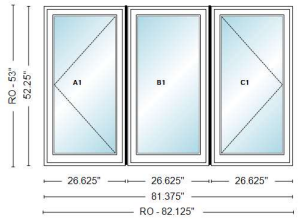
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4" - ACW 2' 7 1/8"X4' 4 1/4", Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame 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).

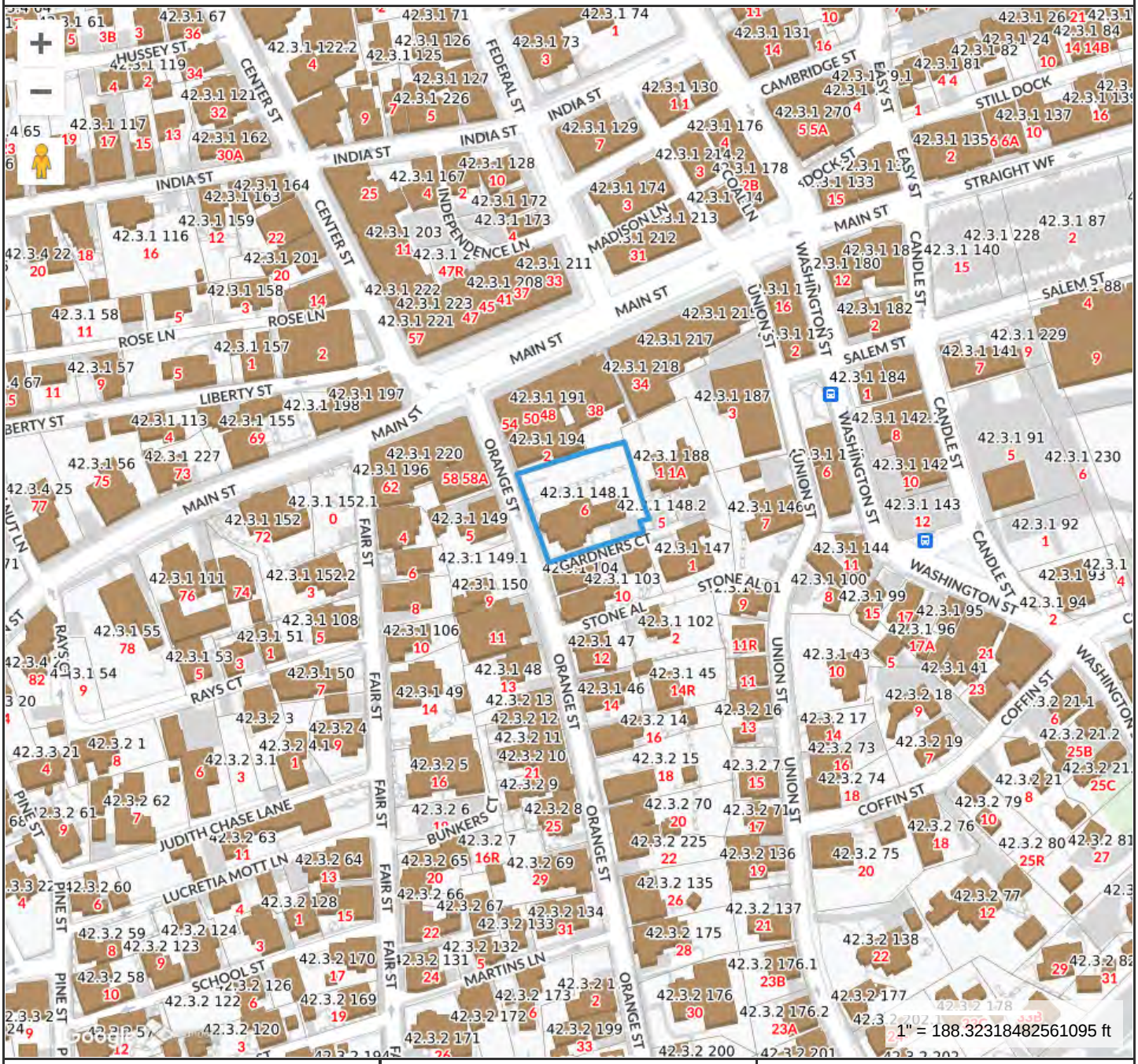
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

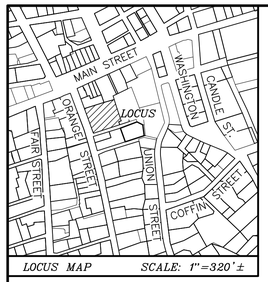
Property ID	9605
Location	6 ORANGE ST
Owner	ST MARYS RECTORY

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

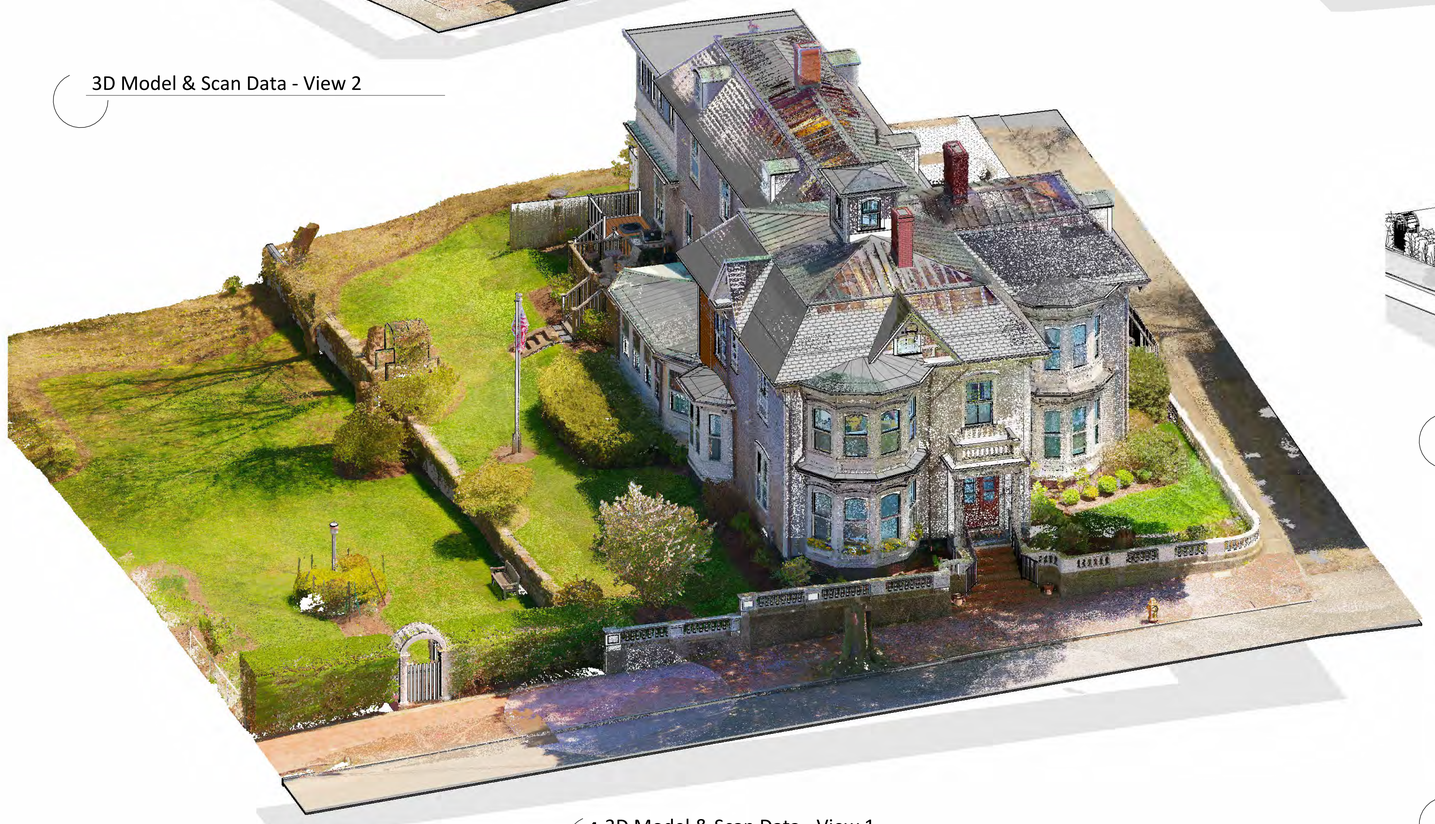
6 Orange Street



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!*

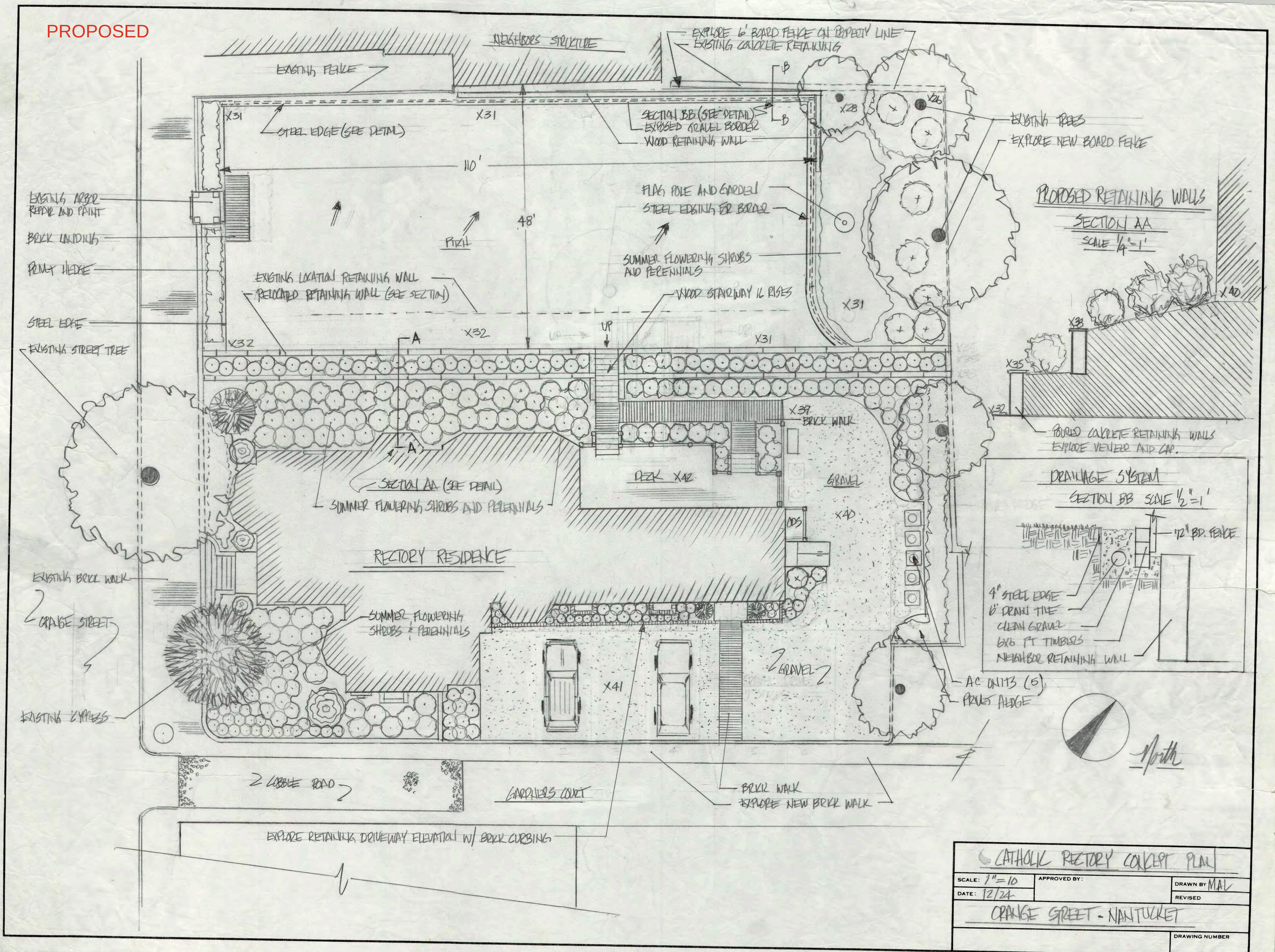
Revisions

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

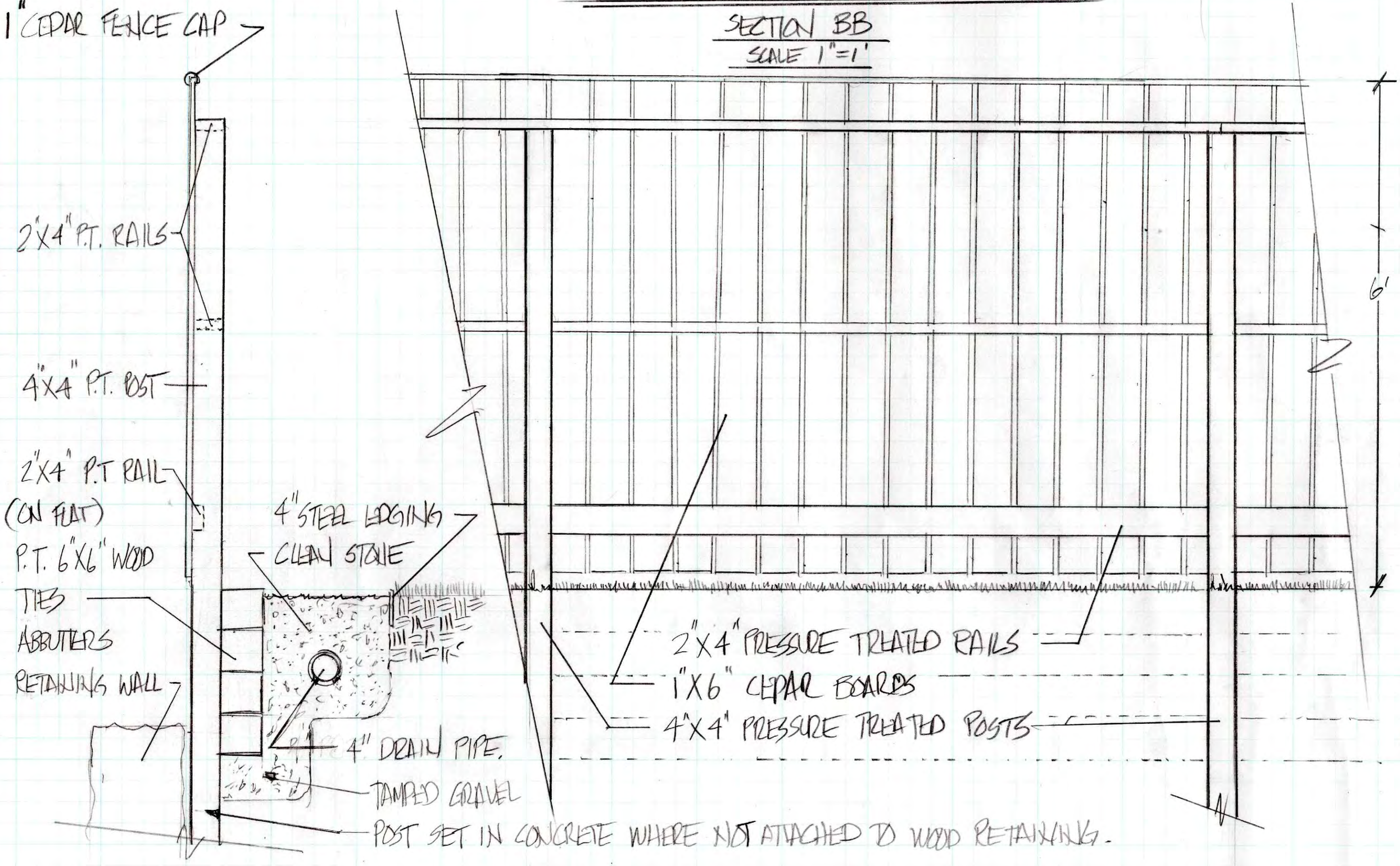
PROPOSED

At Rear of Lot Only

CATHOLIC CHURCH RECTORY FENCE DETAIL

SECTION BB

SCALE 1"=1'



























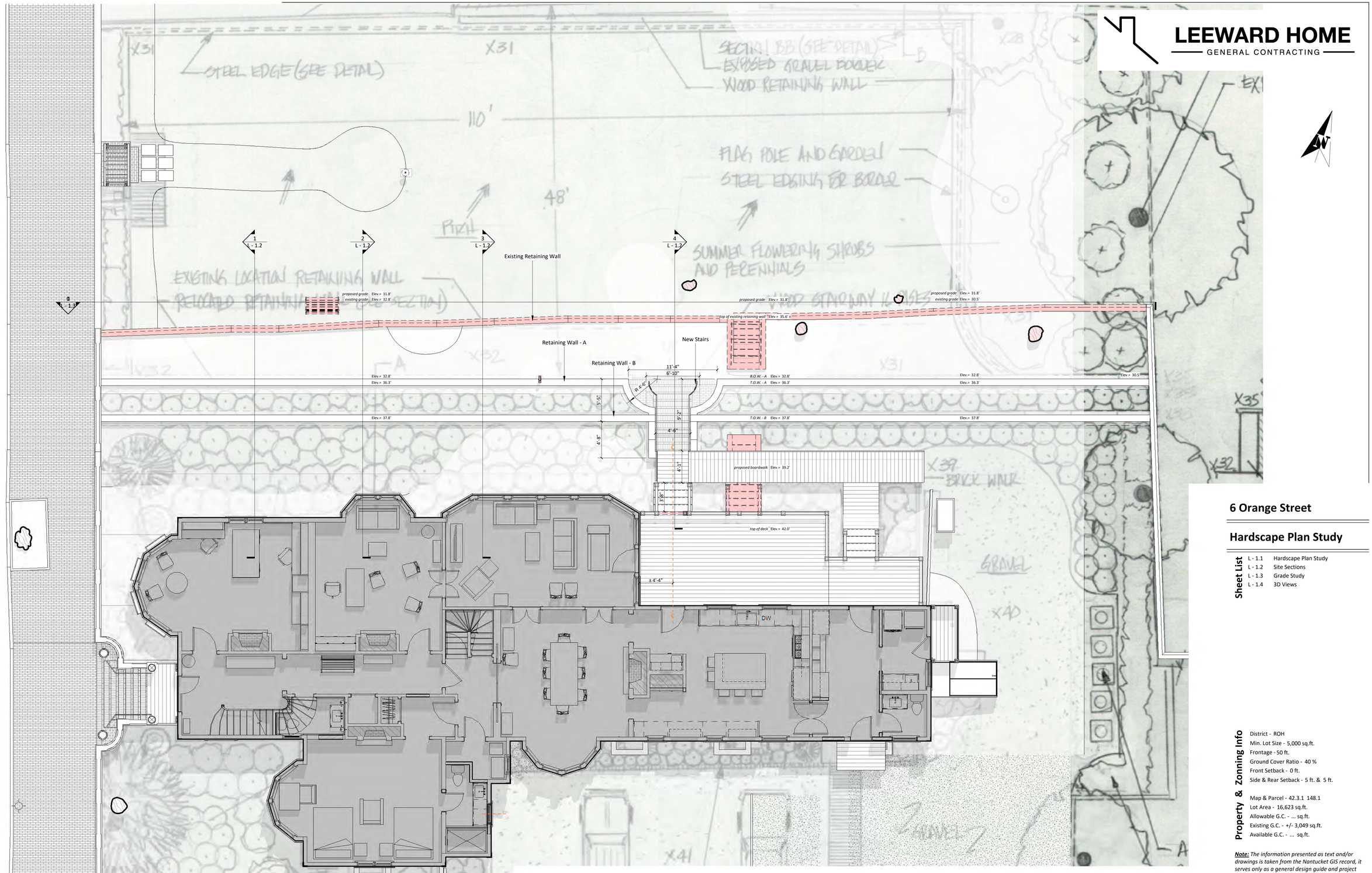








6 Orange Street



1 Hardscape Plan - Study
3/16" = 1'-0"

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Hardscape Plan Study

Sheet List

L - 1.1	Hardscape Plan Study
L - 1.2	Site Sections
L - 1.3	Grade Study
L - 1.4	3D Views

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Revisions

ST MARY'S RECTORY / PROGRESS *04.30.2025*

L - 1.1

6 Orange Street

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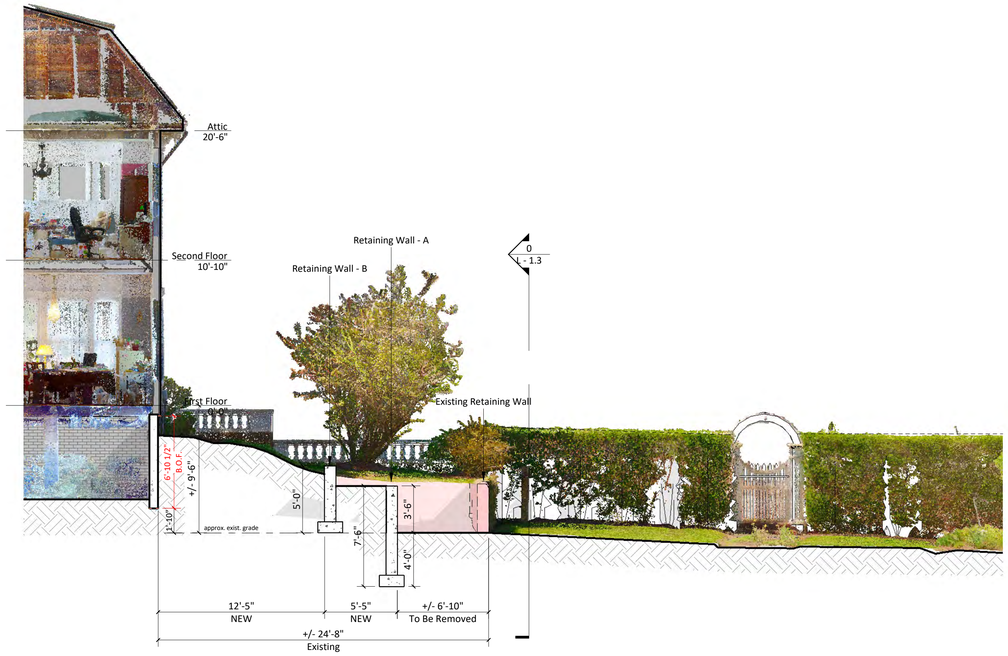
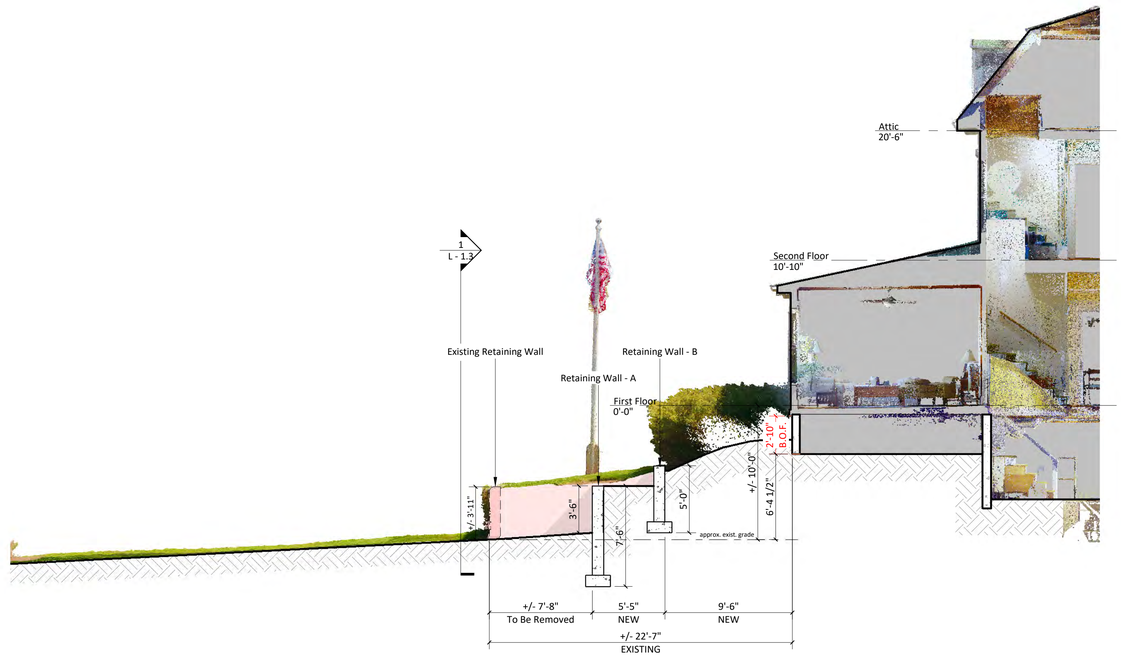


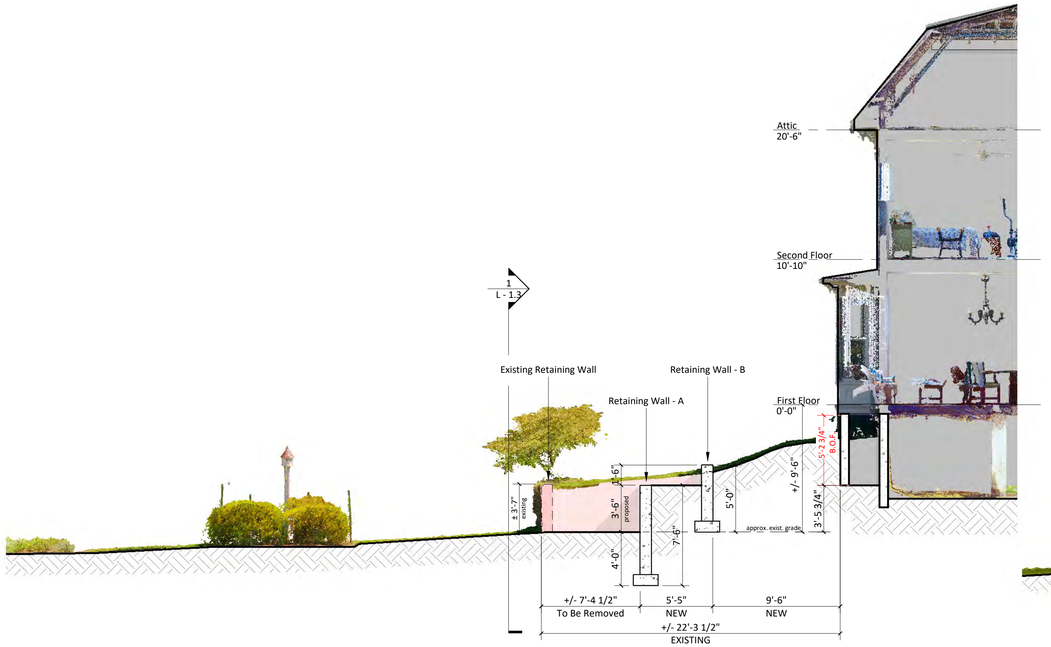
1 Site Section A - Main Mass

3/16" = 1'-0"



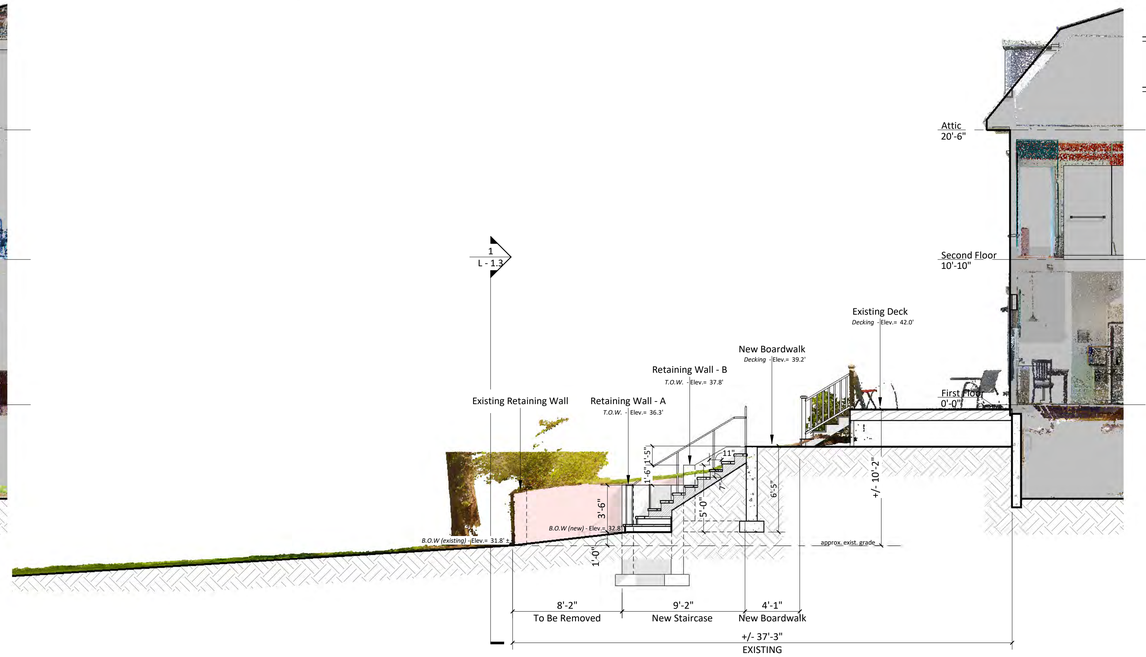
3 Site Section C - Sun Room

3/16" = 1'-0"



2 Site Section B - Bay Window

3/16" = 1'-0"



4 Site Section D - Staircase

3/16" = 1'-0"

6 Orange Street

Site Sections

Sheet List

L - 1.1	Hardscape Plan Study
L - 1.2	Site Sections
L - 1.3	Grade Study
L - 1.4	3D Views

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Revisions

ST MARY'S RECTORY / PROGRESS *04.30.2025*

L - 1.2

6 Orange Street

LEEWARD HOME
GENERAL CONTRACTING



1 Lower Lawn - Grade Study Section
3/16" = 1'-0"



0 Lower Lawn - Existing / Demo Plan
1/8" = 1'-0"

ST MARY'S RECTORY / PROGRESS 04.30.2025

6 Orange Street

Grade Study

Sheet List

L - 1.1	Hardscape Plan Study
L - 1.2	Site Sections
L - 1.3	Grade Study
L - 1.4	3D Views

Property & Zonning Info

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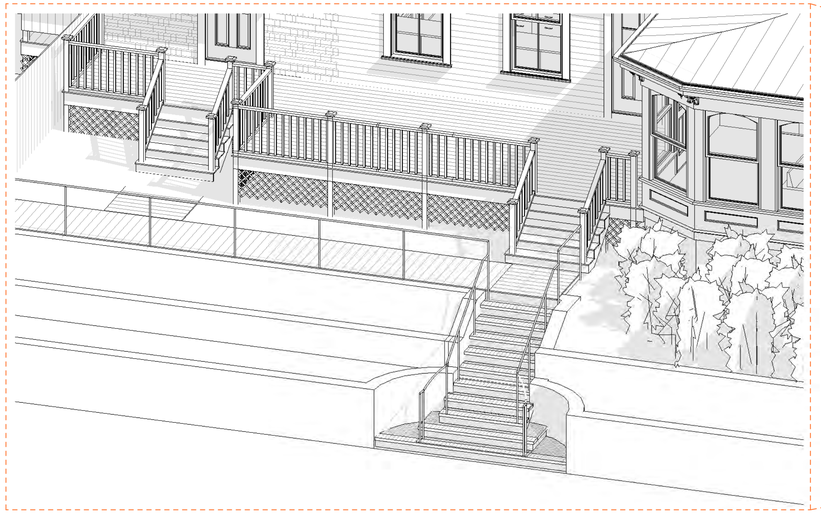
Revisions

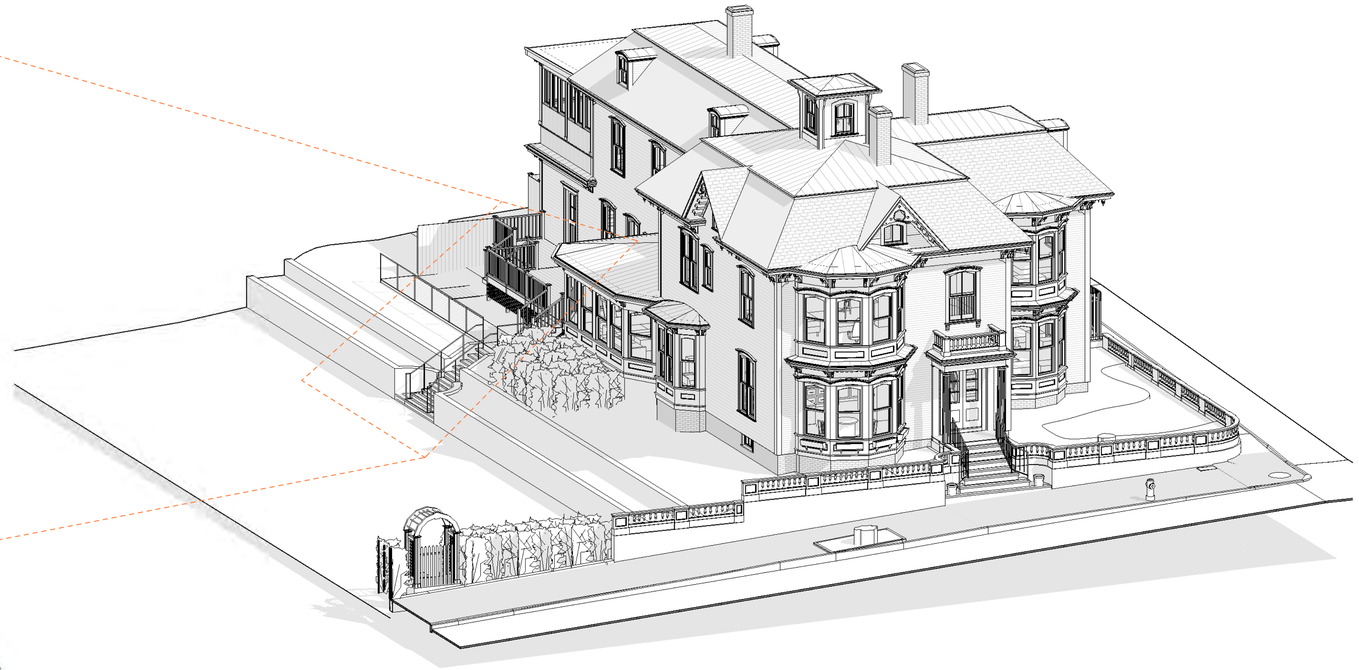
L - 1.3

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street



3 New Proposed Stairs



2 3D Model



1 3D Model & Scan Data

6 Orange Street

3D Views

Sheet List

L - 1.1	Hardscape Plan Study
L - 1.2	Site Sections
L - 1.3	Grade Study
L - 1.4	3D Views

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.

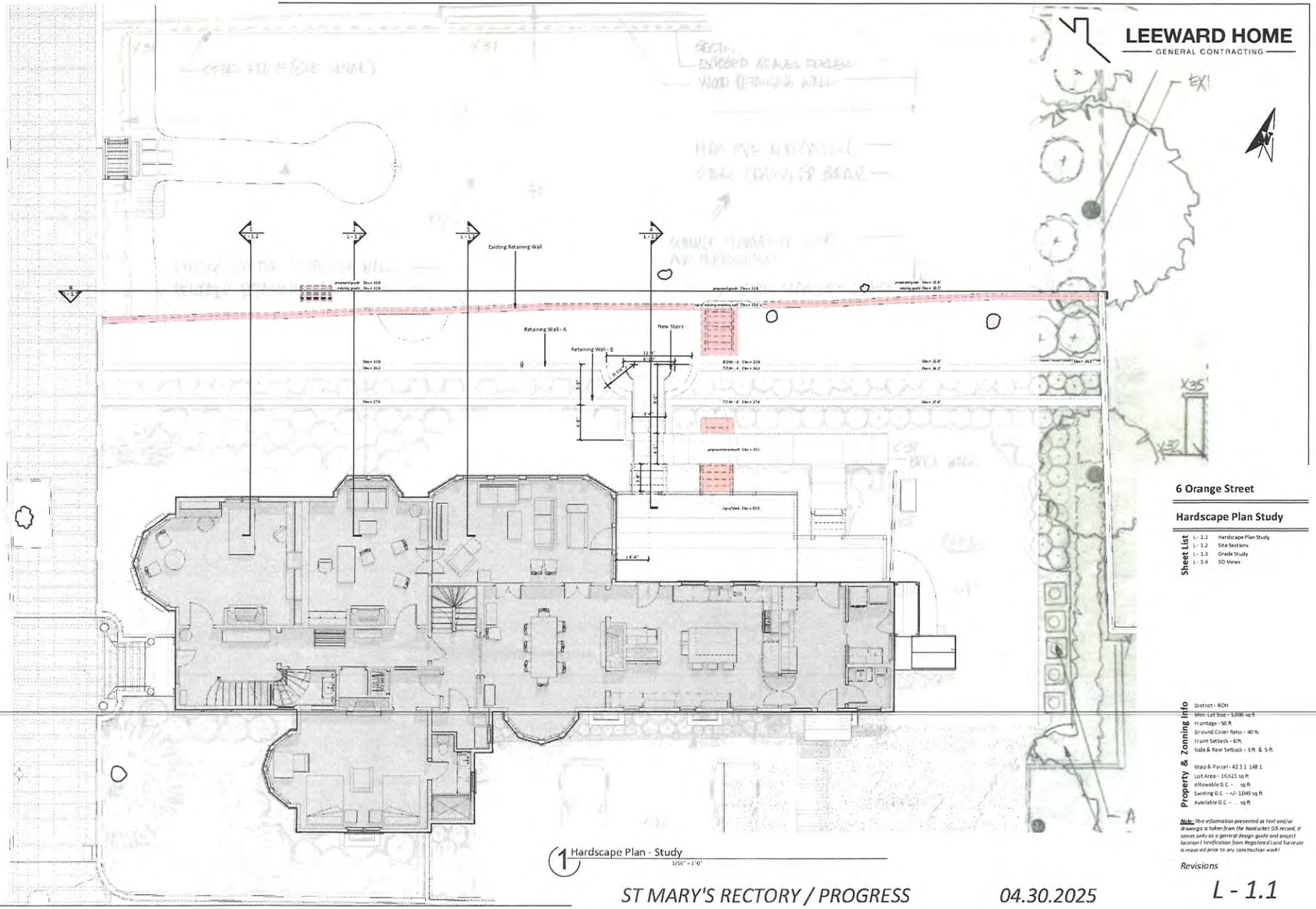
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

ST MARY'S RECTORY / PROGRESS *04.30.2025*

L - 1.4

6 Orange Street



1 Hardscape Plan - Study
3/16" = 1'-0"

LEEWARD HOME
GENERAL CONTRACTING

6 Orange Street

Hardscape Plan Study

Sheet List

L - 1.1	Hardscape Plan Study
L - 1.2	Site Sections
L - 1.3	Grade Study
L - 1.4	3D Views

Property & Zoning Info

District - RDH
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.

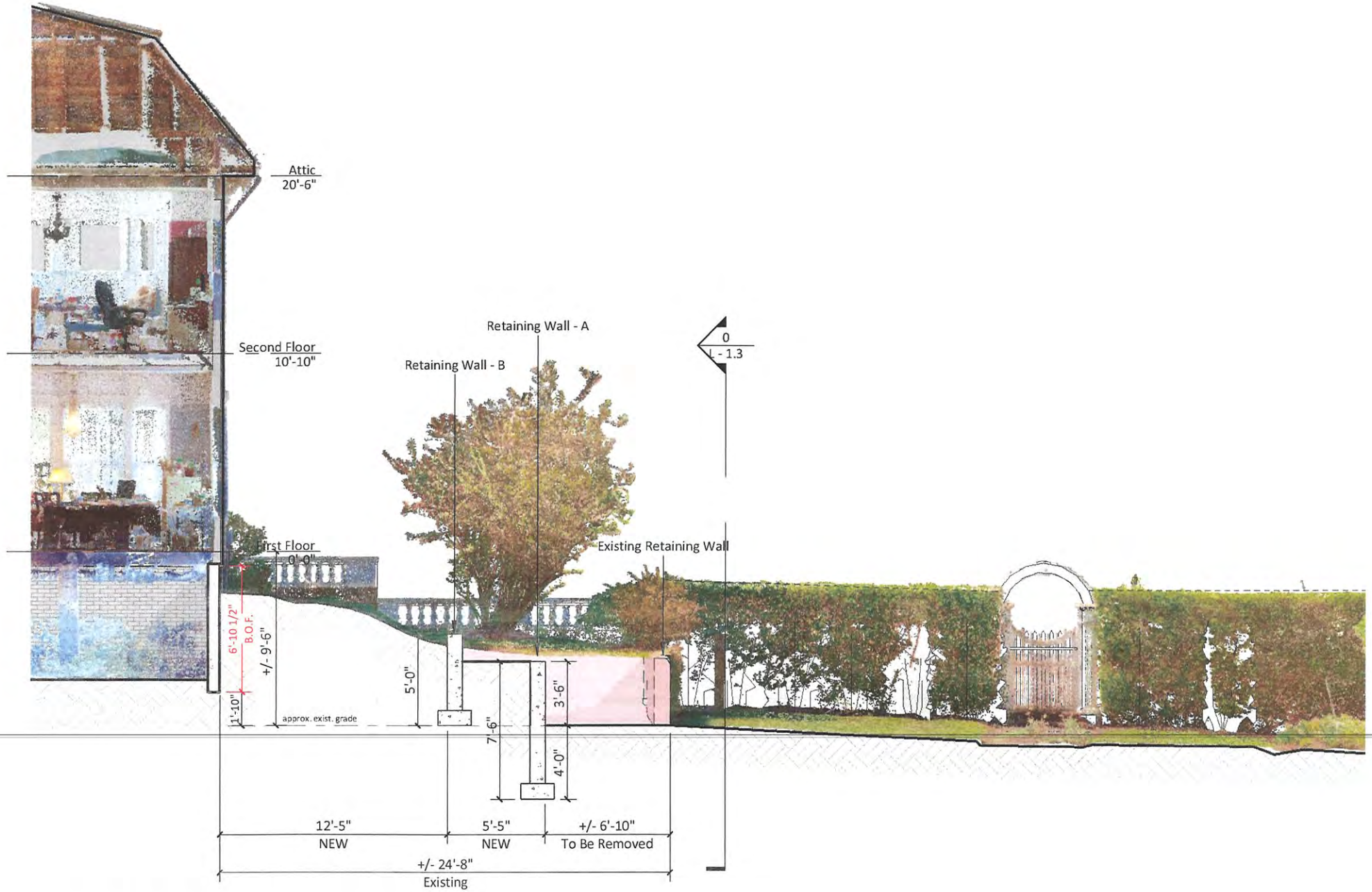
Map & Parcel - 42 1 1 148 1
Lot Area - 16,621 sq ft
Allowable G.C. - . sq ft
Existing G.C. - +/- 3,049 sq ft
Available G.C. - . sq ft

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

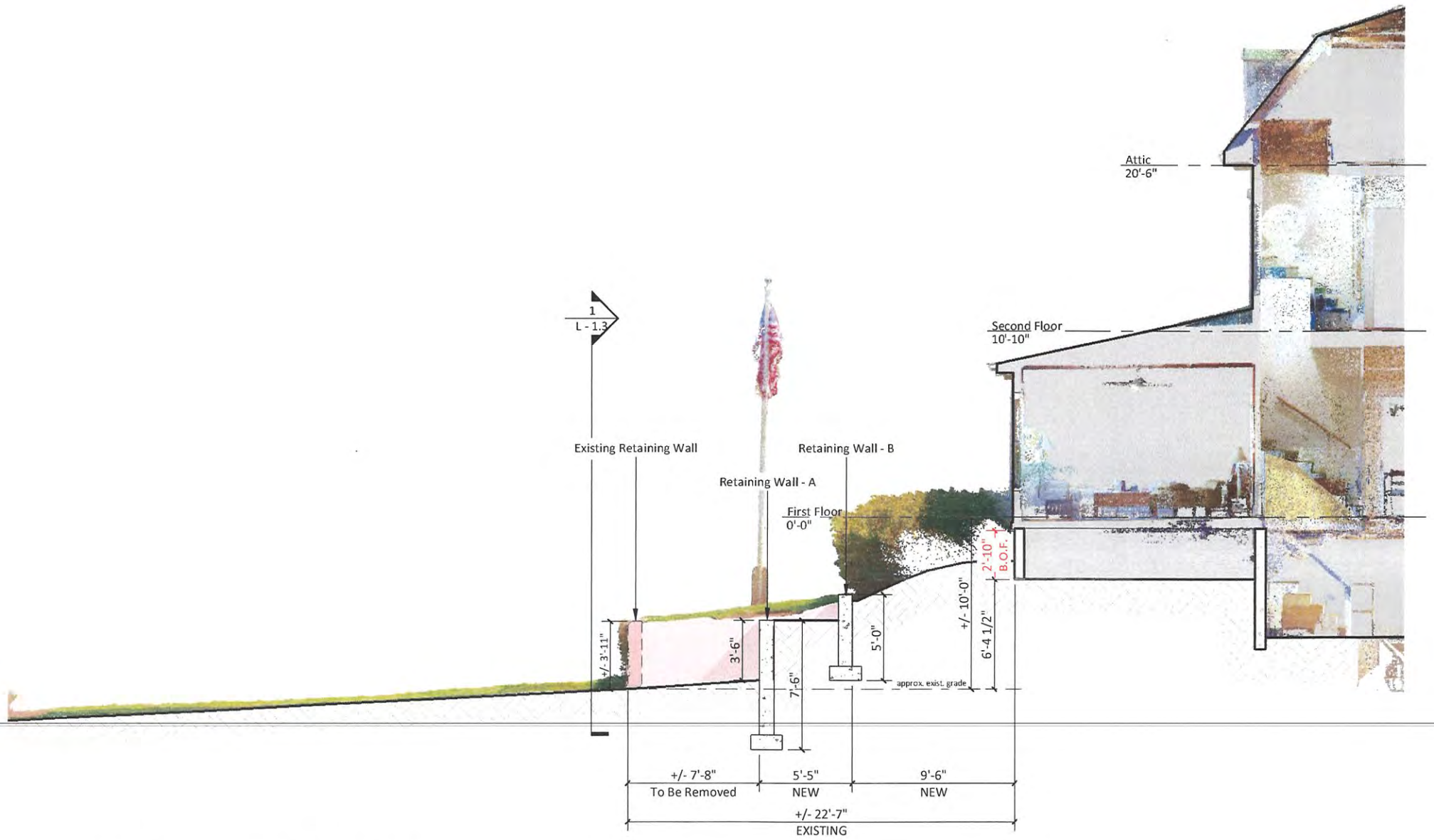
ST MARY'S RECTORY / PROGRESS *04.30.2025*

L - 1.1



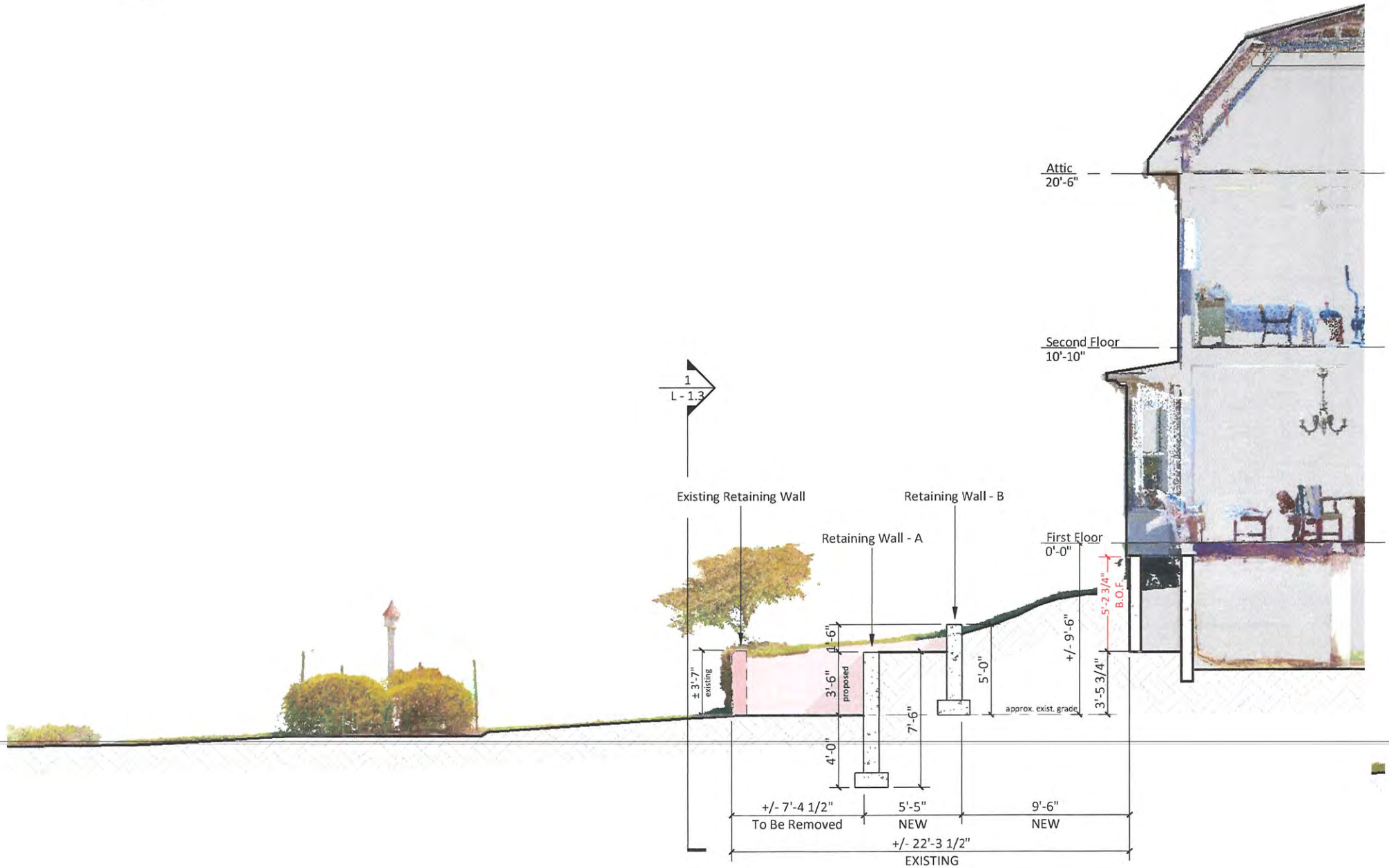
1 Site Section A - Main Mass

3/16" = 1'-0"



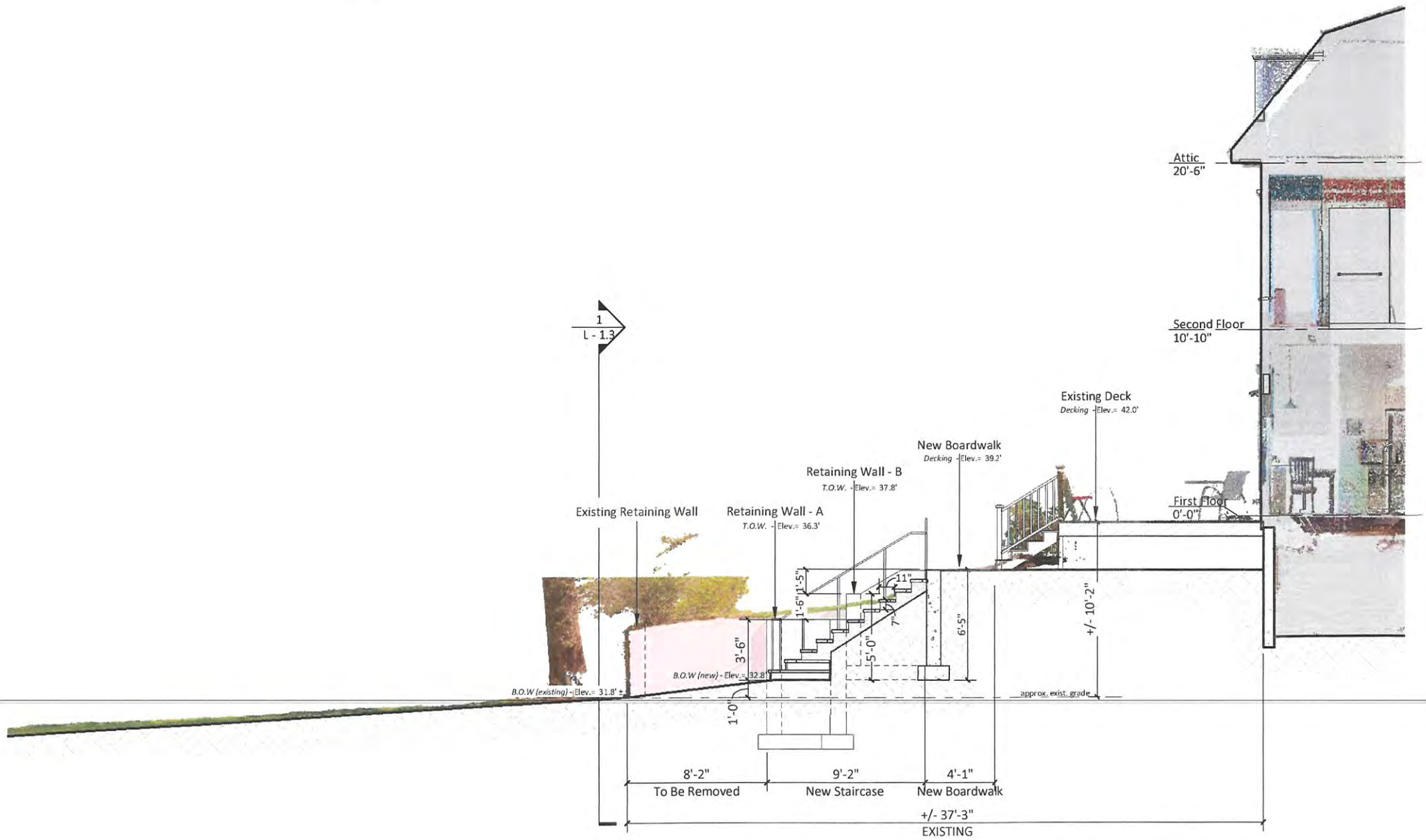
3 Site Section C - Sun Room

3/16" = 1'-0"



2 Site Section B - Bay Window

3/16" = 1'-0"



4 Site Section D - Staircase

3/16" = 1'-0"



1 Lower Lawn - Grade Study Section

3/16" = 1'-0"



0 Lower Lawn - Existing / Demo Plan

1/8" = 1'-0"

LEEWARD HOME
GENERAL CONTRACTING



2 3D Model



3 New Proposed Stairs



1 3D Model & Scan Data

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

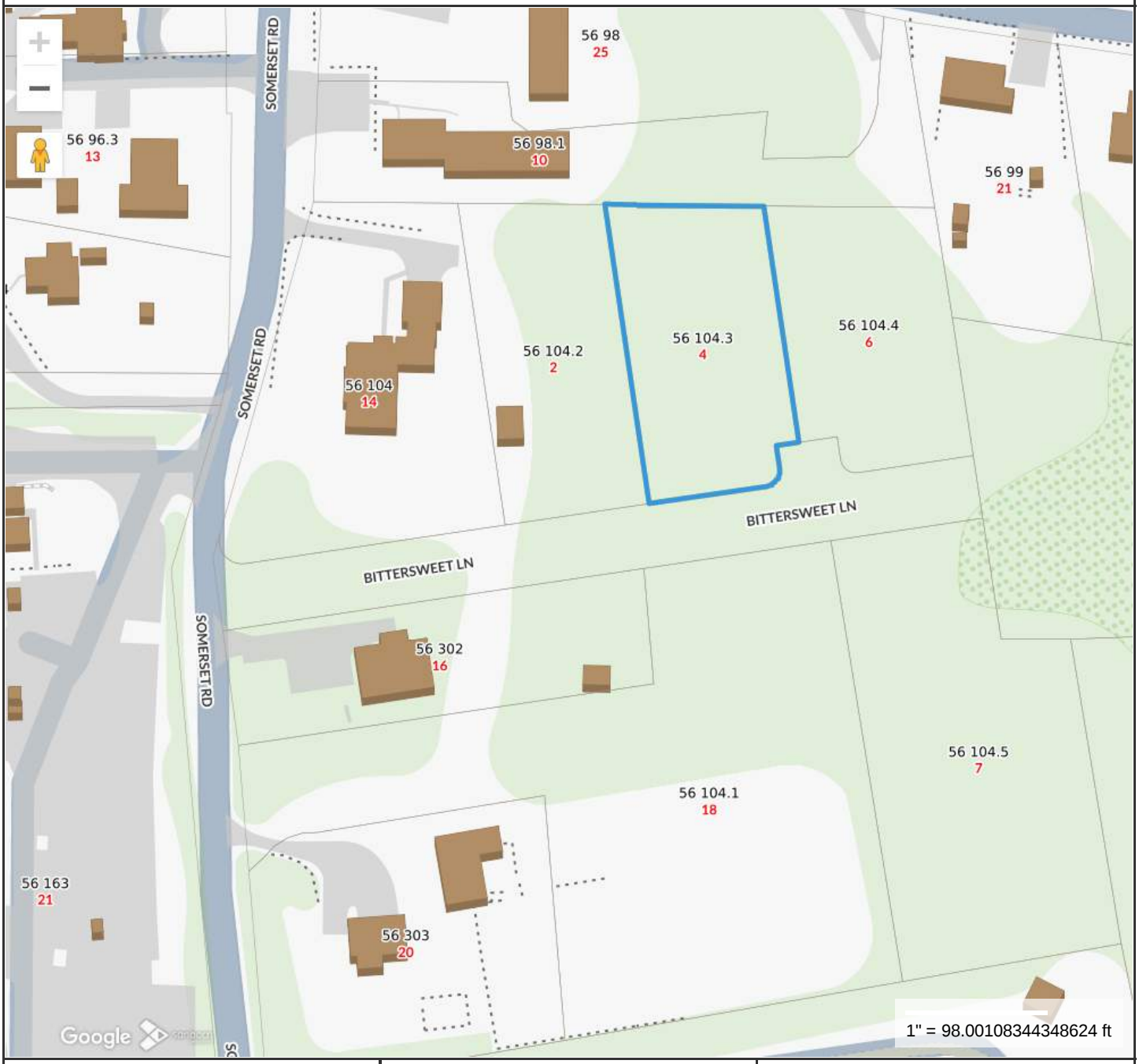
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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



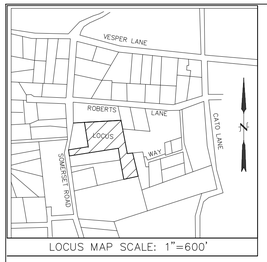
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

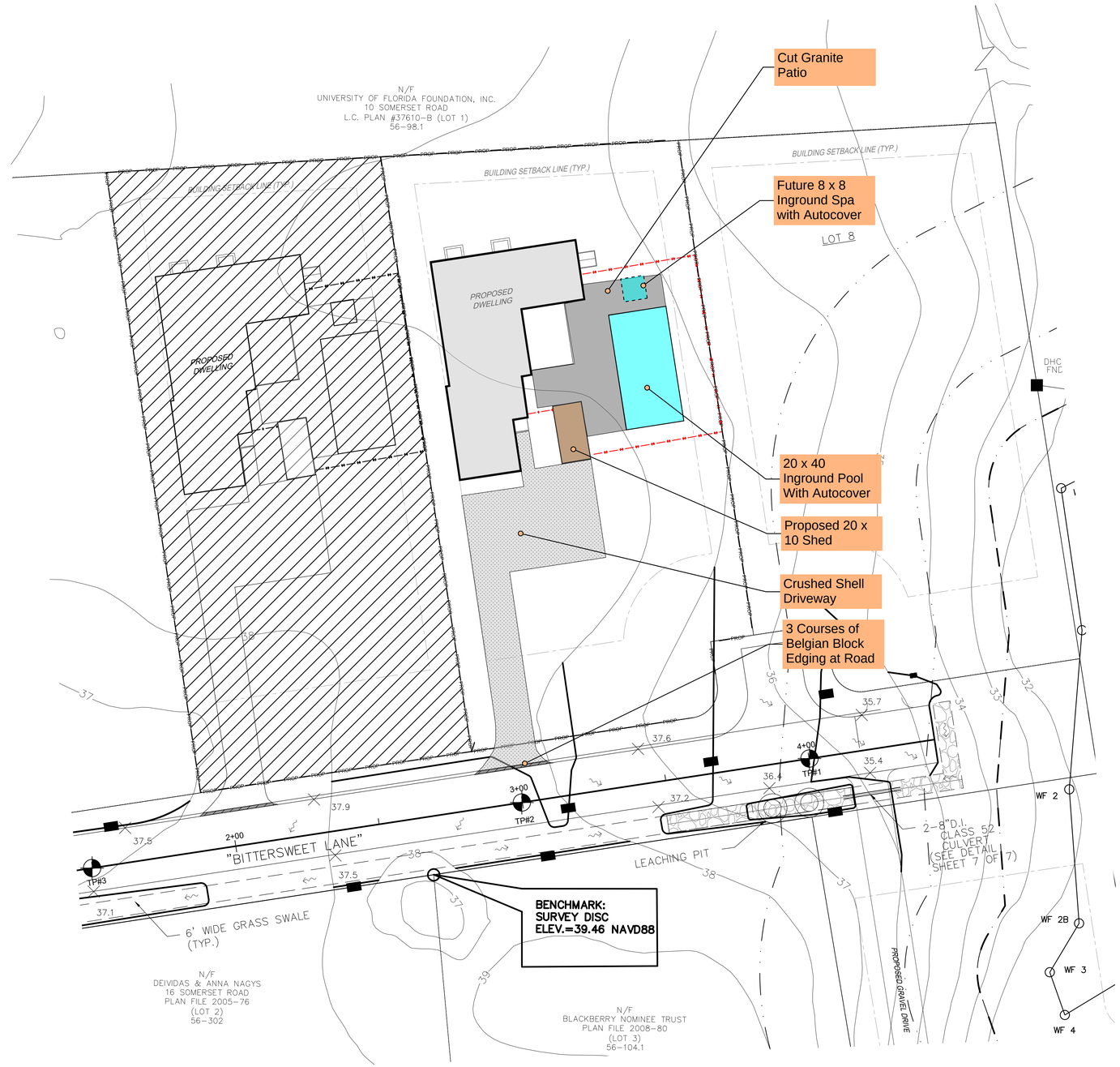
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

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

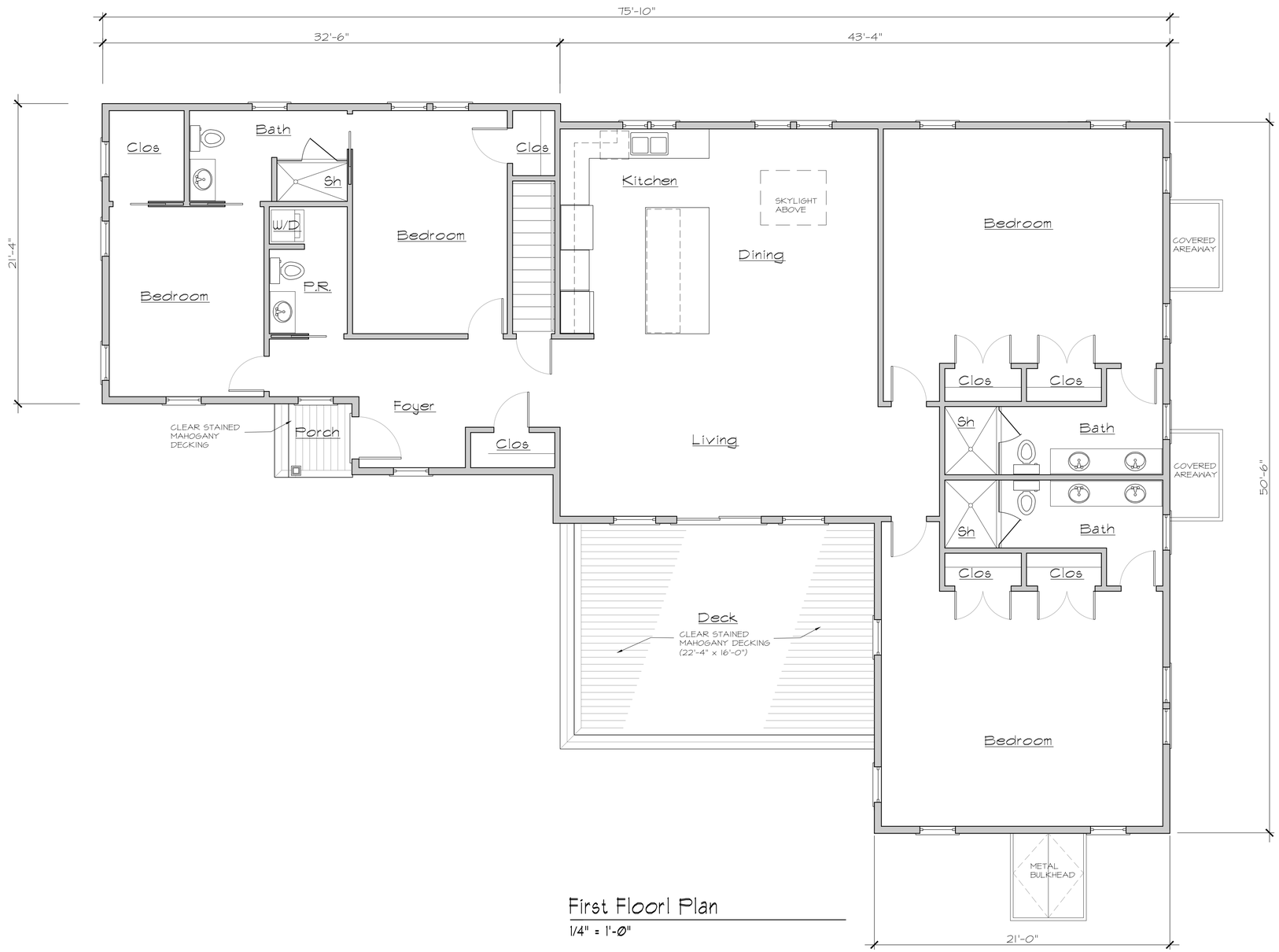
Drawn By: GB
Checked By: GB
Approved By: GB

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

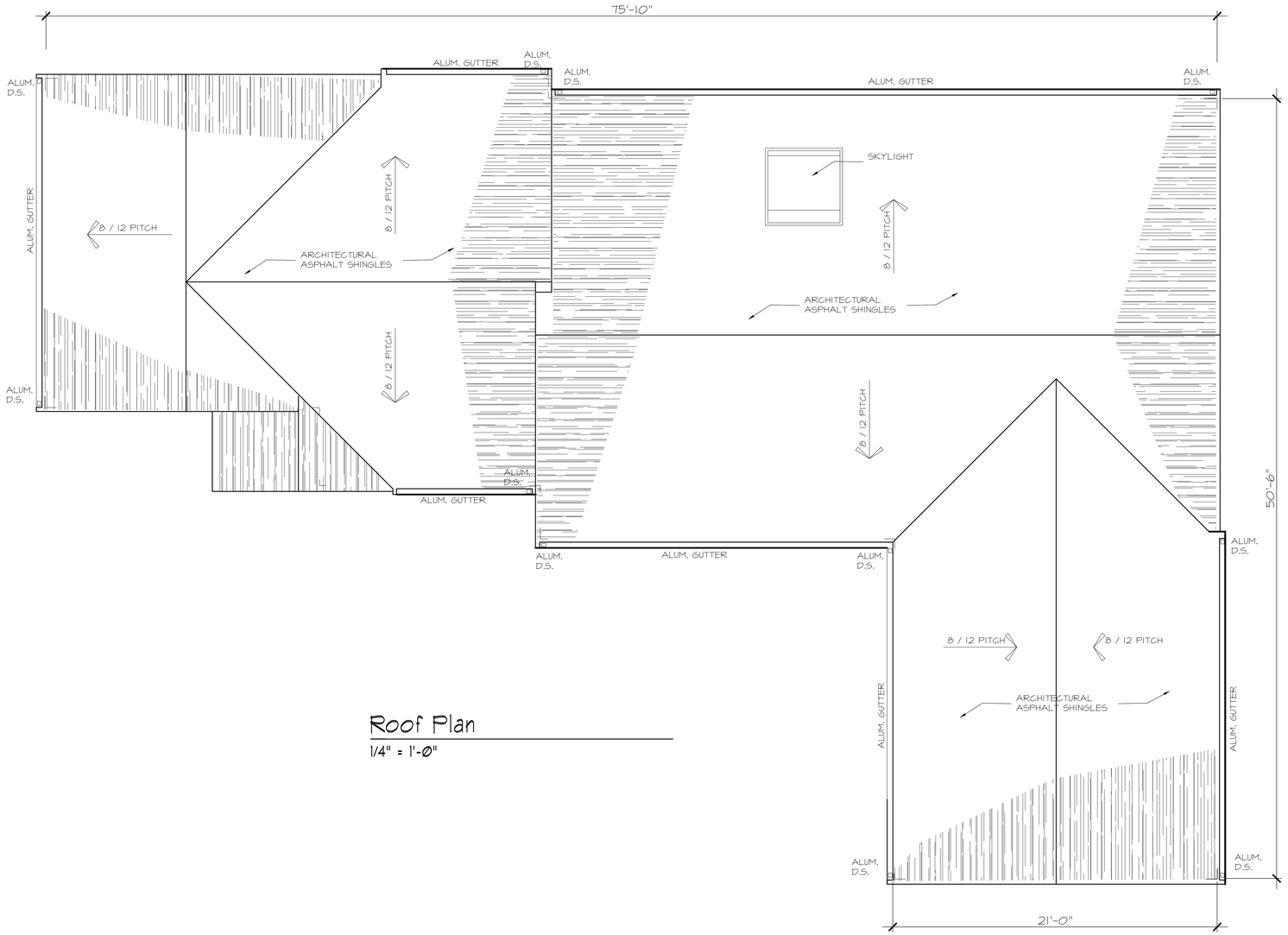
PROPOSED FIRST FLOOR PLAN

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

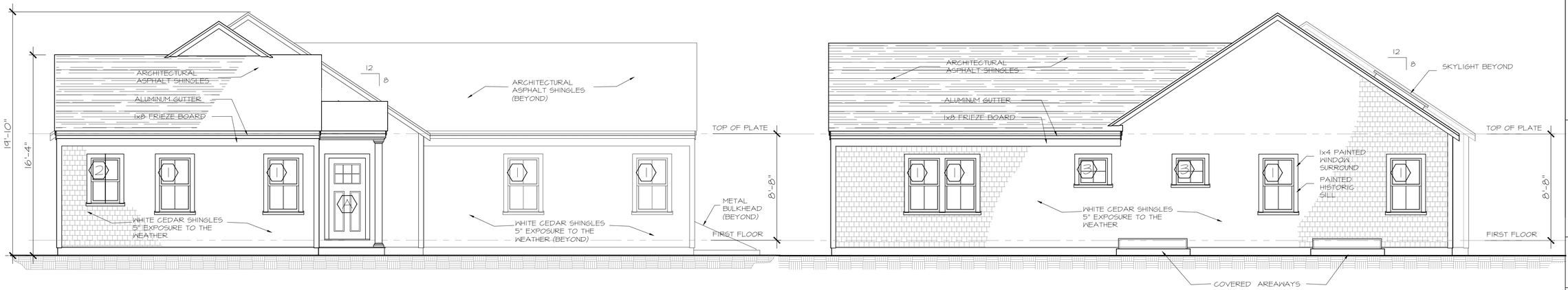
PROPOSED ROOF PLAN

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

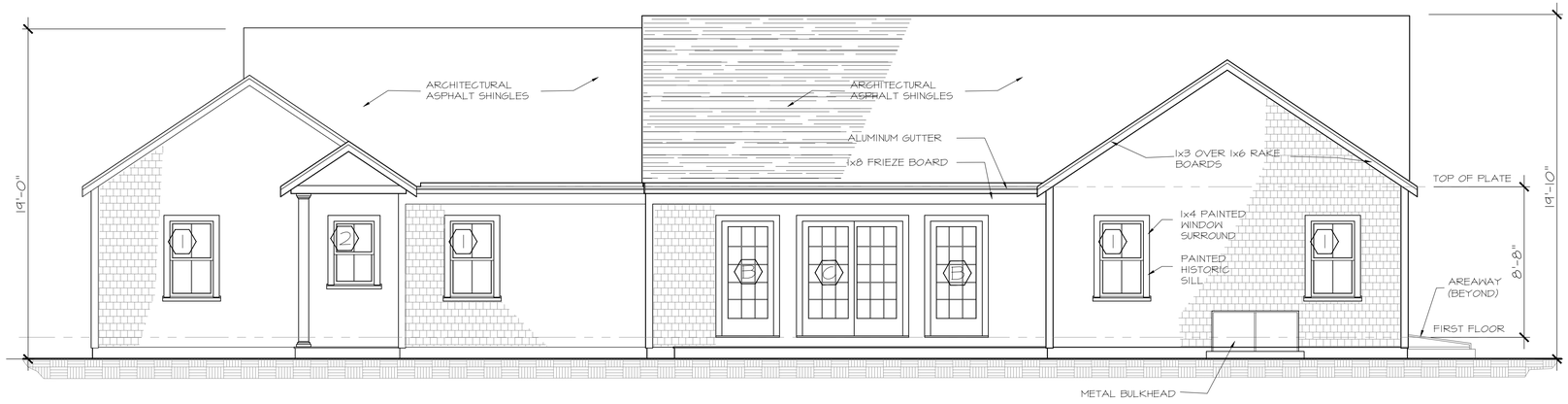


South Elevation

1/4" = 1'-Ø"

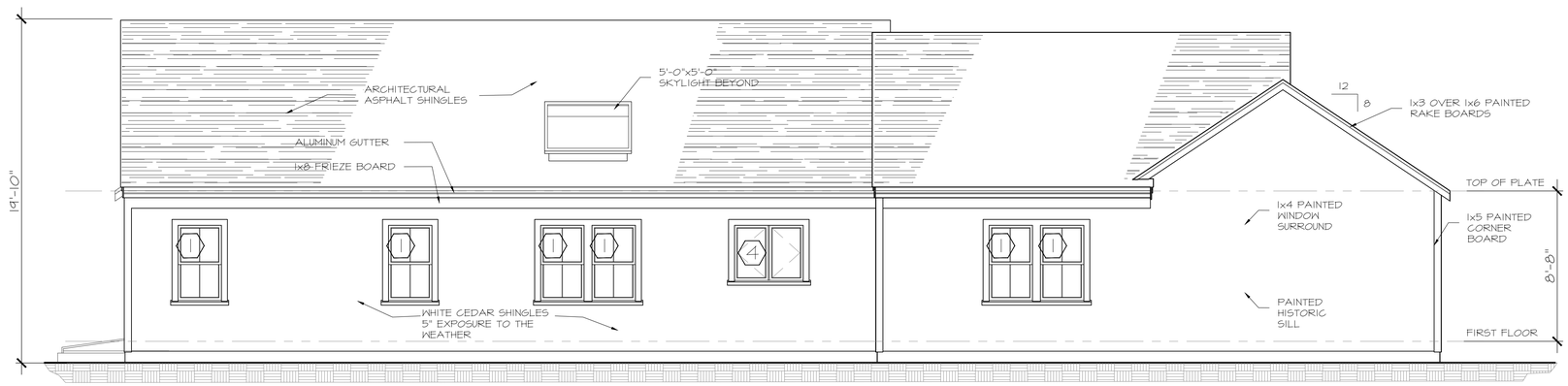
North Elevation

1/4" = 1'-Ø"



East Elevation

1/4" = 1'-Ø"



West Elevation

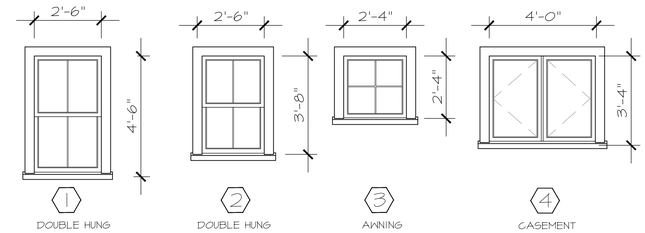
1/4" = 1'-Ø"

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.

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If you have any questions, please contact the HDC office at 508.325.7587.

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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:

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1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

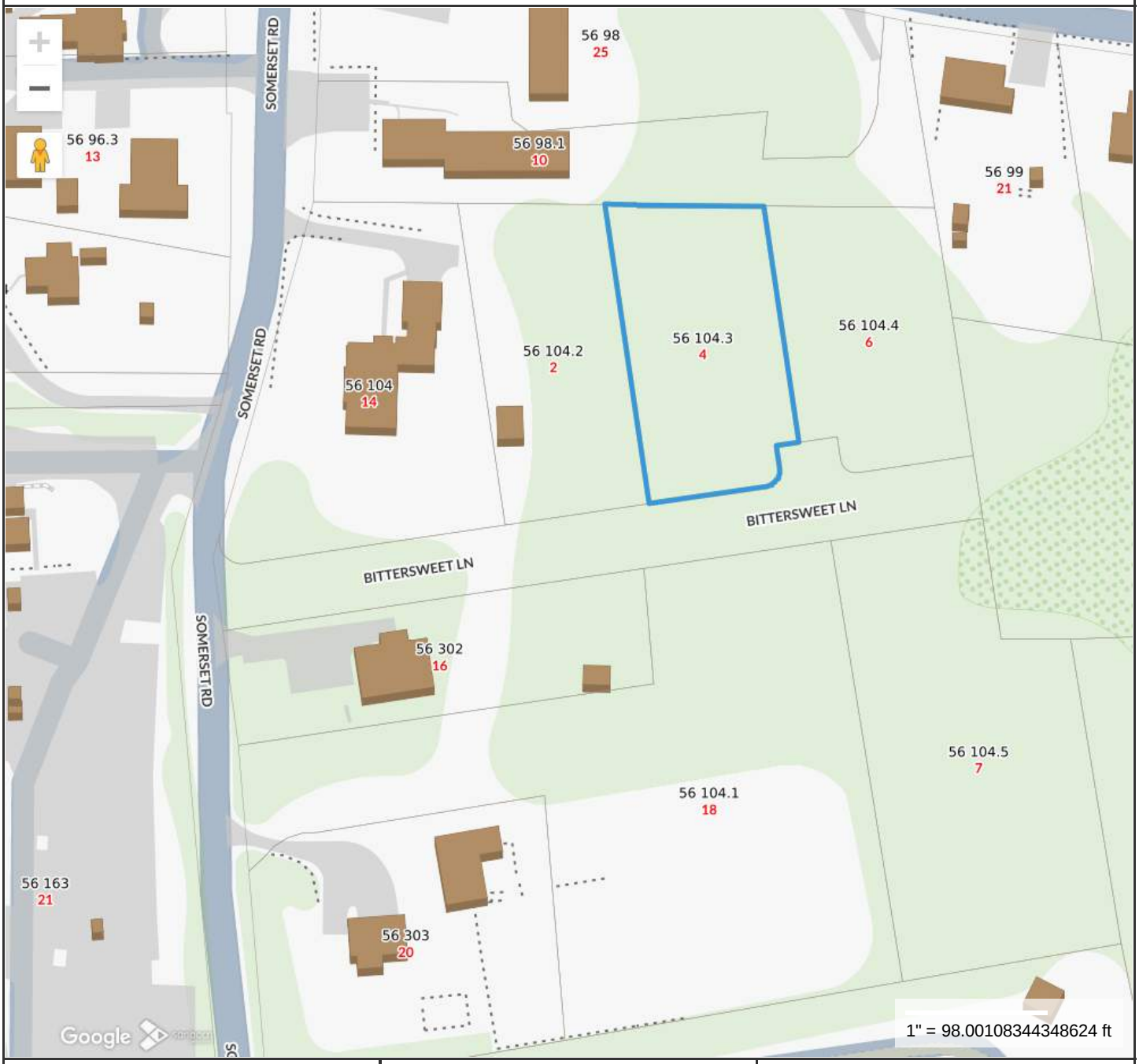
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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



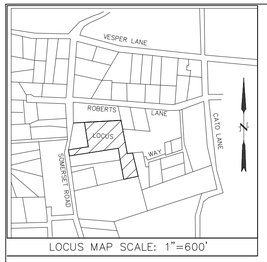
Nearby Precedent



Nearby Precedent



Nearby Precedent



LOCUS MAP SCALE: 1"=600'

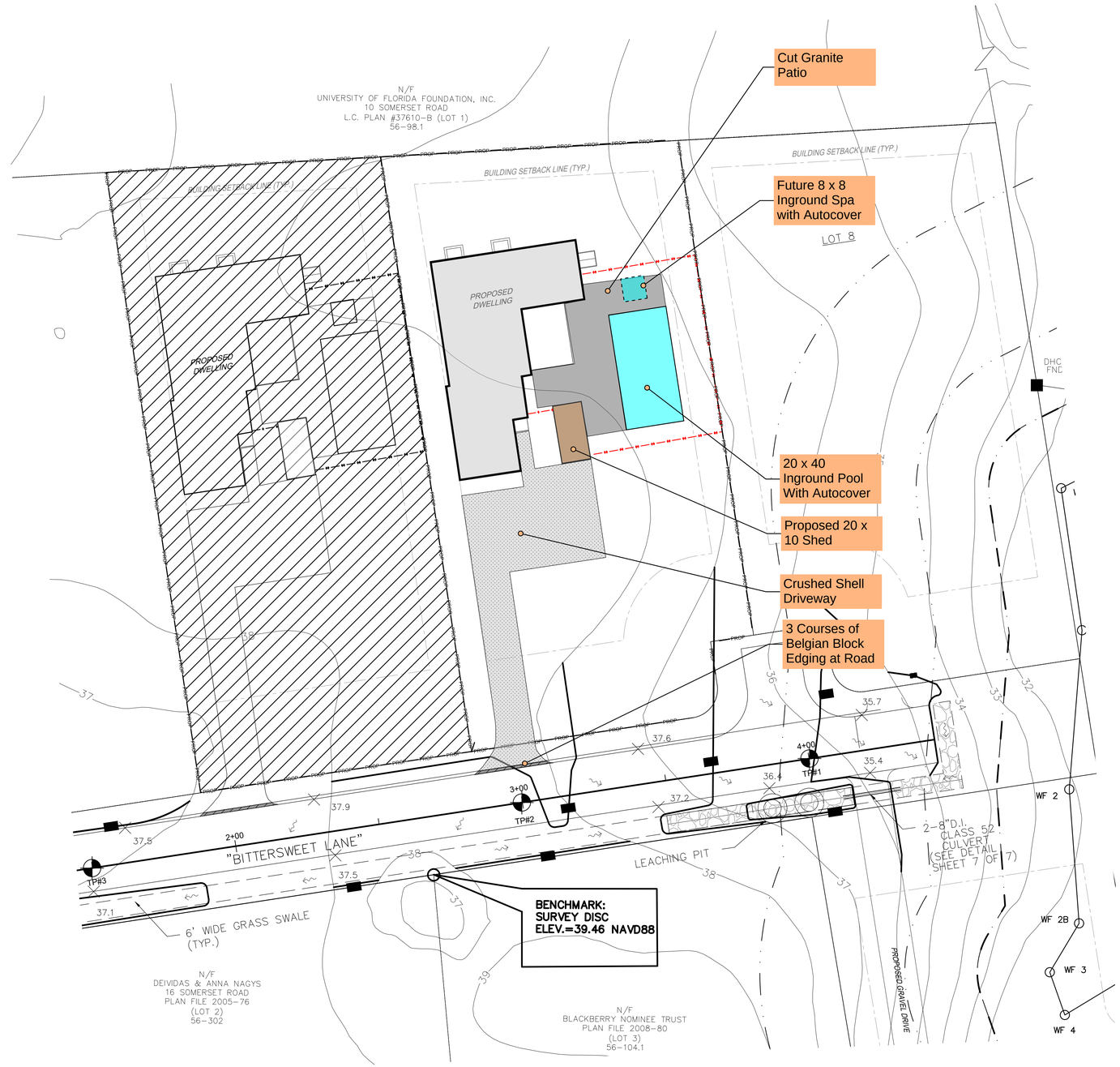
REFERENCES:
OWNER/APPLICANT:
MARIANNE STANTON & JAMES R. GIFFIN, TRUSTEES
(NANTUCKET PROBATE DOCKET NO. NA17P0026EA)
SOMERSET NOMINEE TRUST

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

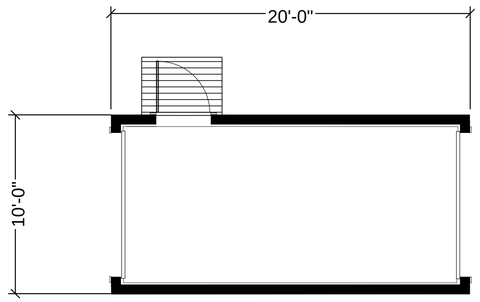
Drawn By: GB
Checked By: GB
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

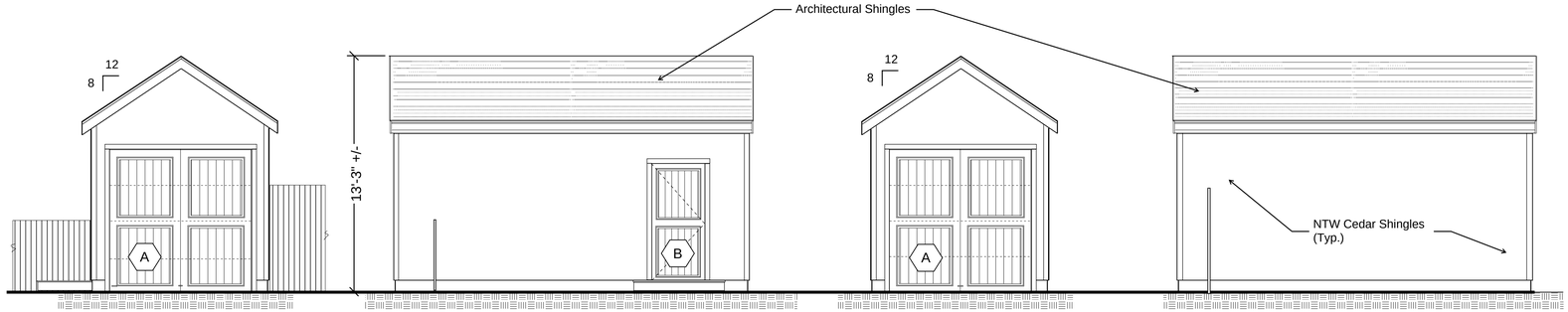
Project Number: RES 2501

Date: April 7, 2025

SP-1



FLOOR PLAN
1/4" = 1'-0"

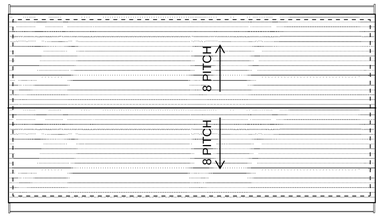


SOUTH ELEVATION
1/4" = 1'-0"

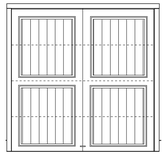
WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATON
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

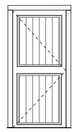


ROOF PLAN
1/4" = 1'-0"



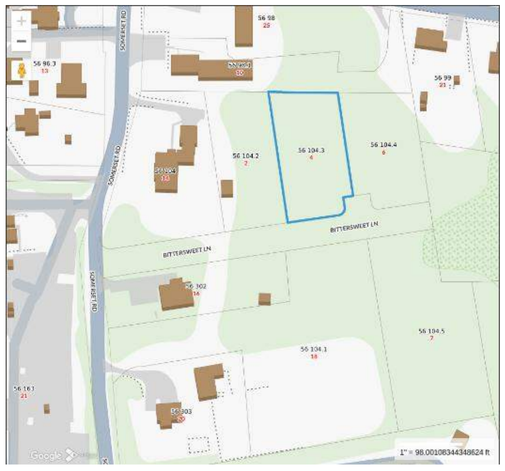
A

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.

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2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

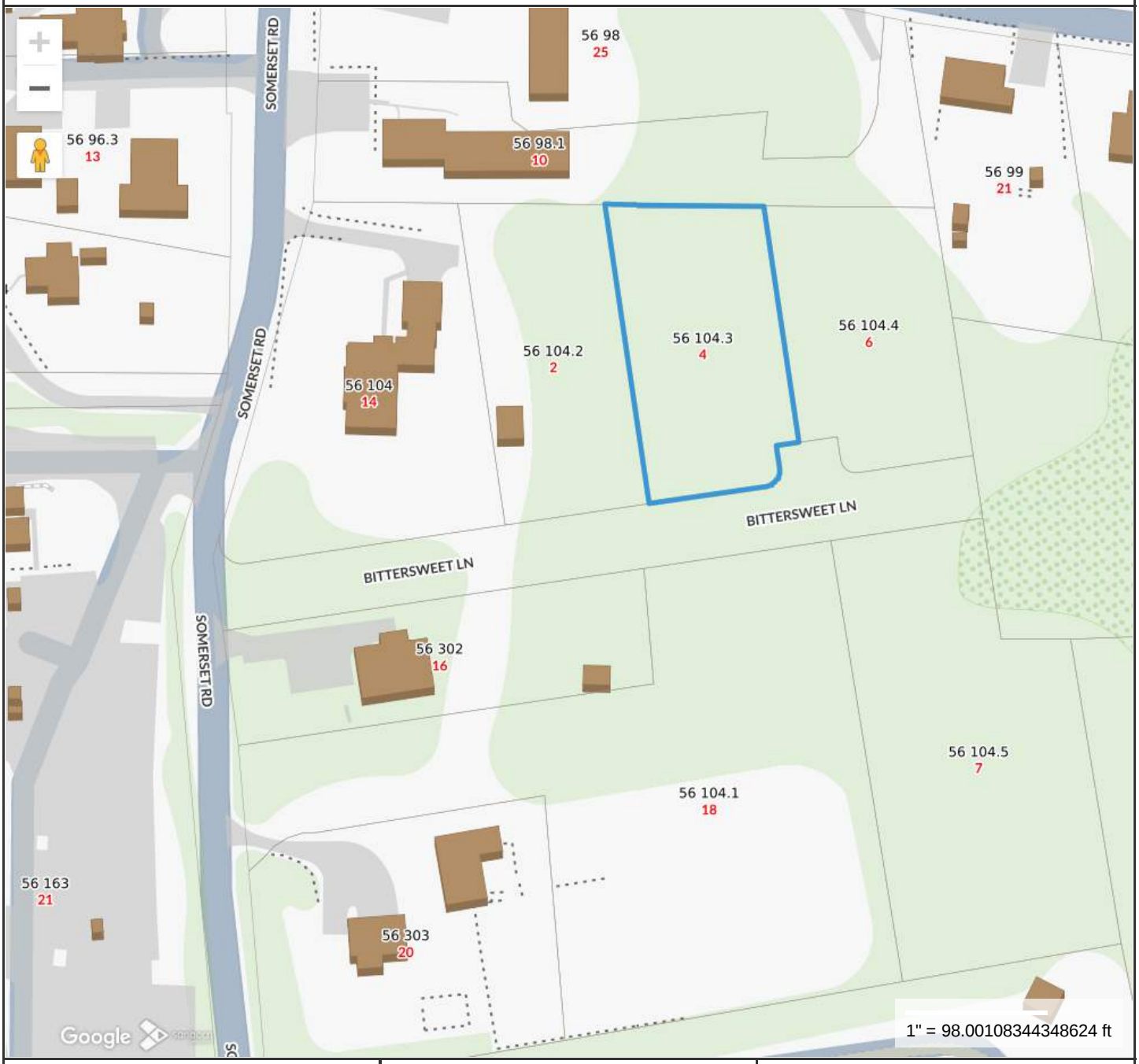
Penny Dey
Broker/Owner, GRI, ABRM
508-228-7707 X-211
508-221-0801 Cell
Penny@NantucketRealEstate.com

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

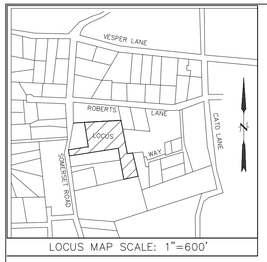
Property ID	191482
Location	4 BITTERSWEET LN
Owner	STANTON MARIANNE GIFFIN TR

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

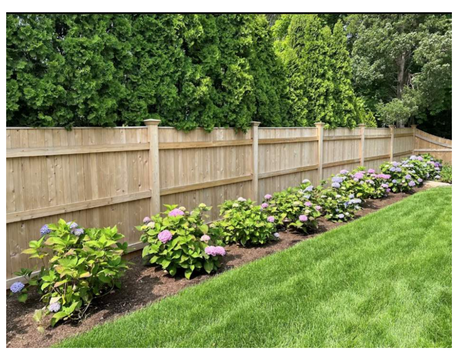
DEED REF.: BK. 800, PG. 95
PLAN REF.: PLAN BOOK NO. 19, PAGE 144
ANR FILE #7704 (LOT 5)

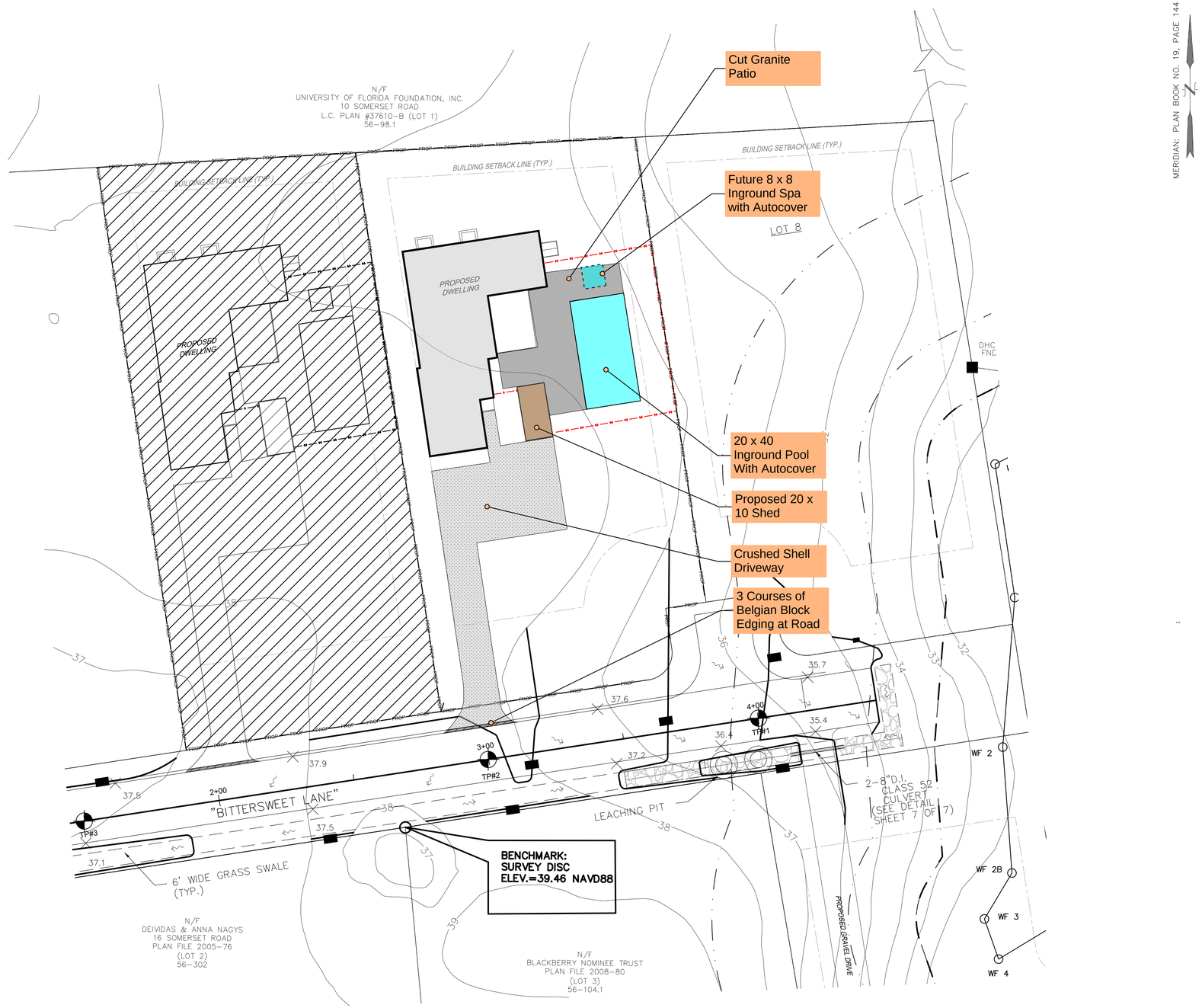
ASSESSORS REF.:
MAP: 56 PARCEL: 104

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.*.

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_____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must 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

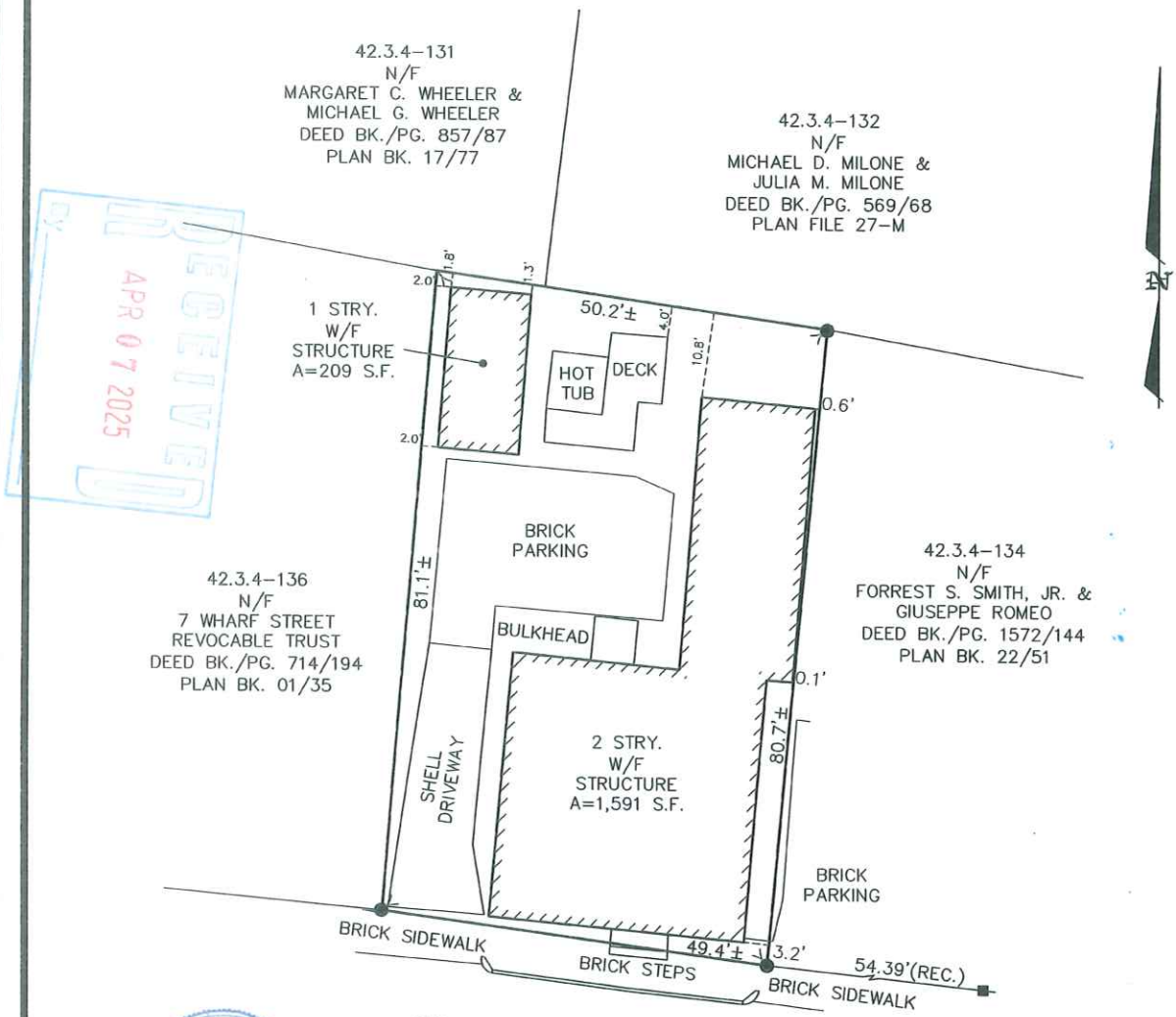
Total: **$14,271.42**

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

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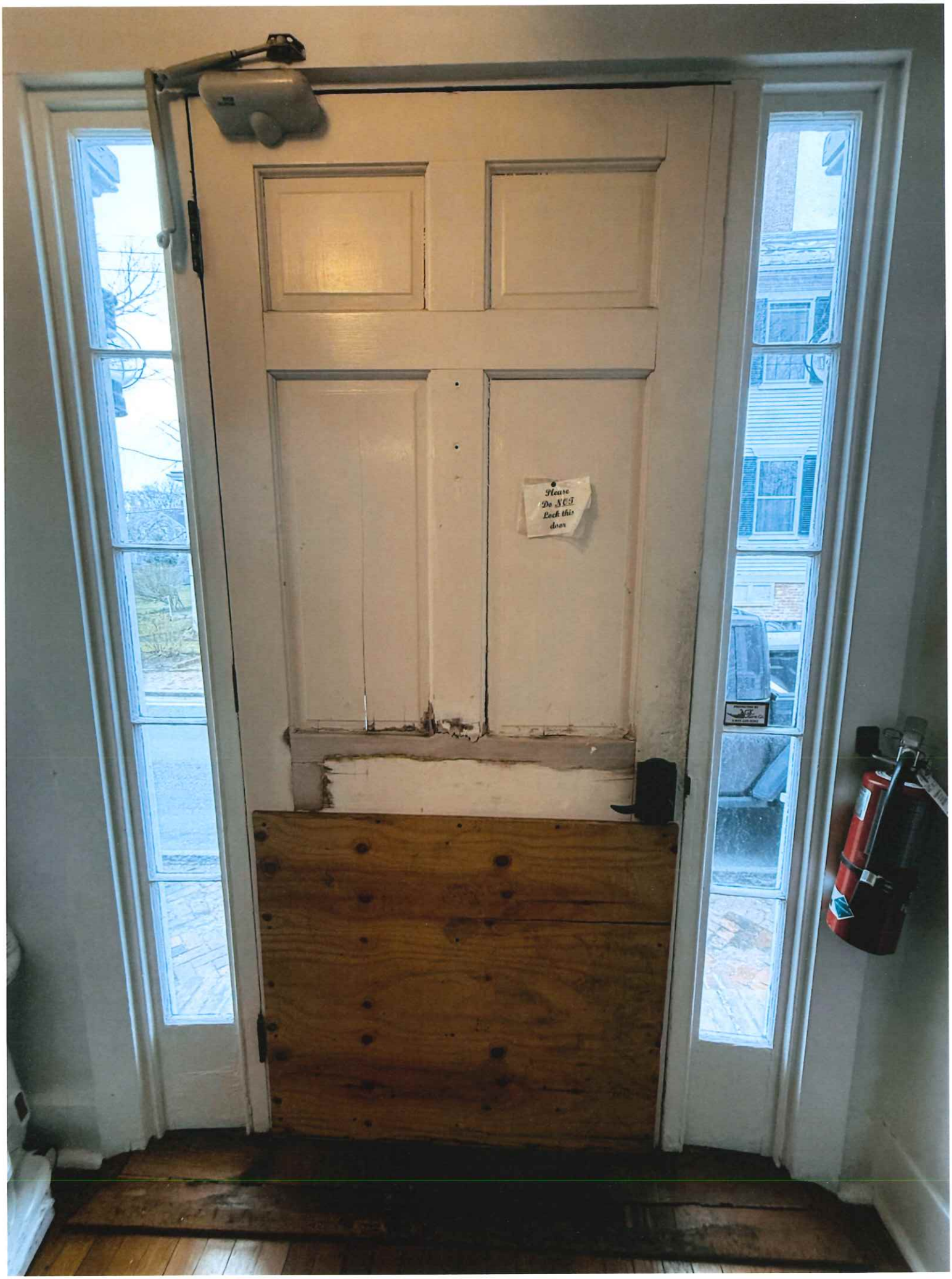
V:\DRAWFILES\B8906\BLP.dwg 4/13/2021 6:45:26 AM EDT

B8906


31

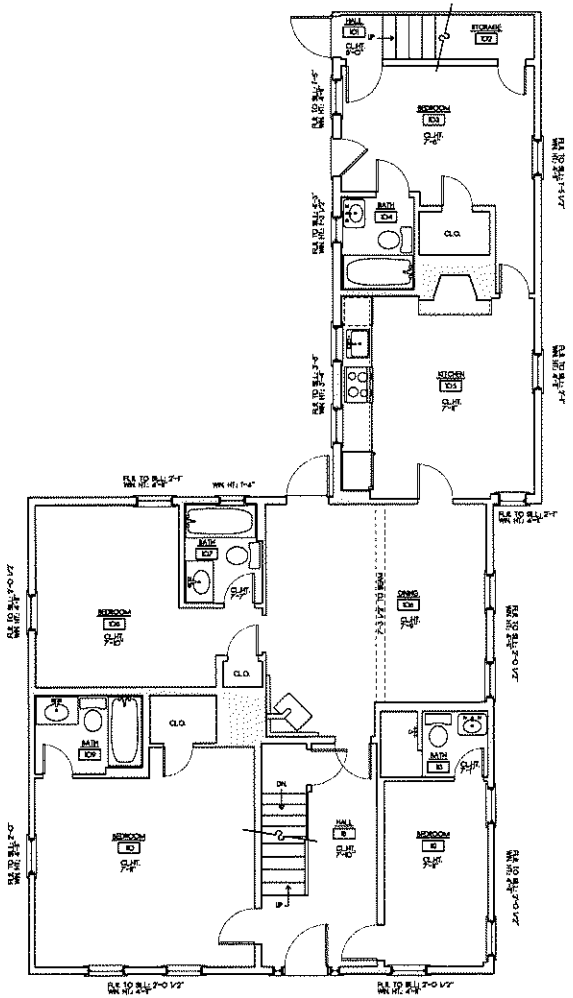

Please
Do NOT
Lock this
door


Please
Do NOT
Lock this
door

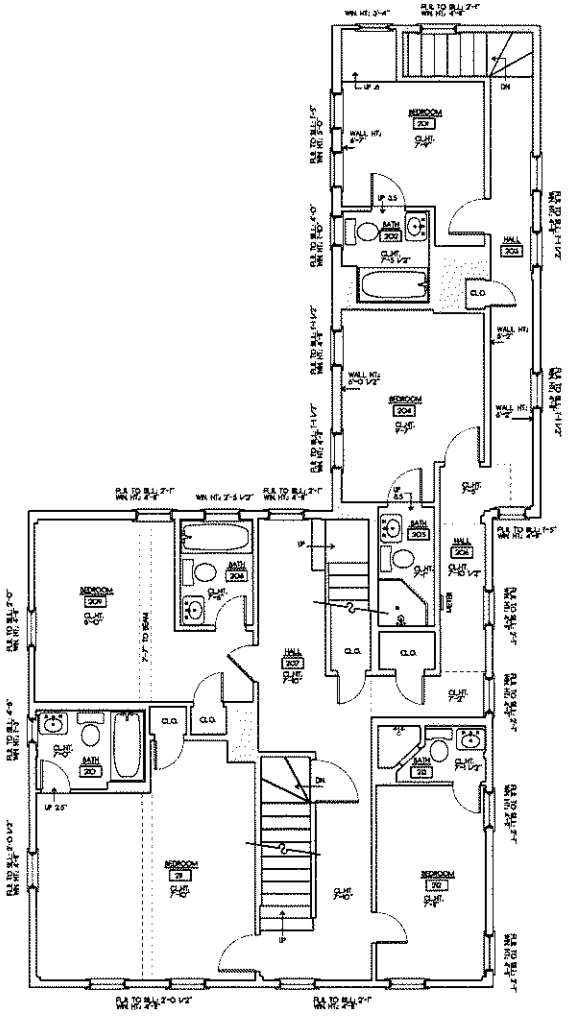




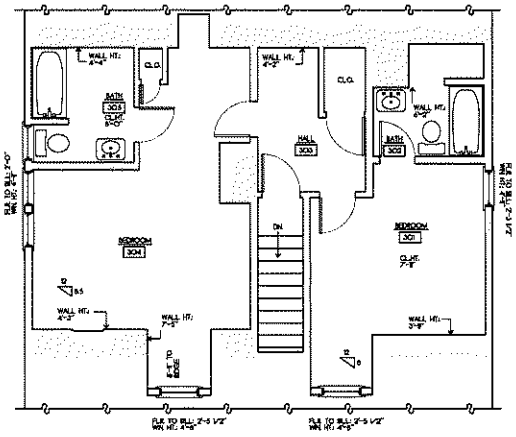




EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
1393 S.F.



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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

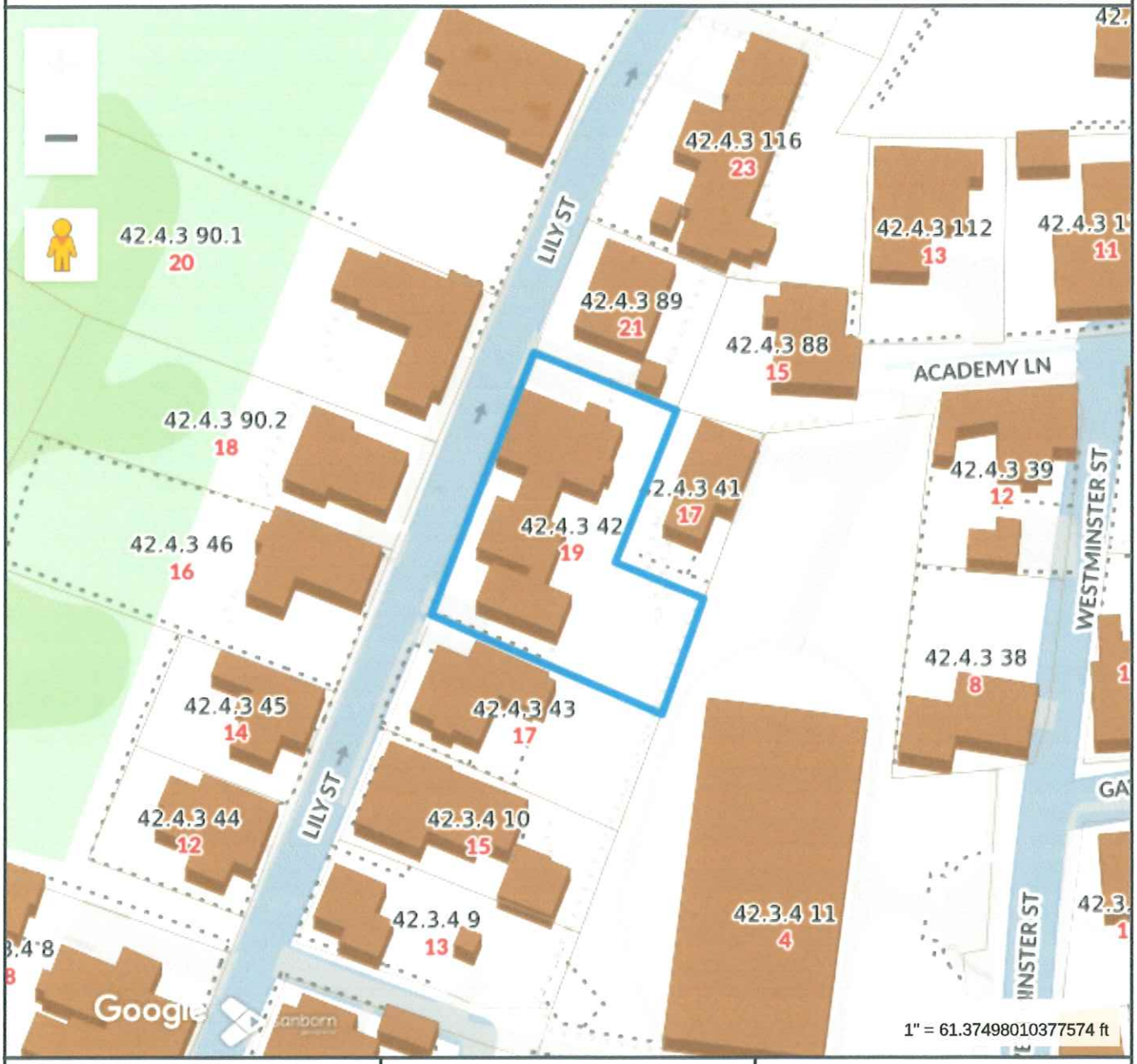
* Attach manufacturer's color samples if color is not from HDC approval list.

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

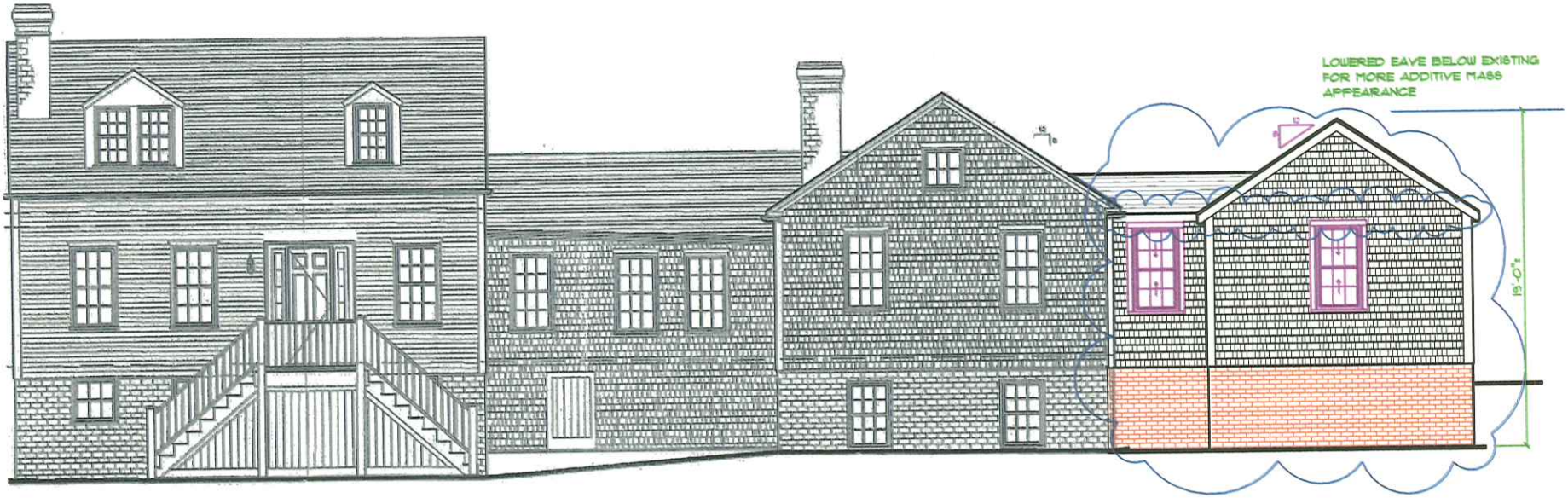
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

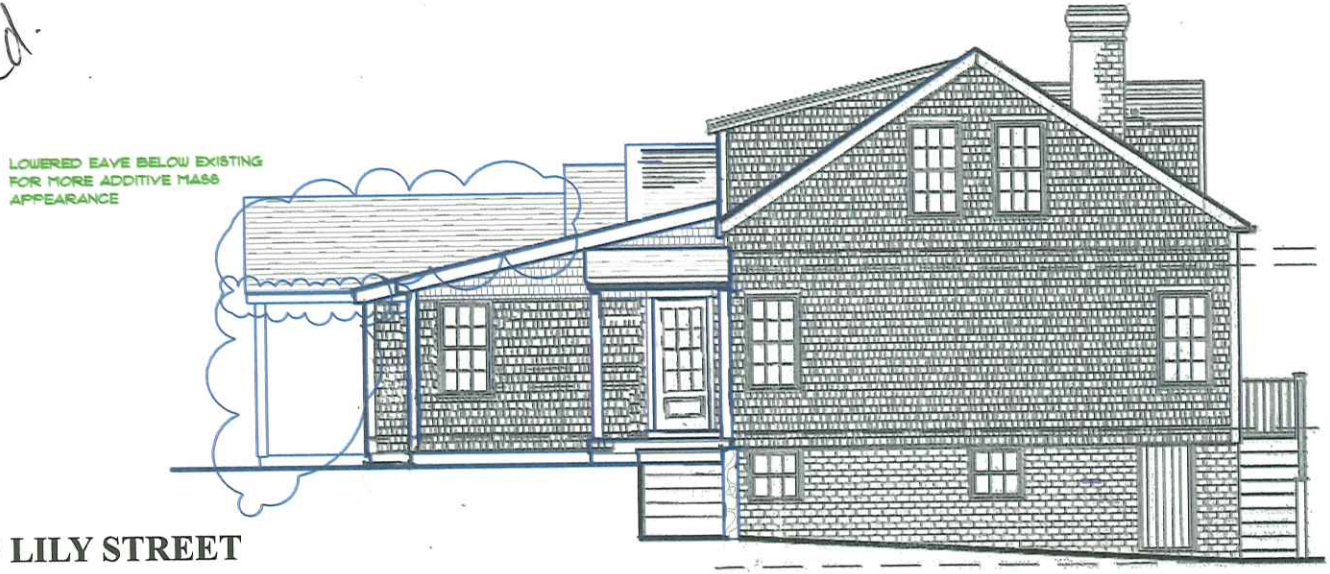
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
APR 07 2025
BY



FRONT (NORTH) ELEVATION

front clapboards to be painted.

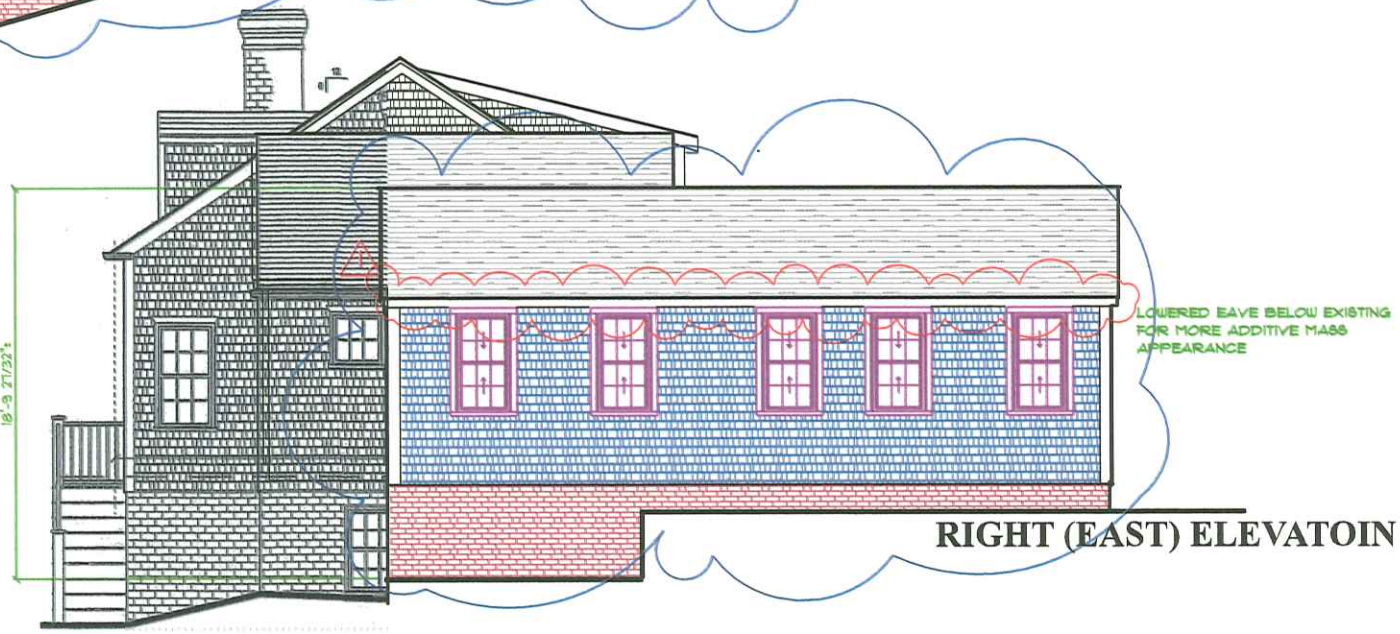


LEFT (WEST) ELEVATOIN

PAGNAM- 19 LILY STREET
PROPOSED ADDITION
STAFF APPROVAL COA 71736

REAR (SOUTH) ELEVATION





RIGHT (EAST) ELEVATOIN

PAGNAM- 19 1
PROPOSED
STAFF APPROV

Nantucket Fog

AC-22

Also known as Santorini Blue 1634. This color is part of America's Colors. A concise collection of soft neutrals features a snapshot in color of America's most popular, well-traveled regions. Geographically inspired with tones that are welcoming, America's Colors' palette of 42 subtle colors delivers a collection ranging from the pale gray tones of our beautiful coastlines to the rich, clay earthtones of the Southwest desert.

LRV ⓘ
45.02



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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 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)

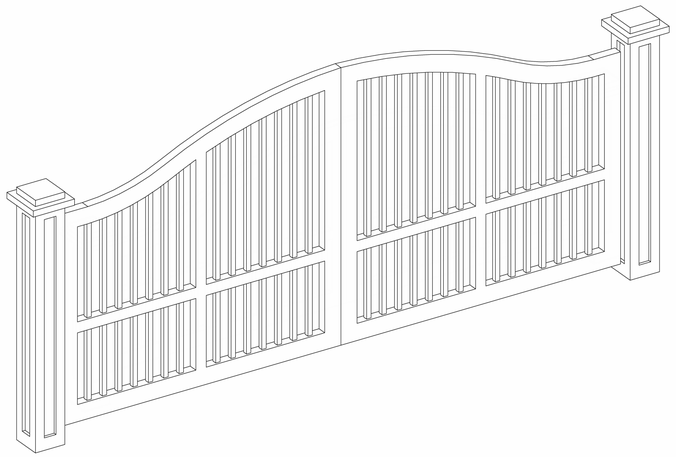
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

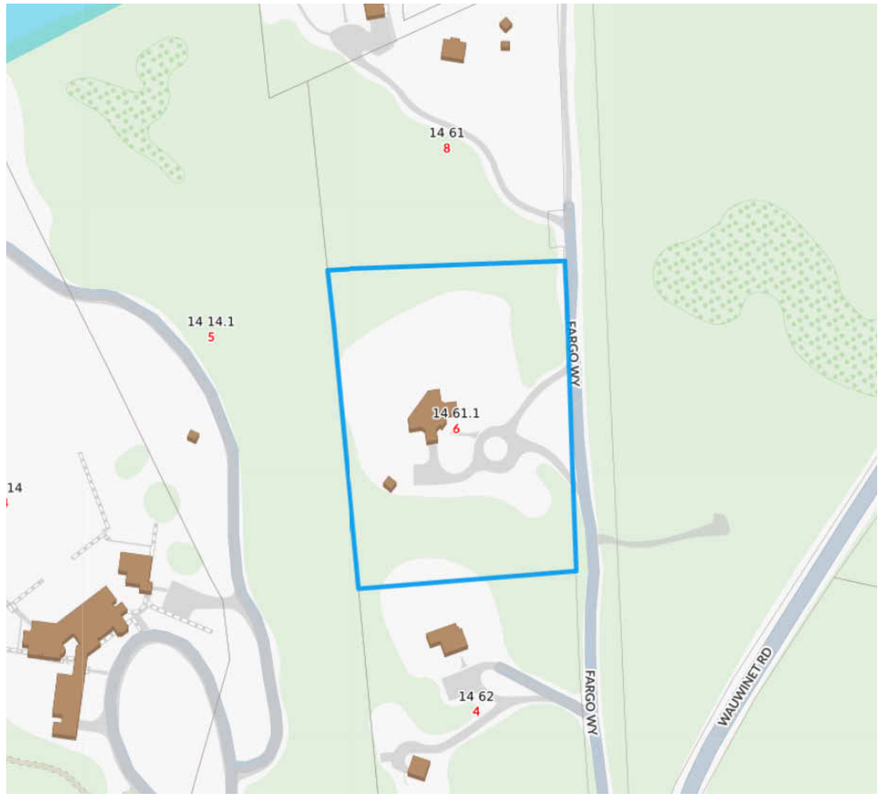
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

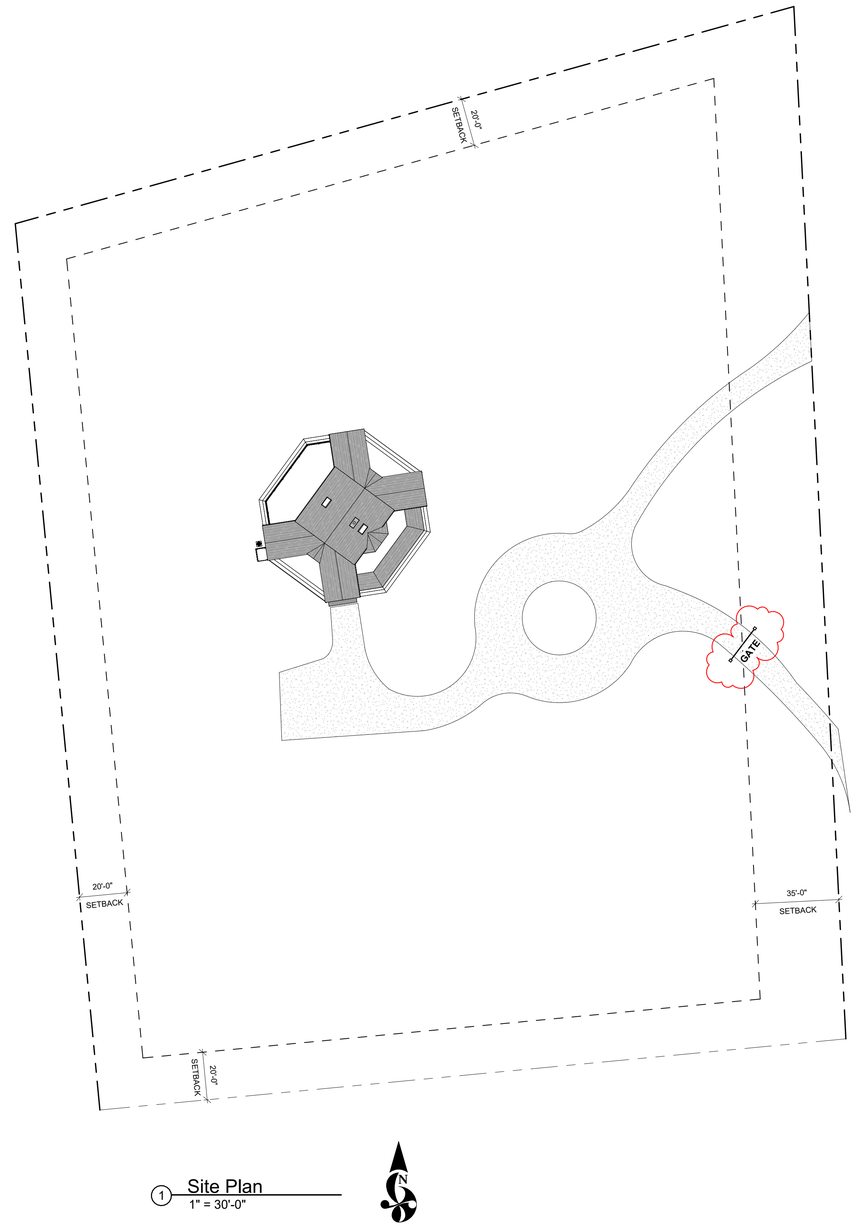
Peacock

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

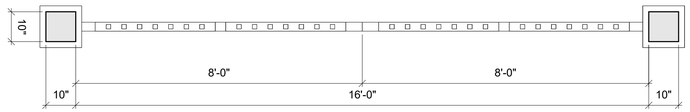
Peacock
6 Fargo Way, Nantucket, MA
Driveway Gate
HDC2 Photos

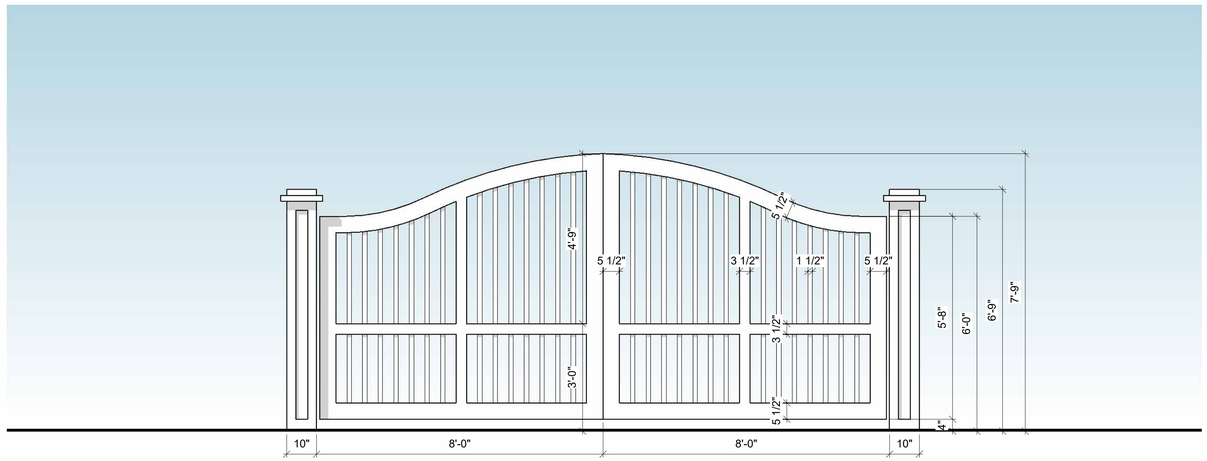
#	Date	Note
1	2025.04.07	HDC Submission

HDC2

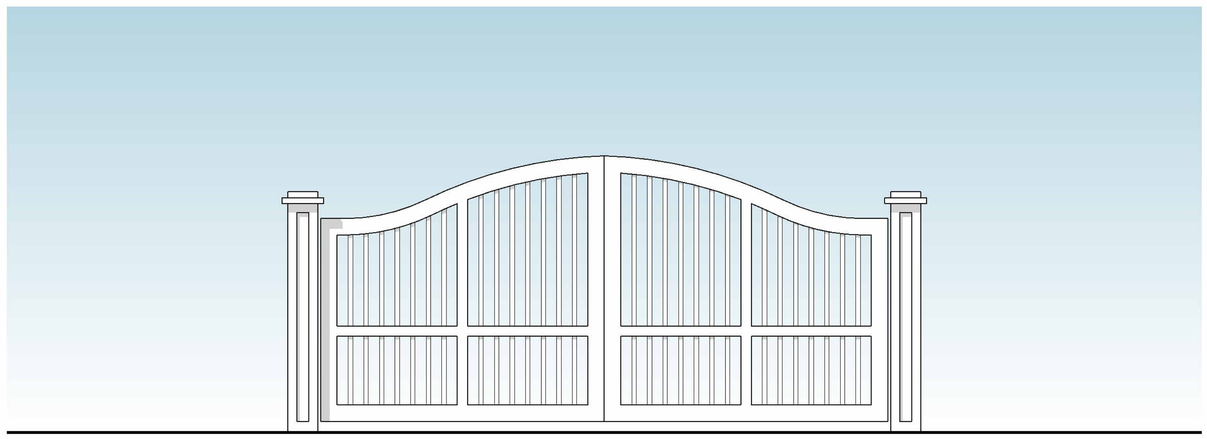
4/7/2025 4:39:46 PM

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

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



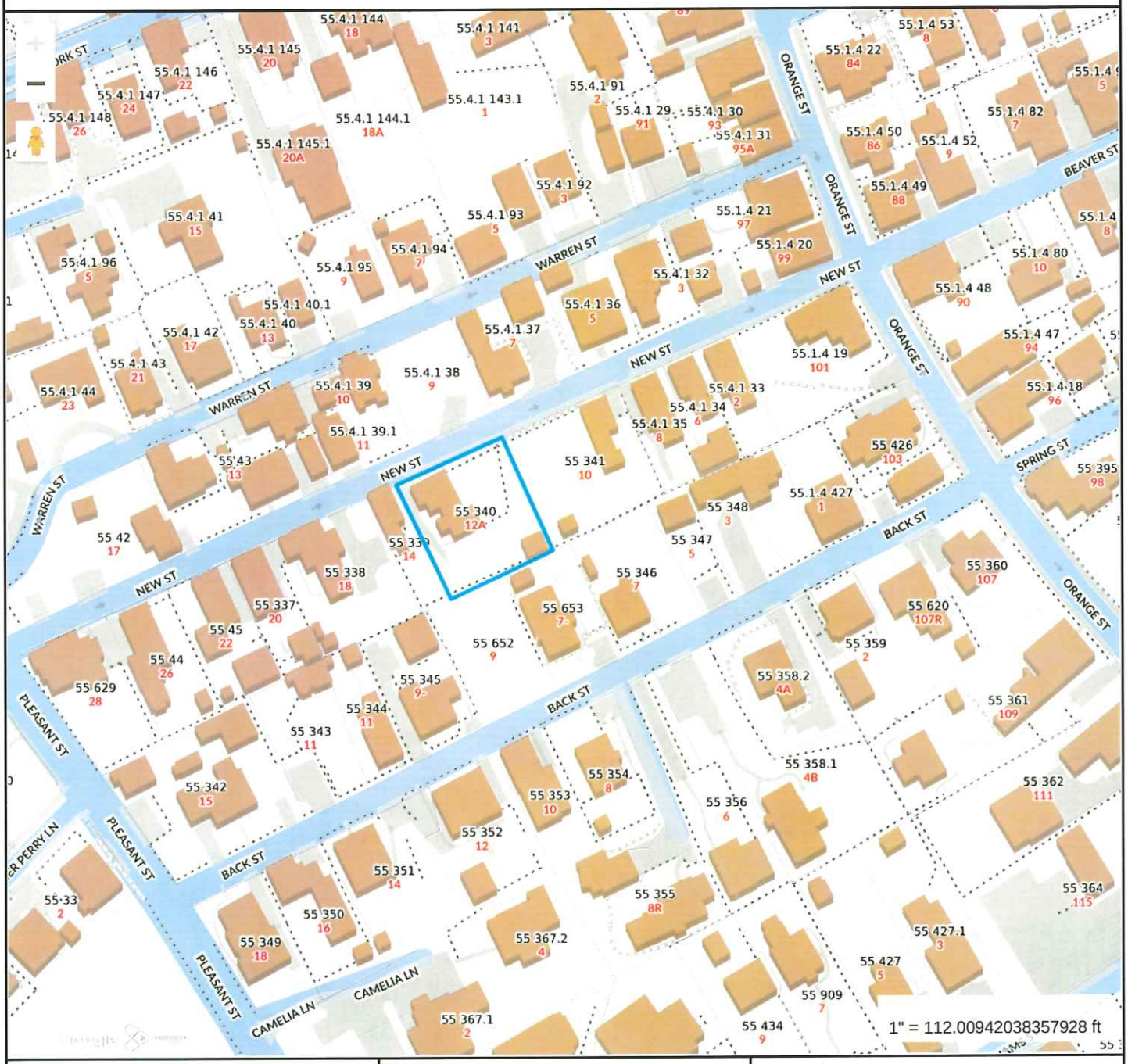
N

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 _____

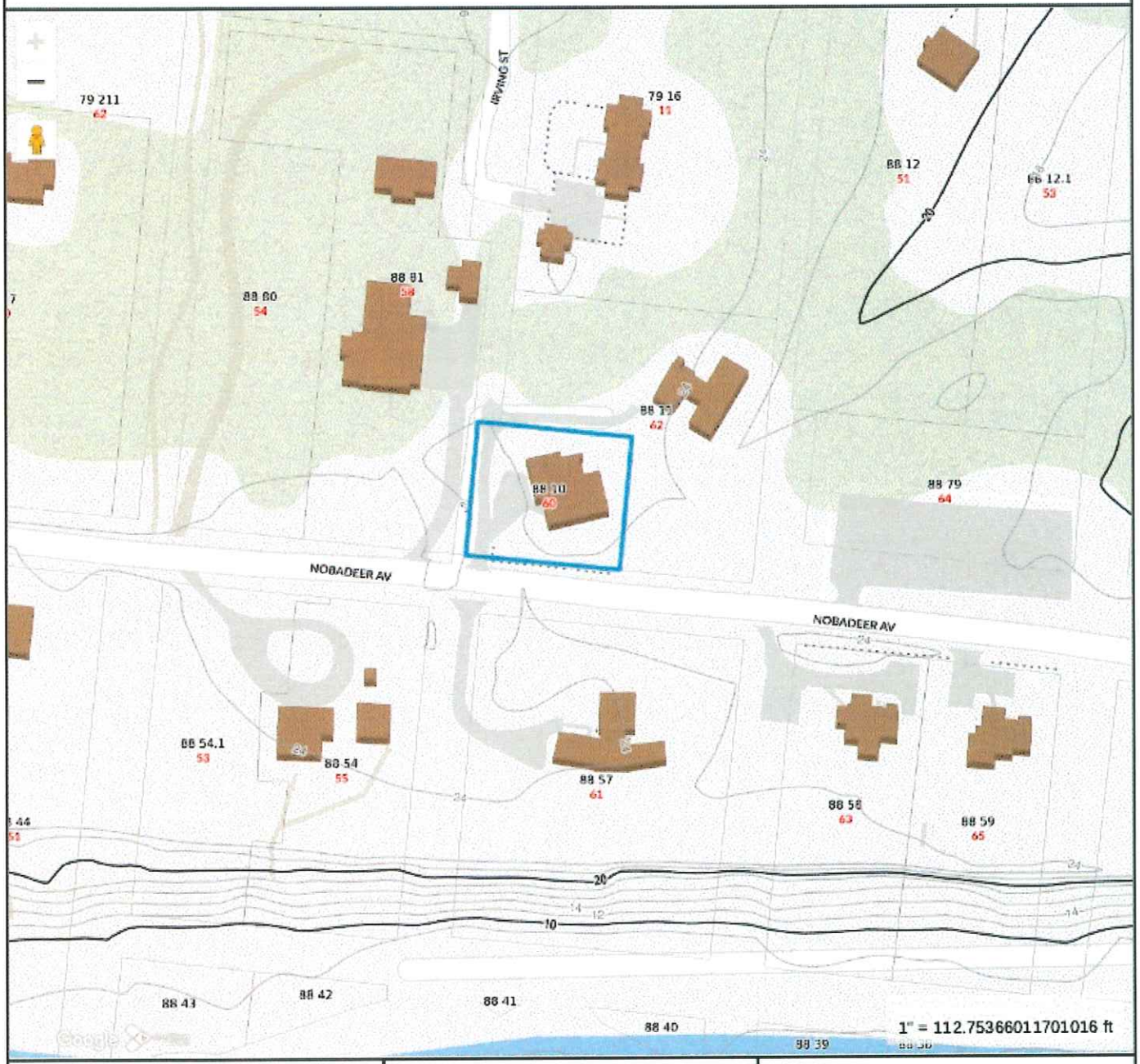
Attach manufacturer's color samples if color is not from HDC approval list.

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

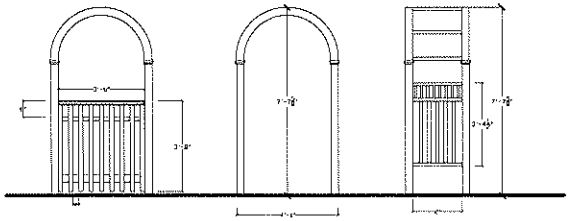
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

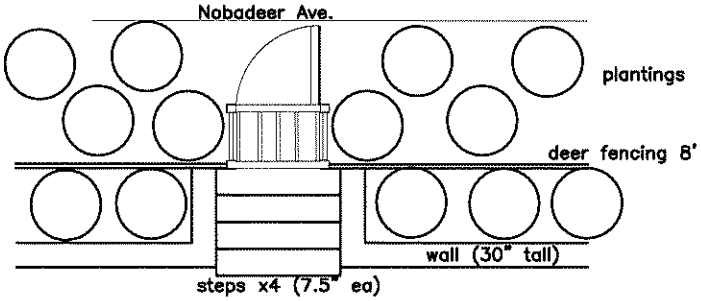
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

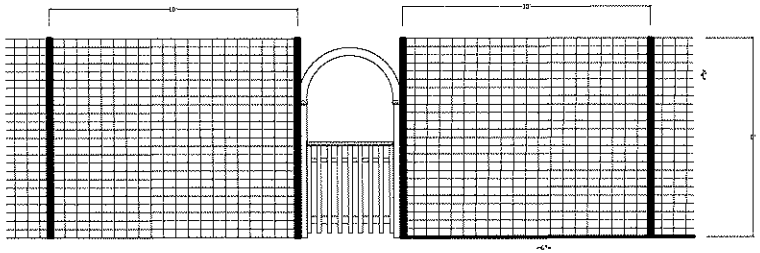
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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:

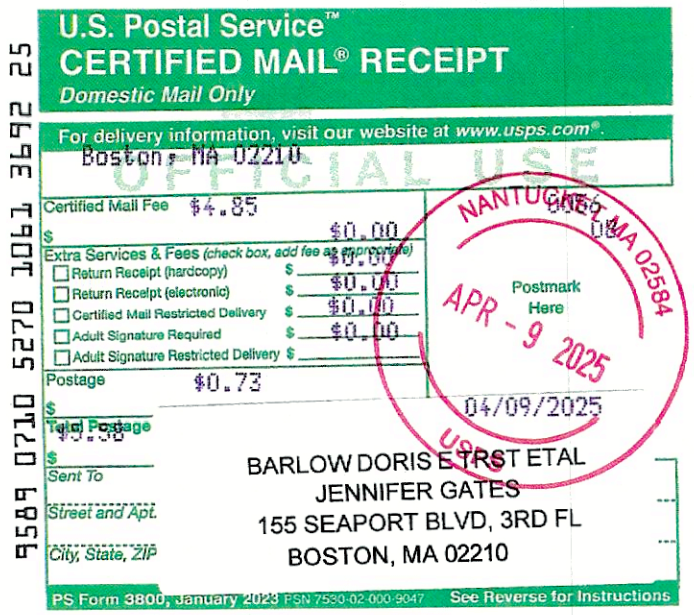
RAISE BUILD @ 5'-3" TO 1ST FLOOR

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.



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Boston, MA 02210

Certified Mail Fee $4.85
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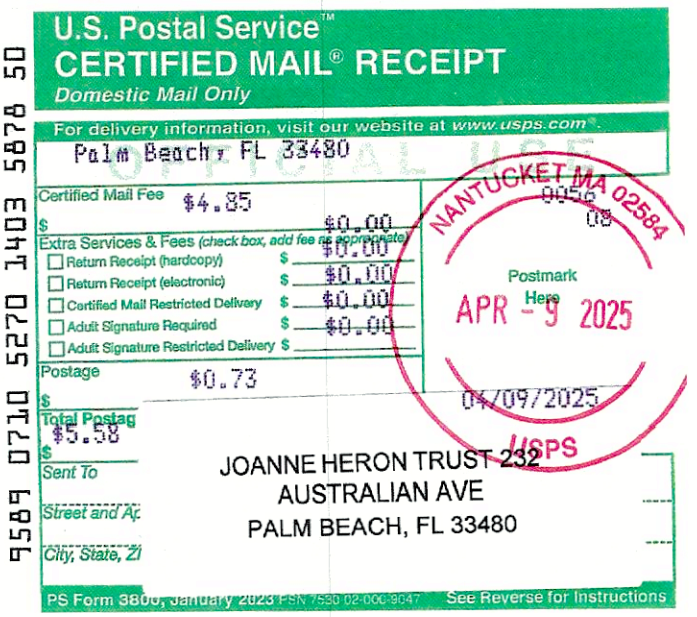
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage $5.58
$
Sent To BARLOW DORIS ETRST ETAL
JENNIFER GATES
Street and Apt. 155 SEAPORT BLVD, 3RD FL
City, State, ZIP 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



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Palm Beach, FL 33480

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☐ Adult Signature Restricted Delivery $
Postage $0.73
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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
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04/09/2025
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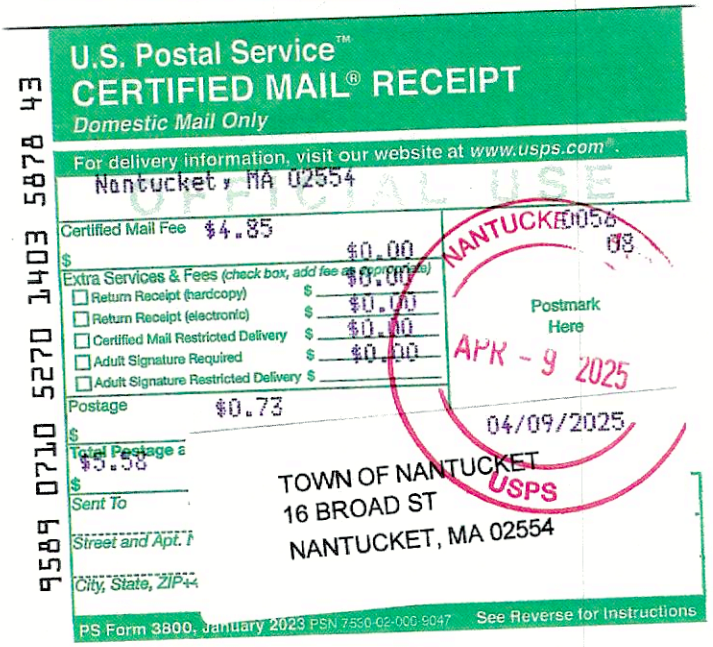
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5878 50



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Nantucket, MA 02554

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☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage a $5.58
$
Sent To TOWN OF NANTUCKET
Street and Apt. 16 BROAD ST
City, State, ZIP+4 NANTUCKET, MA 02554

NANTUCKET MA 02584
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APR - 9 2025
04/09/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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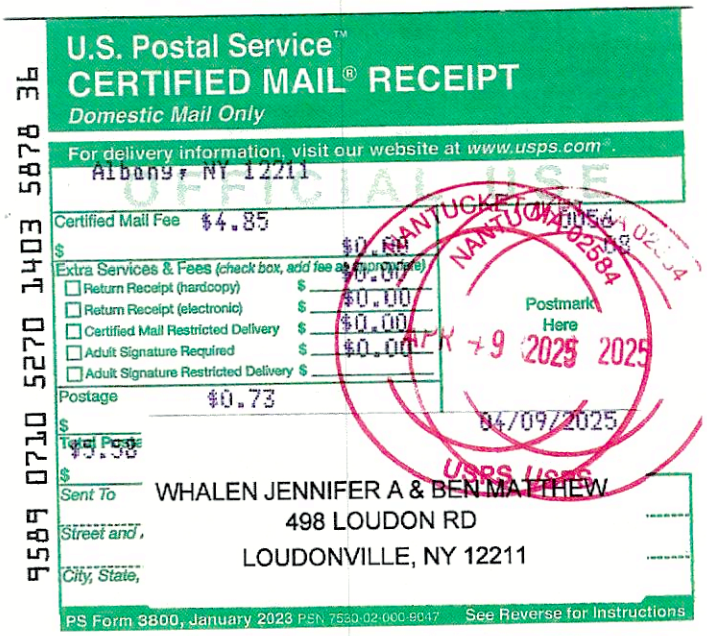

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Albany, NY 12211

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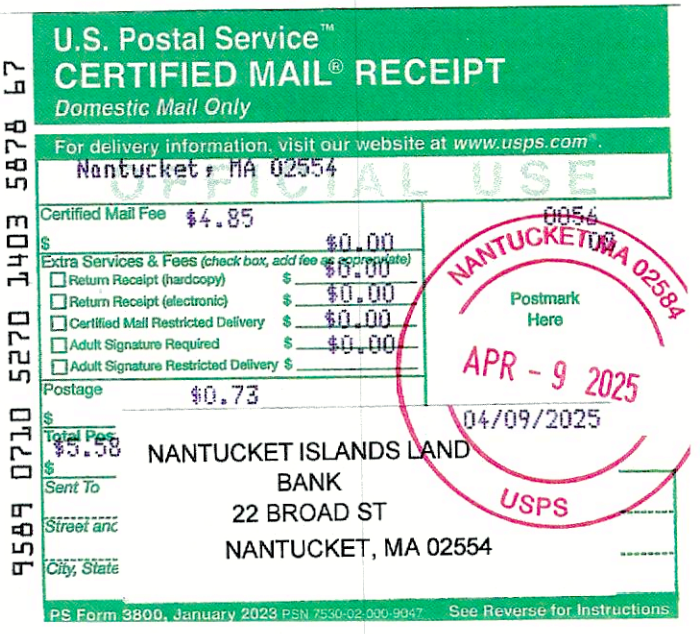
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Post $5.58
$
Sent To WHALEN JENNIFER A & BEN MATTHEW
Street and 498 LOUDON RD
City, State, LOUDONVILLE, NY 12211

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



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Certified Mail Fee $4.85
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☐ 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
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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

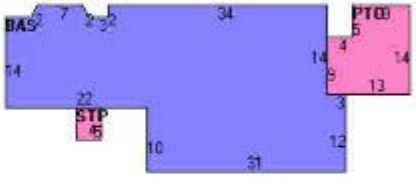
Year Built: 1955
Living Area: 1,100
Replacement Cost: $1,150,496
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,012,400

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

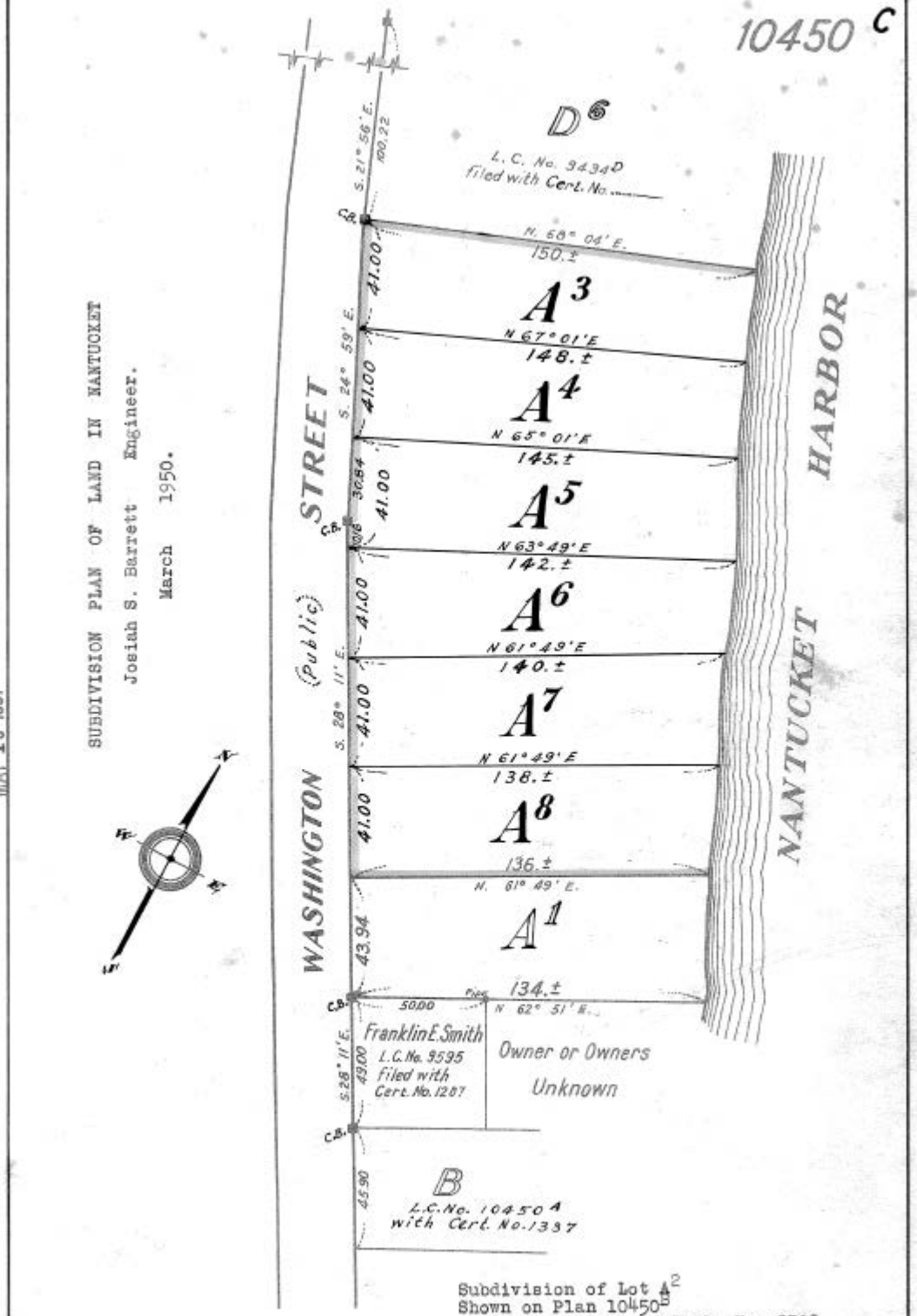


Building Layout



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

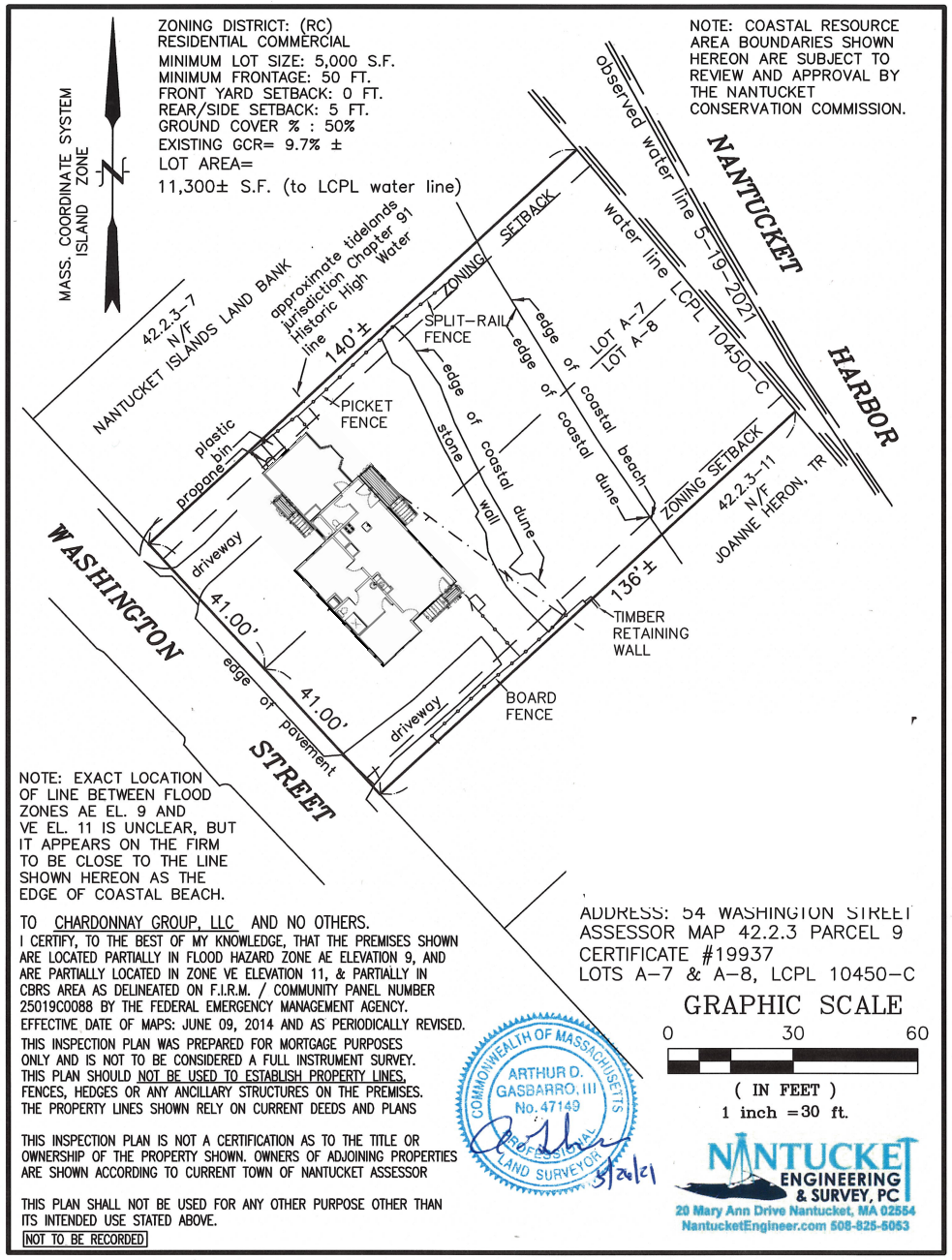
Separate certificates of title may be issued for lots $A^3, A^4, A^5, A^6, A^7, A^8$ as shown hereon by the Court

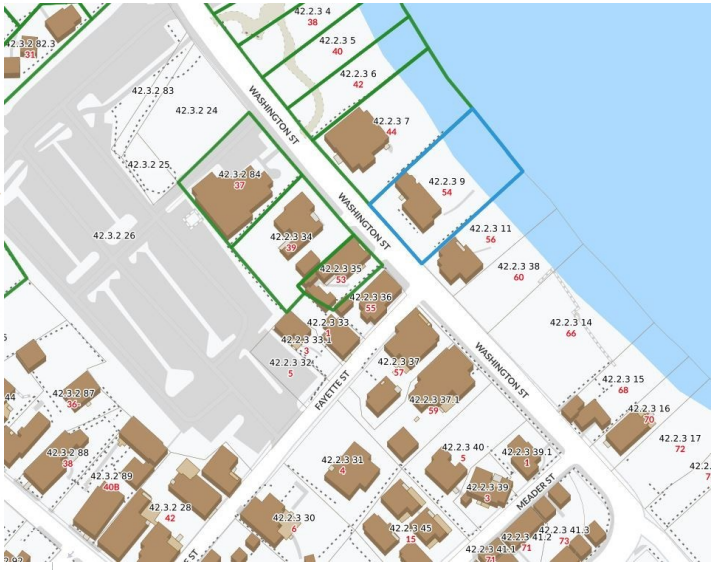
May 8, 1950.

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

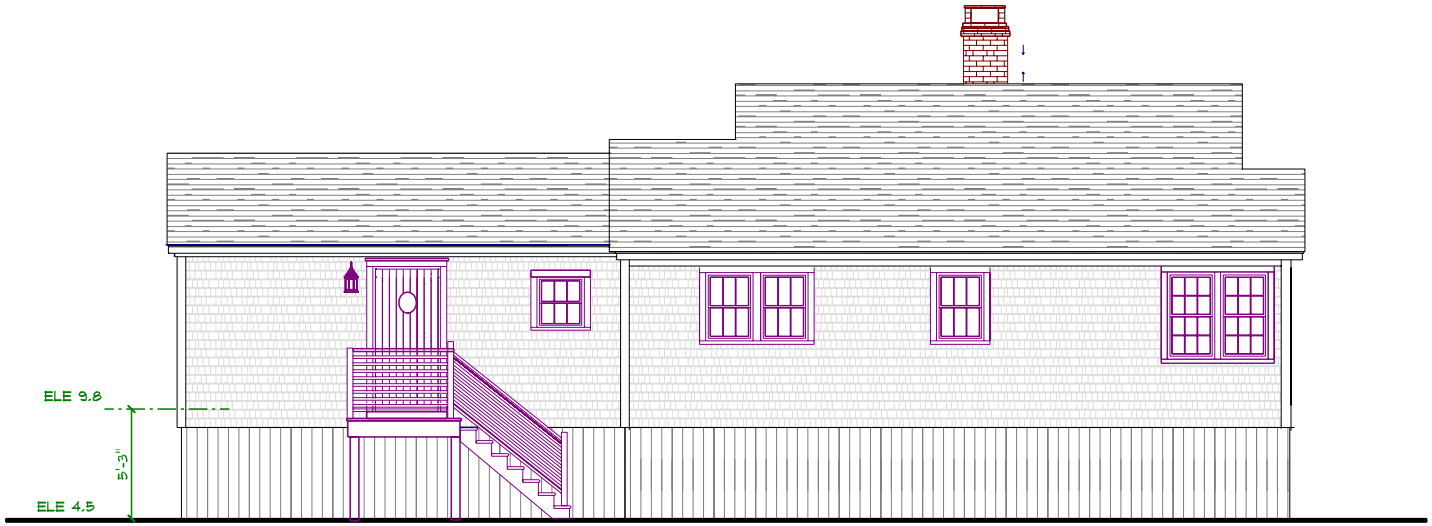
54 WASHINGTON ST
PROPOSED ALTERATIONS

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

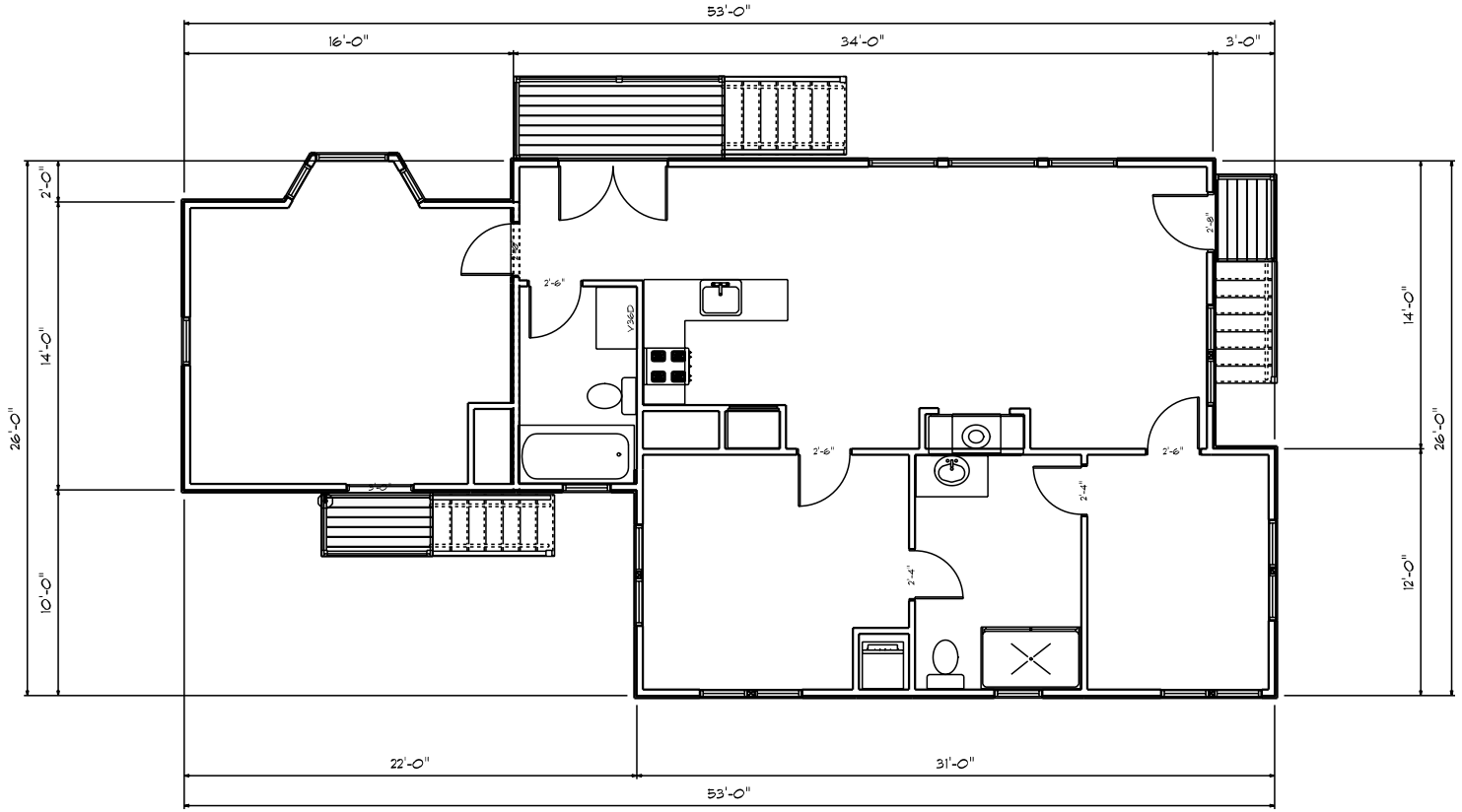
SCALE: 1/4"=1'

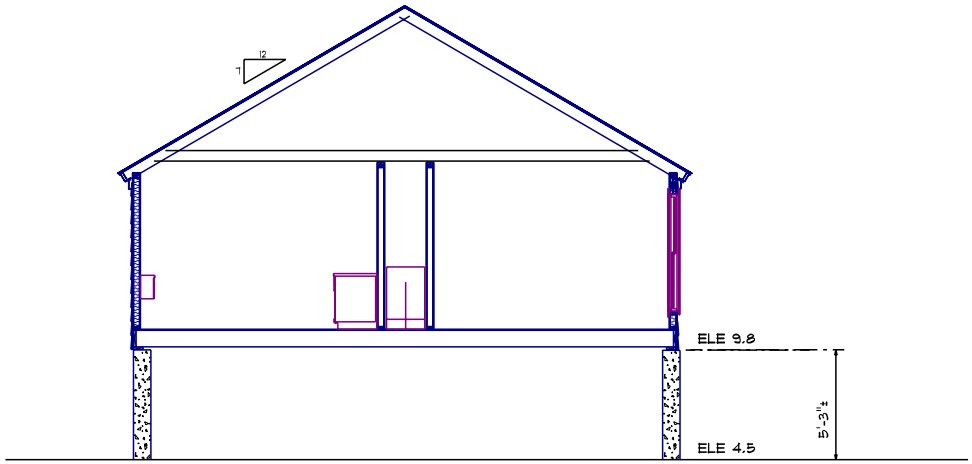
DRAWN BY: VO

DATE: 4-4-25

54 WASHINGTON ST
PROPOSED ALTERATIONS

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584





PLEASE NOTE:

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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°: 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).

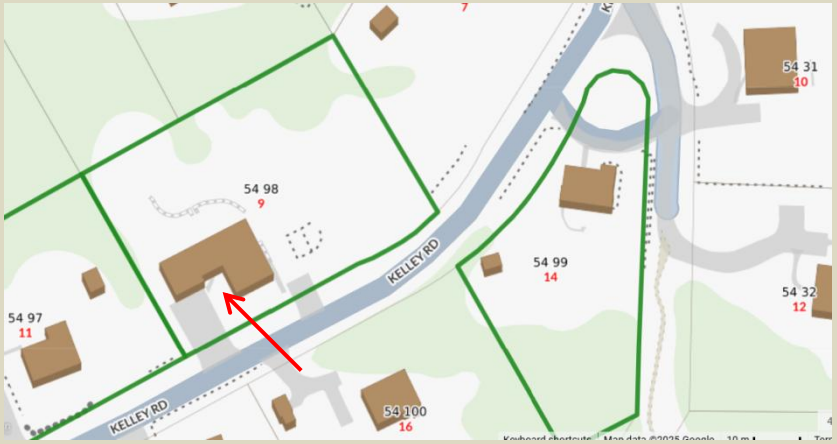
V 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

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15.725 kW
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Northwest



Northeast



Southwest



Southeast

Elevations

COTUIT SOLAR

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System:
15.725 kW
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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

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29 Trinity Place
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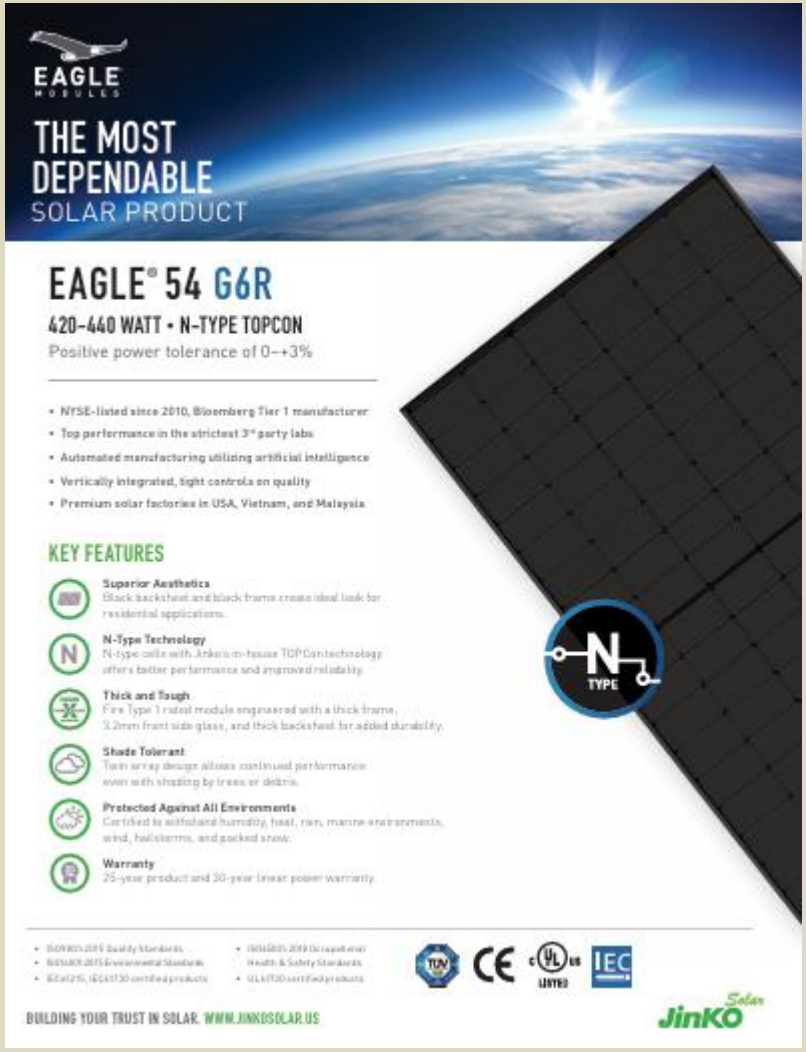

COTUIT SOLAR

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508-428-8442
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Project:
Kristina Jelleme
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37 Eagle 425W Solar Panels
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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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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 —

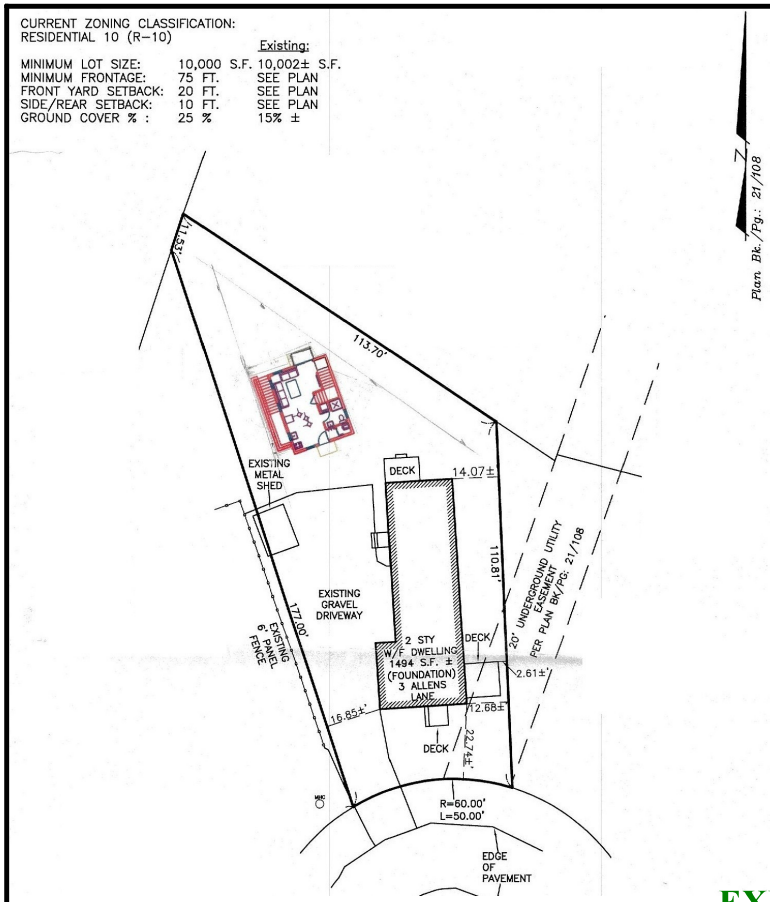
* Attach manufacturer's color samples if color is not from HDC approval list.

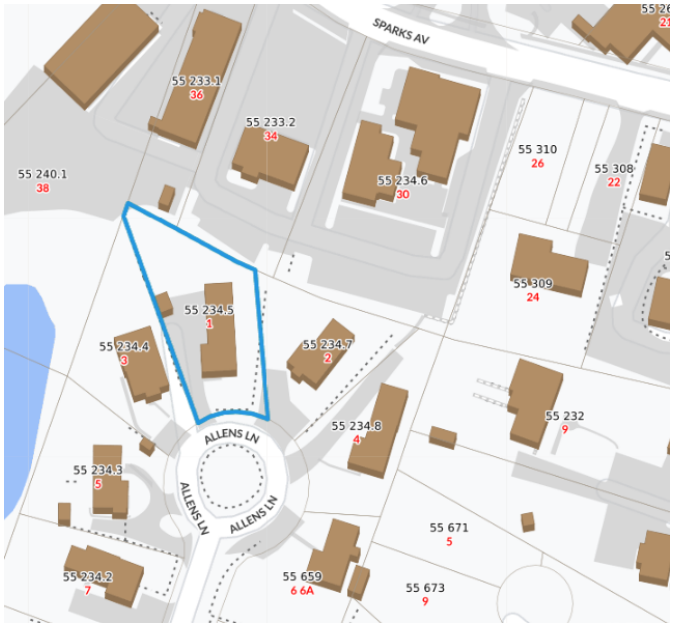
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

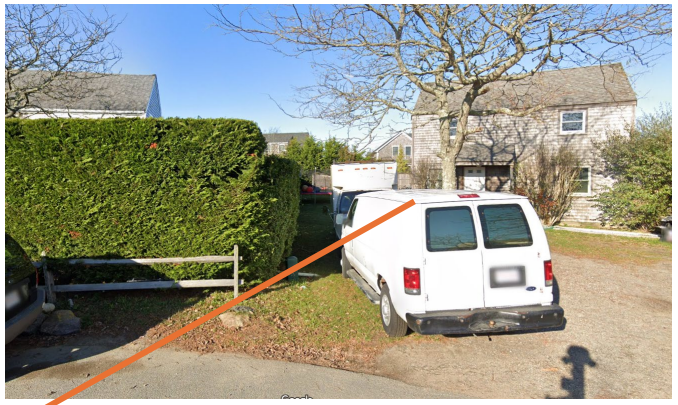
Auto Body-Cumbies – Strip Mall







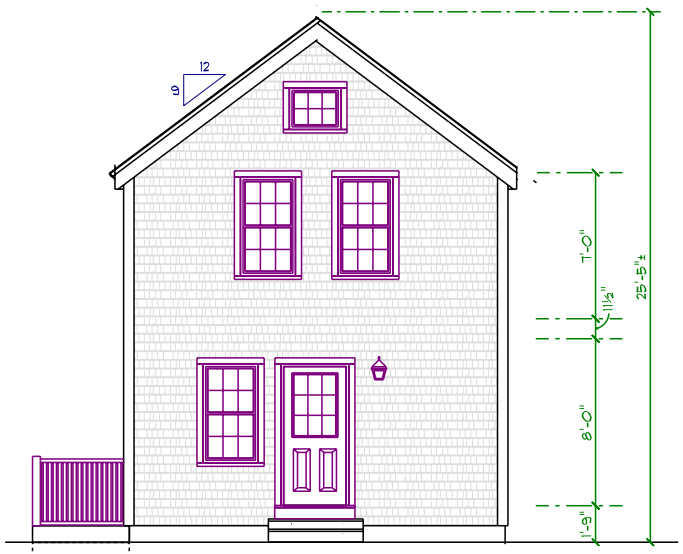








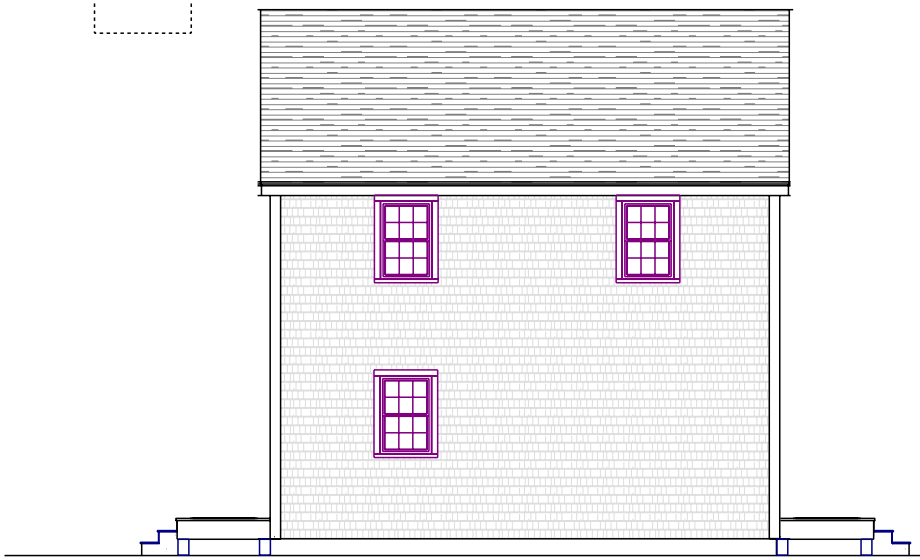
Neighborhood context



FRONT (SOUTH)



LEFT (WEST)



RIGHT (EAST)



REAR (NORTH)

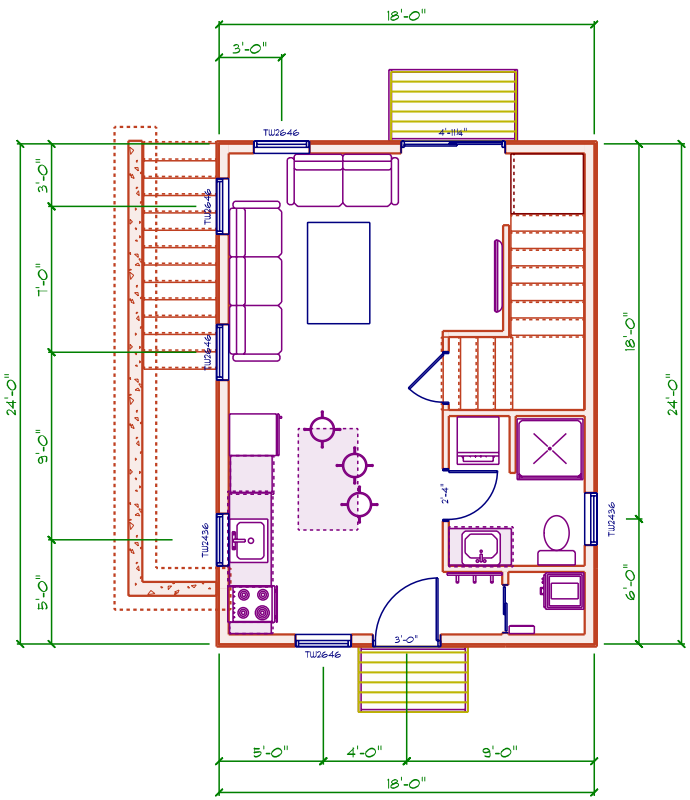
SCALE: 1/4"=1'

DRAWN BY: VO

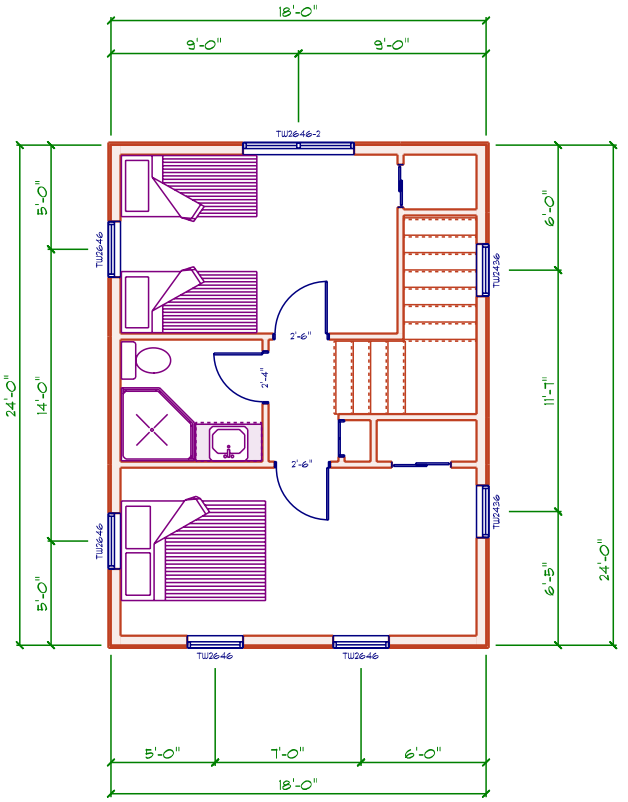
DATE: 1-24-25

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.

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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).

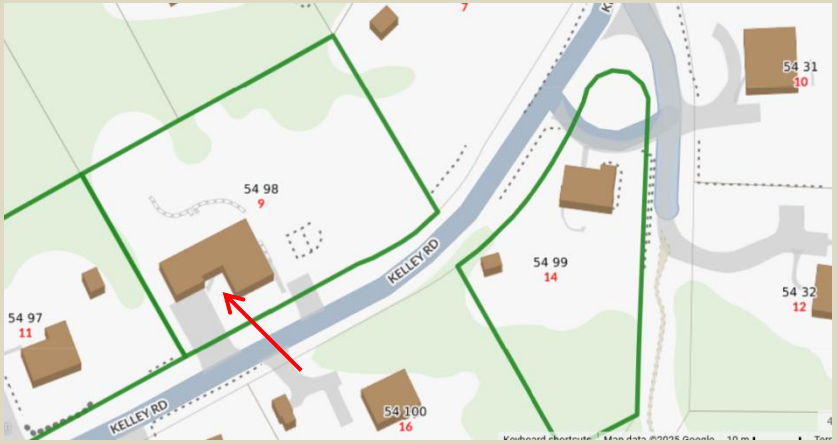
V 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

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508-428-8442
29 Trinity Place
Mashpee, MA 02649

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System:
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System:
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Northwest



Northeast



Southwest



Southeast

Elevations

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Project:
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9 Kelley Road
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System:
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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.







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Mashpee, MA 02649

Project:
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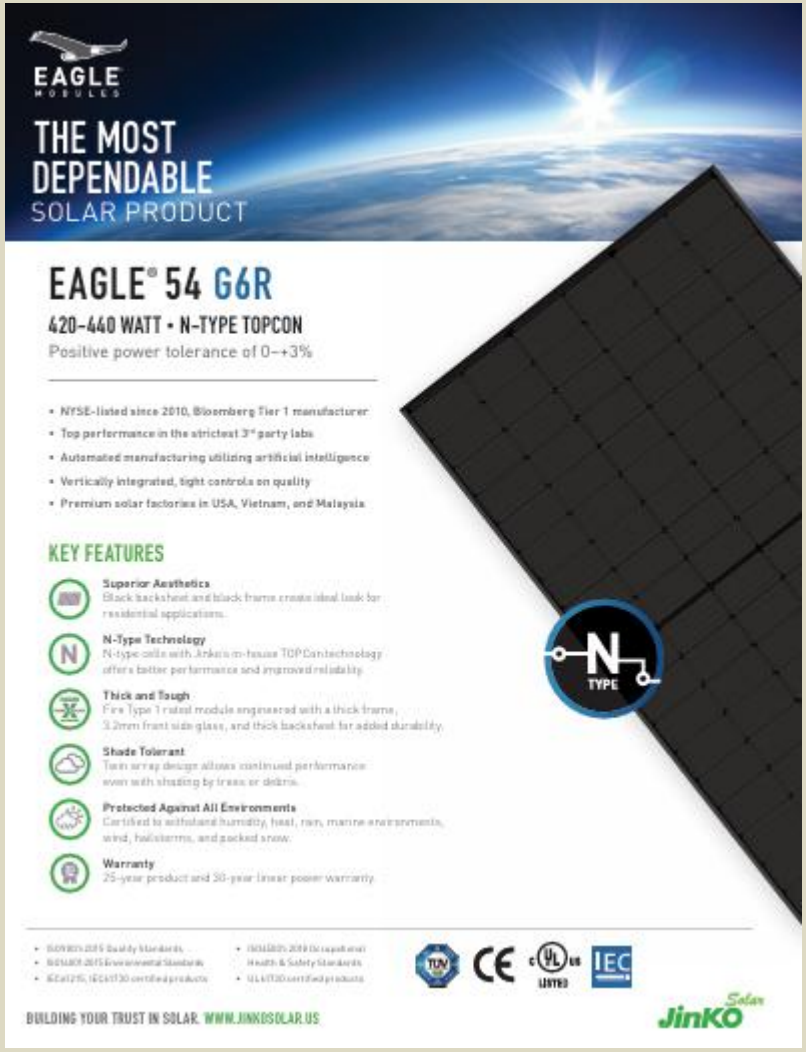

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CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

for structural work.

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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

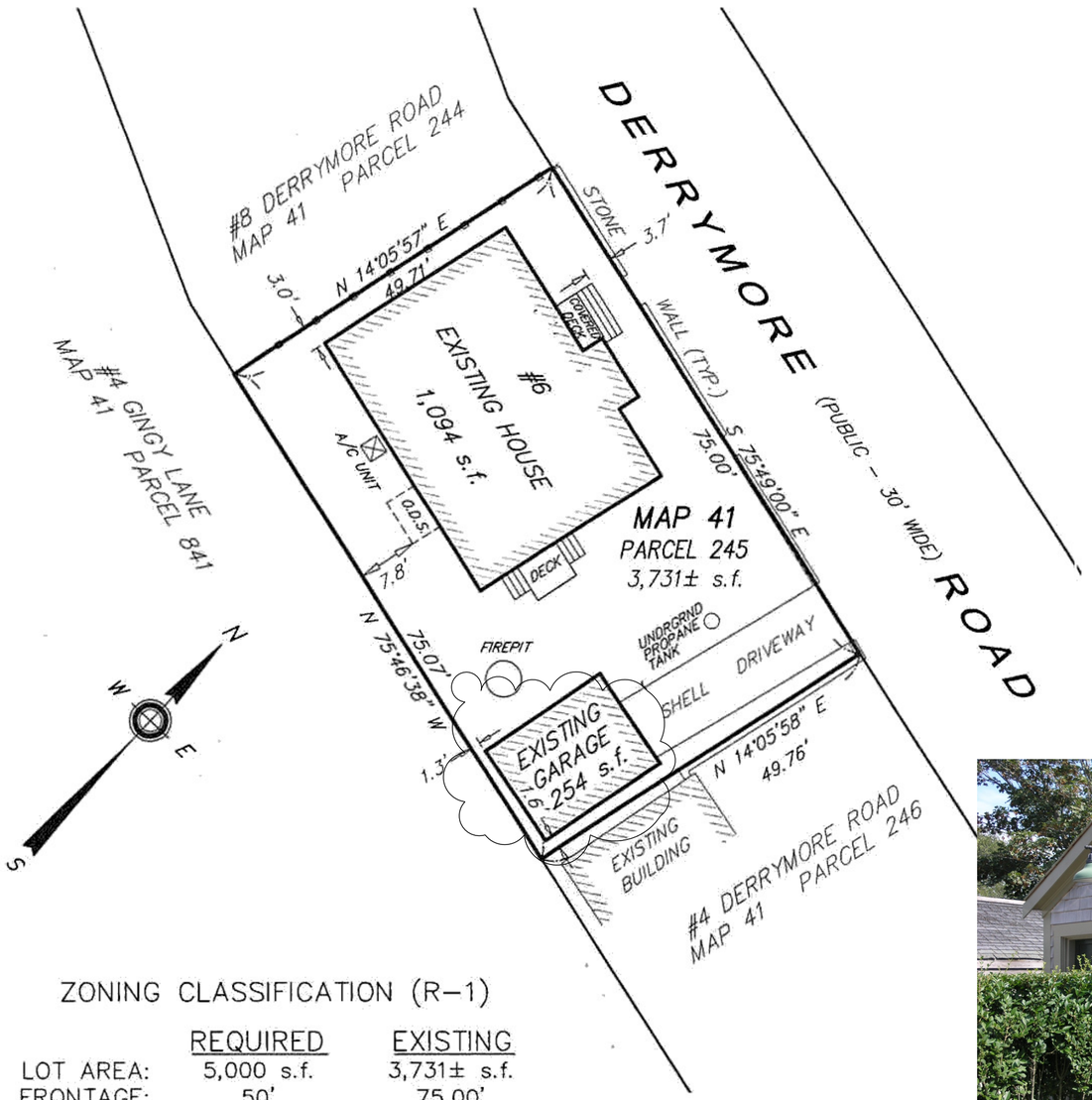
Trim GRAY (QUAKER) Sash GRAY Doors DARK GREEN (ESSEX)

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



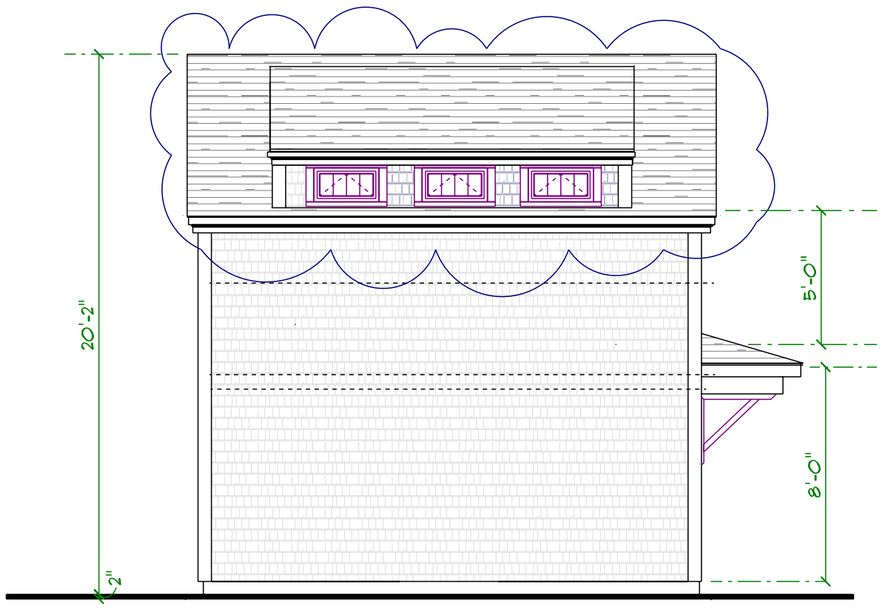
SOUTH ELEVATION PROPOSED



EXISTING GARAGE



NO VISIBILITY FROM GINGY LN



EAST ELEVATION PROPOSED

SCALE:

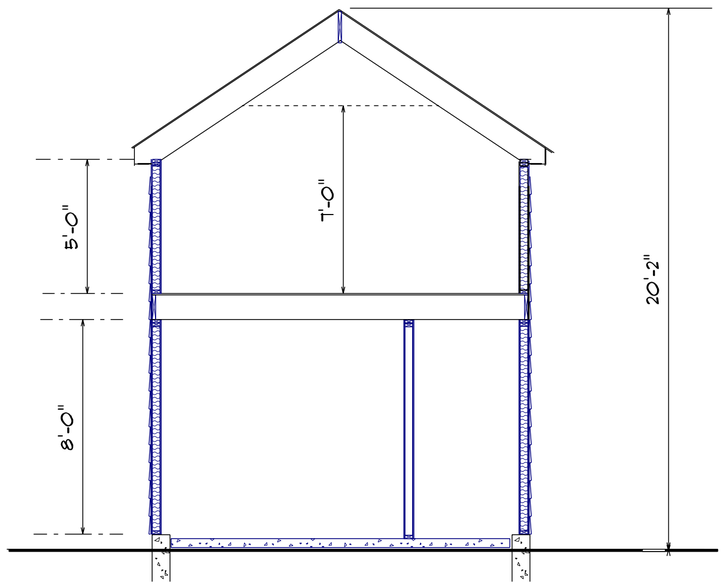
DRAWN BY: VO

DATE: 4-12-25

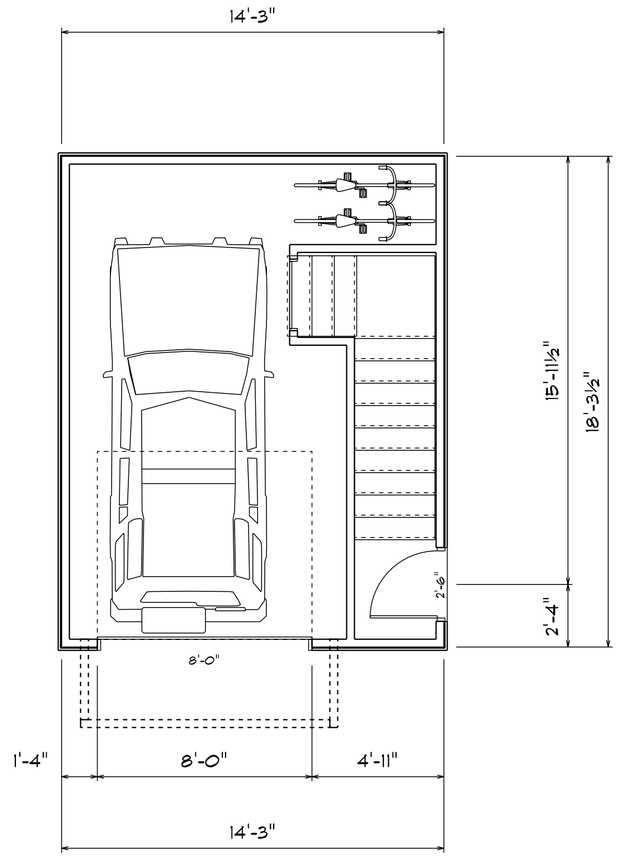
ALLEN- 6 DERRYMORE ROAD

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

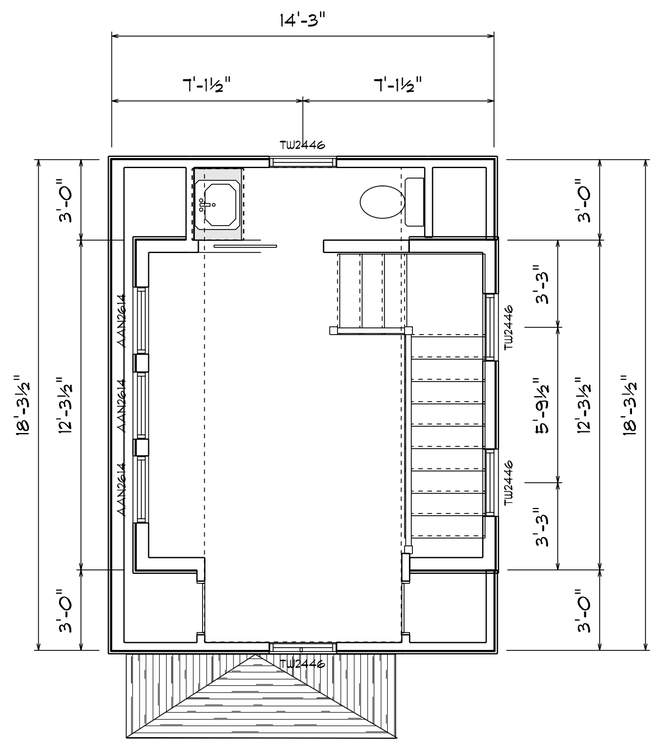
SECTION



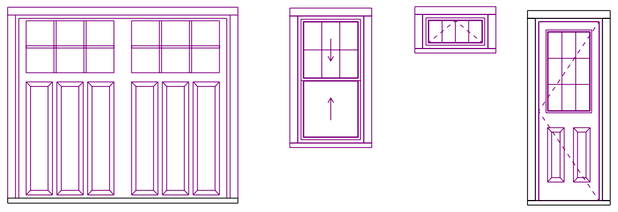
FIRST FLOOR PLAN



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

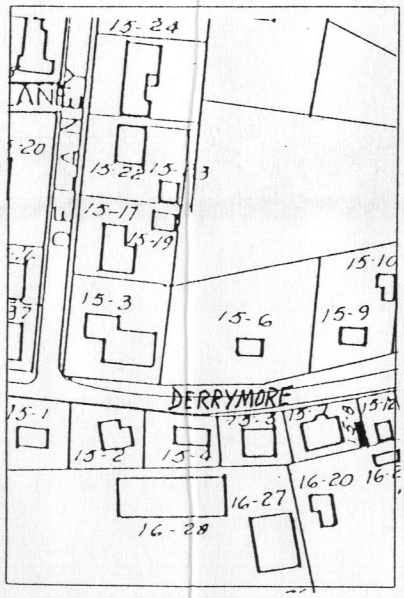
4. Present Owner: KENYON, ROWLAND A. JR. AND DORIS E.

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

Planning and 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:

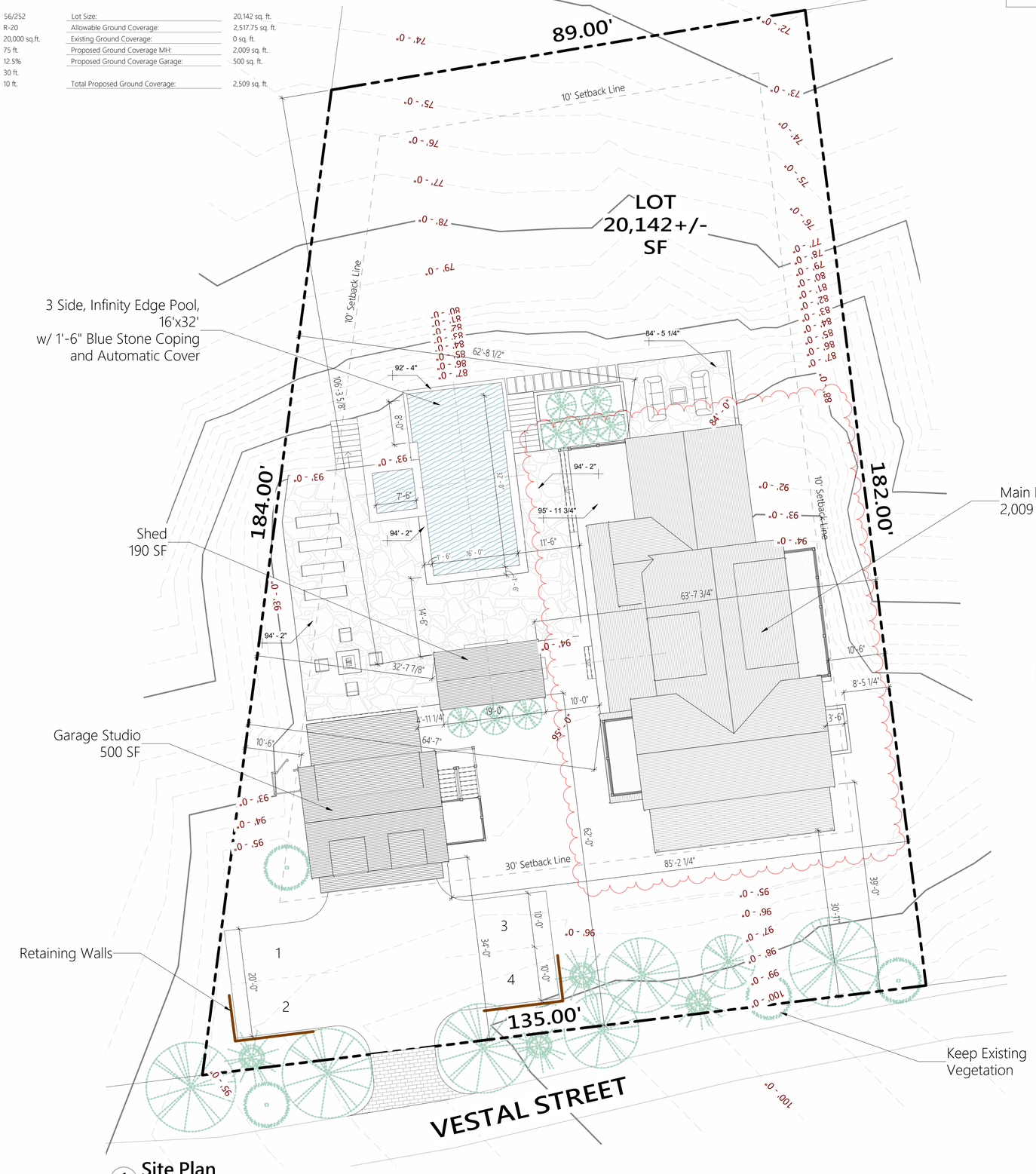
1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
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"

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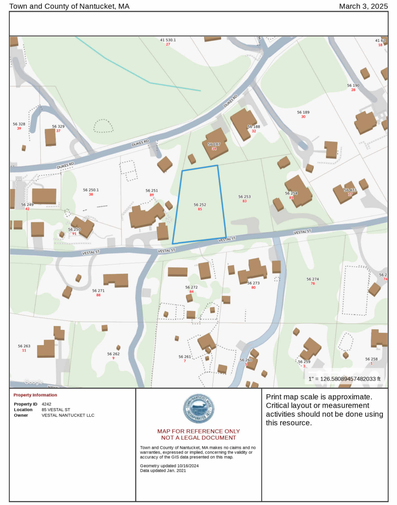
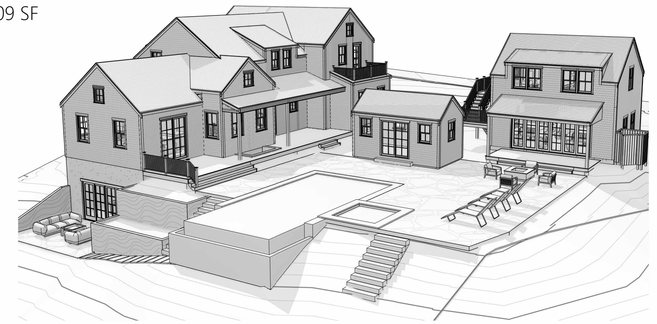


2 Locus Map
NTS



3 3D View 1



4 3D View 2

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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

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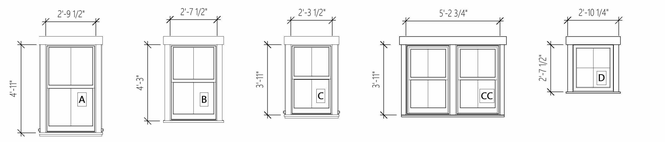
Window Schedule										
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	13	2' - 11 3/8"	5' - 1"	3' - 0 3/8"	5' - 1 1/2"	Marvin Windows and Doors	WUDH3026	<= 0.3	>=30	
B	16	2' - 9 3/8"	4' - 5"	2' - 10 3/8"	4' - 5 1/2"	Marvin Windows and Doors	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"

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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

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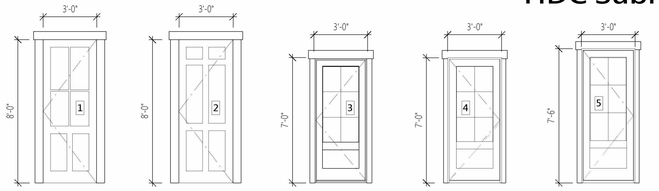


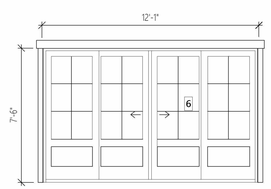
Inswing Front Door,
4 Lite/2 Panel
Black Sash
Platinum Grey Trim

Inswing Front Door,
6 Panel
Black Sash
Platinum Grey Trim

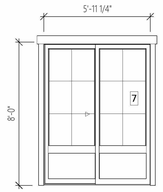
Inswing French Door
6 Lite/1 Panel
Black Sash
Platinum Grey Trim

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

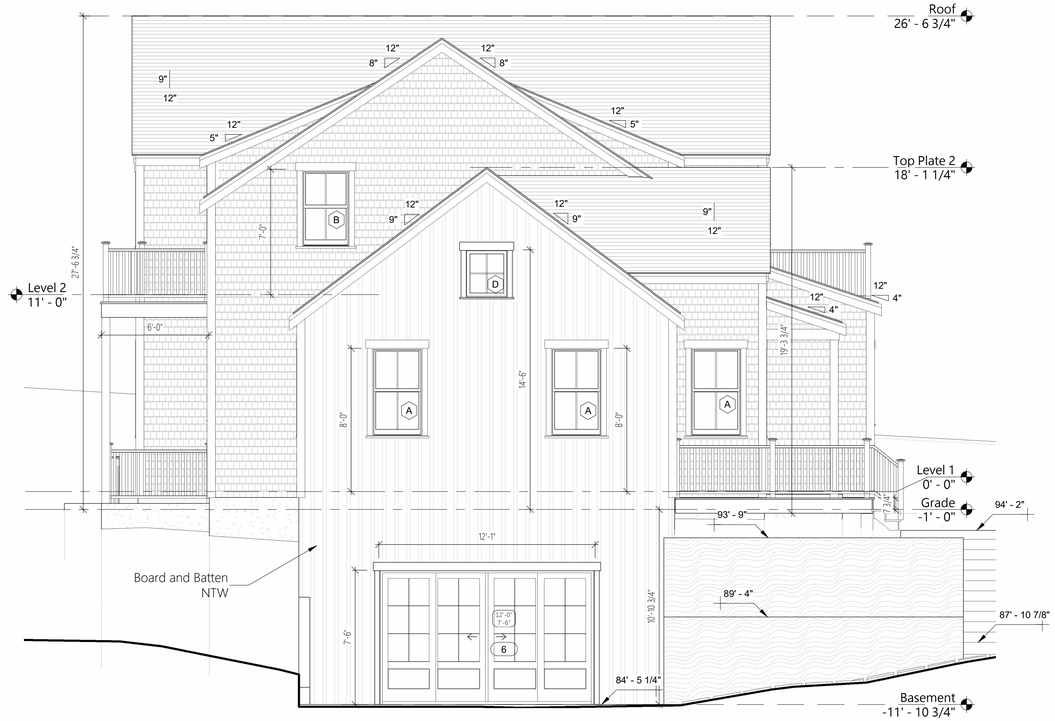


Double French Gliding Door, 6 Lite/1 Panel
Black Sash
Platinum Grey Trim

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"

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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

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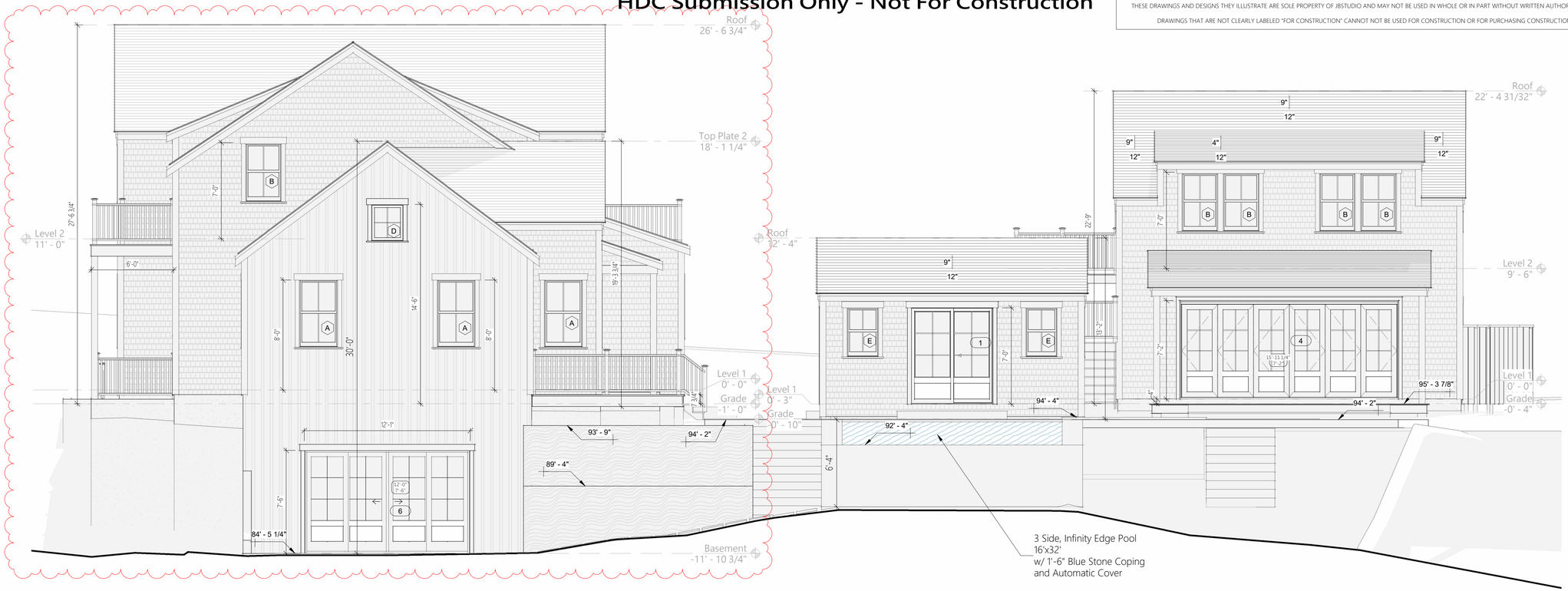

1 North Site Elevation

1/4" = 1'-0"



2 South Site Elevation

1/4" = 1'-0"



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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

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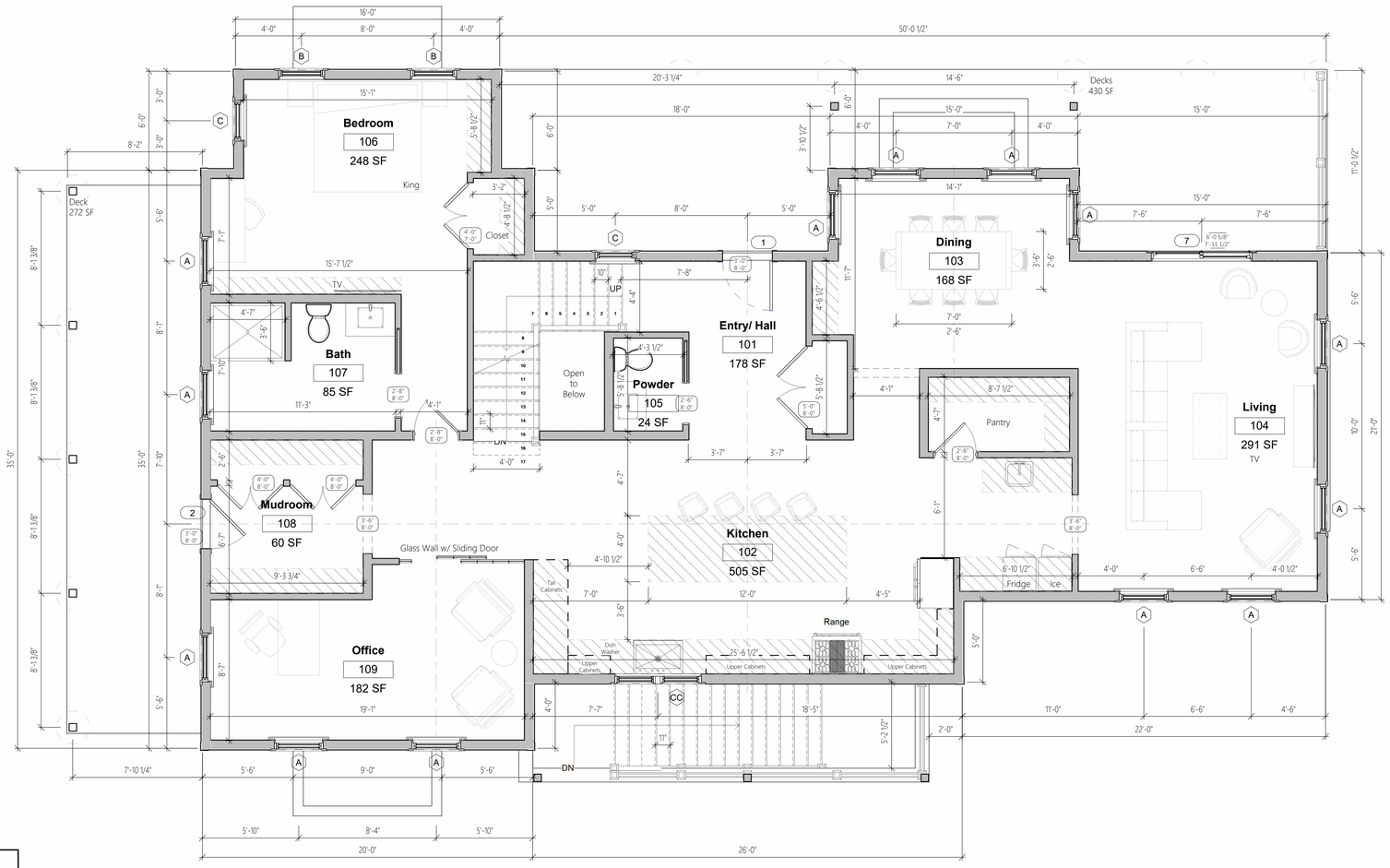
1st Floor Room Schedule

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

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85 Vestal St. Main House

85 Vestal Street,
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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

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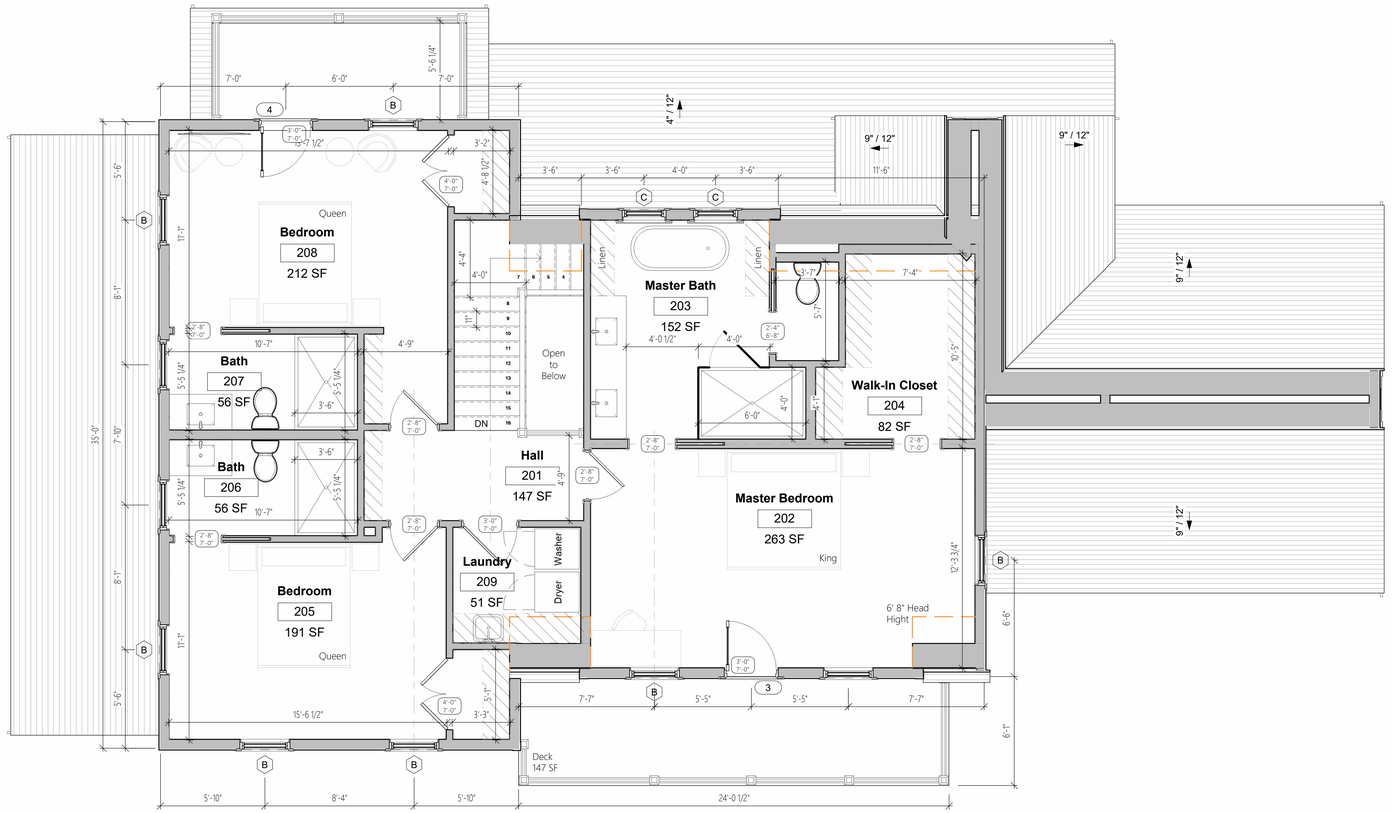
2nd Floor Room Schedule

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"

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85 Vestal St. Main House

85 Vestal Street,
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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.
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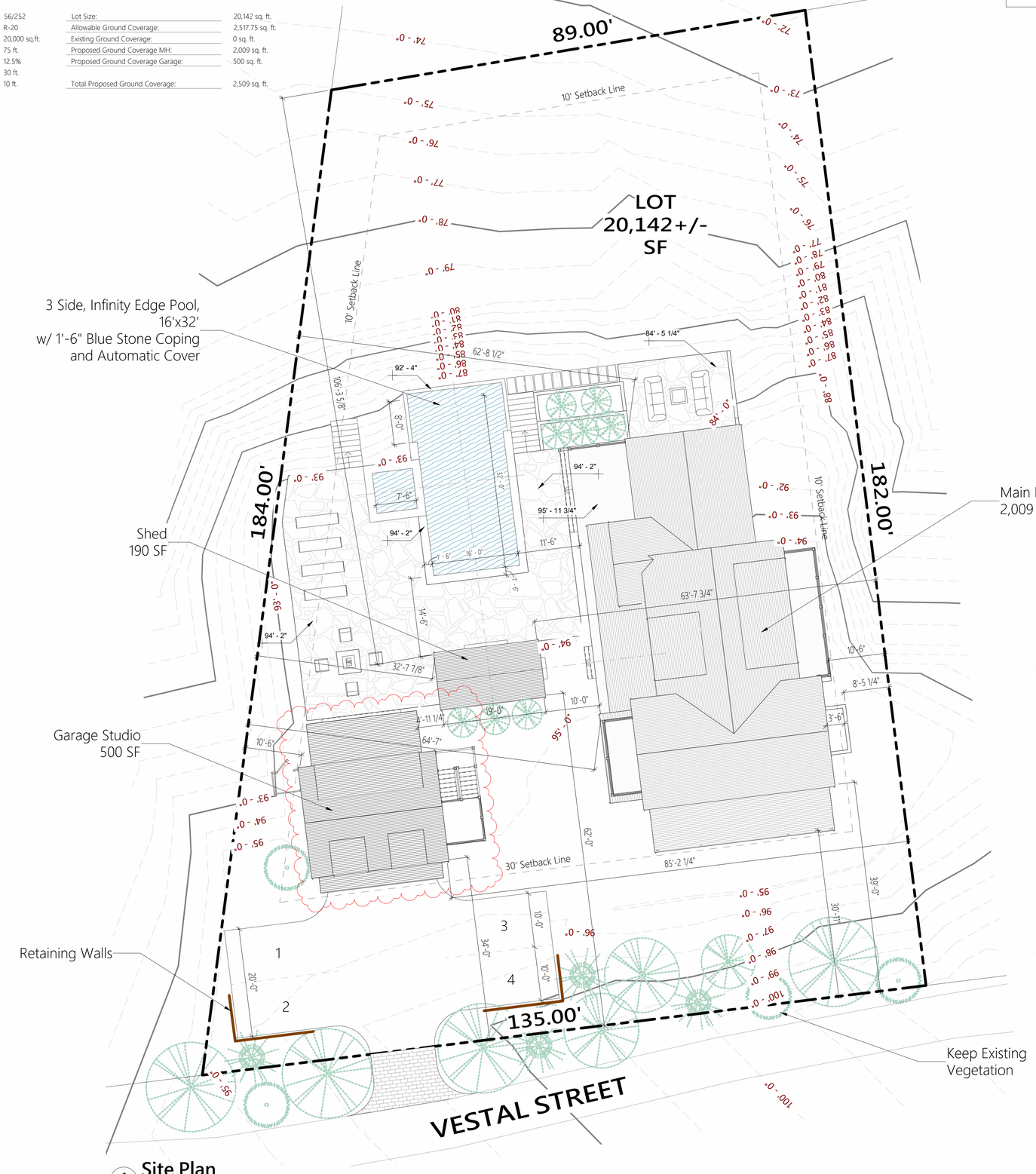
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

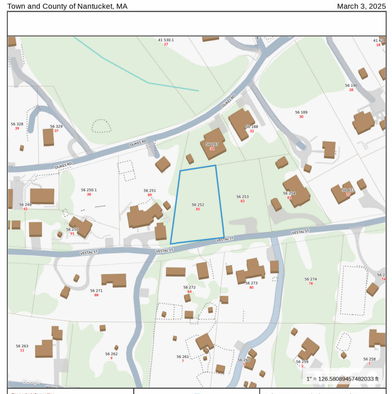
Map & Parcel:	56/252	Lot Size:	20,142 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	2,517.75 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	2,009 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Ground Coverage Garage:	500 sq. ft.
Front Setback:	30 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	2,509 sq. ft.



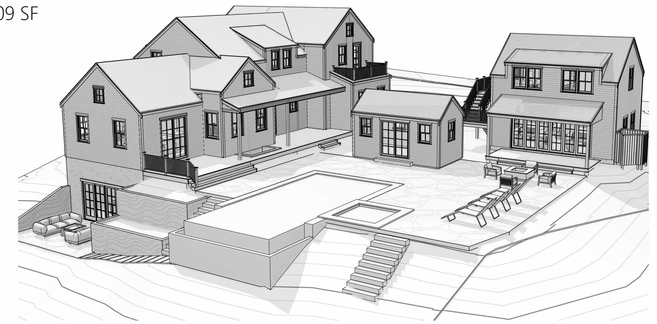
1 Site Plan
1" = 10'-0"



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

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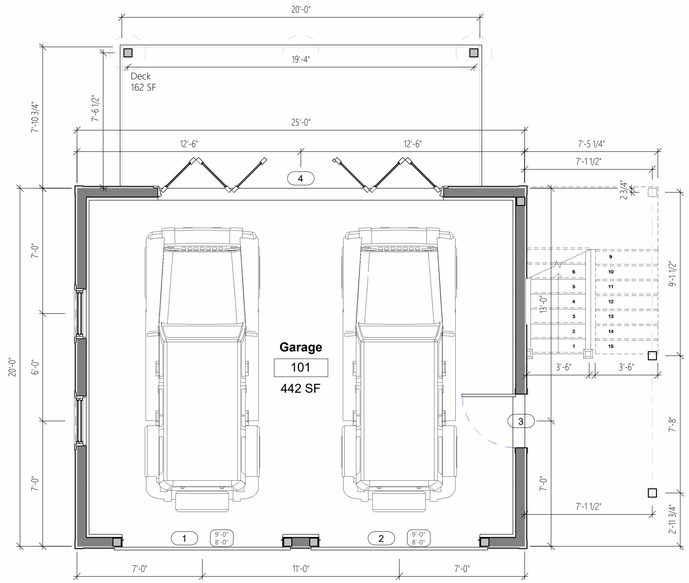
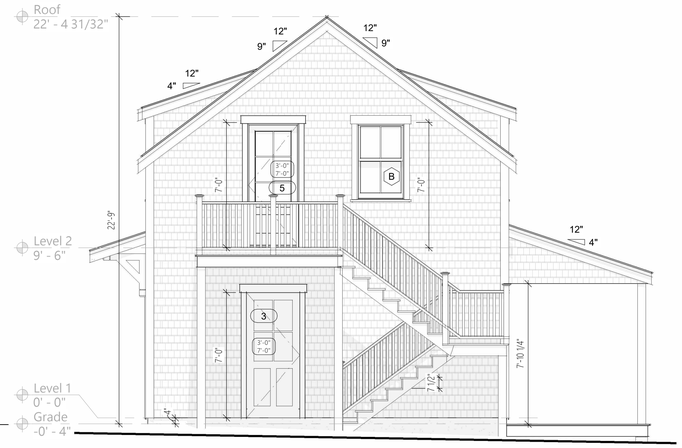


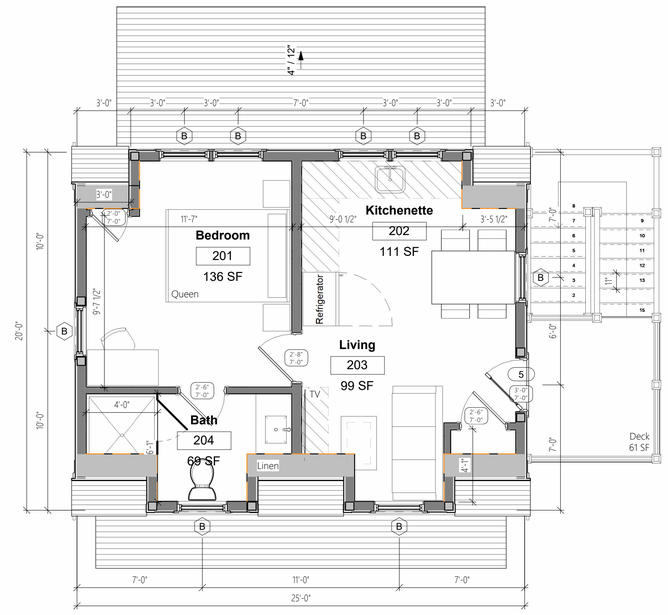
1 Level 1
1/4" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"



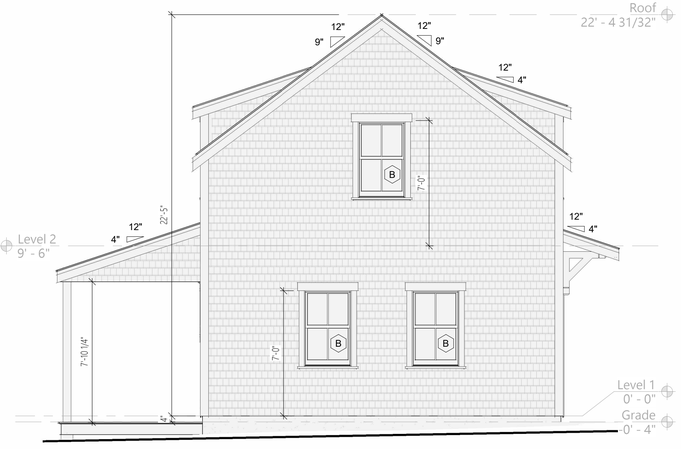
4 Proposed East Elevation
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



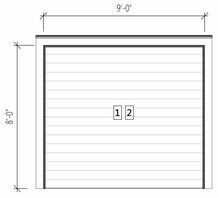
5 Proposed North Elevation
1/4" = 1'-0"



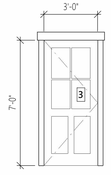
6 Proposed West Elevation
1/4" = 1'-0"

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	

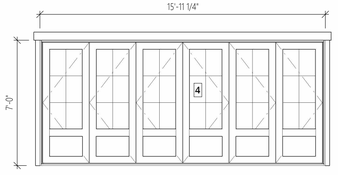
Window Schedule											
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	10	2' - 9 3/8"	4' - 5"	2' - 10 3/8"	4' - 5 1/2"	Marvin Windows and Doors	WUDH2822	85 Vestal - B Type	<=0.29	>=30	



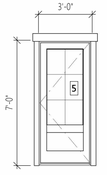
Overhead Garage Door
Black Sash
Platinum Grey Trim



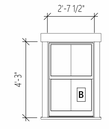
Single, Inswing
4 Lite/2 Panel
Black Sash
Platinum Grey Trim



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

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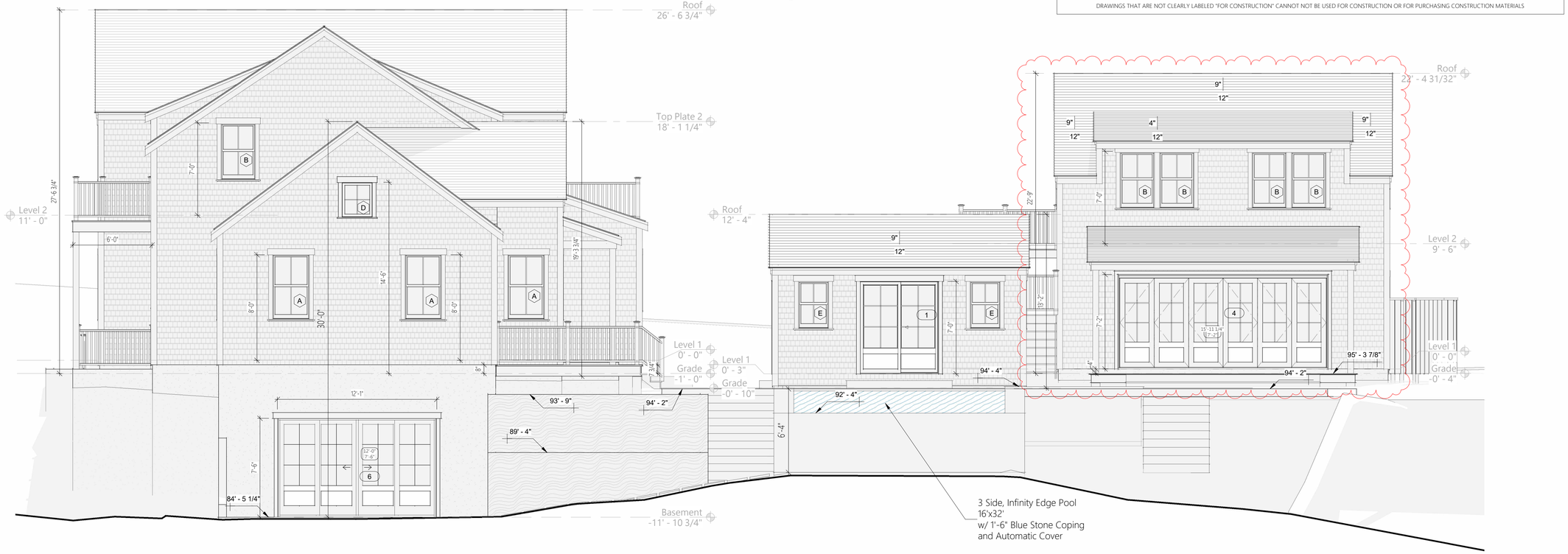

1 North Site Elevation

1/4" = 1'-0"



2 South Site Elevation

1/4" = 1'-0"

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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.

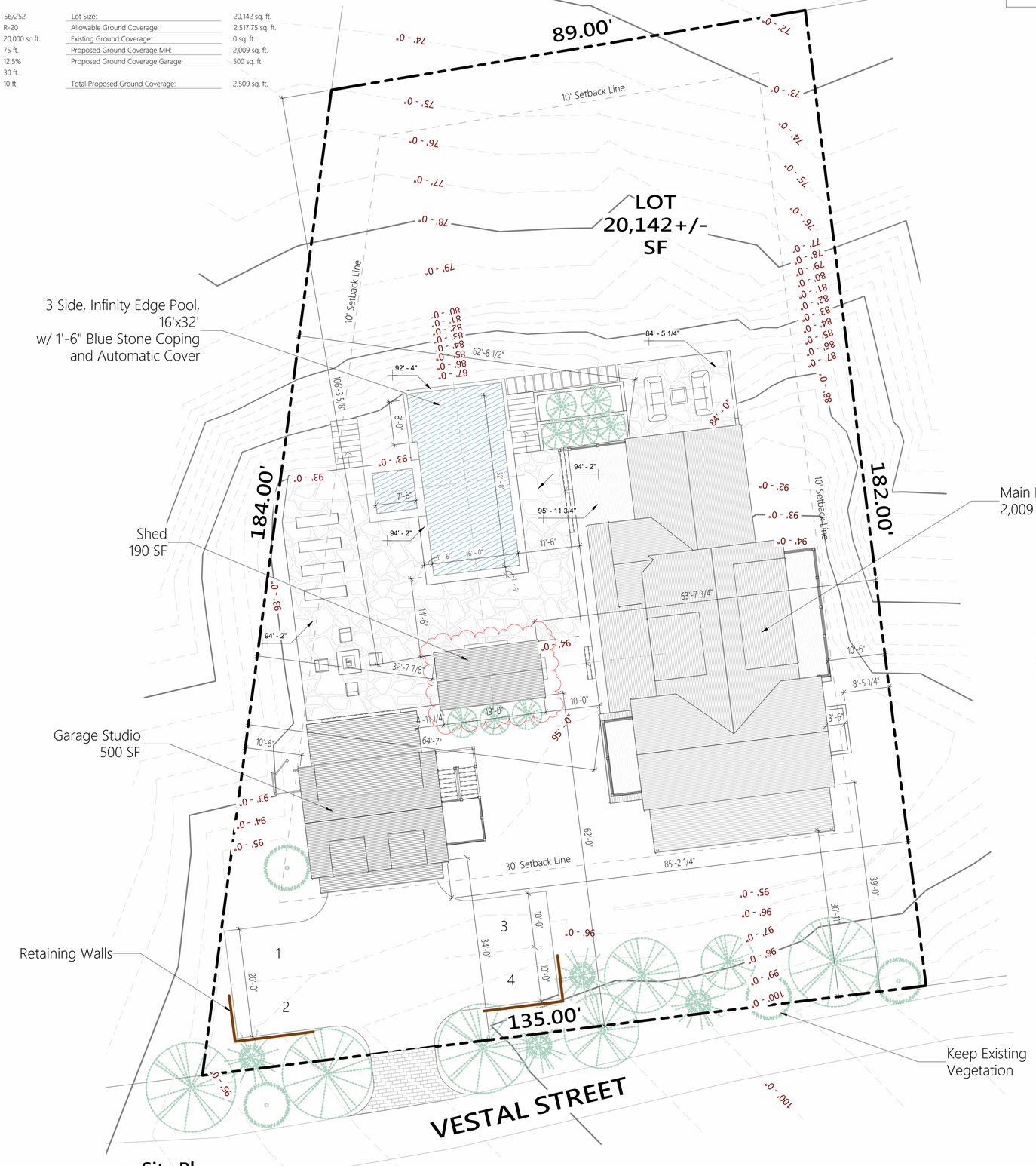
Juraj Bencat — 4/14/2025

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.

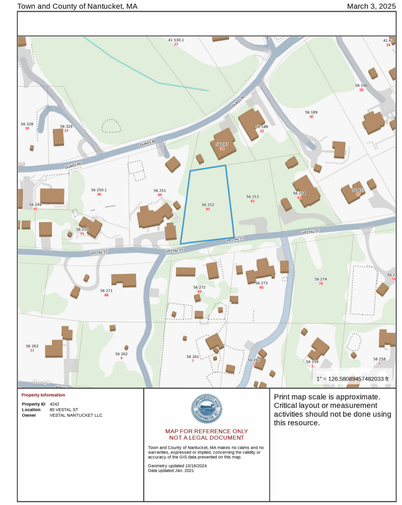


1 Site Plan
1" = 10'-0"

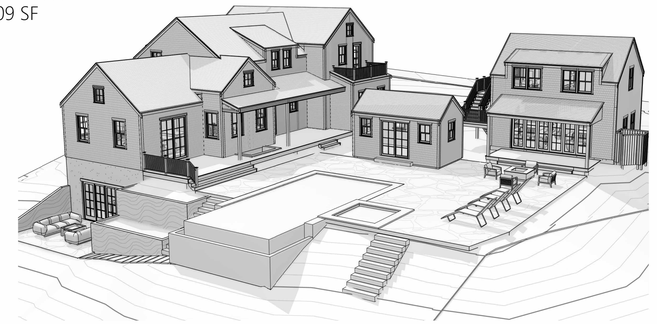
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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

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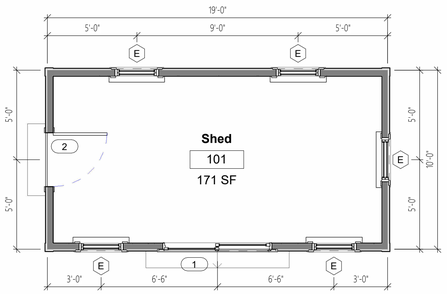
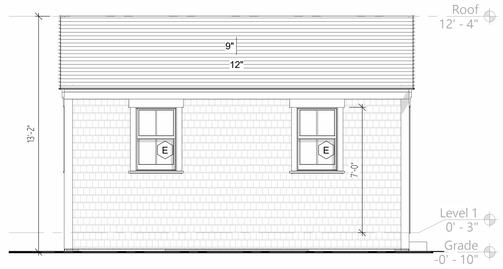


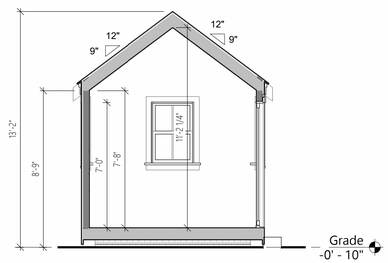
1 Level 1
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"



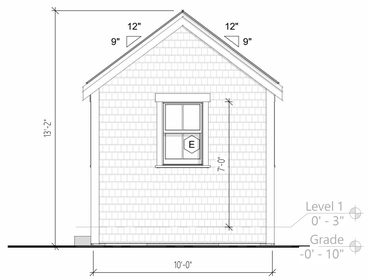
3 Proposed East Elevation
1/4" = 1'-0"



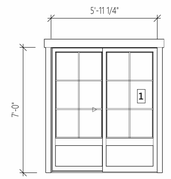
4 Section A-A
1/4" = 1'-0"



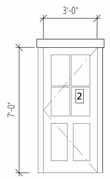
5 Proposed North Elevation
1/4" = 1'-0"



6 Proposed West Elevation
1/4" = 1'-0"

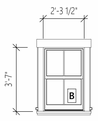


Double French Gliding Door,
6 Lite/1 Panel
Black Sash
Platinum Grey Trim



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
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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.

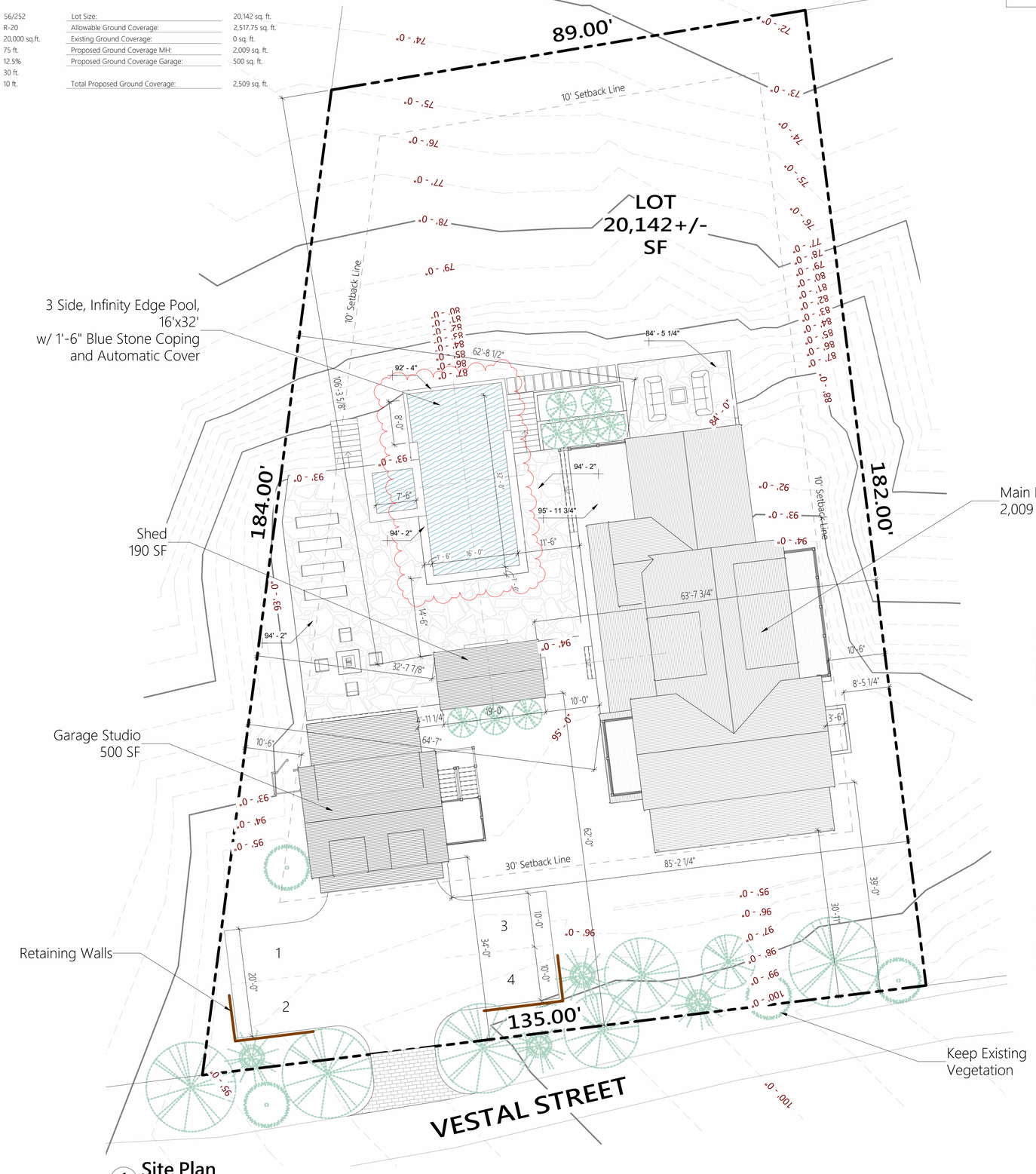
Juraj Bencat — Signature

4/14/2025 — Date

HDC Submission Only - Not For Construction

Property Info:

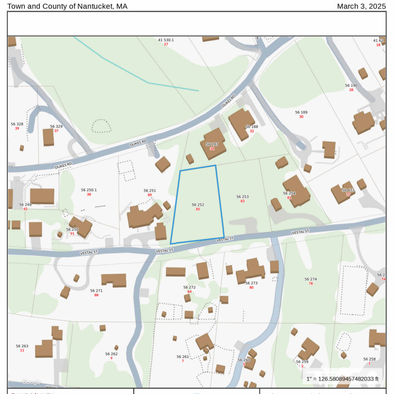
Map & Parcel:	56/252	Lot Size:	20,142 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	2,517.75 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	2,009 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Ground Coverage Garage:	500 sq. ft.
Front Setback:	30 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	2,509 sq. ft.



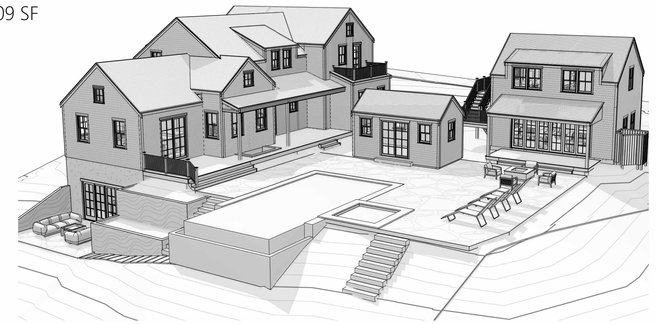
1 Site Plan
1" = 10'-0"



Town and County of Nantucket, MA — March 3, 2025



2 Locus Map
NTS



3 3D View 1



4 3D View 2

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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

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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.

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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.

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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

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
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City, State, ZIP+4®
NANTUCKET, MA 02554

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VON PECHMANN FREDERICK & JANET

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City, State, ZIP+4®
ST AUGUSTINE, FL 32080

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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

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SURFSIDE GARDENS LLC

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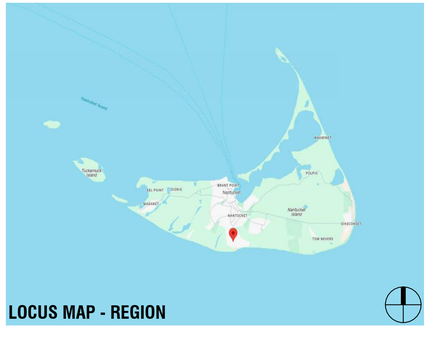
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

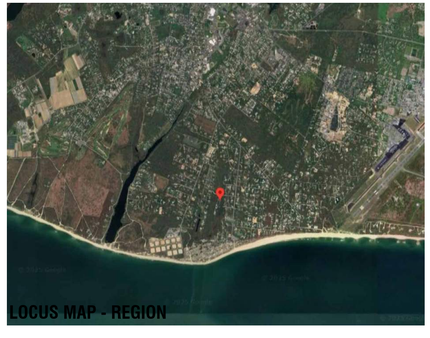
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

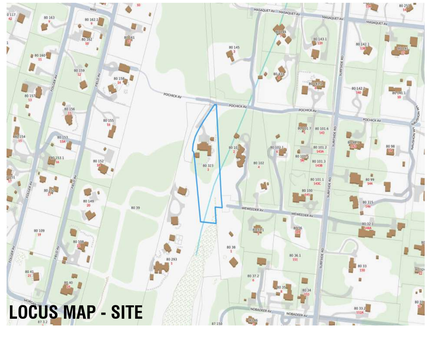
3PA MAIN HOUSE





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.

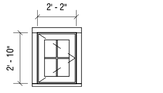
GLAZING NOTES:

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



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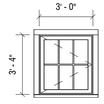

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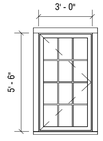

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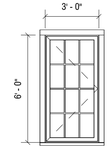

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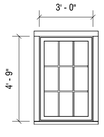

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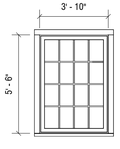

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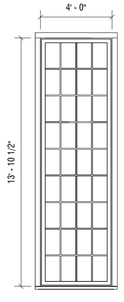

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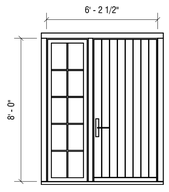
DOOR TYPES



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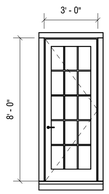
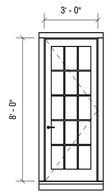
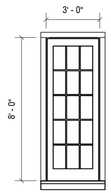
MODEL: SWING
MFGR: CUSTOM



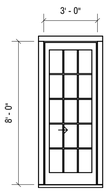
02 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



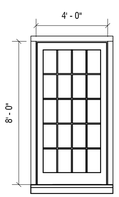
03 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SWING - OUT
MFGR: CUSTOM



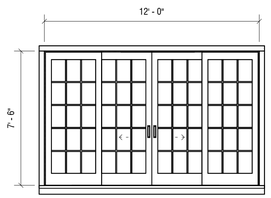
04 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



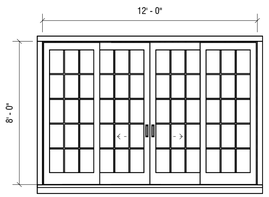
05 TYPE: 15 LITE - 1 PANEL
SASH: BLACK
TRIM: NATURAL
MODEL: SLIDING
MFGR: CUSTOM



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

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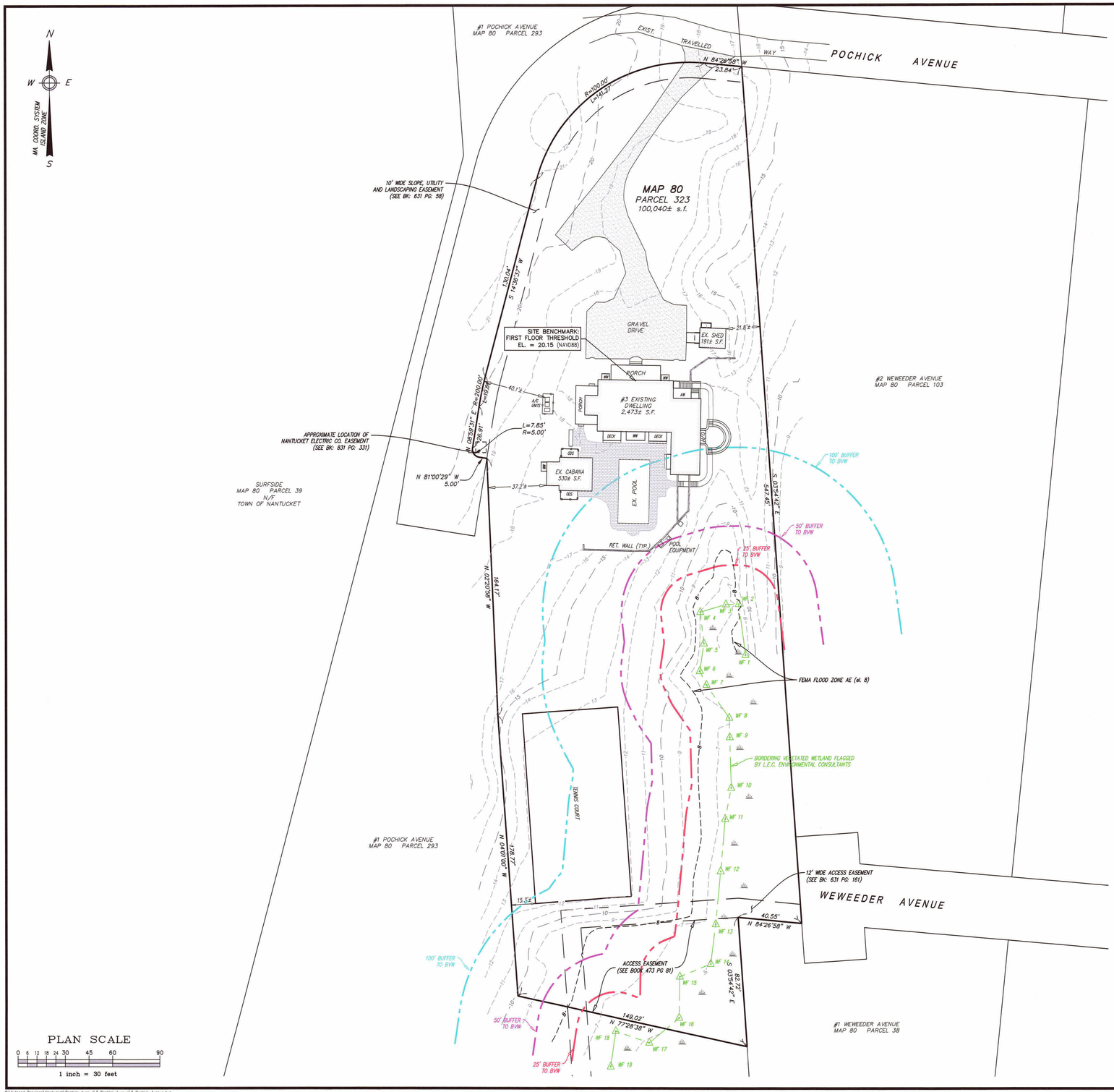


PLAN SCALE

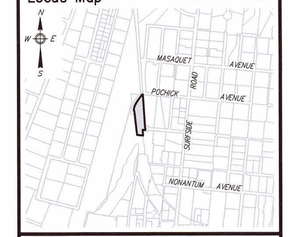
0 6 12 18 24 30 45 60 90

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
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CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE DESIGNER

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6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

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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

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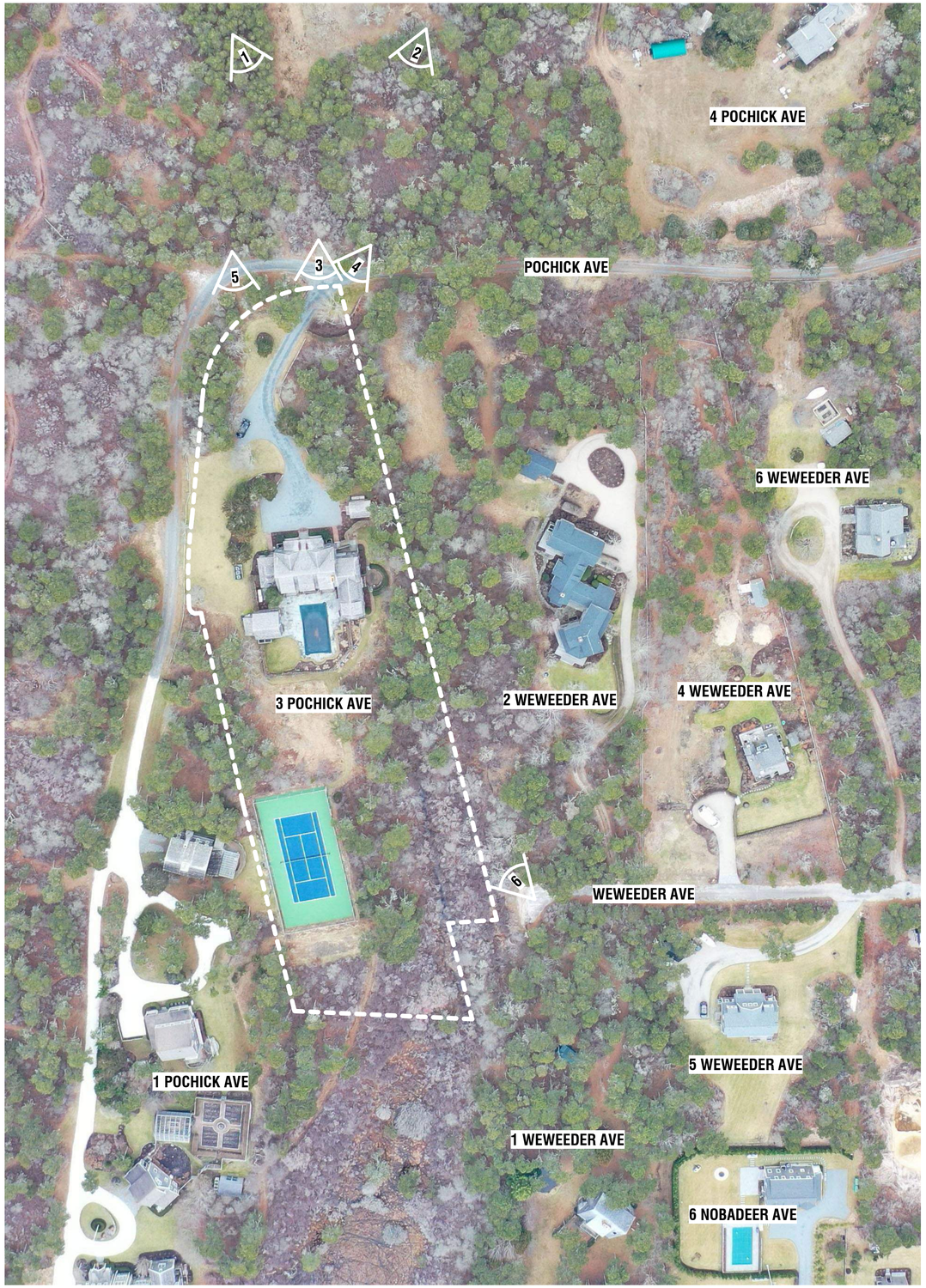



1. AERIAL VIEW - LOOKING SOUTHEAST



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

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DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-04

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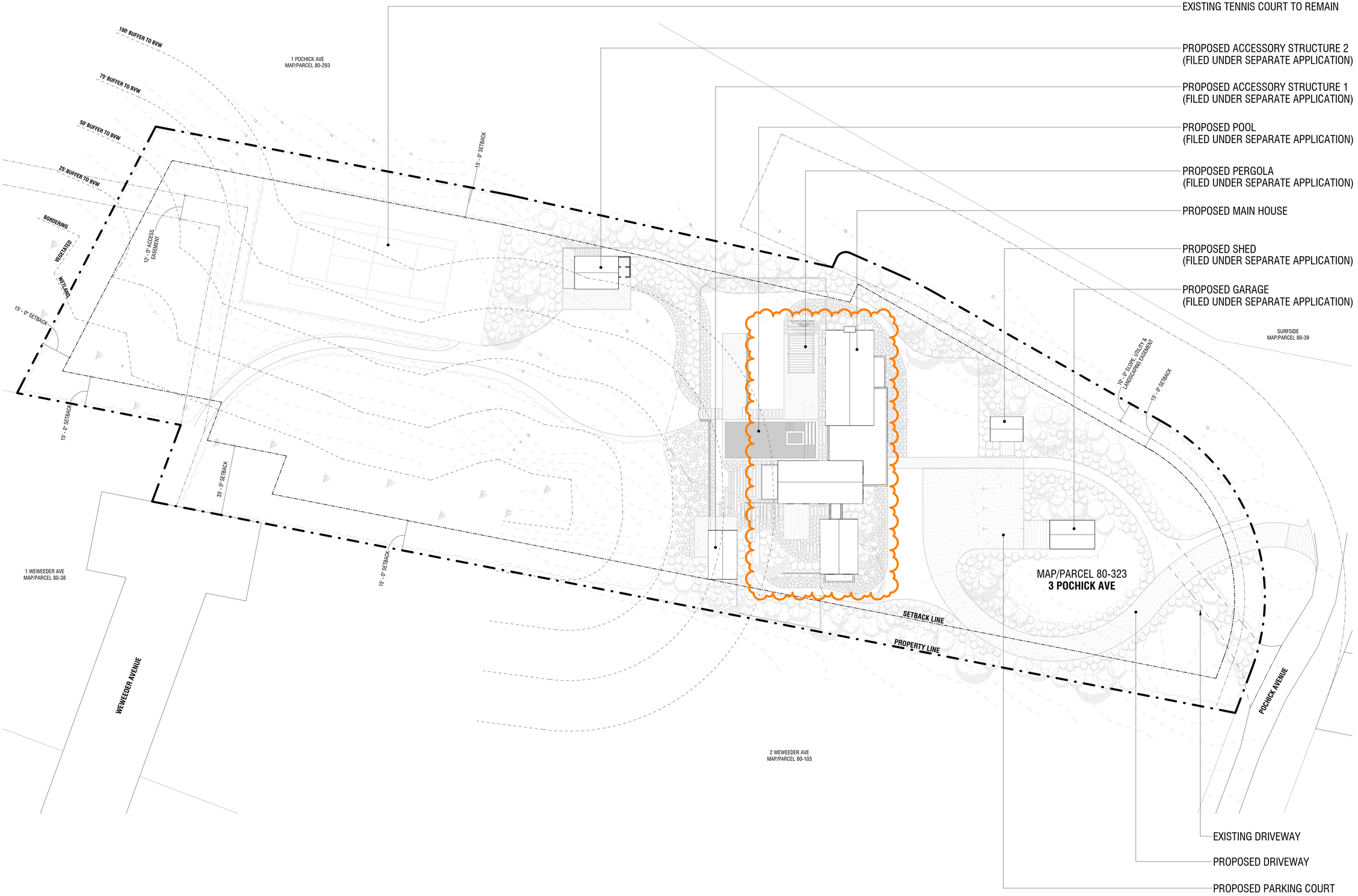

1 SITE PLAN

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

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DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
CHECKED BY:	ARK/MLW/SCS/PIN
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SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-05

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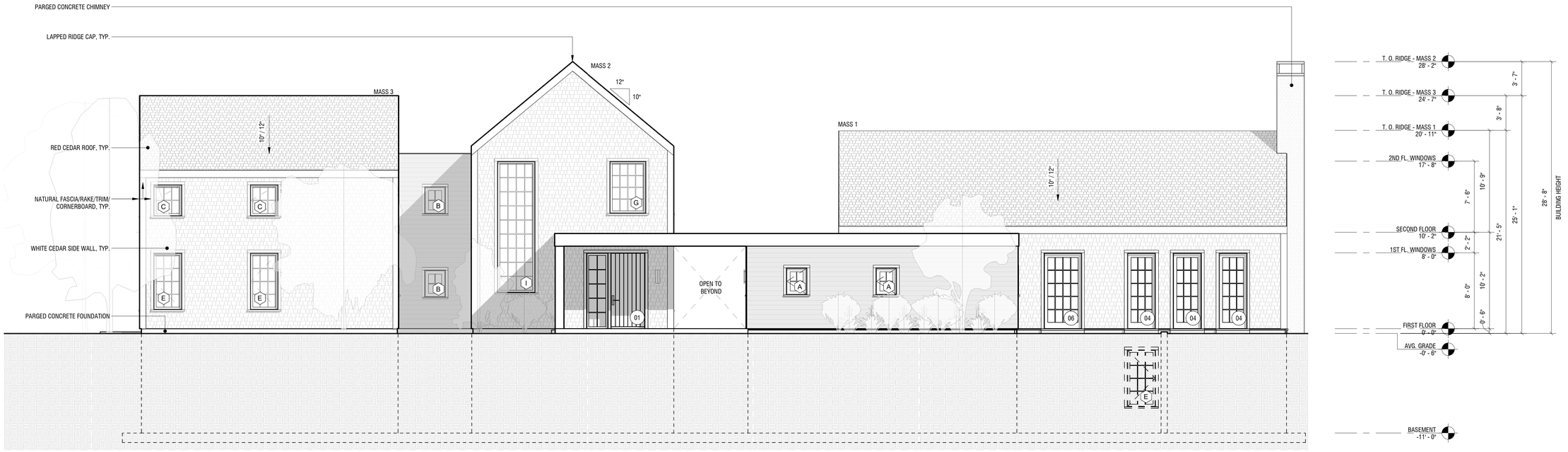
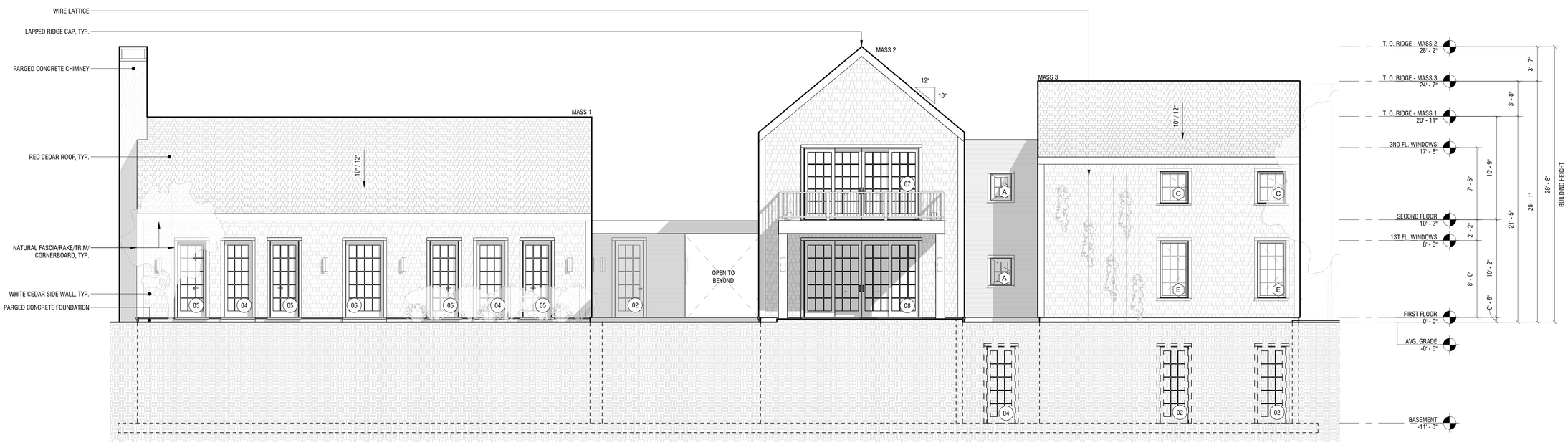


1 EXTERIOR ELEVATION - NORTH

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

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T: (508) 325-0044

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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

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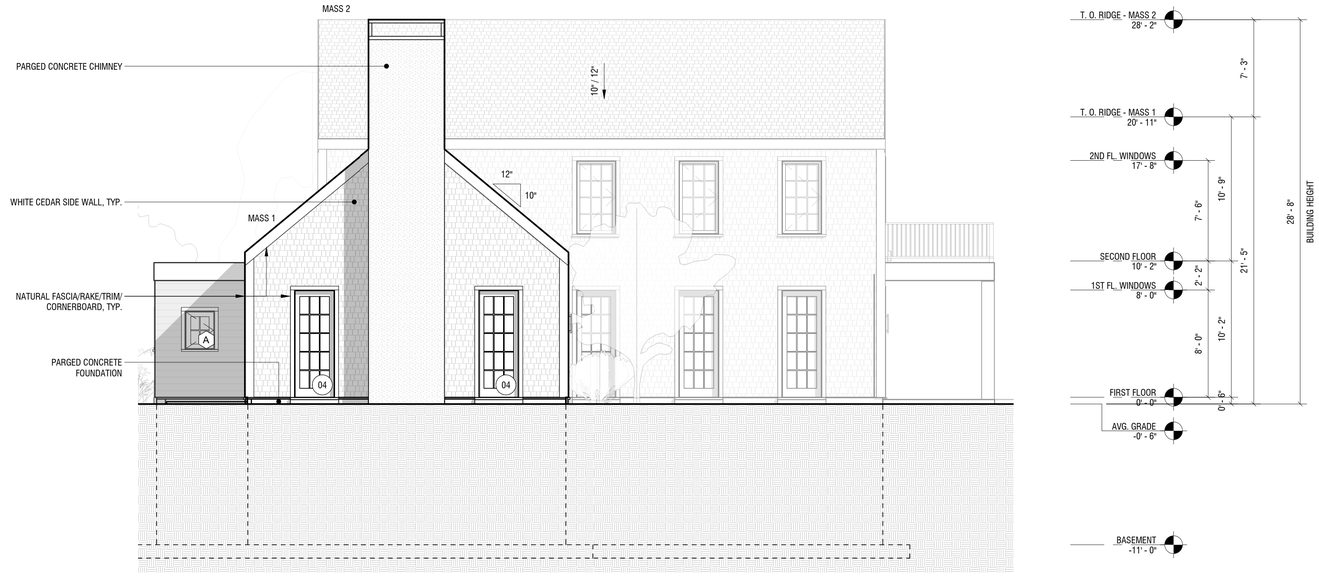

1 EXTERIOR ELEVATION - EAST

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

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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

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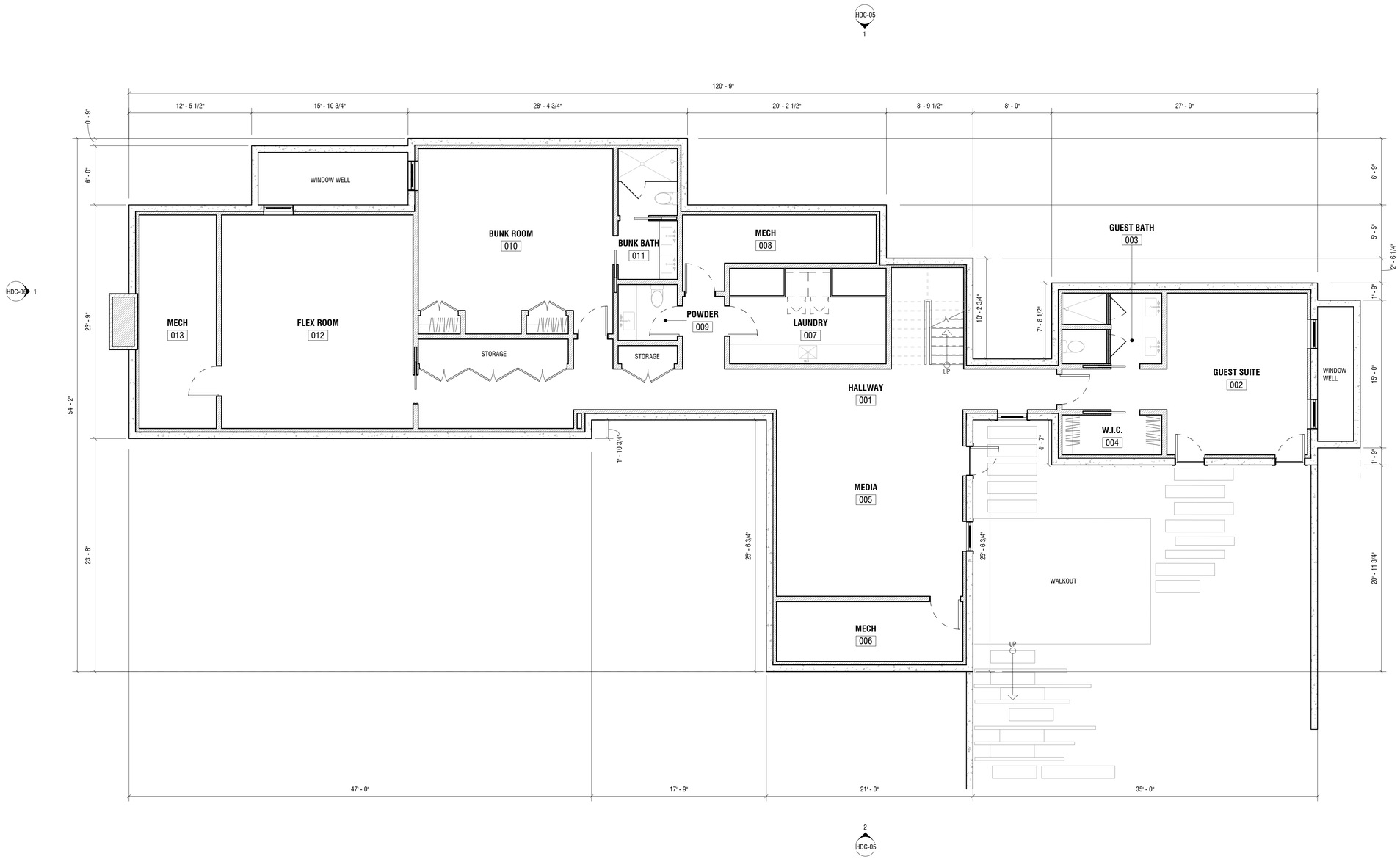

1 BASEMENT CONSTRUCTION PLAN

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

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WORKSHOP/APD ARCHITECTURE DPC
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LANDSCAPE DESIGNER

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SURVEYOR

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19 Old South Road, Nantucket, MA 02554
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SHEET REVISIONS

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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

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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

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T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

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SURVEYOR

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T: (508) 325-0044

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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

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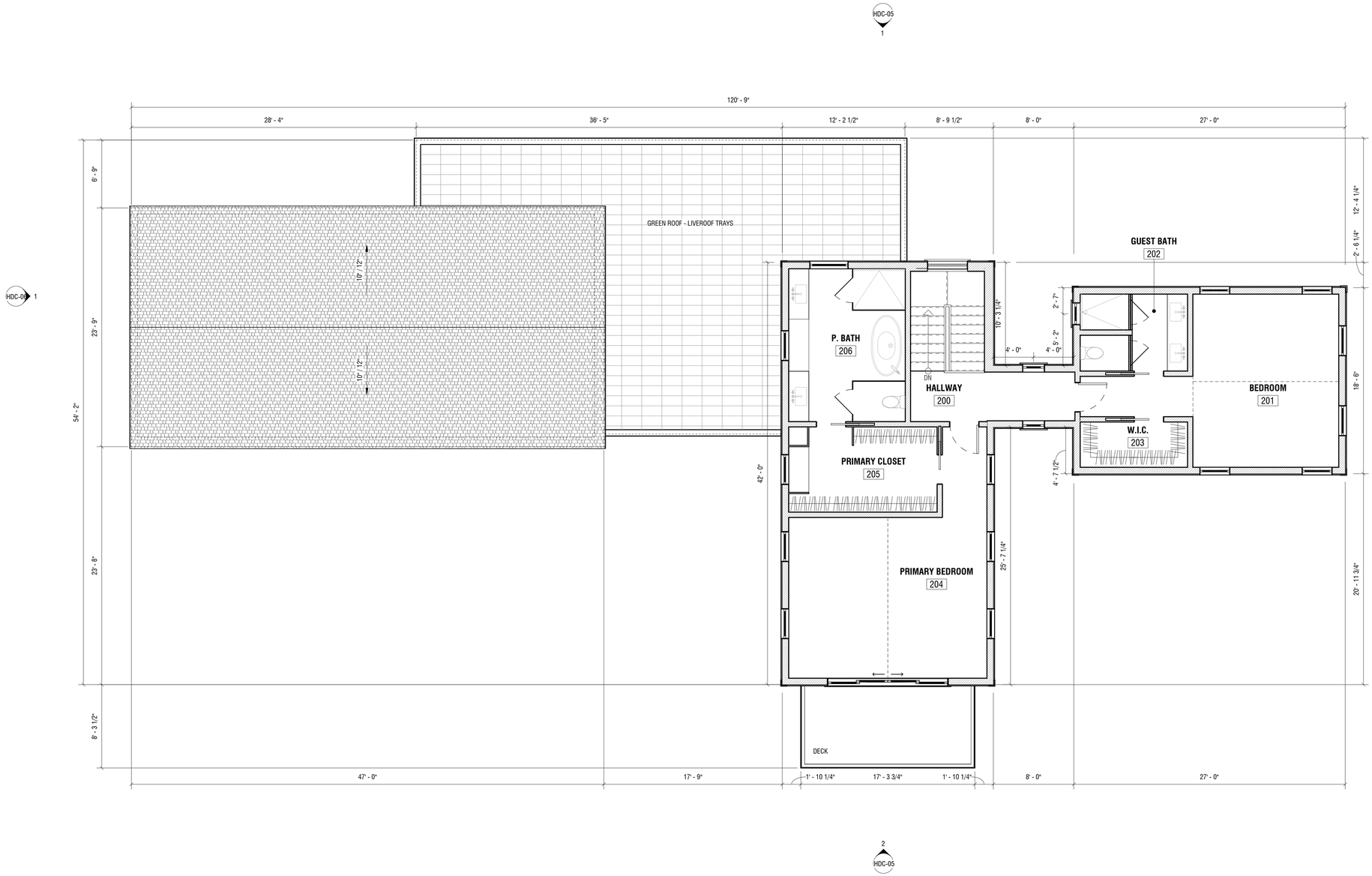

1 SECOND FLOOR CONSTRUCTION PLAN

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

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CONTRACTOR

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LANDSCAPE DESIGNER

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SURVEYOR

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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

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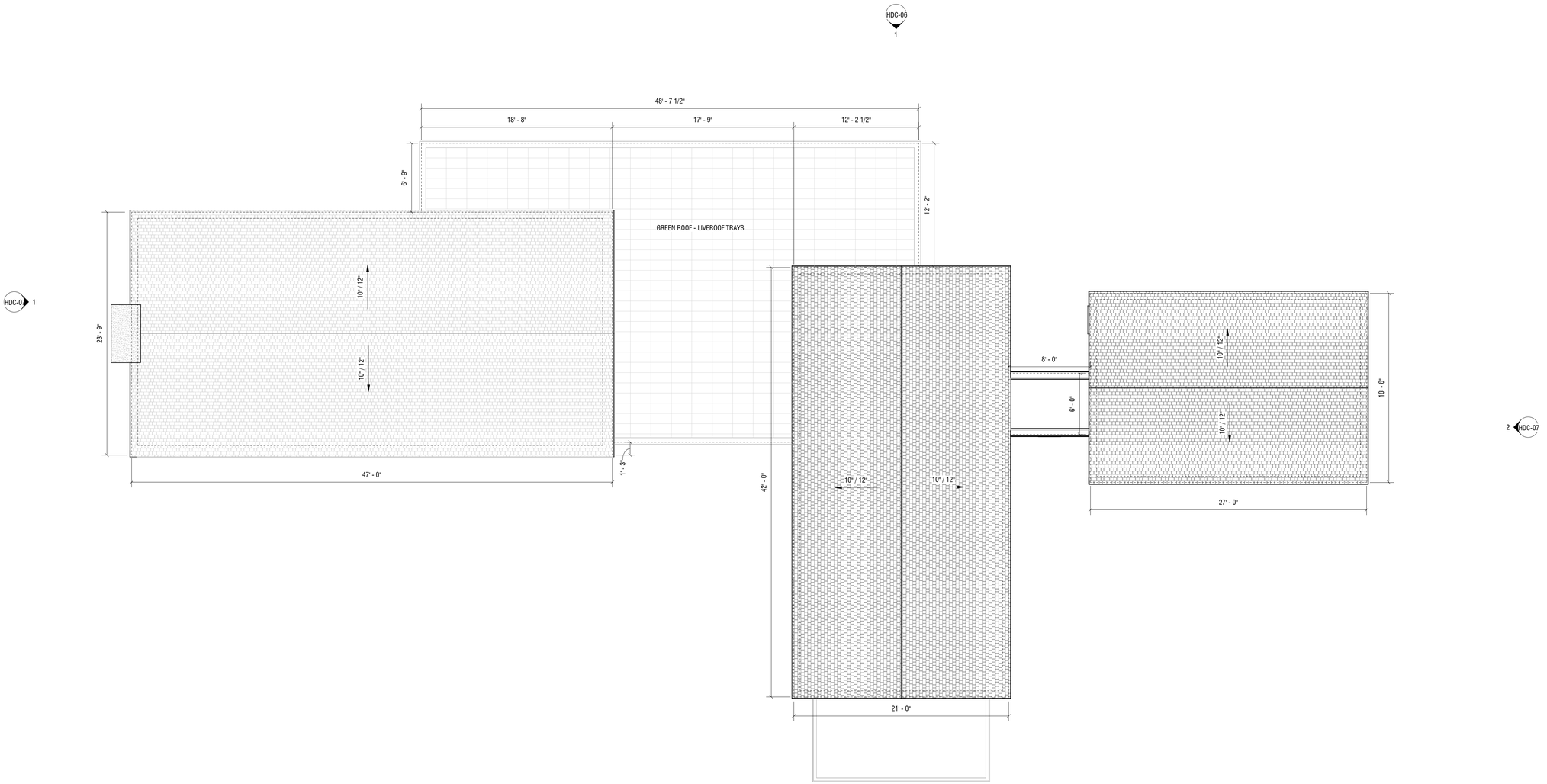

1 ROOF CONSTRUCTION PLAN

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
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SURVEYOR

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19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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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

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

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22 BROAD ST

City, State, ZIP+4®
NANTUCKET, MA 02554

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PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

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VON PECHMANN FREDERICK & JANET

Street and Apt. No., or PO Box No.
537 WEEPING WILLOW LN

City, State, ZIP+4®
ST AUGUSTINE, FL 32080

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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

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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

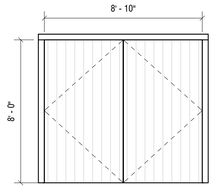


WINDOW TYPES



(1) TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

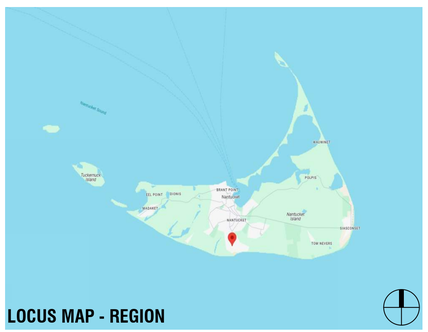
DOOR TYPES



(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

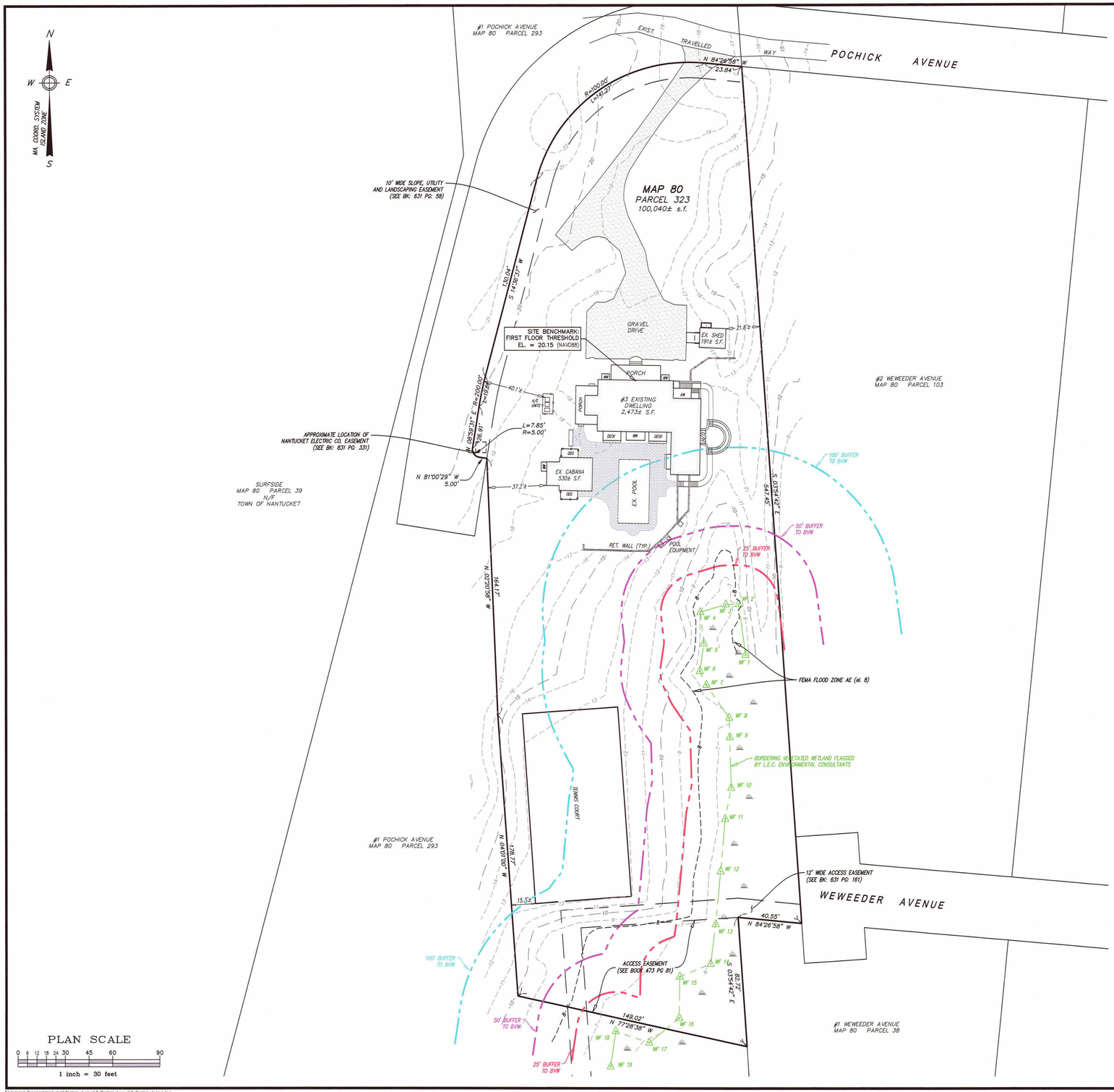
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING;
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH 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

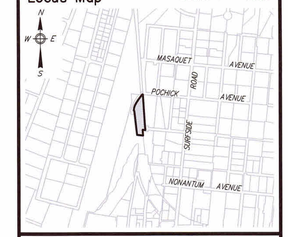
0 6 12 18 24 30 45 60 90

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:

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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

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NANTUCKET, MA 02554

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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

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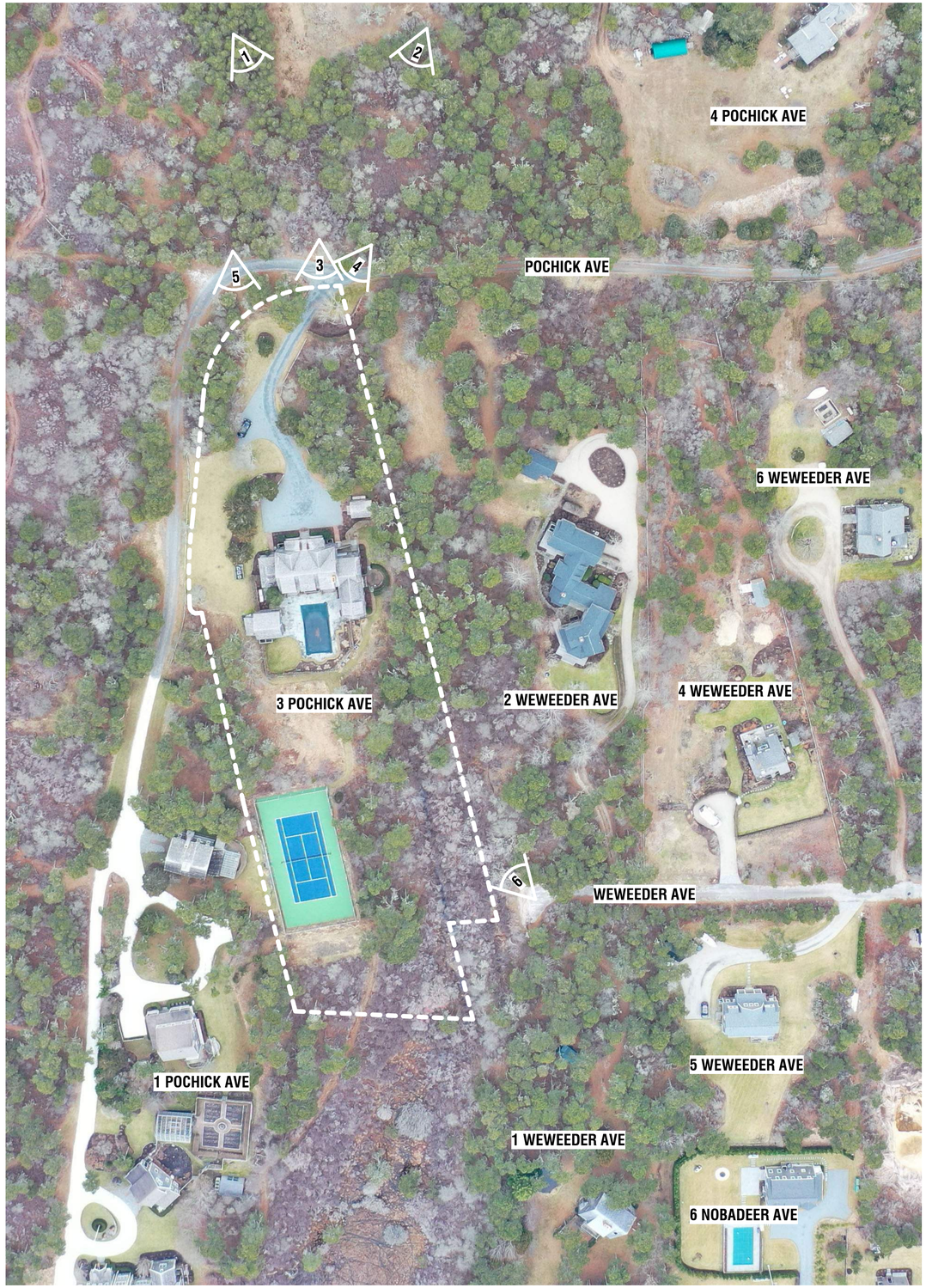



1. AERIAL VIEW - LOOKING SOUTHEAST



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
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SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLB
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SHEET FIRST ISSUE:	04/21/2025
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-03

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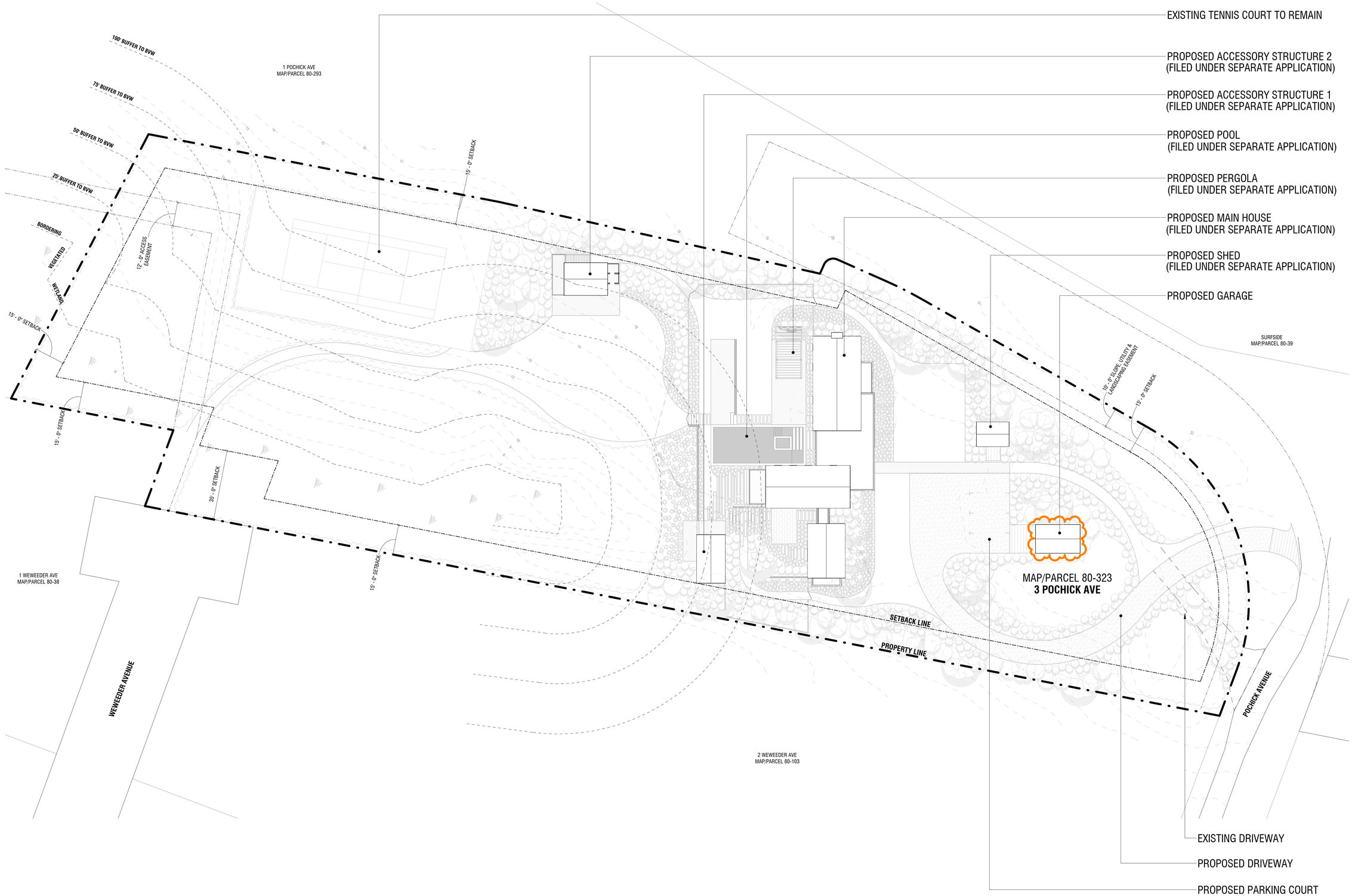

1 SITE PLAN

3/64" = 1'-0"

3PA

GARAGE

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITEREDGE RD, SUMMIT, NJ 07901

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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

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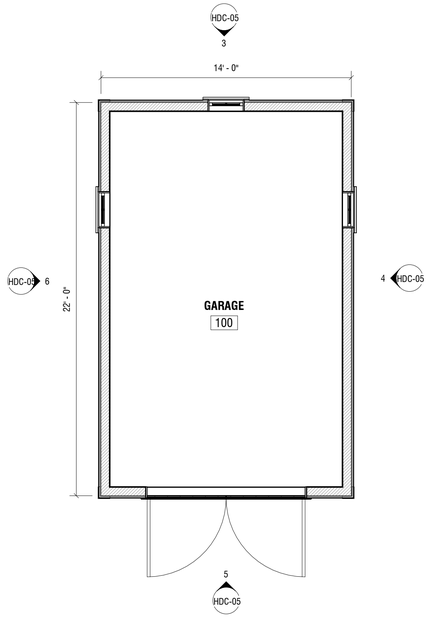
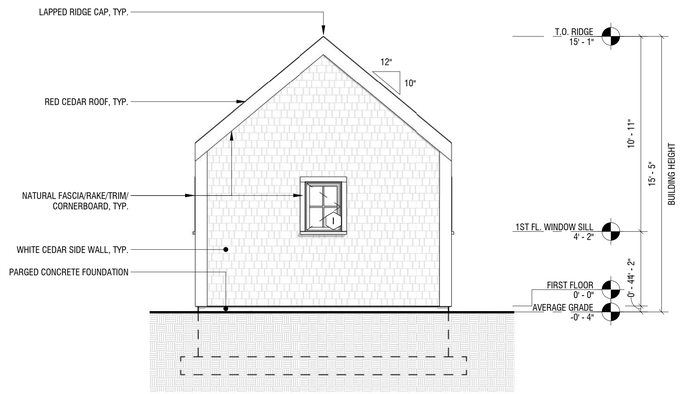


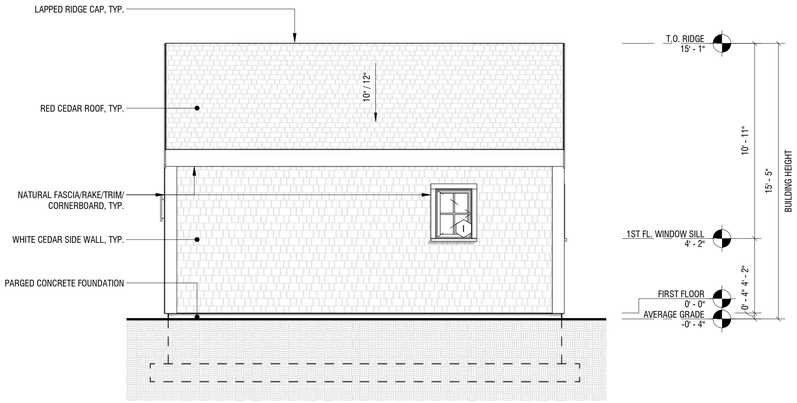
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



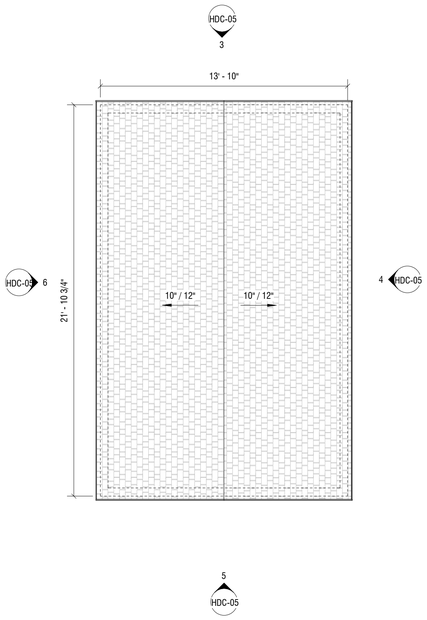
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



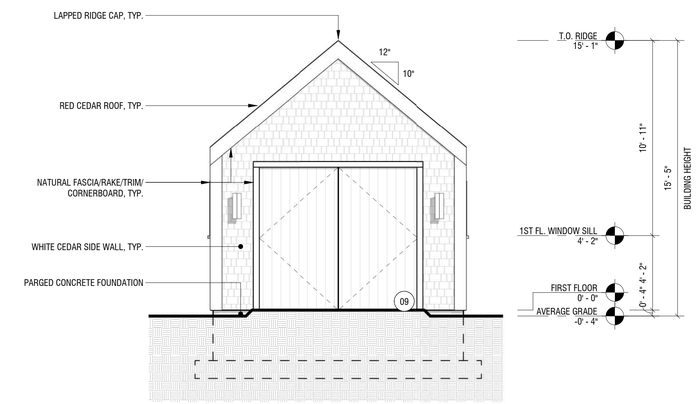
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



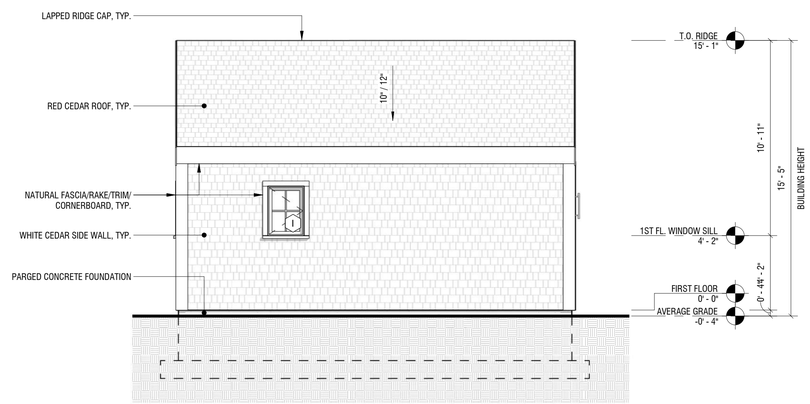
2 ROOF CONSTRUCTION PLAN

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
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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

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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

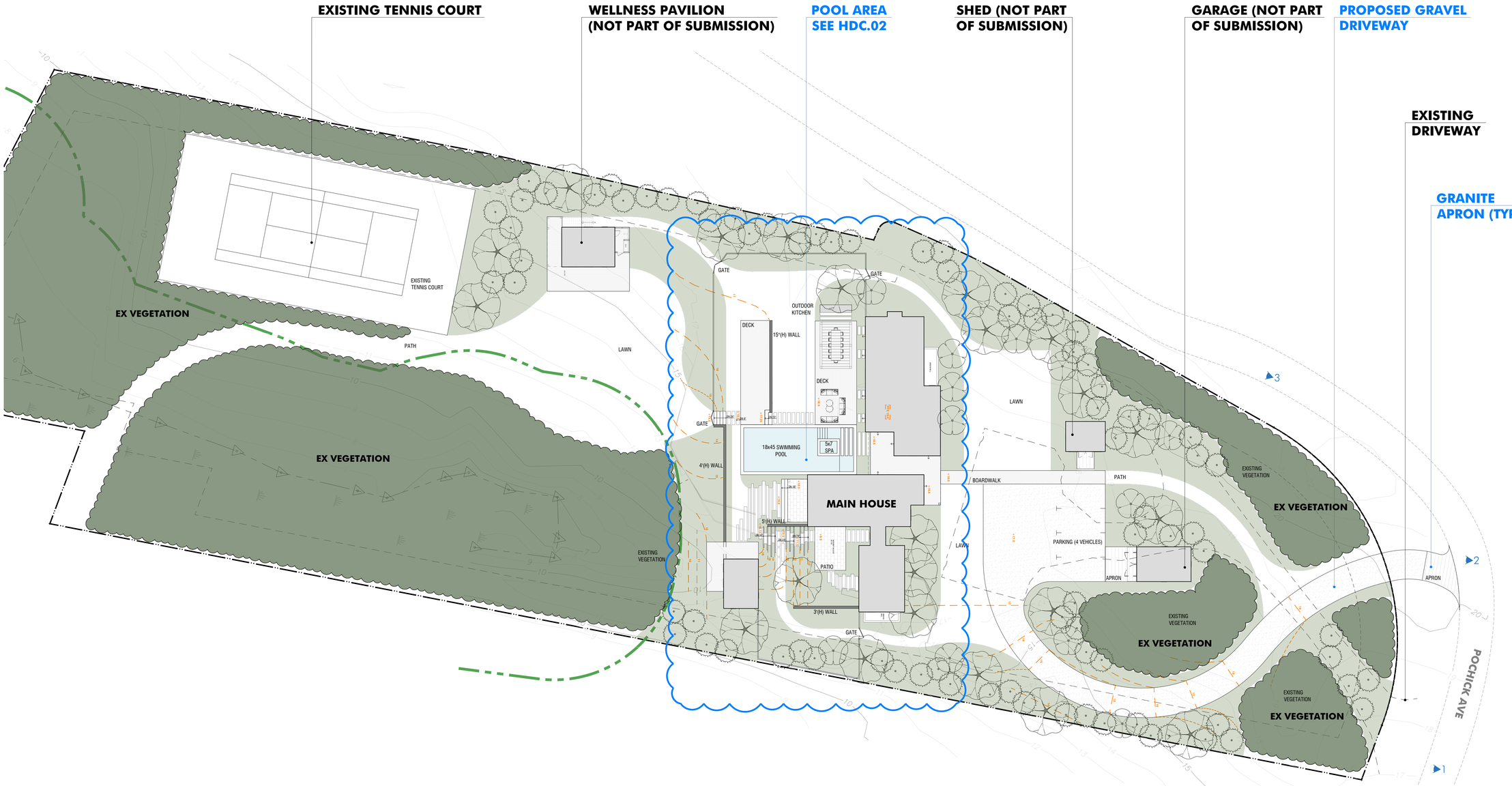


STREET VIEW 3



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

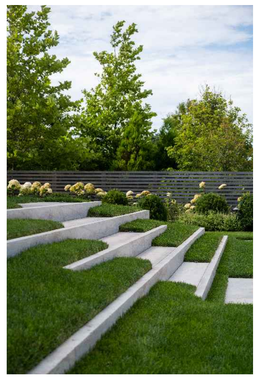


PARGED CONCRETE WALL

GRANITE RISERS AT GRADE

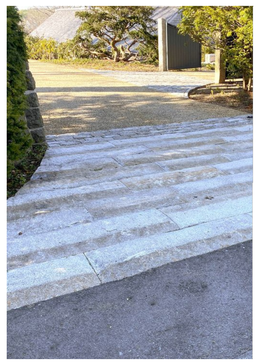


GRANITE PATIO



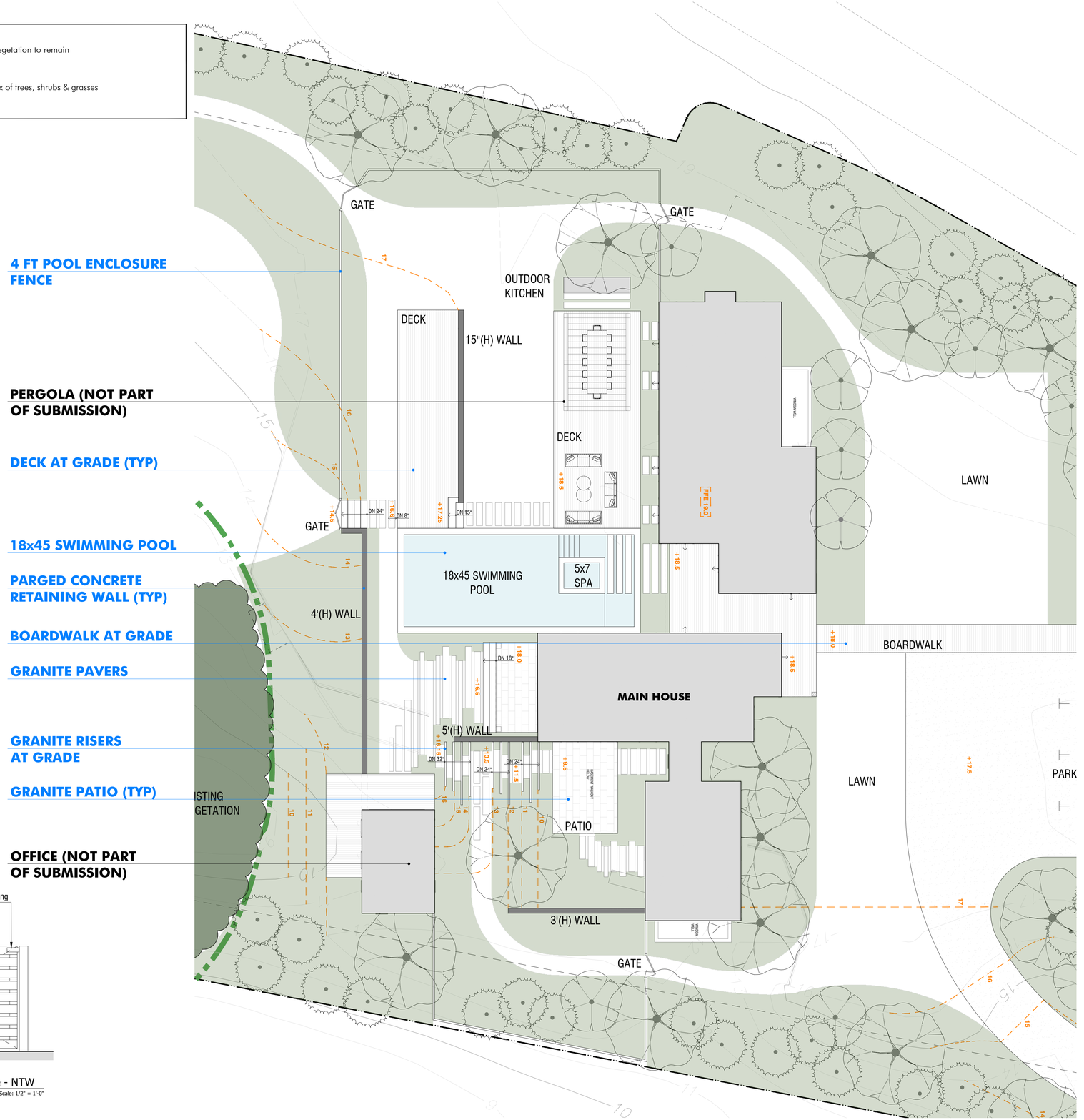
GRANITE APRON

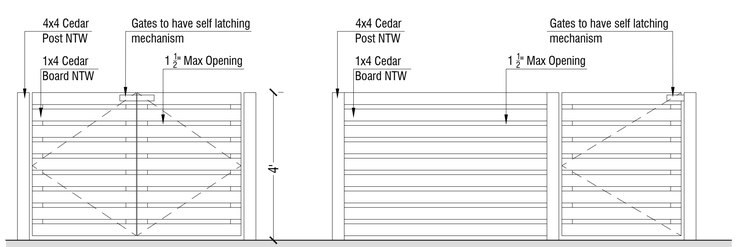




PLANT LEGEND

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"

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PROJECT

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ARCHITECT

WORKSHOP / APD
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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

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Miroslava Ahern 04/04/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

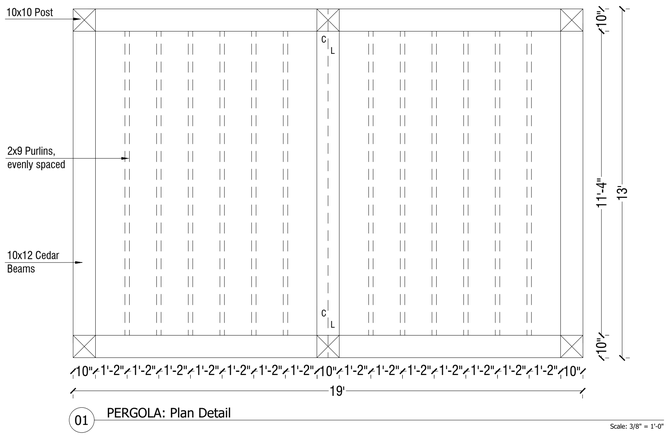


AERIAL MAP: 80/323



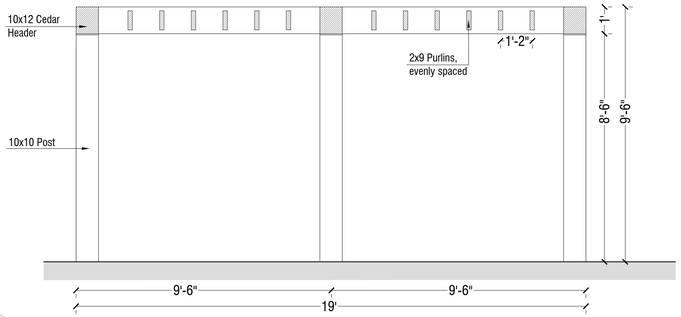
PLANT LEGEND

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

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

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- ☐ 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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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PAYTE J MICHAEL

Street and Apt. No., or PO Box No.
1 WEWEEDER

City, State, ZIP+4®
NANTUCKET, MA 02554

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- ☑ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Postmark Here

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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

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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

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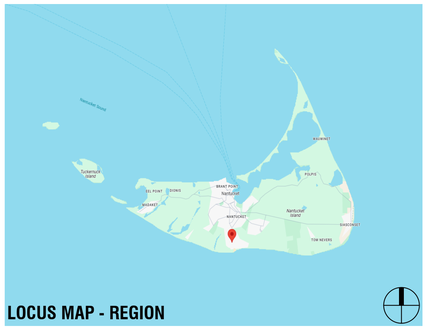
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CEDAR SHINGLE ROOFS AND SIDEWALLS:

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

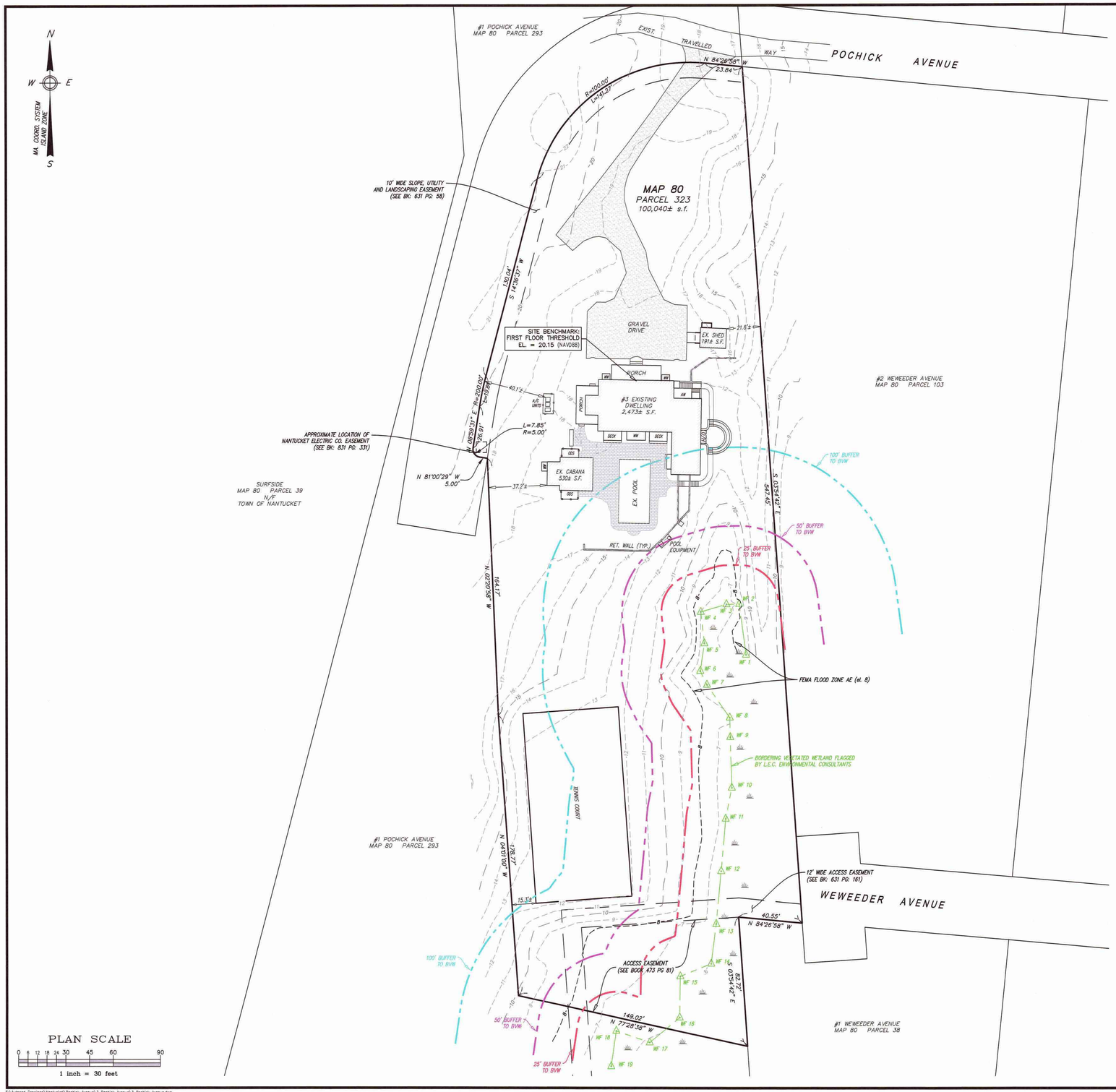
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH 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

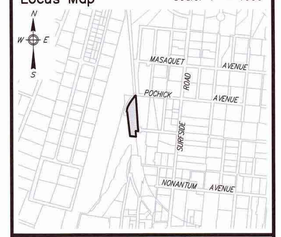
0 6 12 18 24 30 45 60 90

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

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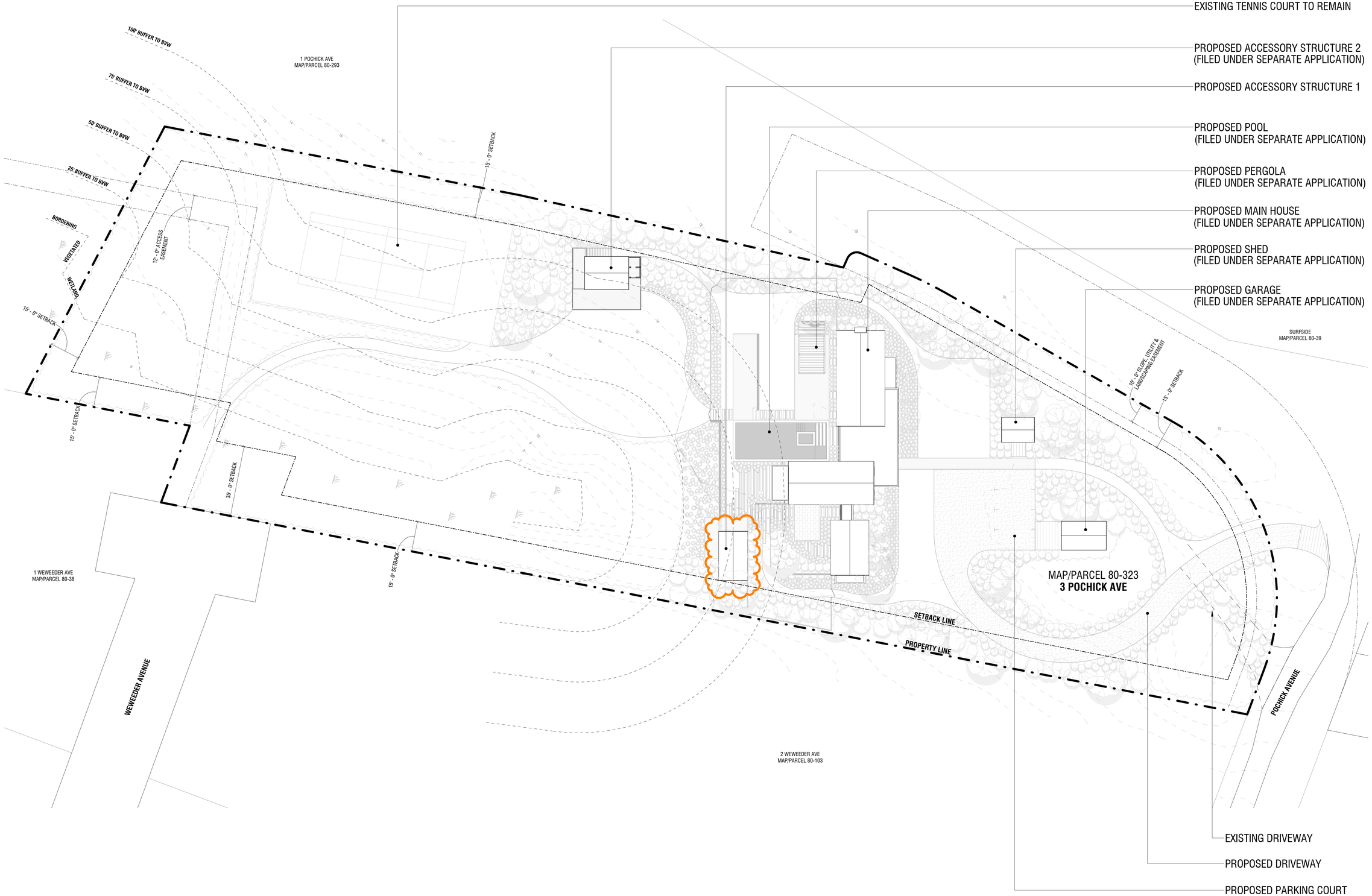

1 SITE PLAN

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

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SHEET FIRST ISSUE:	04/21/2025
SCALE:	3/64" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-03

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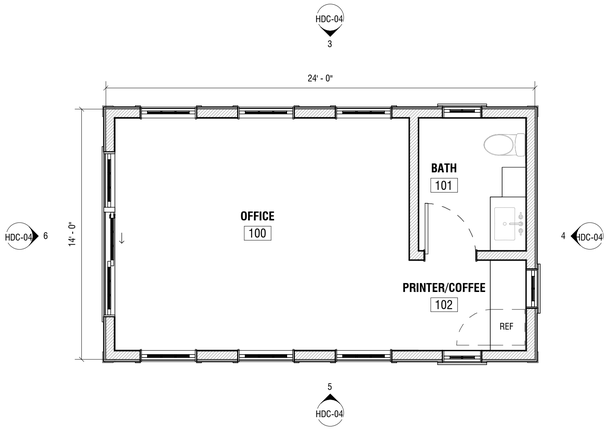
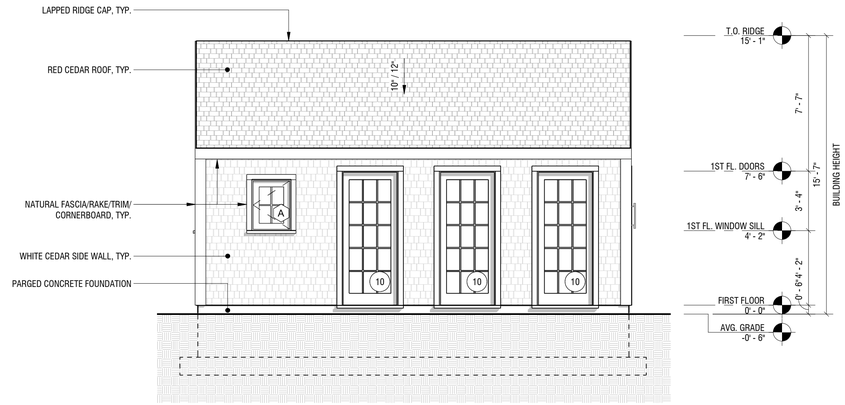


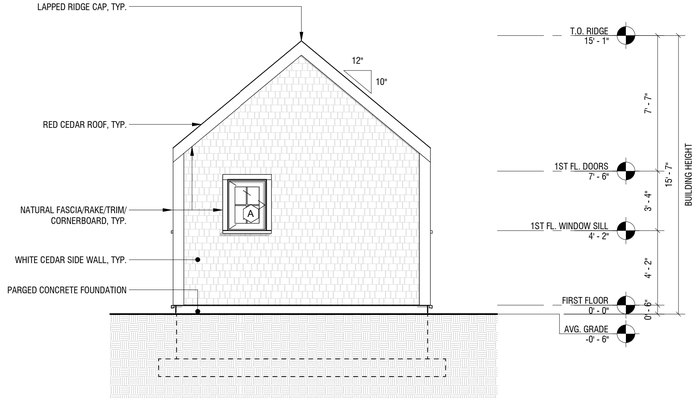
1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



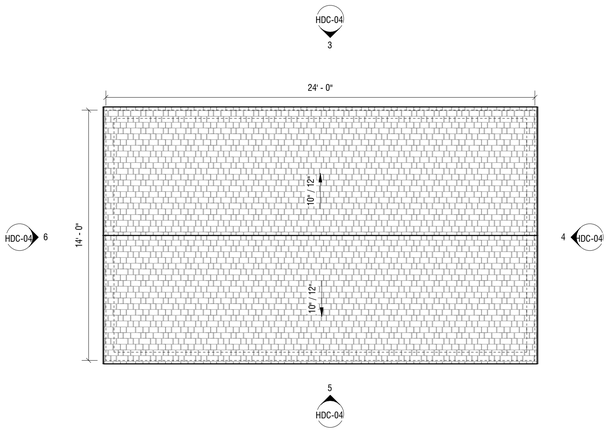
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



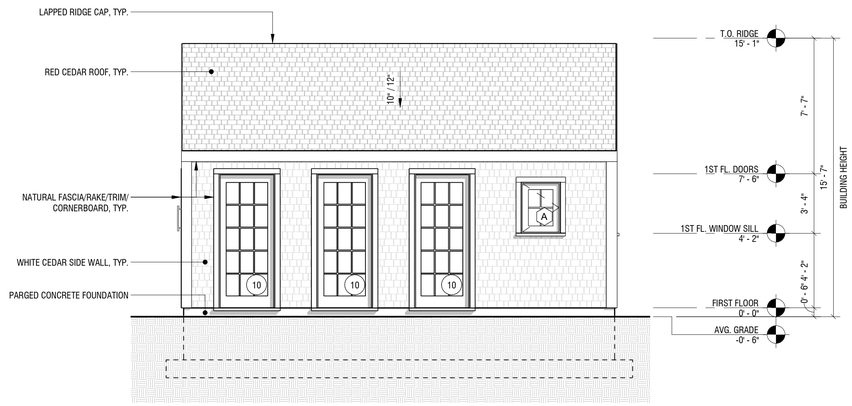
4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



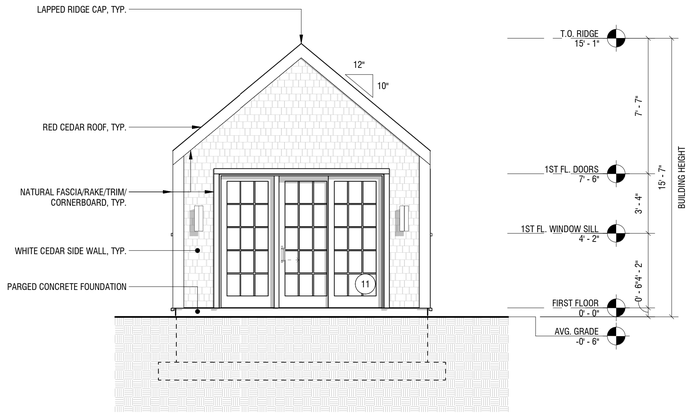
2 ROOF CONSTRUCTION PLAN

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

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

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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

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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**								

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City, State, ZIP+4®
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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

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SURFSIDE GARDENS LLC

Street and Apt. No., or PO Box No.
PO BOX 611

City, State, ZIP+4®
NANTUCKET, MA 02554

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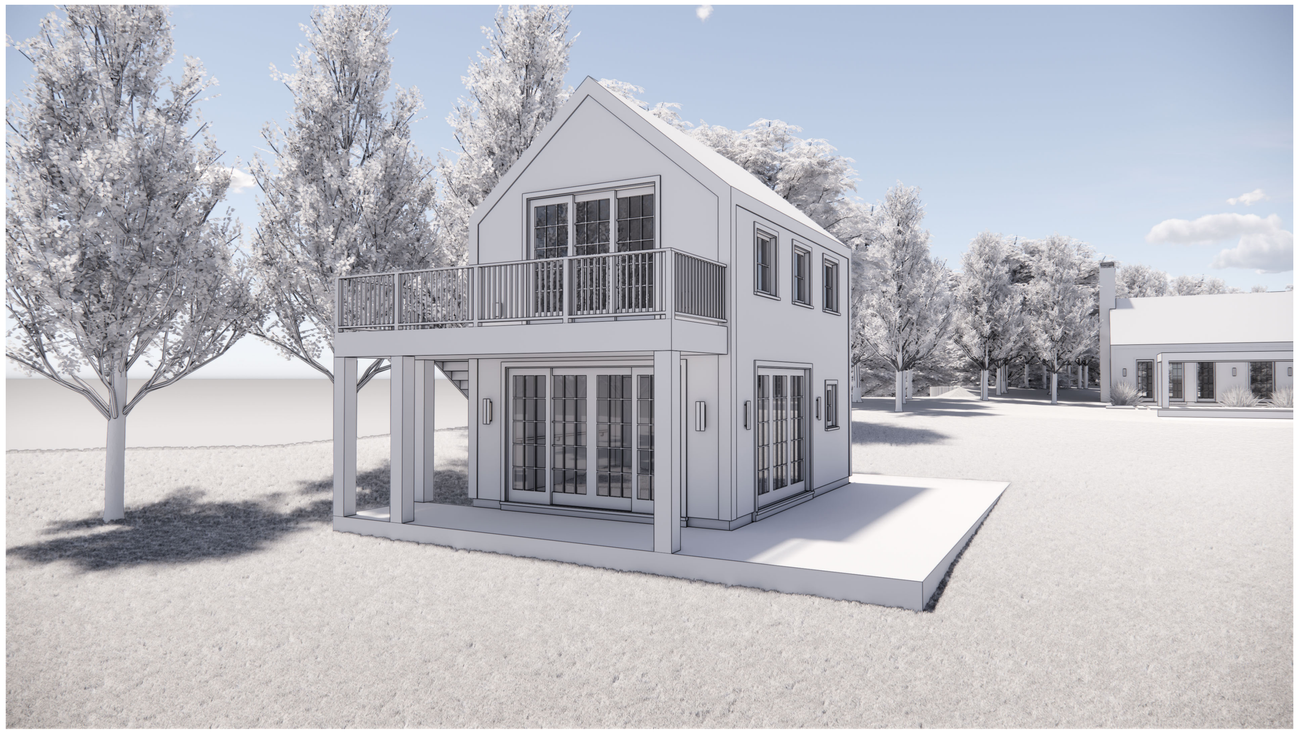
3PA ACCESSORY STRUCTURE 2

HDC SUBMISSION
ACCESSORY STRUCTURE 2
04/21/2025



WINDOW TYPES



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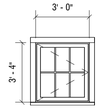
MODEL: CASEMENT
MFGR: CUSTOM



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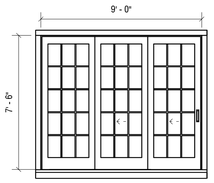
SASH: BLACK
TRIM: NATURAL
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



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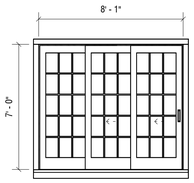
MODEL: FOLDING
MFGR: CUSTOM



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MODEL: SLIDING
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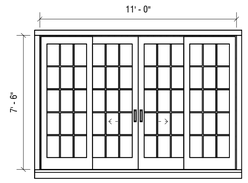

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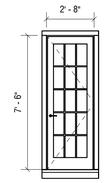
MFGR: CUSTOM



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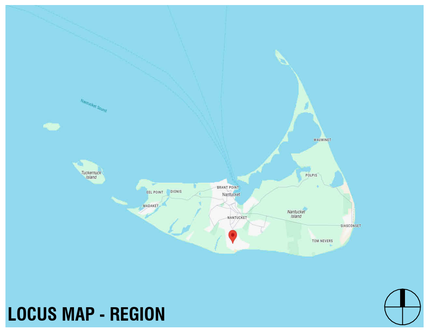
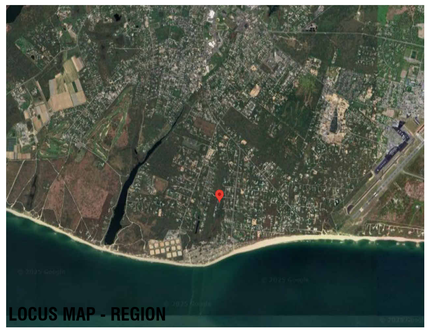
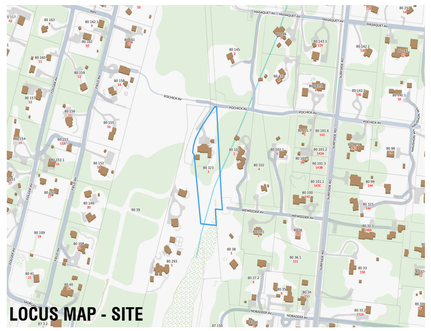
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

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

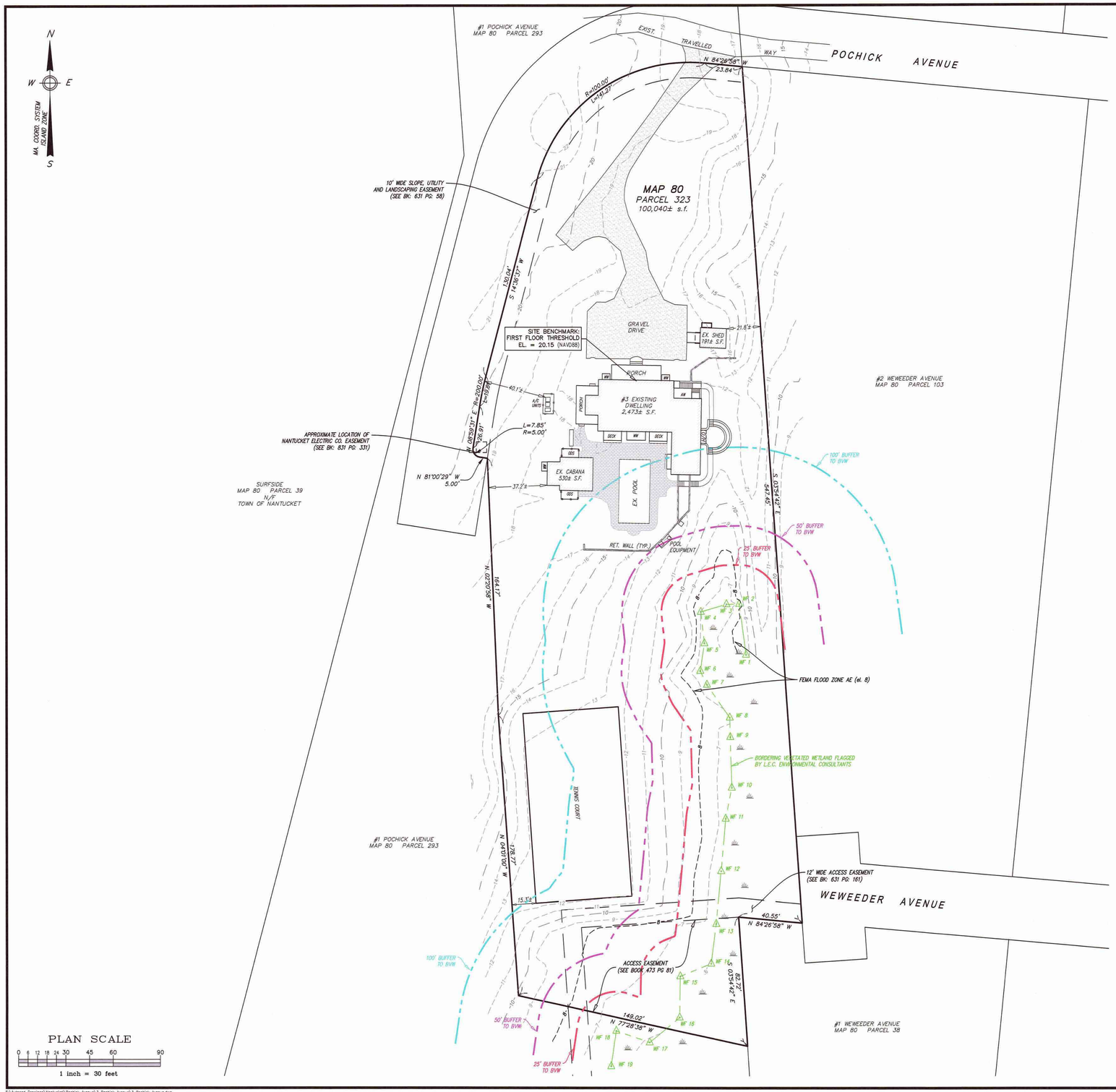
NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH 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.

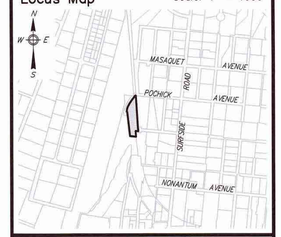
MECHANICAL NOTES

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:
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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
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STRUCTURAL ENGINEER
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

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

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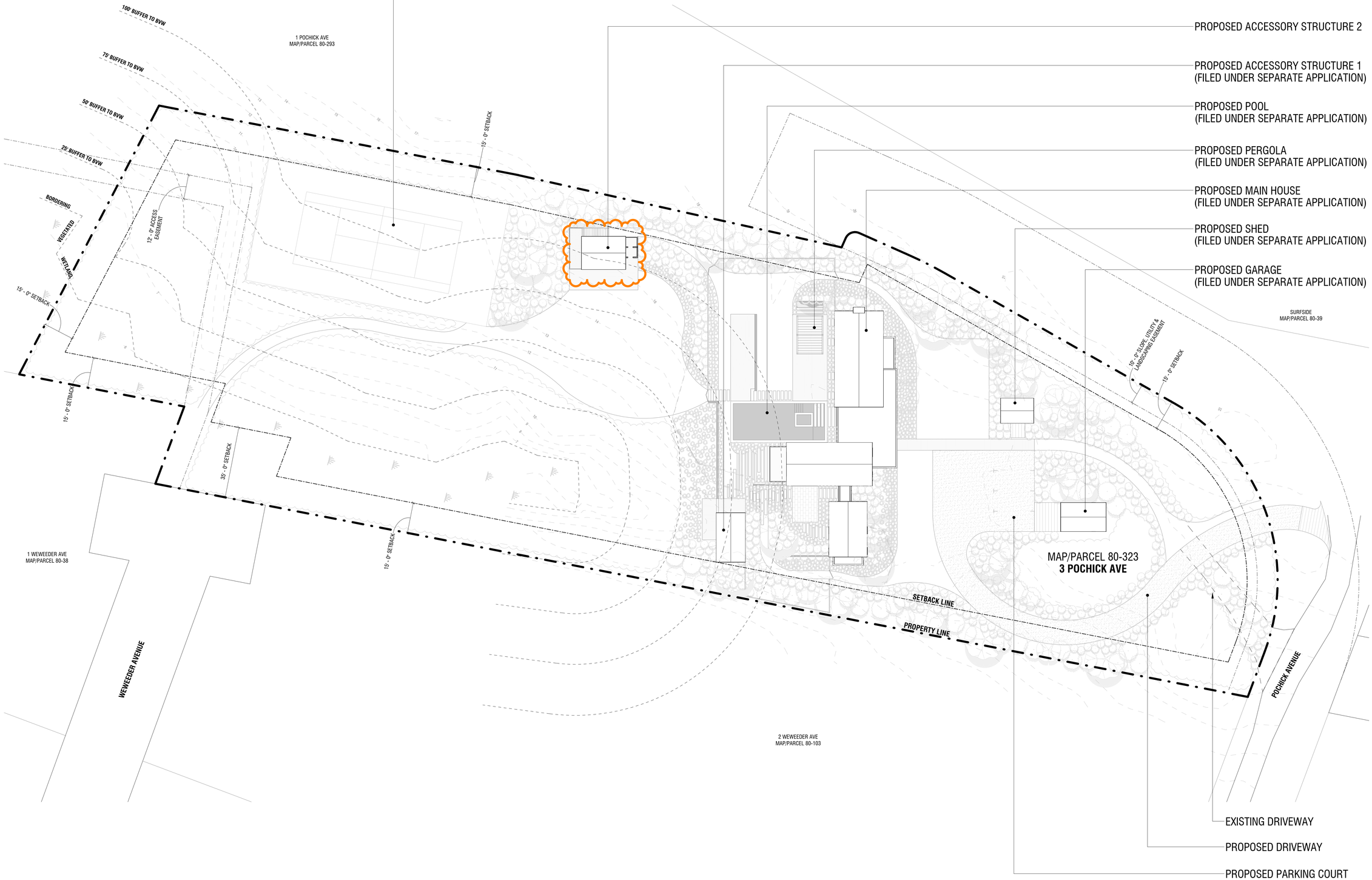

1 SITE PLAN

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

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DRAWING SET ISSUES

01	04/21/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SCALE:	3/64" = 1'-0"
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SITE PLAN

HDC-03

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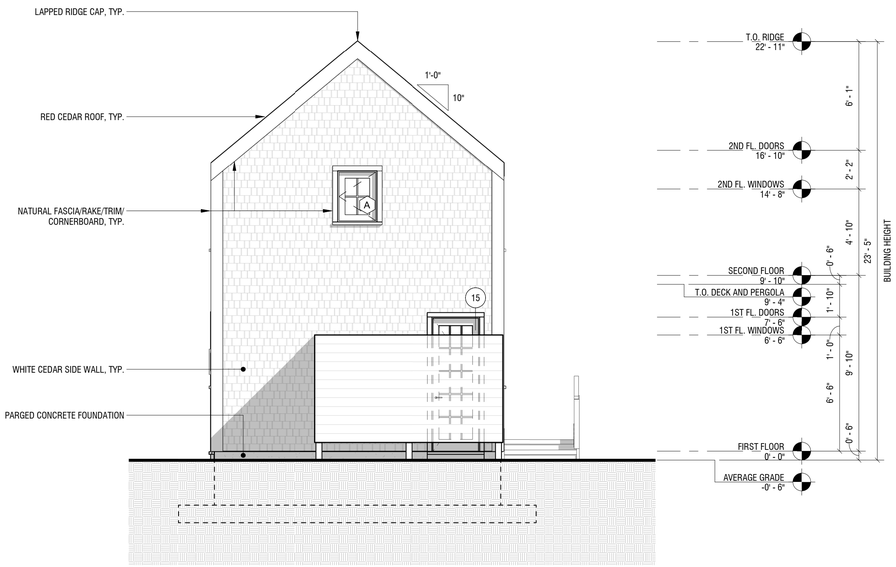


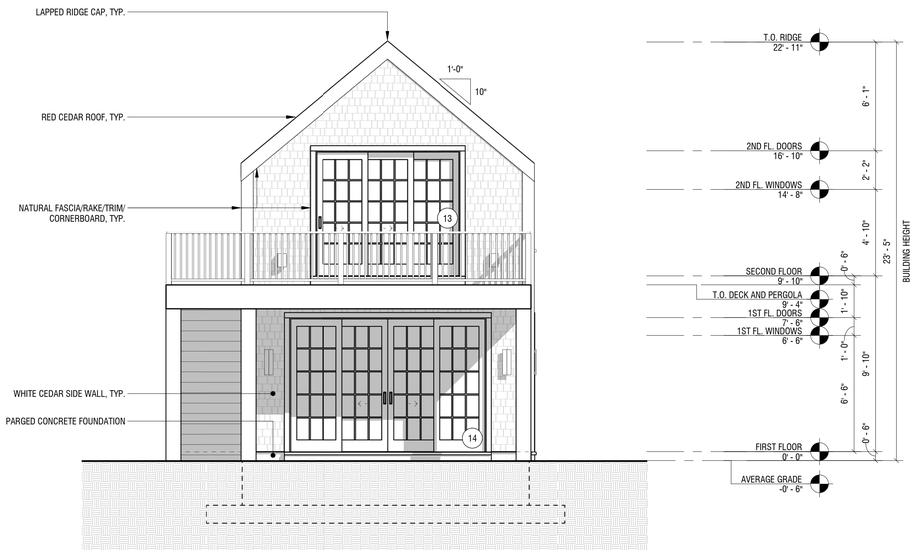
1 EXTERIOR ELEVATION - NORTH

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

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CONTRACTOR

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

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

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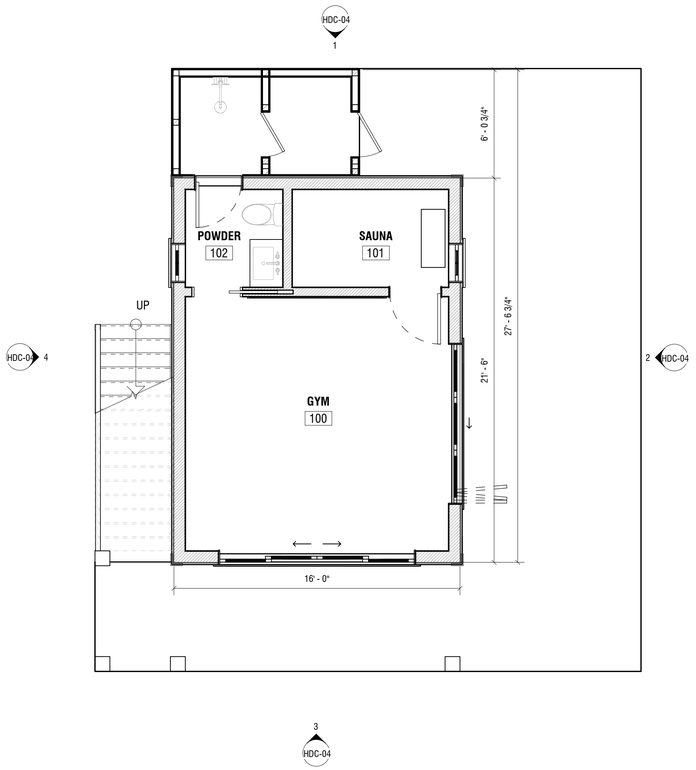
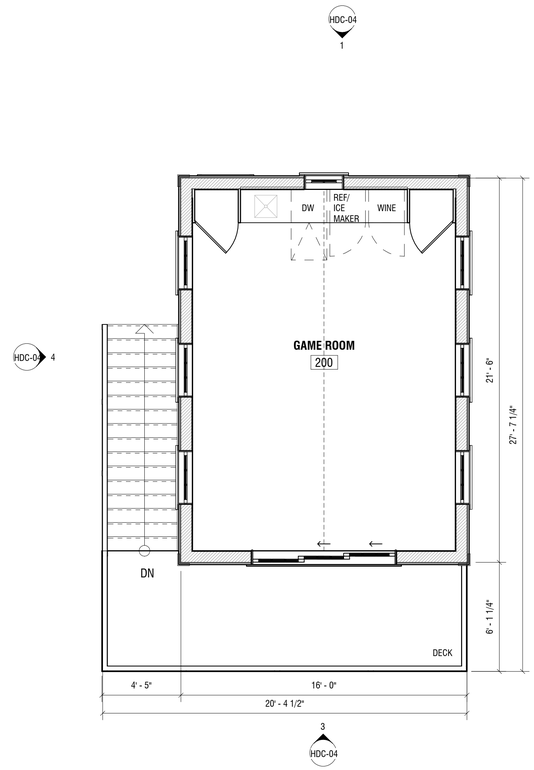


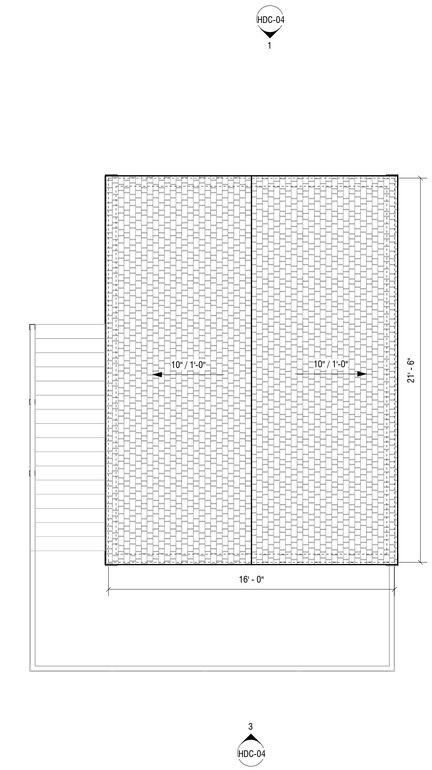
1 FIRST FLOOR CONSTRUCTION PLAN

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

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 68.1

Street & Number of Proposed Work: 4 POCOMO ROAD

Owner of record: VTT 4 POCOMO LLC

Mailing Address: 100 CONCORD ST STE 3E, FRAMINGHAM, MA 01702

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 11 S Shore Road
Nantucket, MA

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. 2/4/25 meeting, Minutes included
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 54' +/- Sq. Footage 1st floor: 1618 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 27' +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Revise Move-On Approval to move the midcentury modern house from 81 Pocomo instead of the 1994 cottage from the same lot

Is there an HDC survey form for 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 No Changes to Existing

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/21/25 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:

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

_____ 4. **Hardscaping Plans (4 copies):** To legible 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.**

23.	Greenstick LLC	18 Williams St	Solar roof	55/371	Ack Smart	RP
24.	Marty McGowan	25 Millbrook Rd	Solar roof	56/67.2	Ack Smart	RP
25.	Kenney, Tricia	65 N Liberty	Shed	41/143	Thornewill Design	RP
26.	Madron Lake LLC	26 Monomoy Rd	Doors windows	54/146	Thornewill Design	RP
27.	Passanante, Erik	41 Long Pond Dr	Window change	59.4/109.1	Devin Murphy	SW
28.	Randy Sharp	59 Polpis Rd	Add door/ reduce windows	54/26	Thornewill Design	SW
29.	Keep on Trucking LLC	57 Surfside Rd	Demo move off warehouse	67/218	E Martinez	SW
30.	Kim Glowacki	5 Meader Street	Move off to14C Macy Ln	42.2.3/40	Structures Unltd	AC
31.	Joan Bunting	14C Macy Lane	Move on/reno frm 5 Meader St	68/107	Structures Unltd	AC
32.	Keep on Trucking LLC	57 Surfside Rd	Demo move off front bldg	67/218	E Martinez	SW
33.	Keep on Trucking LLC	57 Surfside Rd	Demo move off house barn	67/218	E Martinez	SW

Welch made the motion to amend the agenda number 15, 51 Miacomet Rd shed revision, to 51 W. Miacomet Rd, noting the typo.
Patten and Oliver in favor. Motion carries unanimously
Patten made the motion to approve the Consents. Welch, Paul MacLeod and Patten in favor and carries unanimously.
Oliver Recused

III. CONSENT WITH CONDITONS

1.	Michael Pearlstein	20 Derrymore	Rev pool	41/112	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	William & Pamela Holding	12 Blackfish Lane	Roof top solar	73/118	ACK Smart	CP
	• Due to lack of visibility					
3.	Little Lyon, LLC	8B Lyon Street	As-Built- HVAC/color chg	55.4.1/71	Liz Konetchy	AC
	• AC unit must be screened with lattice and vegetation. Balance of as-built fee ($450.00) to be paid. Must not be visible at time of inspection and in perpetuity.					
4.	Edward & Jennifer Porter	60 Squam Road	Solar ground array	13/34	ACK Smart	CP
	• Ground solar array must be screened with plantings. Must not be visible at time of inspection and in perpetuity.					
5.	Kim Christenson	59 Meadow View Drive	Add crawl space/repl frnt deck	56/169.3	WCBC	JP
	• Include floor plan with dimensions of proposed additions.					
6.	Polly Harvey	124 Wauwinet Road	Window/skylight	11/16	Thornewill Design	AM
	• Raise skylight to upper 1/3 of the roof and box with natural wood per BWNIM.					
7.	AMVestal Ventures, LLC	67 Vestal Street	Pool/hardscape	41/59	Atlantic Landscap	AM
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	St Paul's Episcopal	16 Fair St	Mod Existing stair enclose.	43.3.3/5	Emeritus LTD	VO
	• Add HDC survey (NAN. 3127) to the COA and architect/builder: Joseph W. Northrop; an individually significant structure.					
9.	3 Waydale LLC	3 Waydale Rd	Demo	55/85	Reid Yenor	RP
	• Add Move Off to application.					
10.	Klemens Meyer Tr Etal	3 Red Barn Rd	Rooftop solar	59.3/44	Cotuit Solar	SW
	• Submit legible digital version of the COA application.					
11.	Alexander, Pamela	4 Mayhew Rd	New dwelling	92.4/221	SMRD	SW
	• No increase in grade height (vs. current EXG), 2nd floor decks no deeper than 8'.					
12.	Alexander, Pamela	4 Mayhew Rd	Sports court	92.4/221	SMRD	SW
	• No increase in height of grade (vs. current EXG); dark green (vs. black) mesh.					
13.	Peter & Lila Steinle	2 Ishmael Road	Rev 11779; perg chg/hardscape	82/93	Shelter 7	AC
14.	VTT 4 Pocomo LLC	4 Pocomo Rd	House move on	14/68.1	CWA	SW
	• Maintain minimum 10' of the vegetative buffer forward of the structure towards Pocomo Rd. Include approved COA and supporting documents.					
	• As a "test case" due to hyper-local character and setting.					
16.	Fridland, Jennifer	7A New Ln	Spa/hardscape	41/285.1	Waterscapes	
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17.	Cynthia Renshaw	1 Pheasant Dr	Hardscape	67/2	LFW	JP
	• Fence to be moved back 8' (1 fence section).					
18.	16 Quaker Project LLC	16 Quaker Rd	Driveway alteration	41/176.1	KMLD	SW
	• Per Exhibit A, to be drawn by Chair: plant and maintain yew hedges (vs EXG deciduous) between brick on the right side (entering from Quaker Rd) and Quaker Rd including area labeled within the application as "extend privet"; apron throat increases limited to ½ depth proposed (from existing brick edge towards Quaker Rd); stop brick at building setback line. Include revision number on COA					

Paul made the motion to approve consents with conditions. Welch MacLeod Oliver and Patten are in favor and carries unanimously.

CERTIFICATE NO: HDC2024-11-11531 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. Building 1

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 3

Street & Number of Proposed Work: 81 Pocomo Road (1)

Owner of record: Pocomo Point LLC

Mailing Address: 1 Clarks Hill Road #102
Framingham, MA 01702

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHP Webster Architecture

Mailing Address: 11 S Shore Rd
Nantucket MA 02554

Contact Phone #: 508 228 1600 E-mail: amy@chpwebster.com

FOR OFFICE USE ONLY CK 14270

Date application received: _____ Fee Paid: $ 100.00

Must be acted on by: _____

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: _____

Member: [signature]

Member: _____

Member: [signature]

Member: [signature]

Notes - Comments - Restrictions - Conditions

move it only

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 1618 +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1970

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.

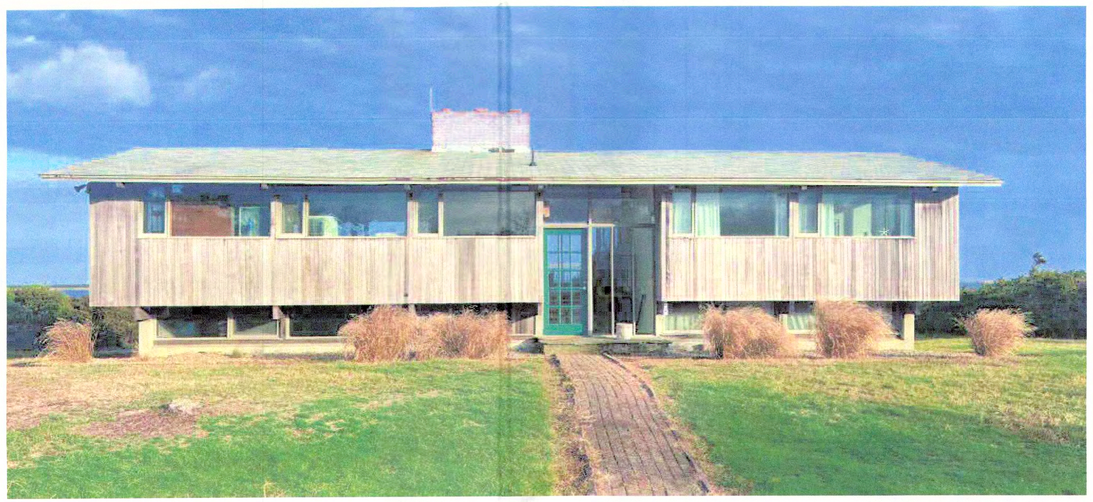
Date 11/5/24 Signature of owner of record [signature] Signed under penalties of perjury

Pocomo Point LLC

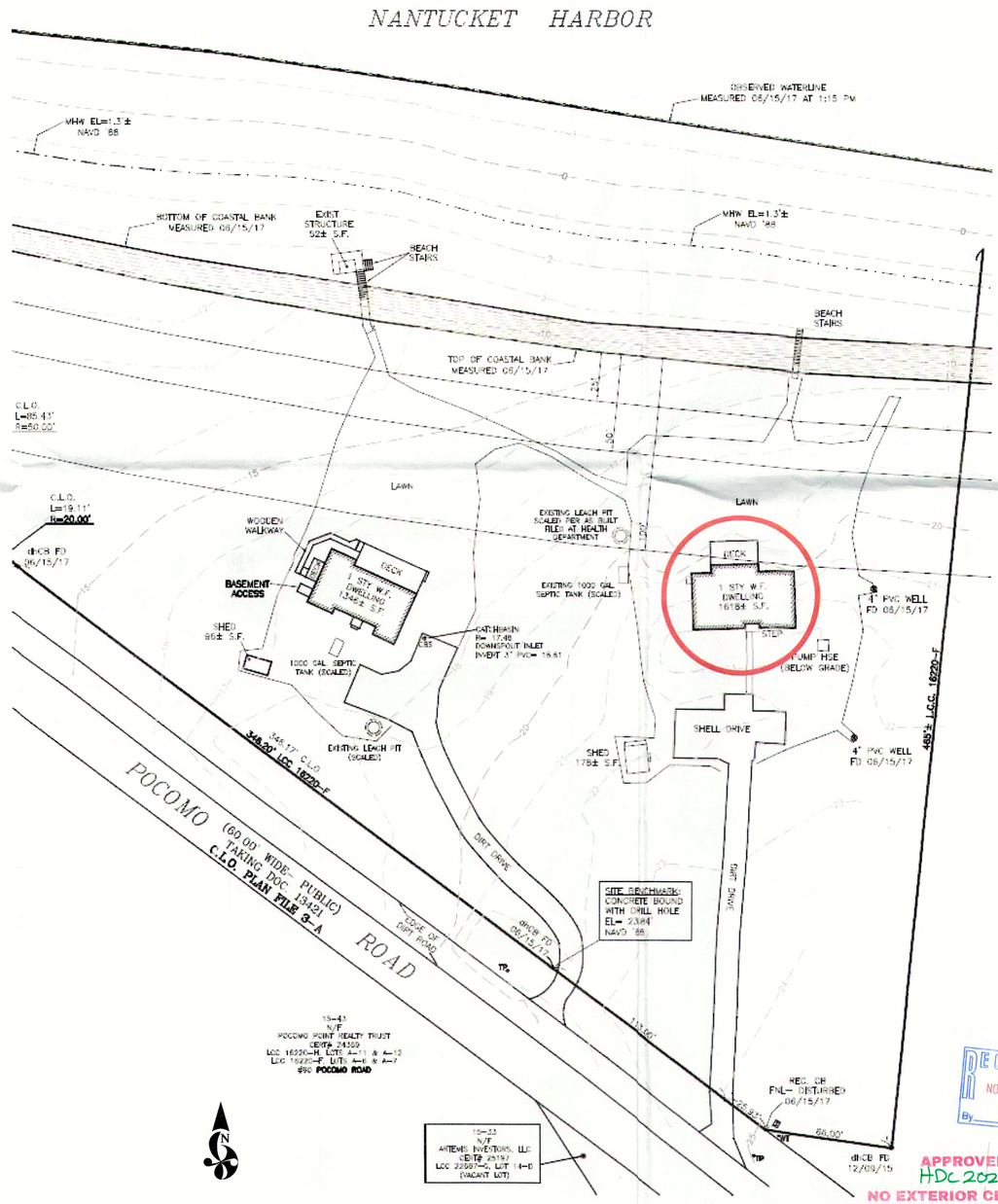
Move Off Approval

New Business - House Move/Demo

81 Pocomo Road, Nantucket, MA







CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC1 Site Plan - House 1

#	Date	Note
6	2024.11.11	HDC Submission

RECEIVED
NOV 14 2024
By

APPROVED
HDC 2024-11-11531
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

HDC1

11/11/2024 12:34:20 PM

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Move Off Approval



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

APPROVED
HDC2024-11-11531
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
NOV 14 2024
By

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC2 Elevations - House 1

#	Date	Note
6	2024.11.11	HDC Submission

HDC2

11/11/2024 12:04:20 PM

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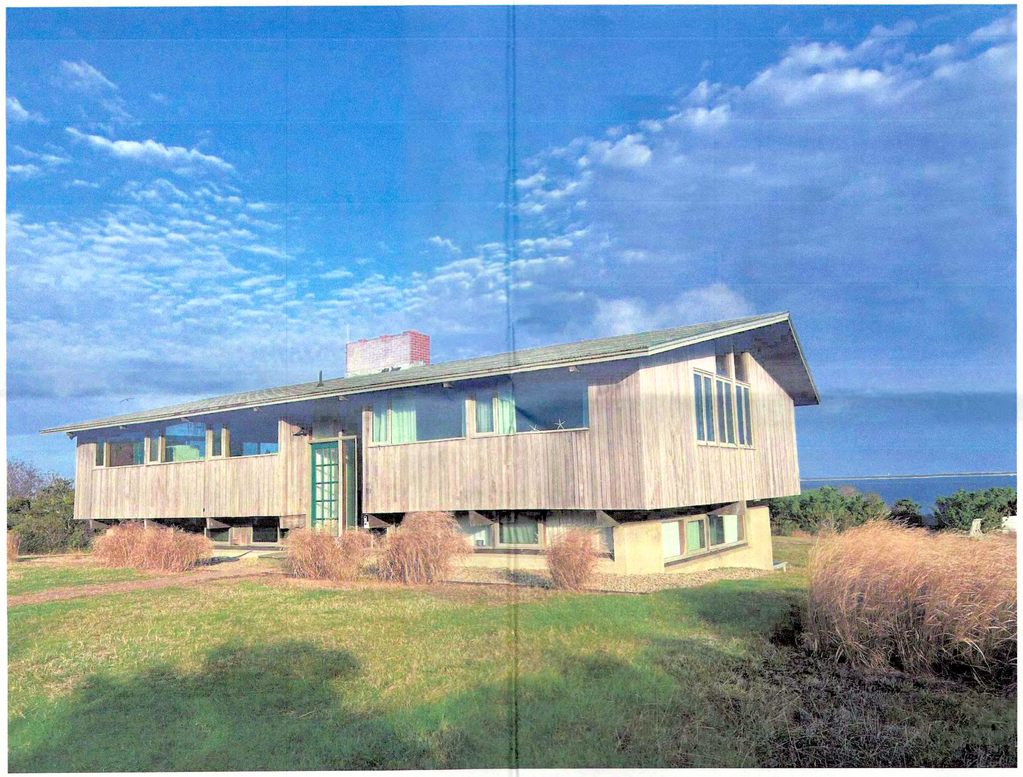
Move Off Approval



SOUTHEAST CORNER



NORTHEAST CORNER

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

SD - Not For Construction

Pocomo Point LLC
81 Pocomo Road, Nantucket, MA
House Move/Demo
HDC3 Site Photos - House 1

#	Date	Note
6	2024.11.11	HDC Submission

APPROVED
HDC2024-11-1153
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
NOV 14 2024
BY

HDC3

11/11/2024 12:04:21 PM

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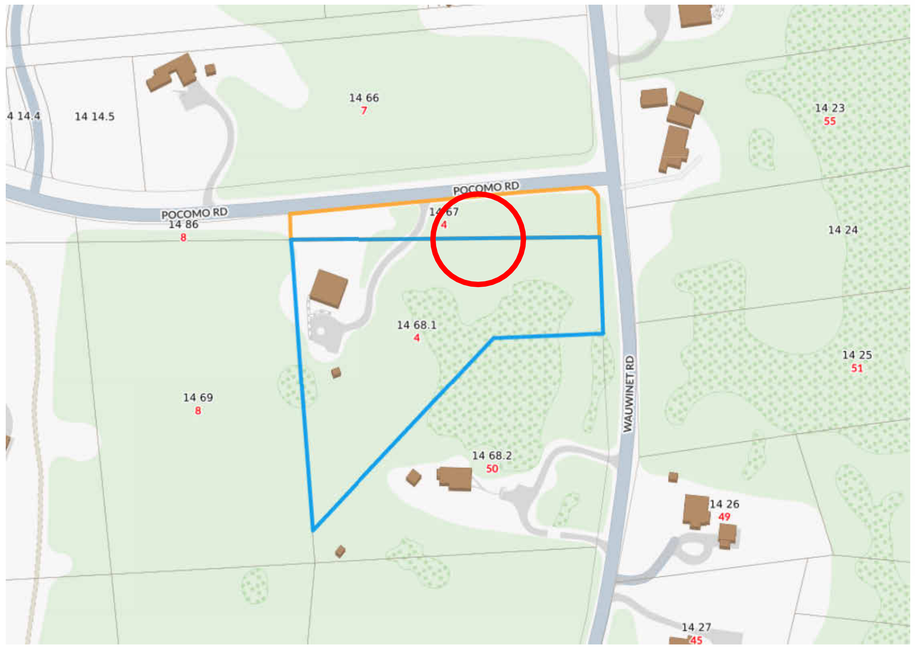
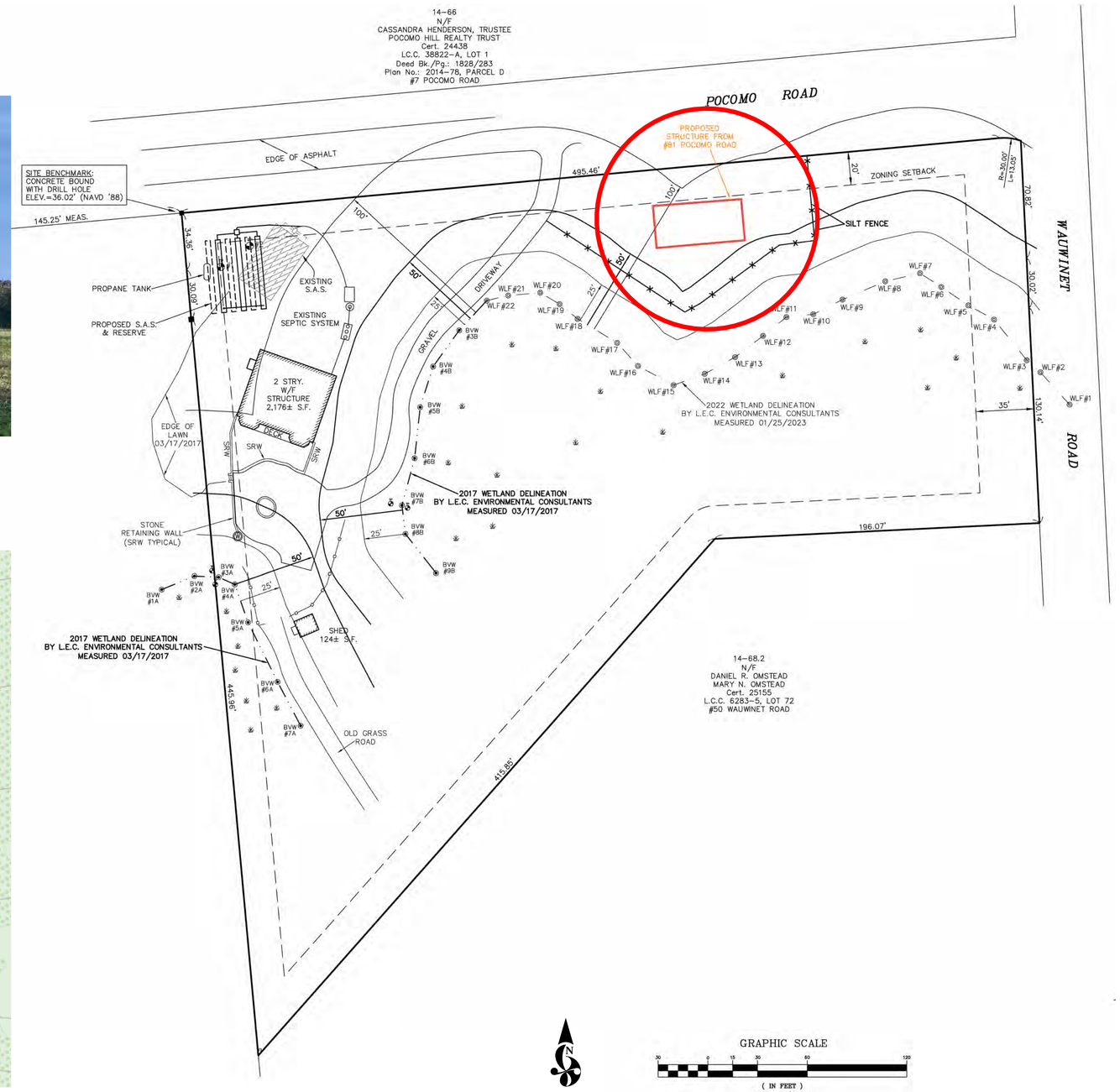
VTT 4 POCOMO LLC

Move House from 81 Pocomo

4 Pocomo Road, Nantucket, MA







CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

VTT 4 POCOMO LLC
4 Pocomo Road, Nantucket, MA
House Move
HDC1 Site Plan

#	Date	Note
1	2025.01.15	HDC Submission
2	2025.04.21	HDC Submission

HDC1

4/21/2025 10:03:39 AM

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PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

VTT 4 POCOMO LLC
4 Pocomo Road, Nantucket, MA
House Move
HDC2 Existing Photos

DD -

#	Date	Note
1	2025.01.15	HDC Submission
2	2025.04.21	HDC Submission

HDC2

4/21/2025 10:03:39 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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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).

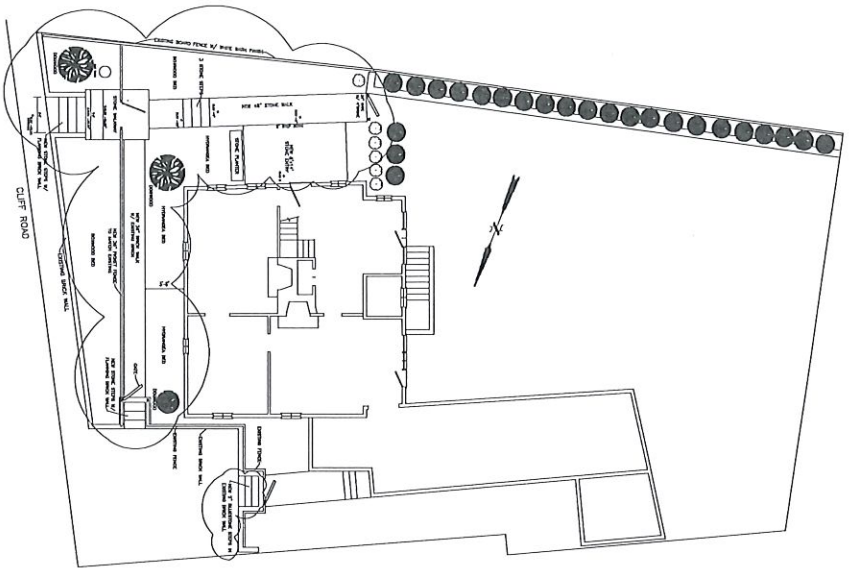
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.***

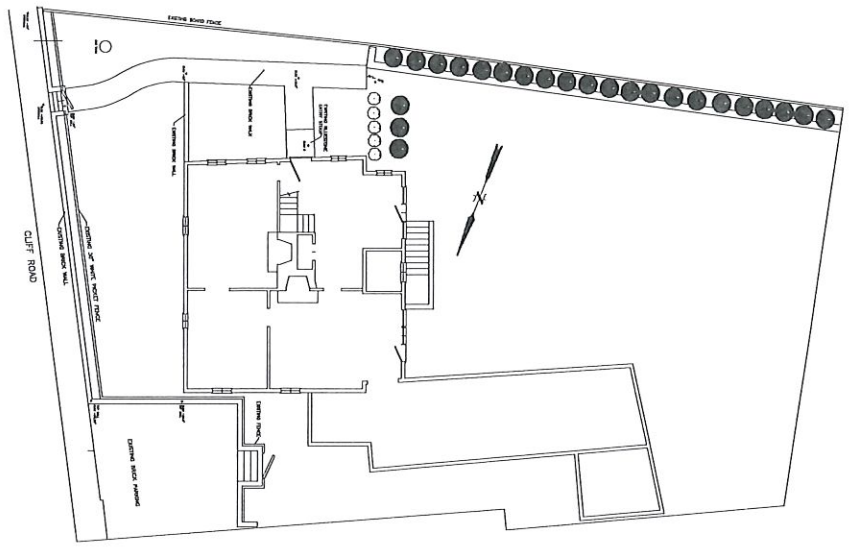
NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction 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



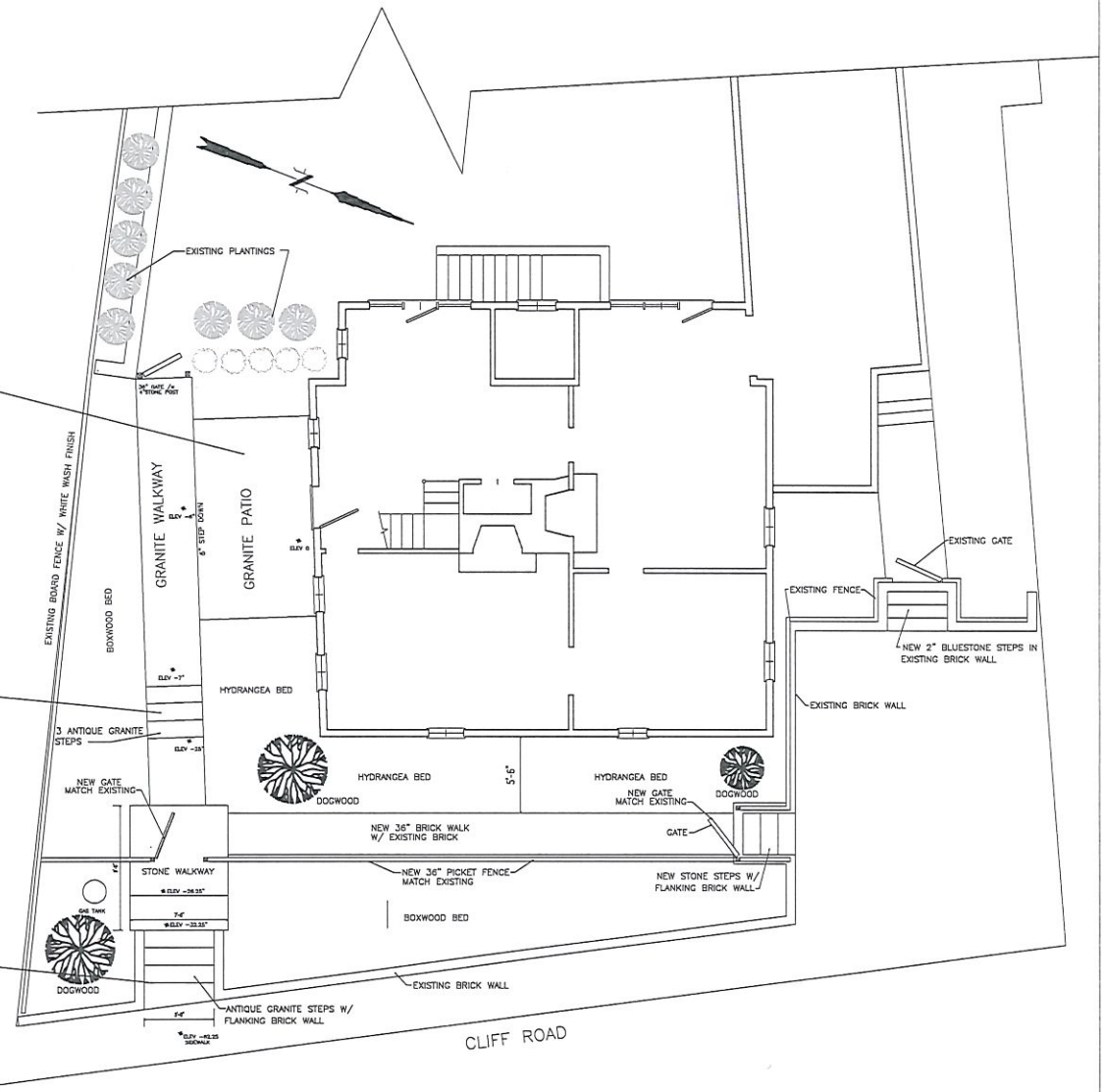
GRANITE PATIO @ ENTRY



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

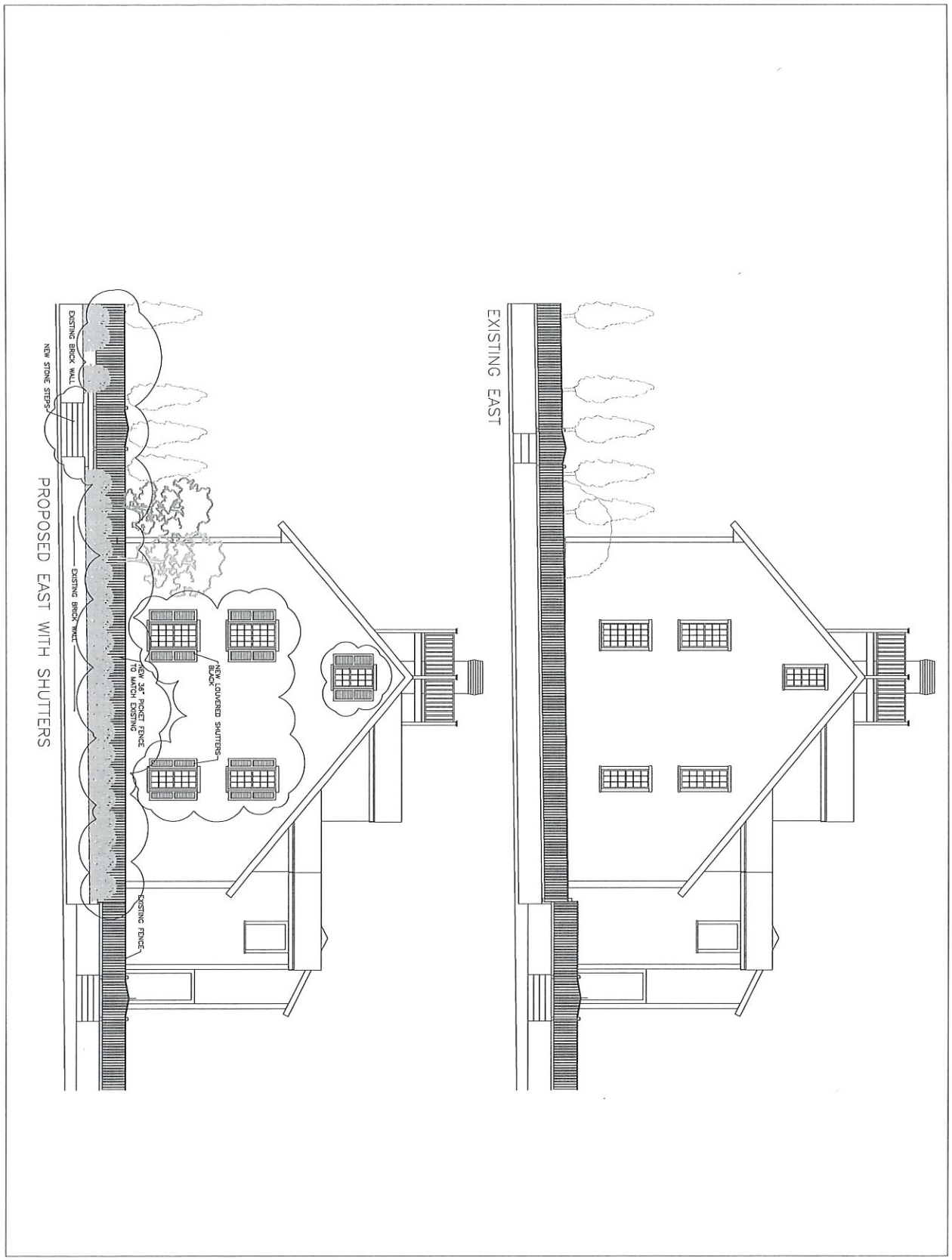
Notes
HDC APPL.
CERT. NO.

Title
PROPOSED PLAN

Date
4/3/2025

Scale
1/4"=1'0"

2



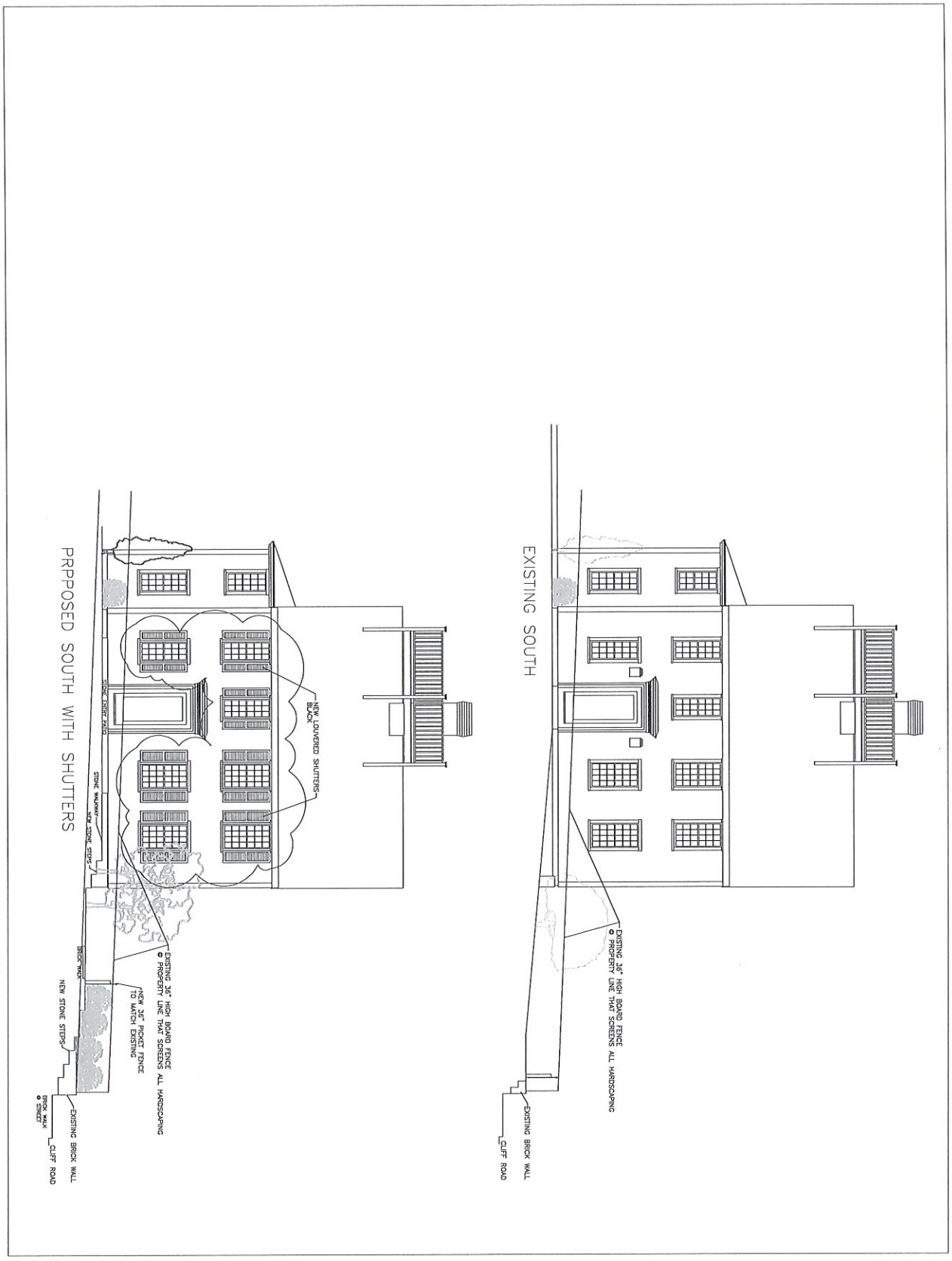
Project	PLATT RESIDENCE 20 CLIFF ROAD NANTUCKET, MA
Job No	LANDSCAPE PLAN
Notes	HDC APPL. CERT. NO.
Title	EAST ELEVATION
Date	2/5/2025
Scale	1/4"=1'0"
	3

SANDCASTLE CONSTRUCTION INC.

SCONSET GARDNER

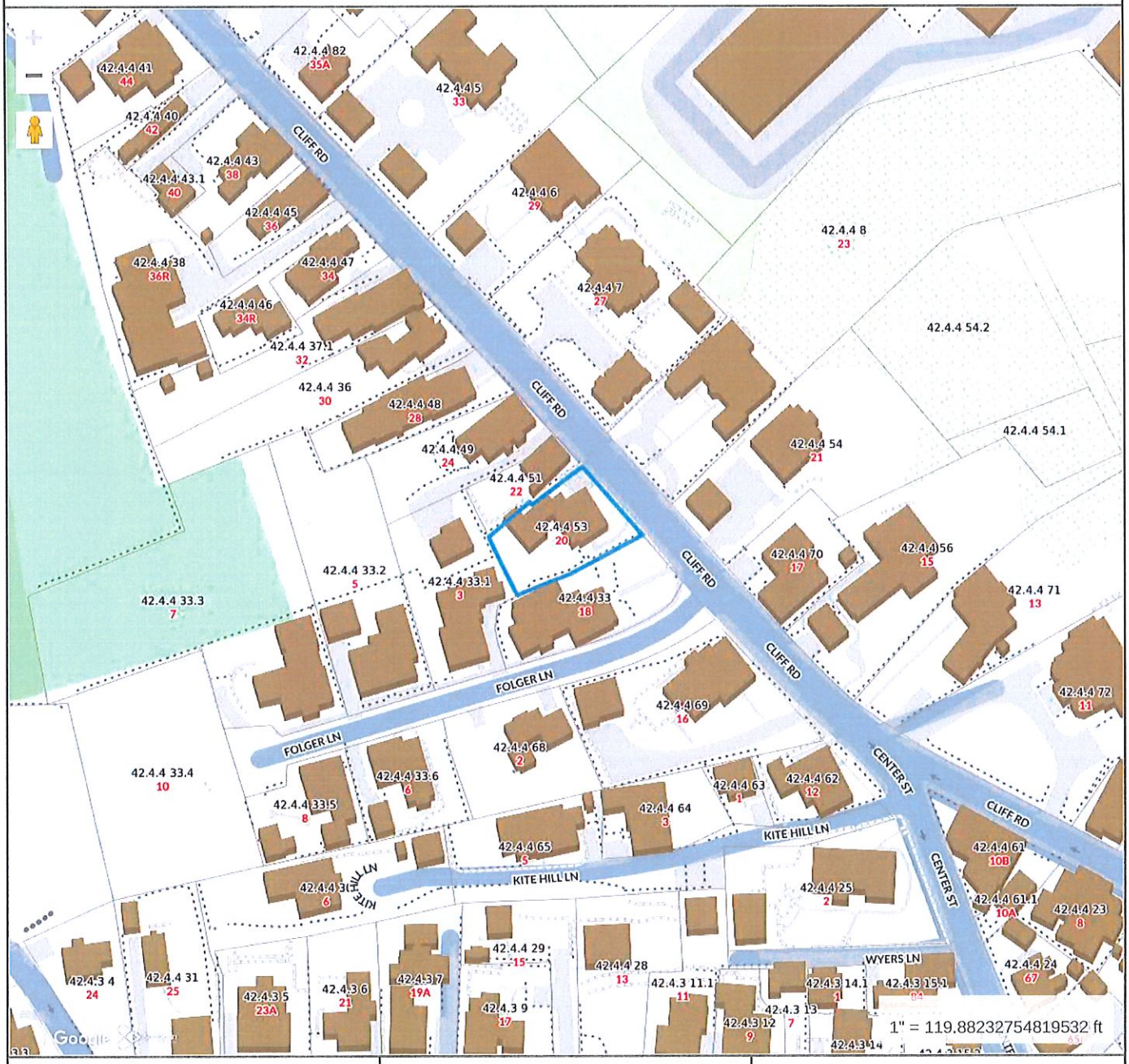
P.O. BOX 2113
NANTUCKET, MA
02584

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

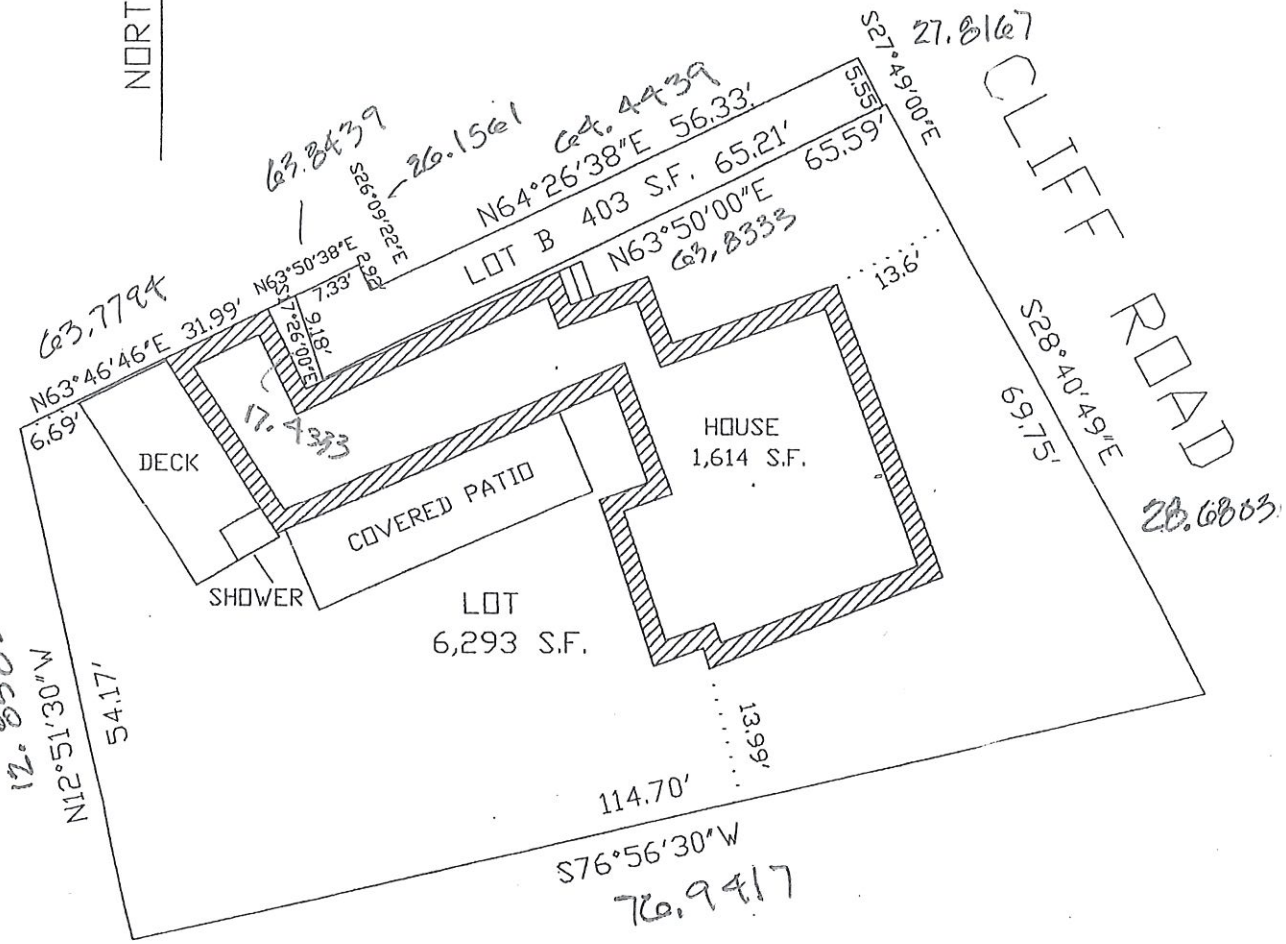
Property ID	10667
Location	20 CLIFF RD
Owner	20 CLIFF LLC

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

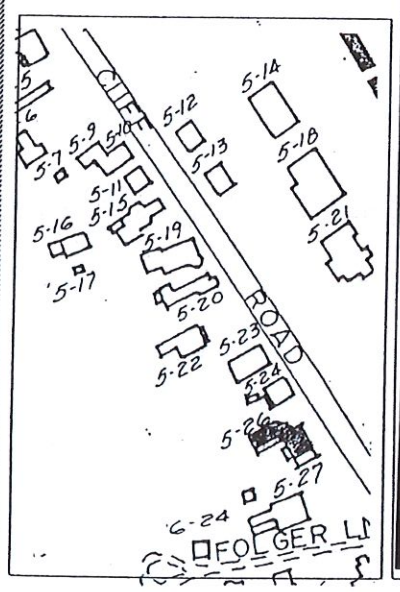
4. Present Owner: LEWIS, JOAN M

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

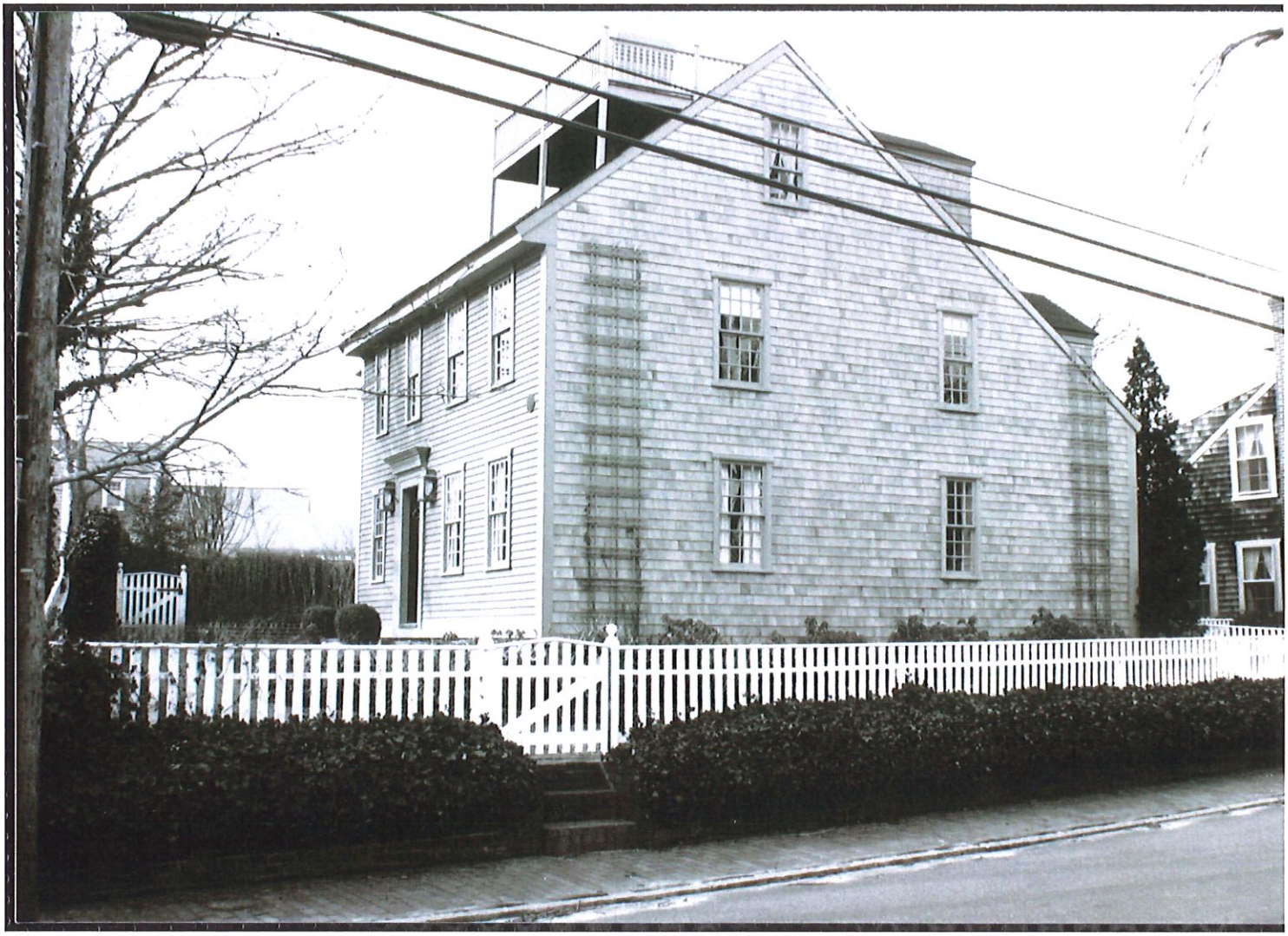


1880s



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

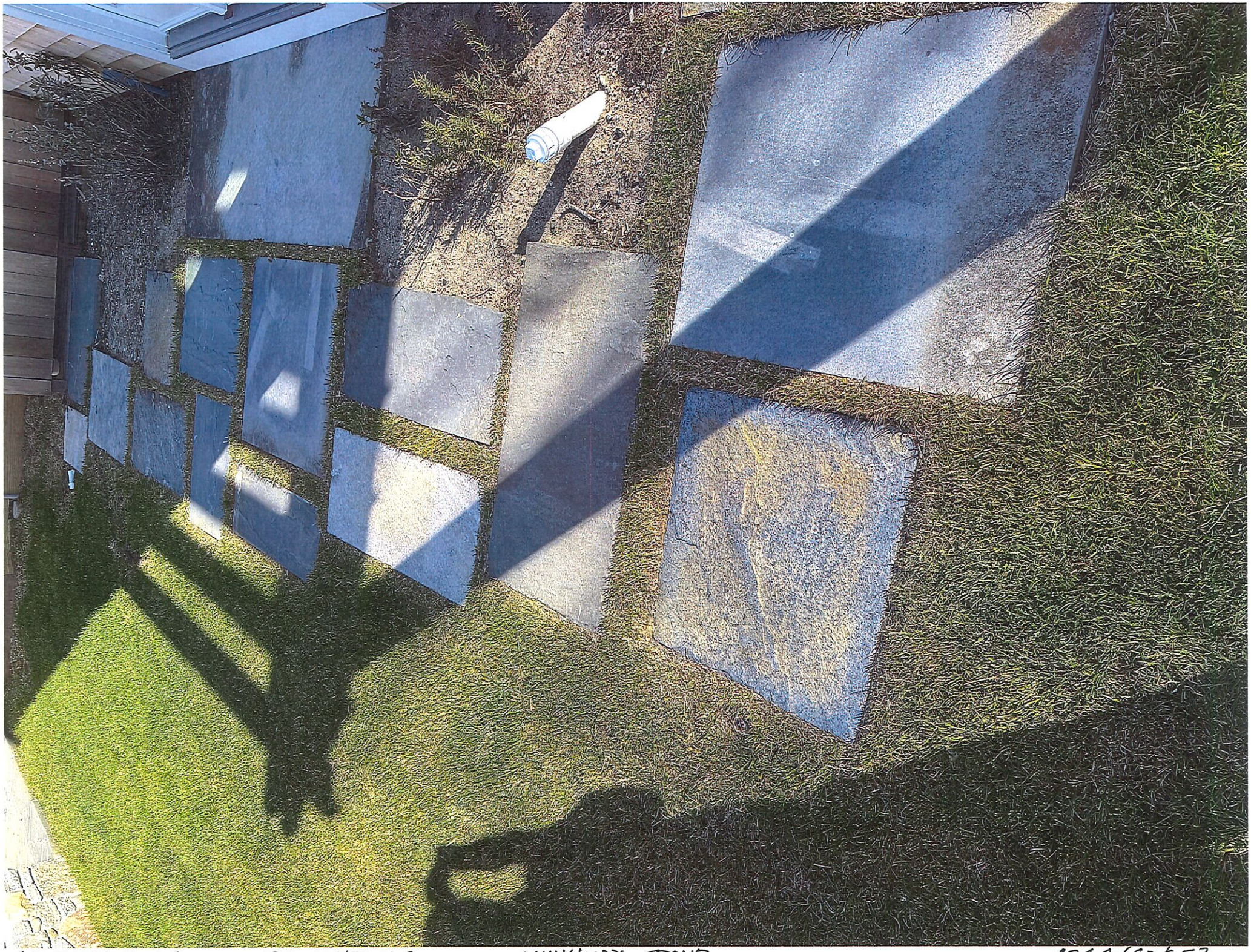


20 CHEF ROAD 20 CHEF LLC EAST 42.4.4/ 52 & 53





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.

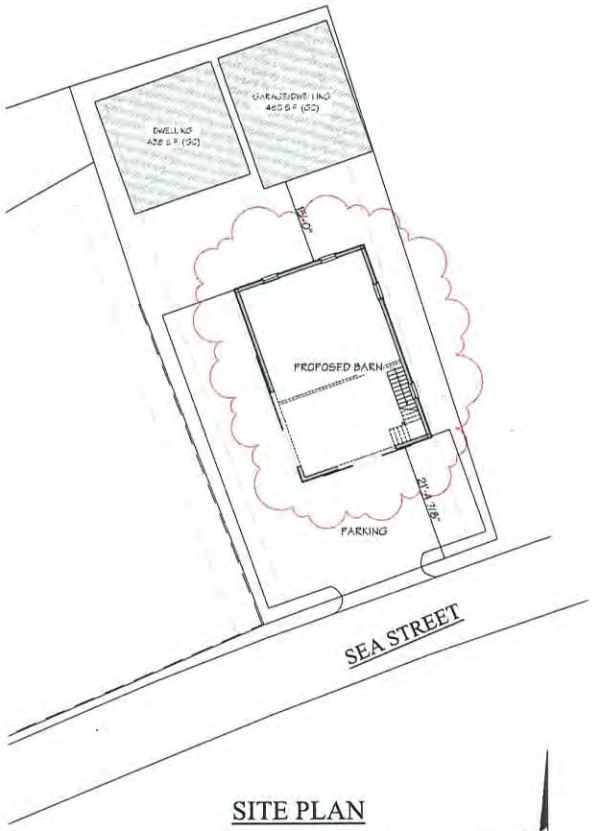
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

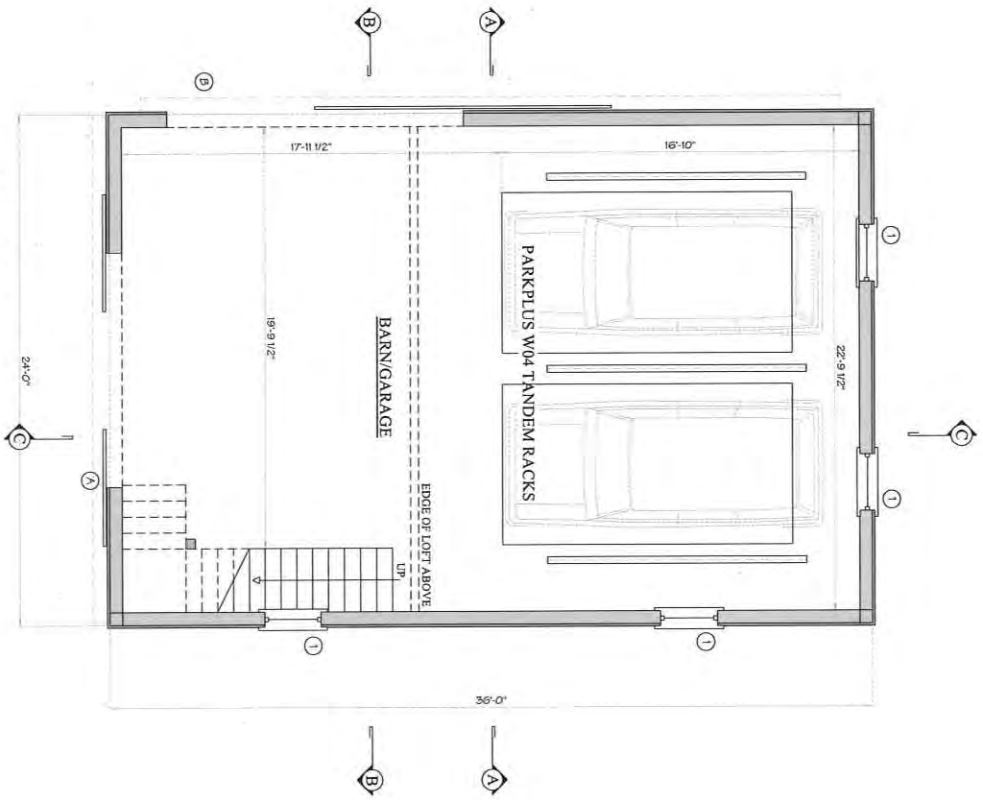
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

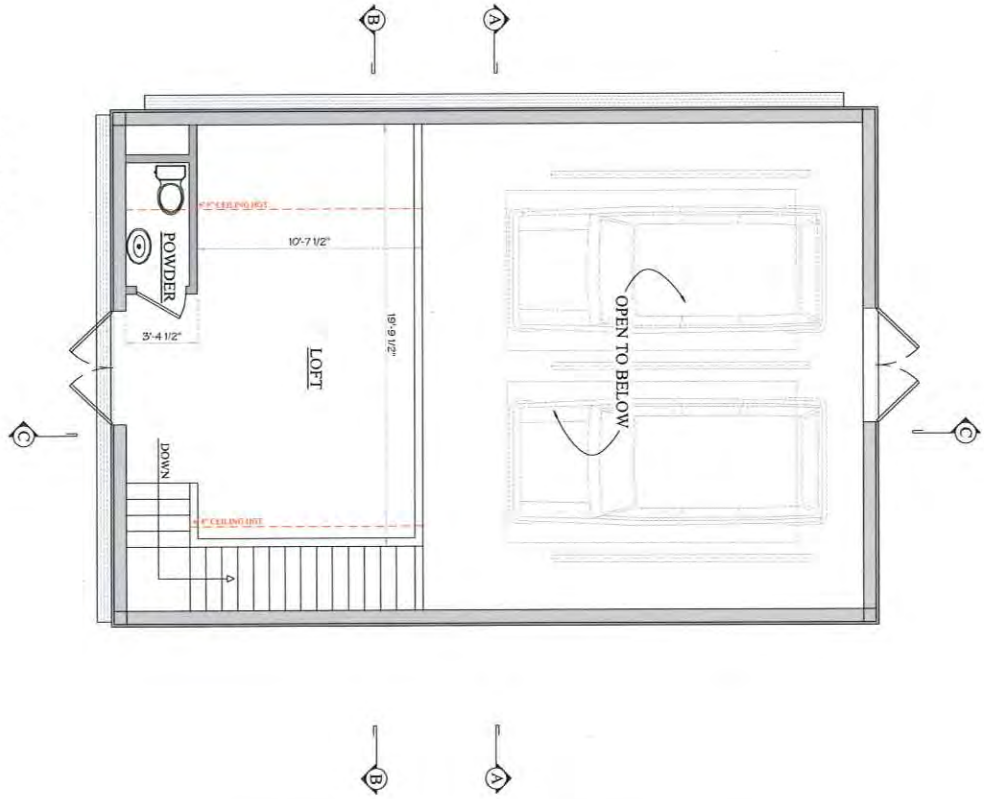
A

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"

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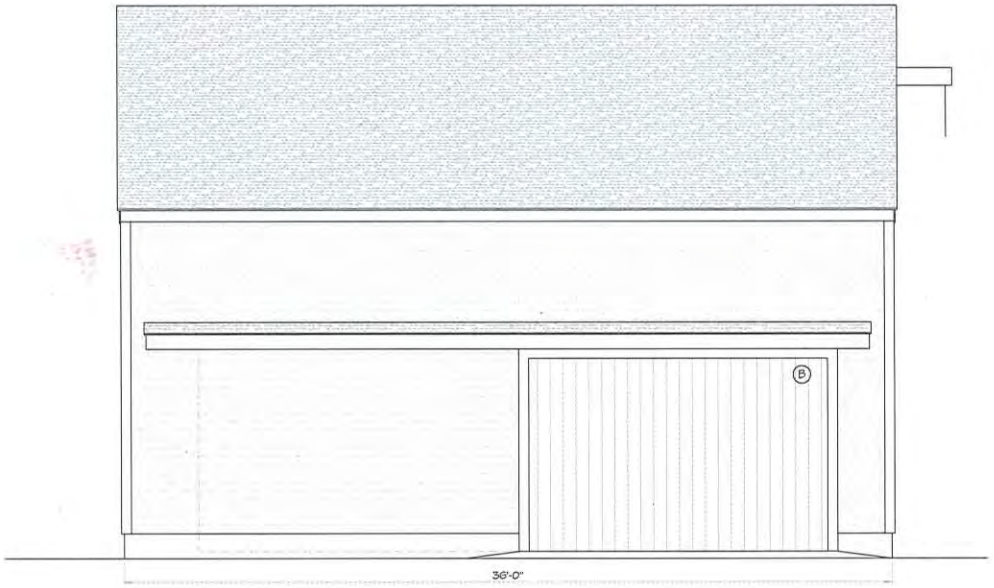
SOUTH ELEVATION

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

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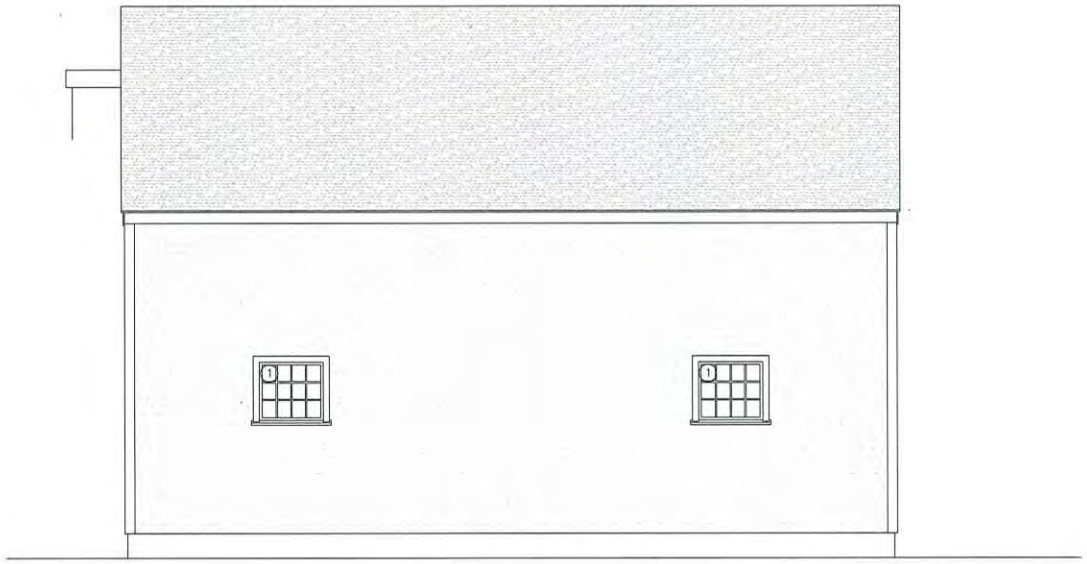
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1' 0"

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

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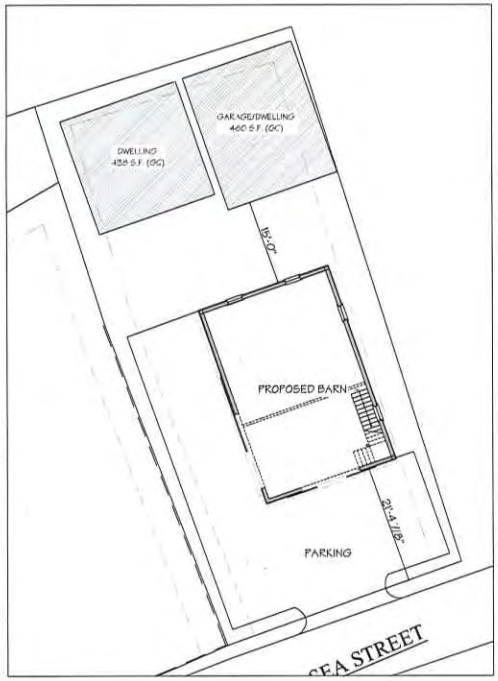
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

3

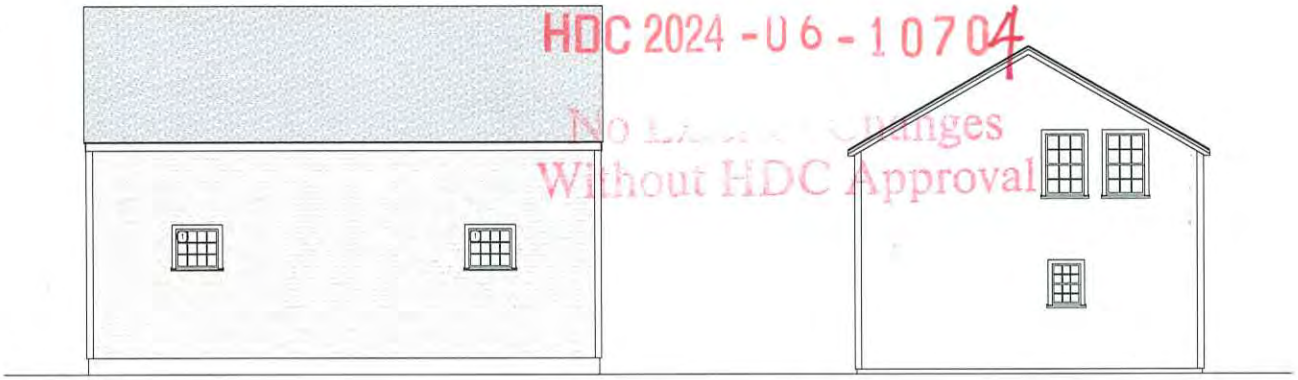




SOUTH ELEVATION - STREE VIEW



WEST ELEVATION - YARD VIEW



EAST ELEVATION

APPROVED

HDC 2024 - 06 - 10704

No Exterior Changes
Without HDC Approval

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STREETSCAPE ELEVATIONS
DATE: 06/11/2024
SCALE: AS NOTED

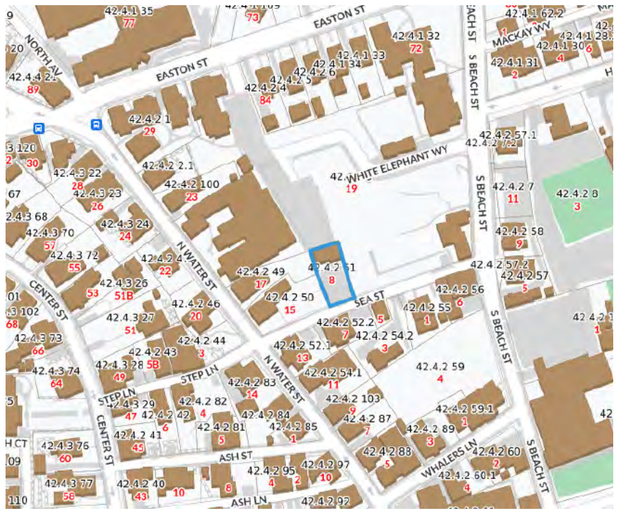
M/P: 42.4.2 / 51

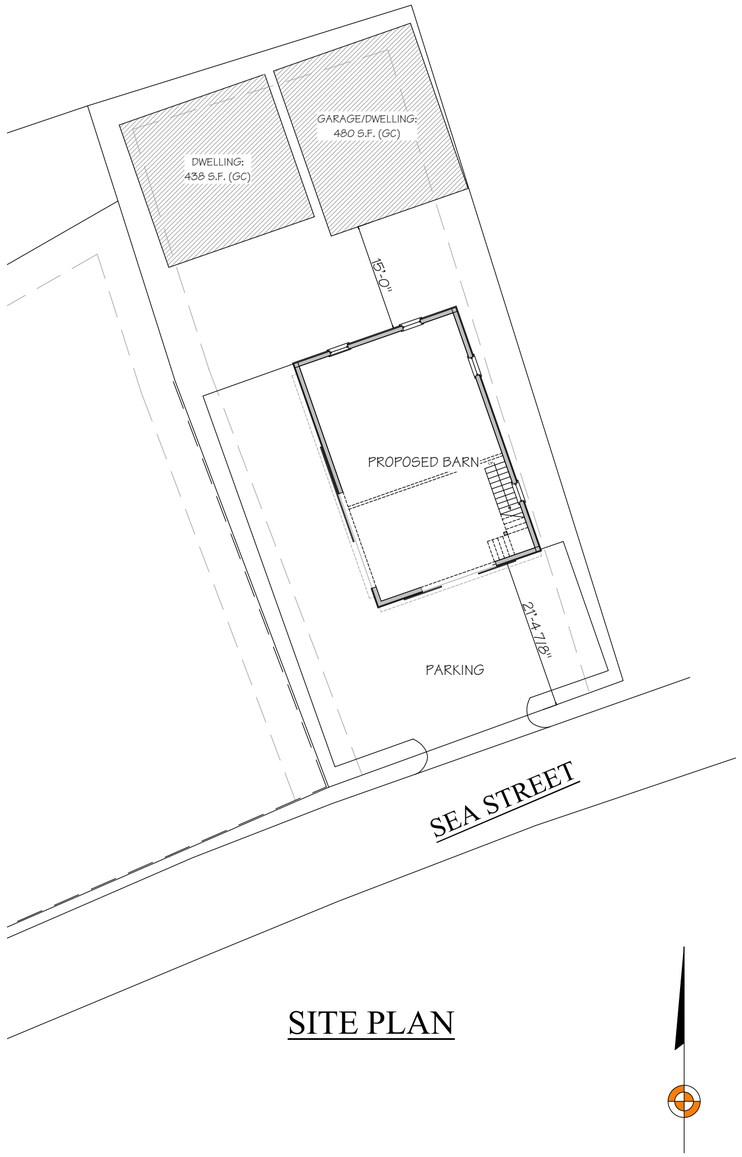
8 SEA ST.
NANTUCKET, MA

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.

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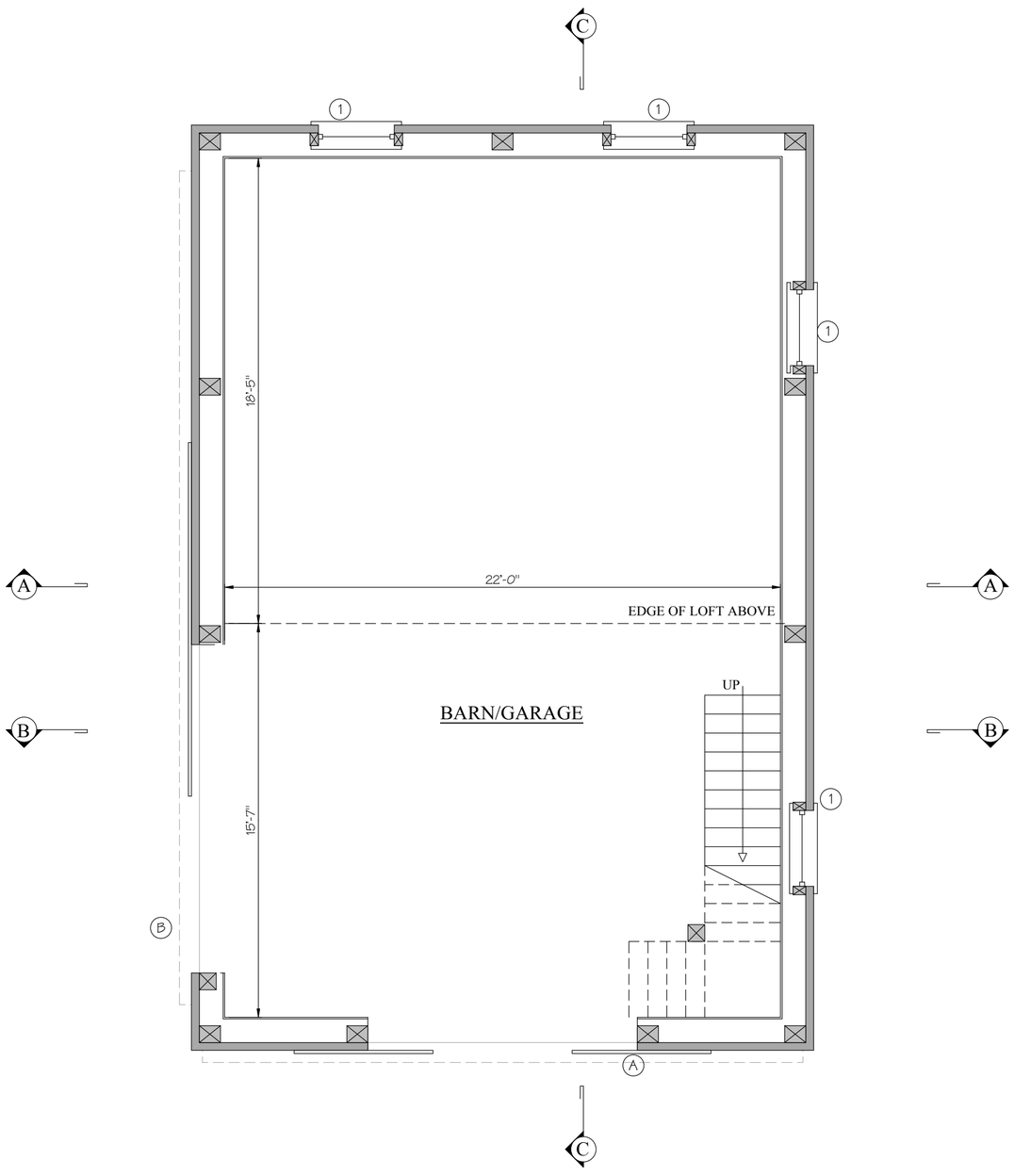
COVER SHEET
DATE: 04/14/2025
SCALE: AS NOTED

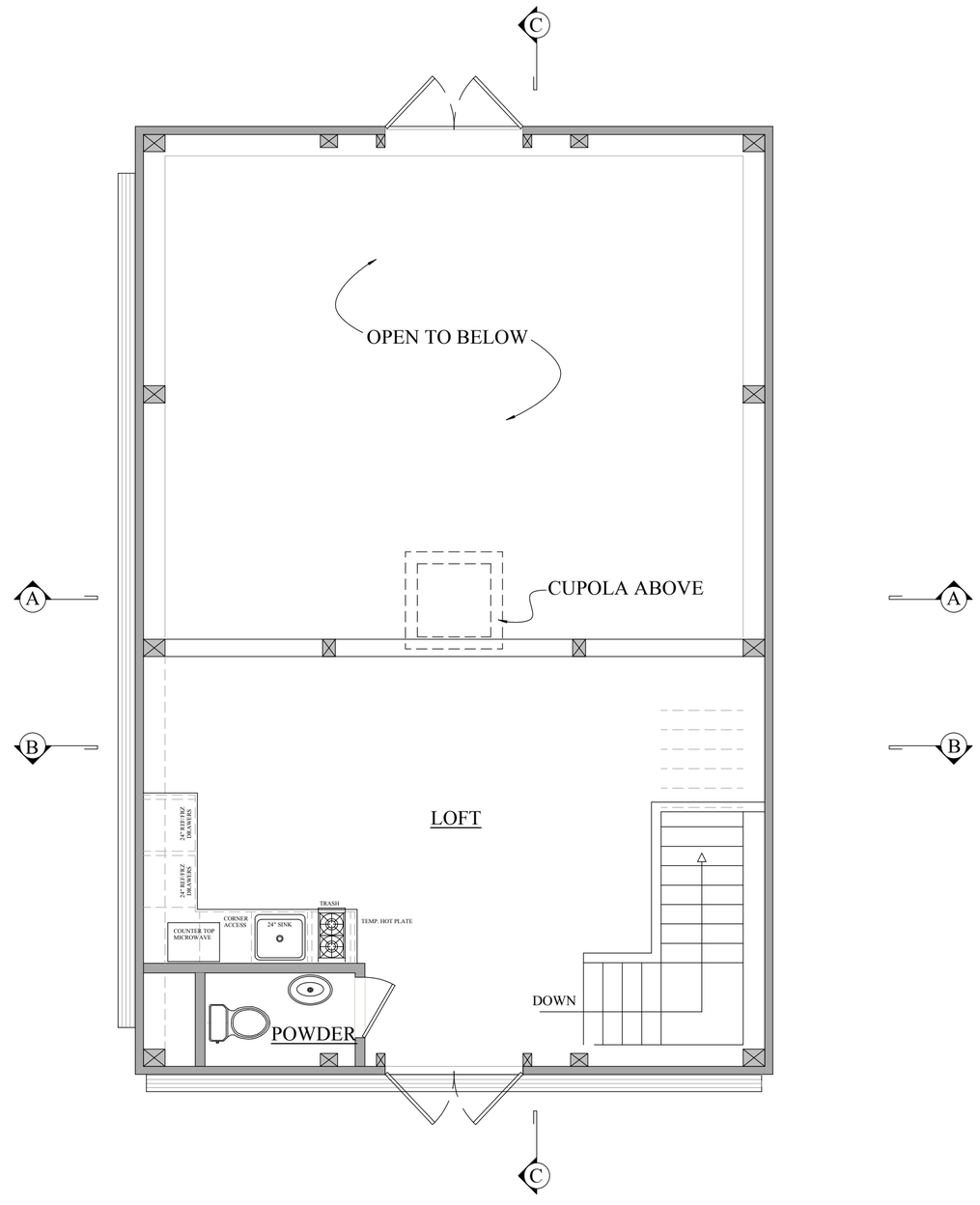
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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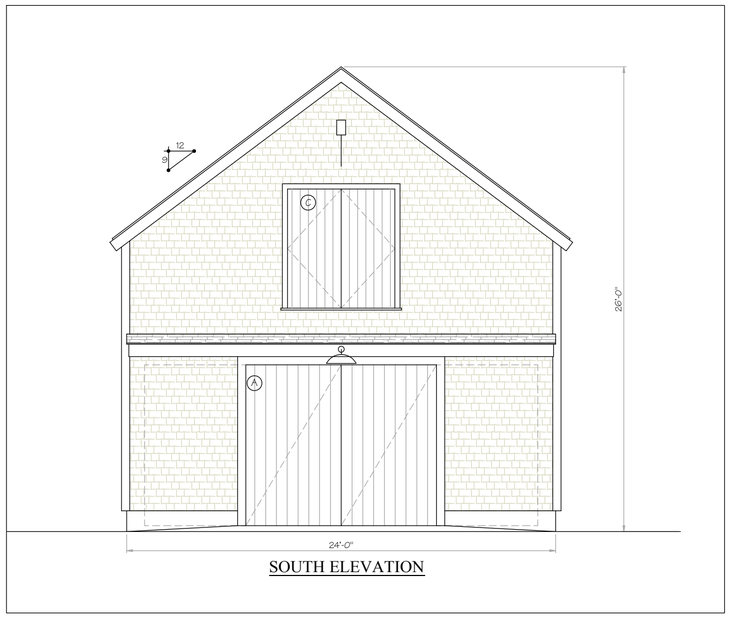
FLOOR PLANS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

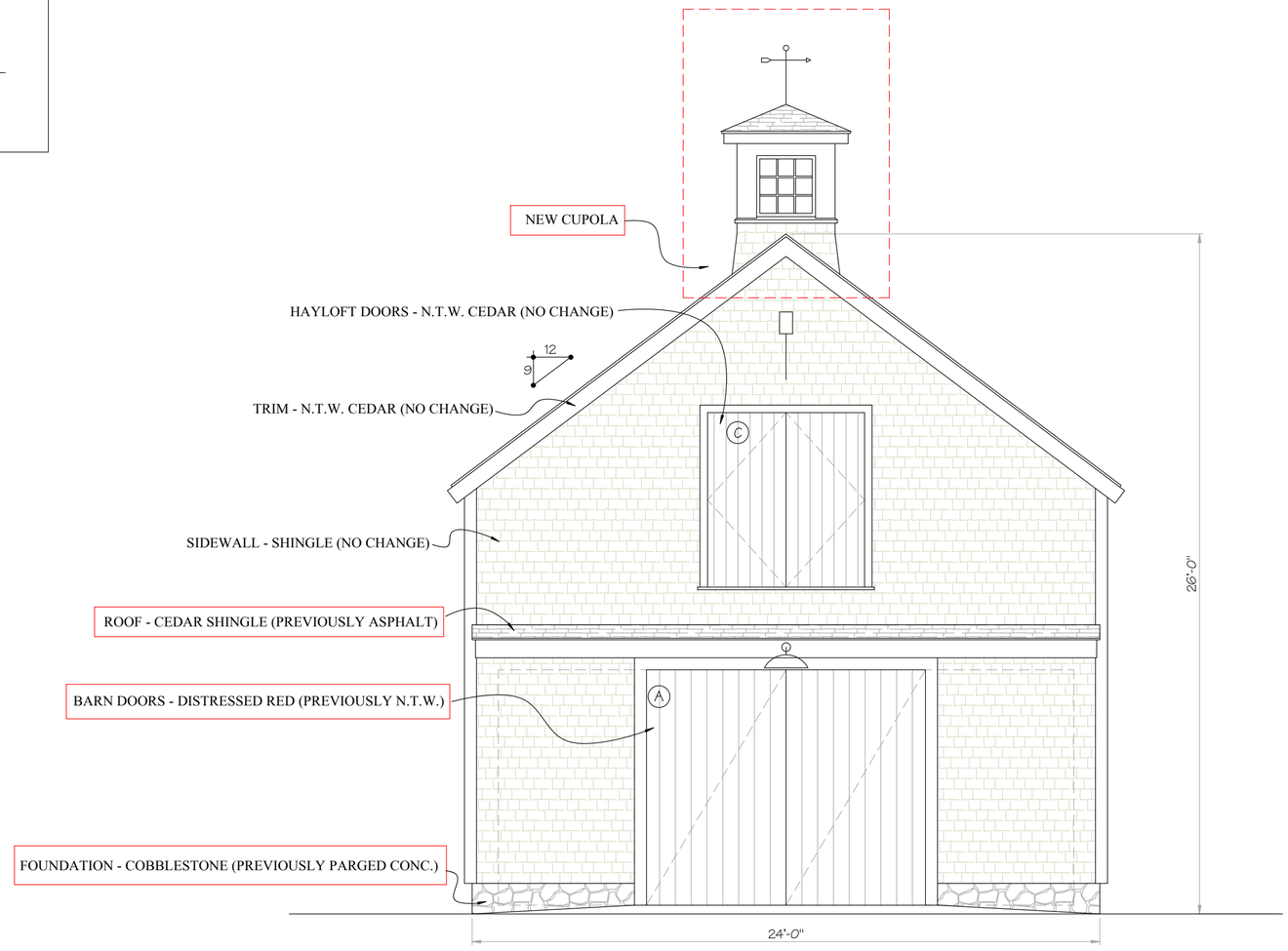
8 SEA ST.
NANTUCKET, MA

1



SOUTH ELEVATION

PREVIOUS APPROVAL



SOUTH ELEVATION

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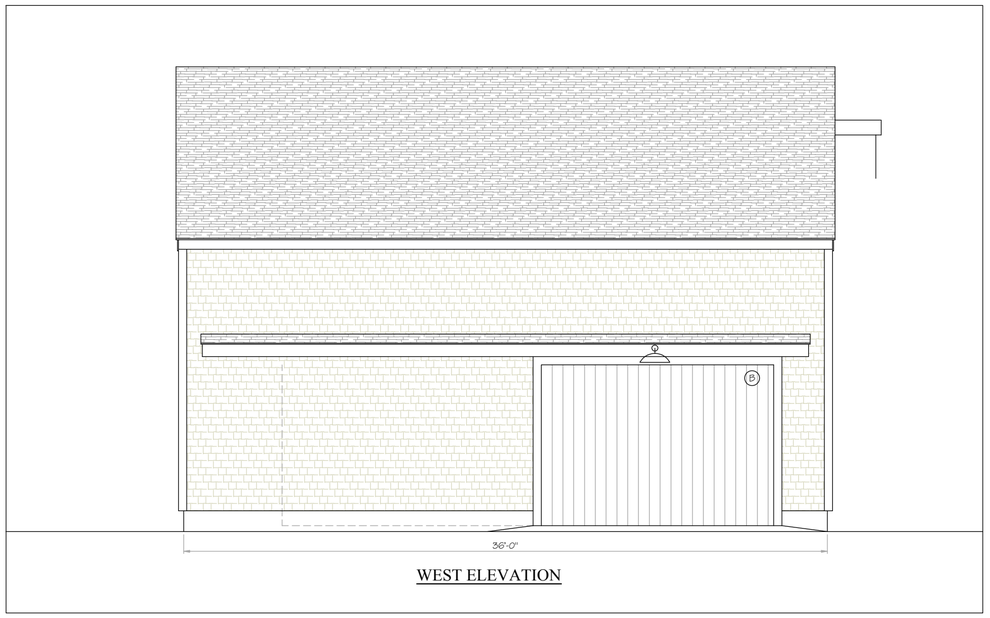
ELEVATIONS
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

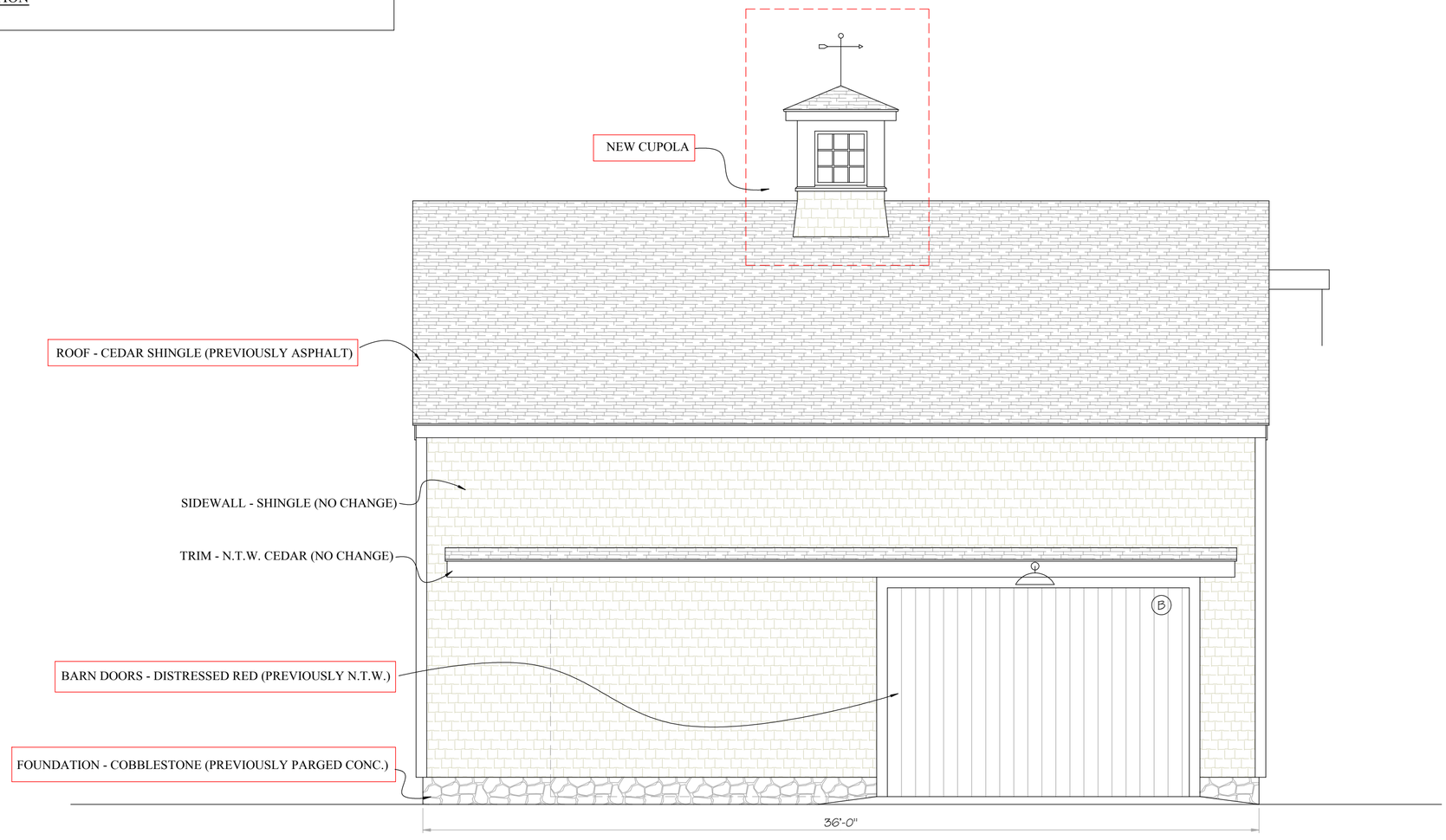
8 SEA ST.
NANTUCKET, MA

2



WEST ELEVATION

PREVIOUS APPROVAL



WEST ELEVATION

NOT FOR CONSTRUCTION

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ATIC PLAN
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

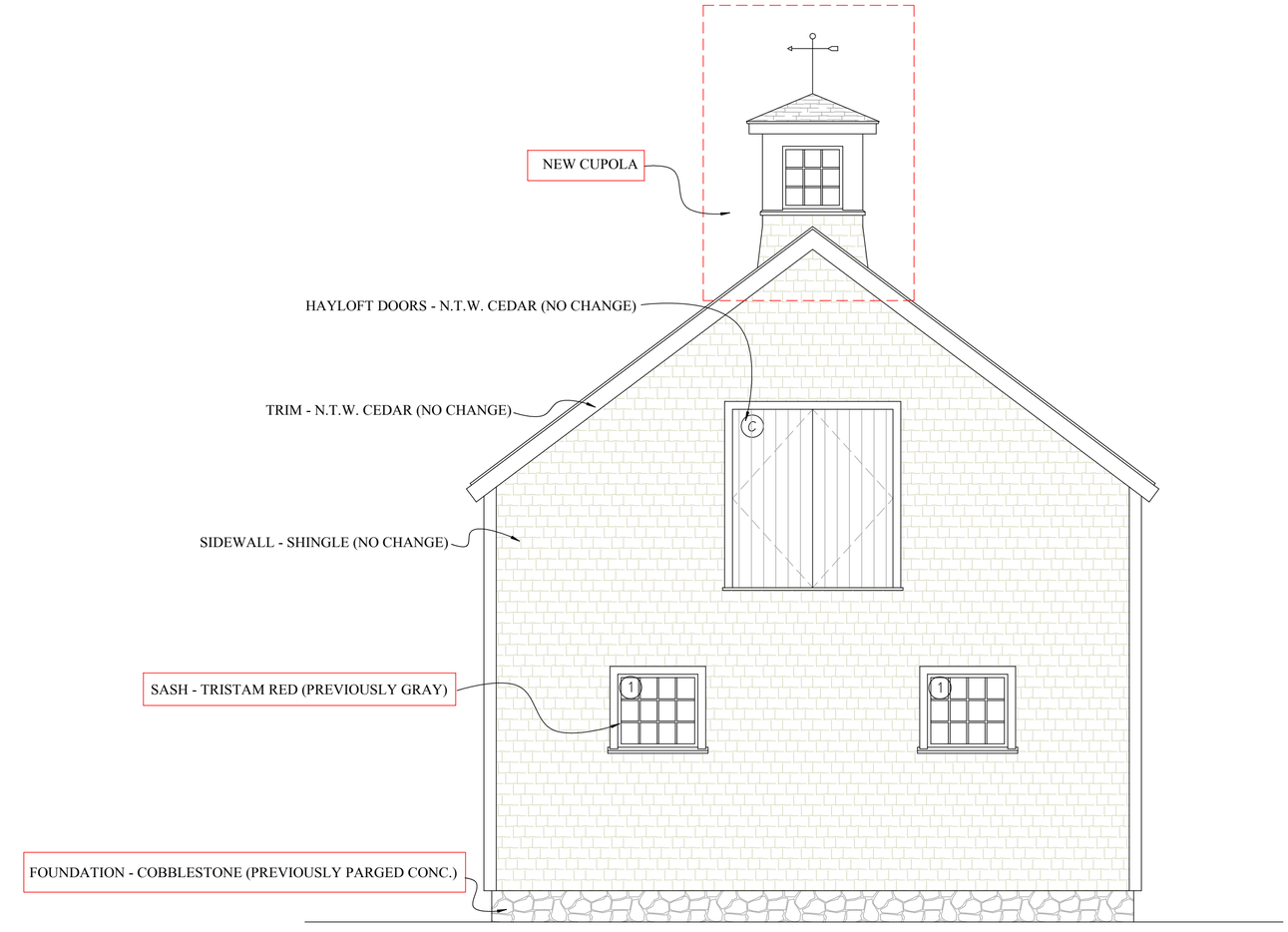
8 SEA ST.
NANTUCKET, MA

3



NORTH ELEVATION

PREVIOUS APPROVAL



NORTH ELEVATION

NOT FOR CONSTRUCTION

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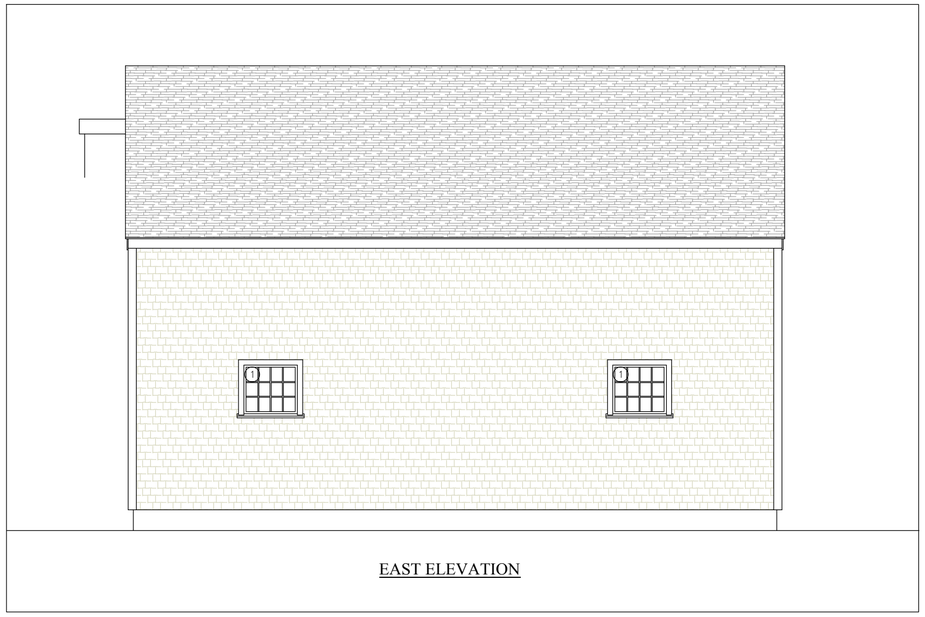
ELEVATION
DATE: 04/14/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

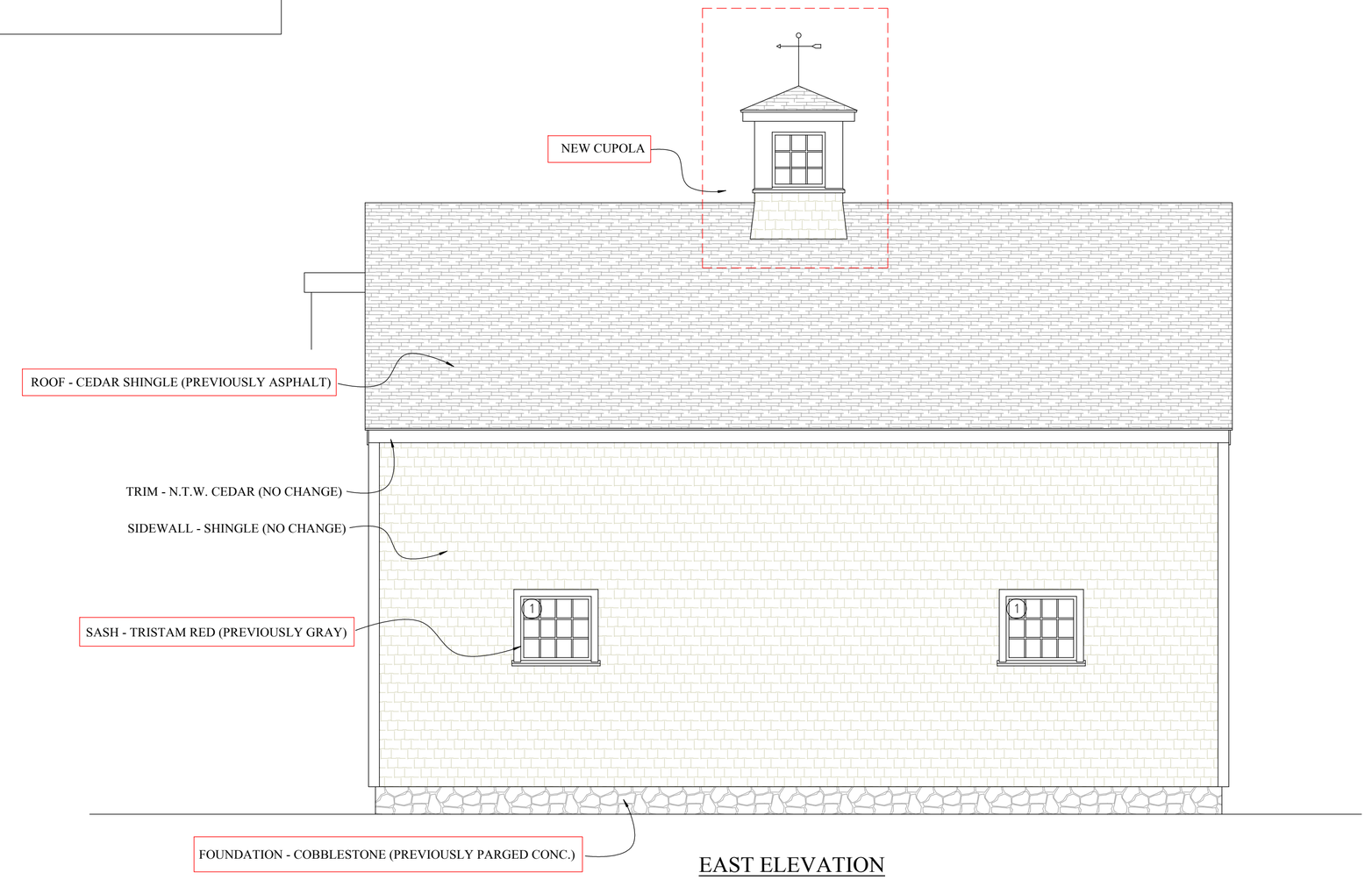
8 SEA ST.
NANTUCKET, MA

4



EAST ELEVATION

PREVIOUS APPROVAL



EAST ELEVATION

NOT FOR CONSTRUCTION

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DESIGN, INC
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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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

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

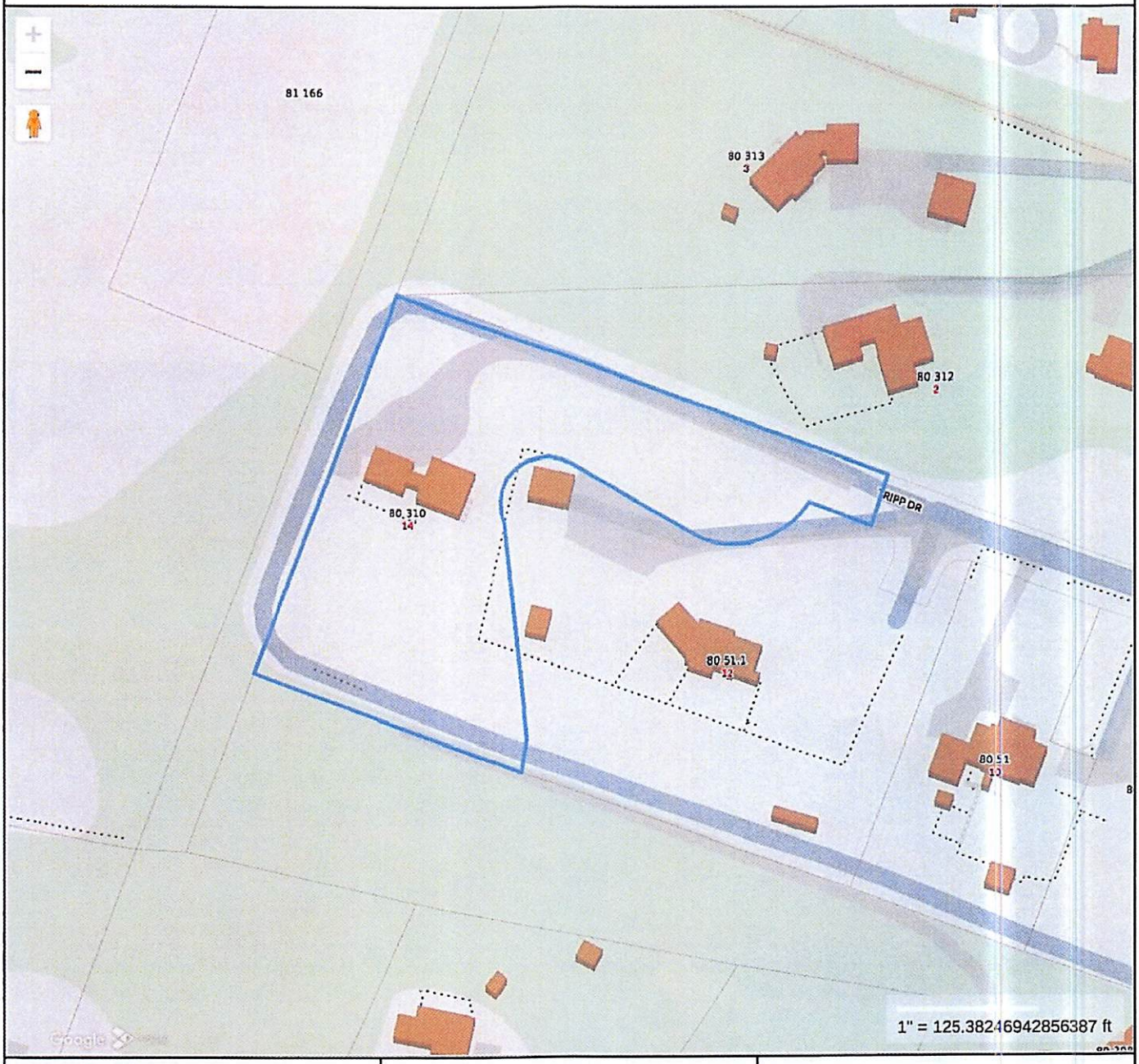
Deck _____ Foundation STONE VENEER & PARGED Fence _____ Shutters _____

* 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

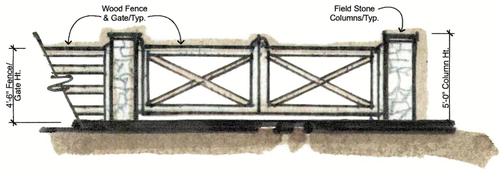
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

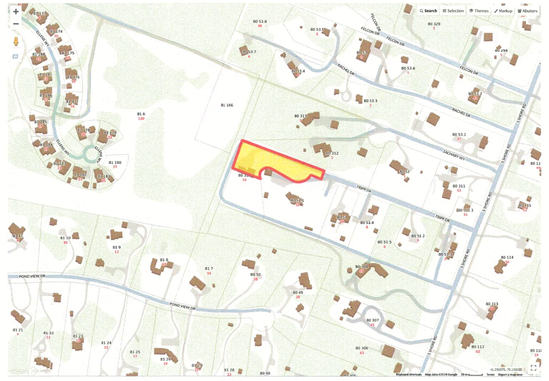


4 G-1.0 **Proposed Gate Elevation**

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

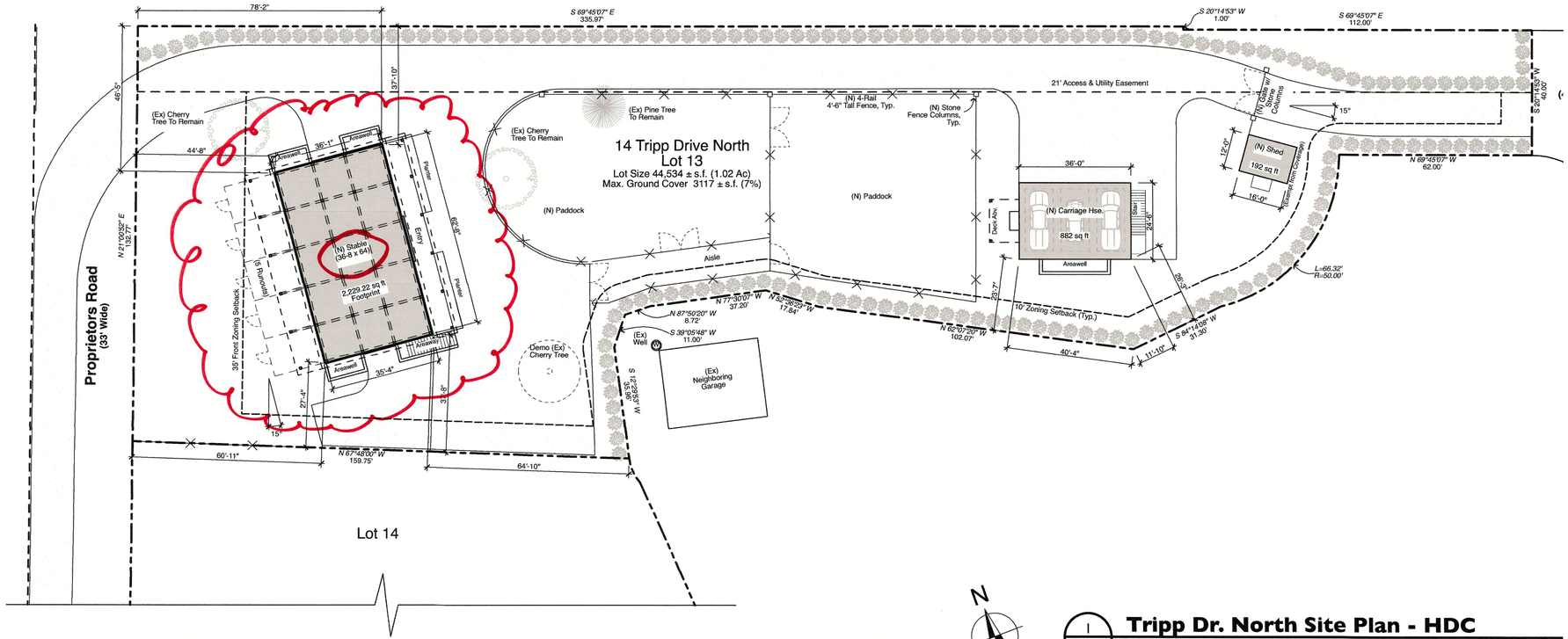
Sheet Index

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

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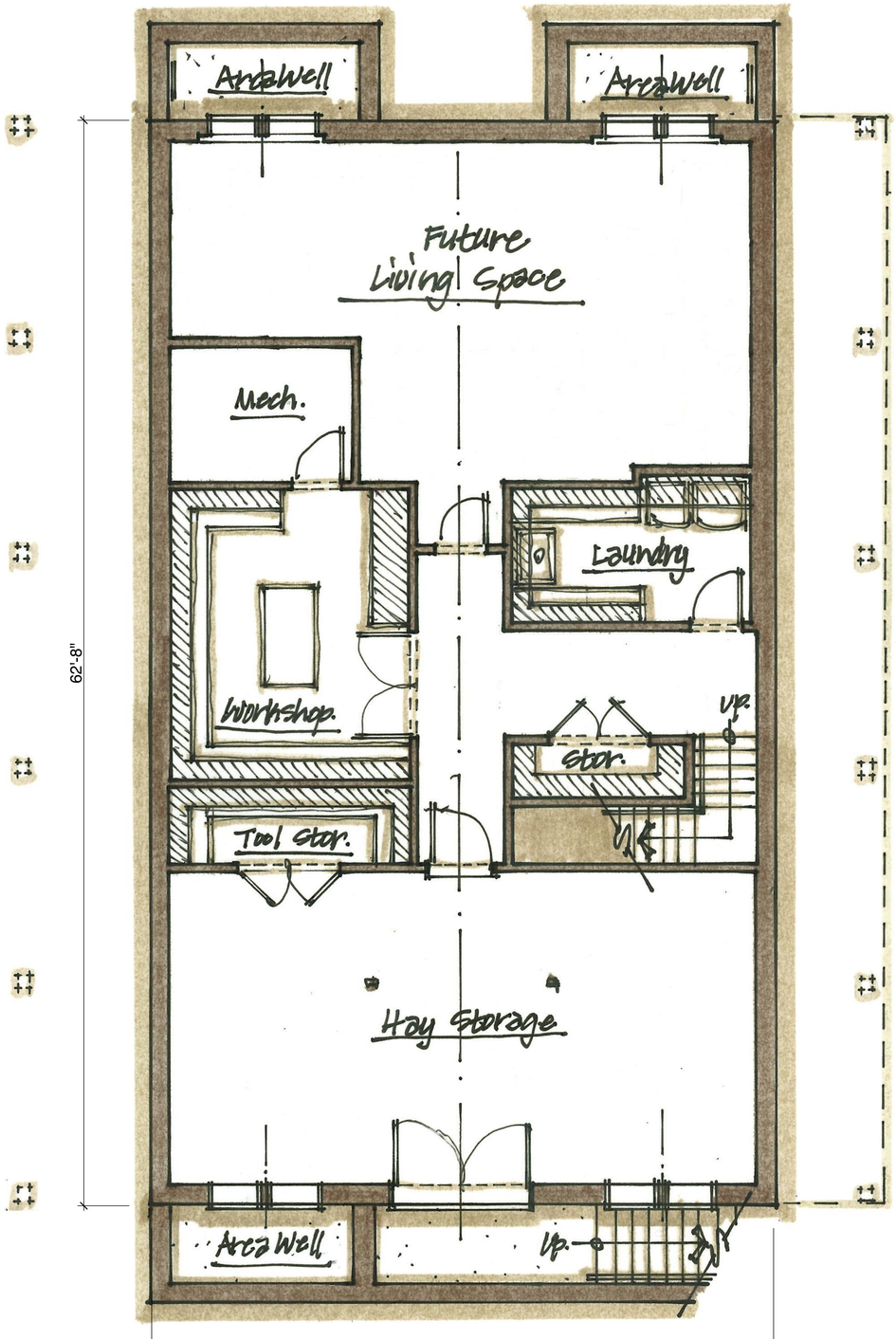
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet Index printed by Ryan Rushton at 8:44 AM on 4/3/25



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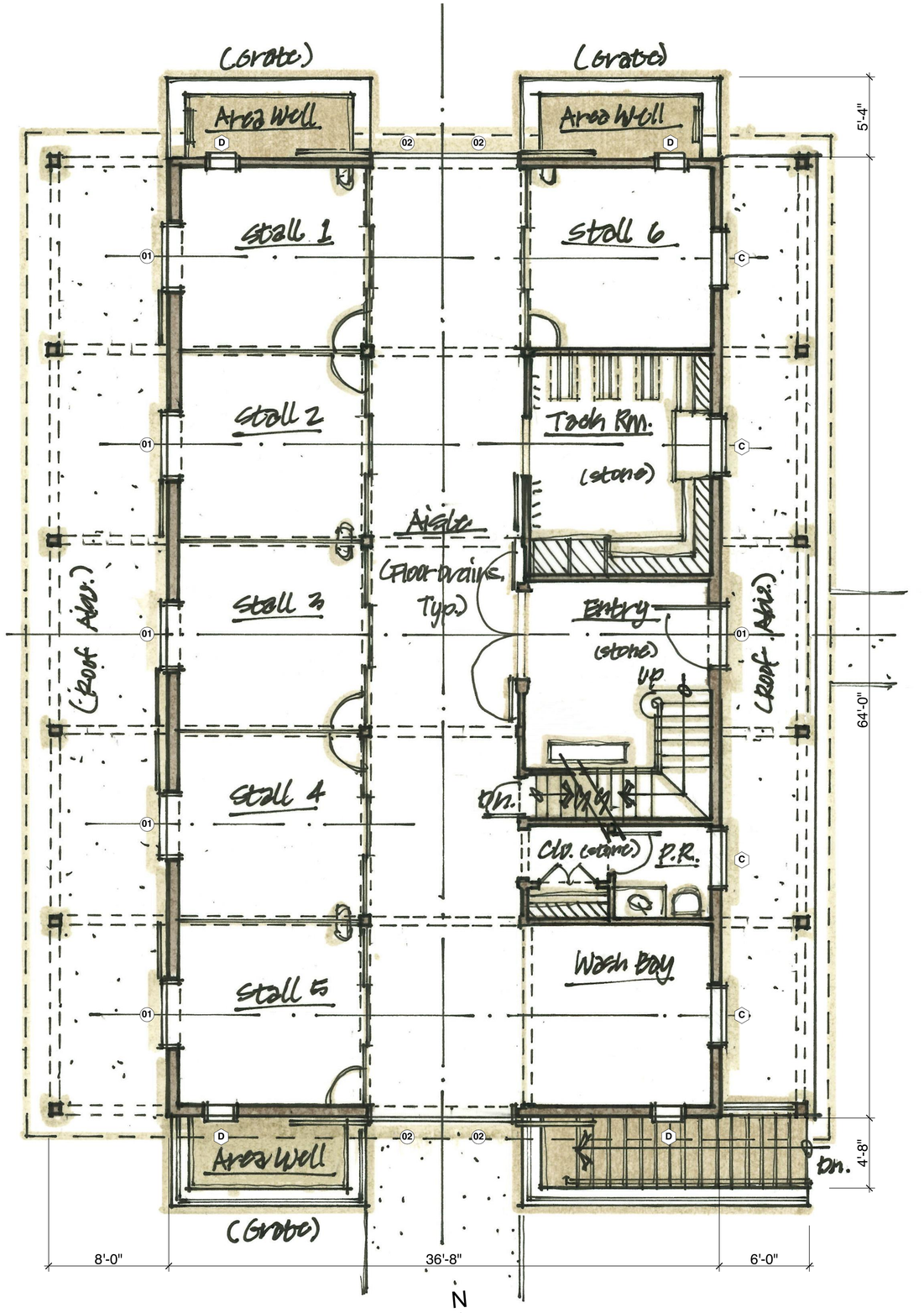
2 A-1.0 **Stable Basement Plan - HDC**

SCALE: 1/4" = 1'-0"



N

1 A-1.0 **Stable First Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

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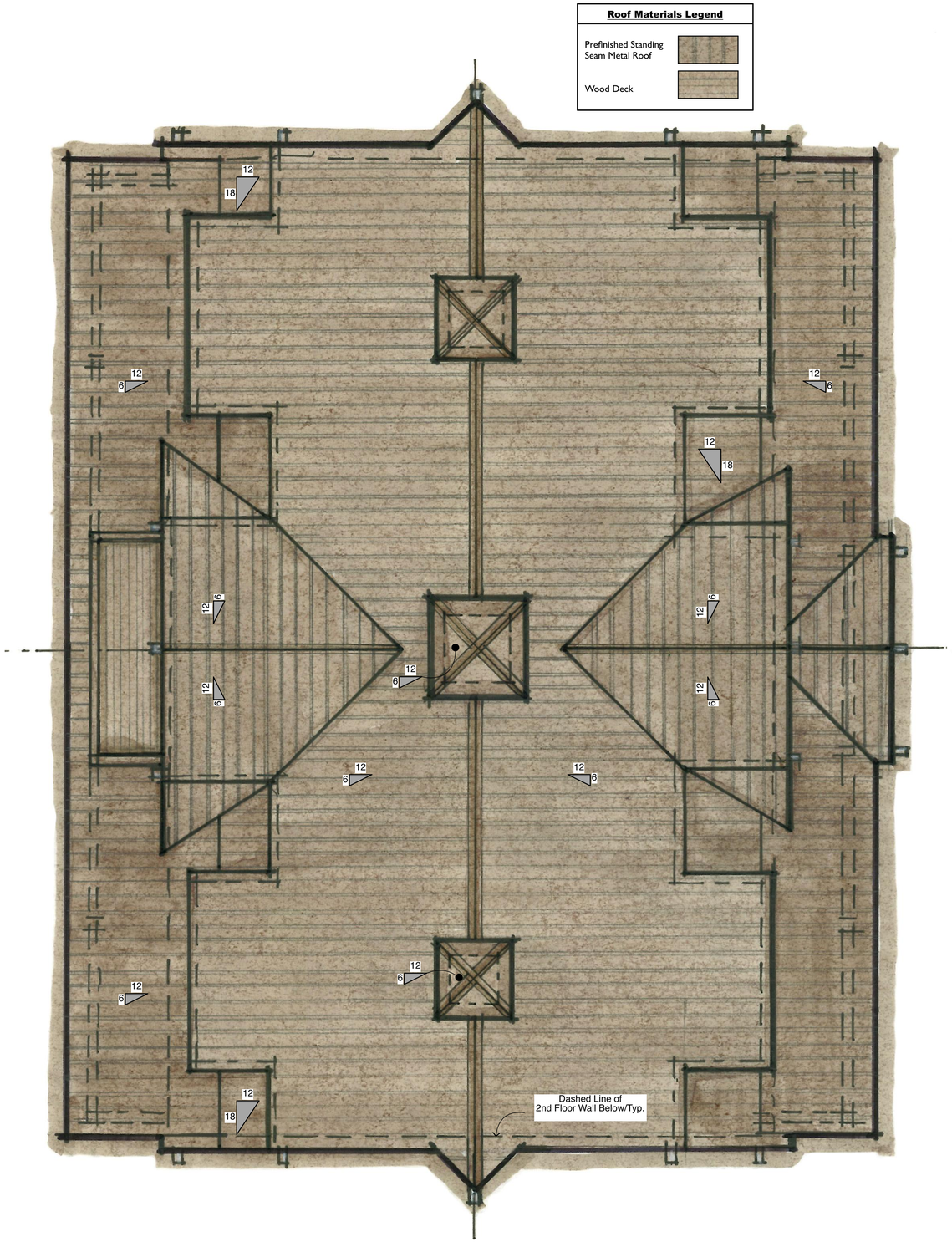
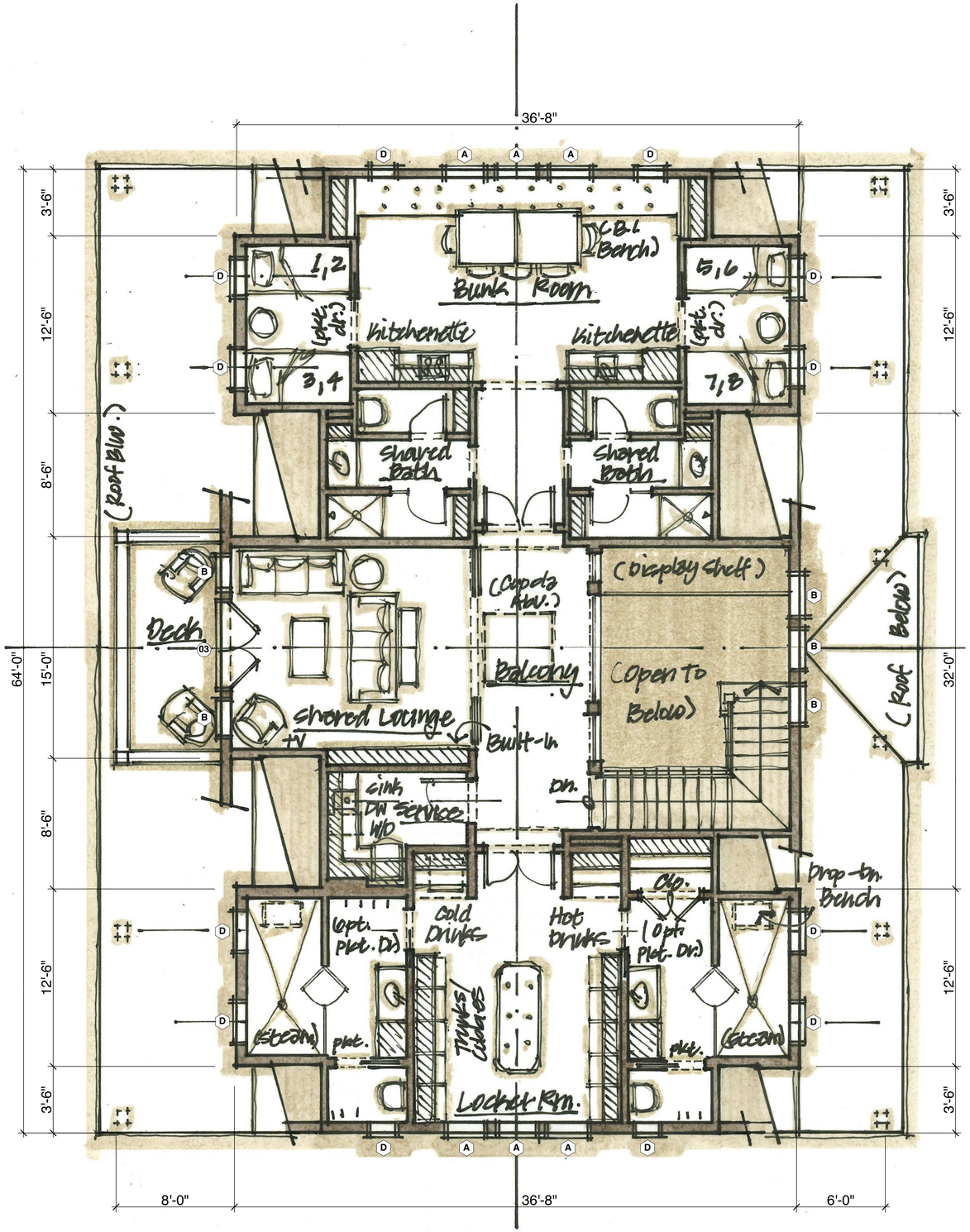


N

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'

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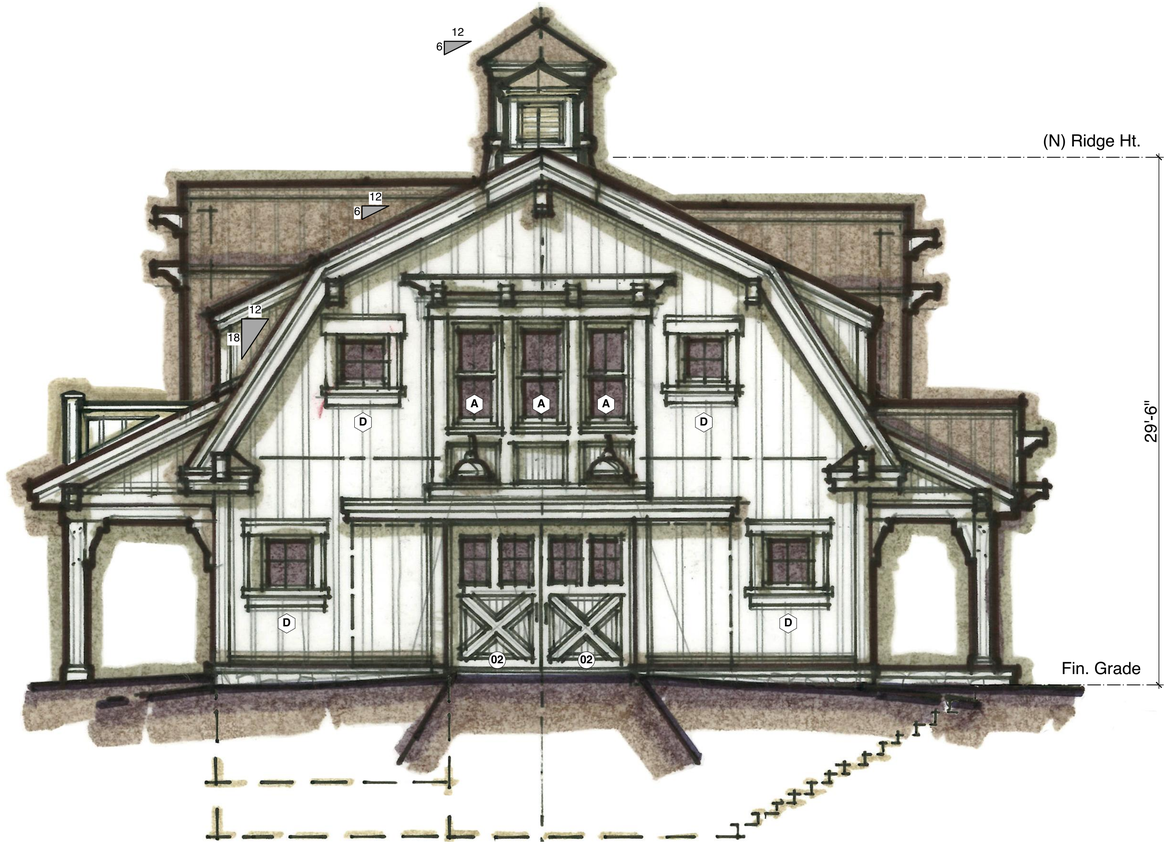


2 A-1.2 **Stable Left (South) Elevation - HDC**

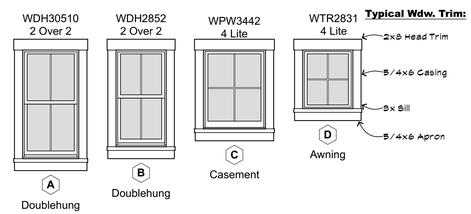
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Materials Legend

Prefinished Standing Seam Metal Roof	
Wood Board & Batten Wall	
Wood T&G Wall	

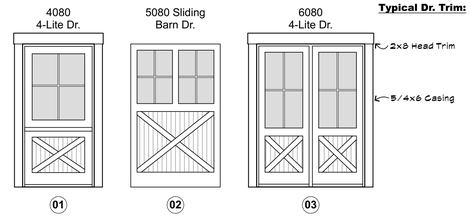
Stable Window Schedule



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



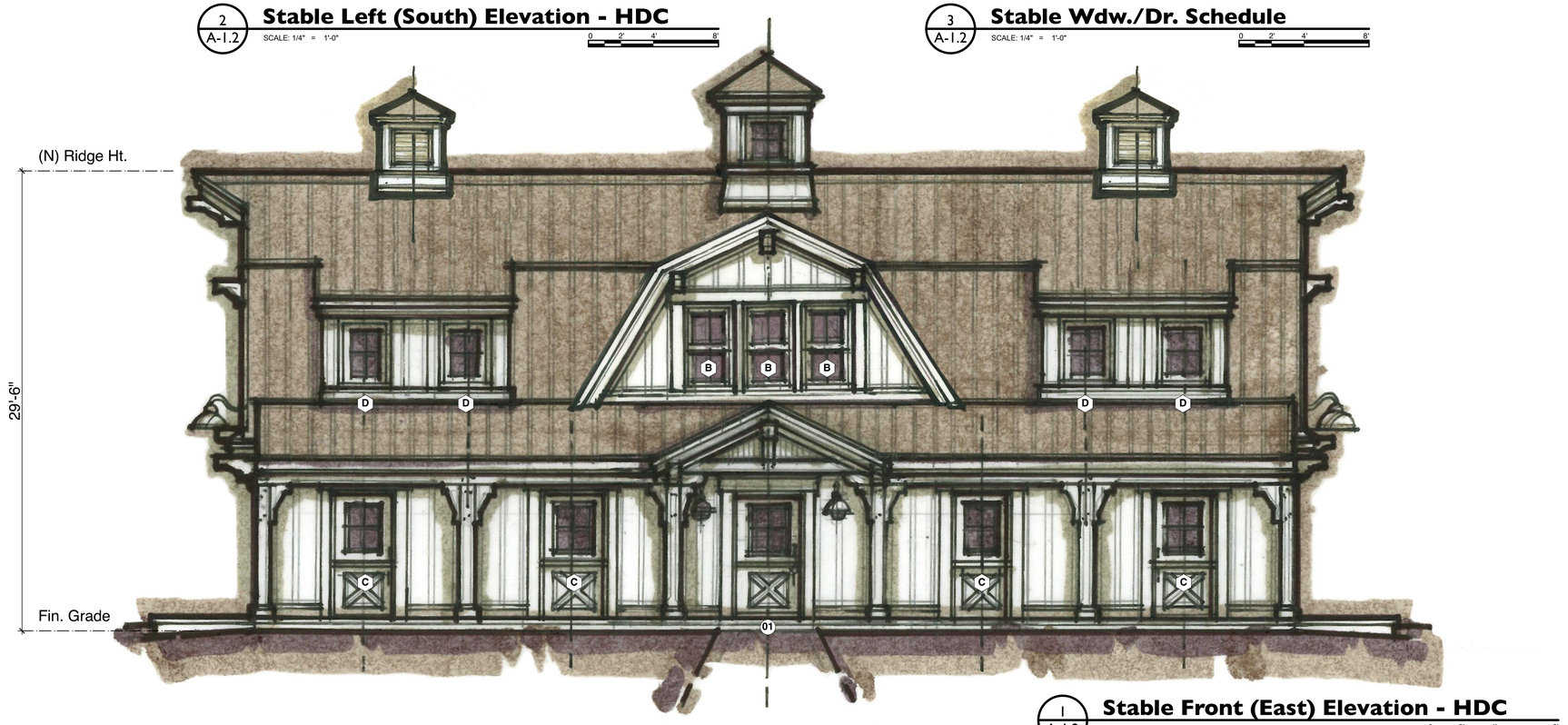
Door Specifications:

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'

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Cottage & Castle, Inc.
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14 Tripp Dr Nantucket MA 02554

SHEET:
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DATE: 4/3/25

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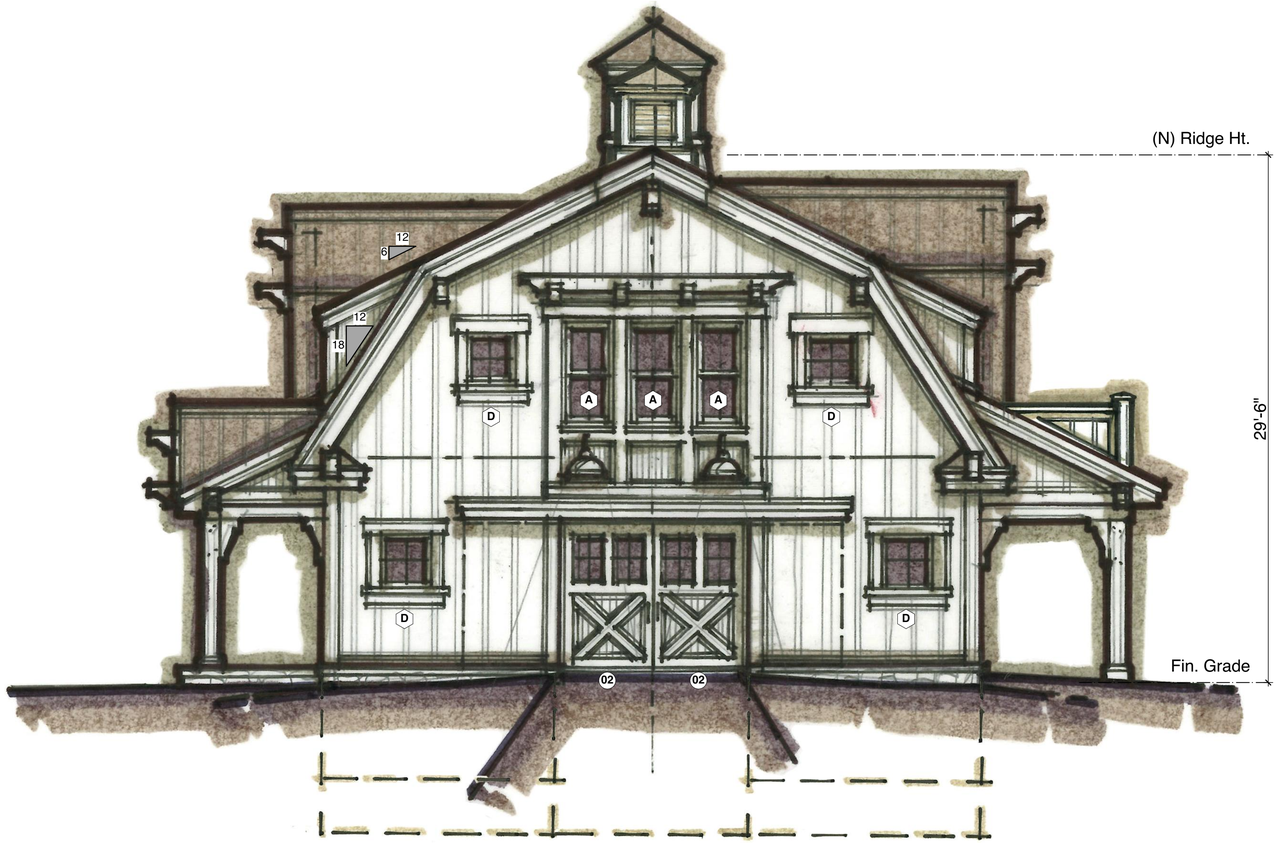

2 A-1.3 **Stable Right (North) Elevation - HDC**

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'

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Jamie Feeley • General Contractor
OFFICE: 508.825.8825
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NANTUCKET, MA. 02554

Issued :

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for 14 Tripp Dr LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A-1.3
DATE: 4/3/25

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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

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$	

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City, State, ZIP+4®: NANTUCKET, MA 02554

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Postmark Here
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04/08/2025
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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

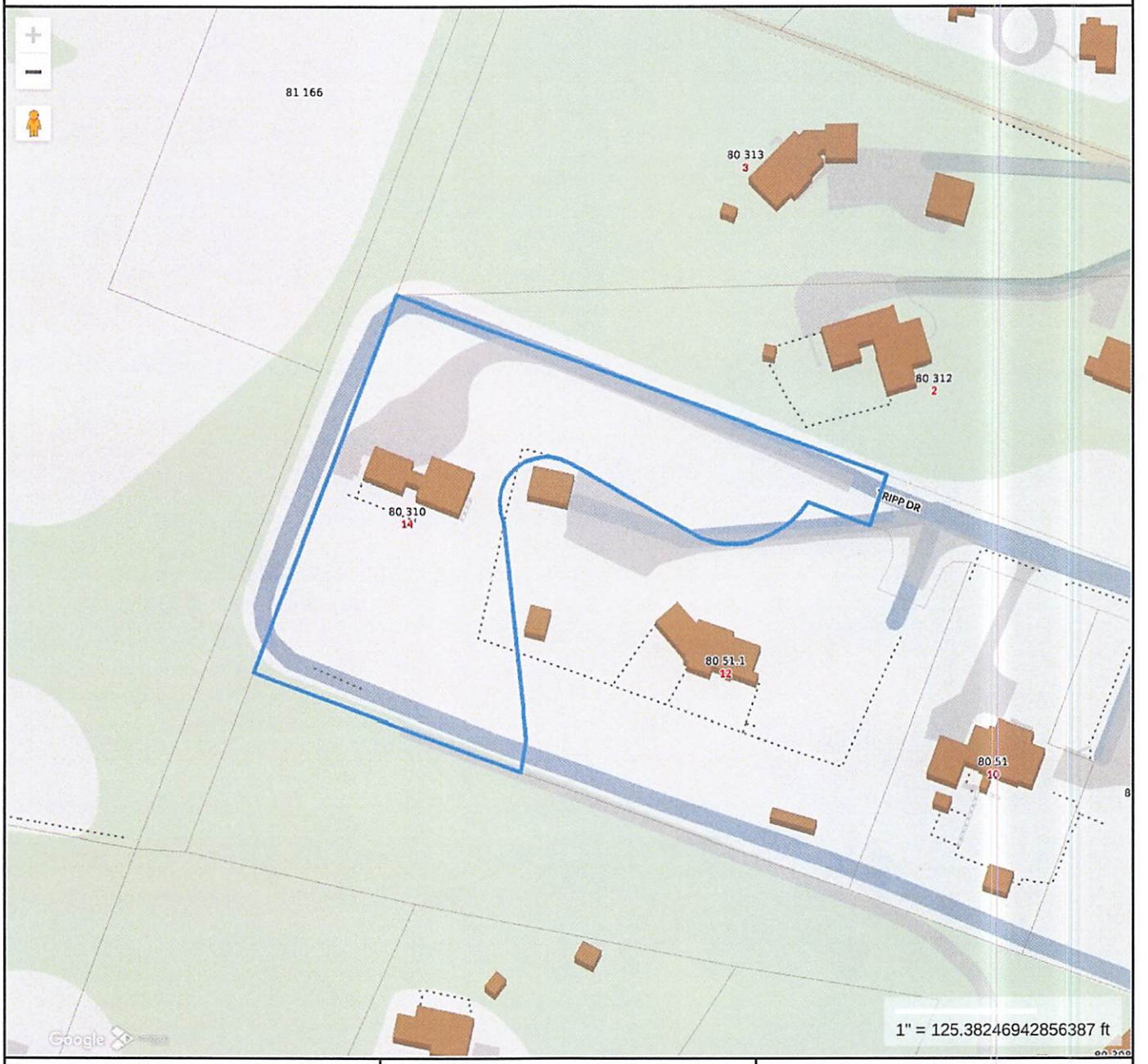
Deck NATURAL | Foundation STONE VENEER 8" | Fence _____ | Shutters _____

* 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

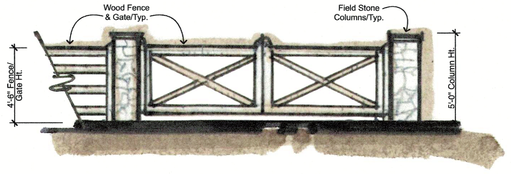
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

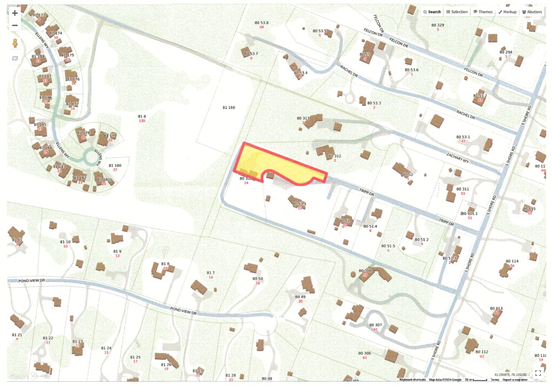


4 G-1.0 **Proposed Gate Elevation**

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

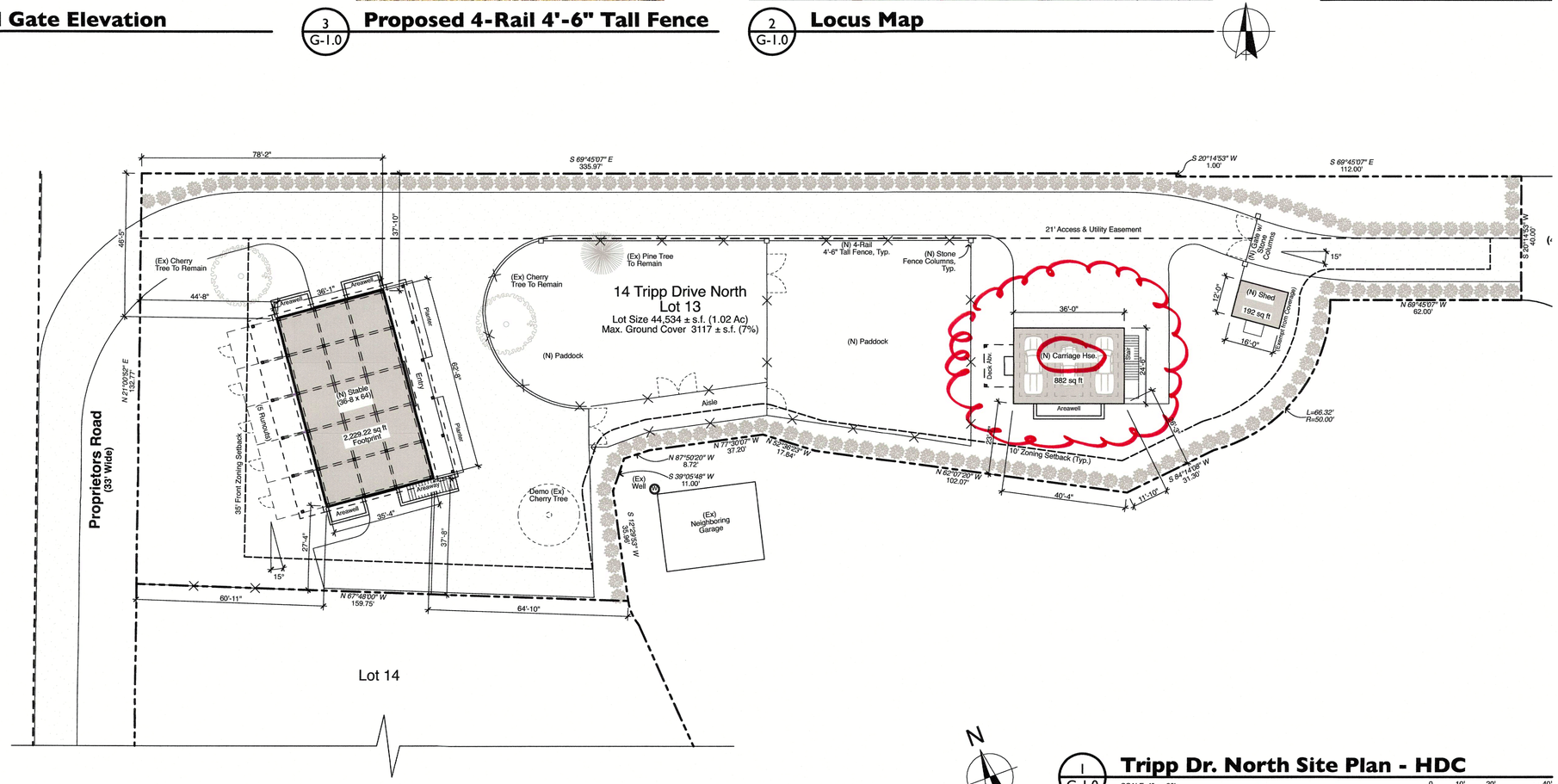
Sheet Index

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

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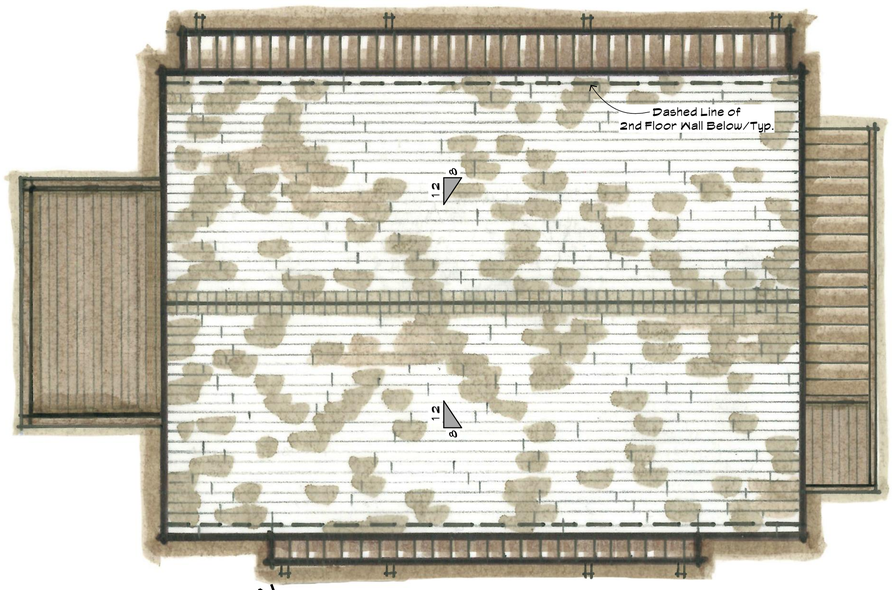
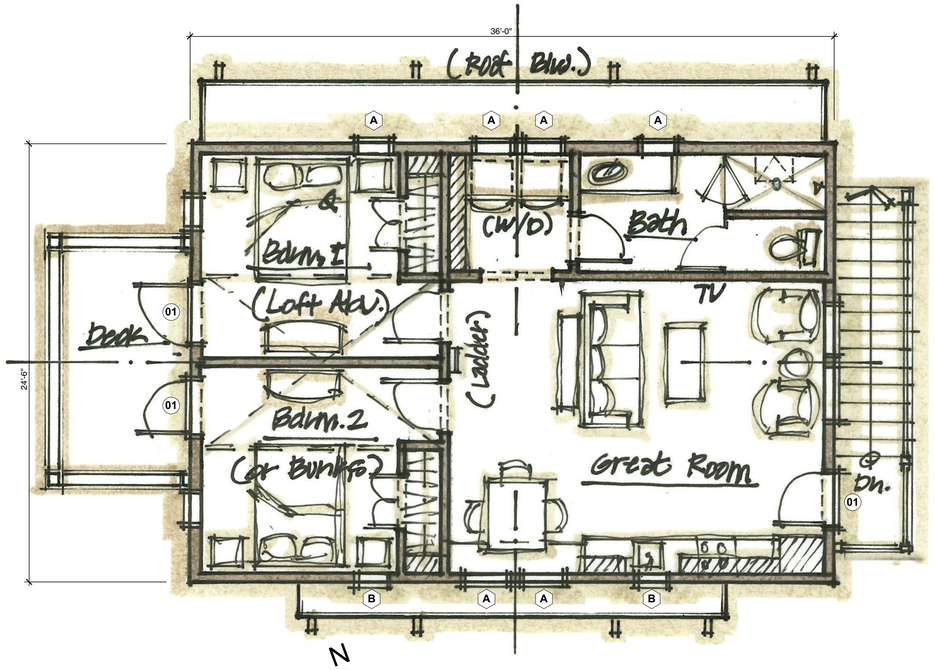
Tripp Road North Property - HDC: G-1.0 Site Plan, Locus Map, Project Directory, Sheet index printed by Ryan Rushton at 8:44 AM on 4/3/25



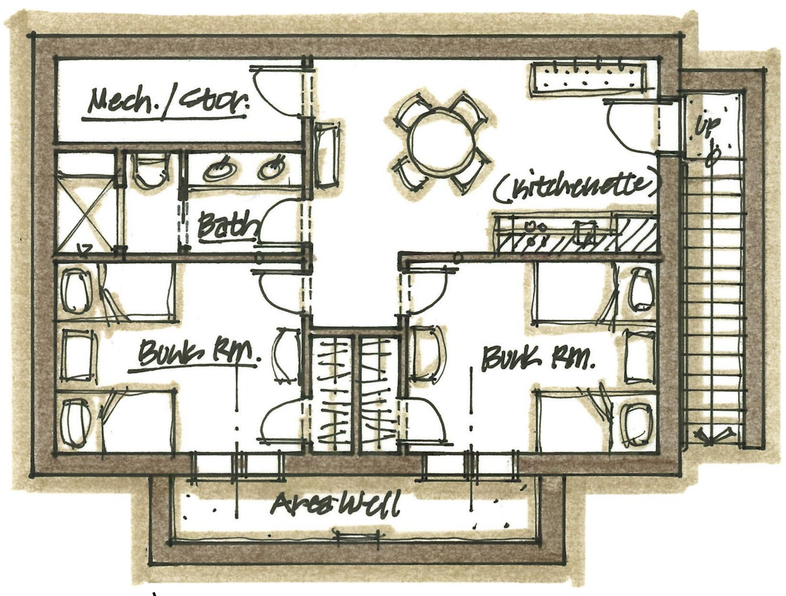
4 A.2.0 **Carriage Hse. Roof Plan - HDC**

SCALE: 1/4" = 1'-0"



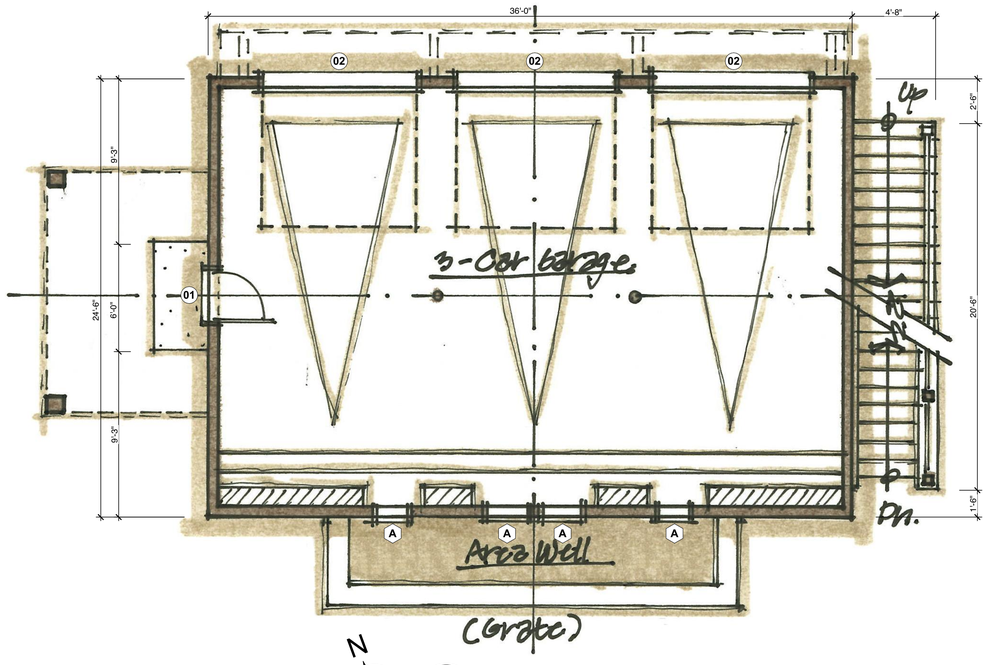
2 A.2.0 **Carriage Hse. Second Floor Plan - HDC**

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"

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Custom Residential • Renovation • Historic Preservation
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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

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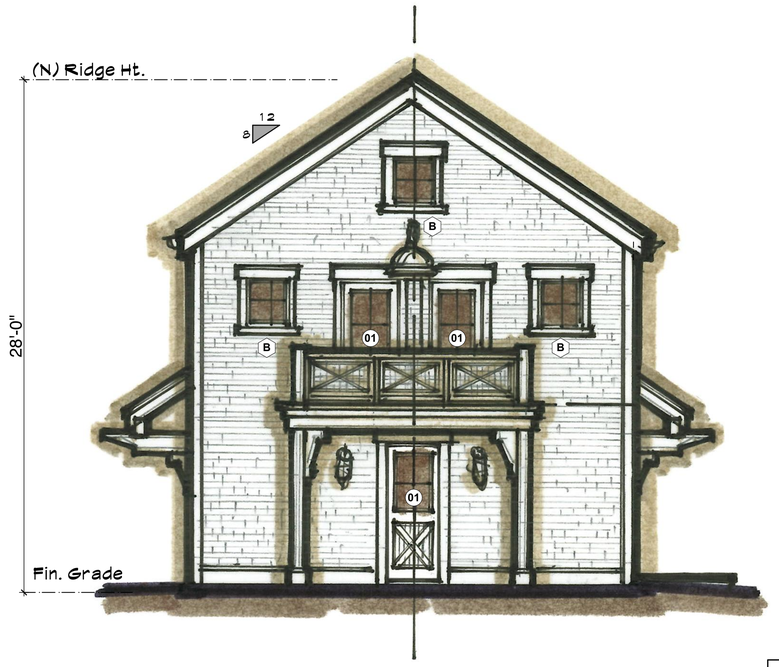
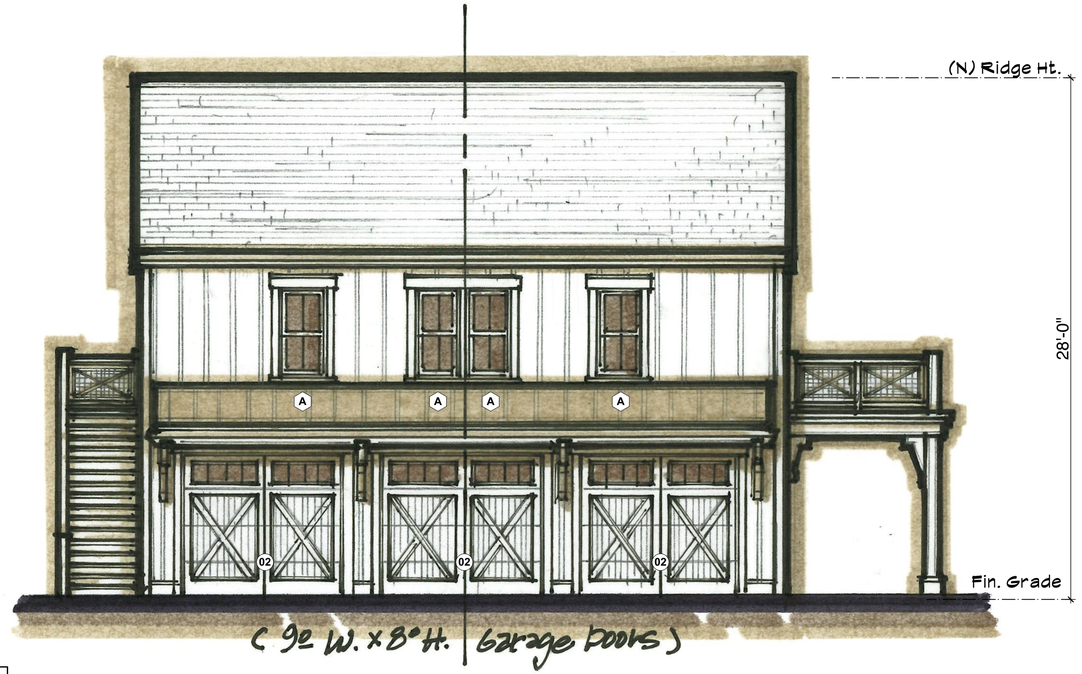
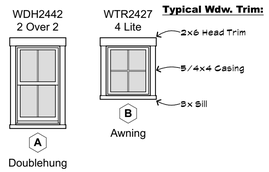


4 A.2.1 **Carriage Hse. Right (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"



3 A.2.1 **Carriage Hse. Front (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"

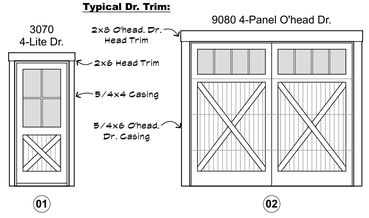
Carriage House Window Schedule



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

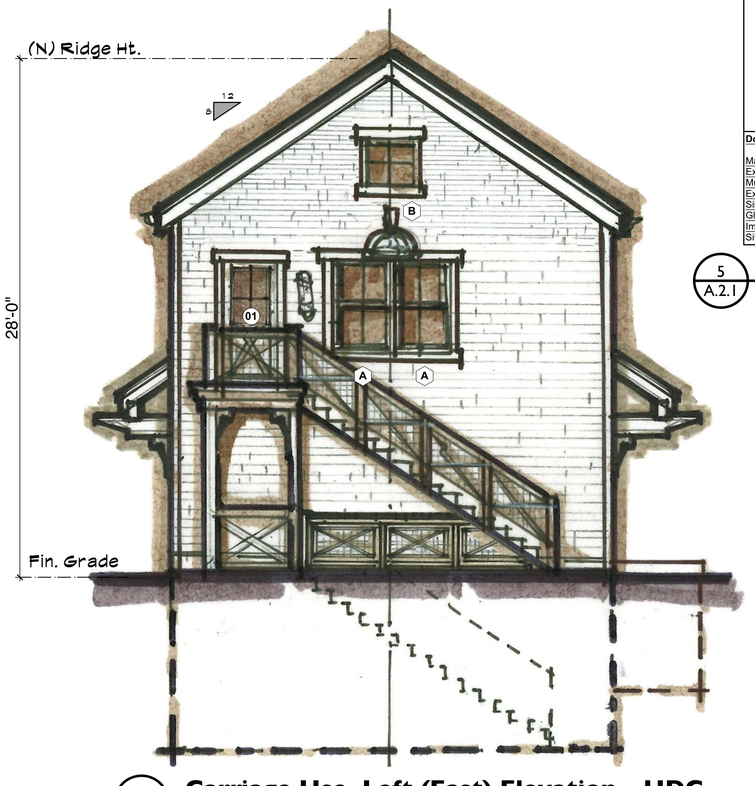
Carriage House Door Schedule



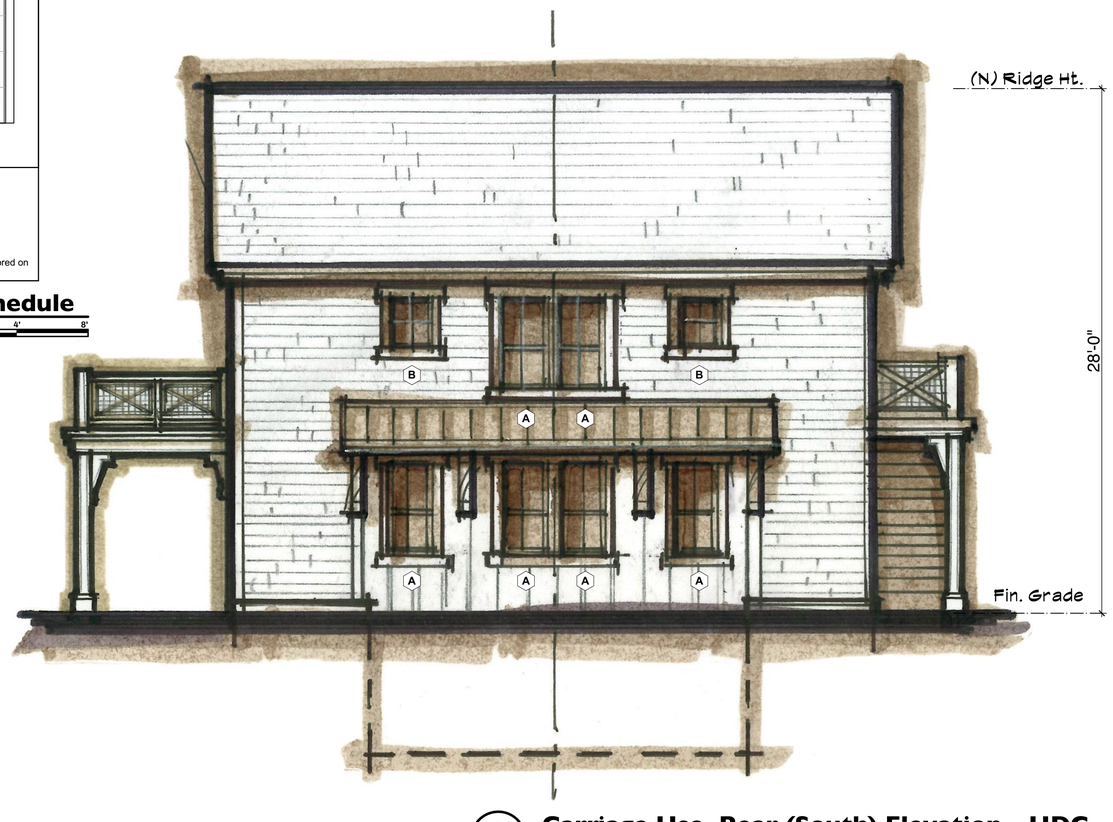
Door Specifications:

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

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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

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- [ ] Adult Signature Required $ $0.00
- [ ] Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $7.68

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NANTUCKET MA 02584 APR - 8 2025 USPS

04/08/2025

Sent To: FEELEY JAMES DTR 59 South Shore Nom

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

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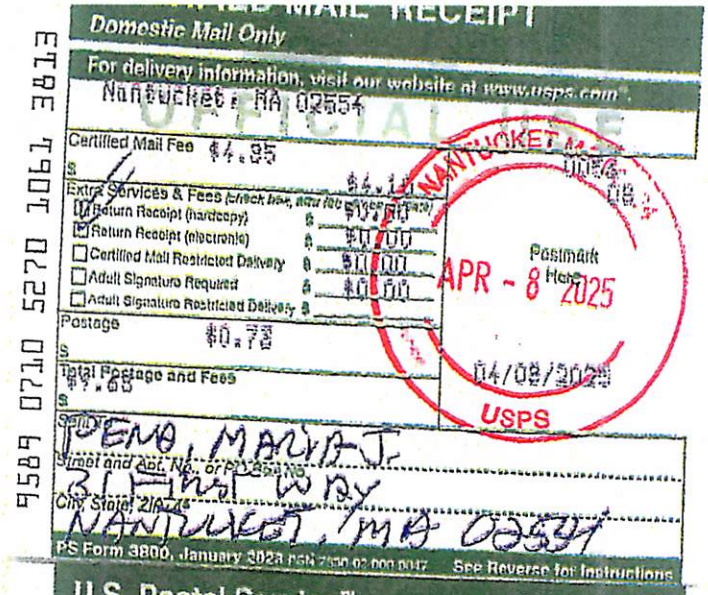

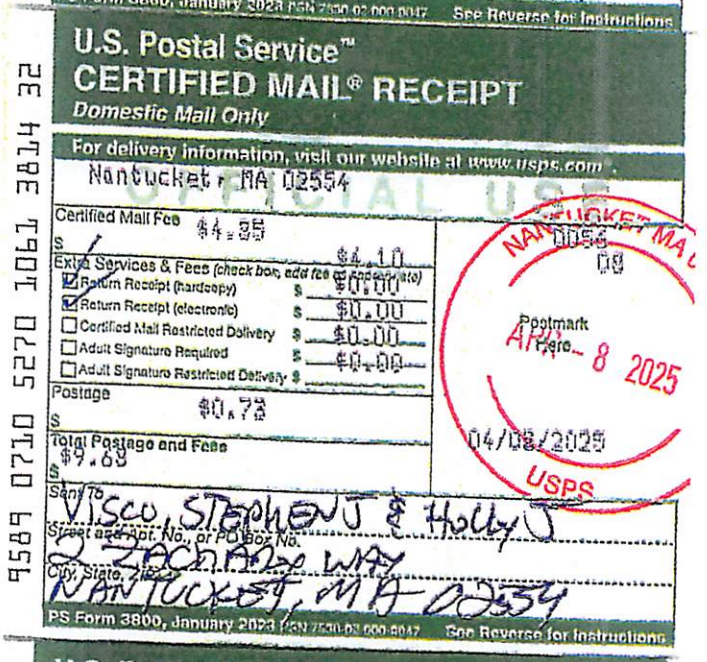

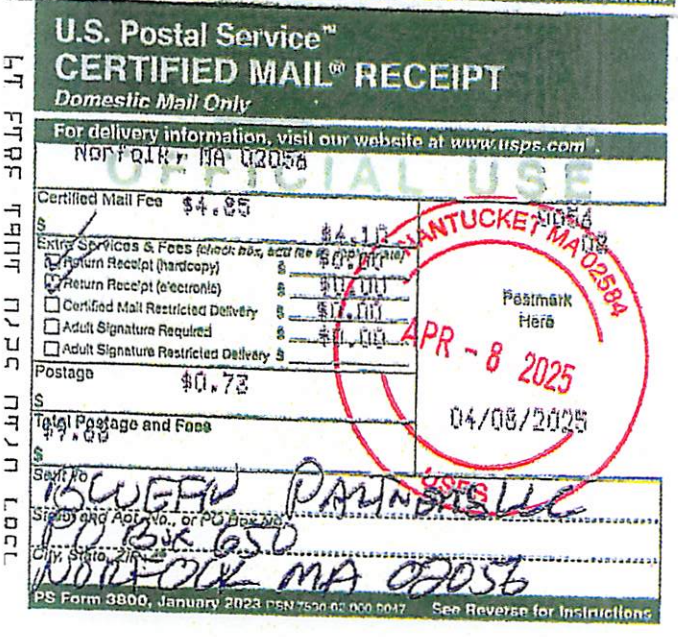

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- [ ] Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $9.68

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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

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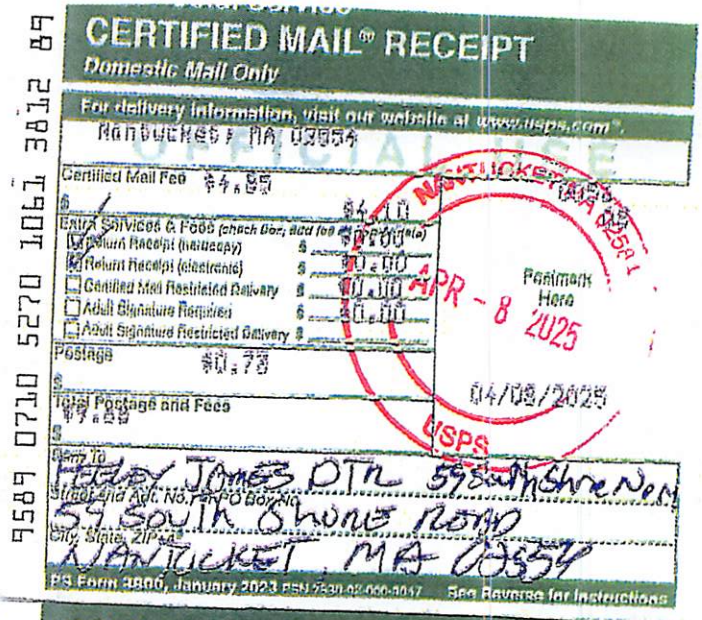
9589 0710 5270 1061 3813 26



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- [ ] Certified Mail Restricted Delivery $ $0.00
- [ ] Adult Signature Required $ $0.00
- [ ] Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $

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04/08/2025

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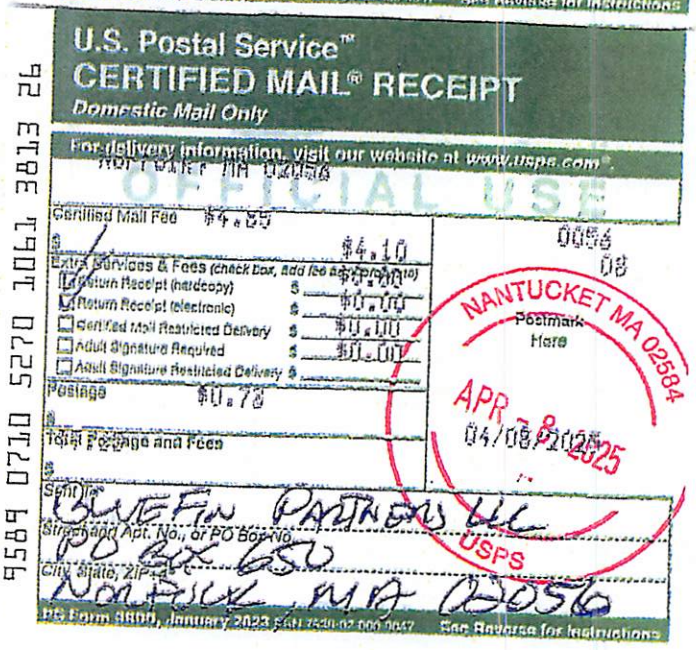
Street and Apt. No., or PO Box No.: PO BOX 650

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



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- [ ] Adult Signature Required $ $0.00
- [ ] Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $7.68

Postmark Here

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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)

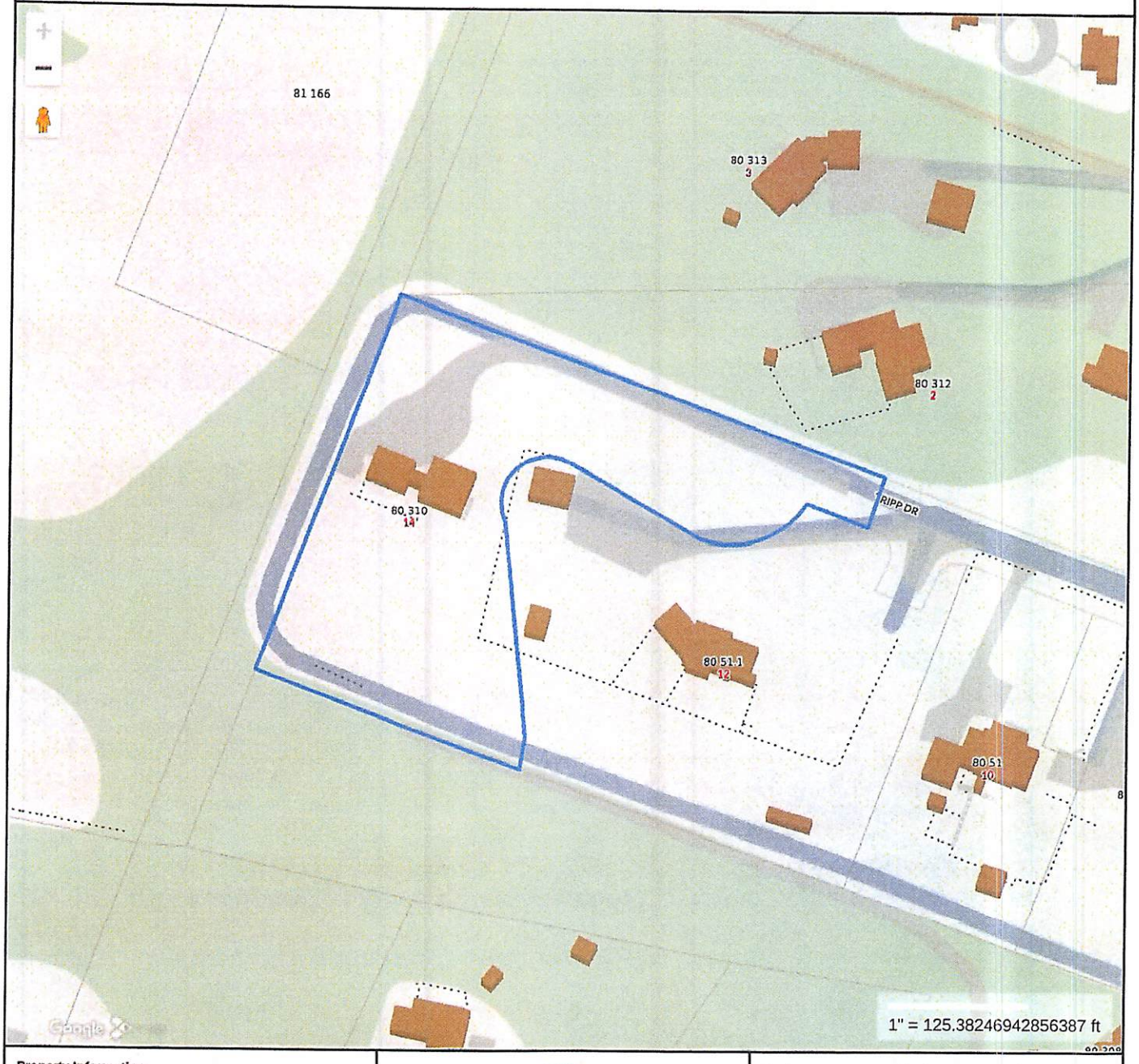
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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

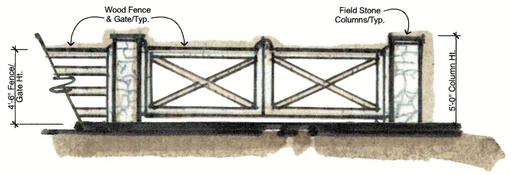
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

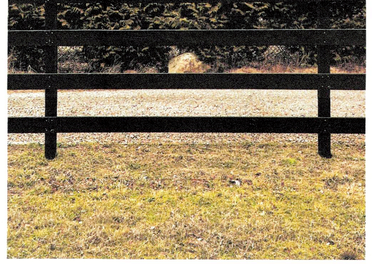

12 Tripp Dr
neighbors


neighbors all the
way over at Ellen's Way

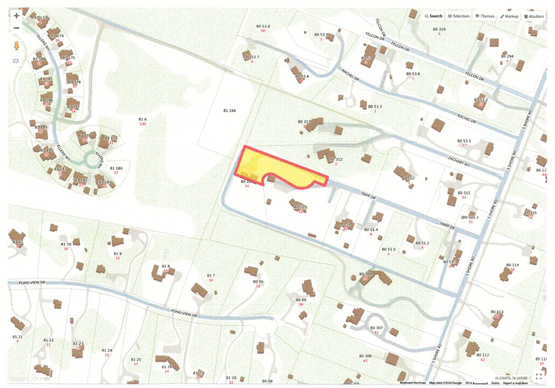


4 G-1.0 **Proposed Gate Elevation**

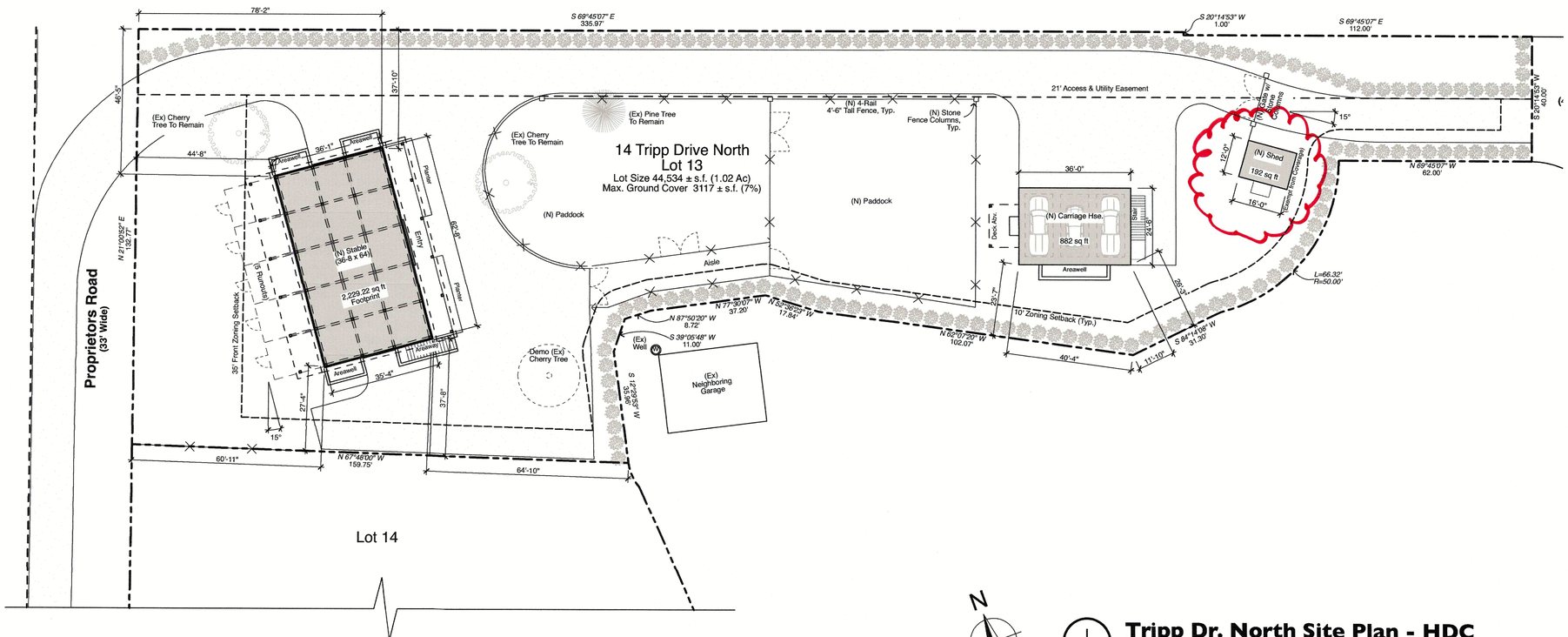
SCALE: 1/4" = 1'-0"



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

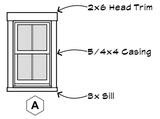
© 2025 Ekman Design Studio

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

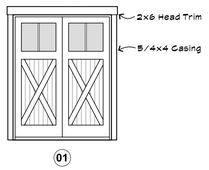
Window Specifications:

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:

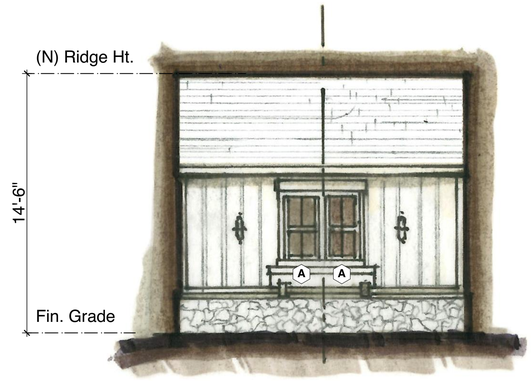
5670
2-Lite Dr.



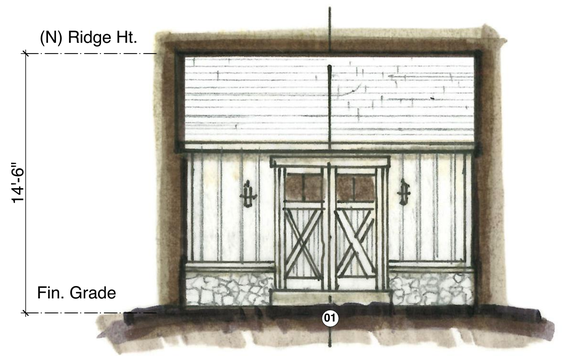
Door Specifications:

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

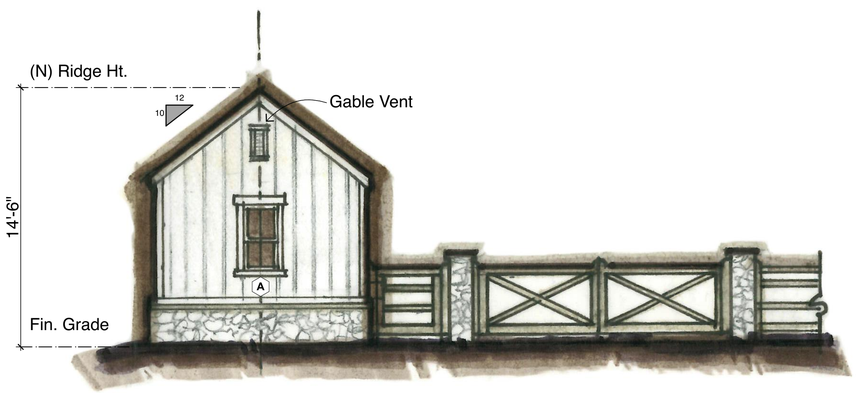
7 / A-3.0 **Shed Wdw./Dr. Schedule**
SCALE: 1/4" = 1'-0"



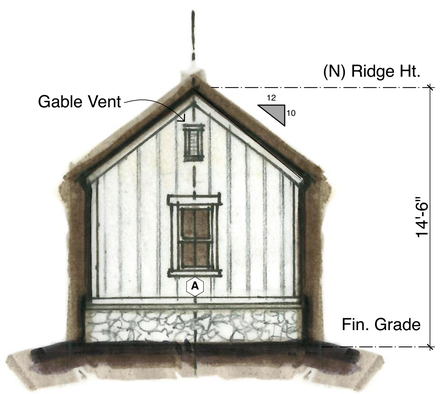
5 / A-3.0 **Shed Rear (North) Elevation - HDC**
SCALE: 1/4" = 1'-0"



4 / A-3.0 **Shed Front (South) Elevation - HDC**
SCALE: 1/4" = 1'-0"



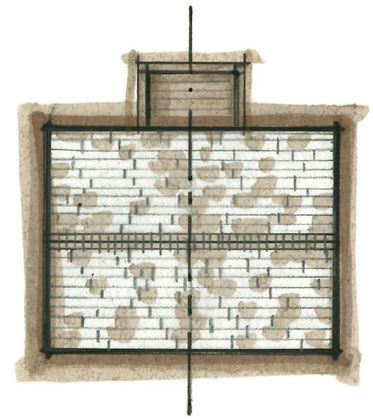
6 / A-3.0 **Shed Side (East) Elevation - HDC**
SCALE: 1/4" = 1'-0"



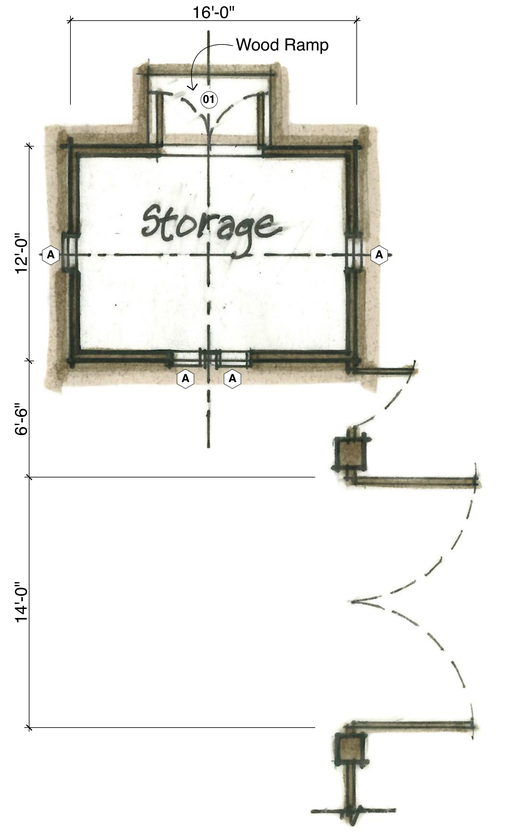
3 / A-3.0 **Shed Side (West) Elevation - HDC**
SCALE: 1/4" = 1'-0"

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
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A-3.0
DATE: 4/3/25

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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

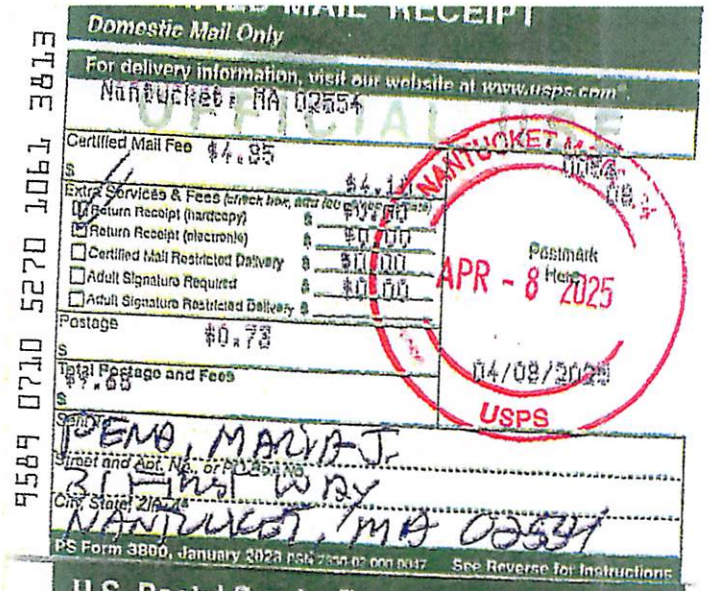
PENA MARIA J
31 FIRST WAY
NANTUCKET, MA 02554

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



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☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $9.68

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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

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☐ Adult Signature Restricted Delivery $
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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

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Postage $0.73
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Street and Apt. No., or PO Box No.: PO BOX 650
City, State, ZIP+4®: NORFOLK, MA 02056

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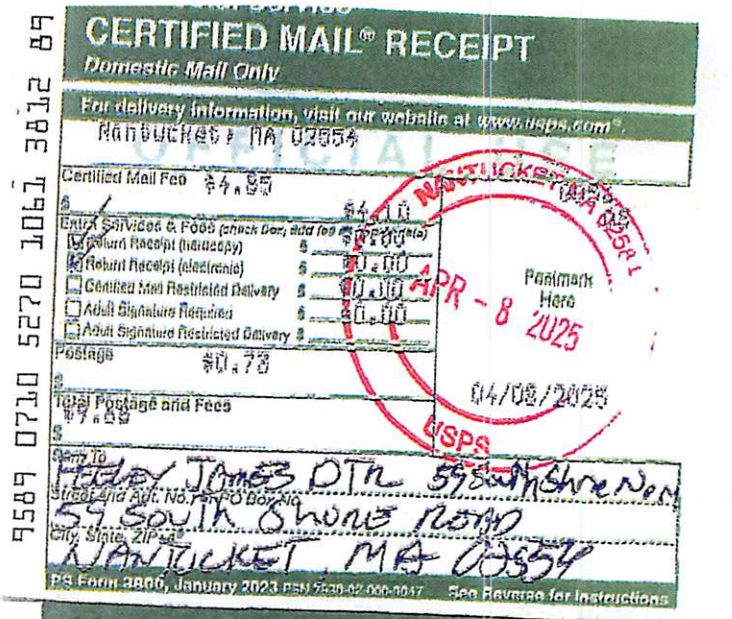

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☐ Adult Signature Restricted Delivery $
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Total Postage and Fees $9.68

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Street and Apt. No., or PO Box No.: 59 SOUTH SHORE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

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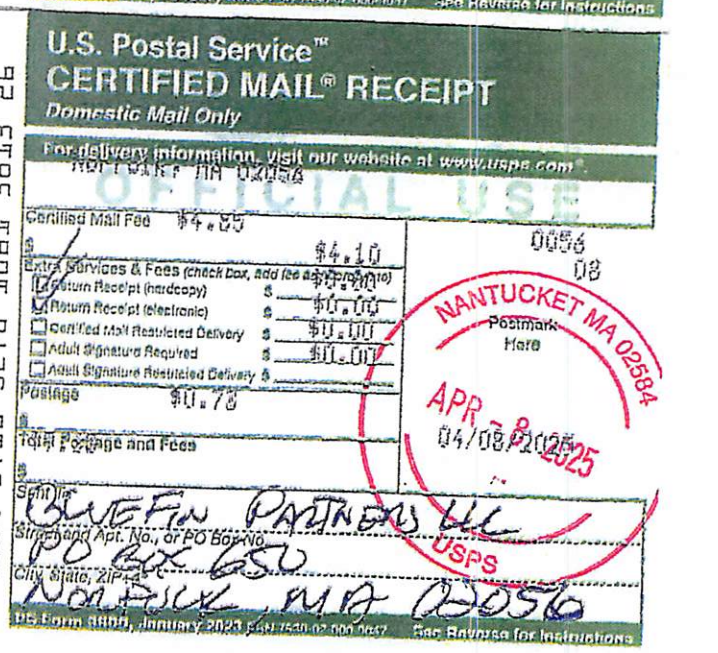

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13 MIZZENMAST - GARAGE APARTMENT

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

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Nantucket, MA 02554

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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

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Providence, RI 02905

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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

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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

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Postage	$4.85
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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

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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

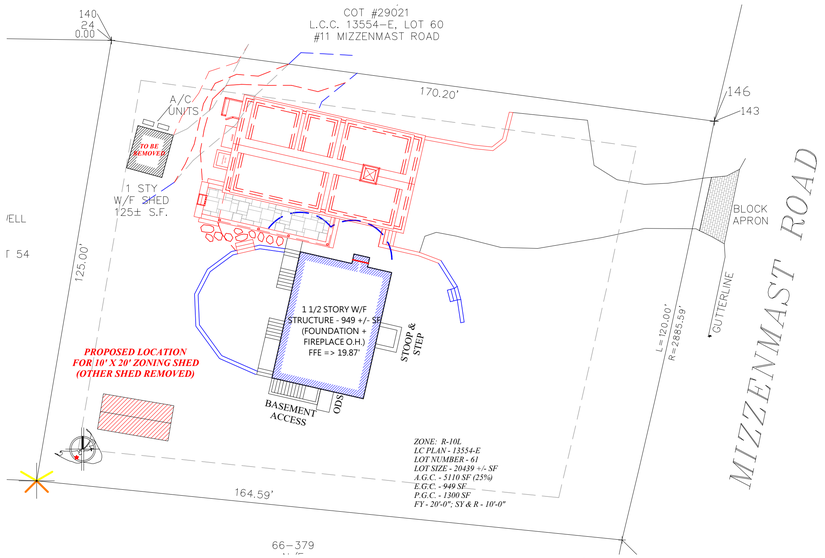


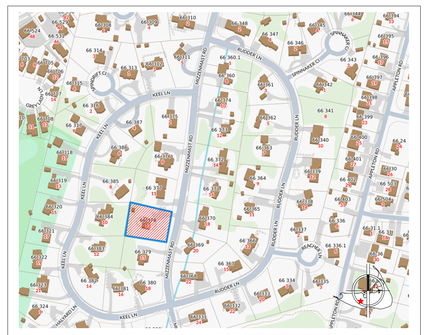
24 RUDDER LANE



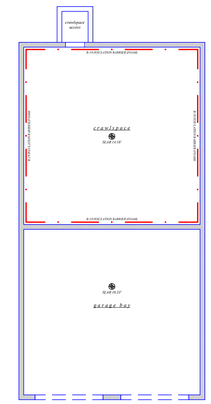
21 KEEL LANE

H.D.C. SUBMISSION

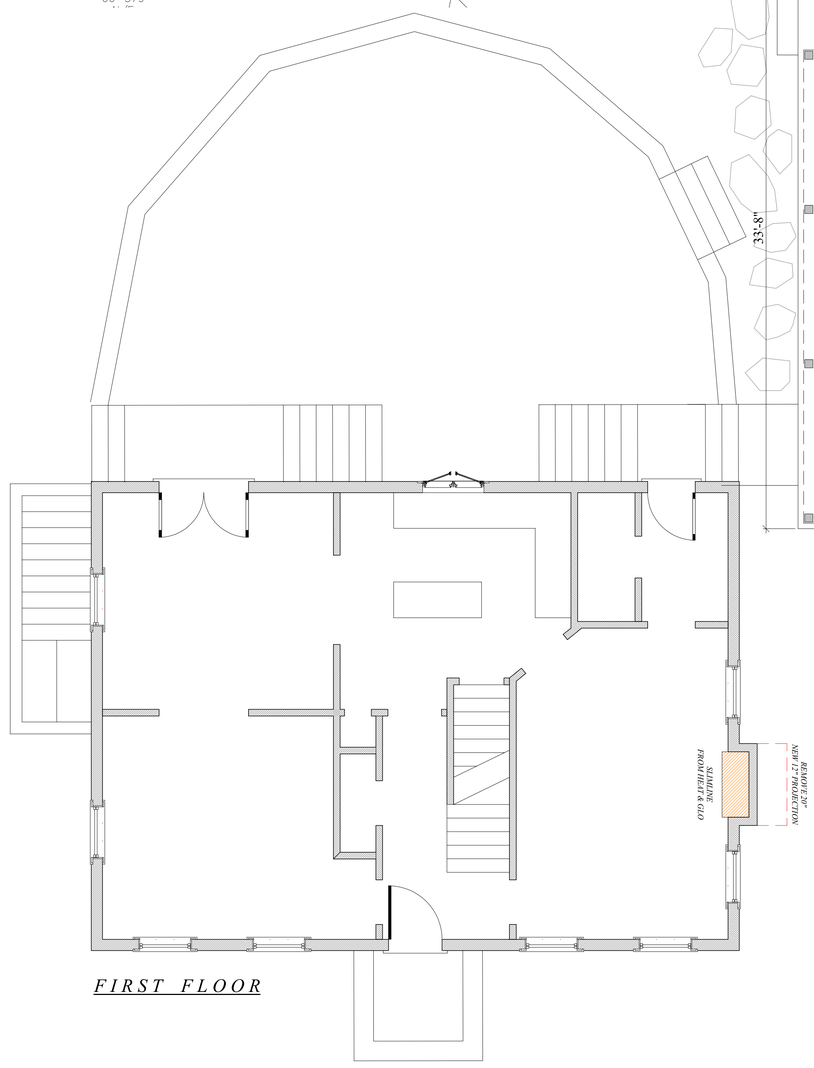




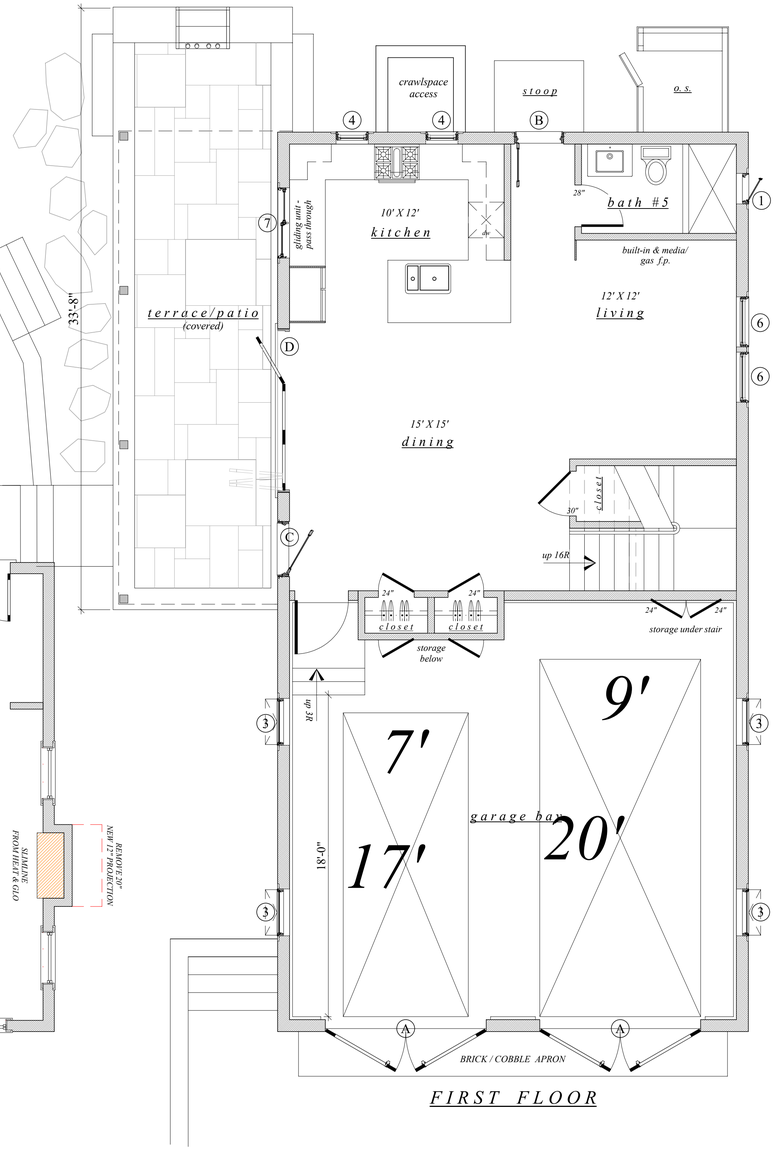
LOCUS MAP - NOT TO SCALE
13 MIZZENMAST - MAP 66; PCL 378



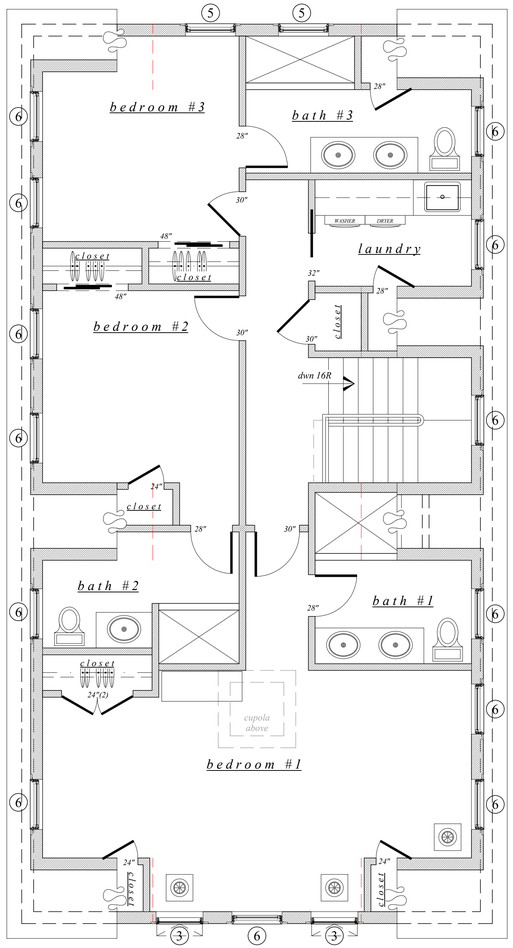
BASEMENT PLAN



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.

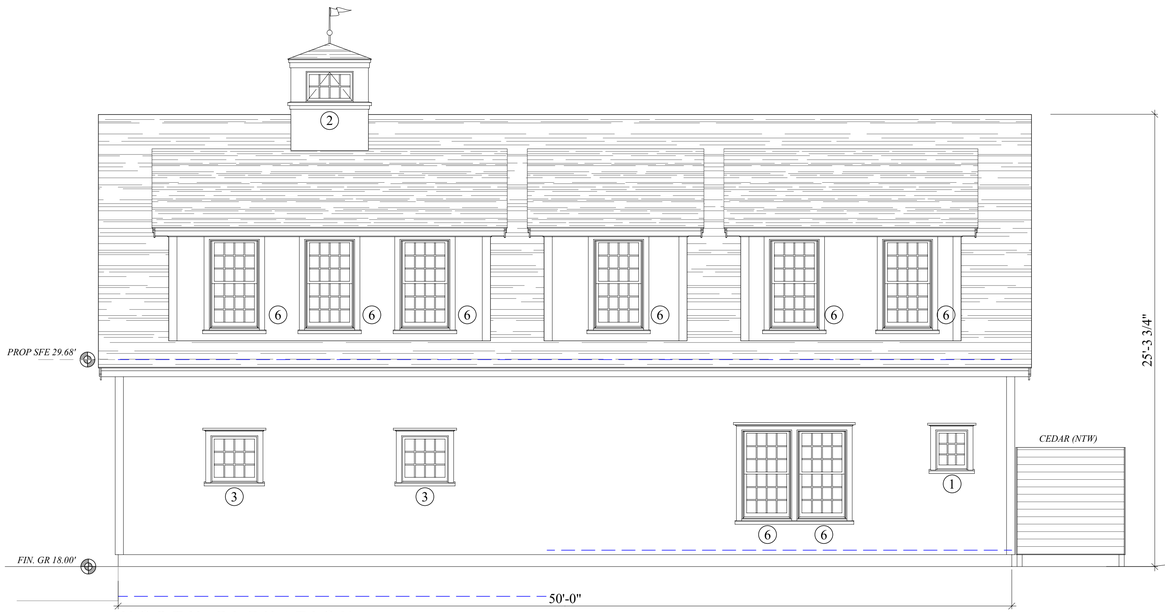
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

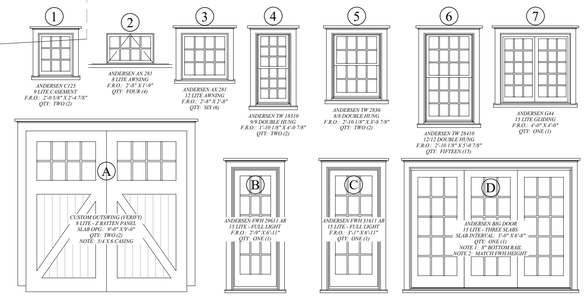
H.D.C. SUBMISSION



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

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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

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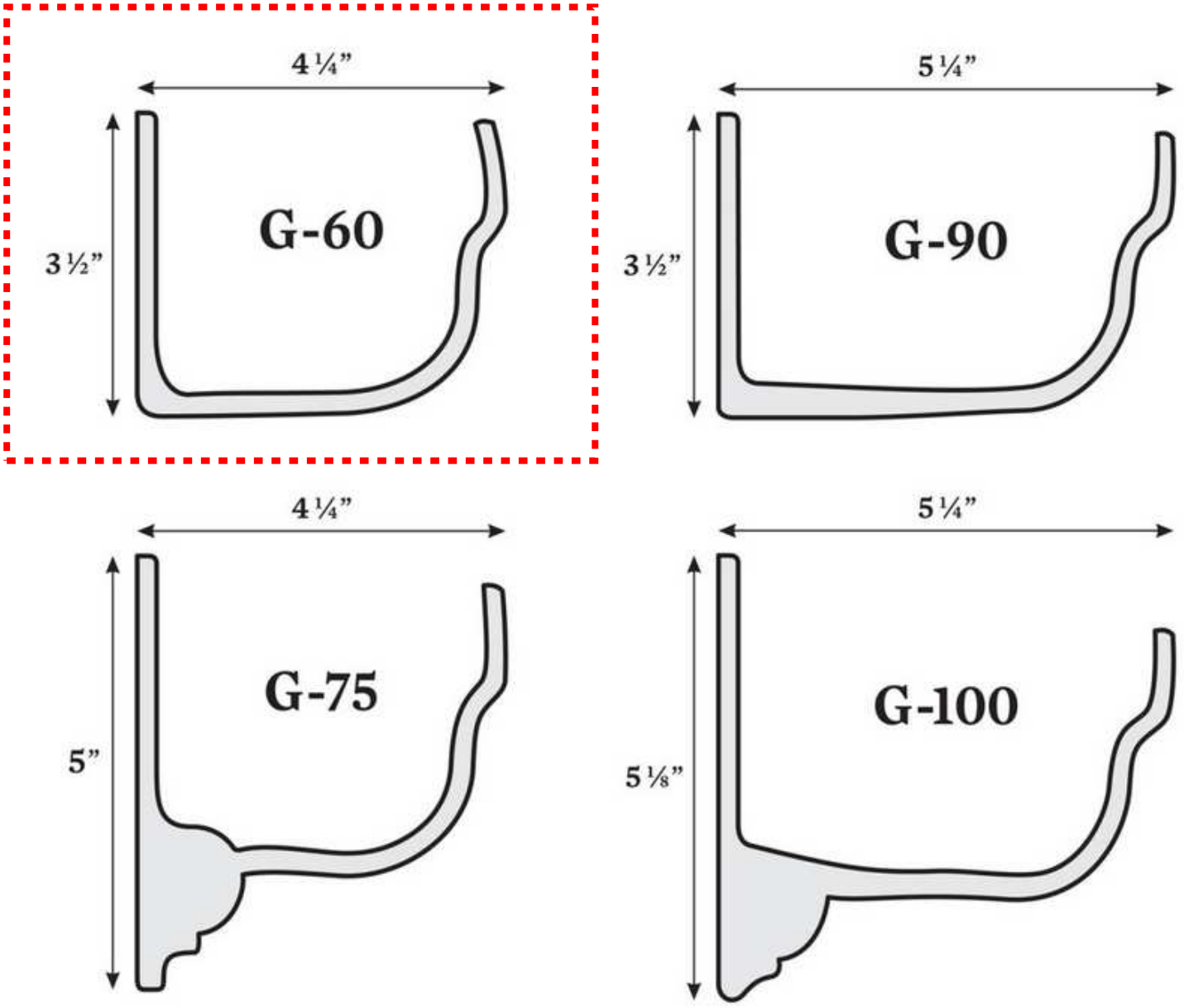
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



9 DOC RYDER - FIBERGLAS GUTTER CO.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

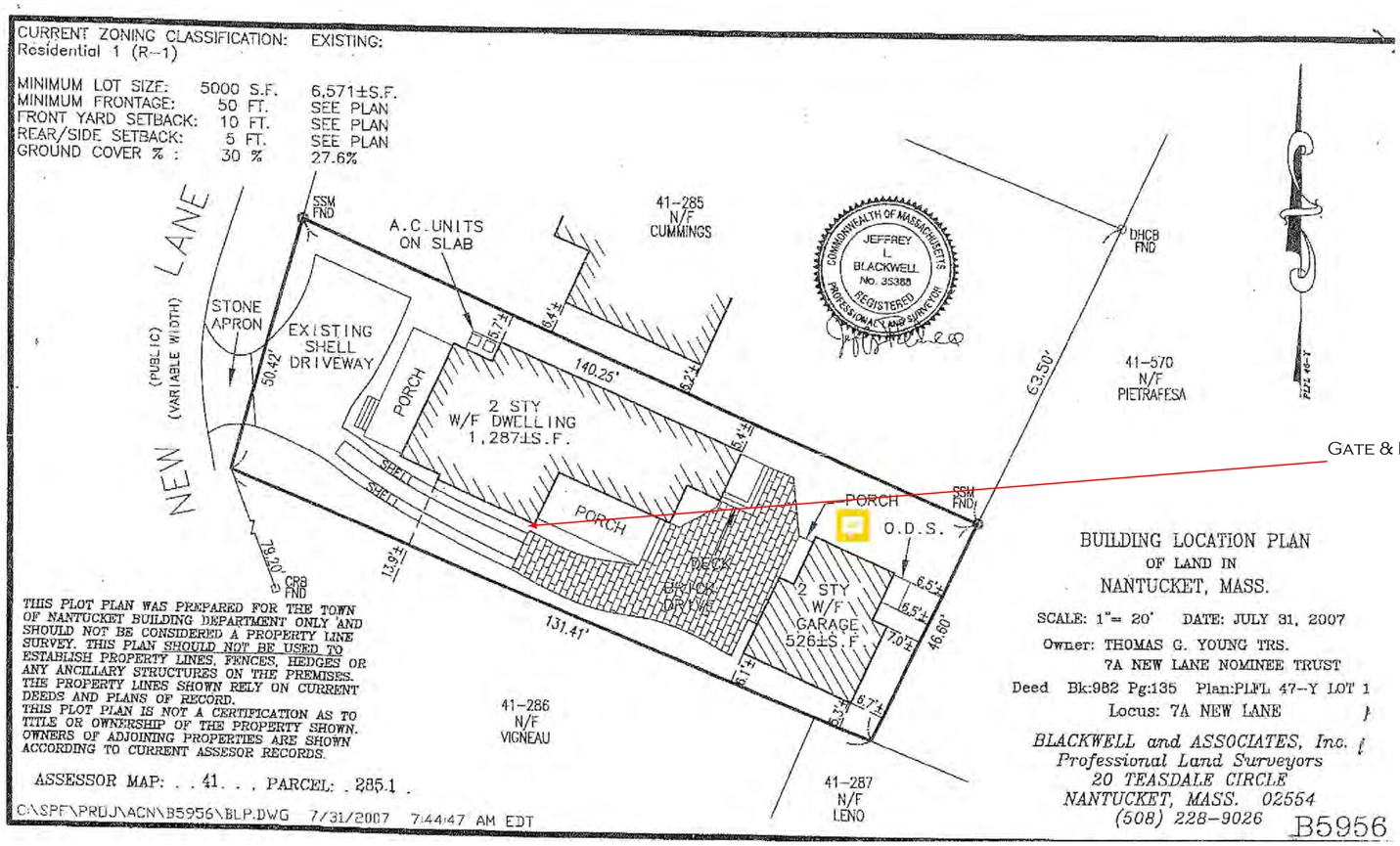
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

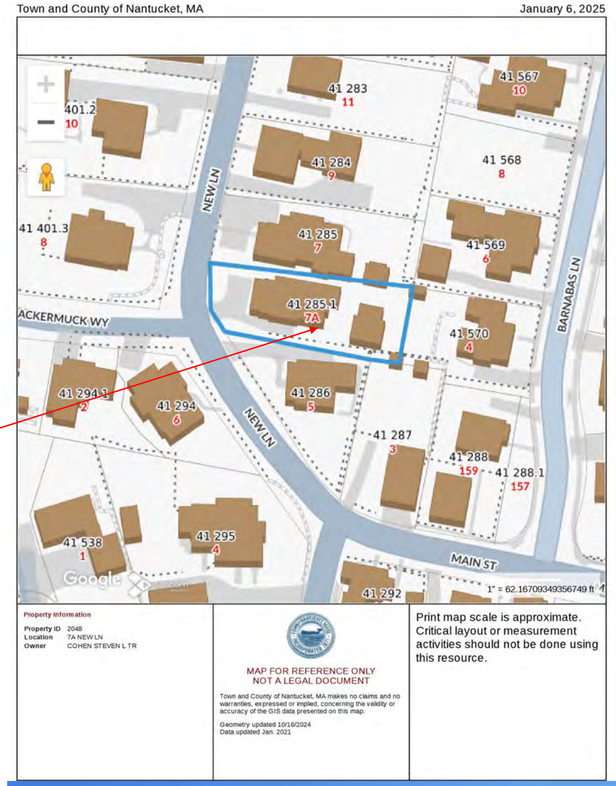
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

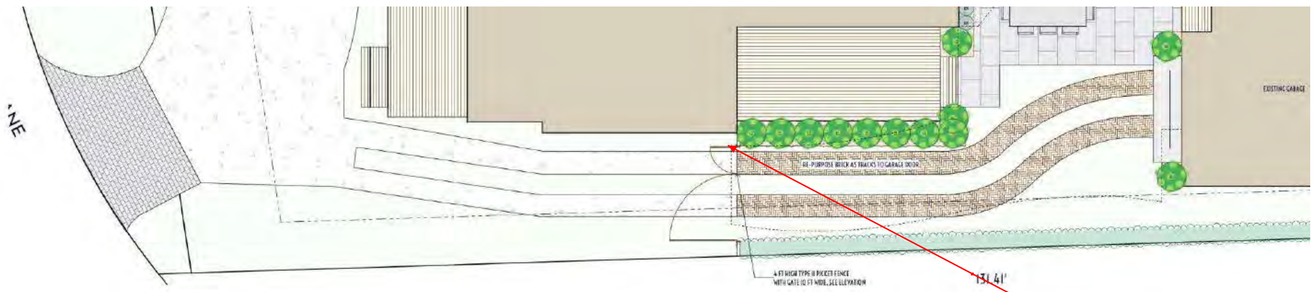
7A New Street / HDC Fence and Gate / Waterscapes by Jesse Dutra / 4 17 25



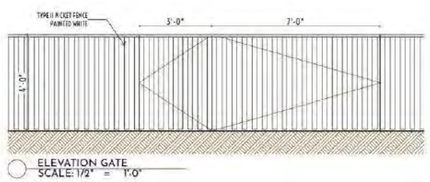
Gate & Fence Location







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.

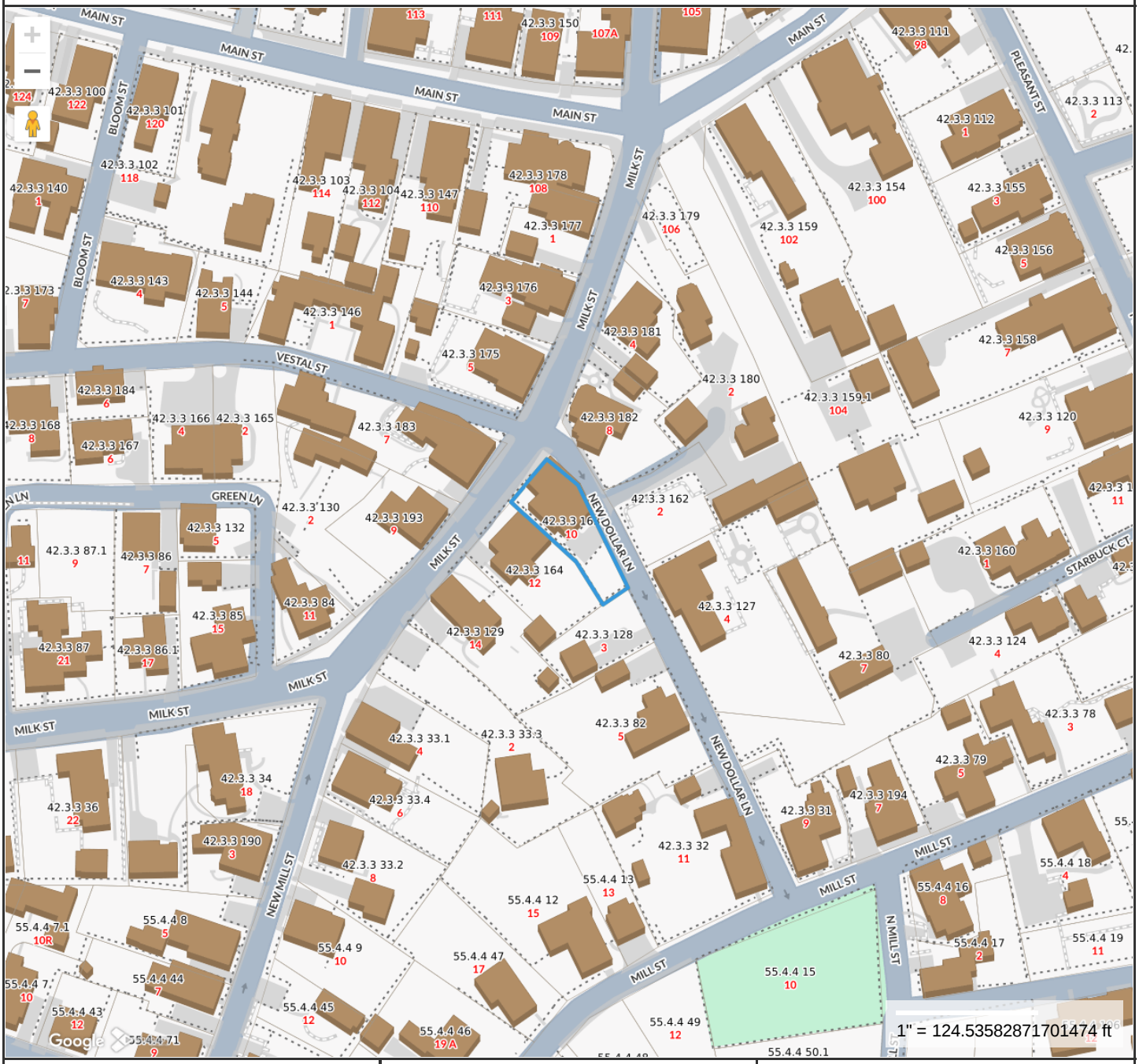
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- 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: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

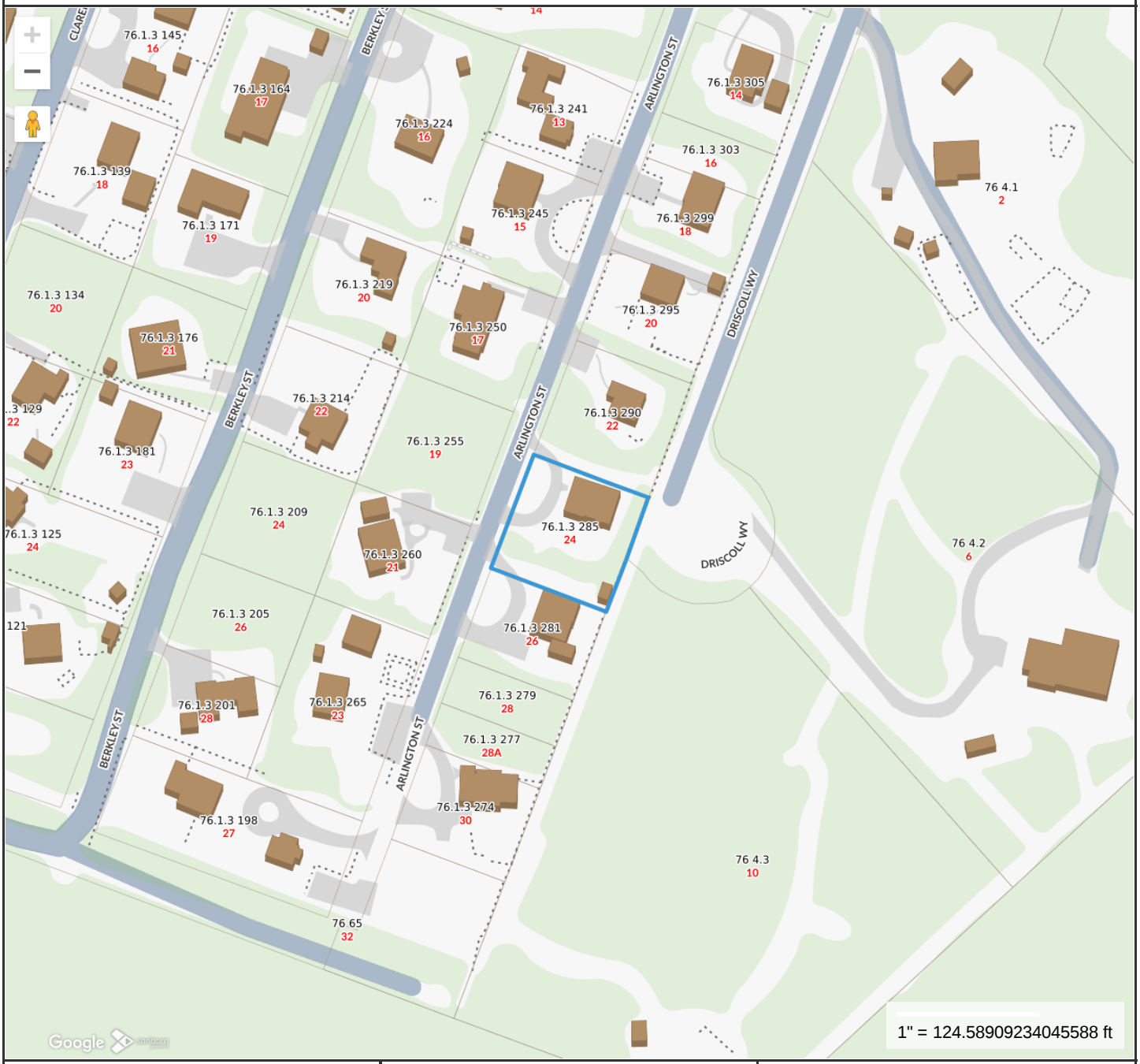
Trim NO TRIM Sash N/A Doors Dark gray

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



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.

Google Maps 24 Arlington St



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

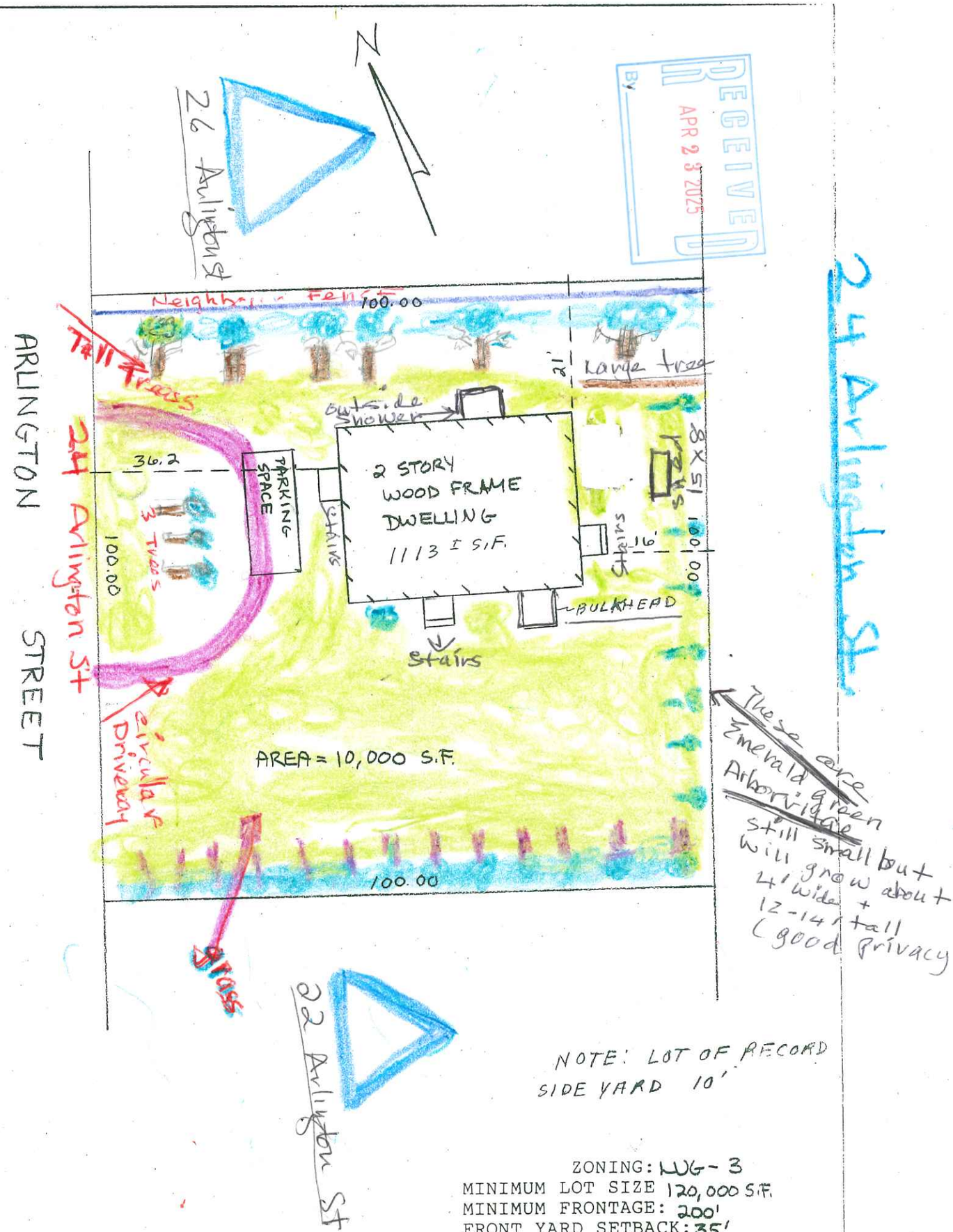


24 Arlington St

Building

Directions Save Nearby Send to phone Share

24 Arlington St, Nantucket, MA 02554



NOTE: LOT OF RECORD
SIDE YARD 10'

ZONING: NUG-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

East Elevation



Length 15’ x Width 8’

Roof pitch 6/12

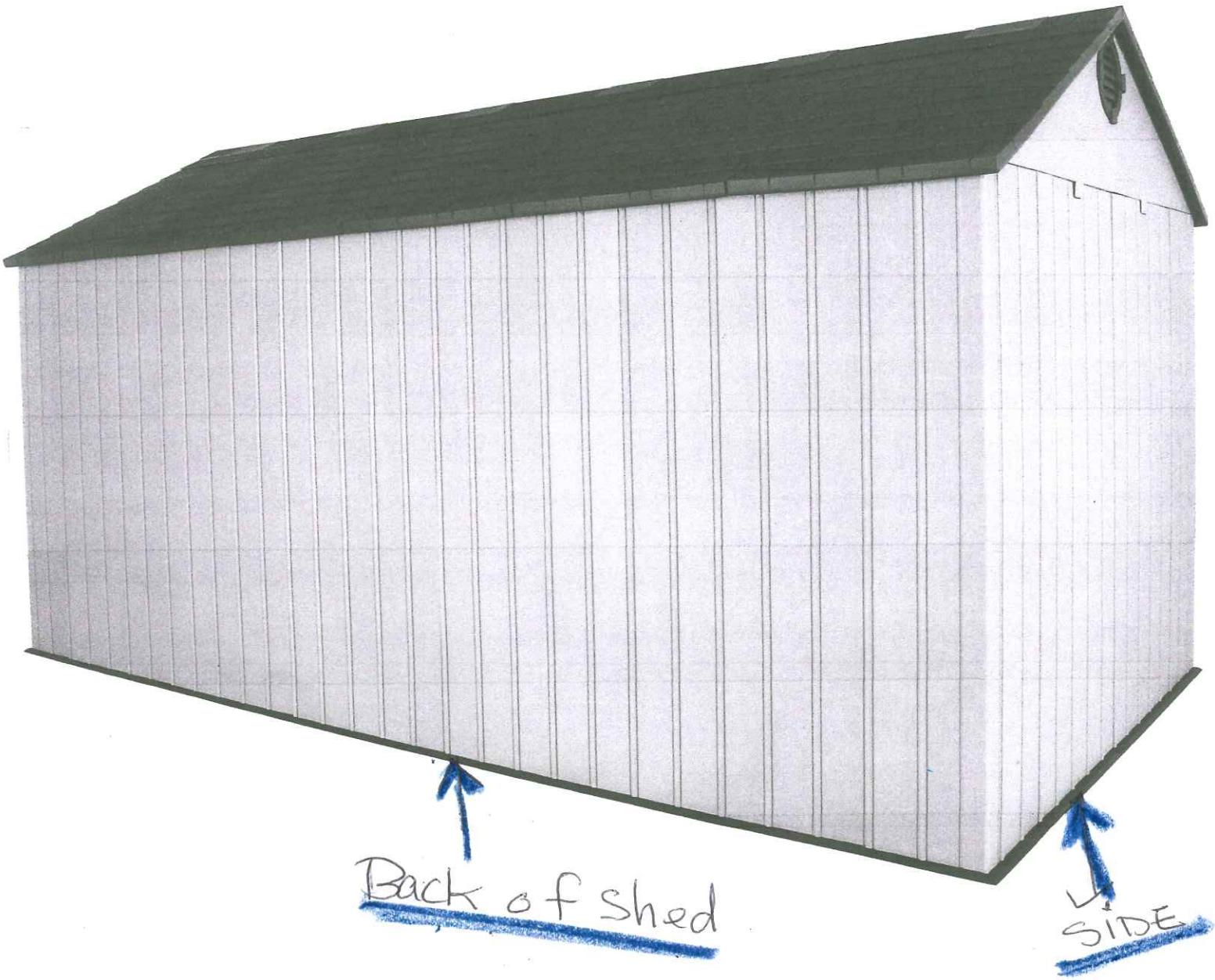
North and South Elevations



Width 8’ x Height 8’

Roof Pitch 6/12

LIFETIME SHED 15' x 8'
BACK of SHED
24 Arlington St



West Elevation

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

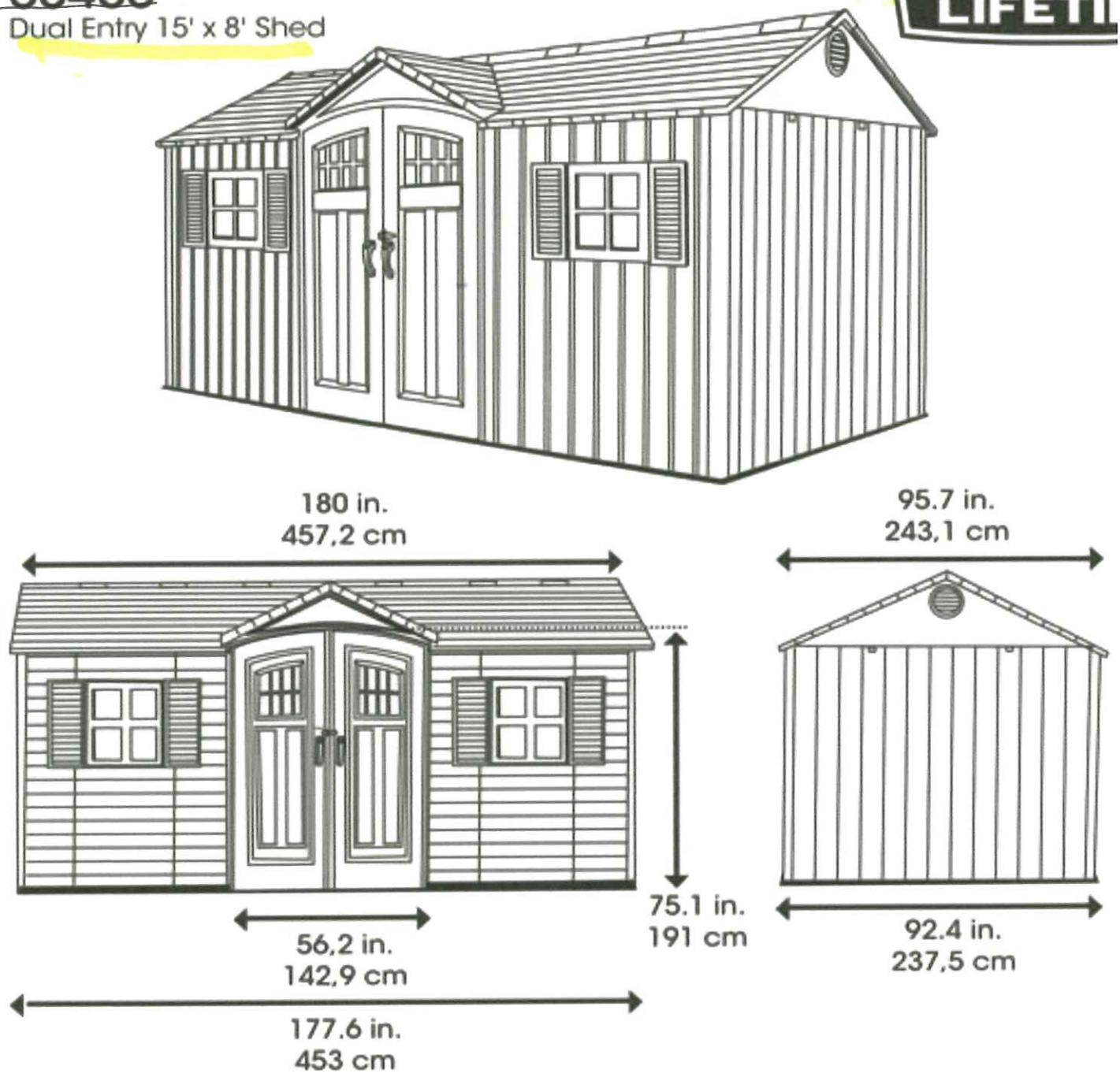
Specifications:

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















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 _____

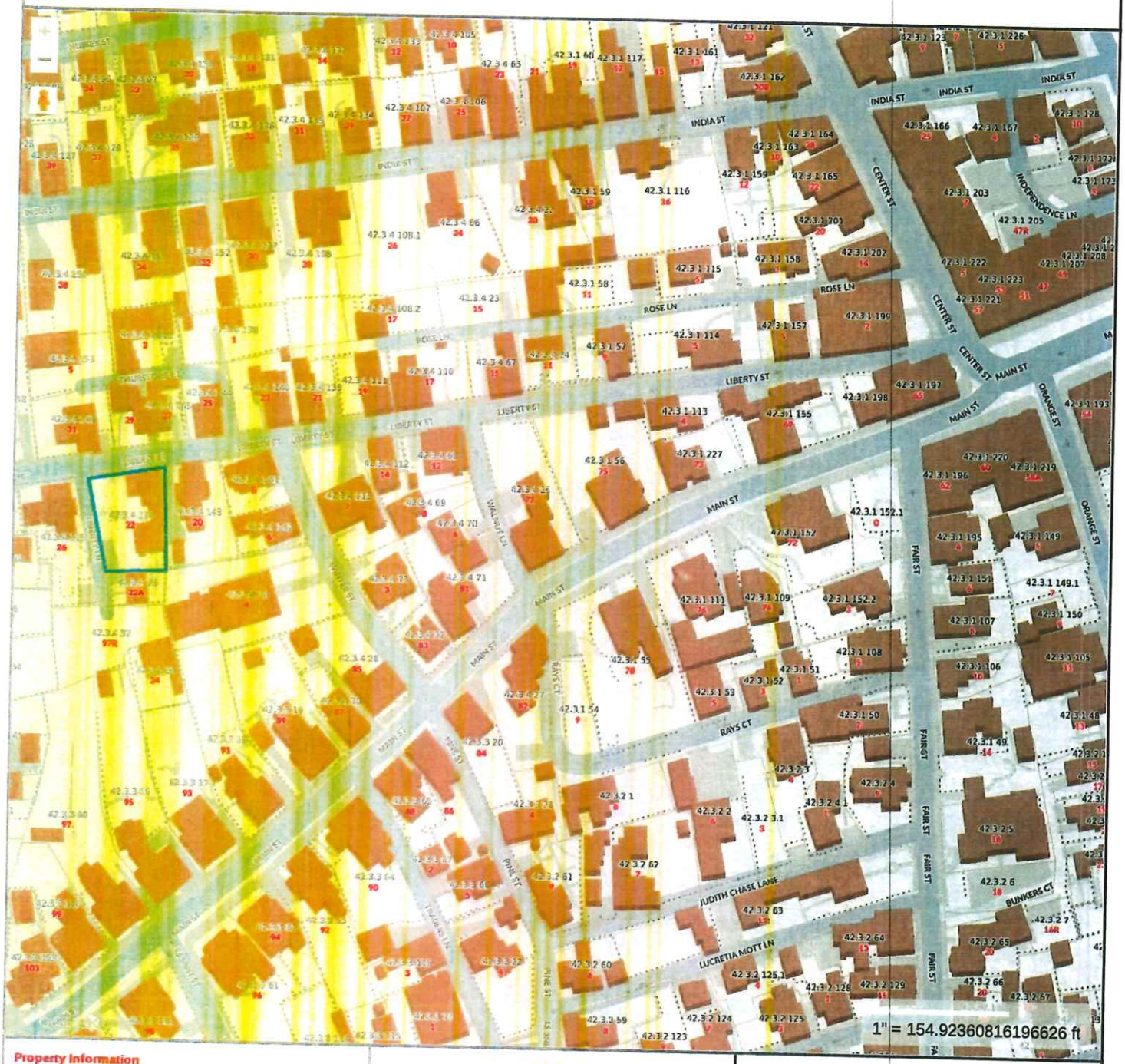
* Attach manufacturer's color samples if color is not from HDC approval list.

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 _____

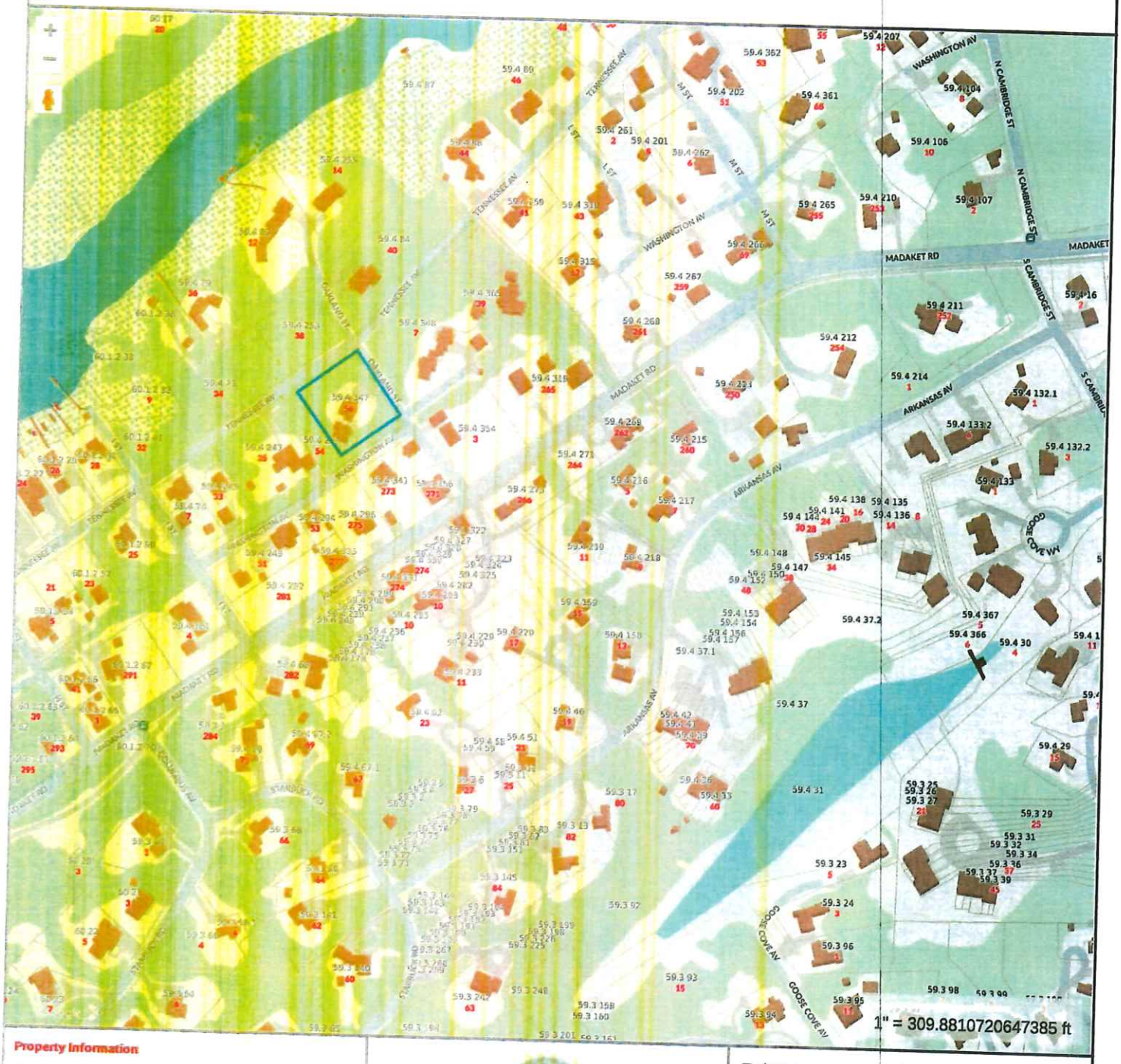
* Attach manufacturer's color samples if color is not from HDC approval list.

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

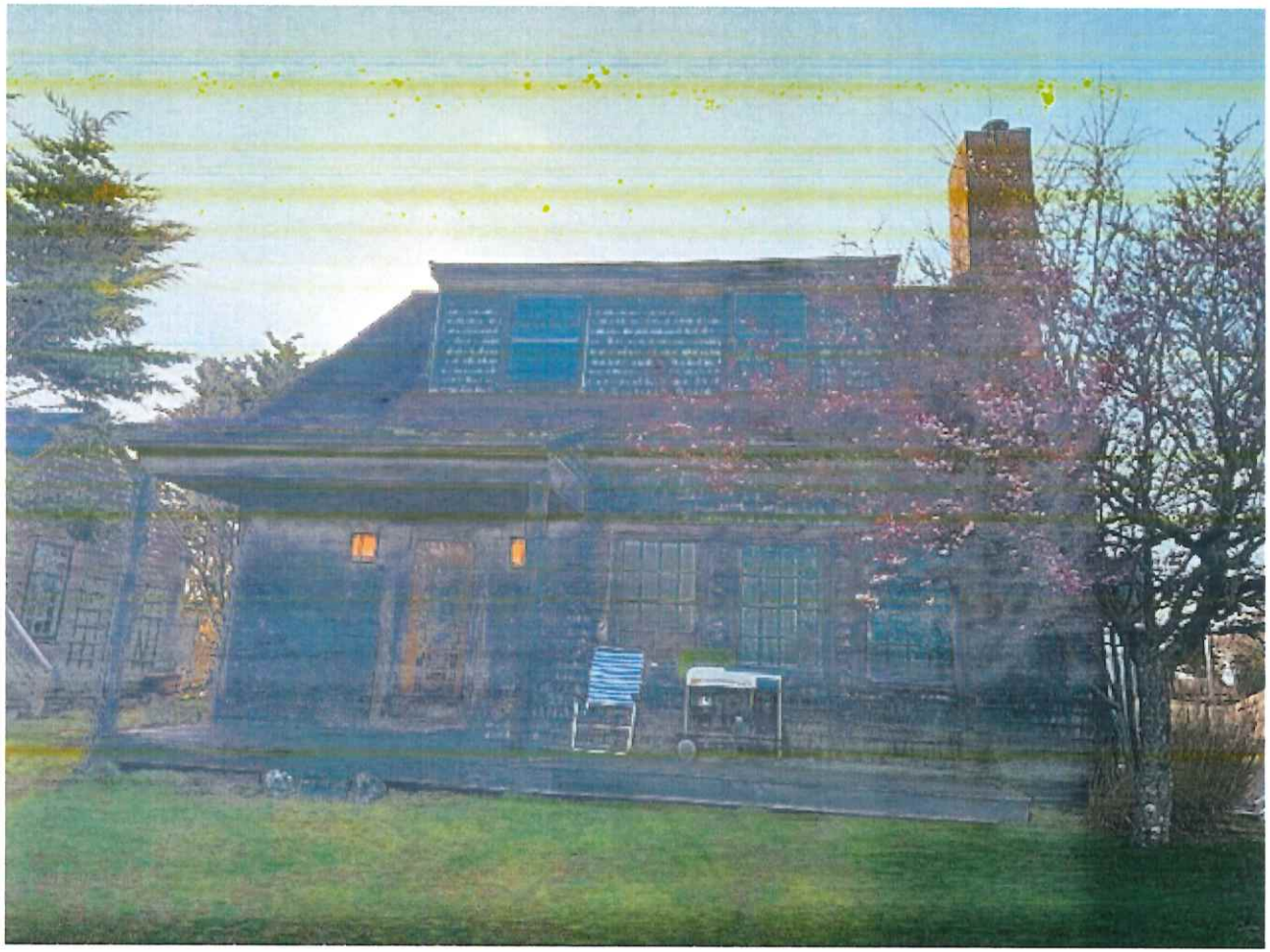
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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)

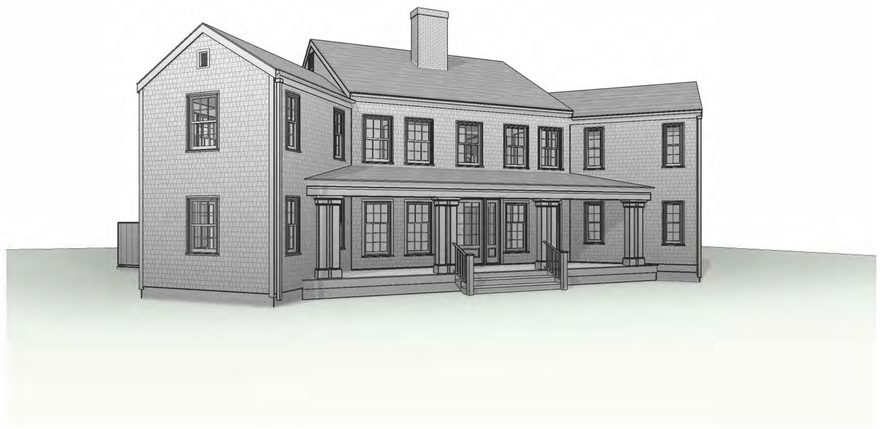
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

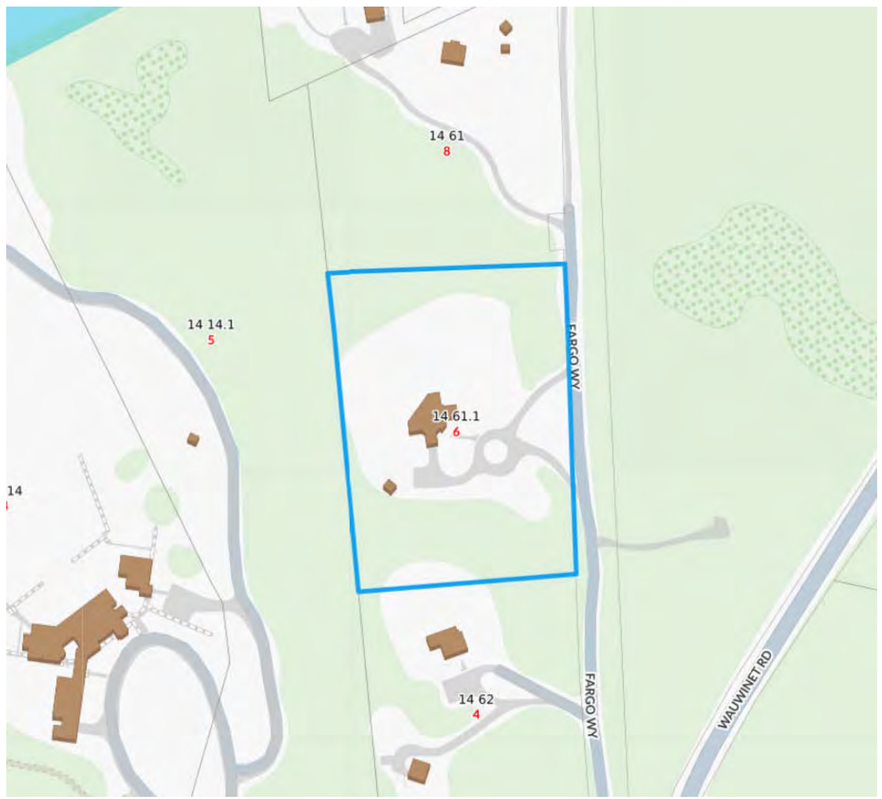
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

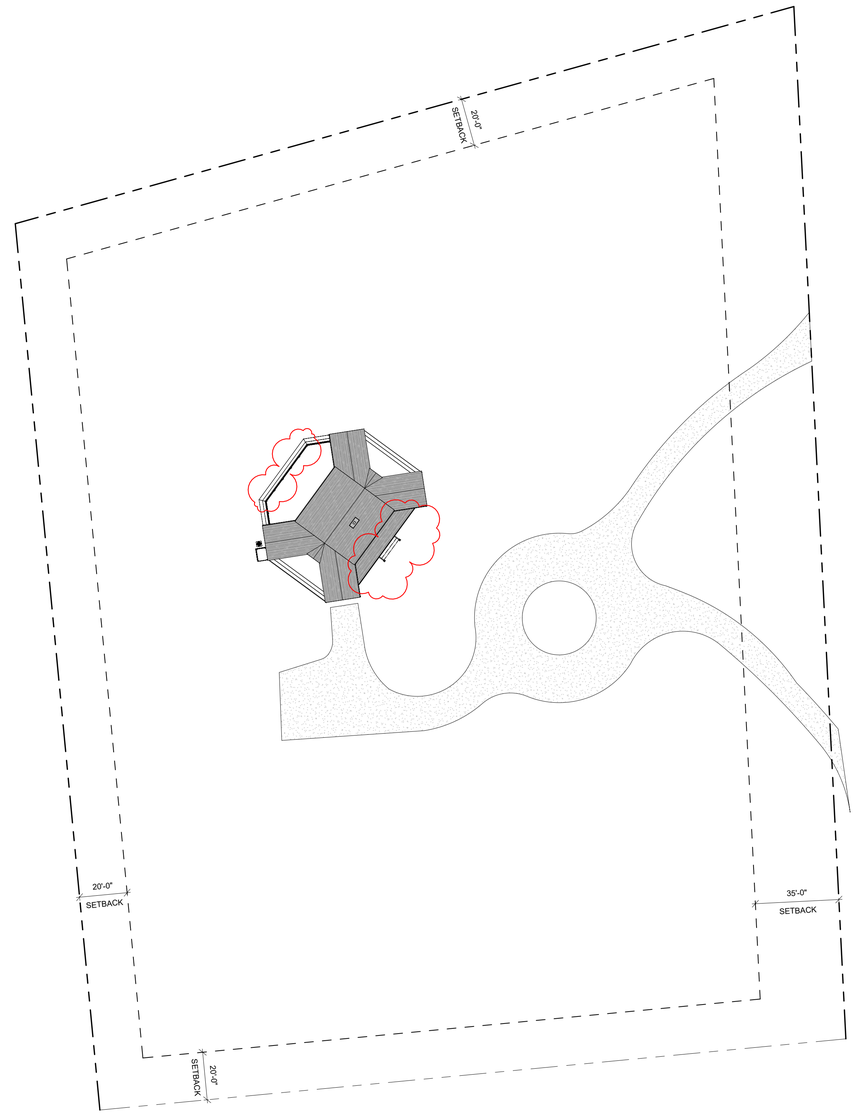
Peacock

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

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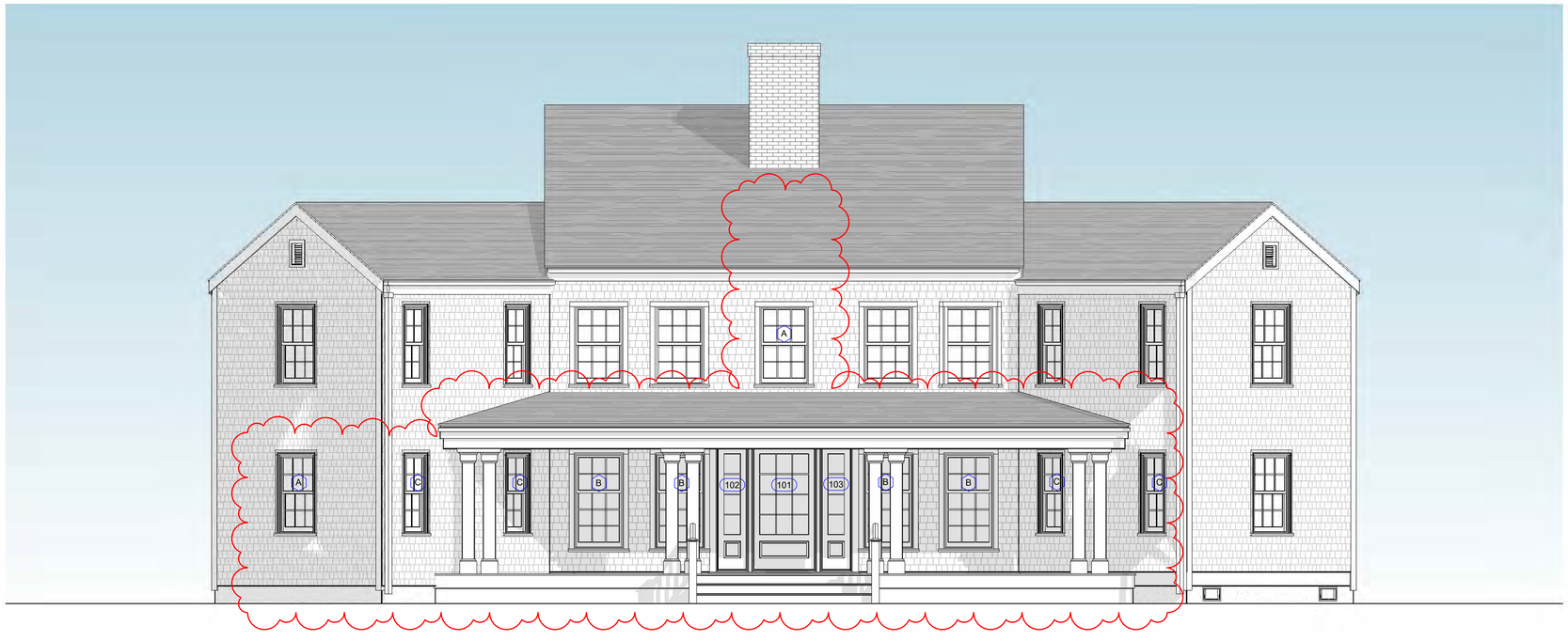
1 Existing Southeast Elevation
1/4" = 1'-0"

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

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1 Existing Northwest Elevation
1/4" = 1'-0"

EXISTING

PROPOSED



2 Northwest Elevation
1/4" = 1'-0"

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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

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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

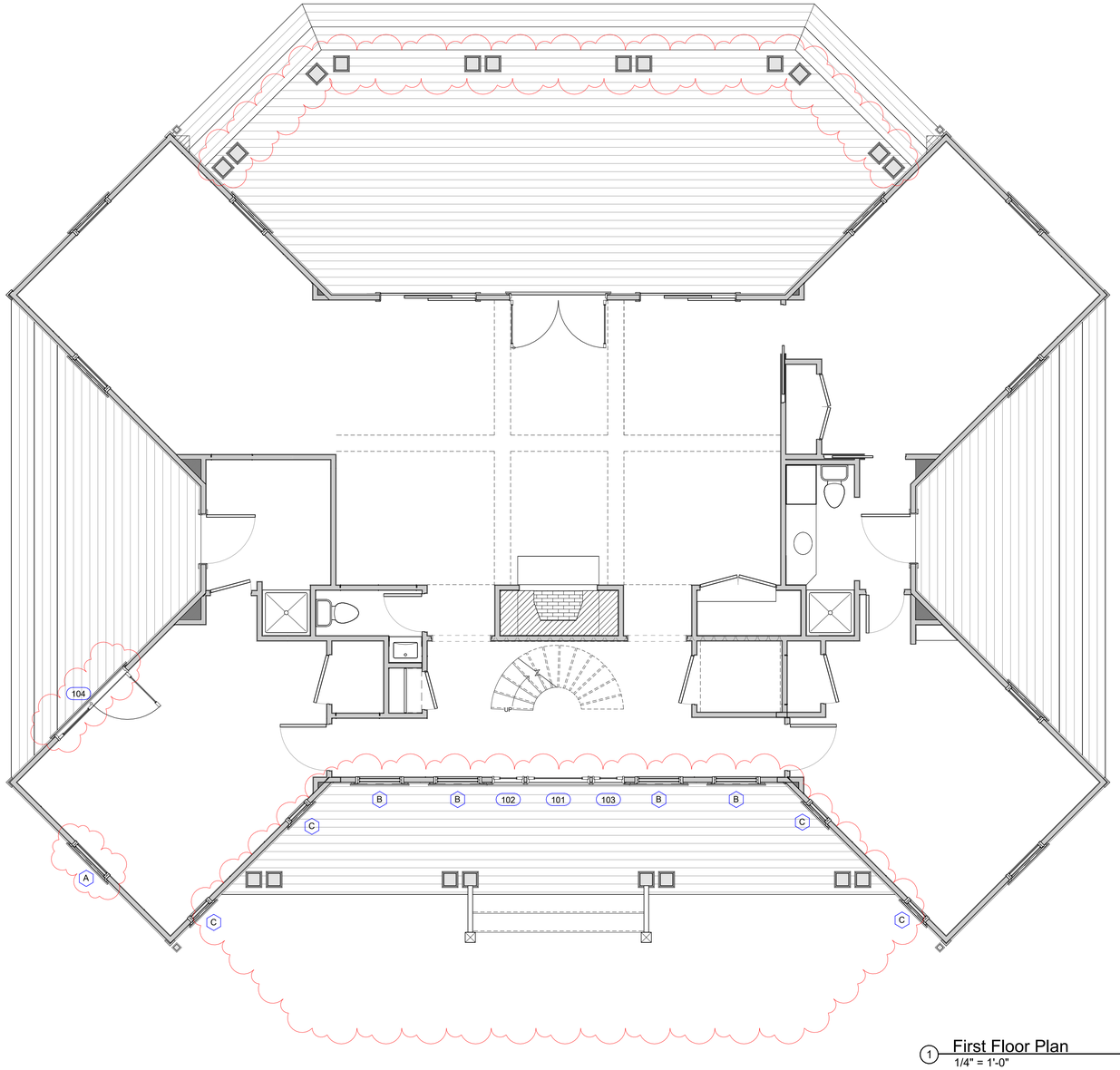
Peacock
6 Fargo Way, Nantucket, MA
Main House
HDC6 Northeast Elevation

#	Date	Note
2	2025.04.16	HDC Submission

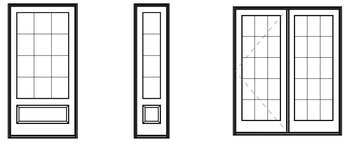
HDC6

4/22/2025 1:12:53 PM

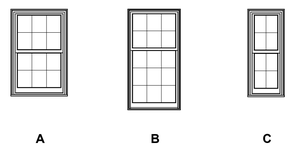
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



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

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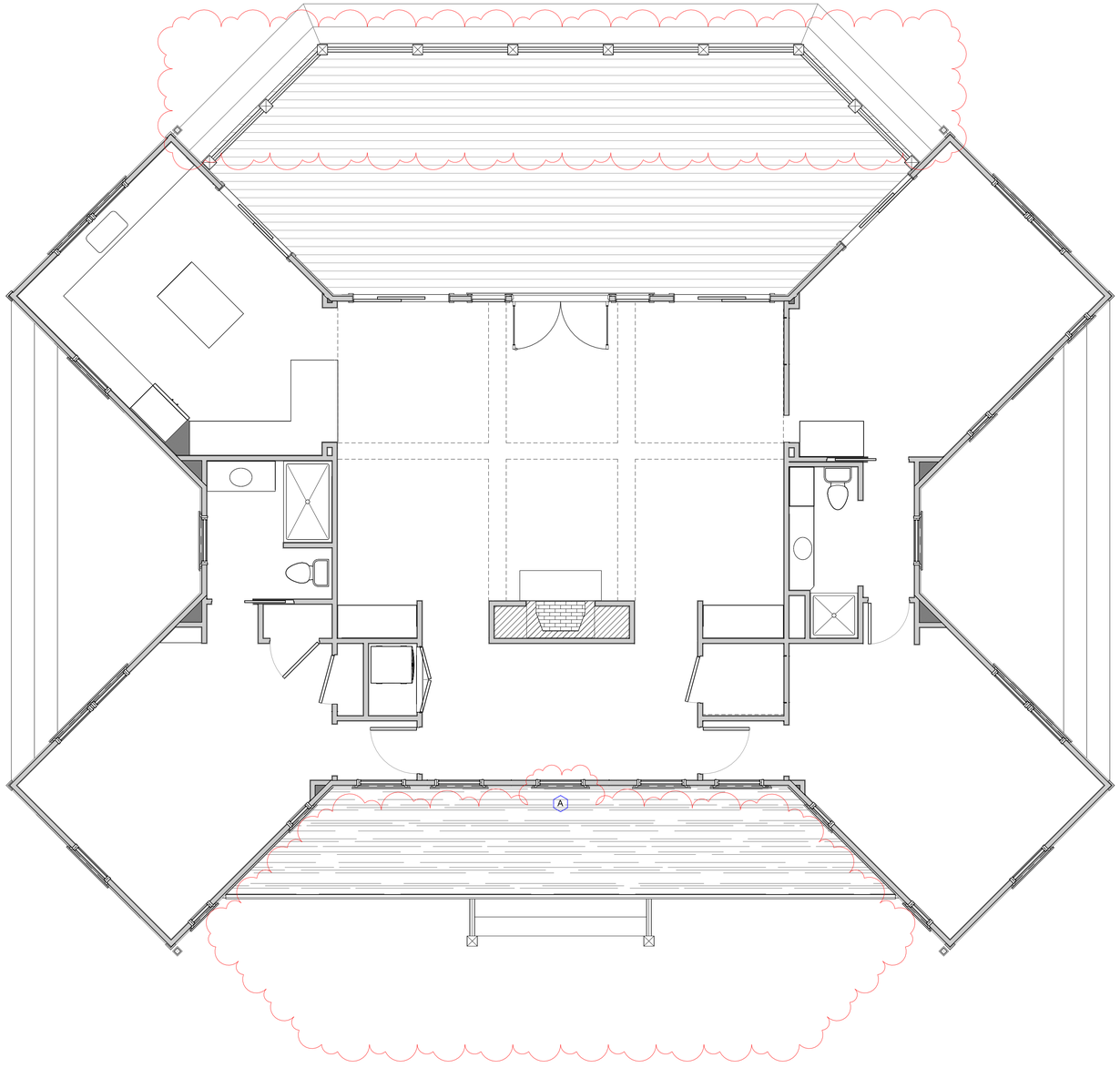

1 Second Floor Plan
1/4" = 1'-0"

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

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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

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City, State, ZIP+4®
Coral Gables, FL 33146

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PO Box 884
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Nantucket MA 02554

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24 Dockside Lane PMB 152
City, State, ZIP+4®
Key Largo, FL 33037

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 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

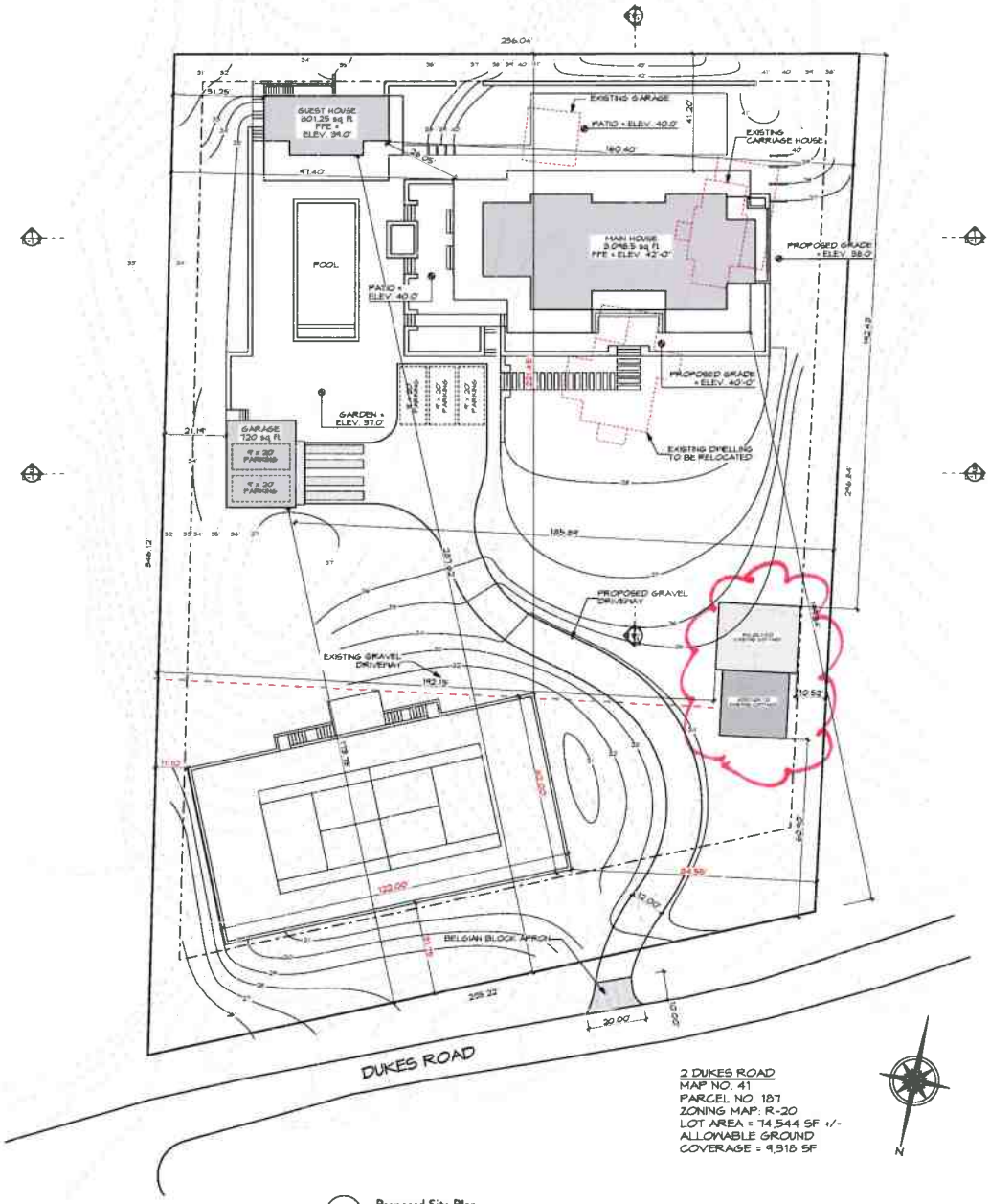
OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

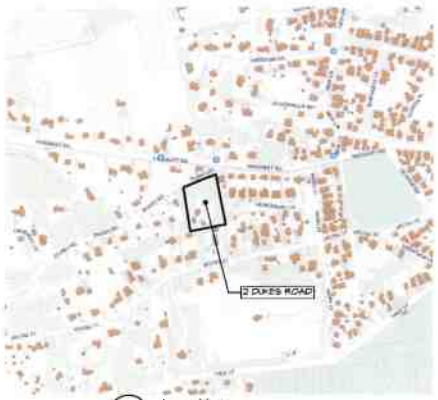
ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

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:

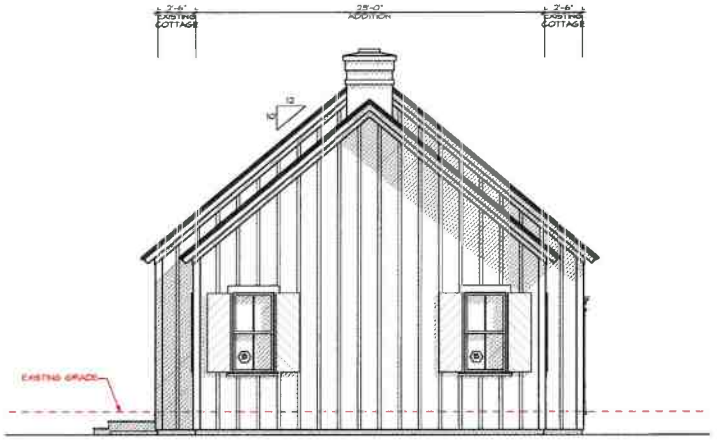
Site Plan

Main House
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 3/3/25

ID#
L-1.1



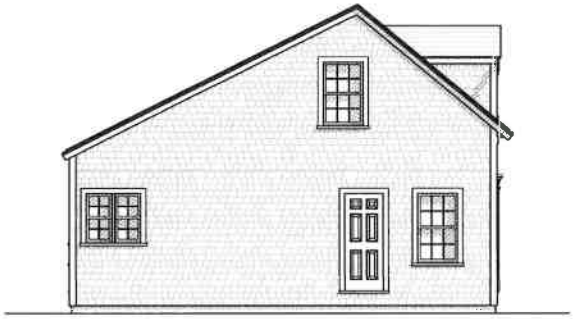
West Elevation
Scale: 1/4" = 1'-0"



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

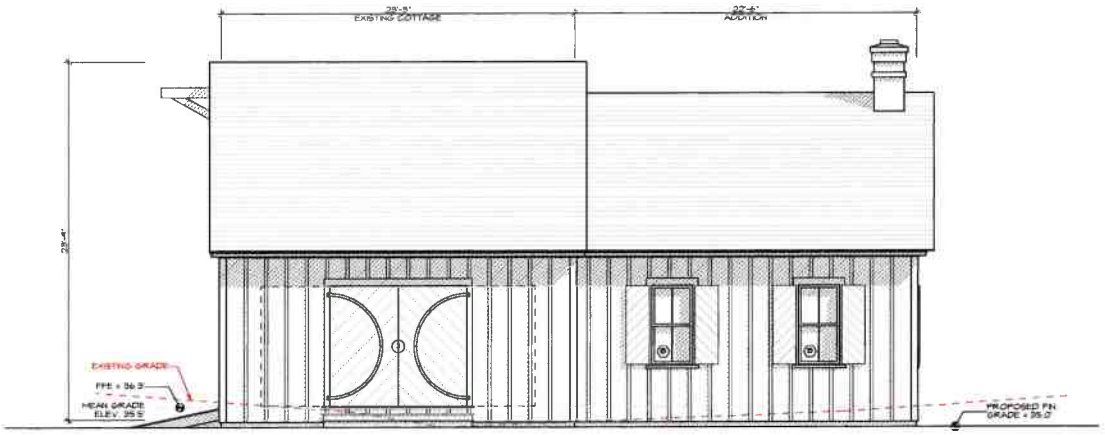
REVISIONS:

REVISED DATE:

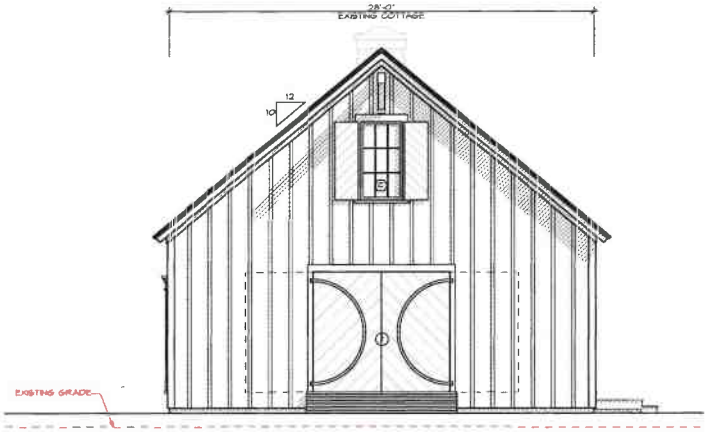
North & West Elevations

Barn
2 Dukes Road
Nantucket, MA 02554
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: ISSUED: 4/22/25

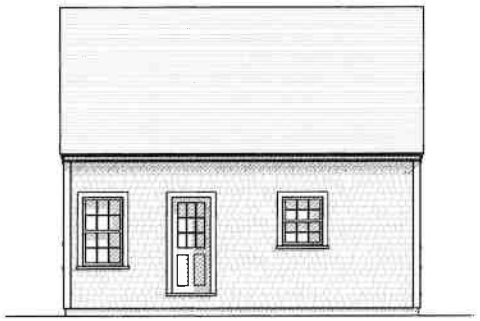
ID#
B-2.1



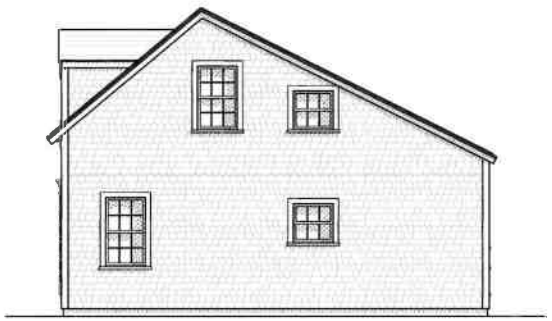
East Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



Existing East Elevation



Existing South Elevation

BOTTICELLI & POHL

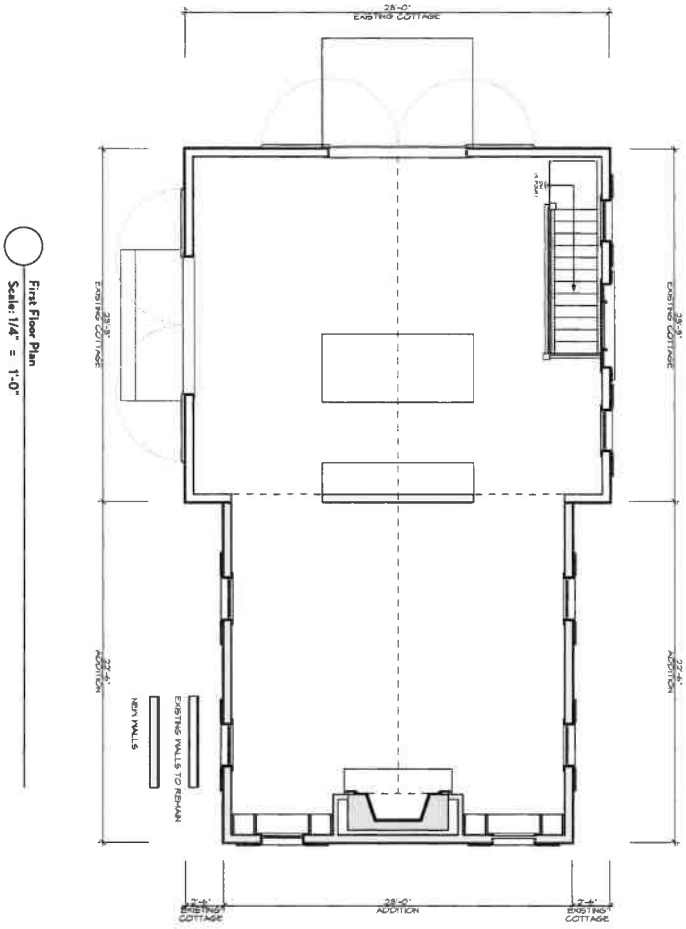
REVISIONS:

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

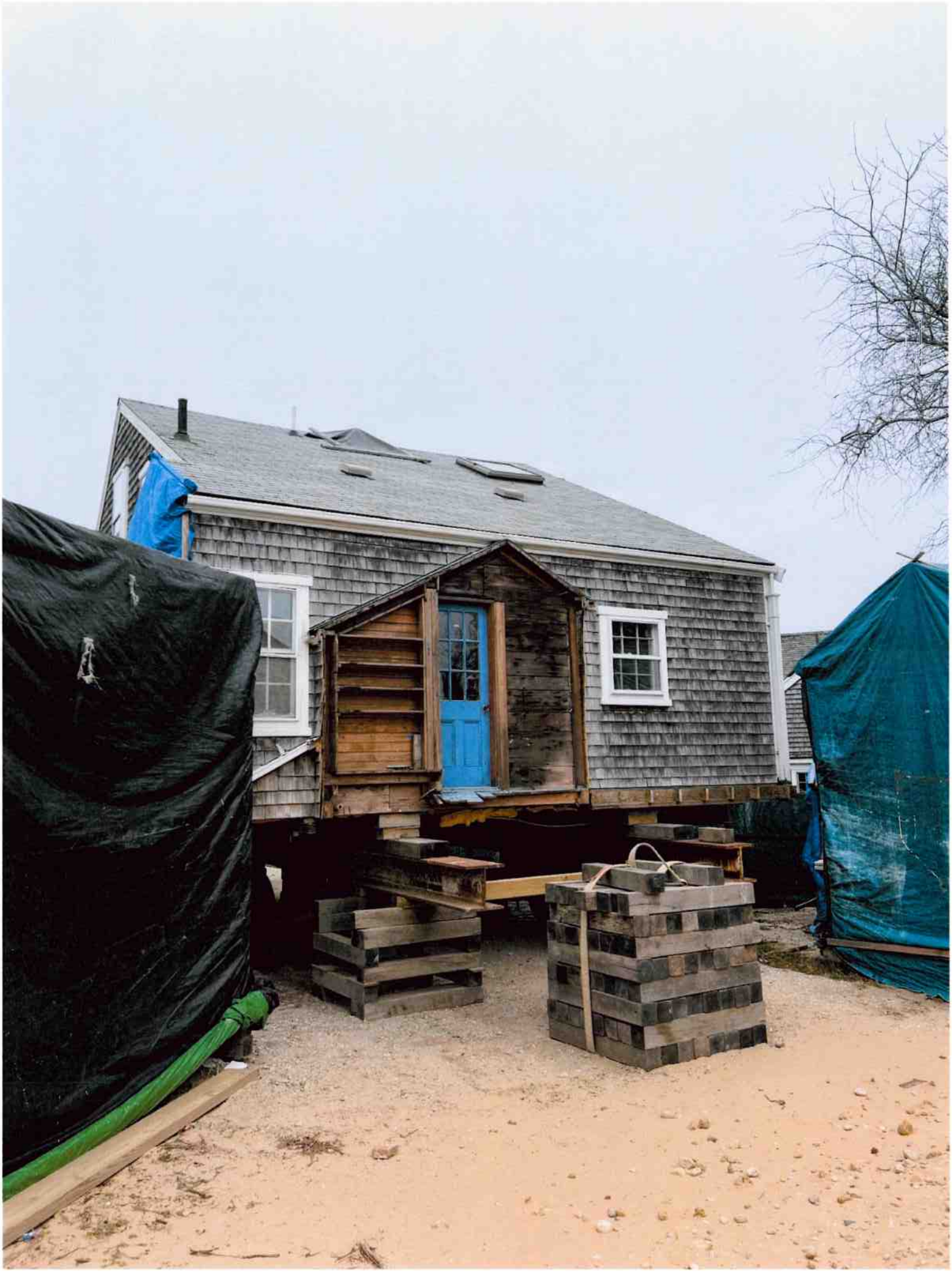
No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
EX-A	2	Double Hung	Boston Sash	N/A	2'-6 5/8" x 4'-5"	2'-9" x 4'-9"	6 over 6	9 x 12 glass size
B	6	Double Hung	Boston Sash	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	match main house B size
C	1	Fixed Casement	Boston Sash	N/A	2'-10" x 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

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Vice-Chair

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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

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

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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

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Street and Apt. No., or PO Box No.: 281 Claremont Road
City, State, ZIP+4®: Bernardsville, NJ 07924

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Street and Apt. No., or PO Box No.: 22 Liberty Drive, Apt 10D
City, State, ZIP+4®: Boston, MA 02210

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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**								

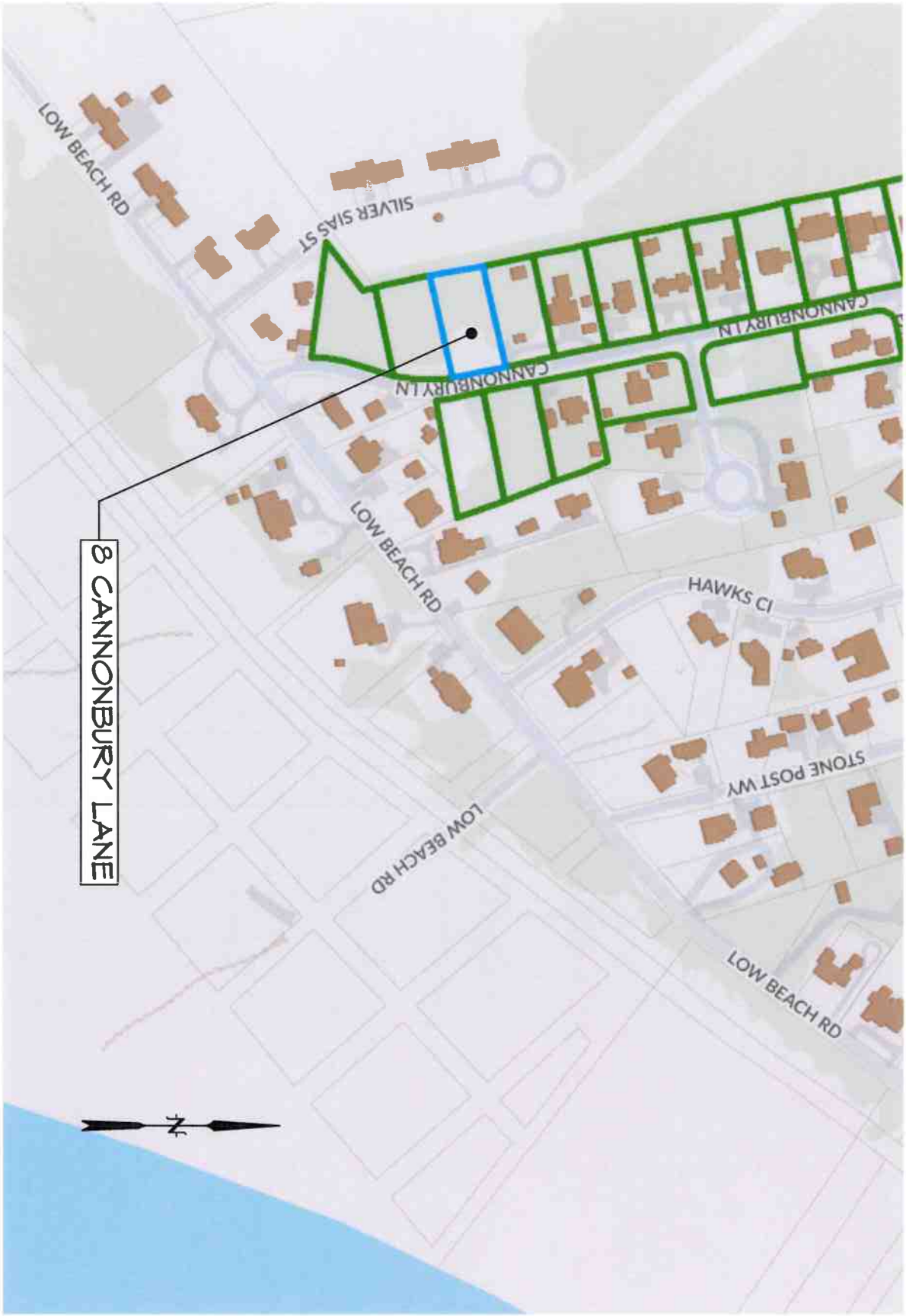
U S COAST GUARD
10 EASTON ST
NANTUCKET, MA 02554

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

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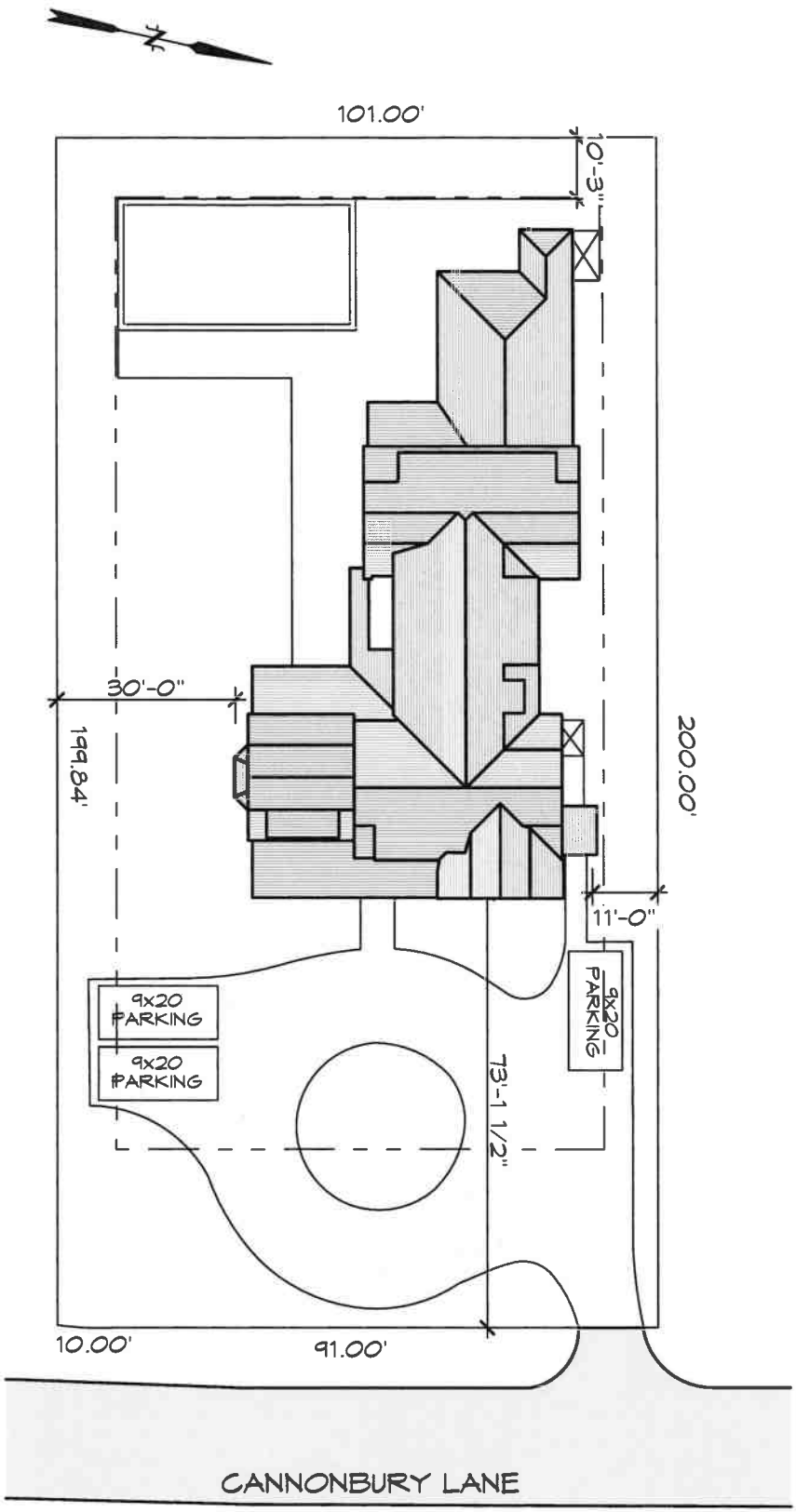
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

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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
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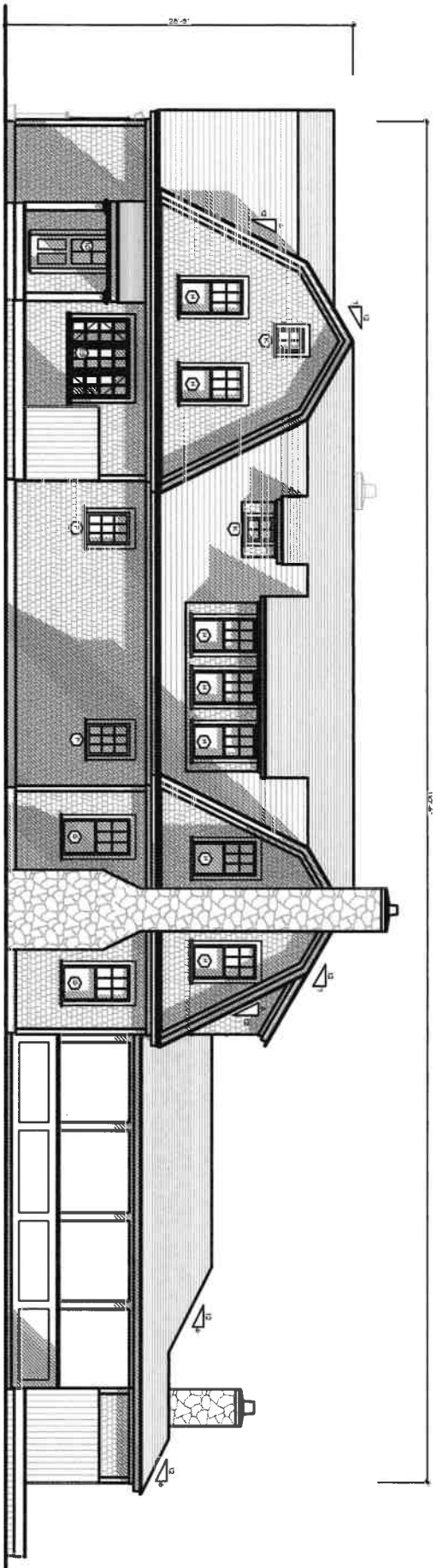

A-2.1

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

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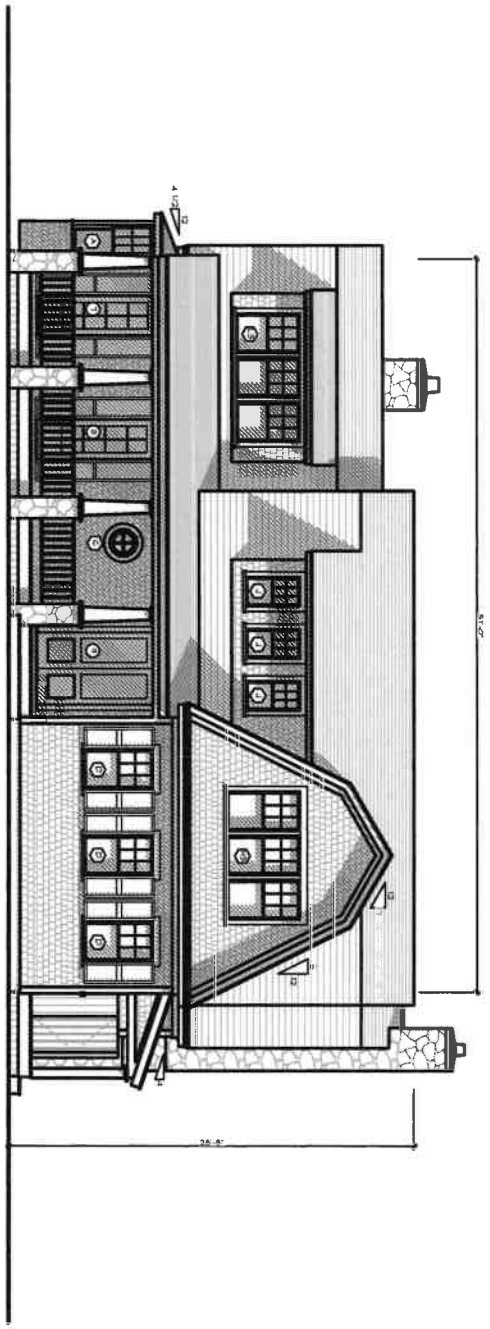
North Elevation

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

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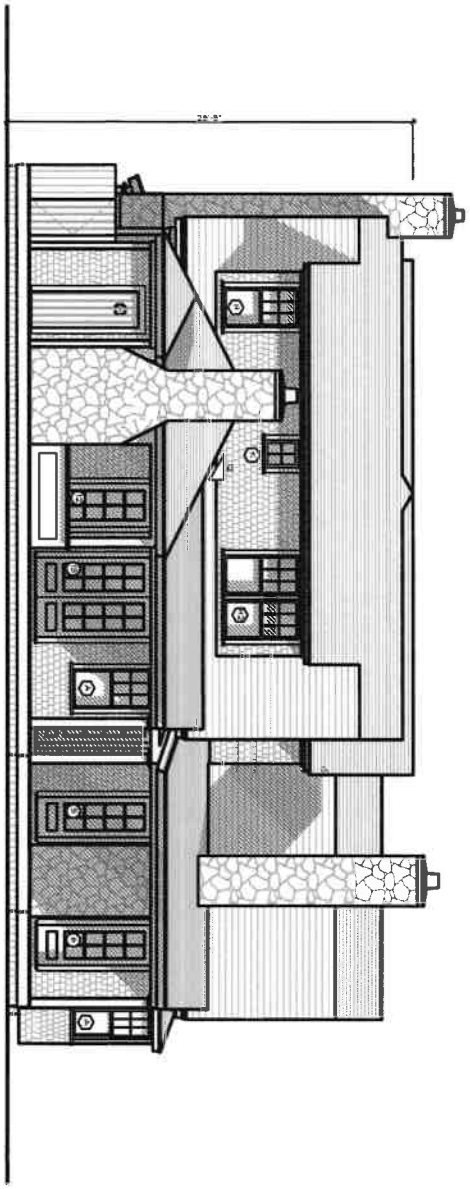
East Elevation

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

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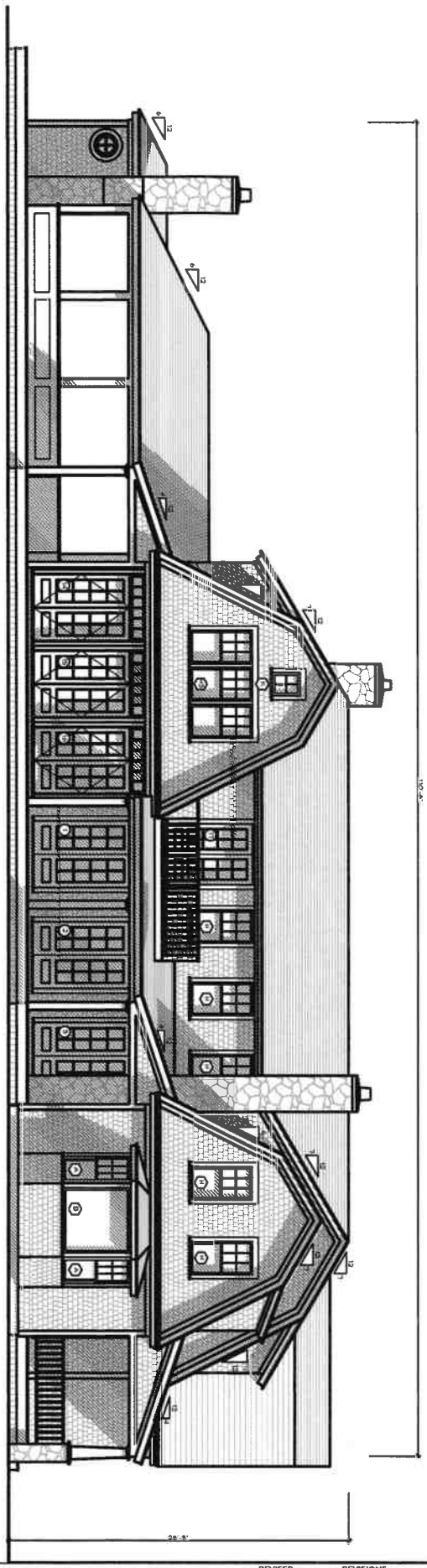
West Elevation

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

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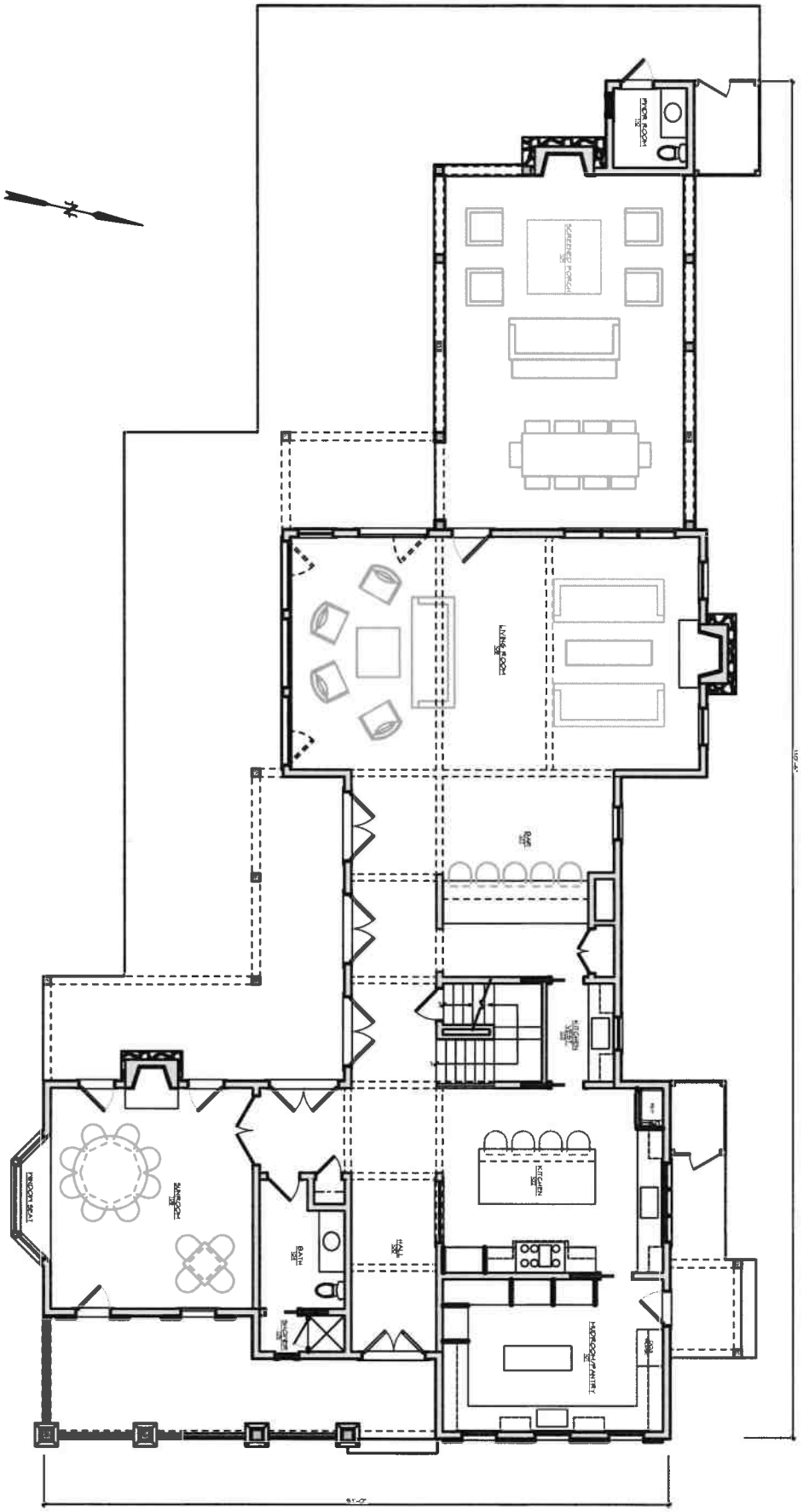
South Elevation

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

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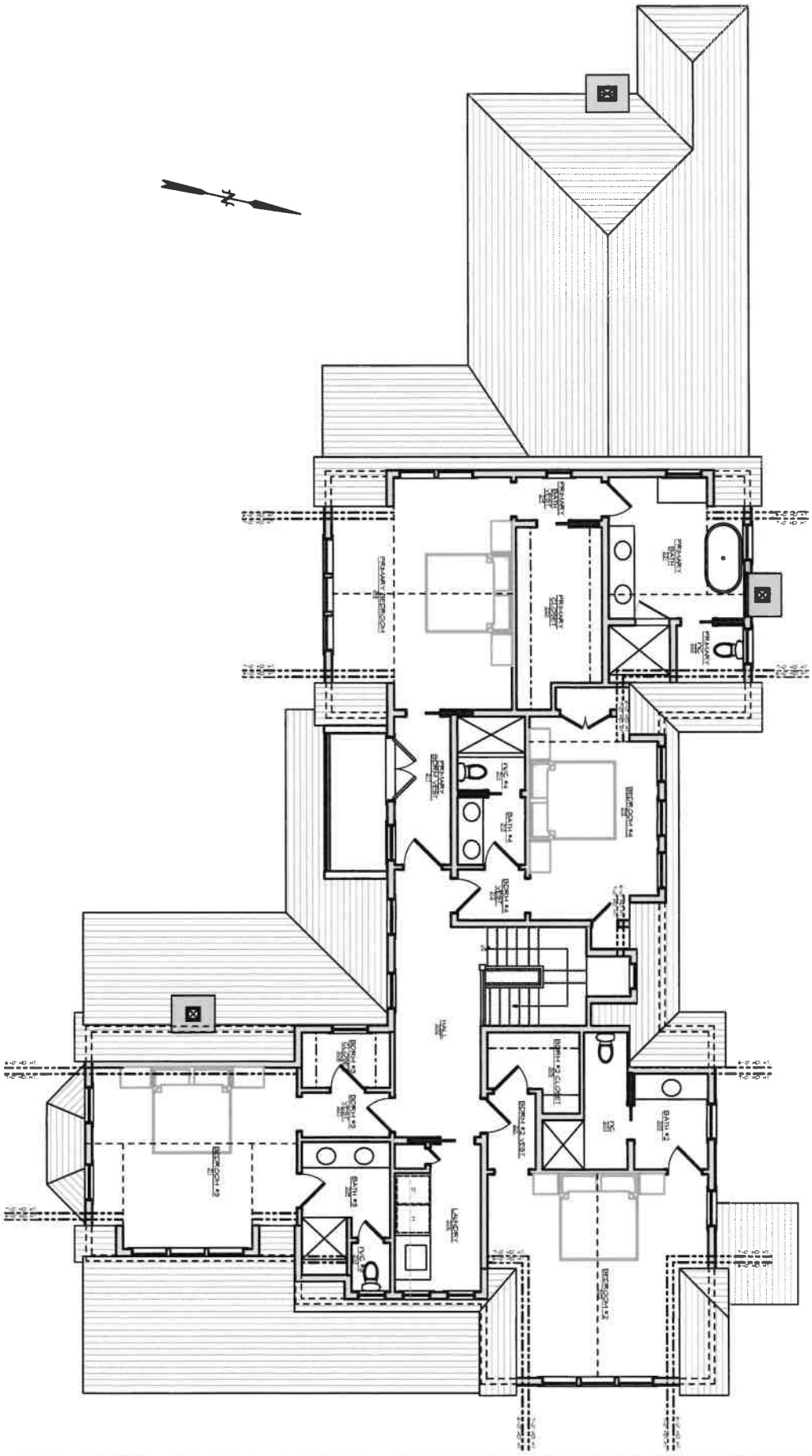
First Floor Plan

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

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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:

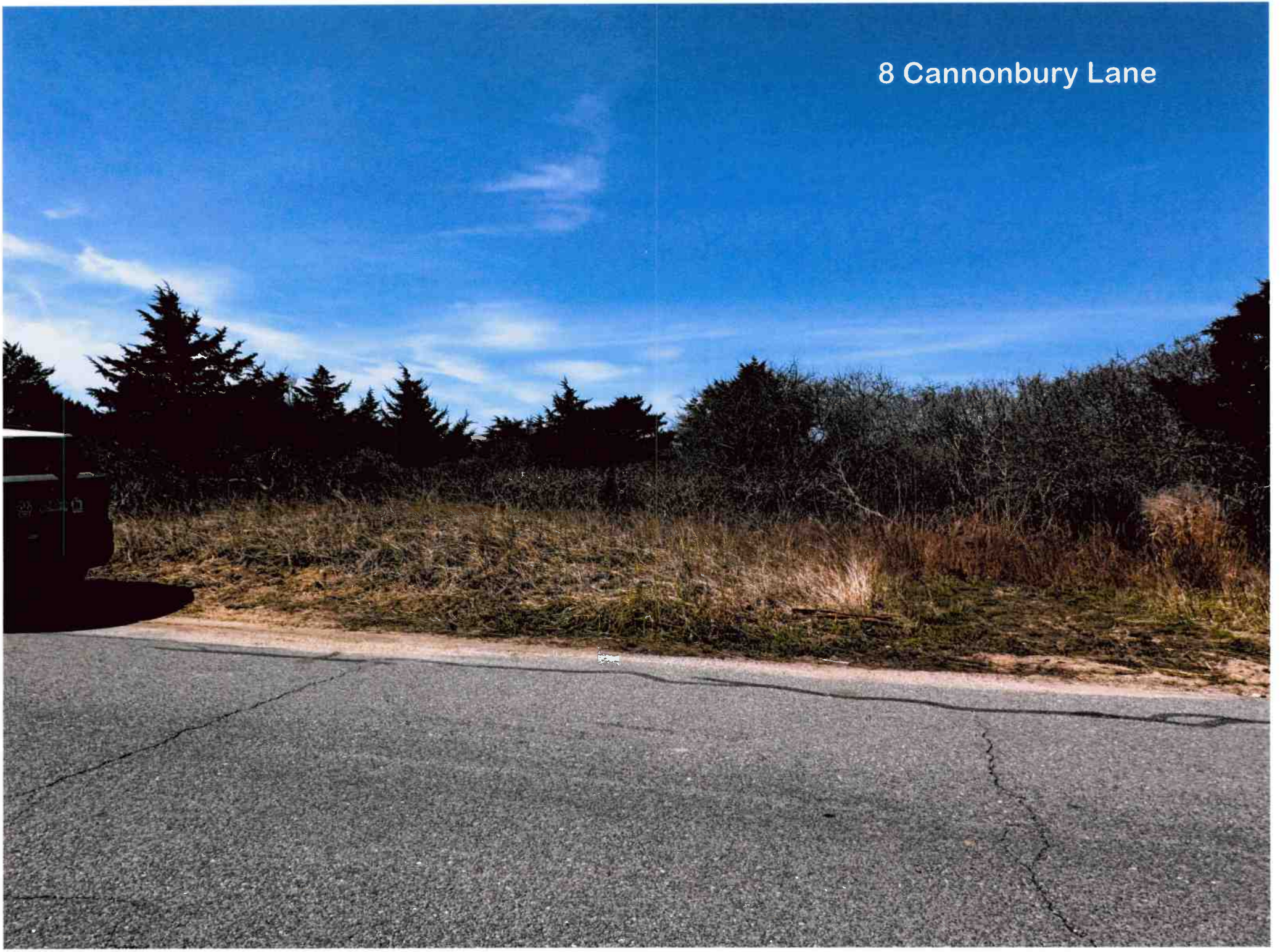
1. All windows to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All 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

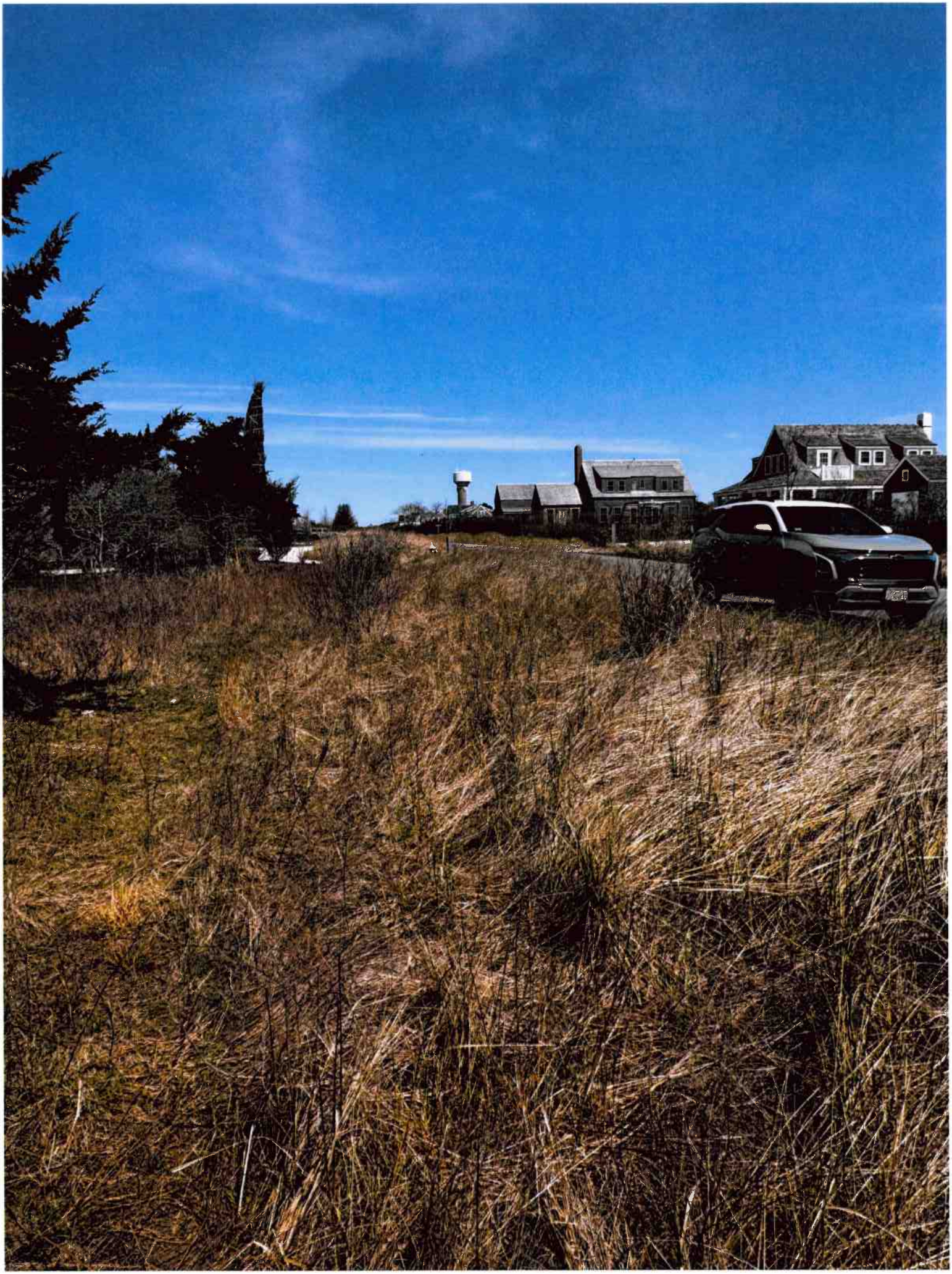
Door Schedule

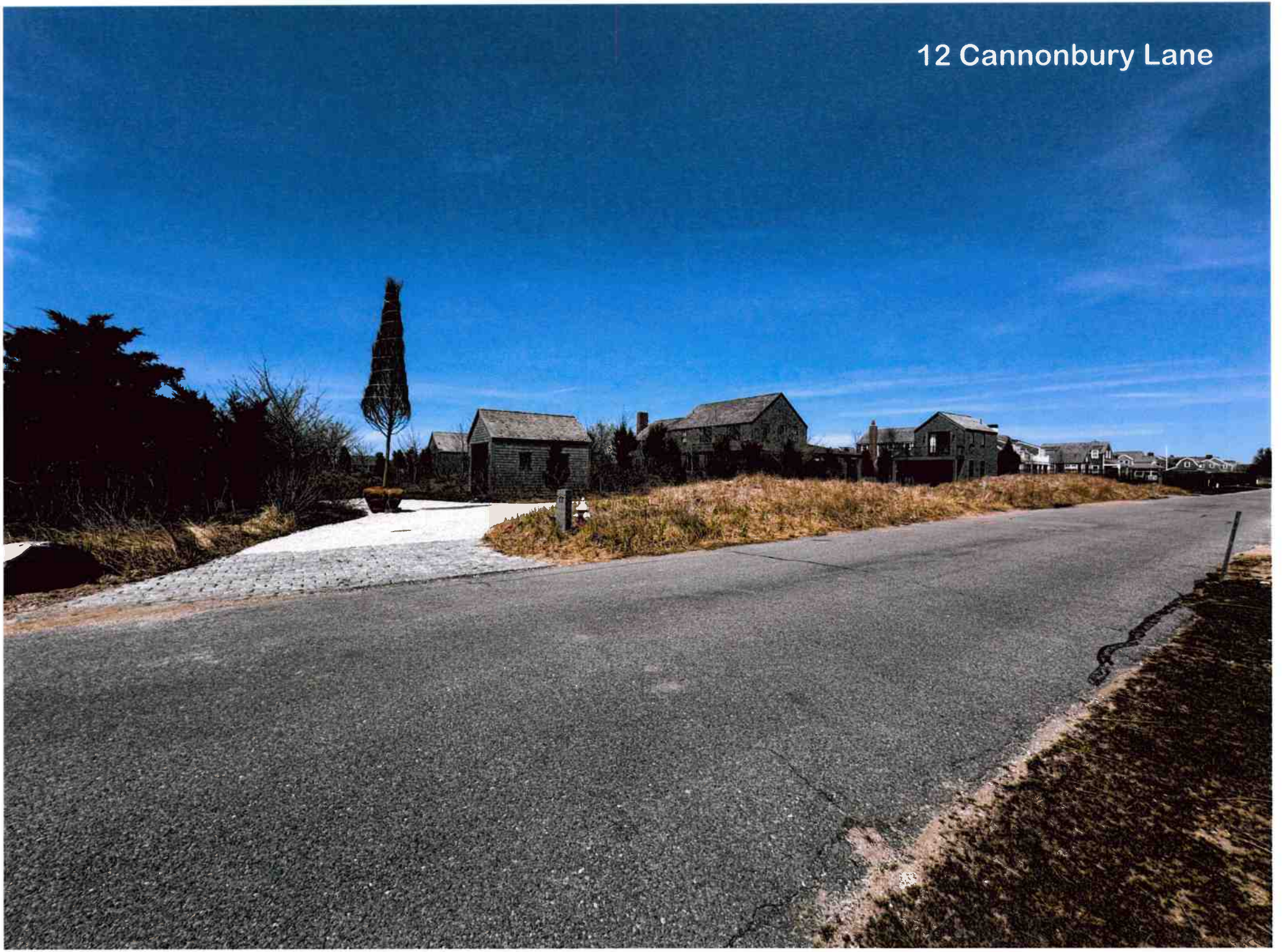
No.	Qty.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	N/A	5'-6" x 1'-3"	T.B.D.	6	
2	1	Inswing French Doors	Custom	N/A	(2) 2'-9" x 8'-0"	T.B.D.	8 ea.	Raised Panels
	1	W/ Transom	Custom	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 Patter

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

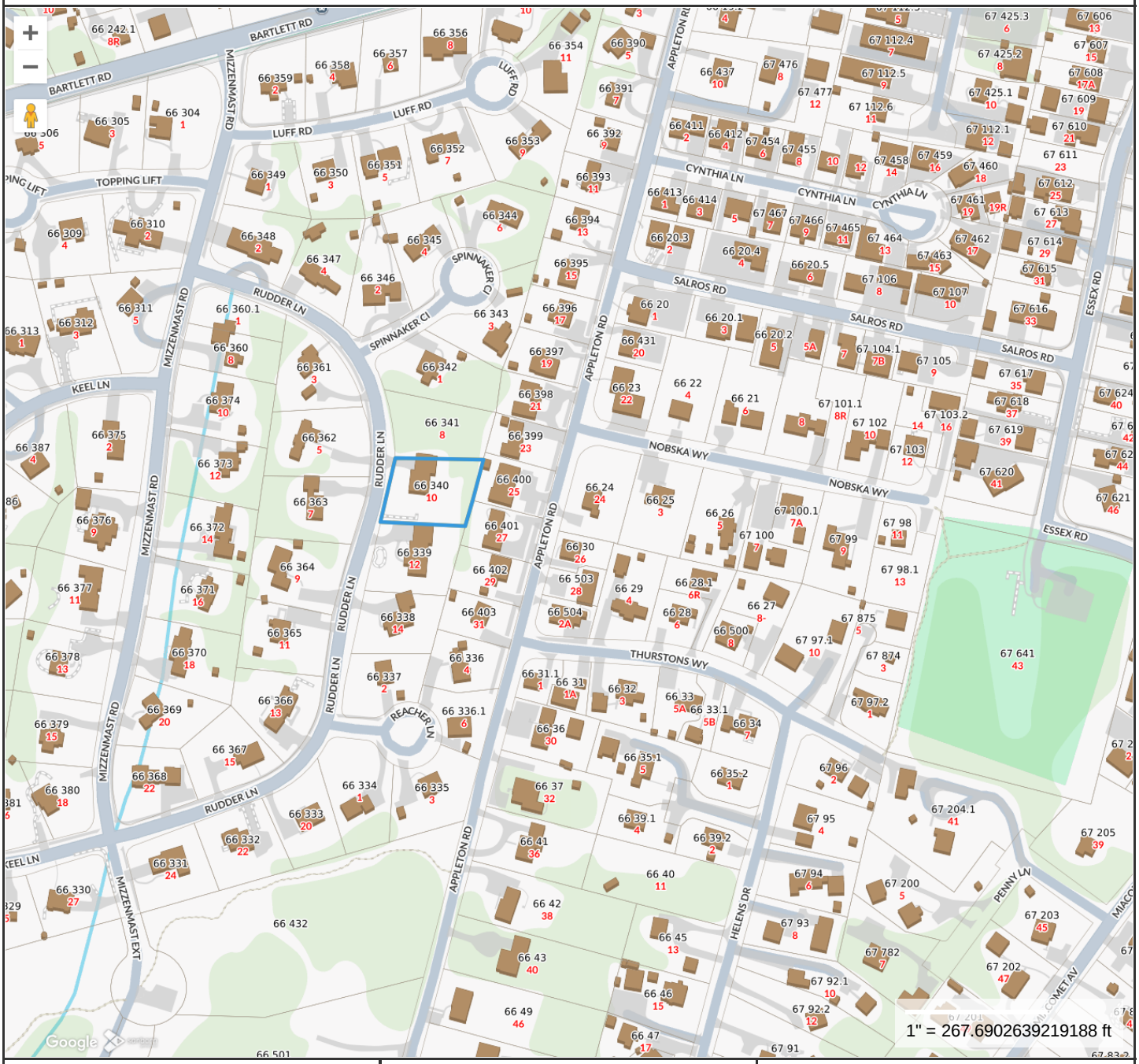
COLORS

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

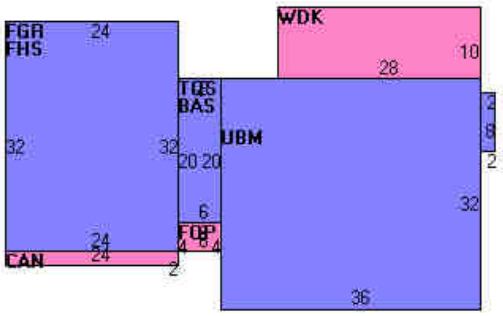
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior 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

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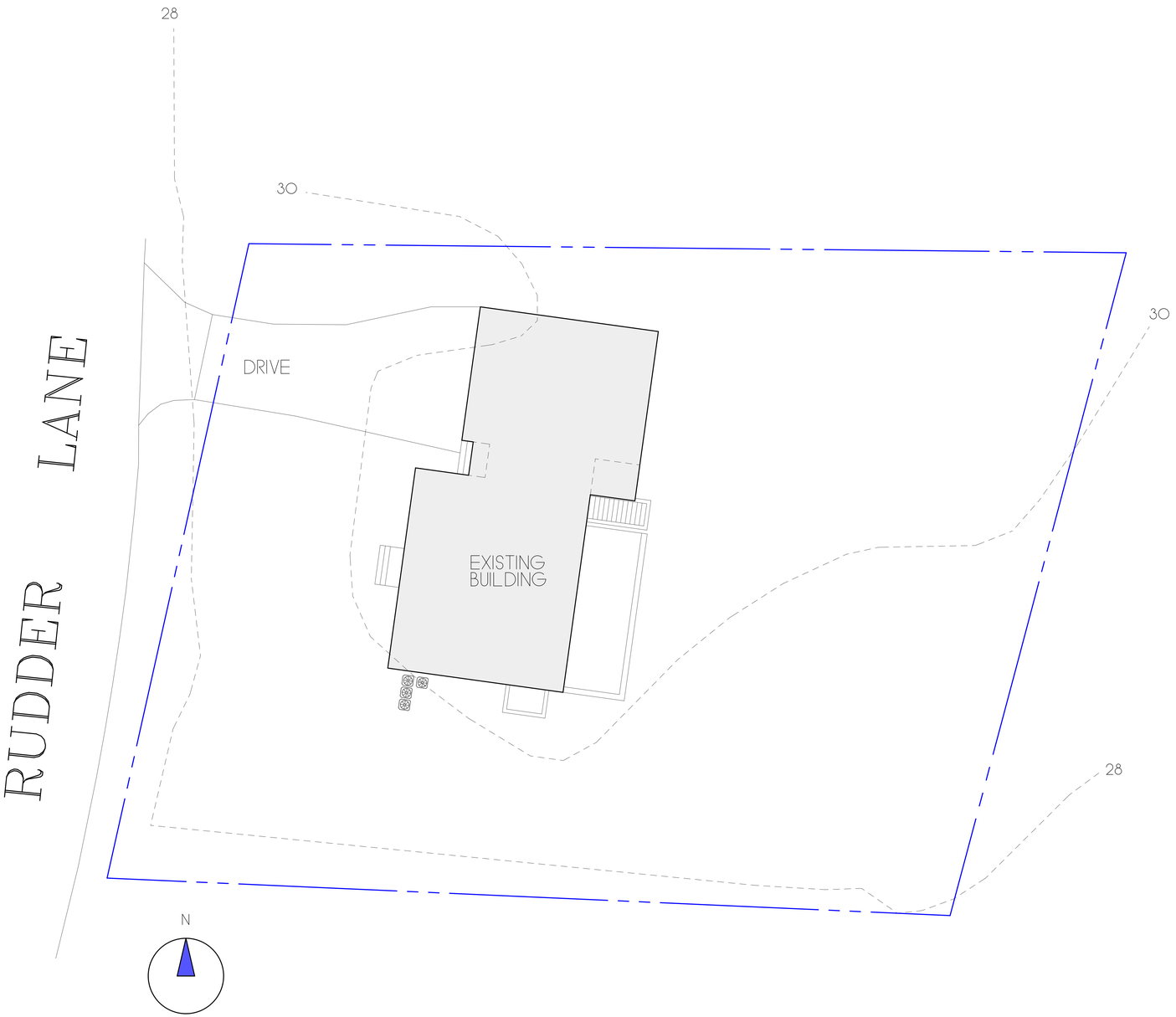
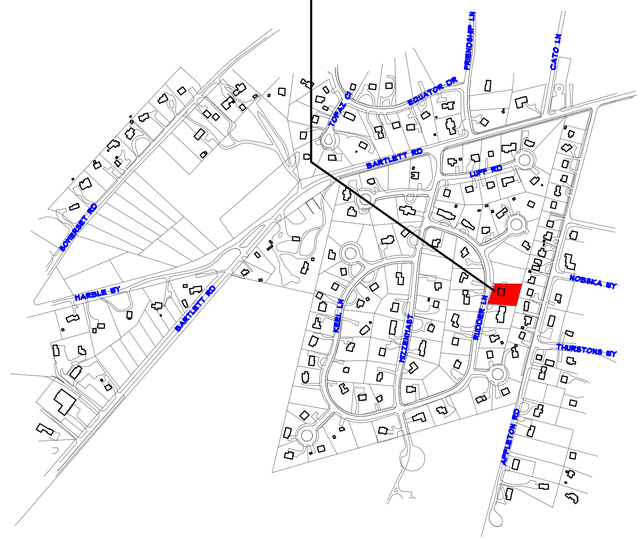


ZONING CLASSIFICATION: R 10L
MAP: 66 PARCEL: 340

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.

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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:
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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:
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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:
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NOTE:
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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°. 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

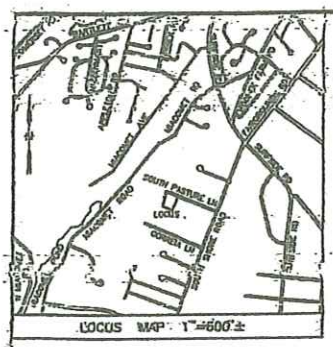
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

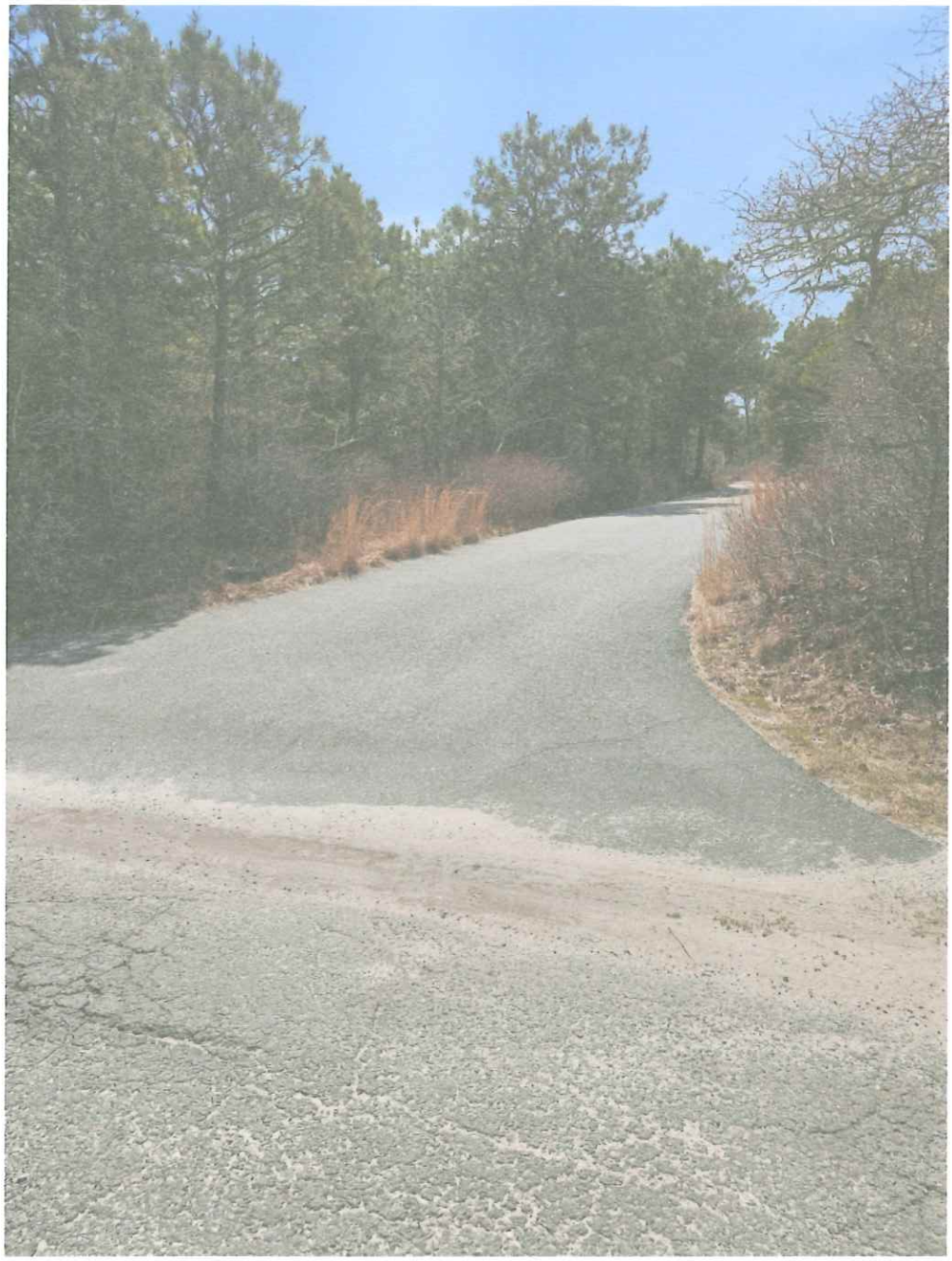
LOT AREA = 80,040± S.F.

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



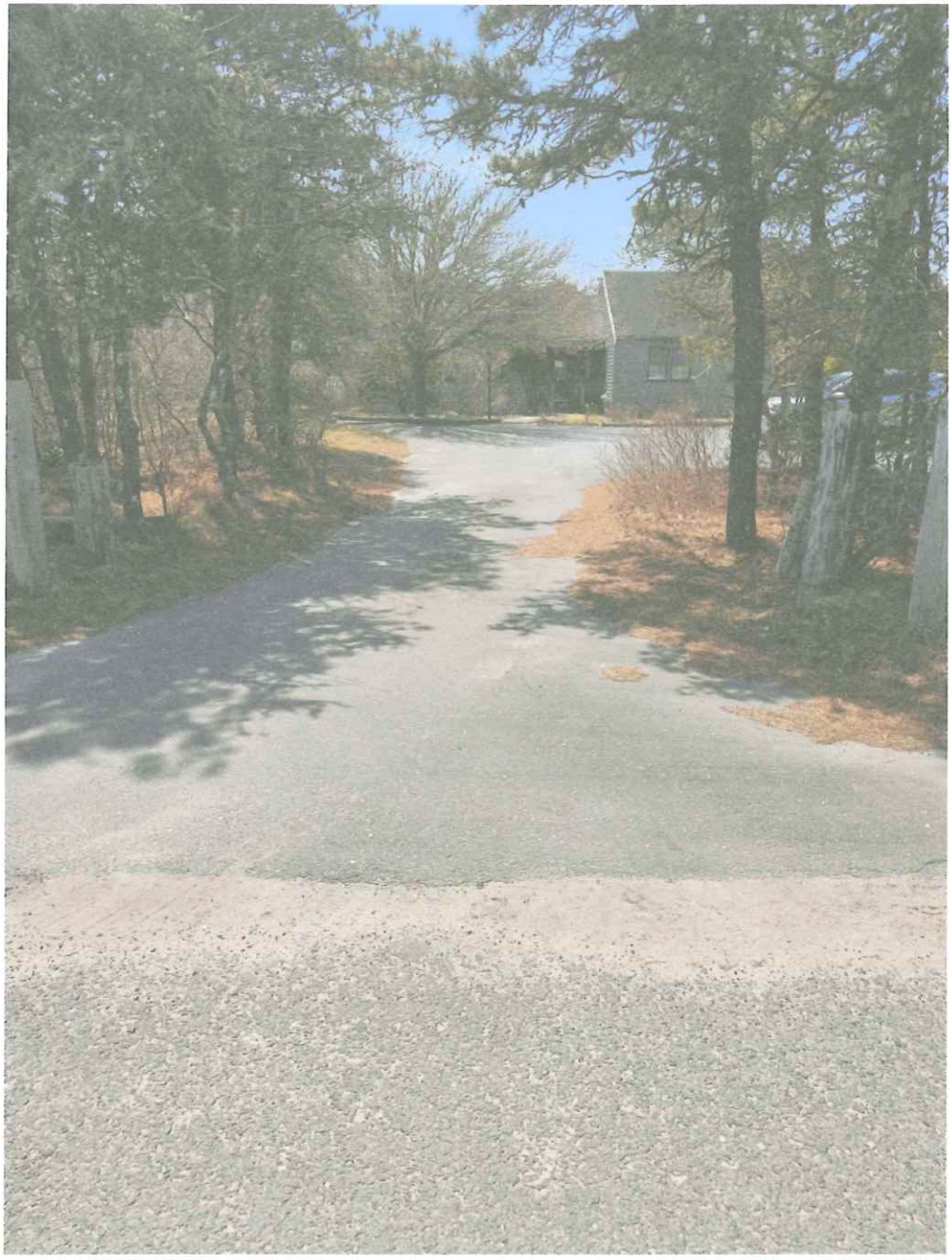
Albert & Carol Gird
10 South Pasture Lane

6 South Pasture Lane

albert + Carol Gird
10 South Pasture Lane



8 South Pasture Lane



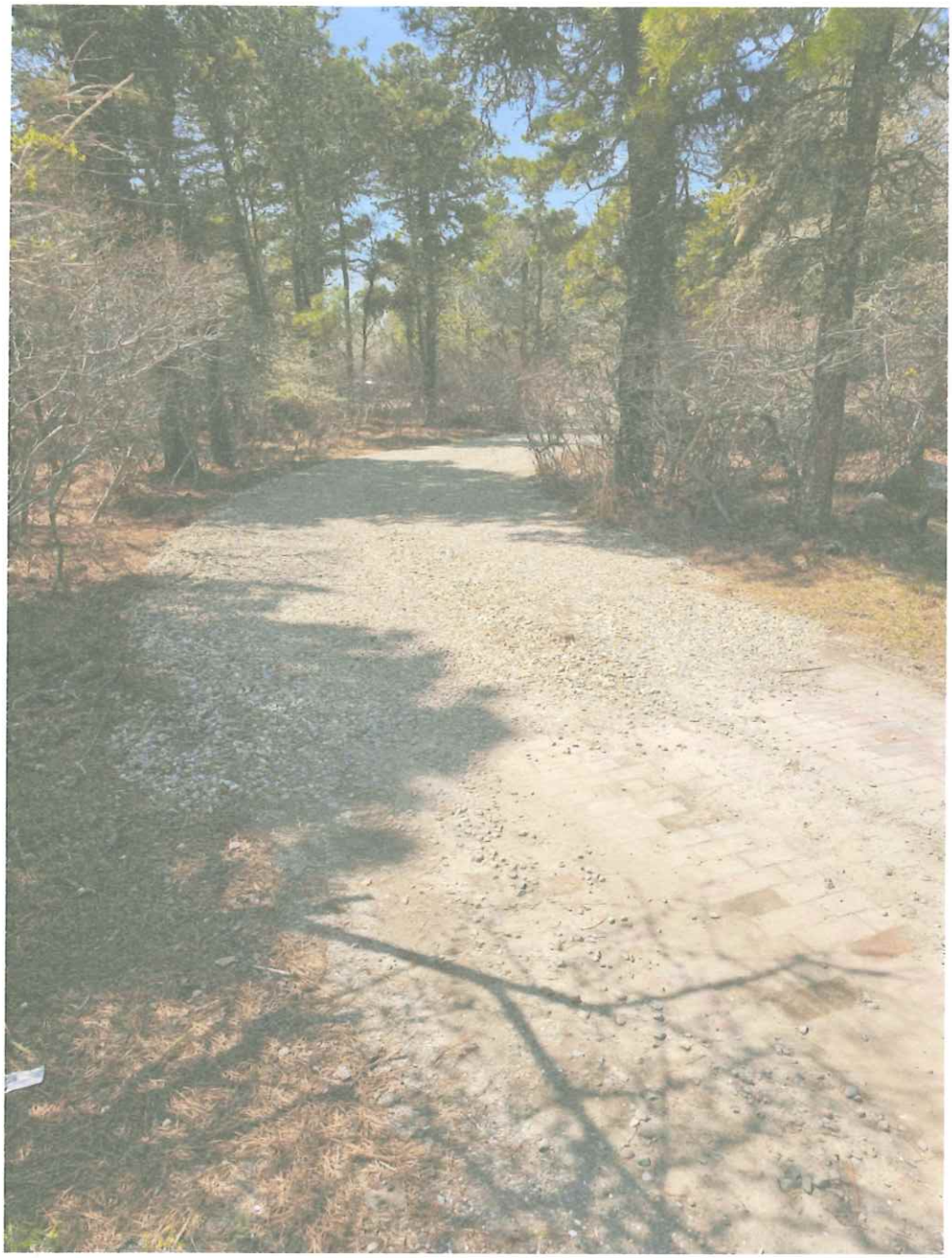
Albert + Carol Gird
10 South Pasture Lane

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 _____

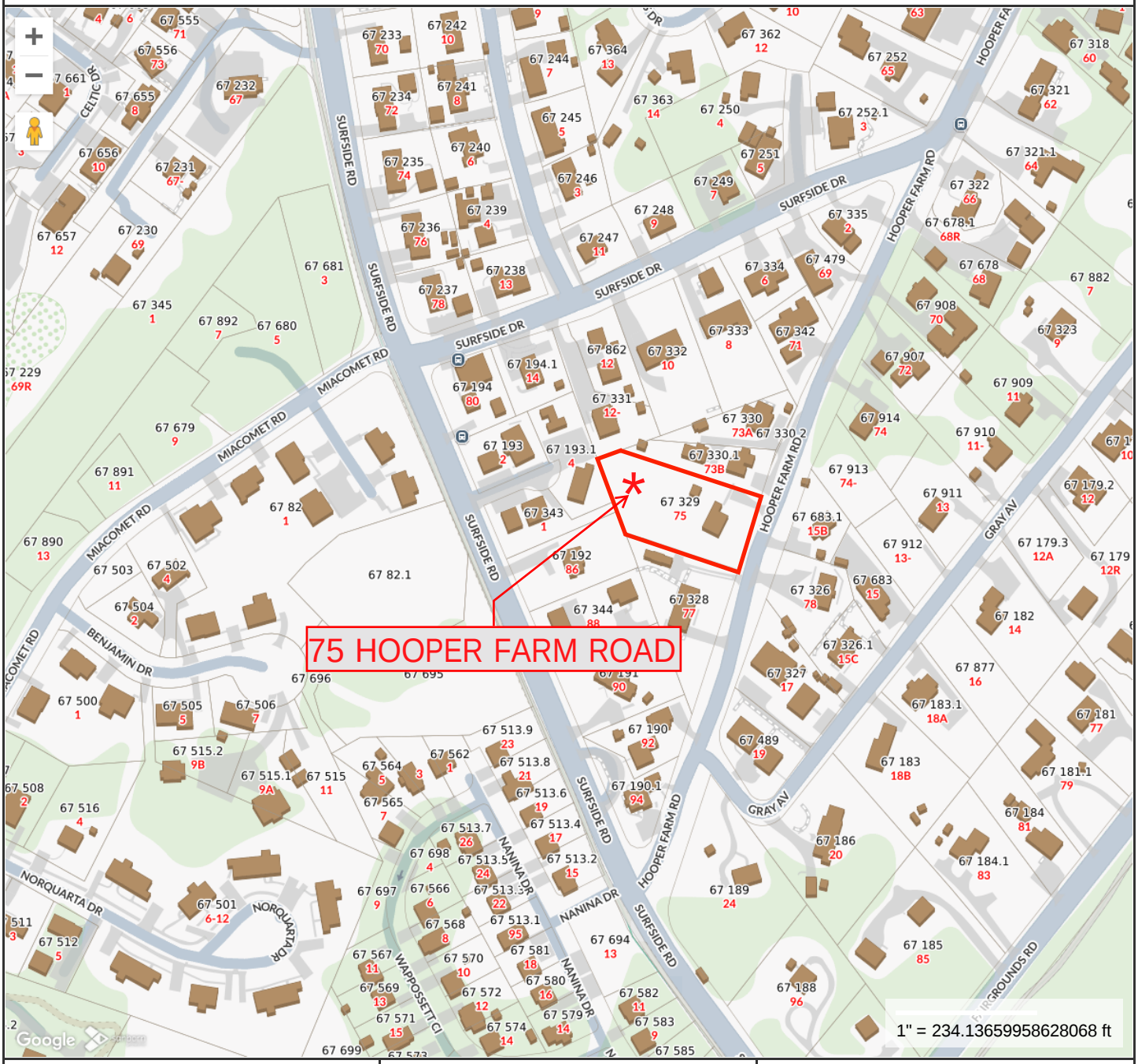
* Attach manufacturer's color samples if color is not from HDC approval list.

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

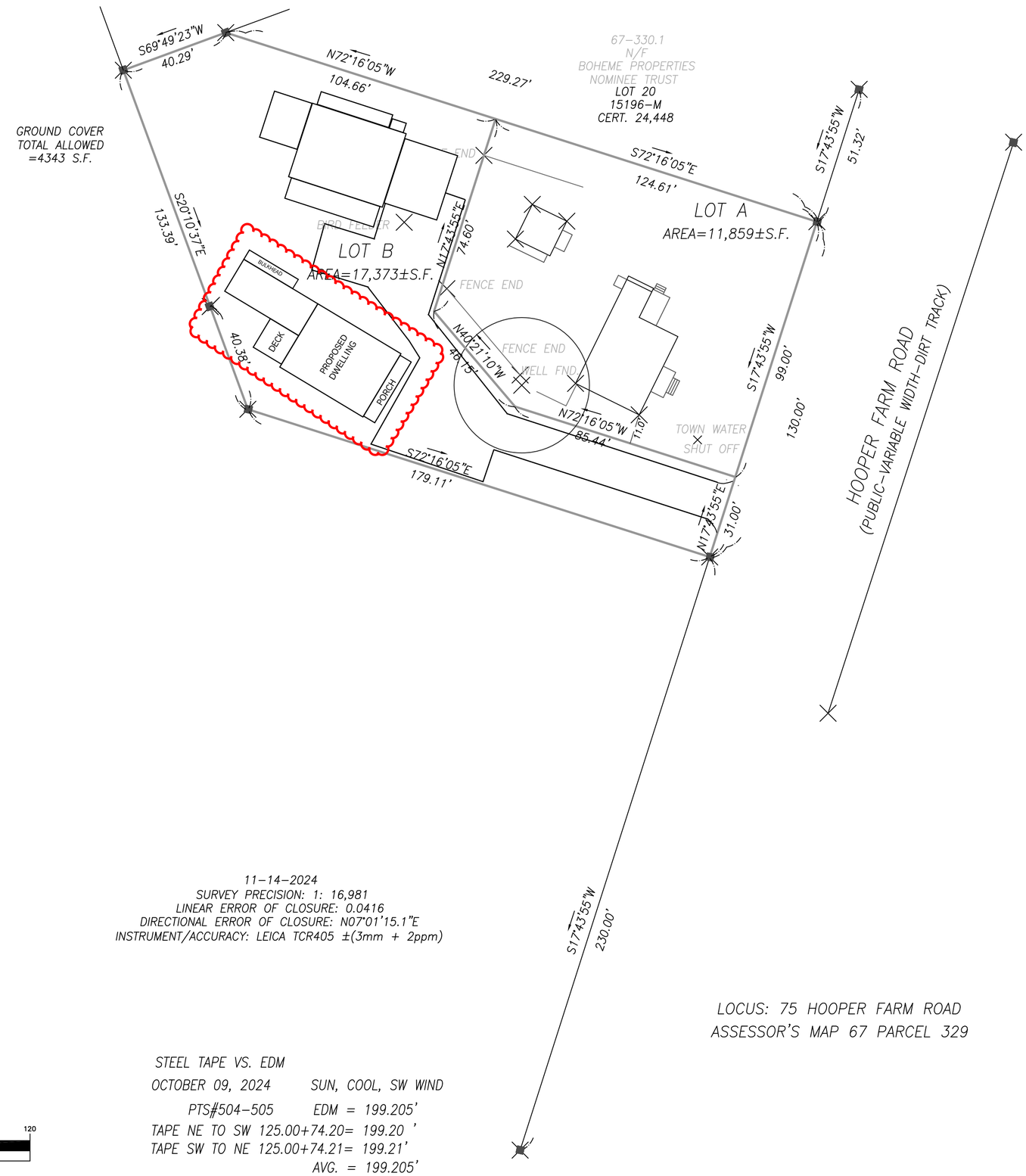
" I CERTIFY THAT I USE REDUNDANT MEASUREMENTS, DIRECT AND INDIRECT, FOR ALL MY ANGLES AND DISTANCES."

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

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ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

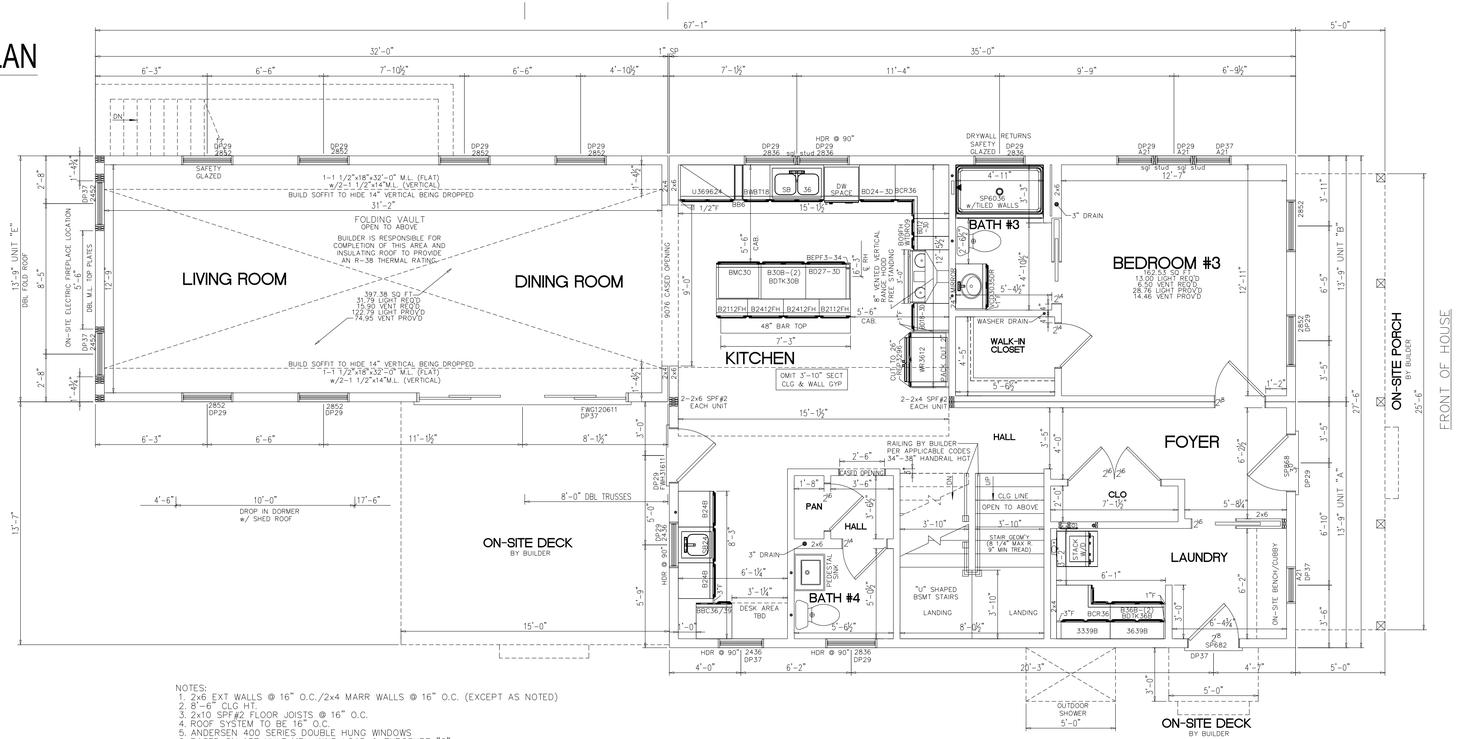
PROJECT:
45549
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

SHEET:
ELEV- (2)

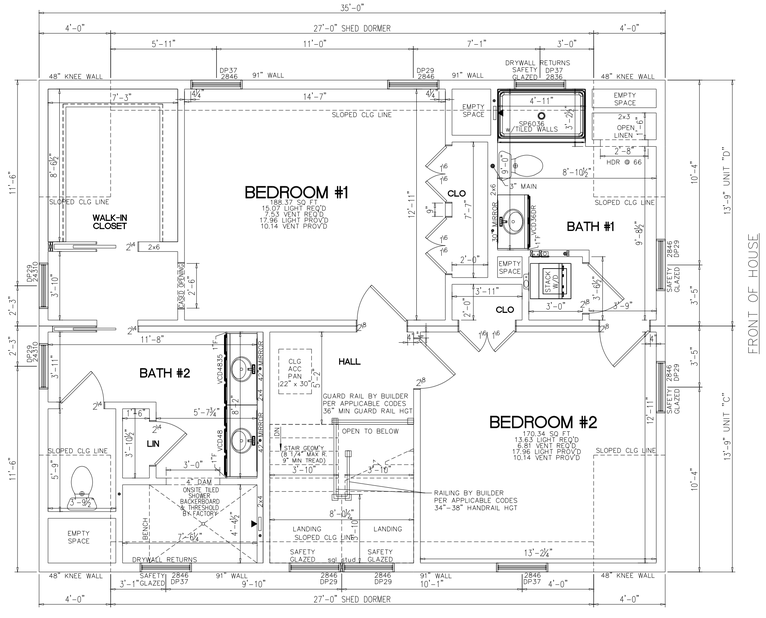
FIRST FLOOR PLAN



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

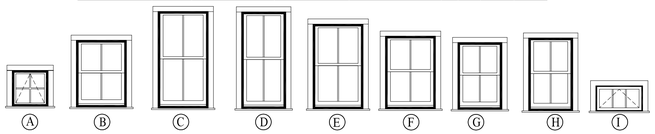
DRAWN BY: DLN
DATE: 2/21/25
SCALE: 1/4"=1'-0"
FILENAME: 45549 PD2

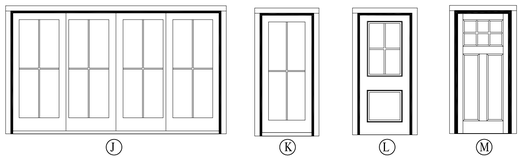
SHEET:
PLAN -

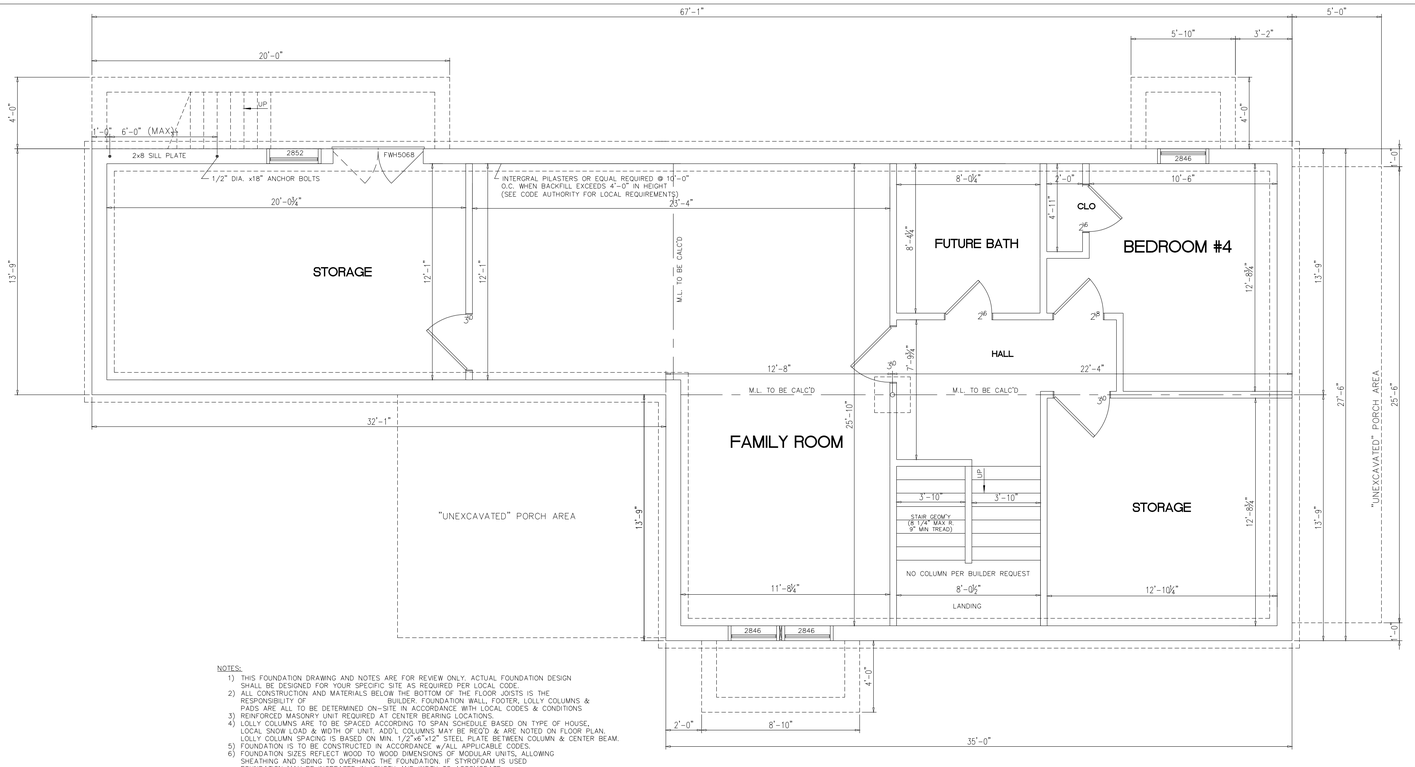
DOOR/WINDOW SCHEDULE

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
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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
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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
$

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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
$

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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
$

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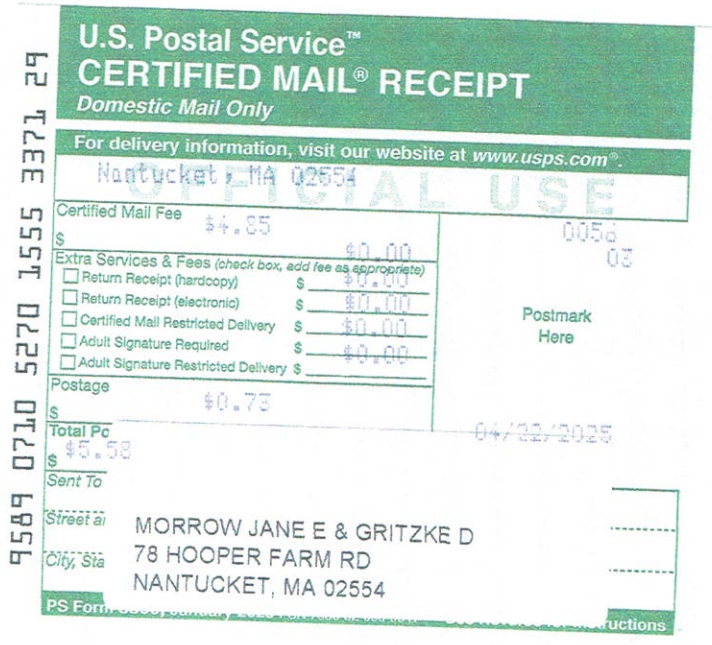
Postmark Here

04/22/2025

PENOVA MILENA & JORDAN
76 HOOPER FARM RD
NANTUCKET, MA 02554

9589 0710 5270 1555 3371 29



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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

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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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

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STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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



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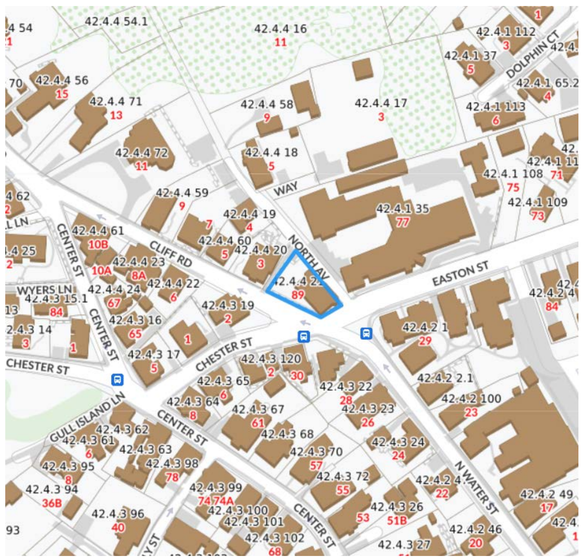

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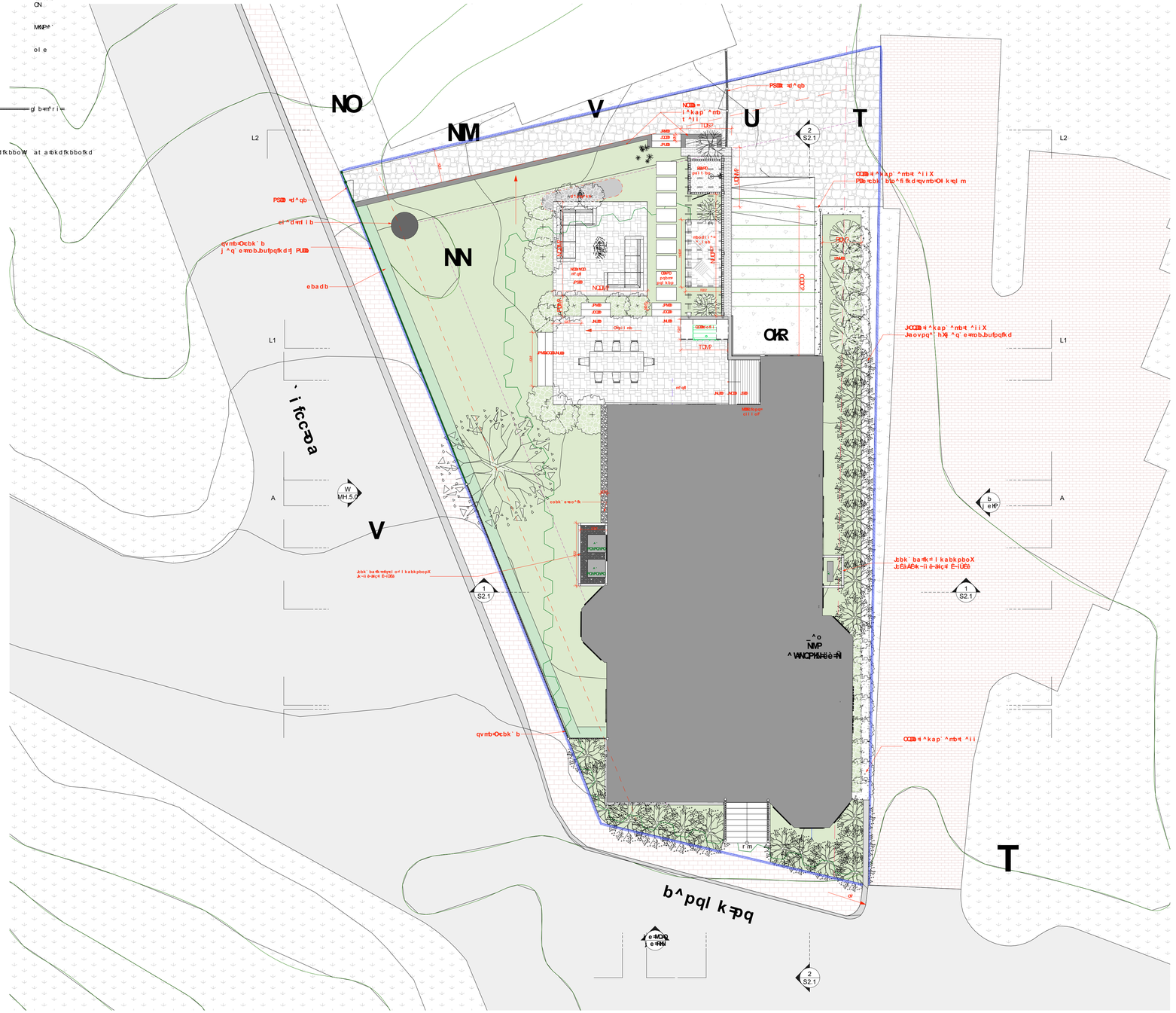

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04.19.2025

REVISIONS PLOTTED: 4/20/2025
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89 EASTON ST NOMINEE TRST
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

MAIN HOUSE
COVER SHEET

MH.1





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bpc

04.19.2025

REVISIONS PLOTTED: 4/20/2025

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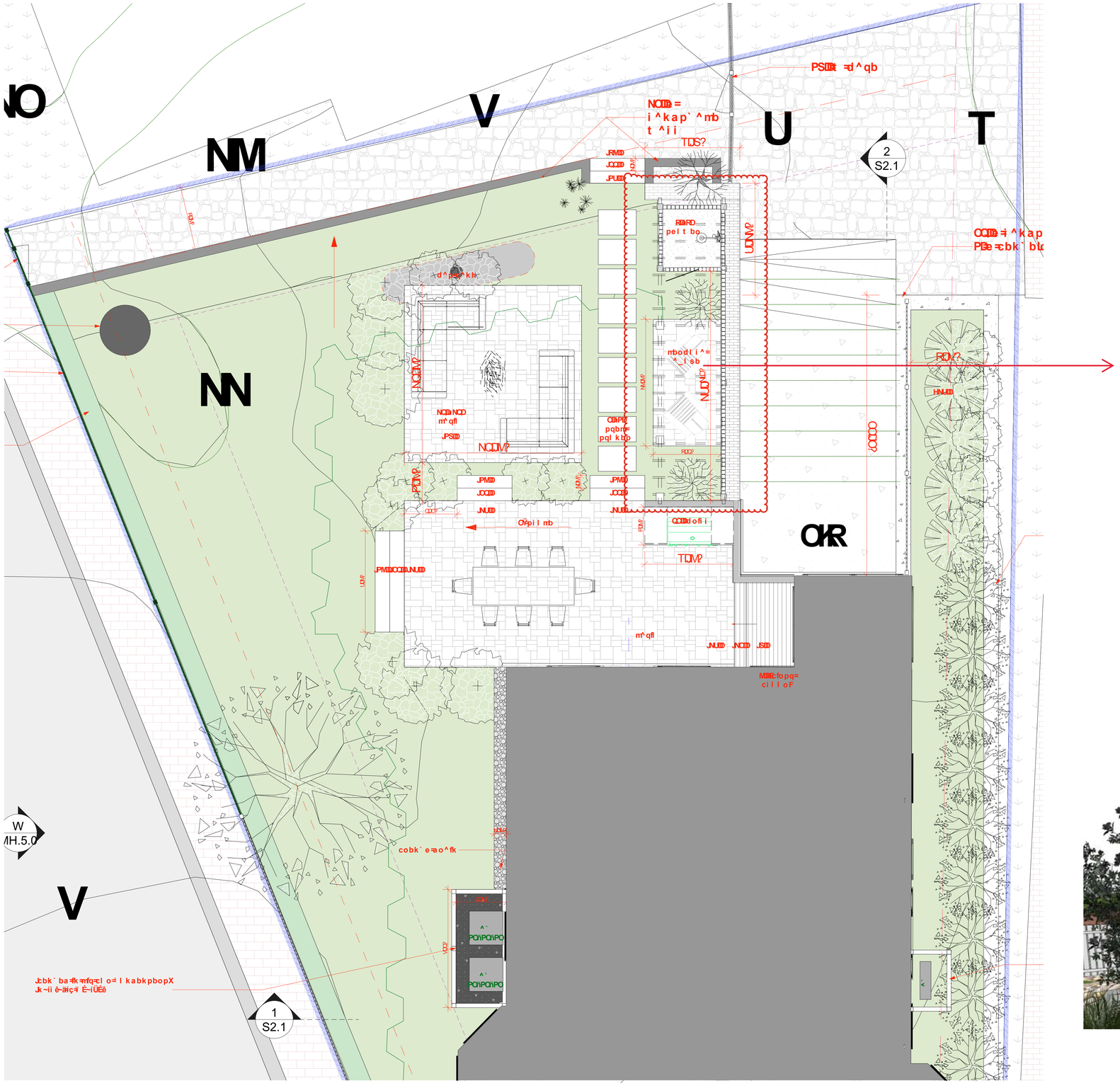
89 EASTON ST NOMINEE TRST

89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

SITE PLAN

MH.2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JCCD
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JCCD
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dofii
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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.

Scanned

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 278

Street & Number of Proposed Work: 5 SHEEP COMMONS LN

Owner of record: GREGORY RAITH

Mailing Address: 7 SHEEP COMMONS LN NANTUCKET, MA 02554

Contact Phone #: 508-325-1729 E-mail: GREGORY@GREGORYRAITH.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

RECEIVED APR 25 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 2025-09 / 2024

☐ 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

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE SIDING OF STUDIO/GARAGE TO NTW VERTICAL BARN BOARD

Is there an HDC survey form for 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.) _____

NO change

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☒ BARN BOARD

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

No change

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways NO CHANGE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WEED

Trim NTW Sash BLACK Doors BLACK

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.

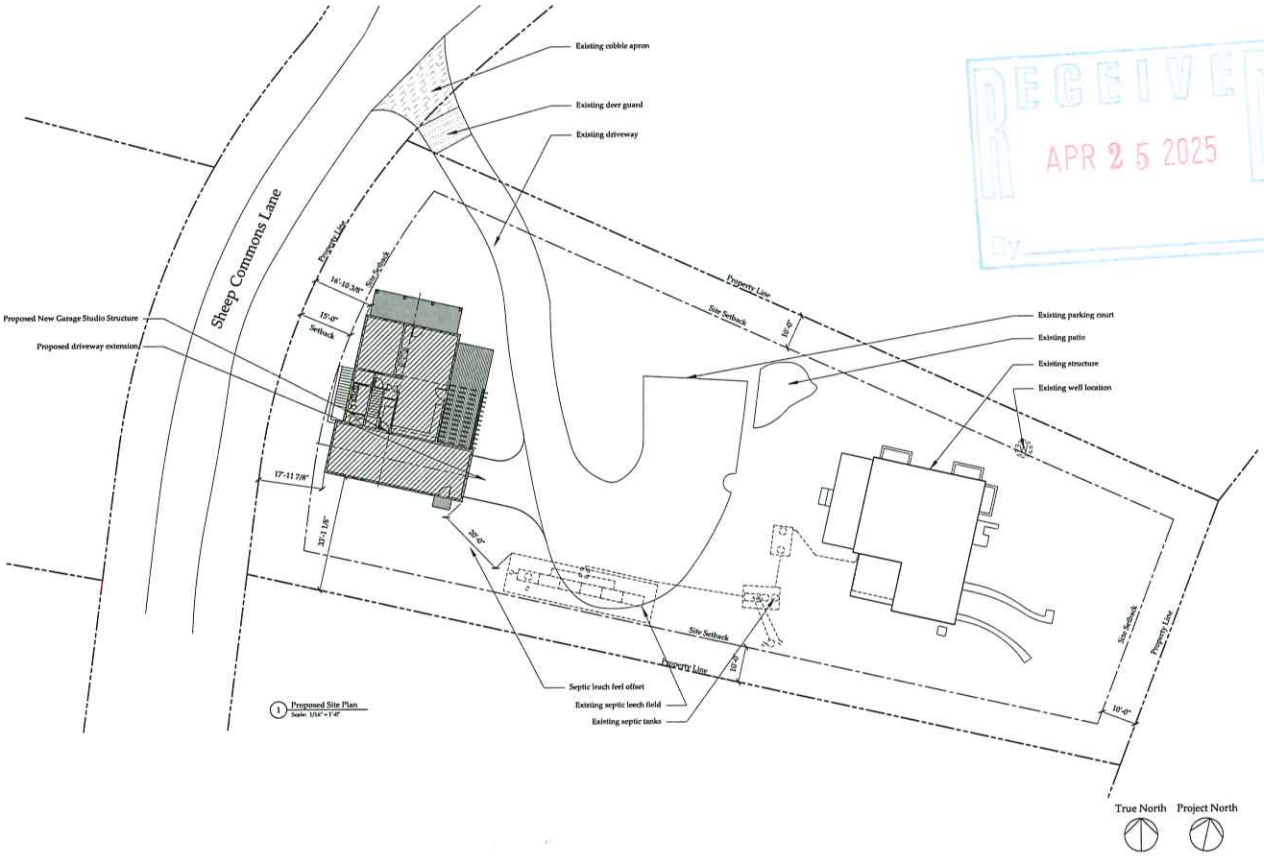
Date 4/23/2025 Signature of owner of record _____ Signed under penalties of perjury

5 SHEEP COMMONS LANE – NEW GARAGE/STUDIO

RECEIVED
APR 25 2025
By







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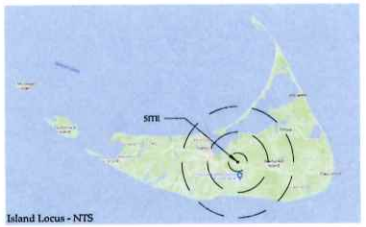
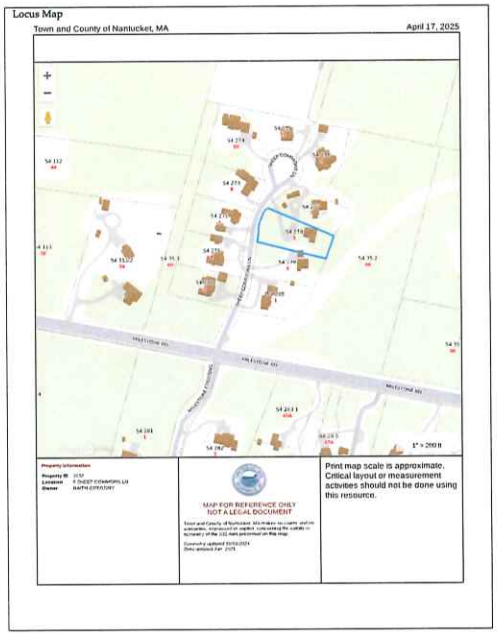
APR 25 2025
By





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

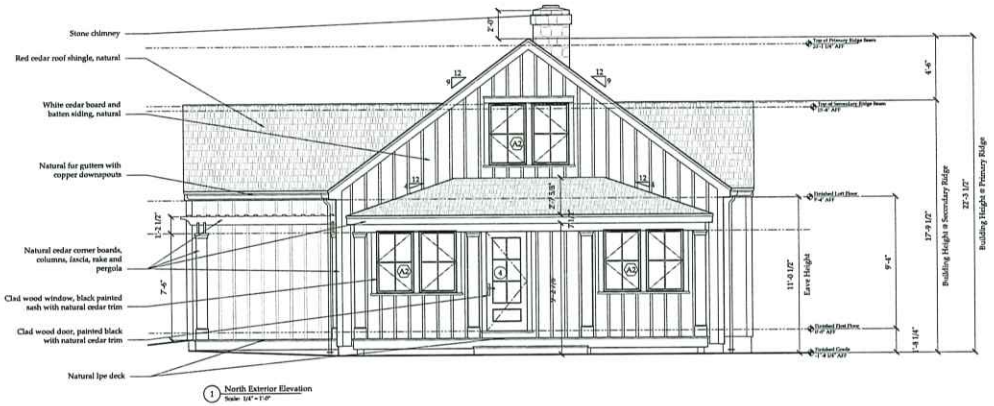
Proposed Site Plan
Locus Map
Zoning Information

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

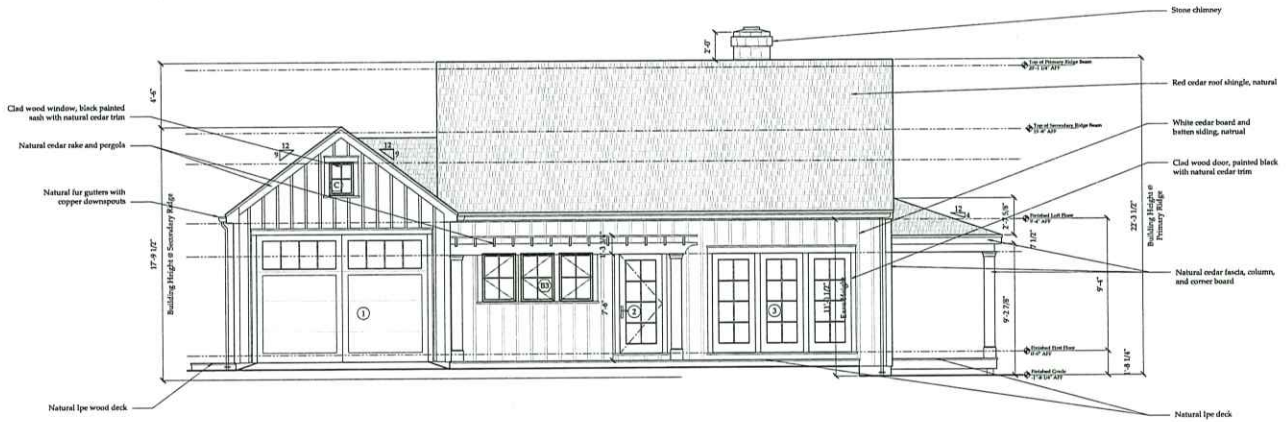
Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A1.0



1 North Exterior Elevation
Scale: 1/4" = 1'-0"



2 East Exterior Elevation
Scale: 1/4" = 1'-0"

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APR 25 2025
By

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

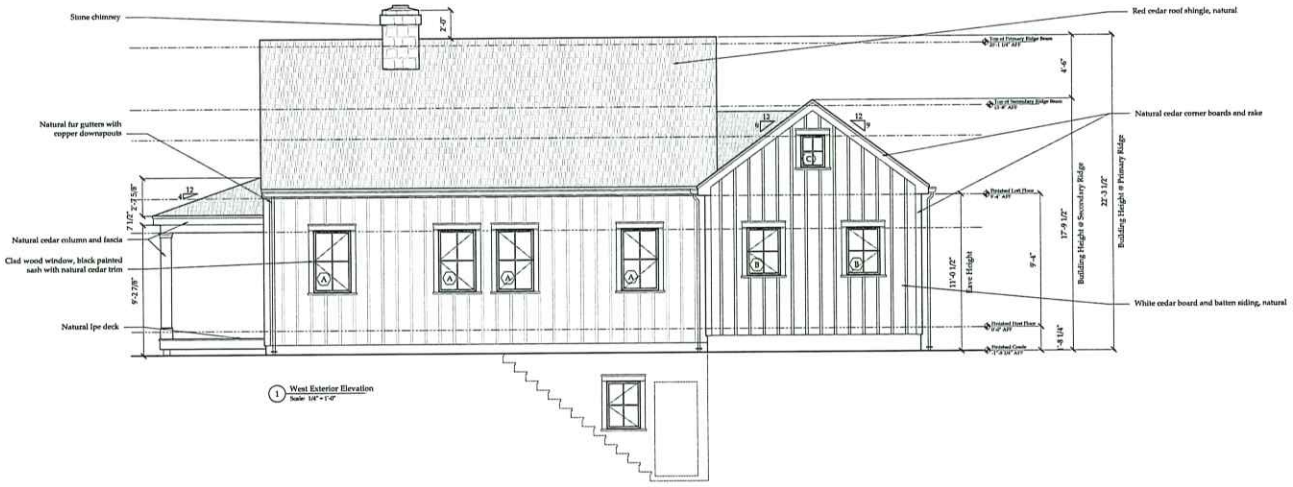
Proposed
North and East
Exterior Elevation

PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

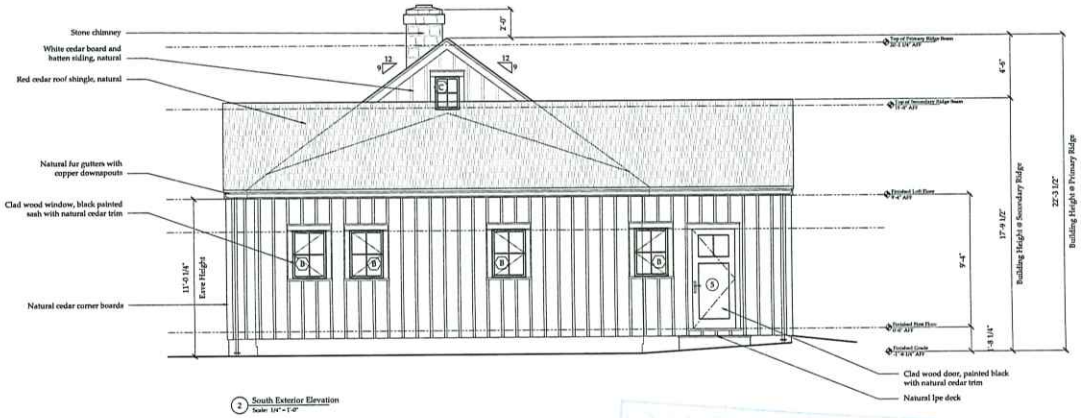
Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A3.1



1 West Exterior Elevation
Scale: 1/4" = 1'-0"



2 South Exterior Elevation
Scale: 1/4" = 1'-0"

RECEIVED
APR 25 2025

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

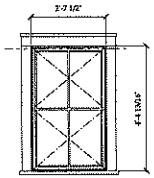
Proposed
West and South
Exterior Elevation

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

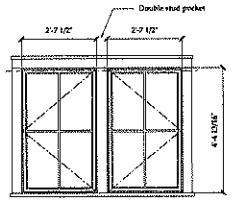
A3.2



A

Unit Specifications

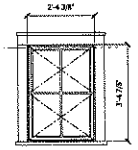
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-8"w x 4'-5 1/16"h
Unit Size -	2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black 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

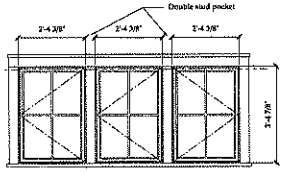
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW148
RO Size -	(2) 2'-8"w x 4'-5 1/16"h
Unit Size -	(2) 2'-7 1/2"w x 4'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

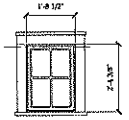
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	2'-4 3/8"w x 3'-4 13/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	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



B2

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad (2) 4 Lite Crank Casement Window
Unit Code -	CW145
RO Size -	(2) 2'-4 7/8"w x 3'-5 5/16"h
Unit Size -	(2) 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

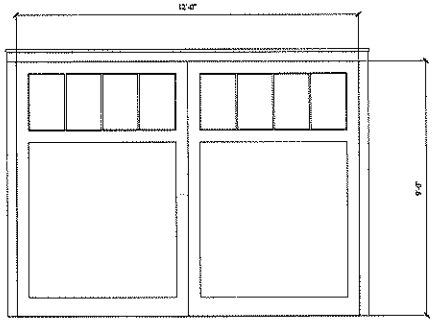


C

Unit Specifications

Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Clad 4 Lite Crank Casement Window
Unit Code -	CW125
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 -	

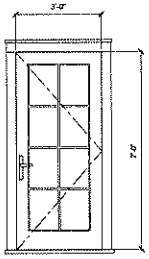
1 Window Types
Scale: 1/2" = 1'-0"



1

Unit Specifications

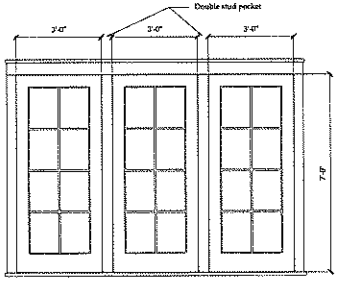
Manufacturer -	Designer Doors
Unit Type -	4 Line/1 Panel Overhead Door
Unit Code -	Custom
RO Size -	-
Unit Size -	12'-0"w x 9'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	N/A
Notes -	



2

Unit Specifications

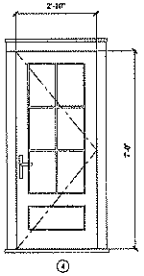
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Door
Unit Code -	-
RO Size -	-
Unit Size -	3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" Simulated Divided Light with Spacer
Screen -	Exterior Wood Swing
Notes -	



3

Unit Specifications

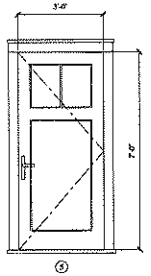
Manufacturer -	Andersen Windows & Doors
Unit Type -	400 Series Exterior Clad 8 Lite Fixed Door
Unit Code -	-
RO Size -	-
Unit Size -	(3) 3'-0"w x 7'-0"h Nominal
Glazing -	Double Pane, insulated
Exterior Finish -	Black Painted (Sash) / Natural Cedar (Trim)
Interior Finish -	Black Painted
Muntin -	7/8" 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

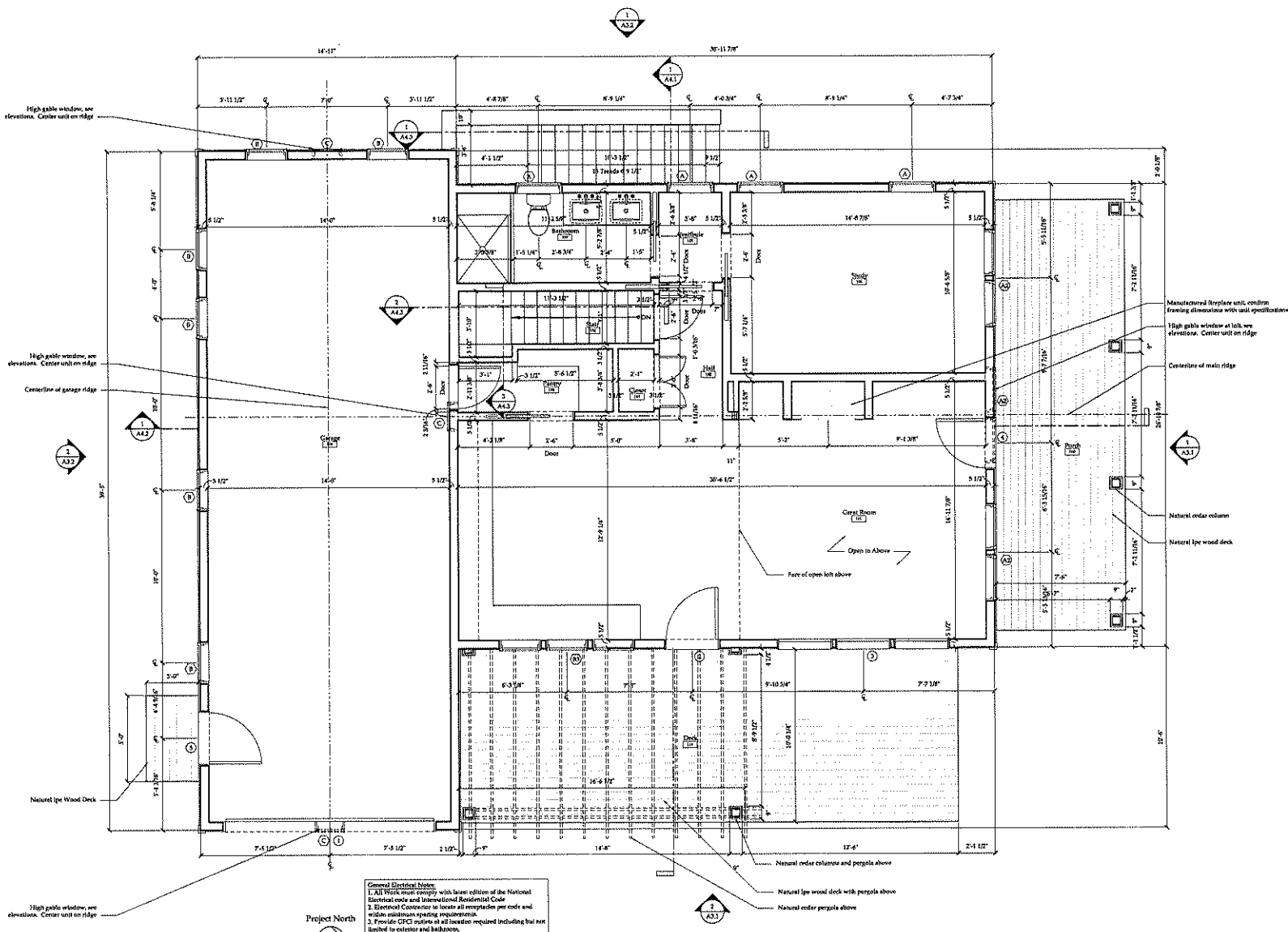
Proposed
Window and Door
Schedule

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



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 bathrooms.
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, switches to control either dedicated receptacle or hardwired downlights/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

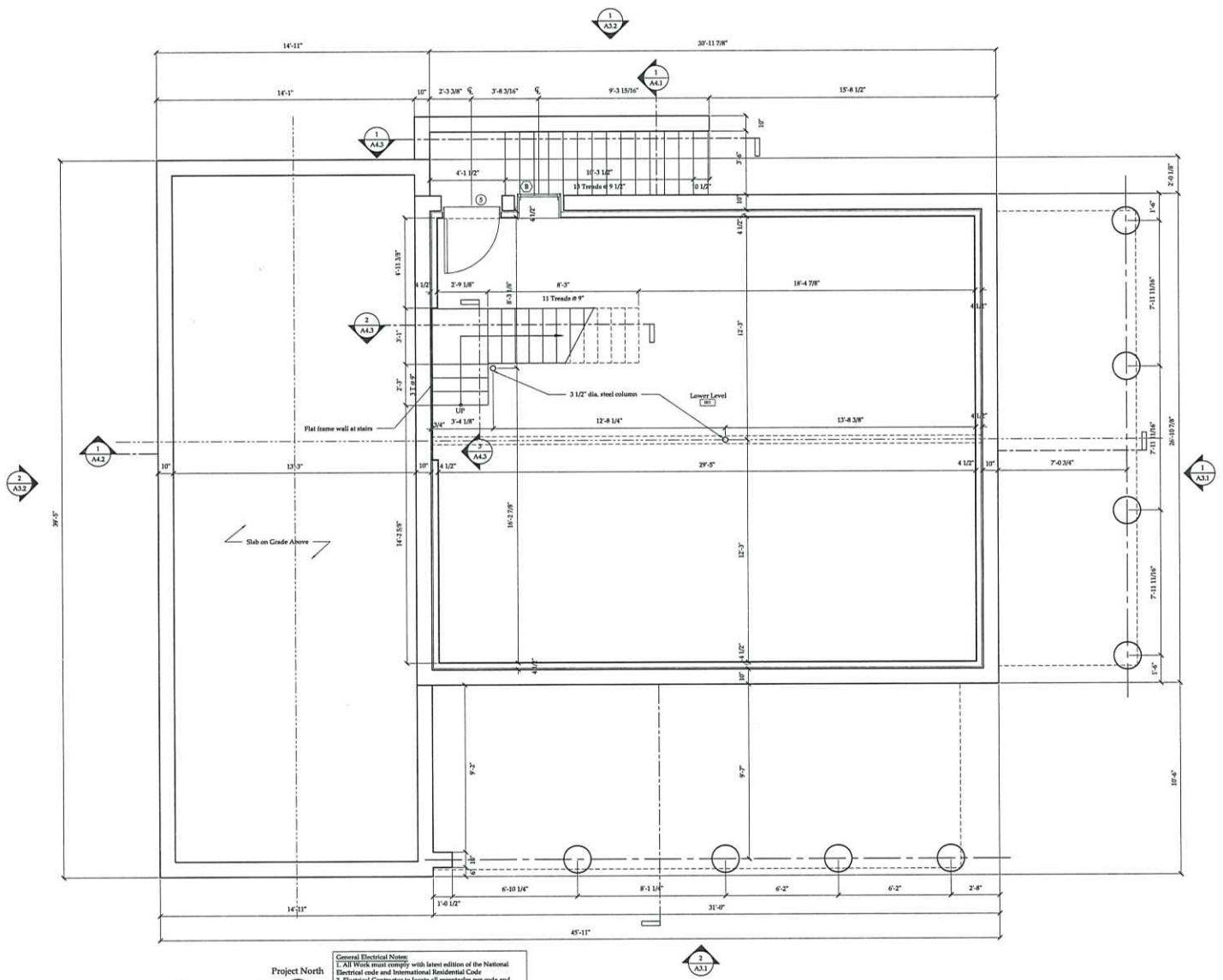
PERMIT SET
*Issued for permit approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/24/25 HDC Revision 1

Project number: 24-06

A2.1

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 hard-wired 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

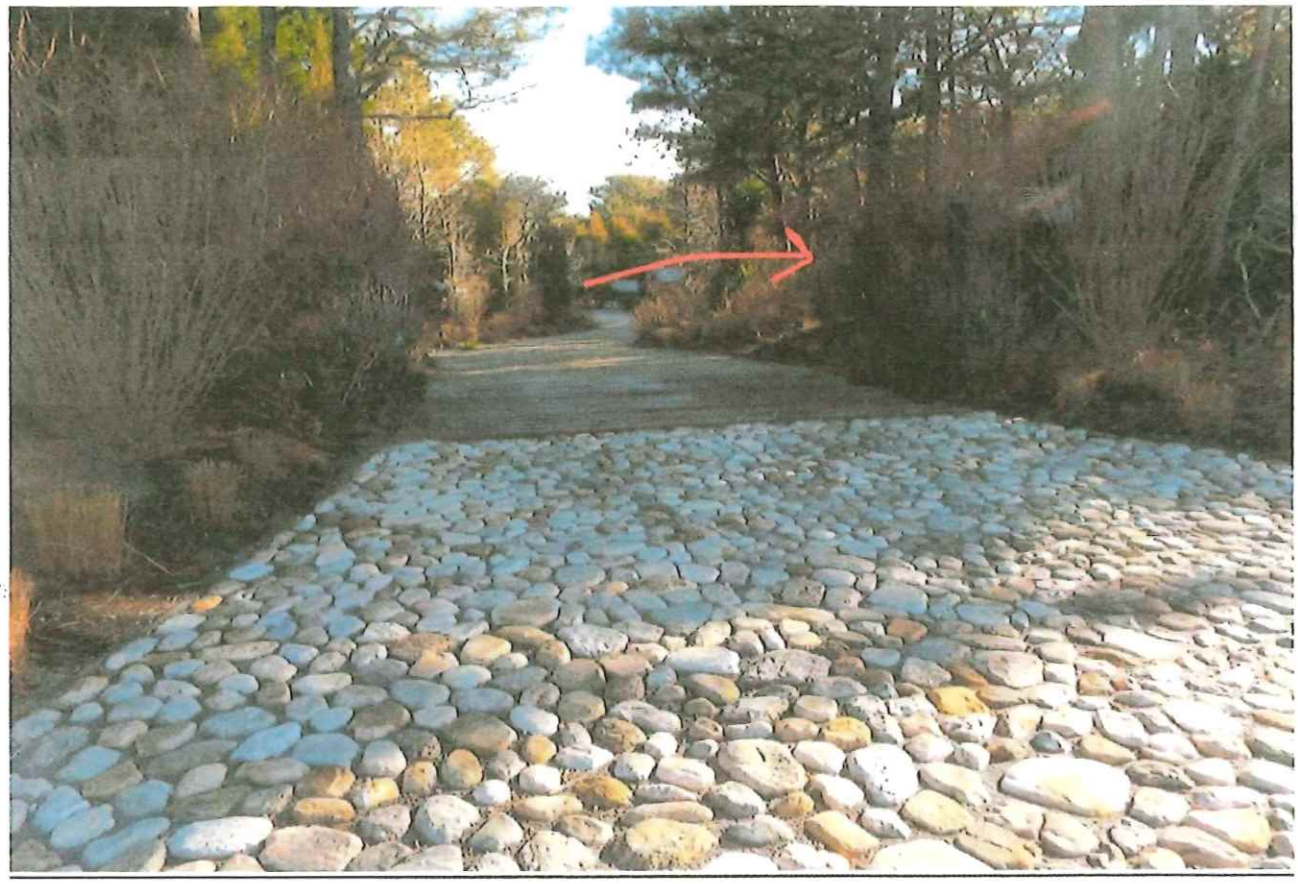
Issue Date:
04/24/25 HDC Revision 1

Project number: 24-66

A2.0


54277
54271













EXISTING DWELLING

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Proposed



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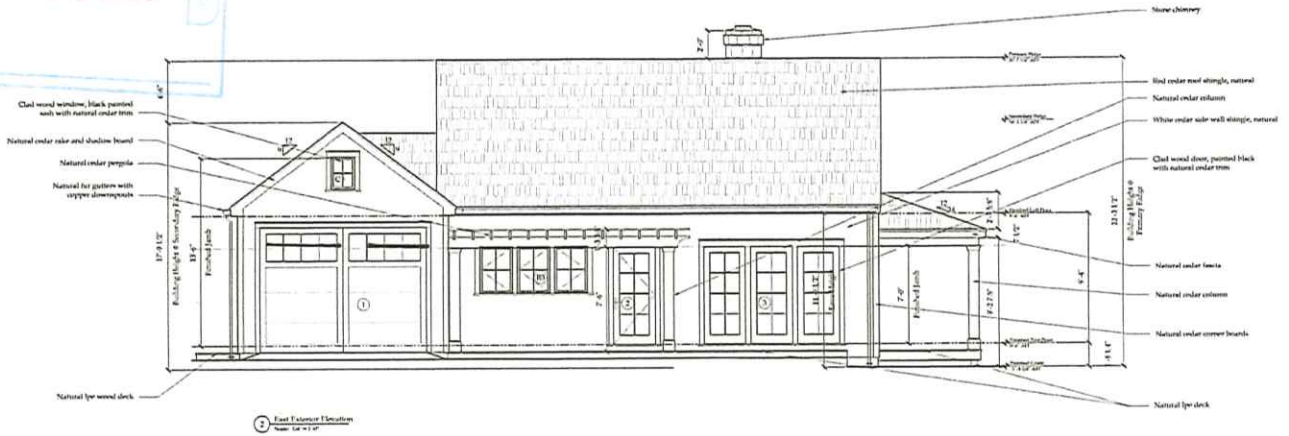
By



Approved

Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
North and East
Exterior Elevation

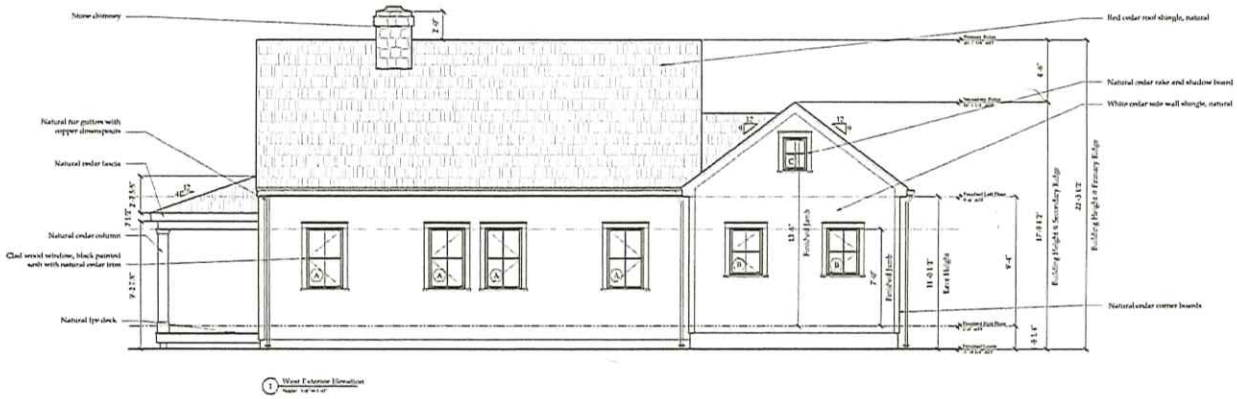
HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
02/04/2025 - HDC New Business Submission

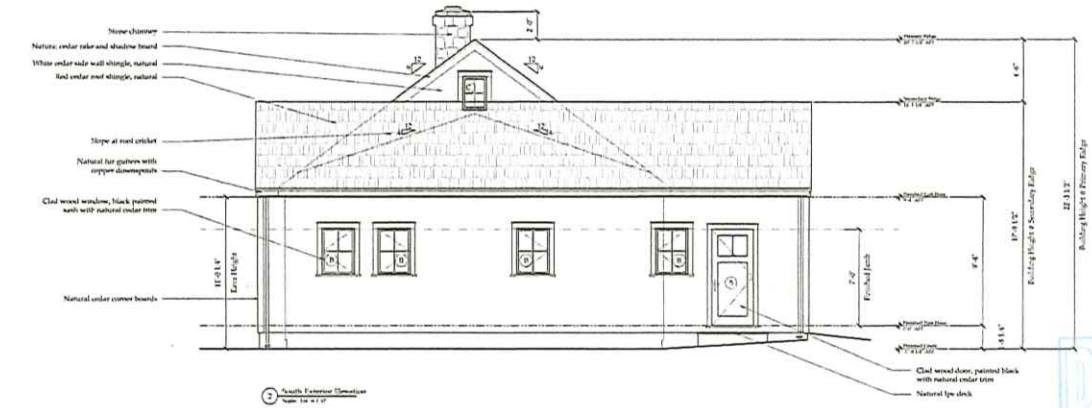
Project number: 2444

A3.1

Proposed



1 West Exterior Elevation



2 South Exterior Elevation

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Sheep Commons
Garage Studio
5 Sheep Commons Lane
Nantucket, MA 02554

Proposed
West and South
Exterior Elevation

HDC APPLICATION SET
*Issued for HDC approval
*Do not scale drawings
*Notify architect of any discrepancies

Project number: 2444

A3.2

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

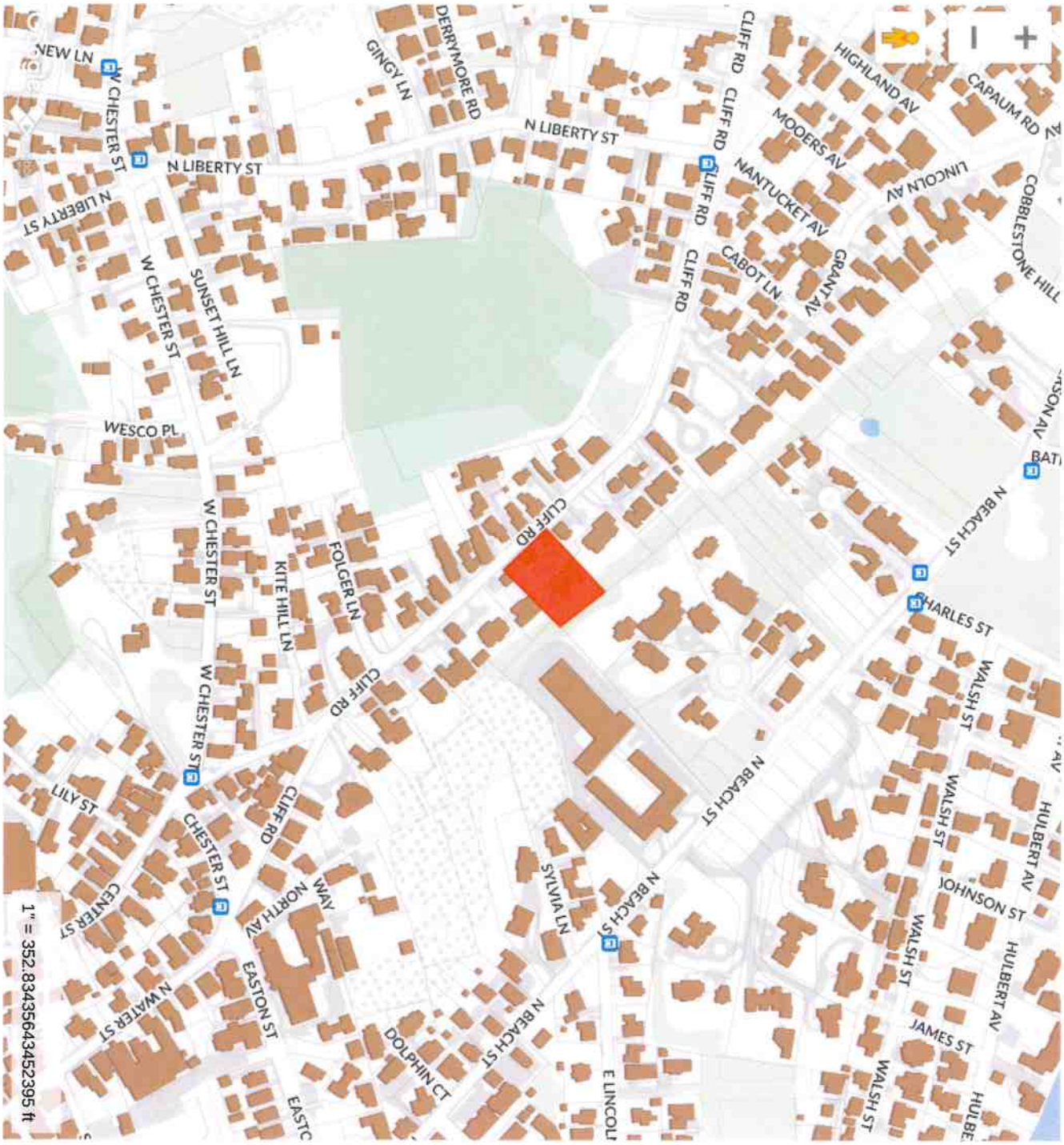
Trim White Sash White Doors White FRENCH

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

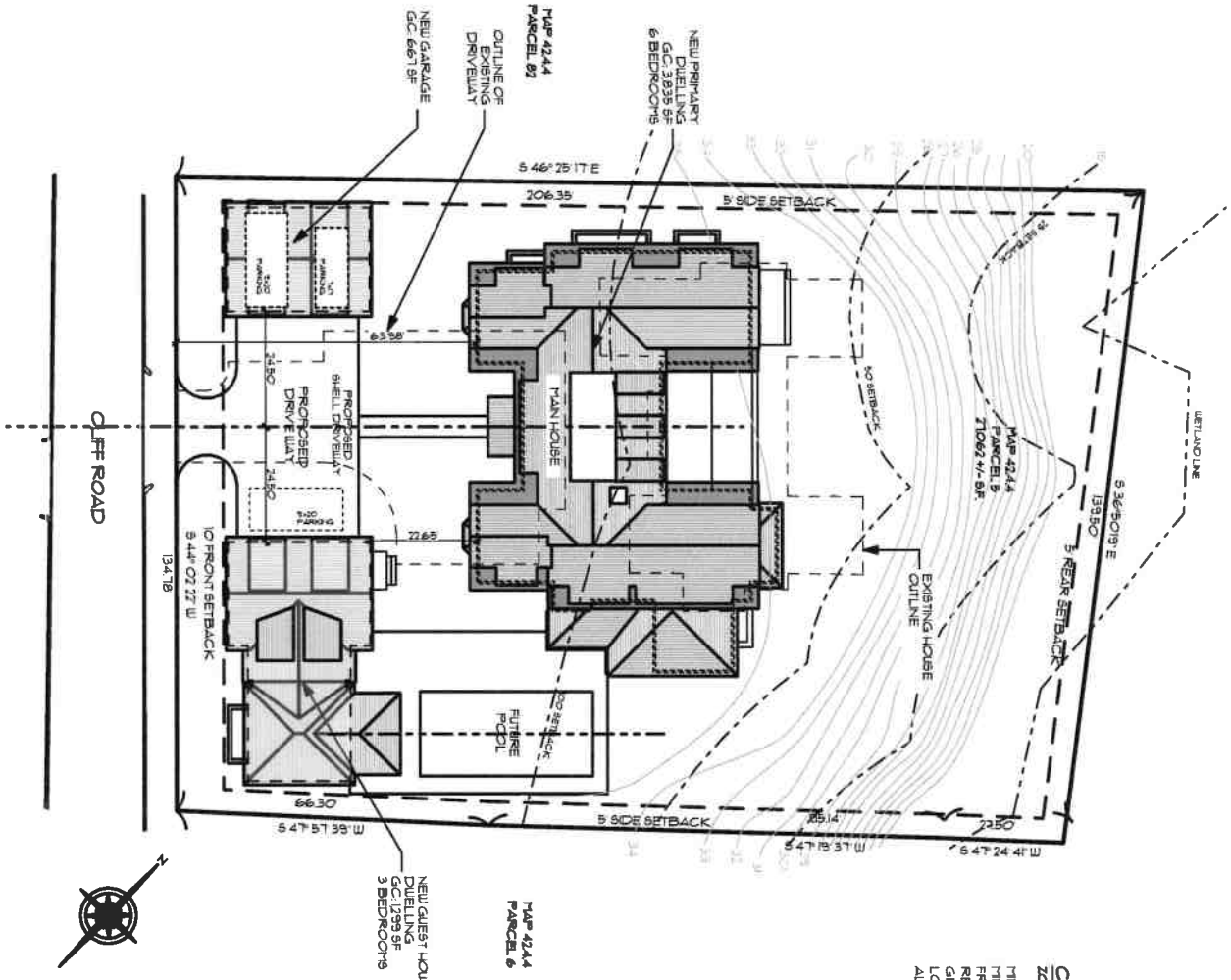
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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:

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Site Plan

BOTTICELLI & POHL

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PREVIOUSLY APPROVED WEST ELEVATION



PROPOSED WEST ELEVATION

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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:

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ID#
A-2.1



PREVIOUSLY APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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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:

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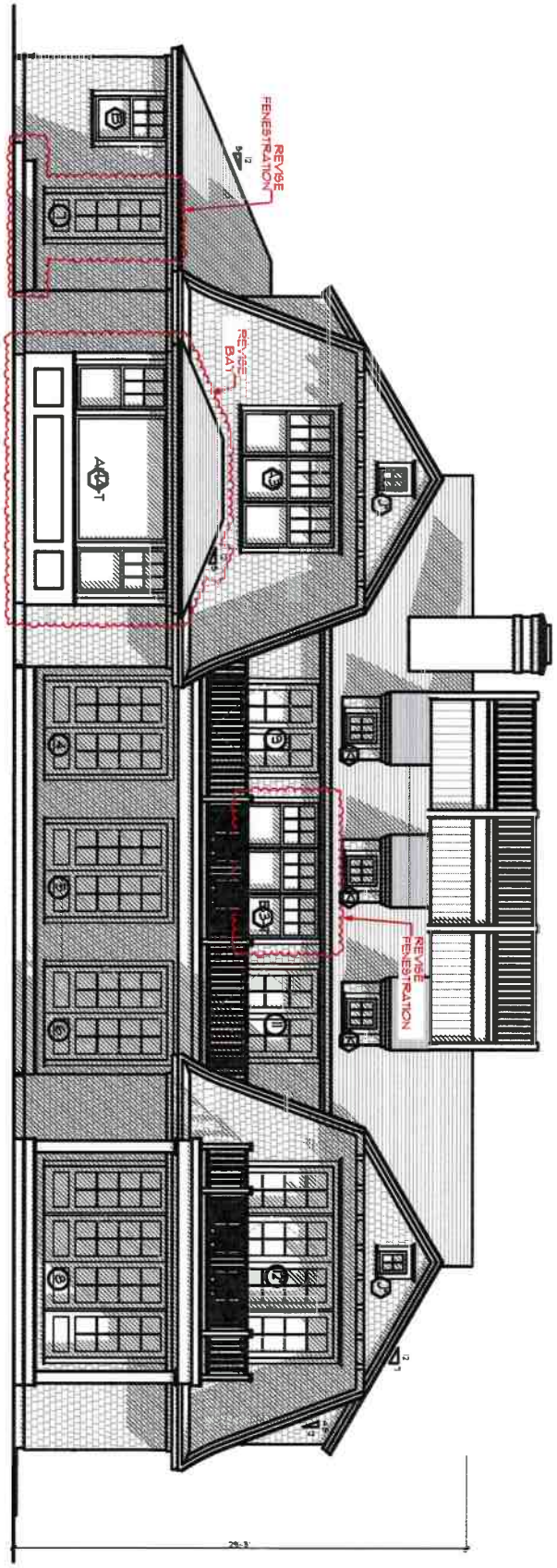
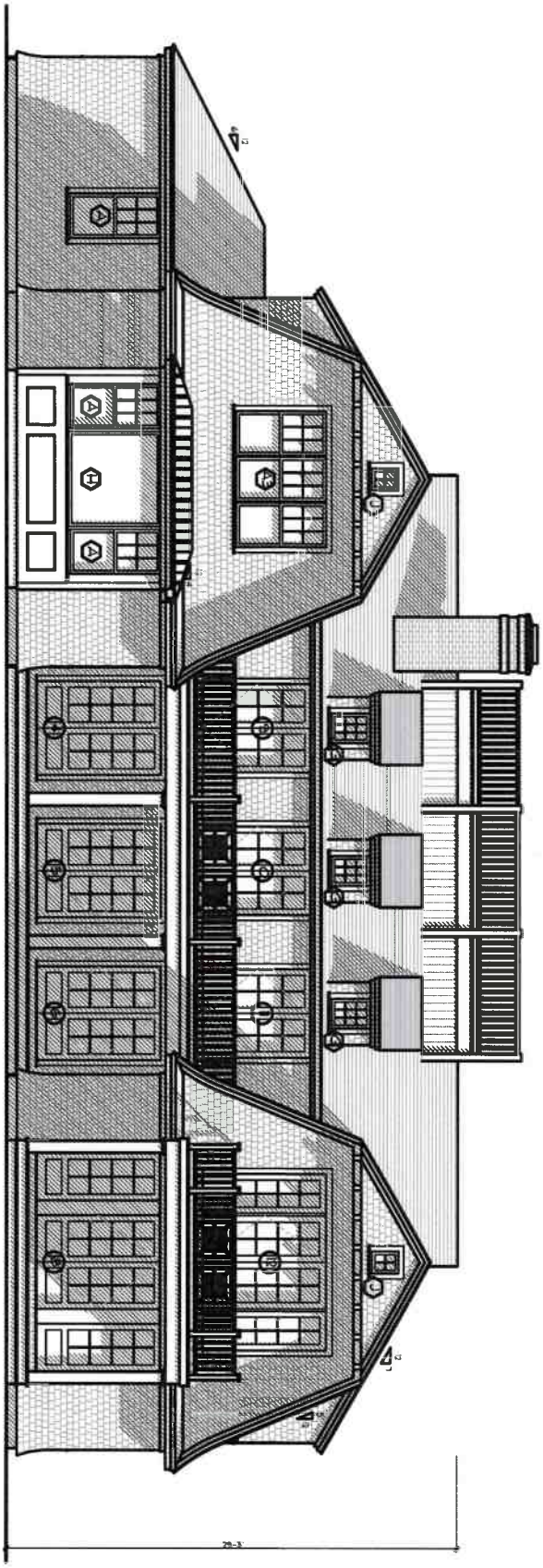
ID#
A-2.2



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.

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East Exterior Elevations

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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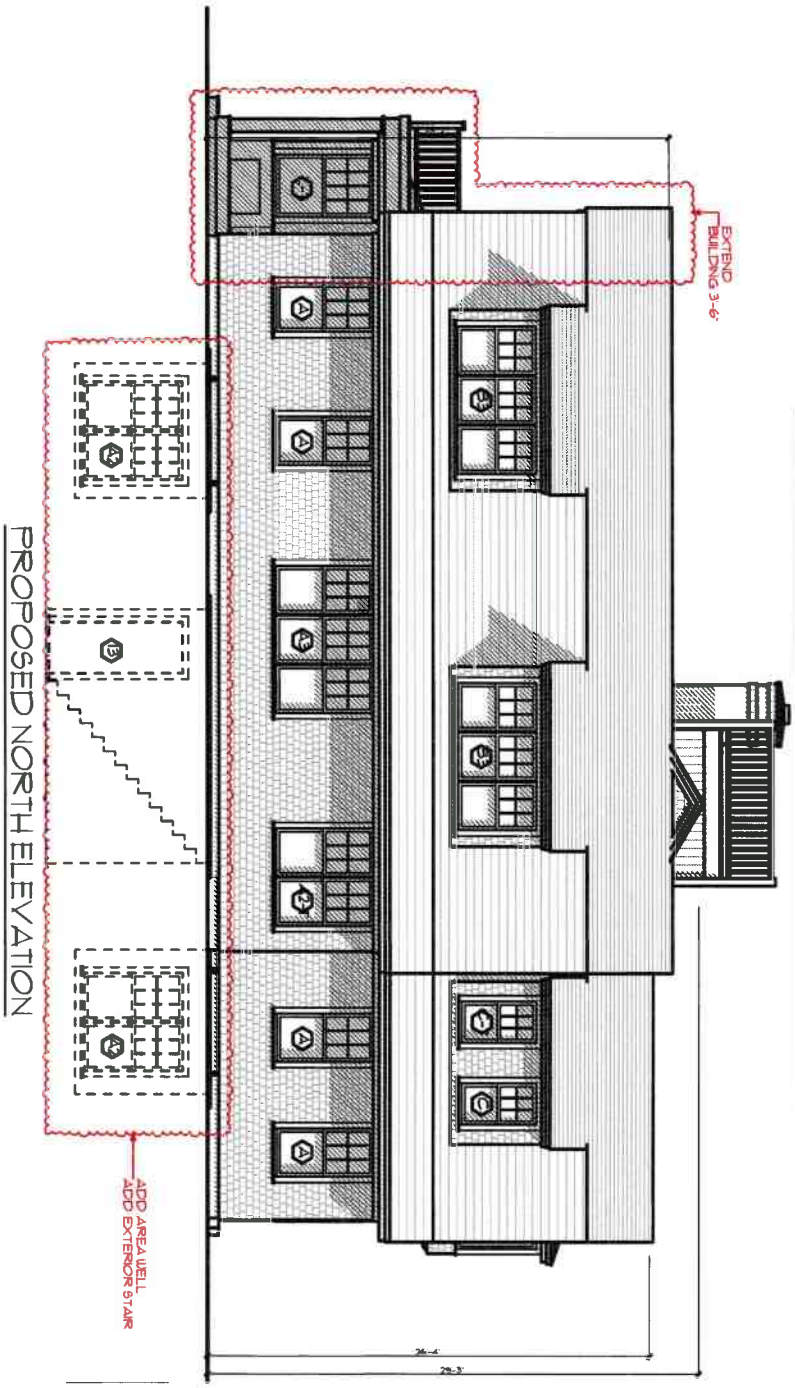
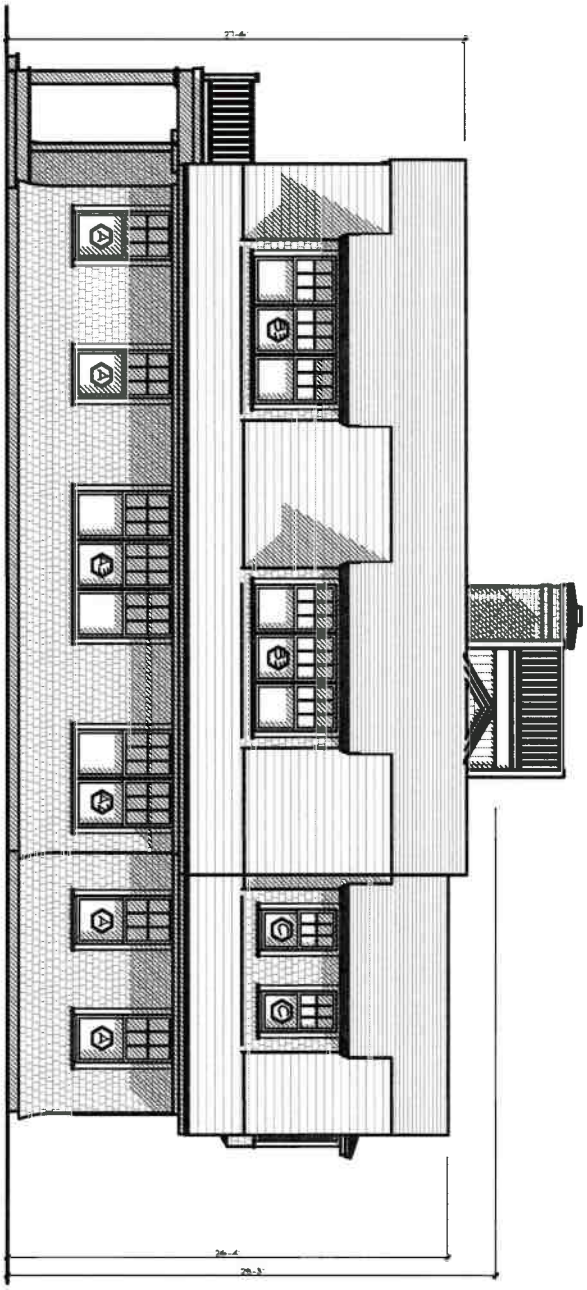


PROPOSED NORTH ELEVATION



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:

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North Exterior Elevation

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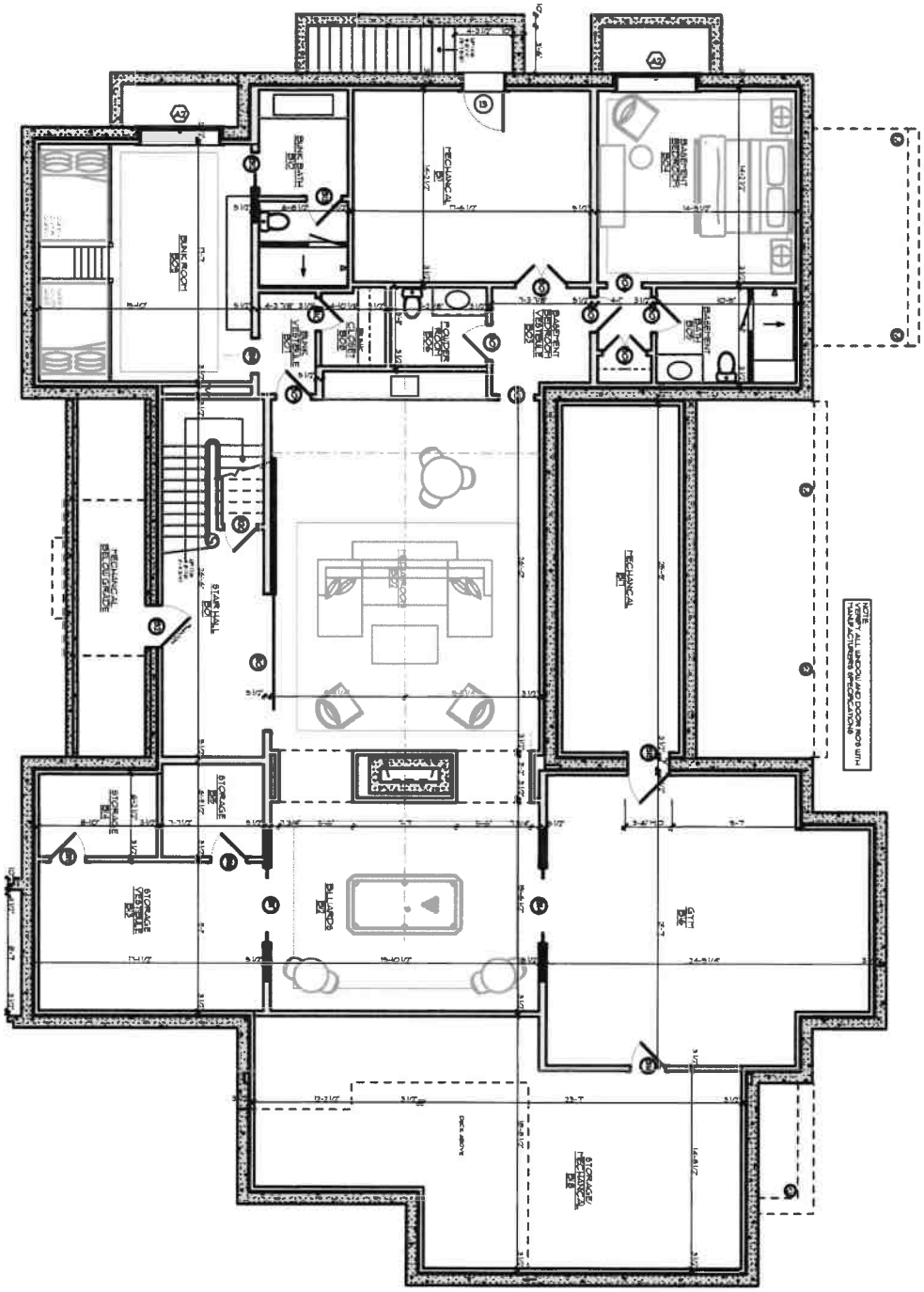

ID #
A-1.0

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Basement Plan

BOTTICELLI & POHL

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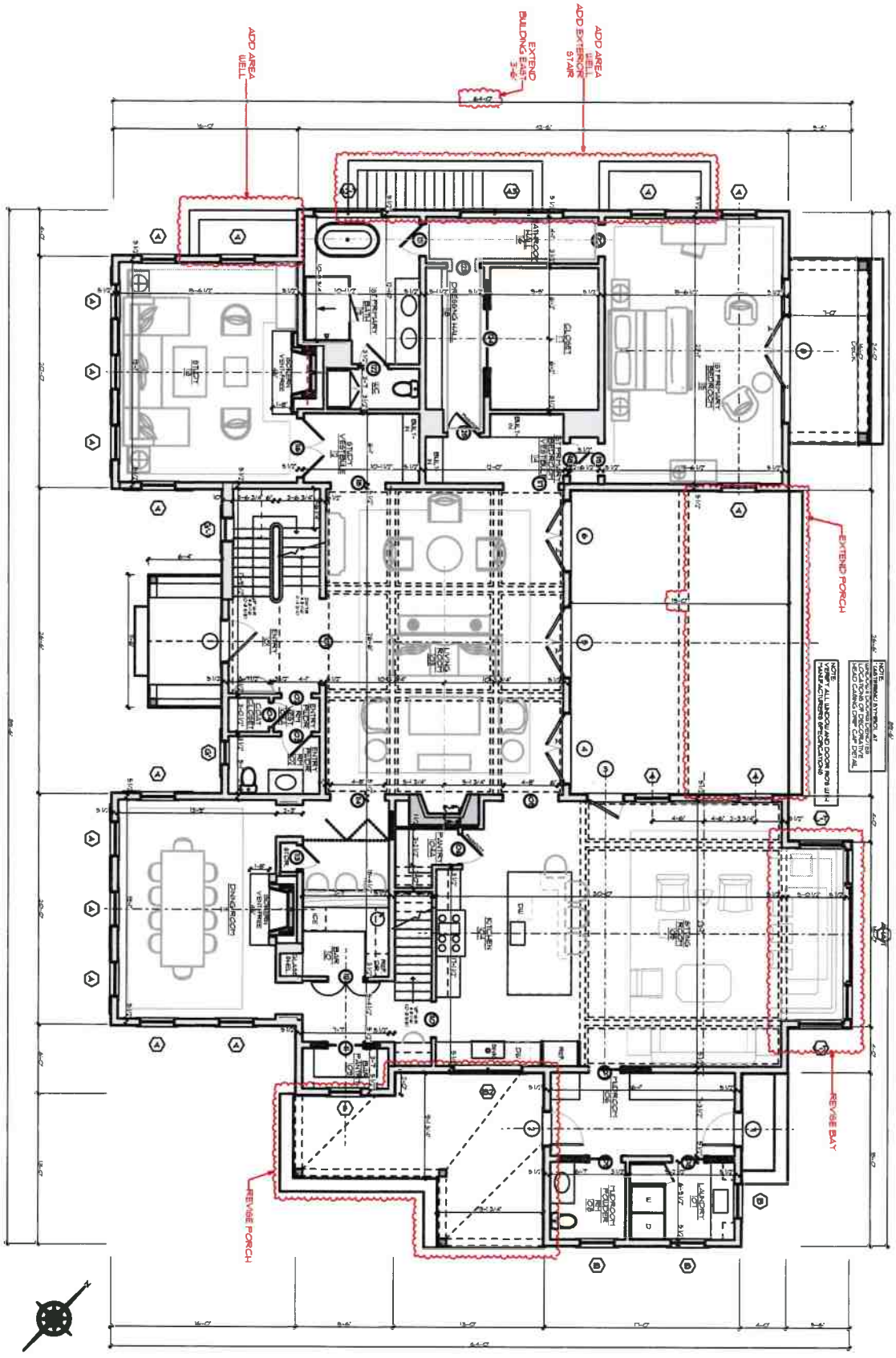

ID # **A-1.1b**

Residence at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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Proposed First Floor Plan

BOTTICELLI & POHL

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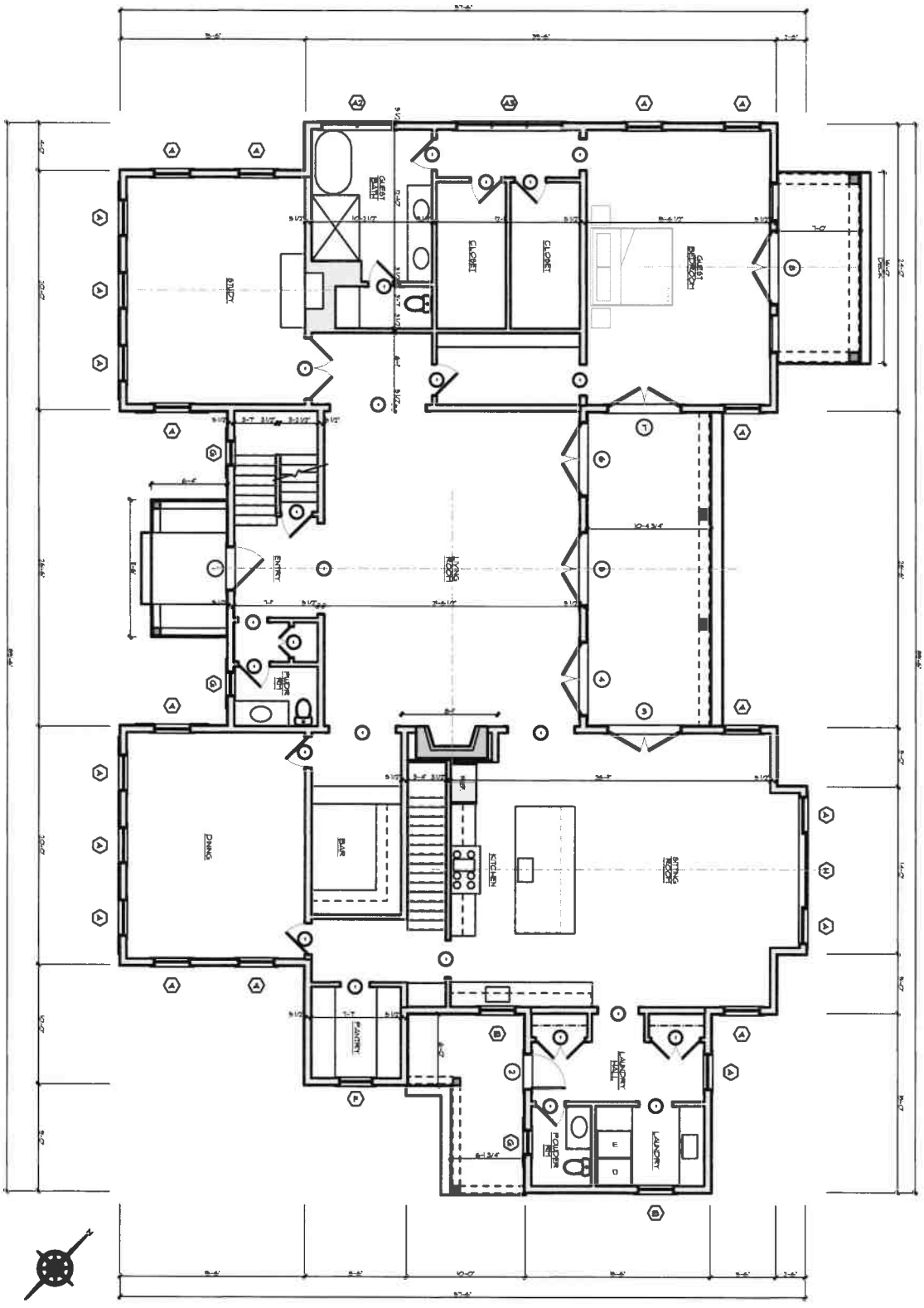
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



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.
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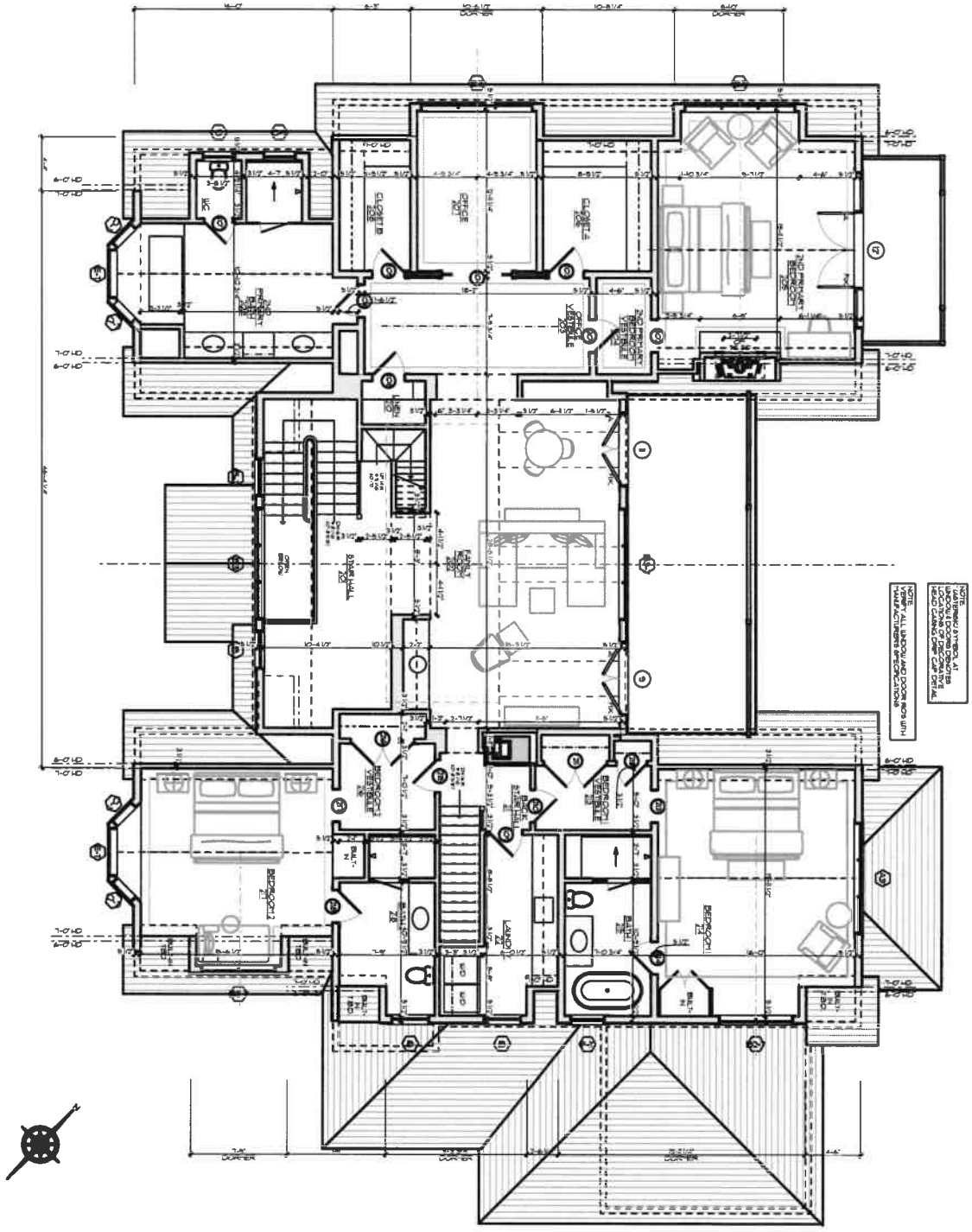
Previously Approved First Floor Plan

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.
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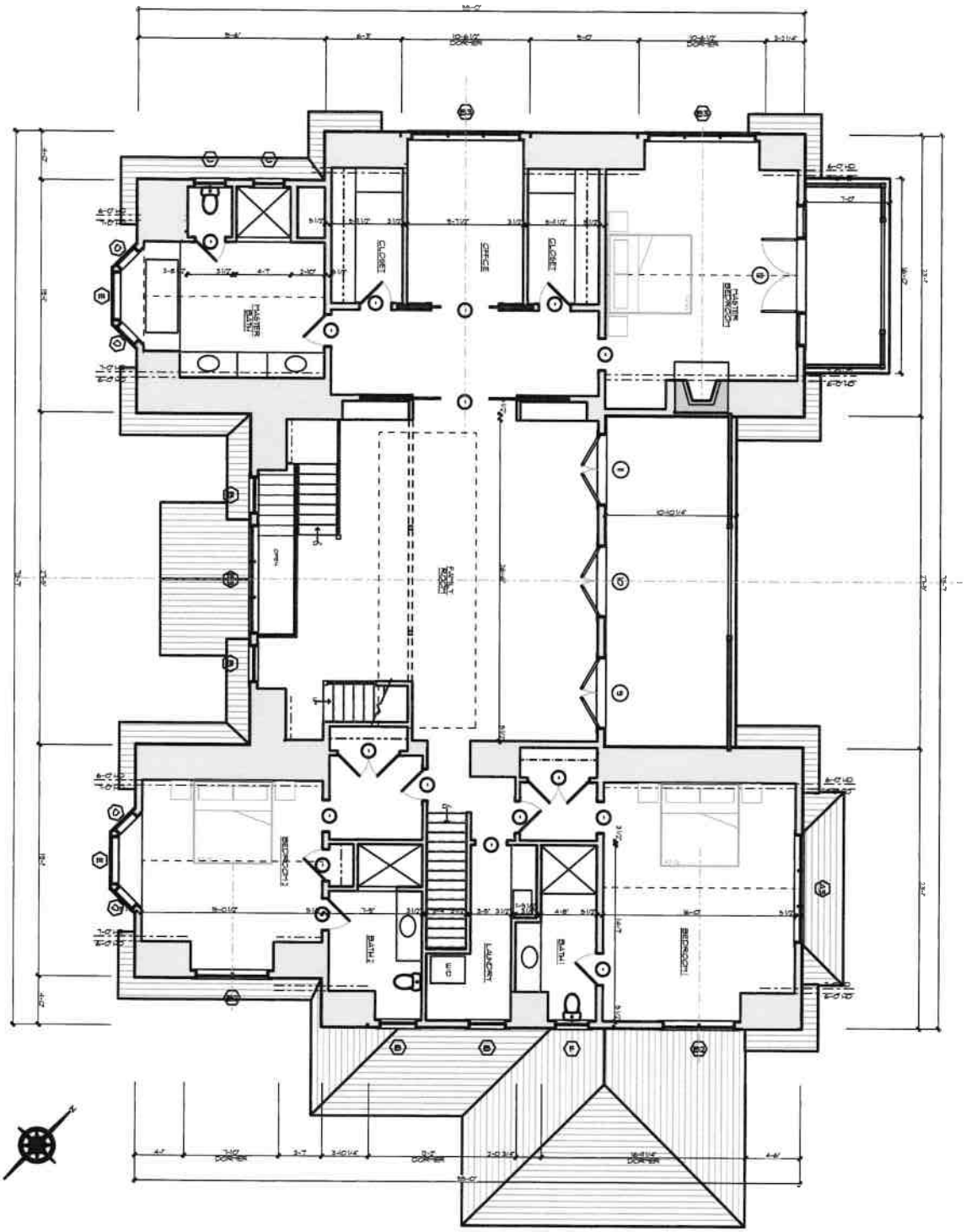
Proposed Floor Plan

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:

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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

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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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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



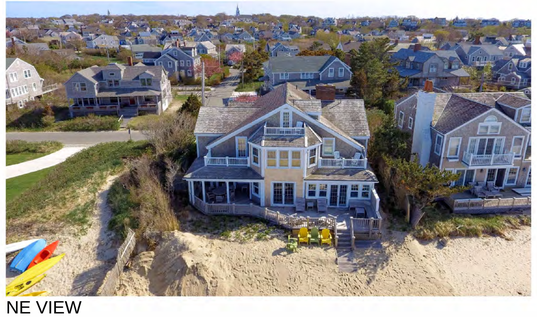
VICINITY MAP



STREET VIEW



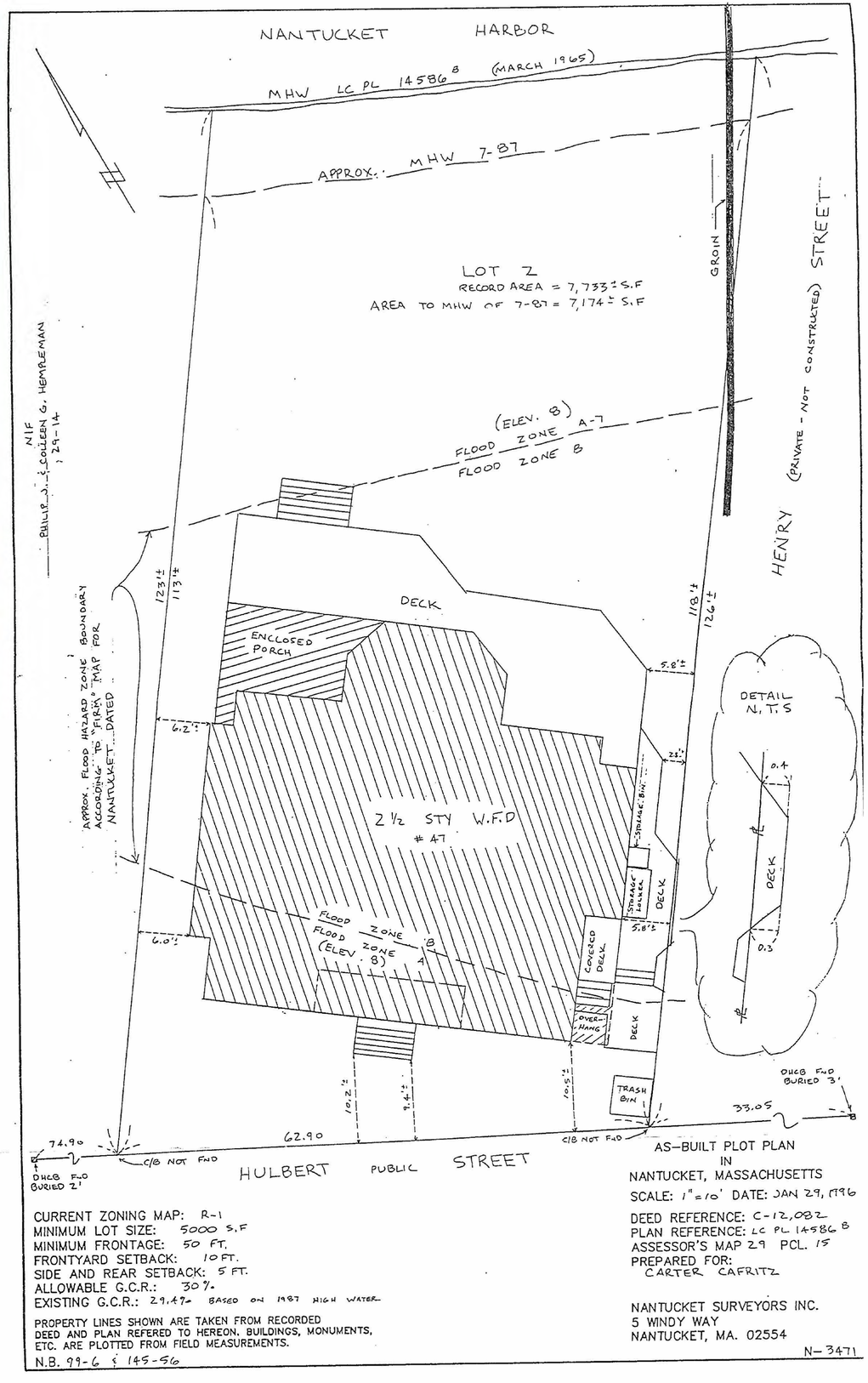
SW VIEW



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:

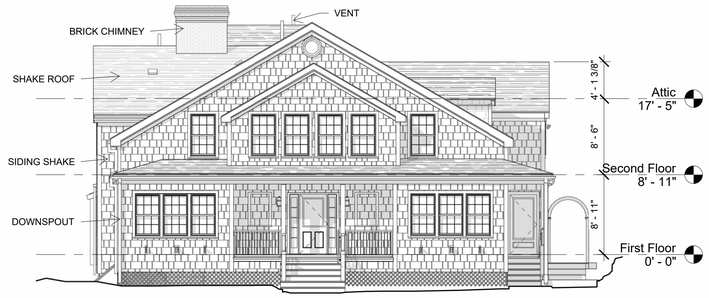
47 Hulbert Avenue

Nantucket, MA

SCALE:

EXISTING CONDITIONS

C001

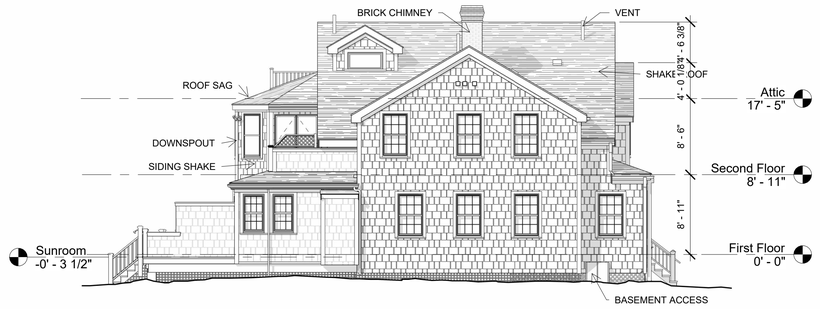


S | Existing South Exterior Elevation
Scale: 1/8" = 1'-0"

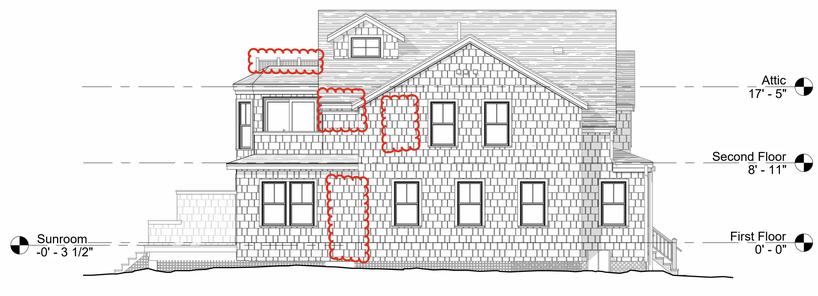


S. | Proposed South Elevation
Scale: 1/8" = 1'-0"

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;

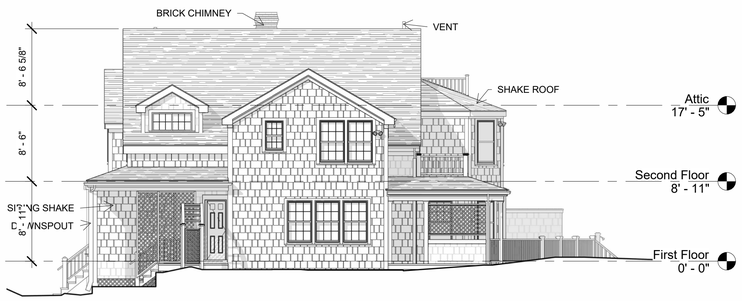


N | Existing North Exterior Elevation
Scale: 1/8" = 1'-0"



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

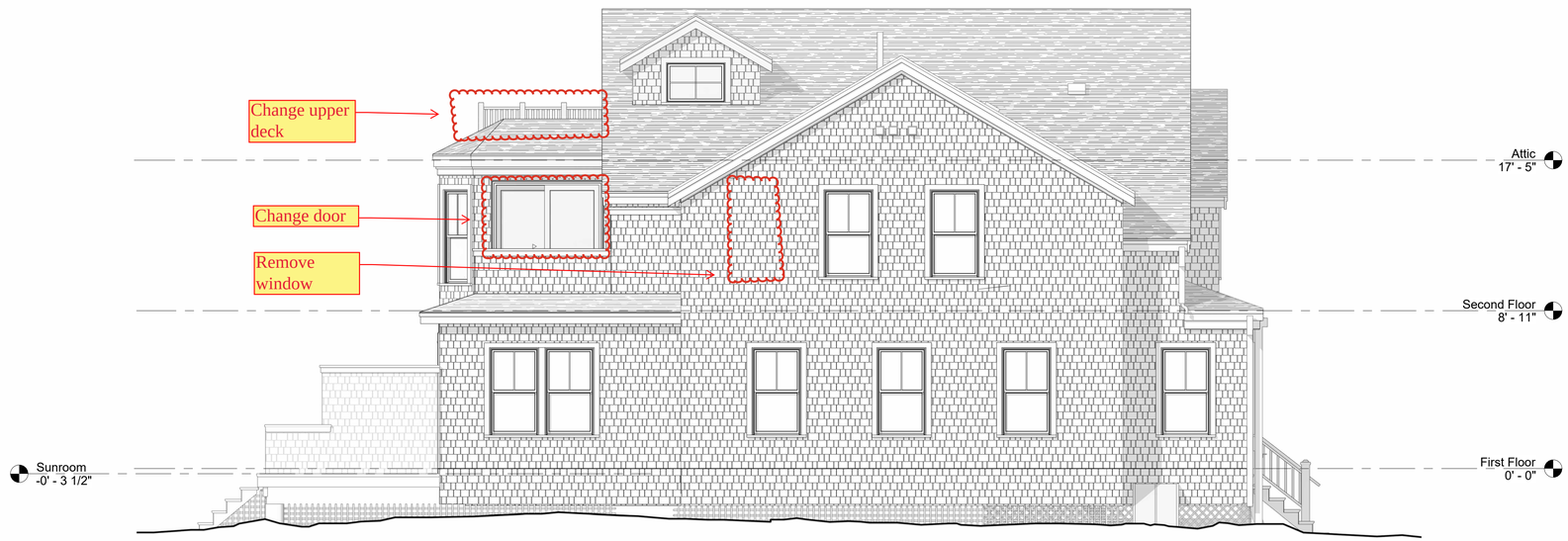
SCALE: 1/8" = 1'-0"

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:

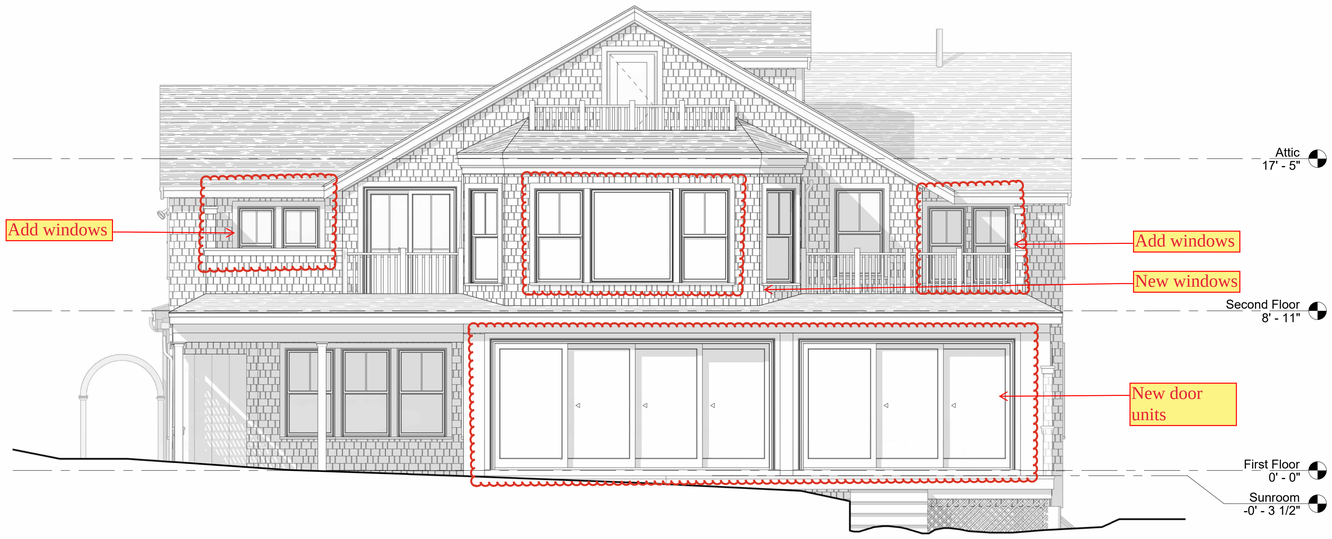
47 Hulbert Avenue

Nantucket, MA

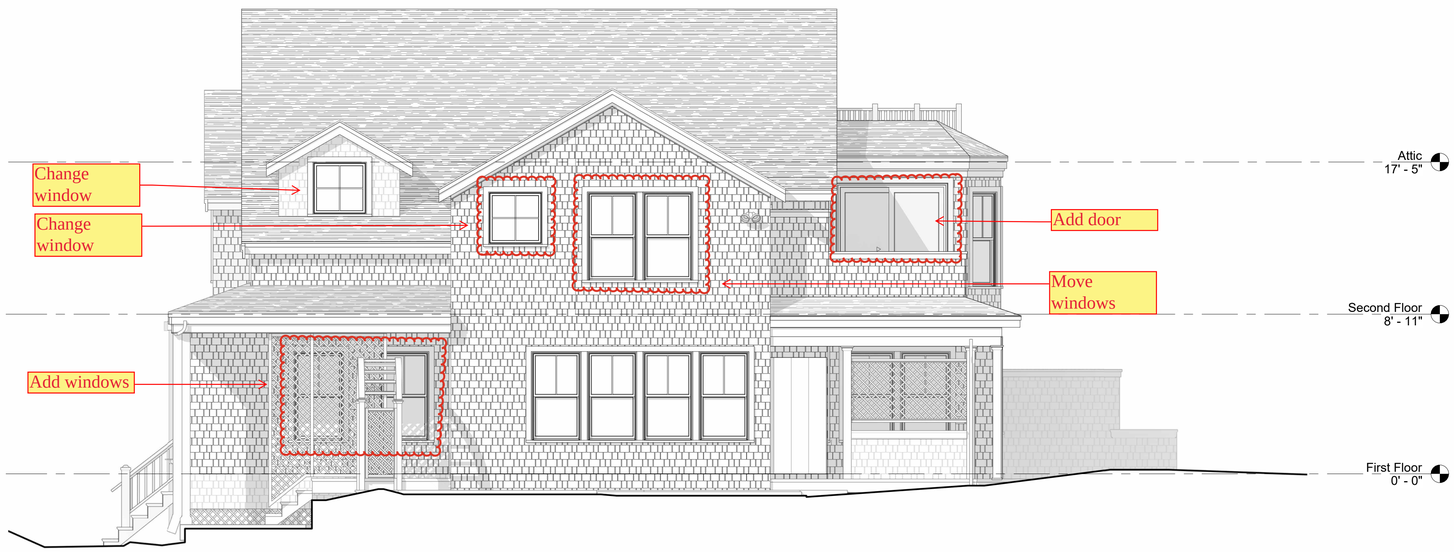
SCALE: 1/4" = 1'-0"

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:

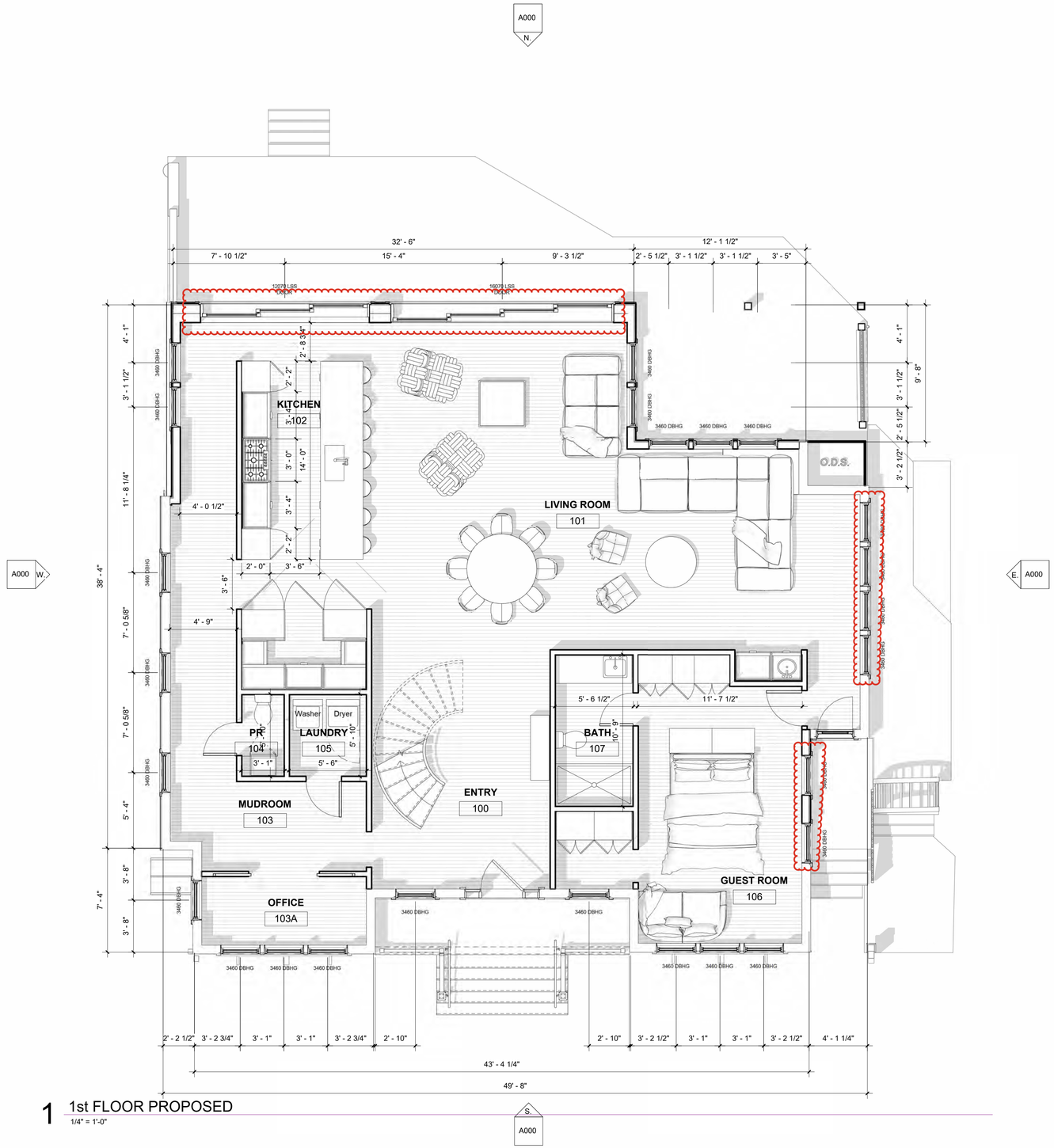
47 Hulbert Avenue

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

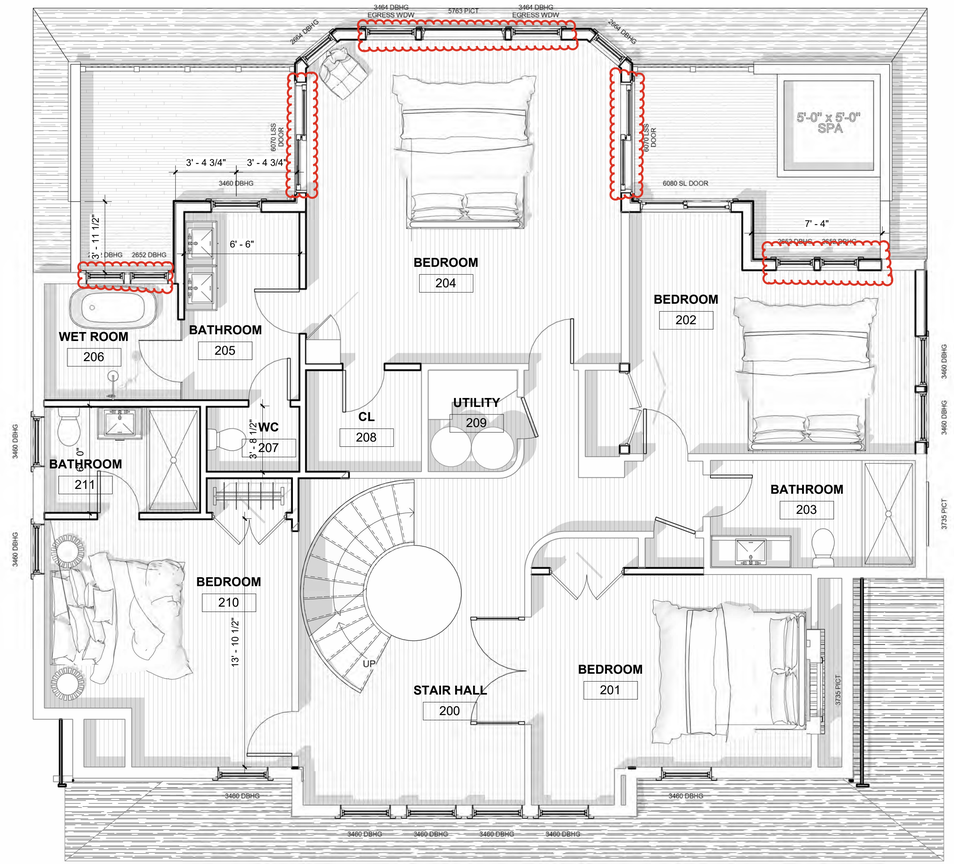
SCALE: 1/4" = 1'-0"

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:

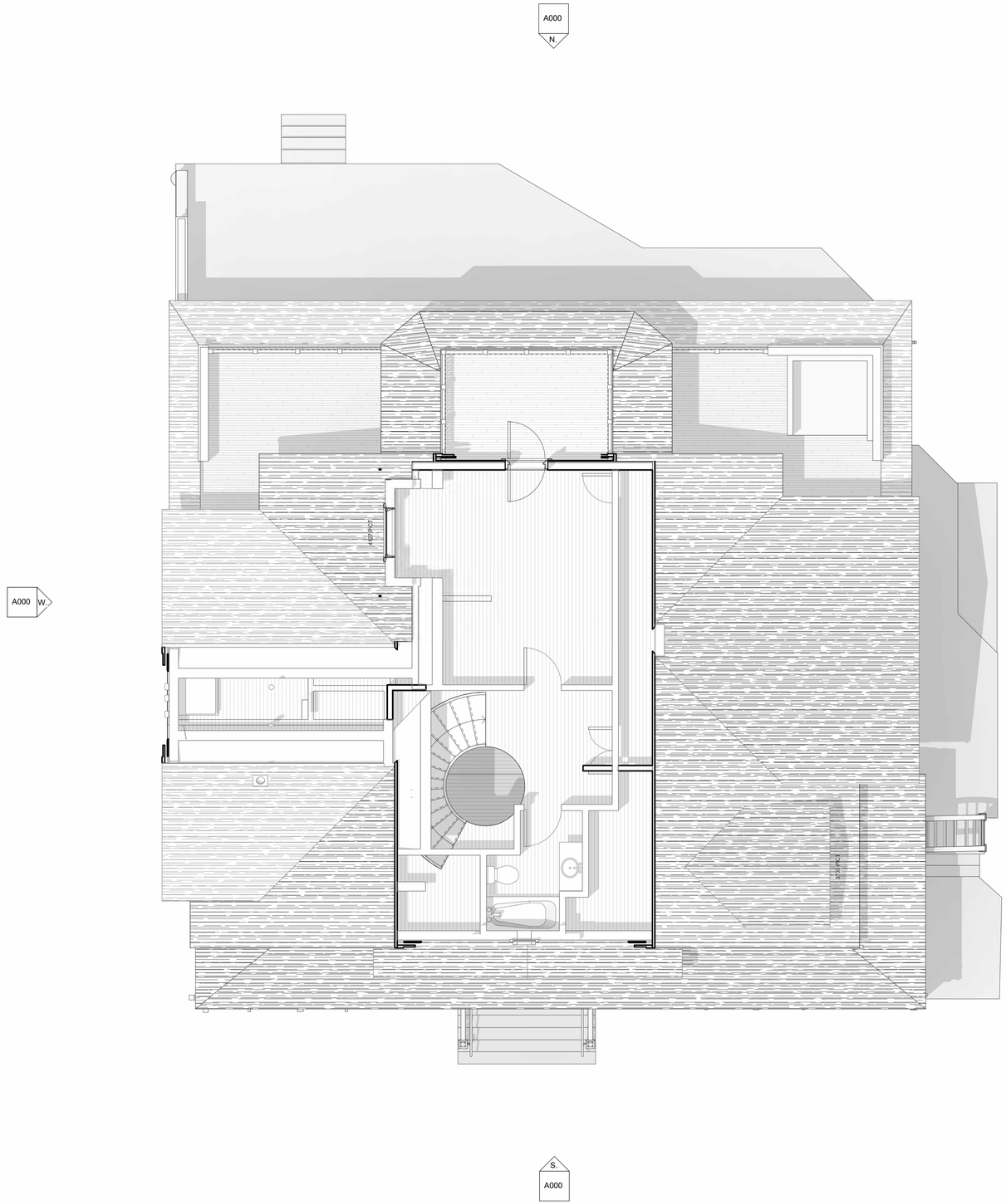
BUILDING:

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°: 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

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HOCCompliance
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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

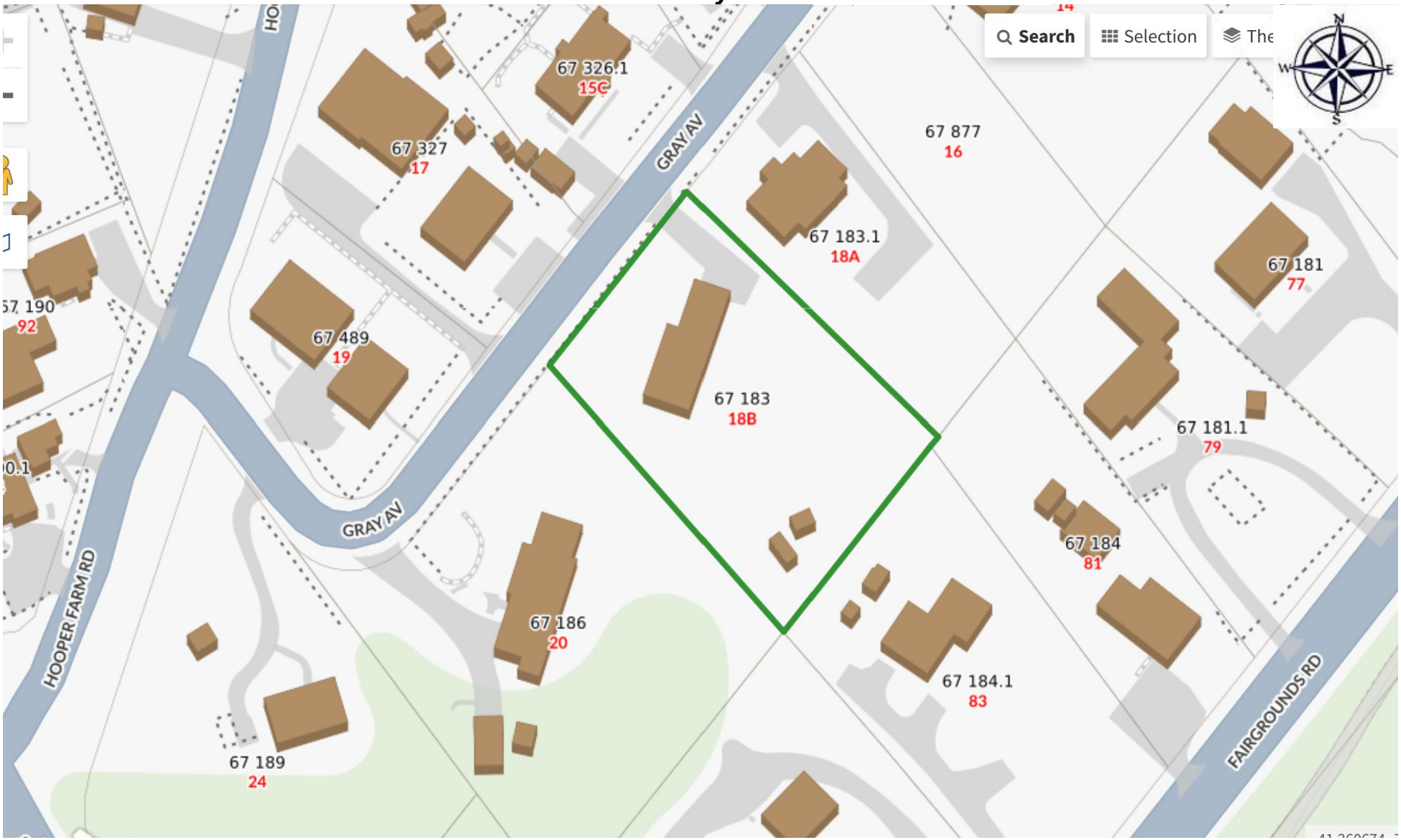
Zone: R10

Property Size: .55Acres

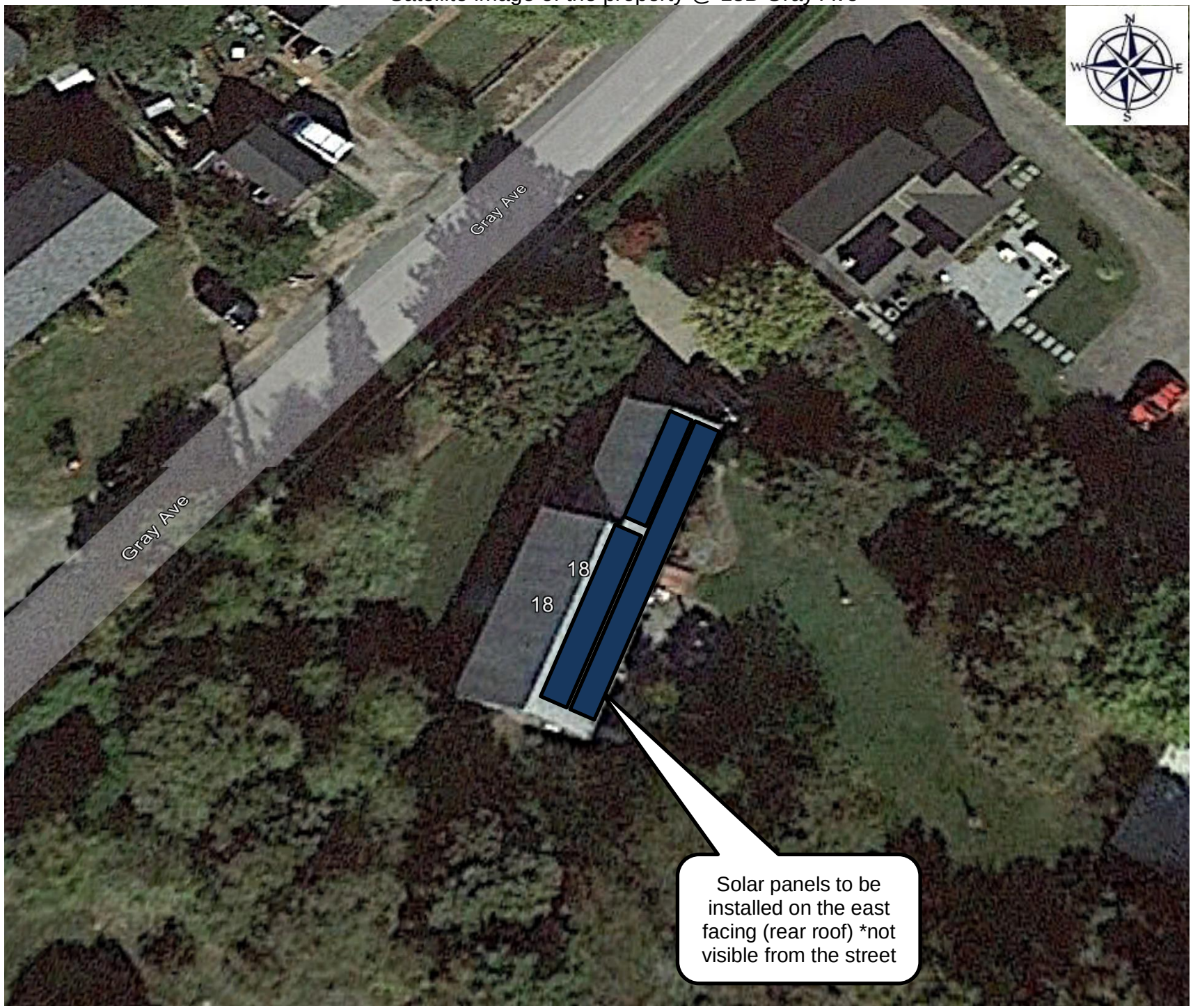
Locus Map: 18B Gray Ave



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

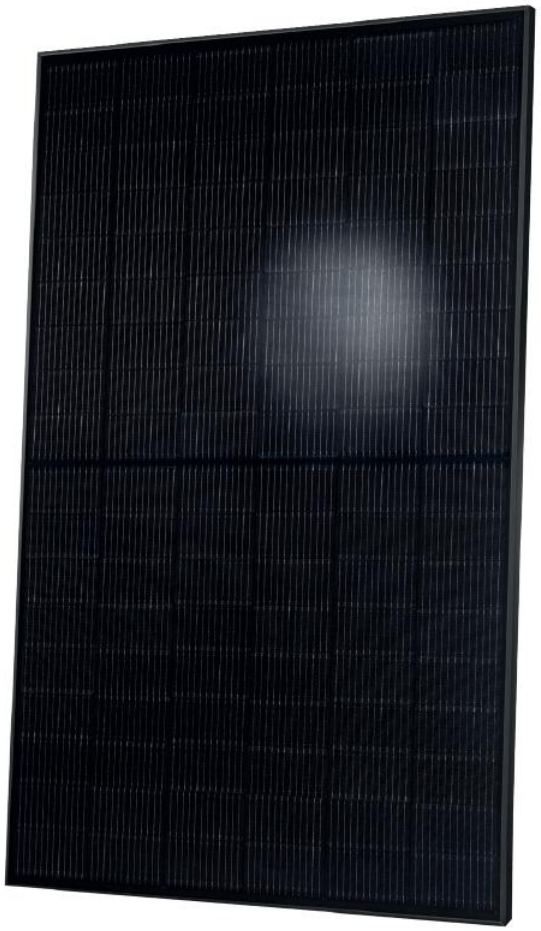


Q.TRON BLK M-G2+ SERIES

qcells

405 - 425 Wp | 108 Cells
22.2 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO solar cell technology with zero gap cell layout boosts module efficiency up to 22.2 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] APT test conditions according to IEC/TS 62804-1:2015, method A (–1500 V, 96 h)
[2] See data sheet on rear for further information.

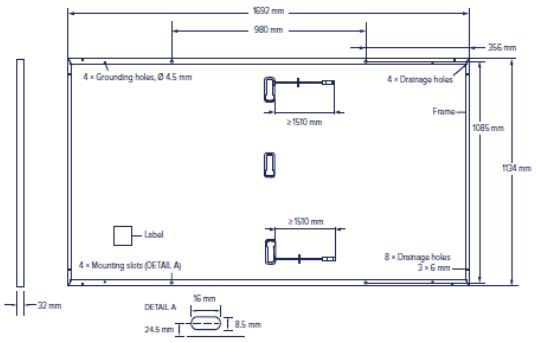
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1692 mm × 1134 mm × 32 mm (including frame)
Weight	21.5 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥1510 mm, (−) ≥1510 mm
Connector	Stäubli MC4; IP68

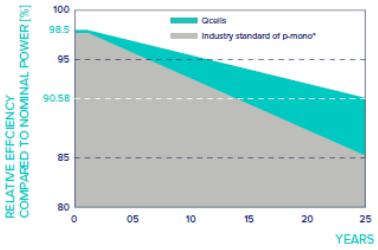


Electrical Characteristics

POWER CLASS				405	410	415	420	425
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	405	410	415	420	425
	Short Circuit Current[1]	I_{SC}	[A]	13.35	13.39	13.42	13.46	13.49
	Open Circuit Voltage[1]	V_{OC}	[V]	38.56	38.58	38.61	38.64	38.67
	Current at MPP	I_{MPP}	[A]	12.62	12.68	12.75	12.82	12.88
	Voltage at MPP	V_{MPP}	[V]	32.10	32.32	32.55	32.77	32.98
	Efficiency[1]	η	[%]	≥21.1	≥21.4	≥21.6	≥21.9	≥22.2
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	306.3	310.0	313.8	317.6	321.4
	Short Circuit Current	I_{SC}	[A]	10.76	10.79	10.82	10.84	10.87
	Open Circuit Voltage	V_{OC}	[V]	36.58	36.61	36.63	36.66	36.69
	Current at MPP	I_{MPP}	[A]	9.91	9.97	10.03	10.09	10.15
	Voltage at MPP	V_{MPP}	[V]	30.90	31.09	31.29	31.48	31.66

[1]Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25±2 °C, AM 1.5 according to IEC 60904-3 • [2]800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

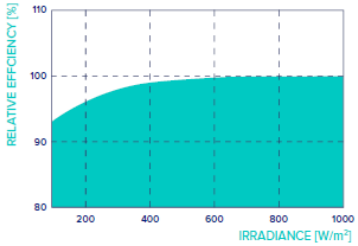


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°C]	43±3

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R	[A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull		[Pa]	3600 / 2400	Permitted Module Temperature on Continuous Duty	−40 °C - +85 °C
Max. Test Load, Push / Pull		[Pa]	5400 / 3600		

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

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

Planning and 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

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Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☑ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

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™
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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — $0.00

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- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here: 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.

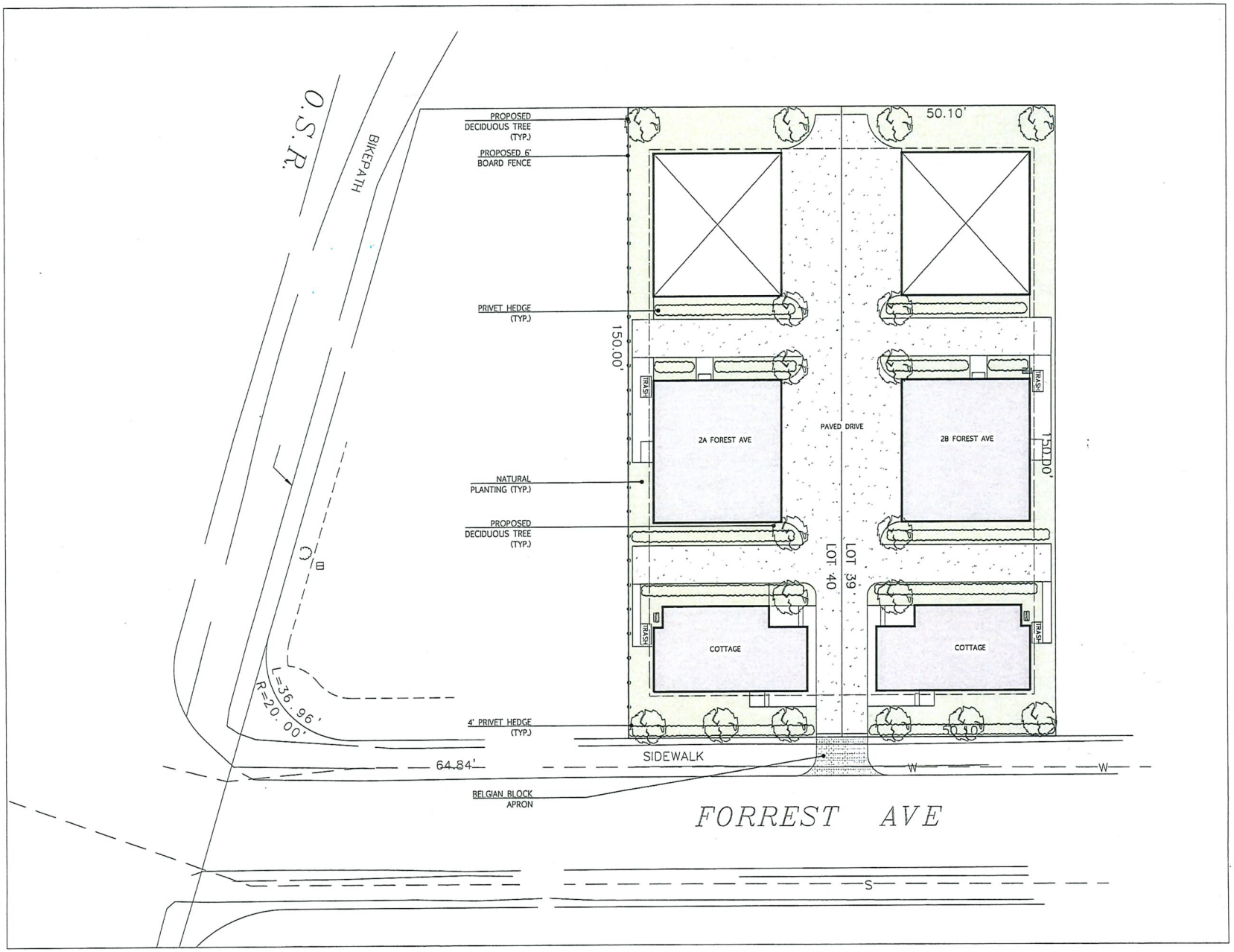
UFN: 244901-0554
Receipt #: 840-50280095-2-6660485-2
Clerk: 07

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

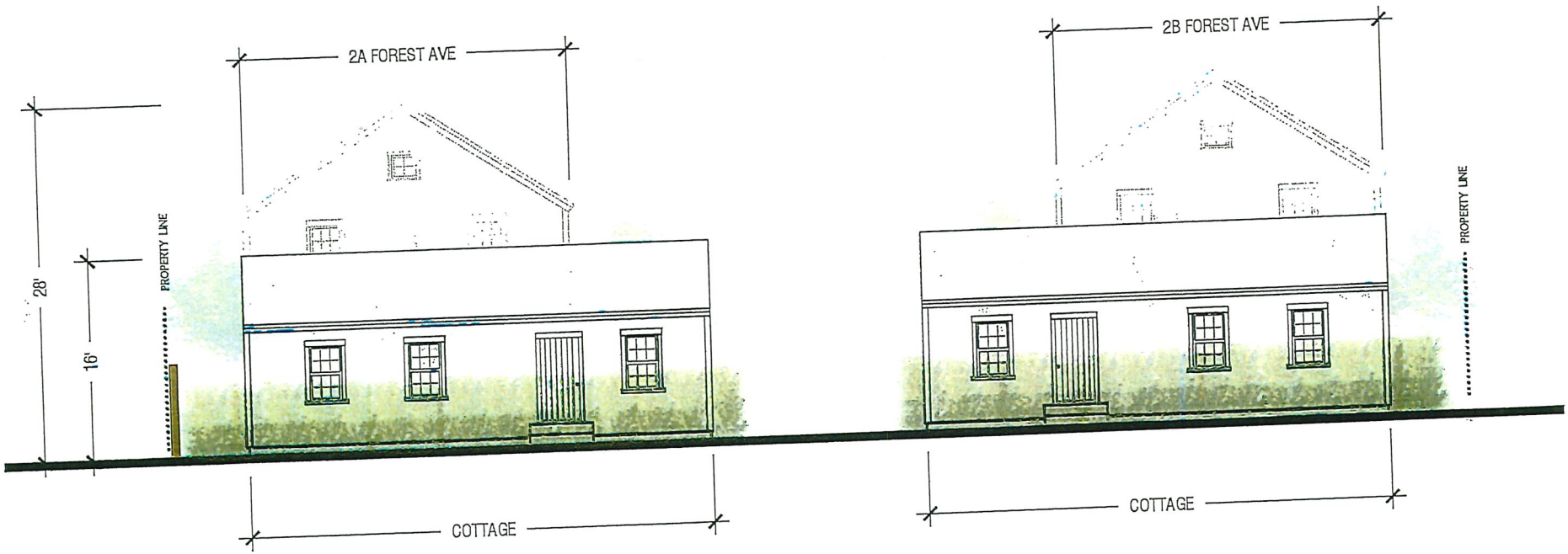
N

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	

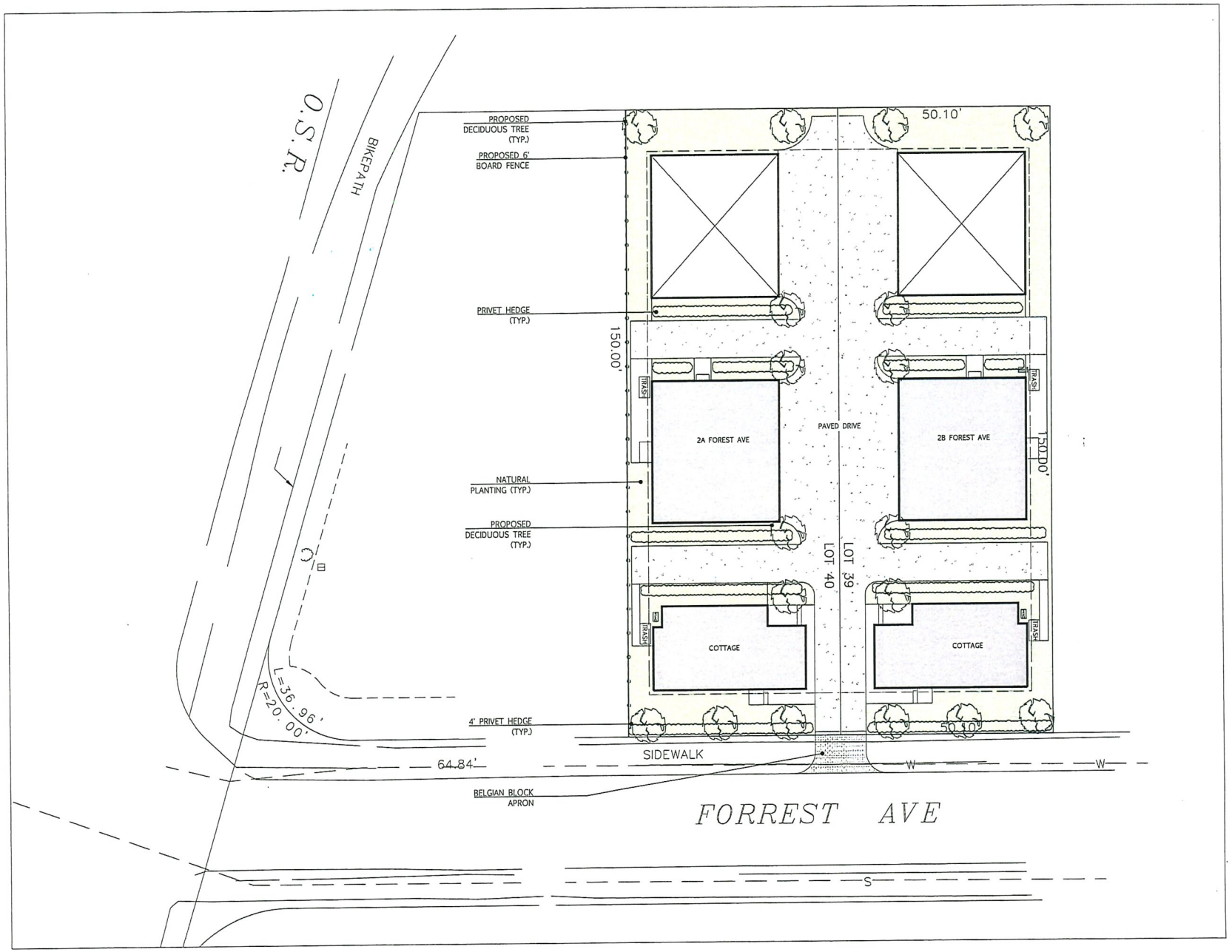


Project Name and Address

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

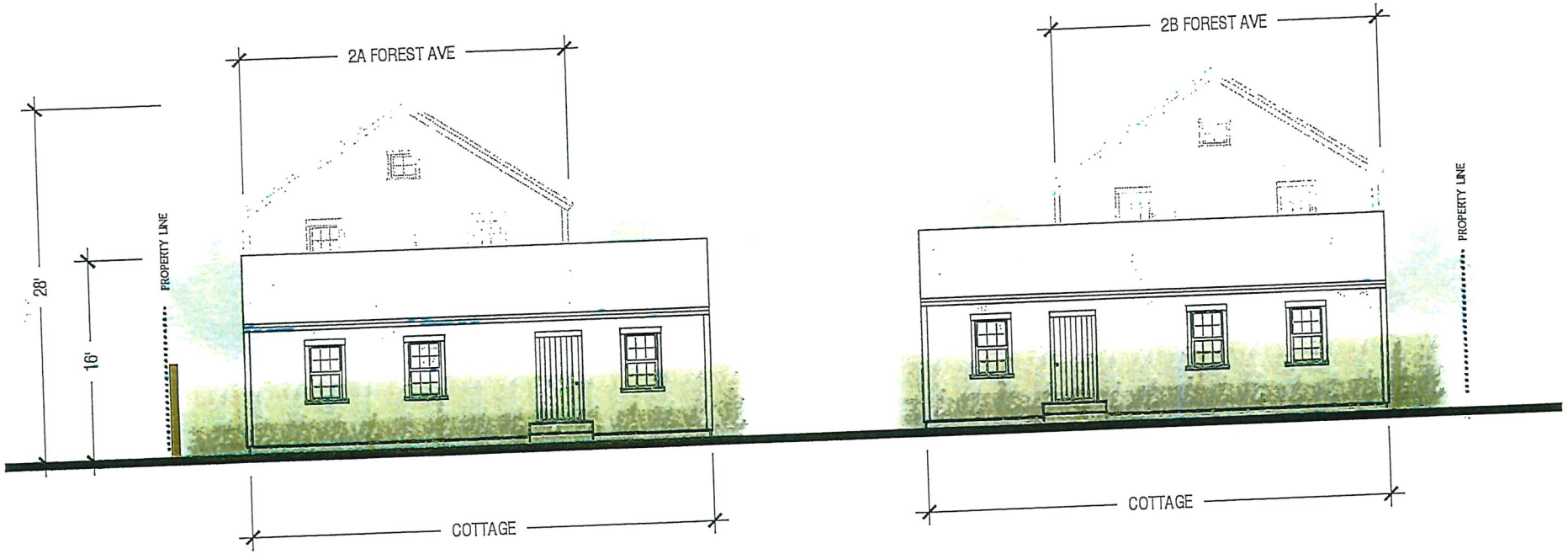
N

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	

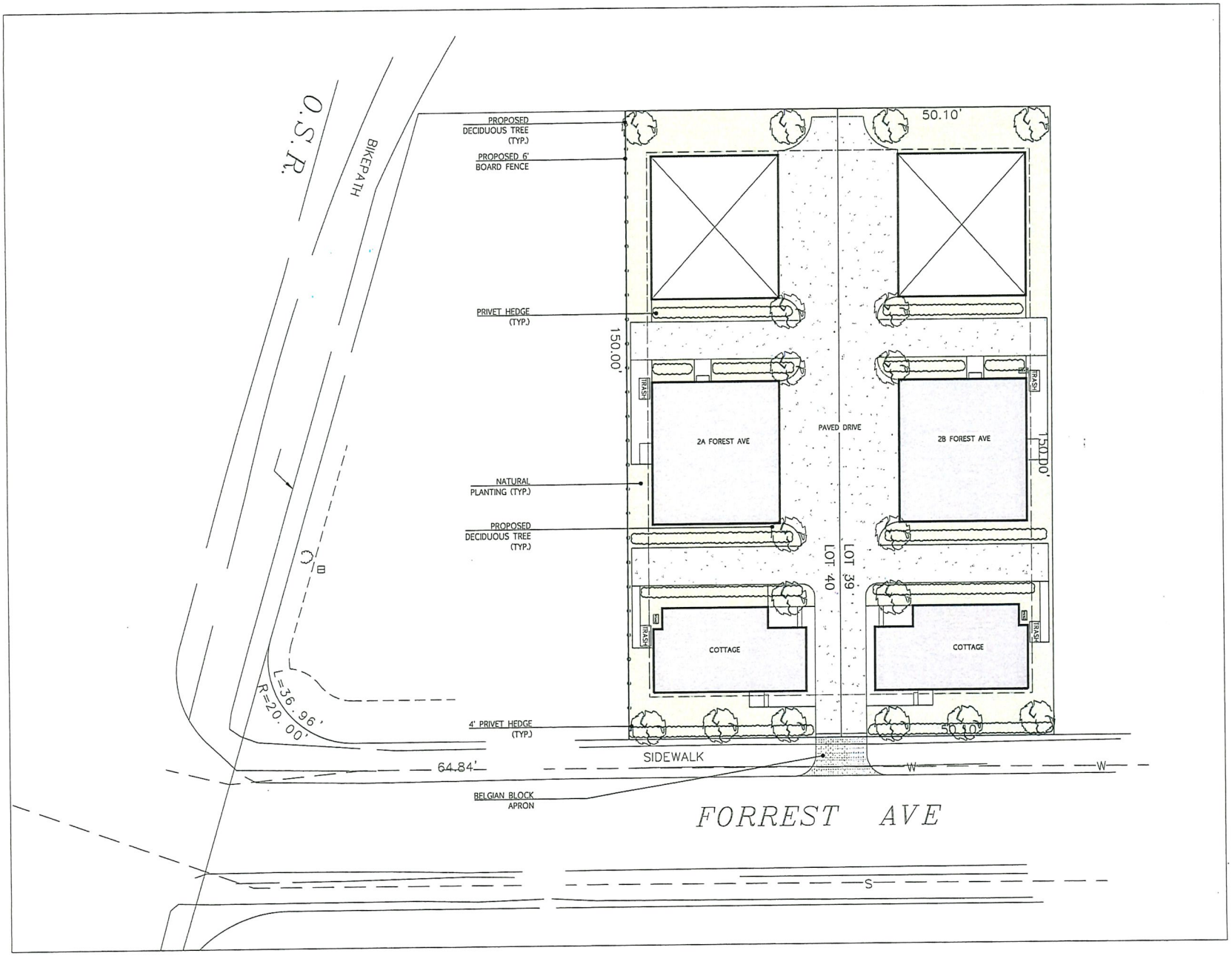


Project Name and Address

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

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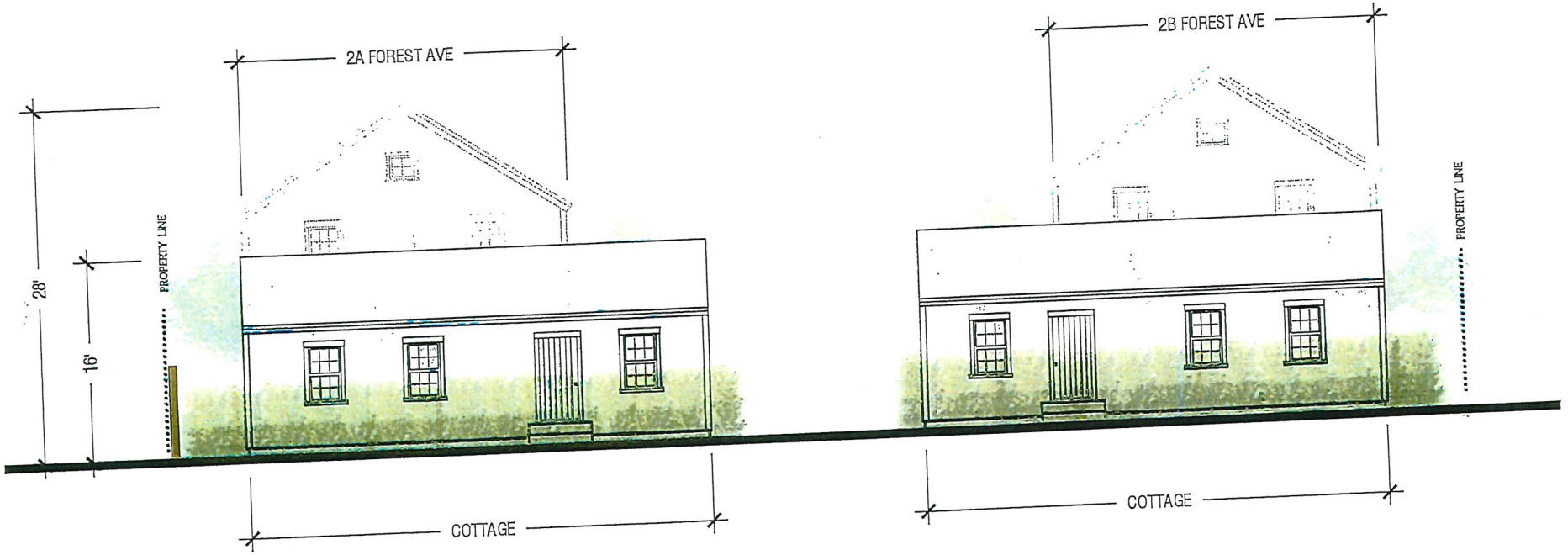
Project Name and Address

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	

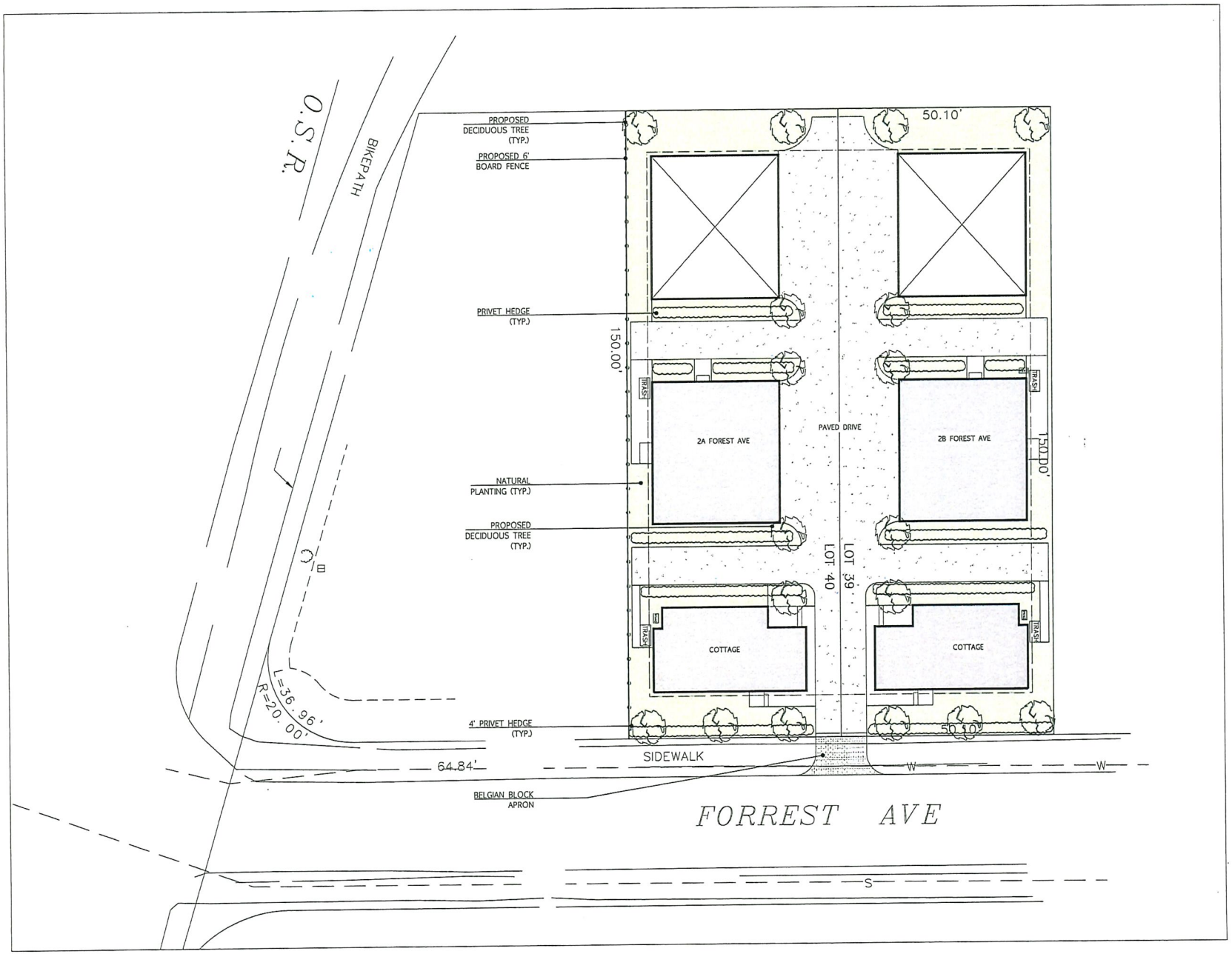


Project Name and Address

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

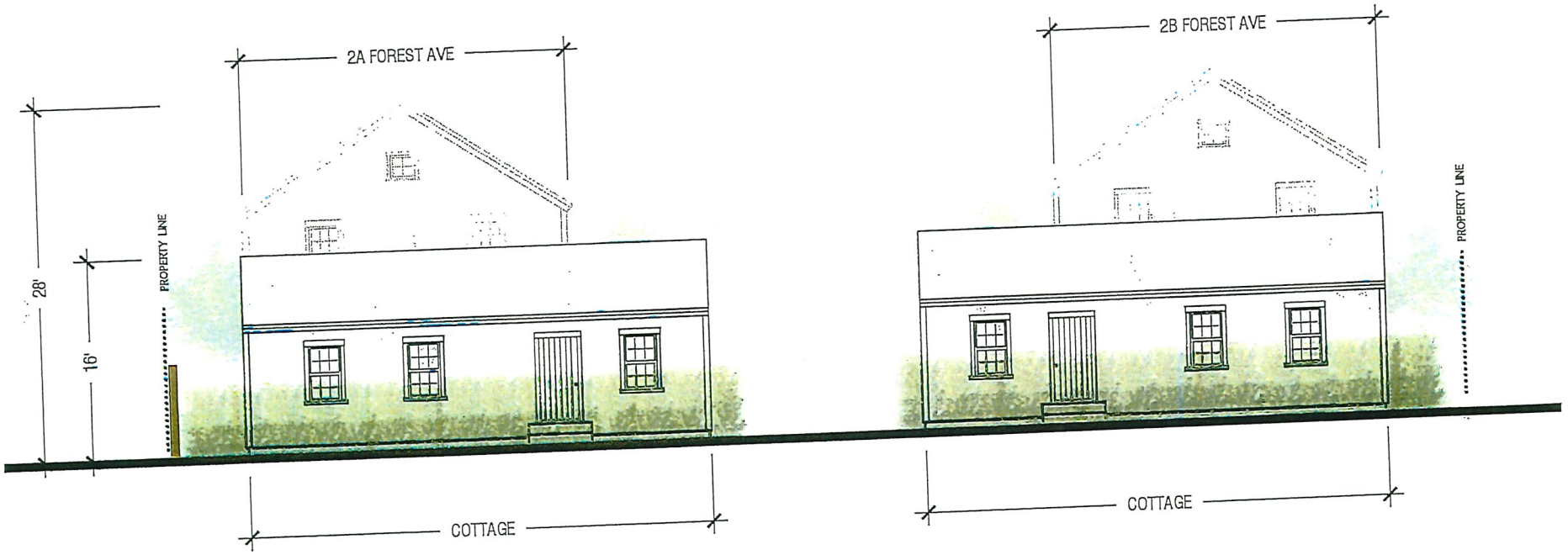
N

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	

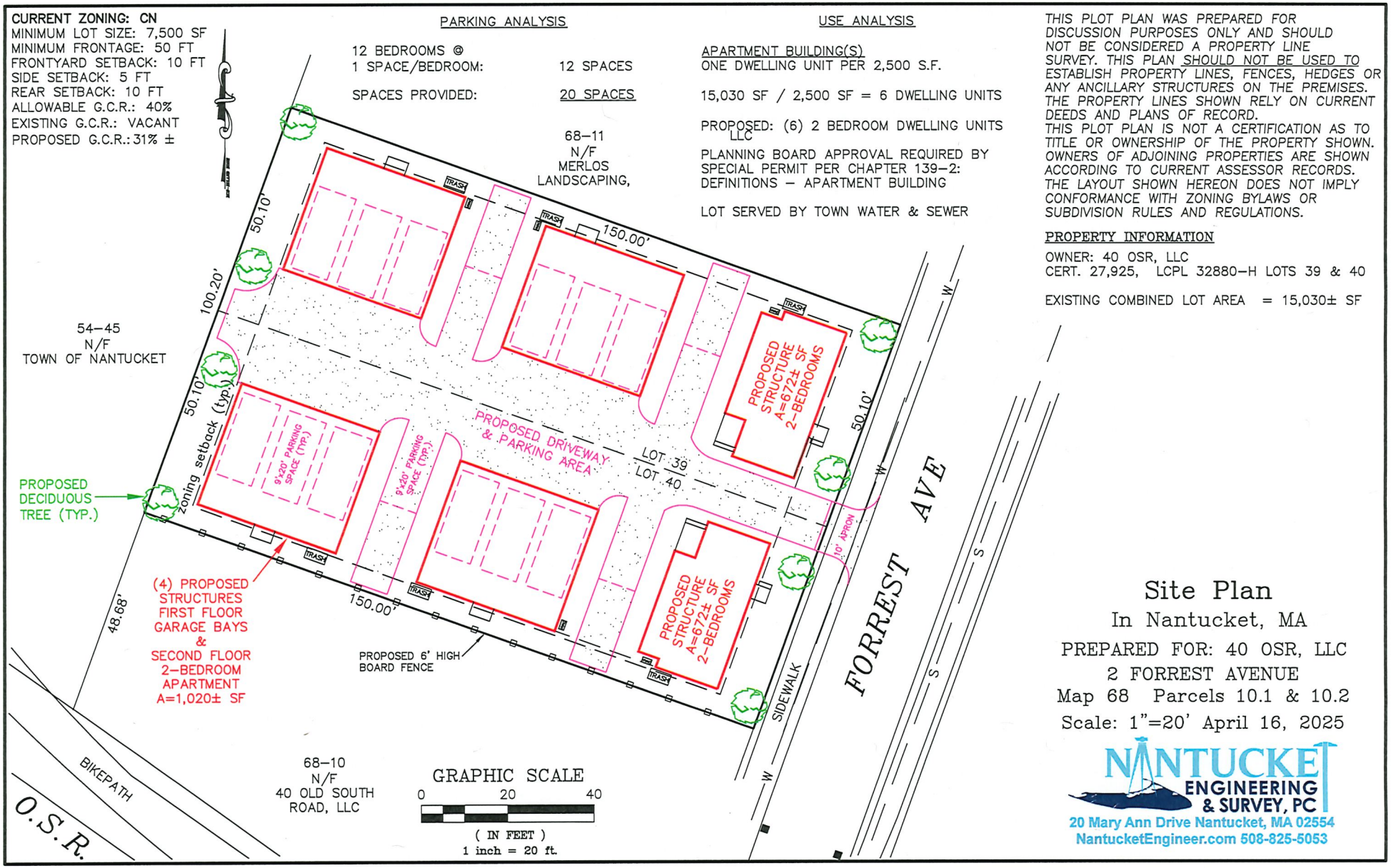


Project Name and Address

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

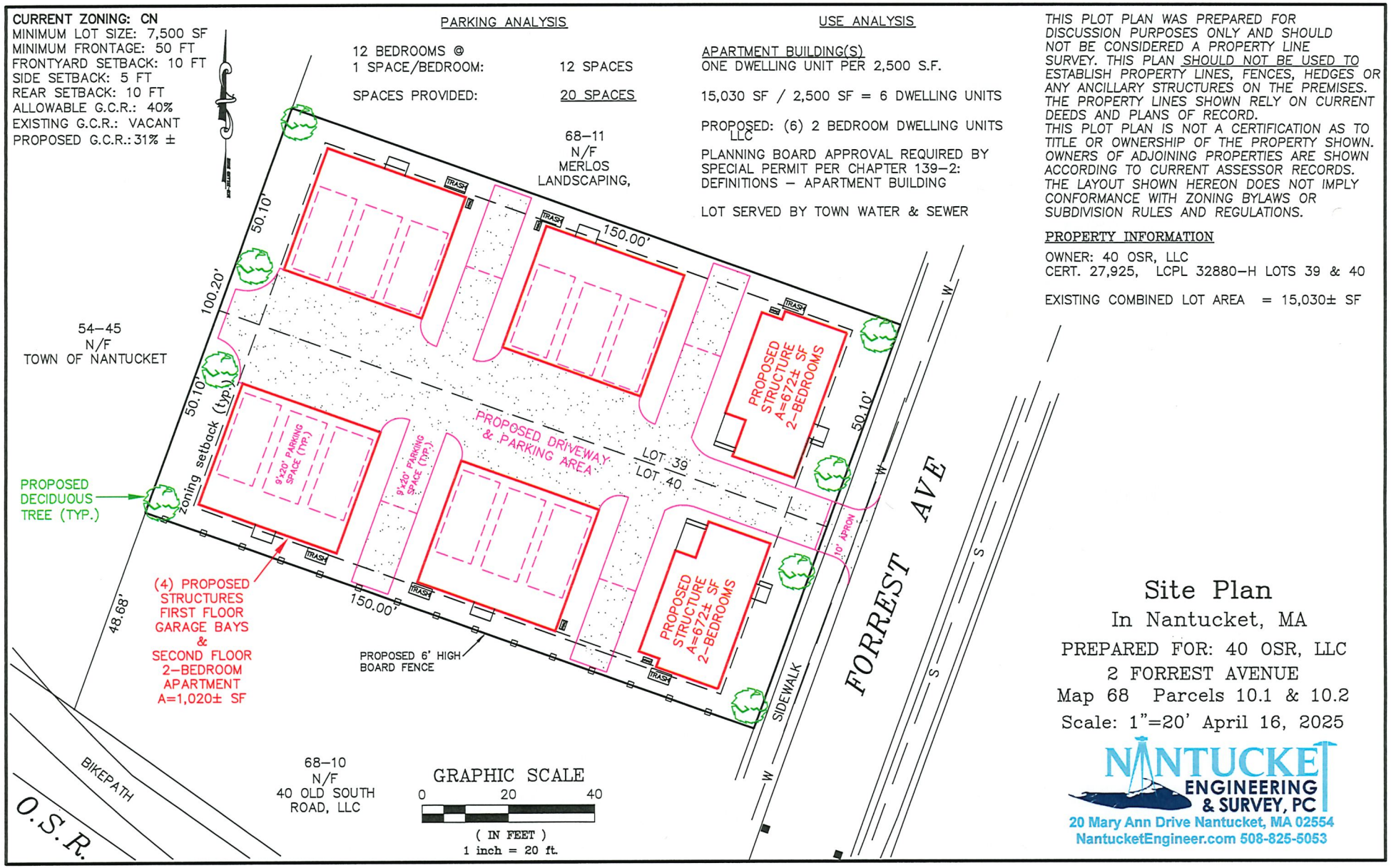
PREPARED FOR: 40 OSR, LLC

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



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In Nantucket, MA

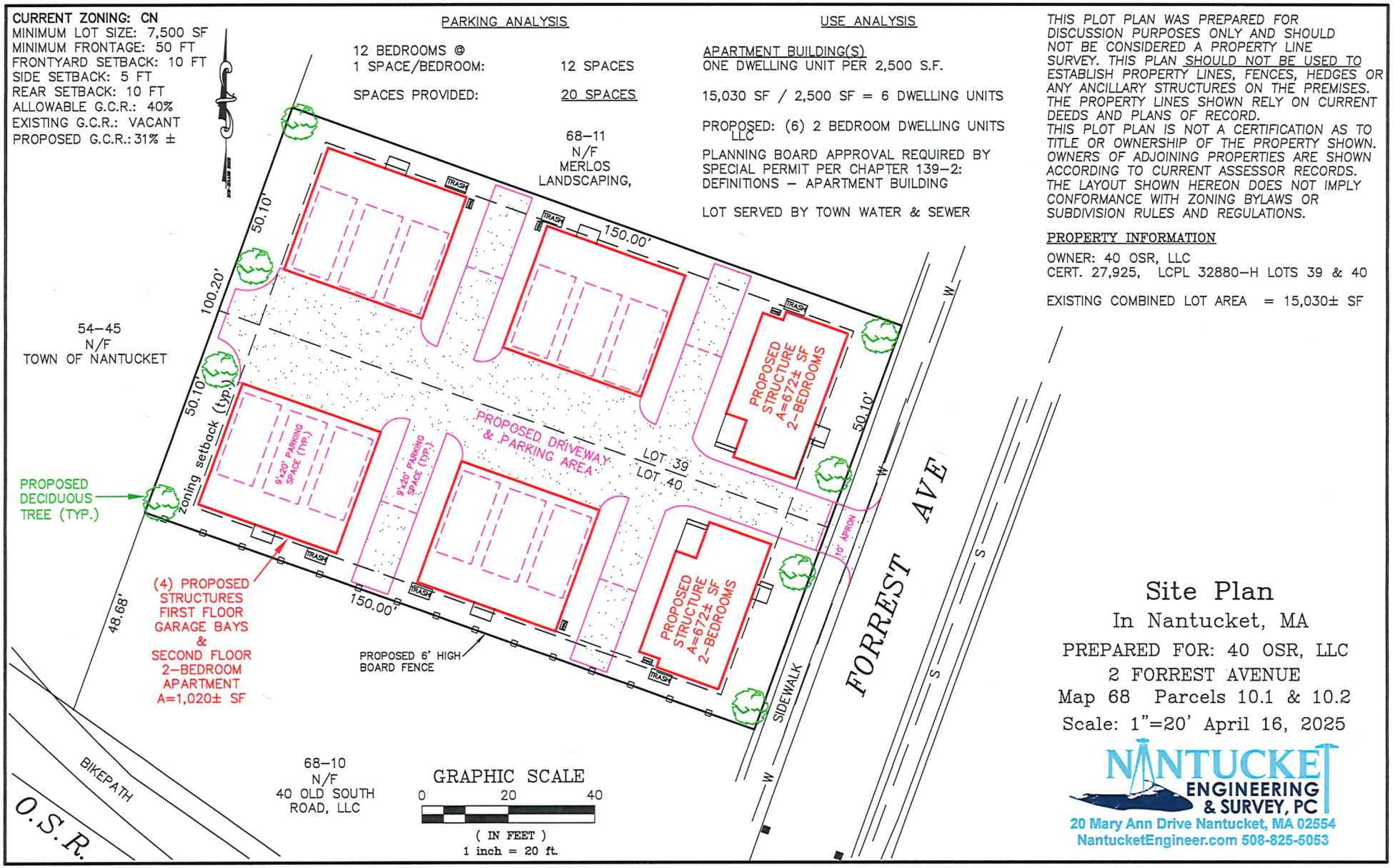
PREPARED FOR: 40 OSR, LLC

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



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In Nantucket, MA

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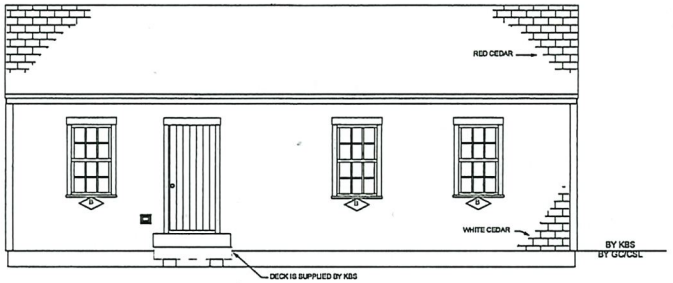
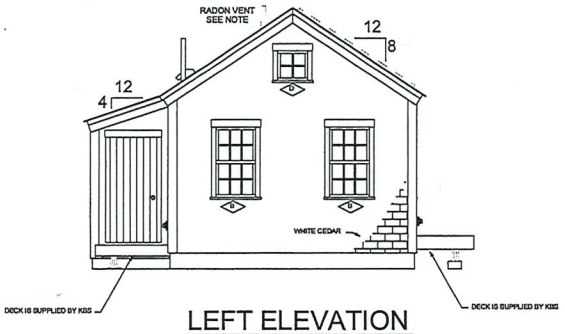
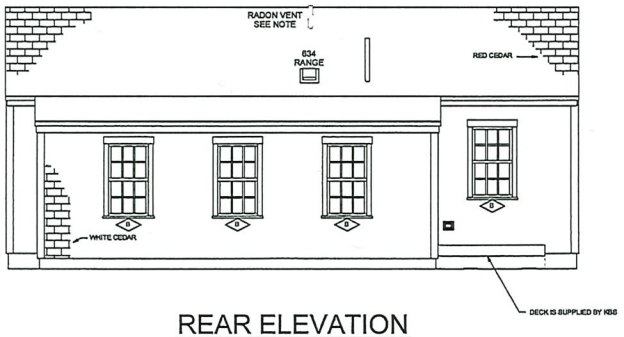


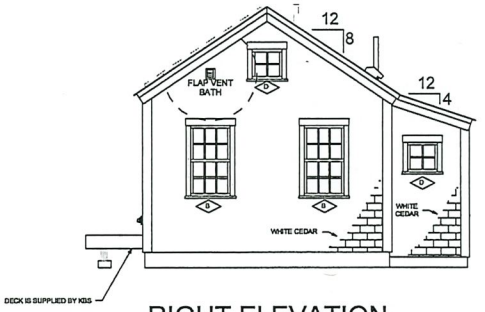
FRONT ELEVATION
EAST



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:

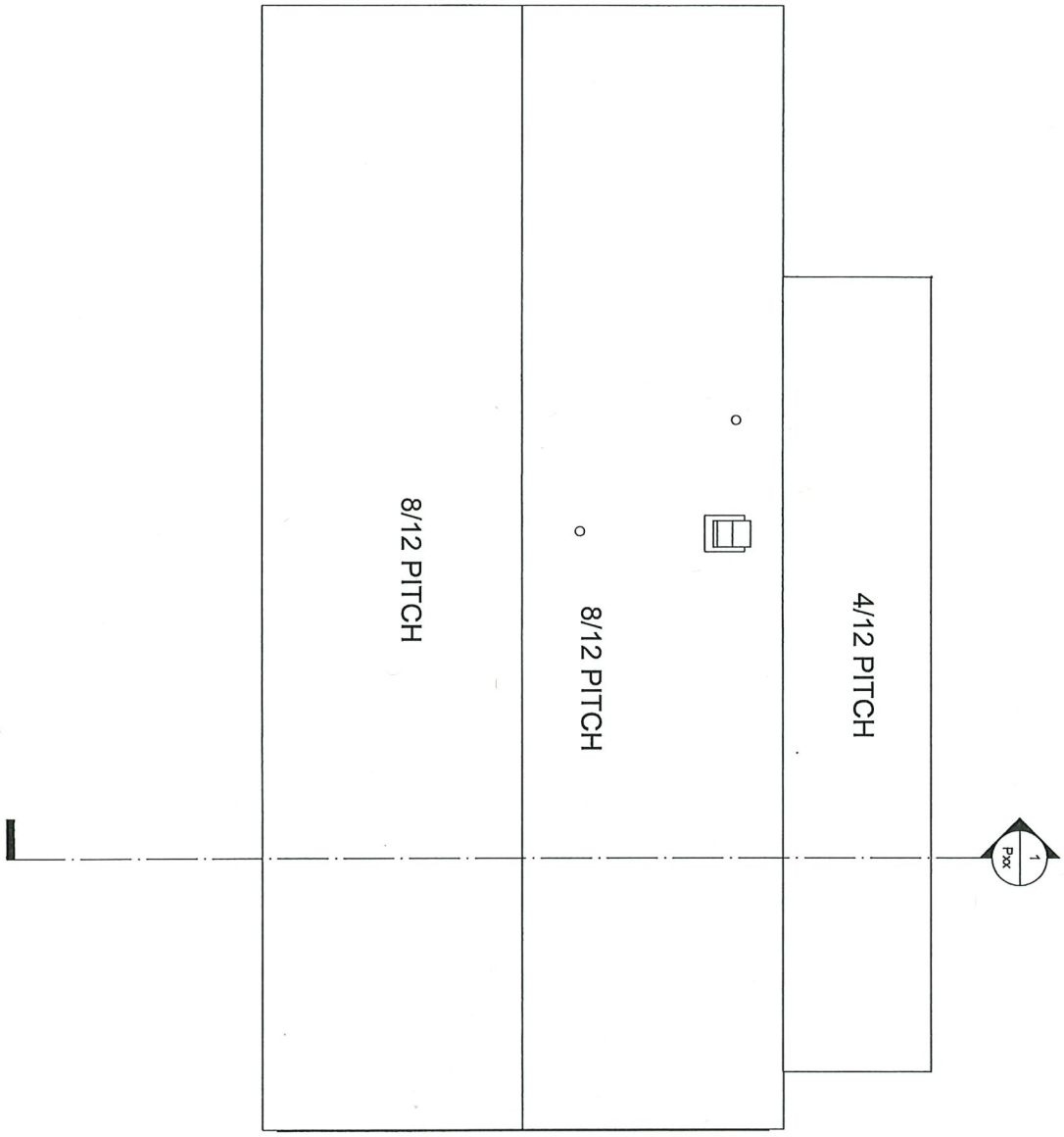
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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

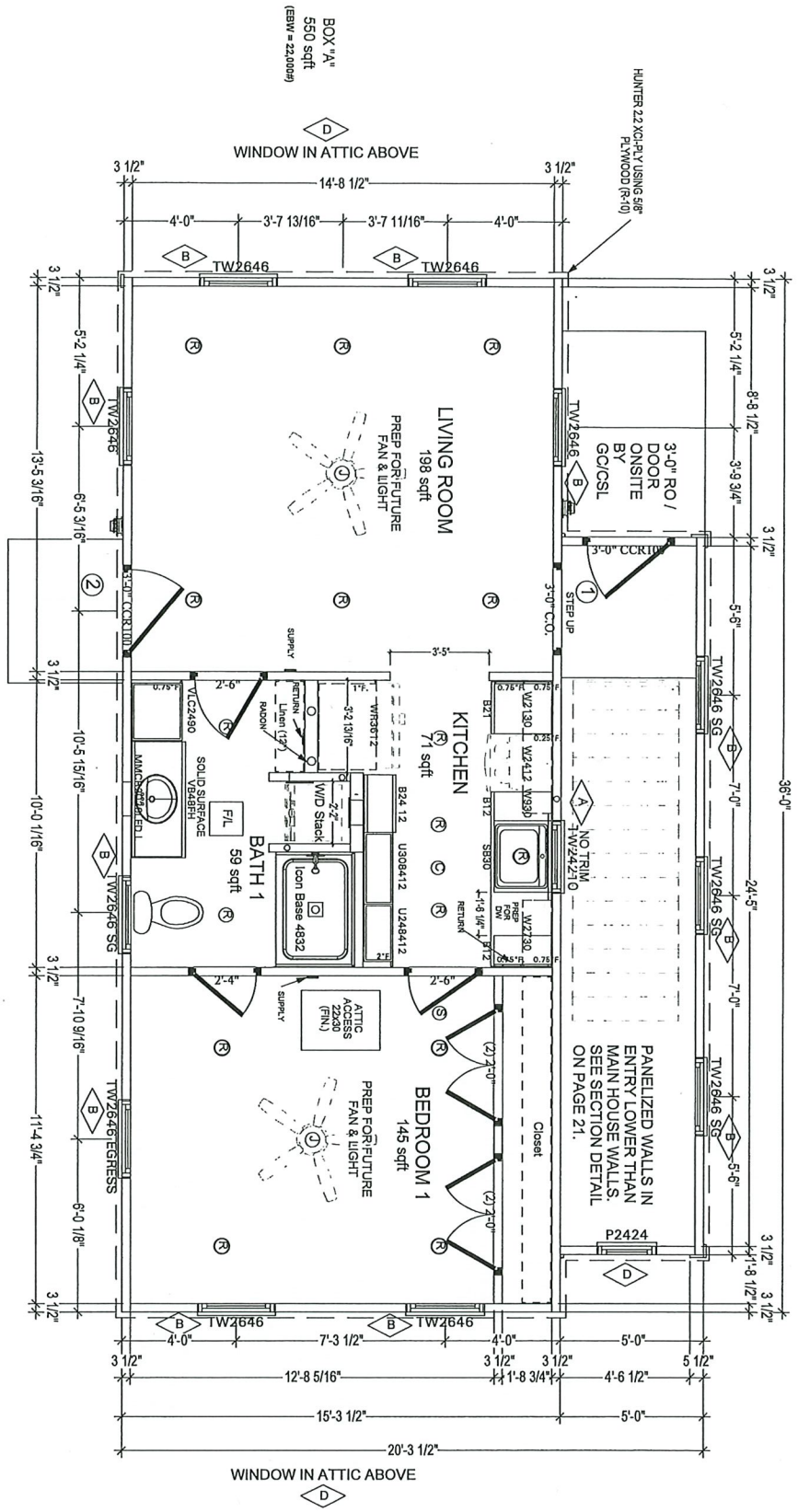
JOB NAME
40 Old South Rd Lot 2
40 Old South Rd
Nantucket, MA

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

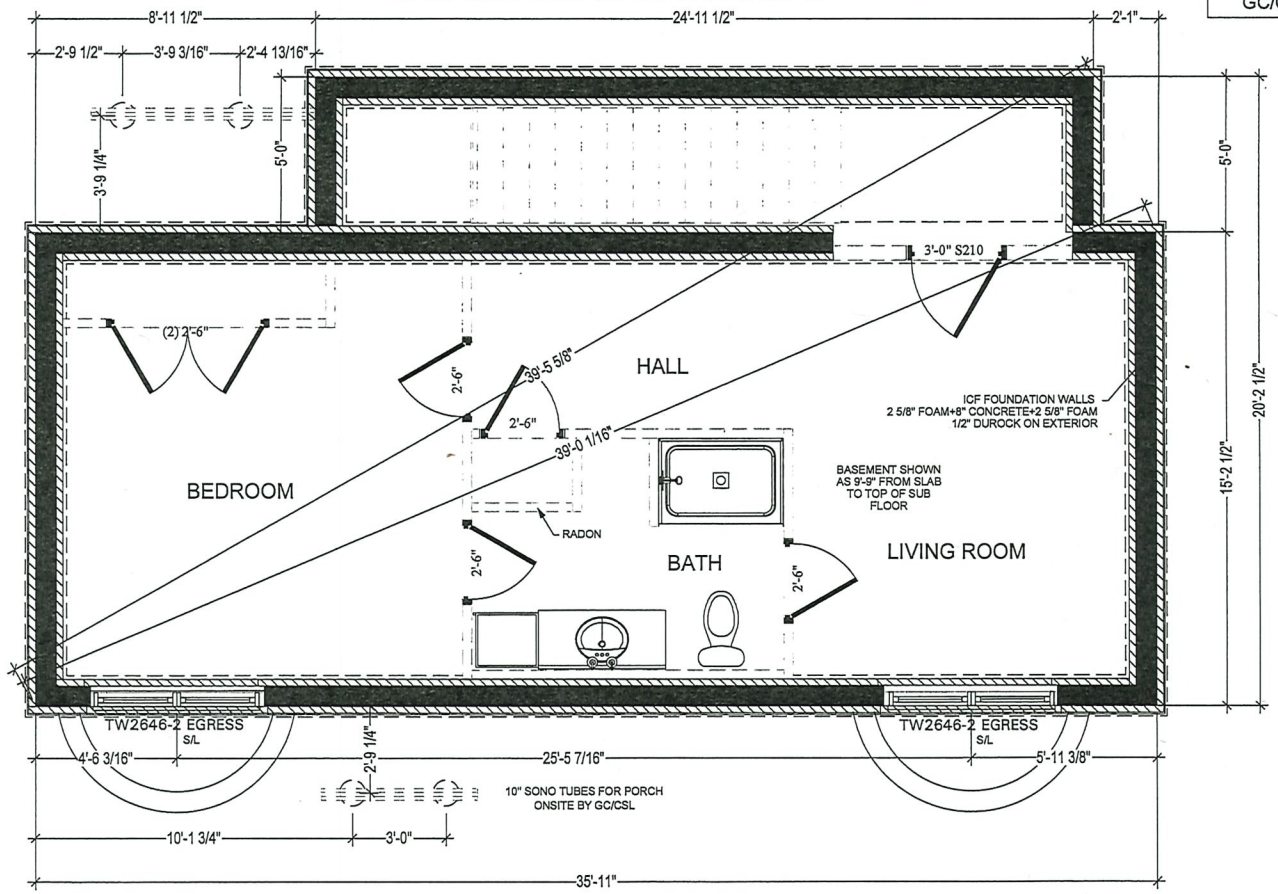


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

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:

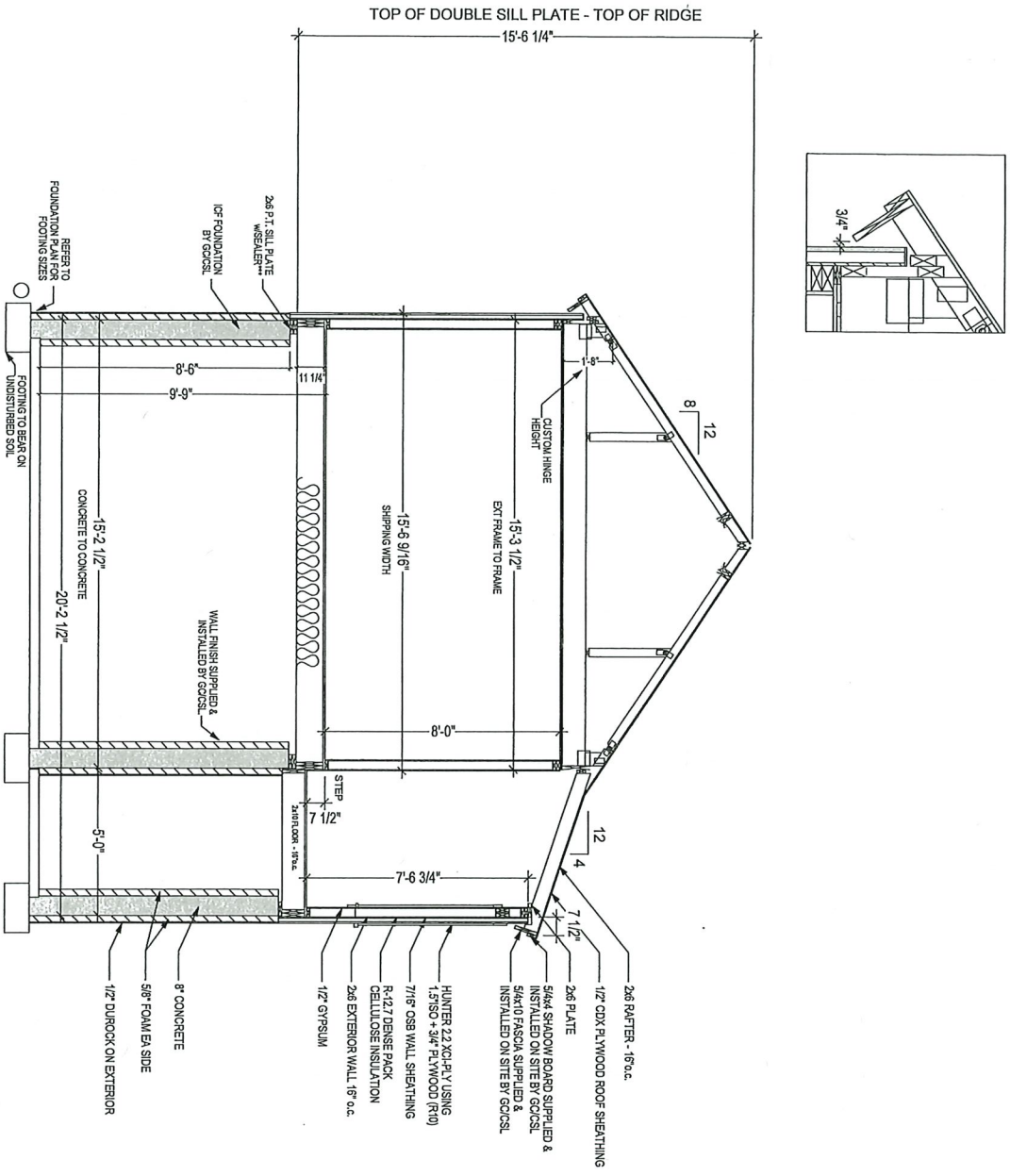
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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:

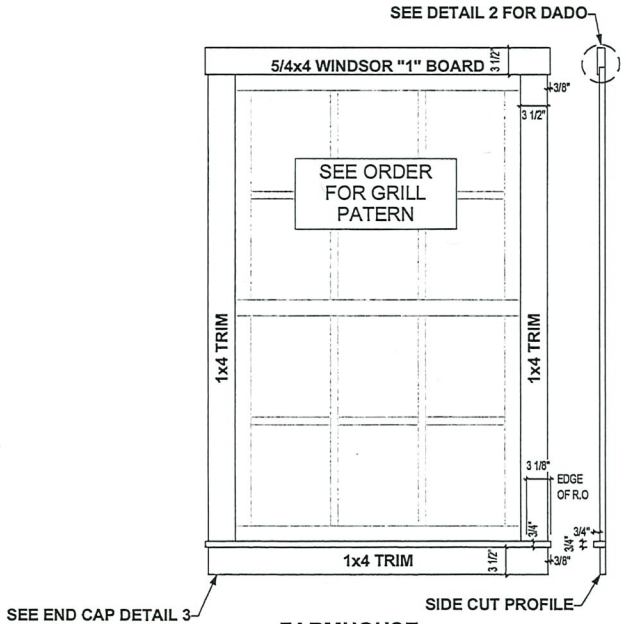
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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

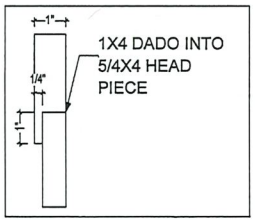
DOOR SCHEDULE

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



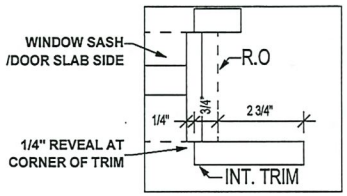
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



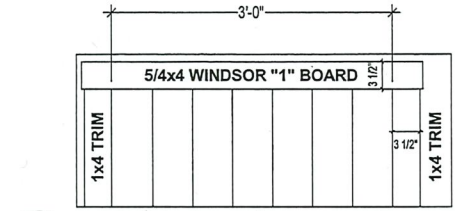
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



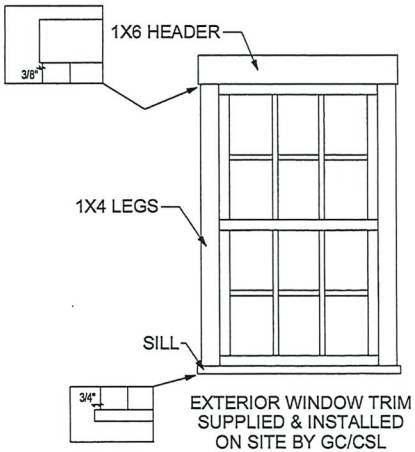
TRIM REVEAL AT CORNER

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

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300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC
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

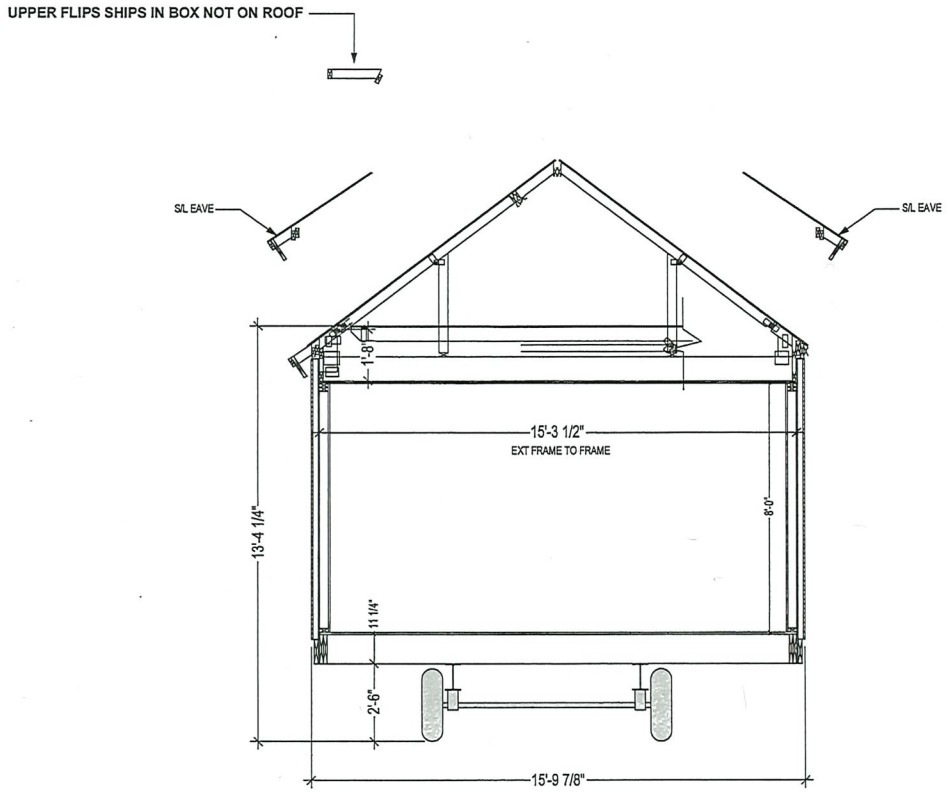
SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

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"

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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:

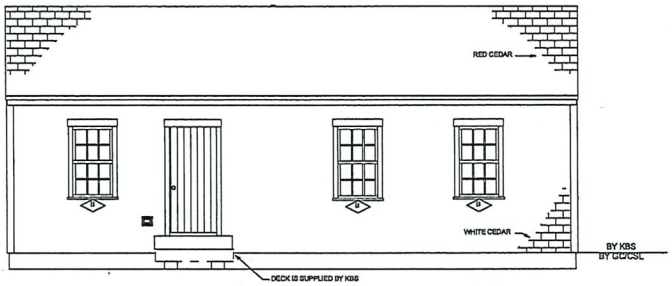
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

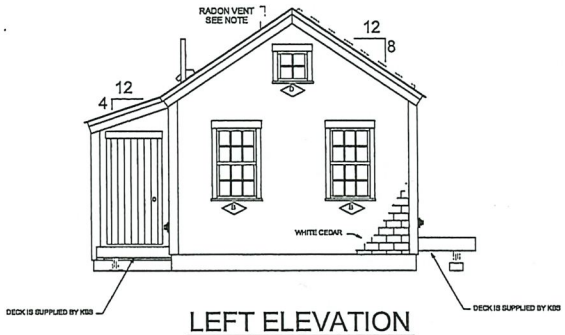
SHIPPING SECTION

SHEET #
P1002

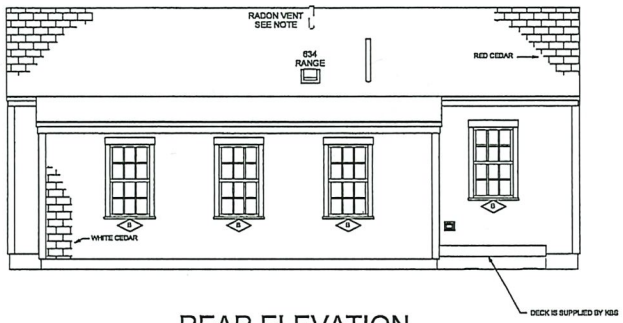
SCALE: NONE



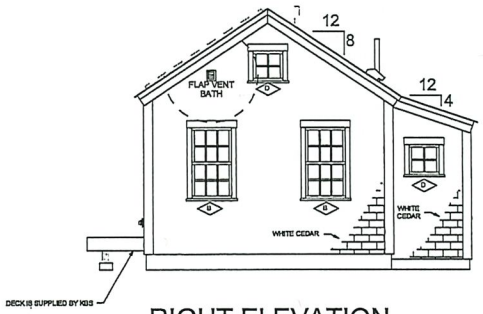
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

NOTE:
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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:

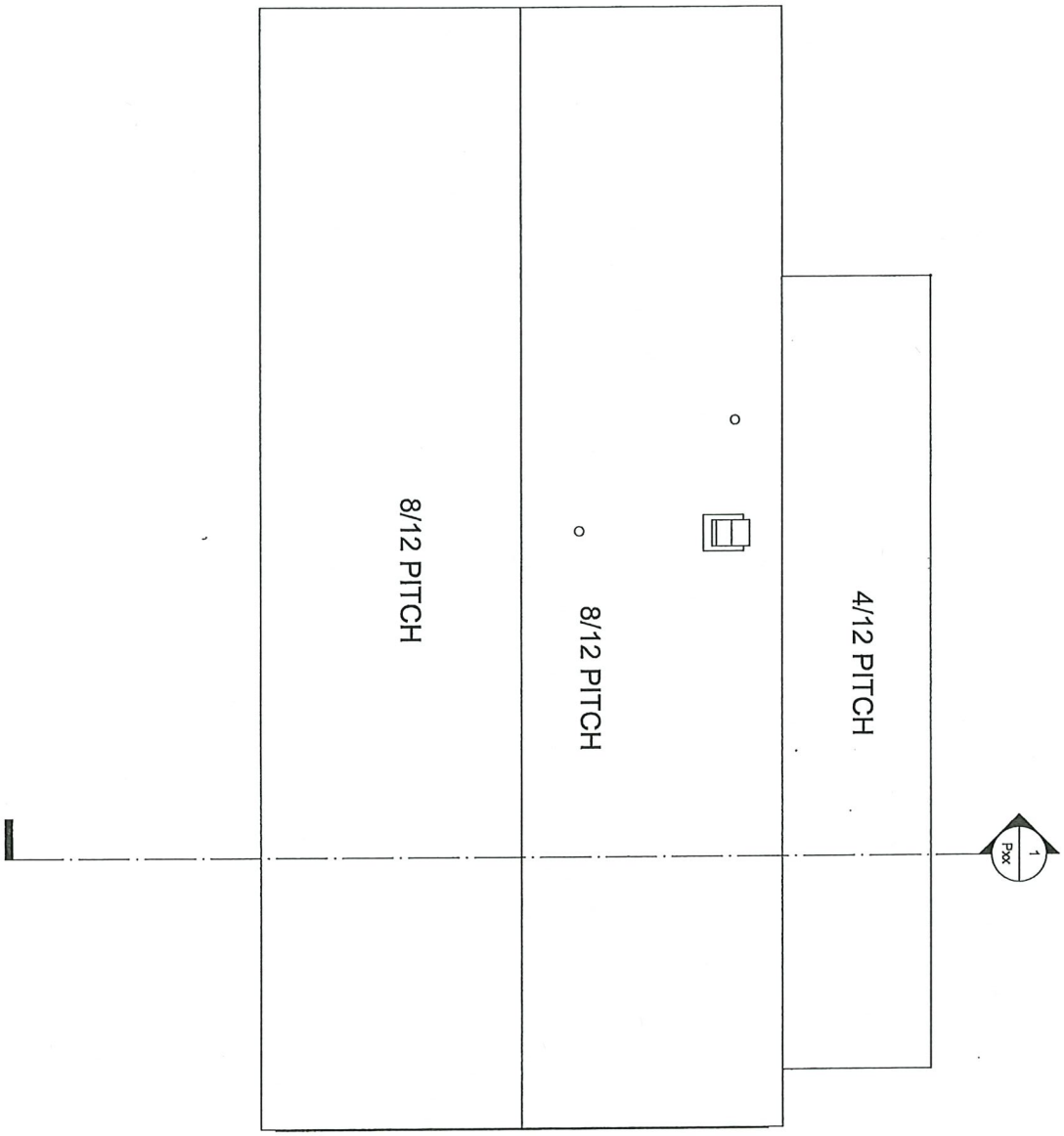
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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:

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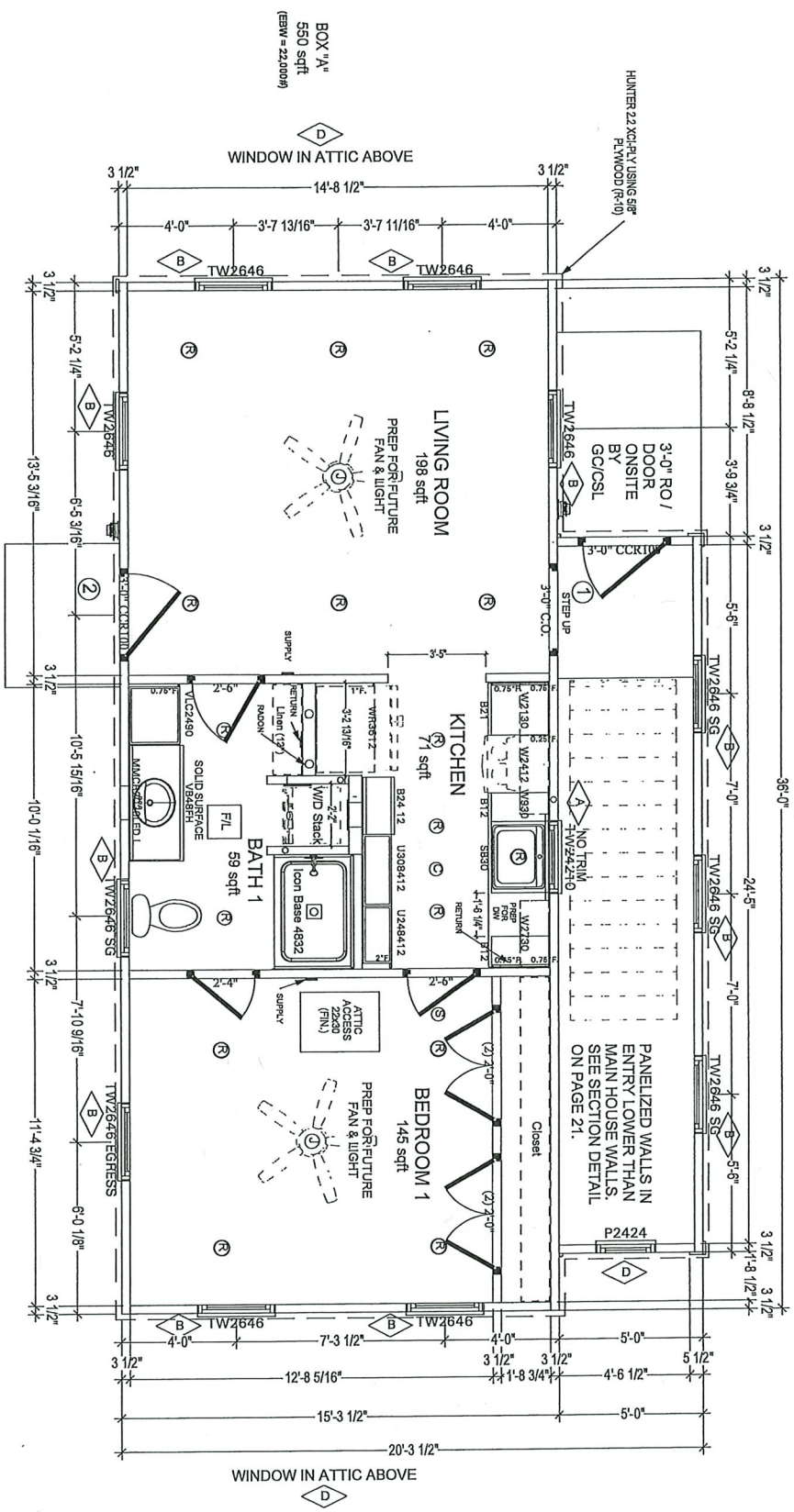
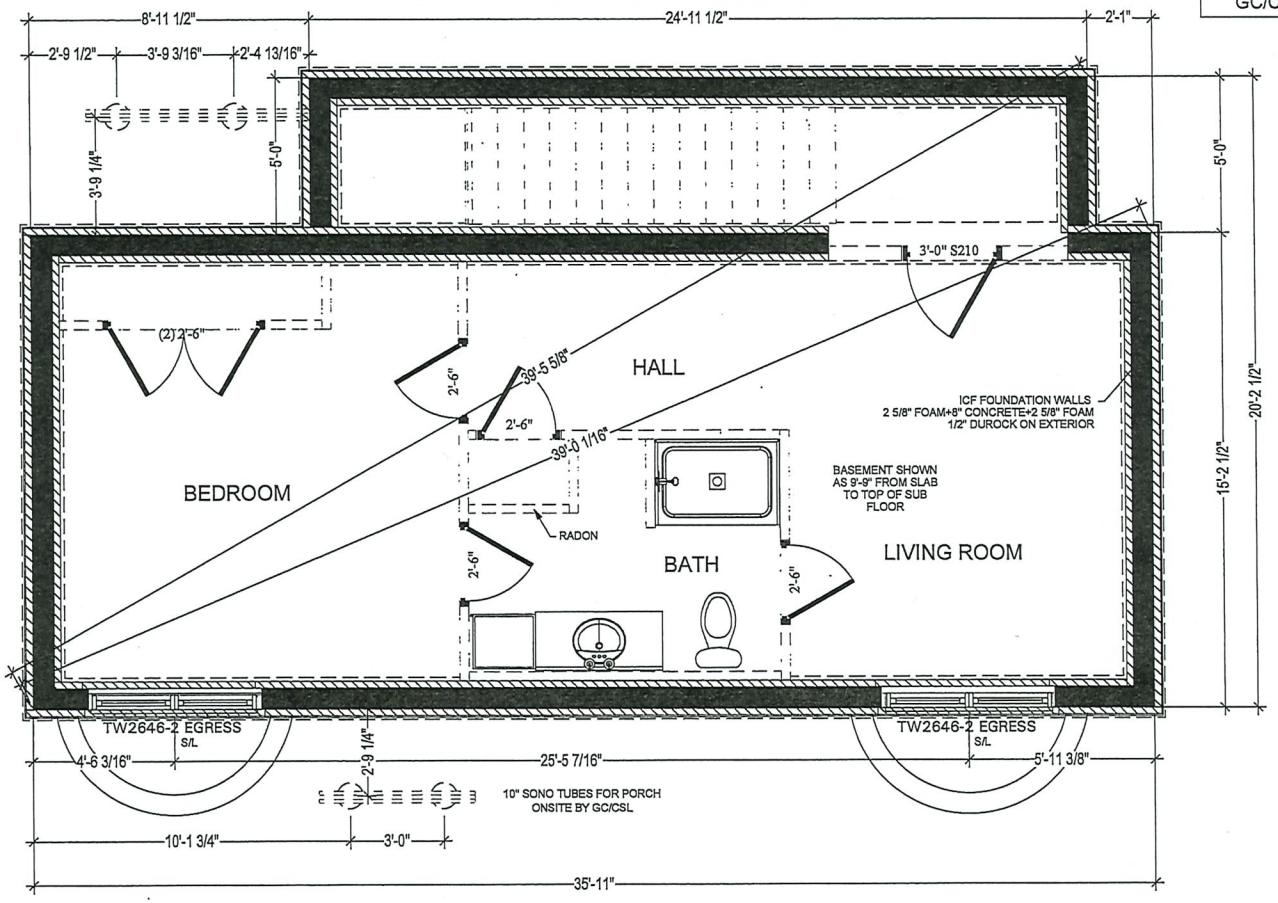


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

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

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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:

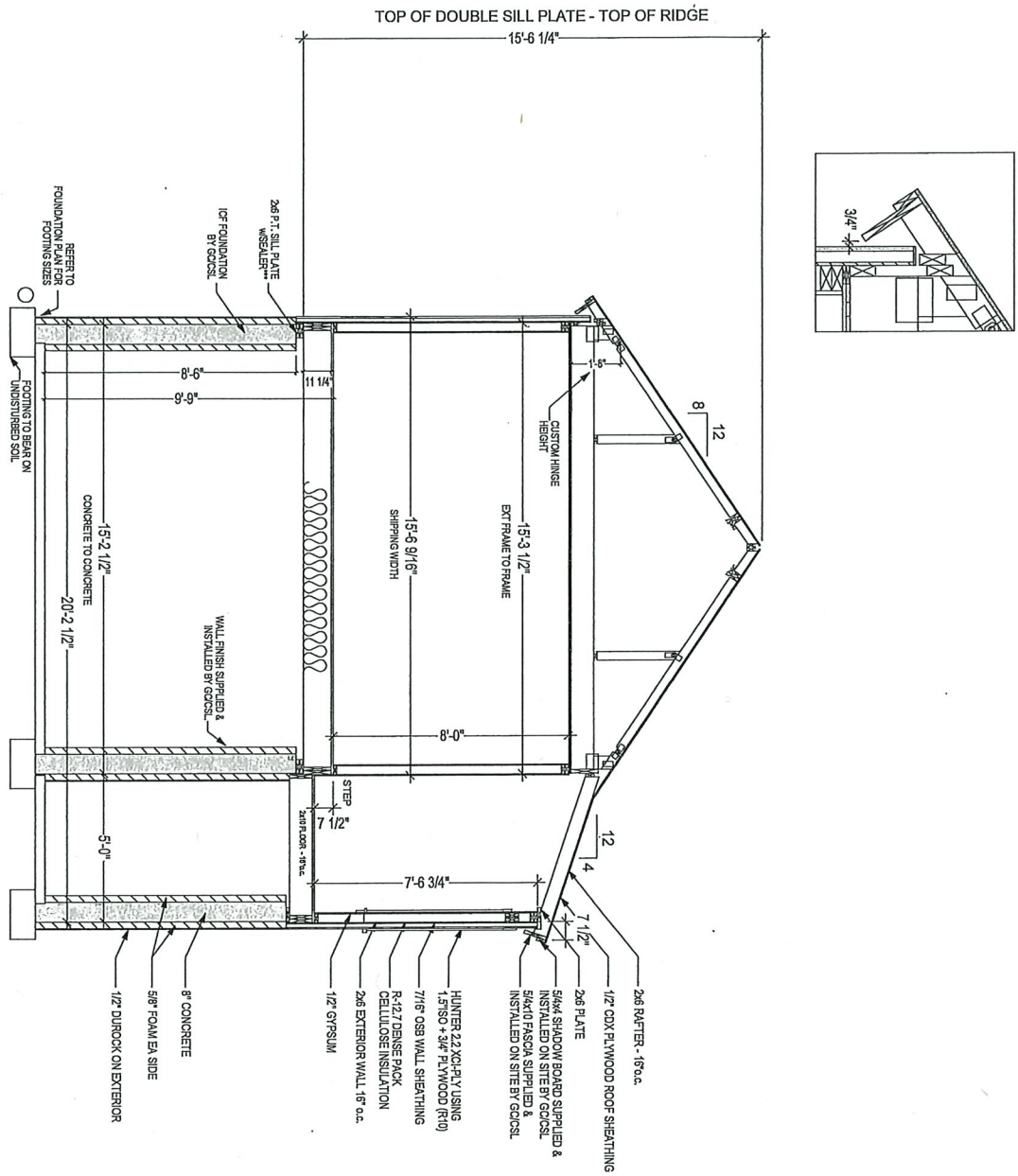
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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:

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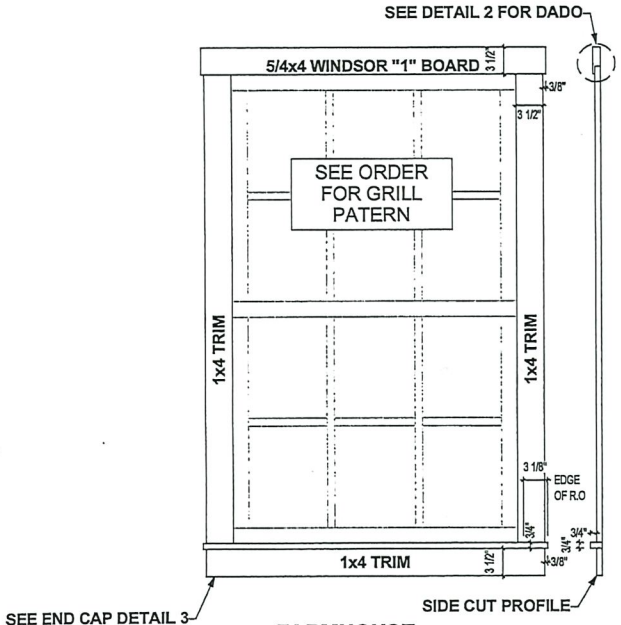
WINDOW SCHEDULE

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

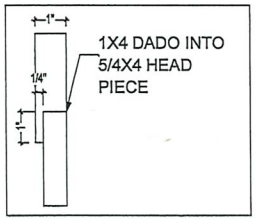
DOOR SCHEDULE

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



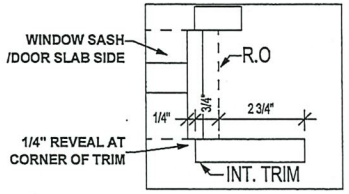
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



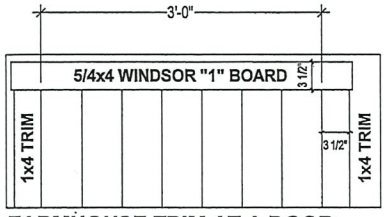
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



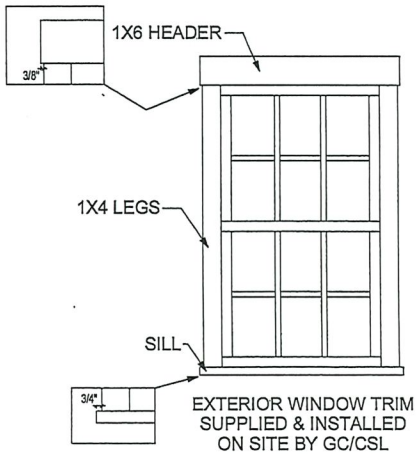
TRIM REVEAL AT CORNER

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

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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

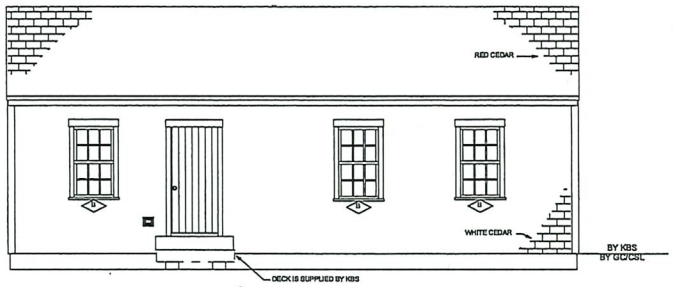
SHEET # P25

SCALE: NONE

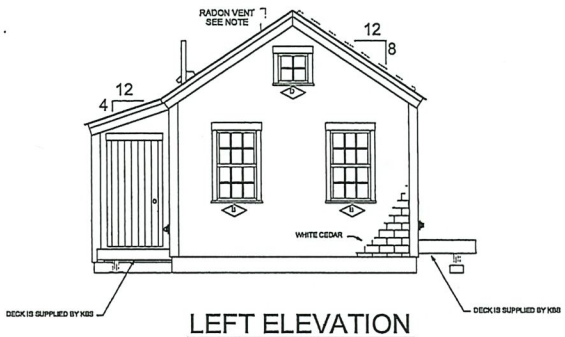
MA

PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 15'-11"
W @ Road = +/- 15'-11"
H w/ UF S/L = +/- 13'-6"

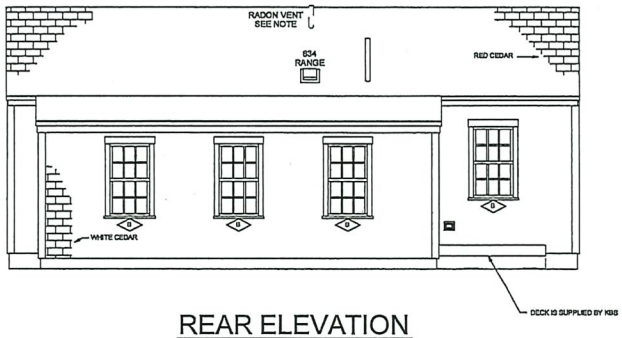
SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP SHIPPING SECTION	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA REV#/DATE: REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: 40 OSR LLC Box 23 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



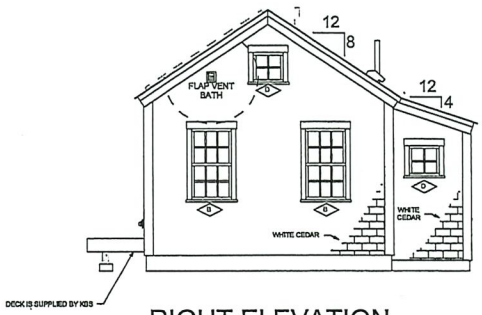
FRONT ELEVATION
EAST



LEFT ELEVATION
NORTH



REAR ELEVATION
WEST



RIGHT ELEVATION
SOUTH

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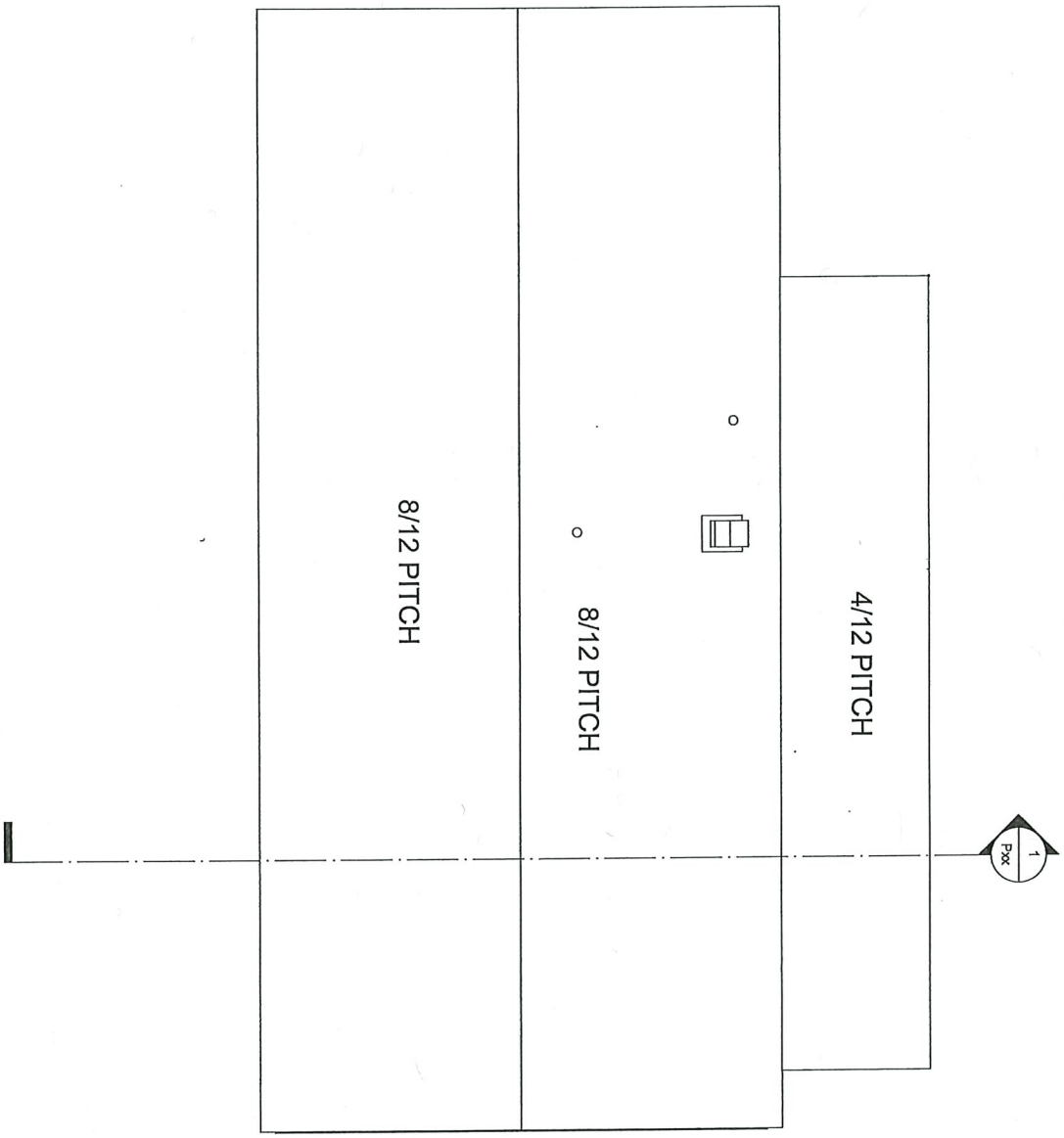
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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:
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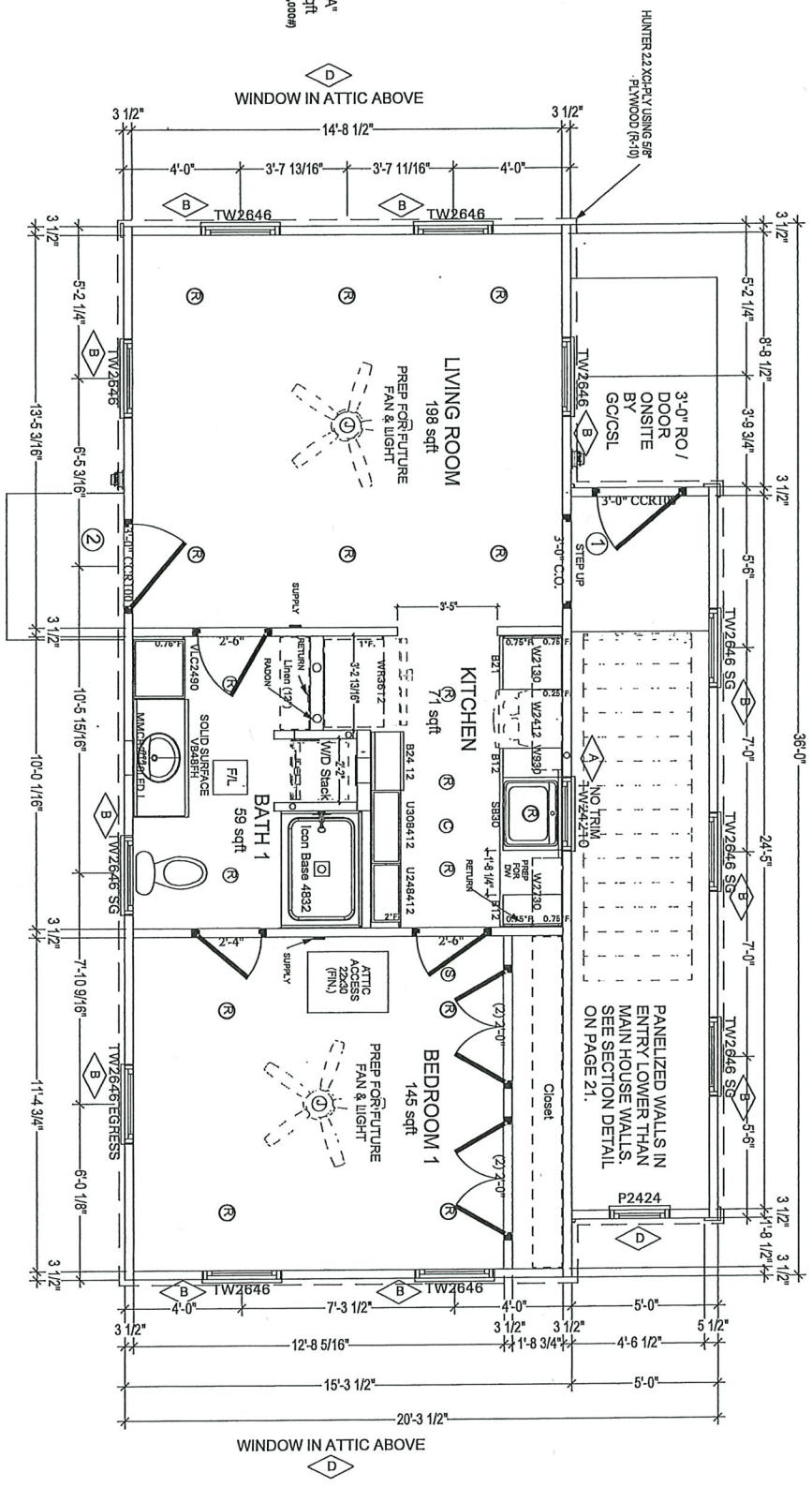

TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

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

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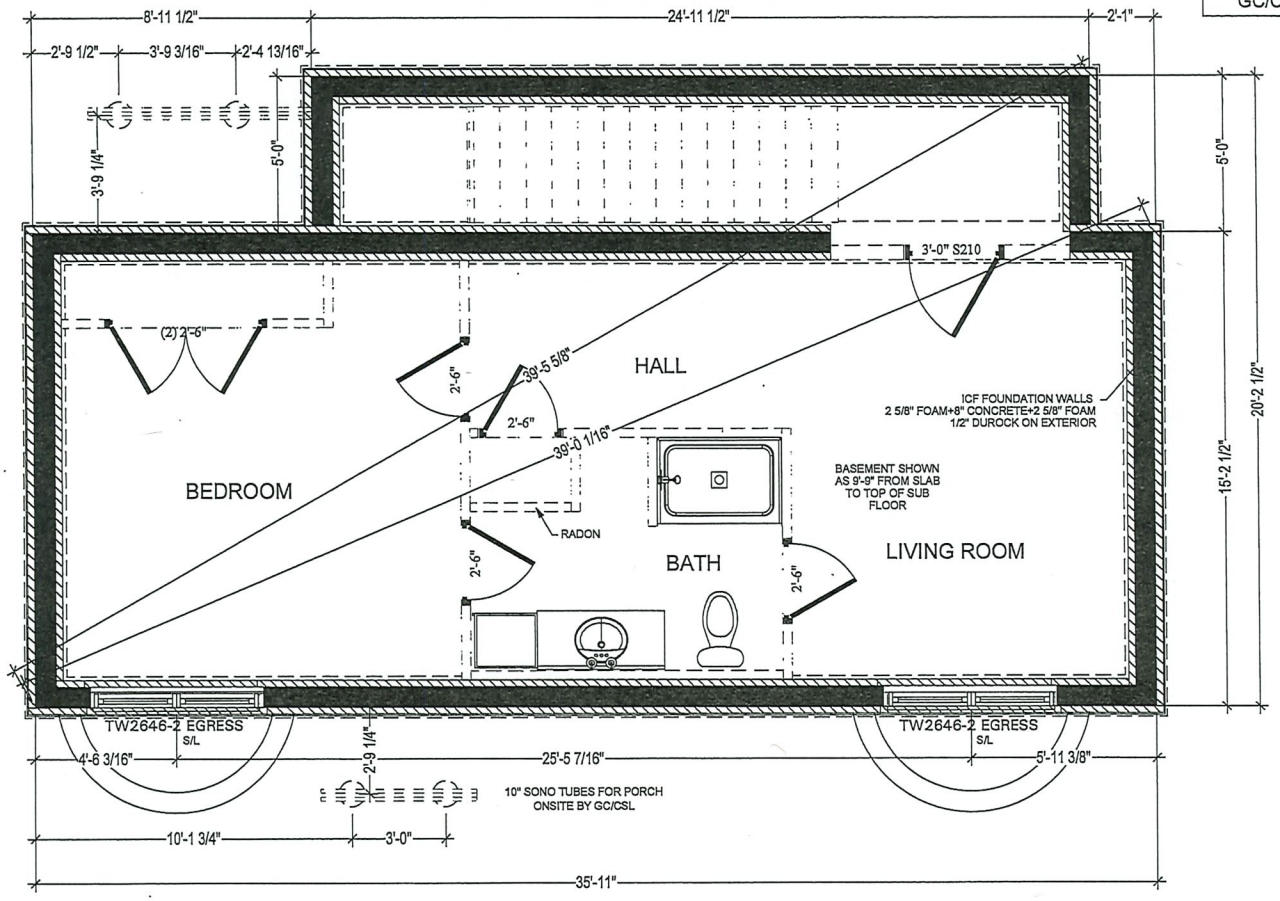

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REV#/DATE:
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REV#/DATE:

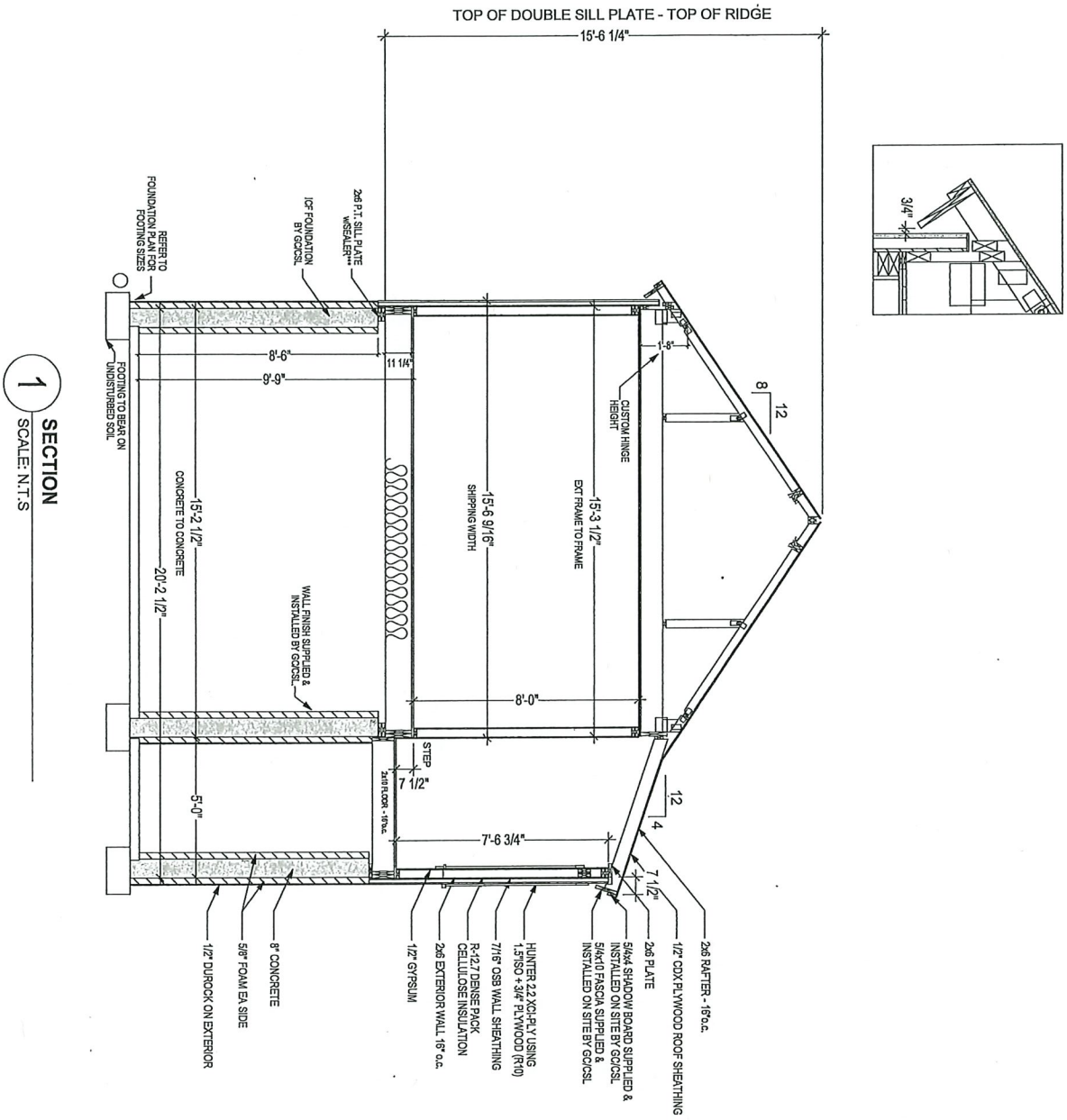
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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:

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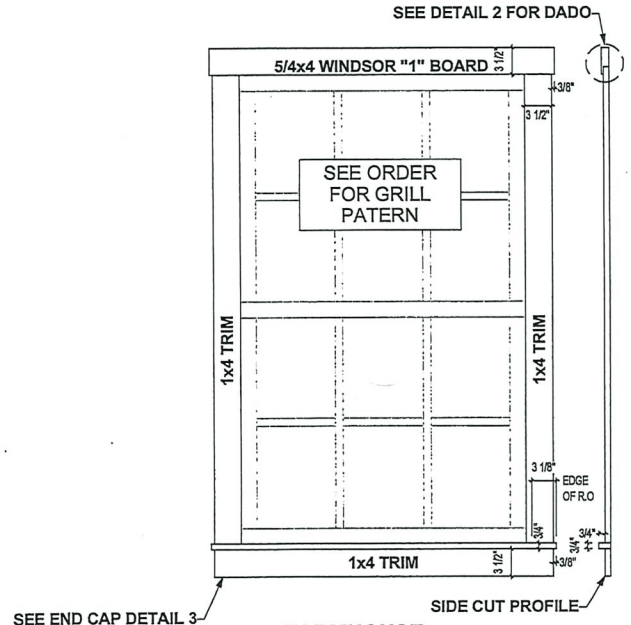
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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

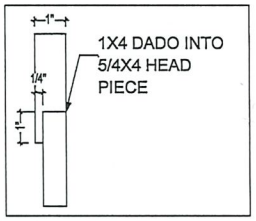
DOOR SCHEDULE

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



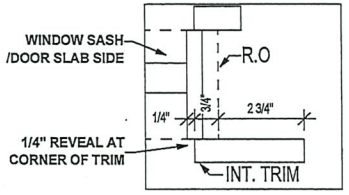
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



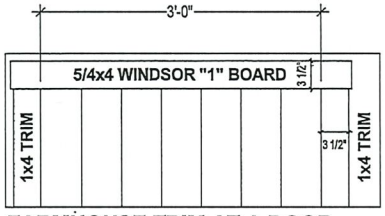
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



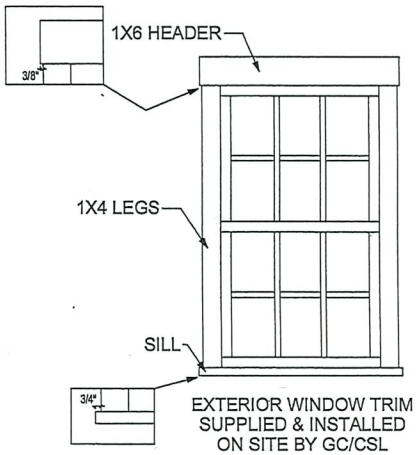
TRIM REVEAL AT CORNER

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

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300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
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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

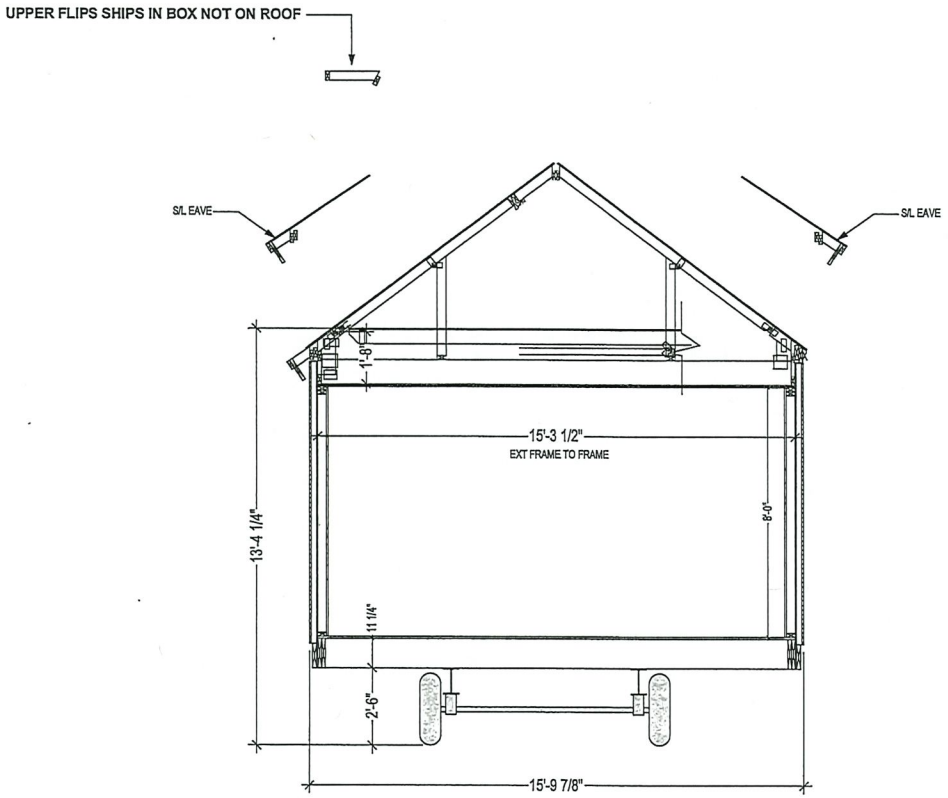
SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

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"***

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REV#/DATE:

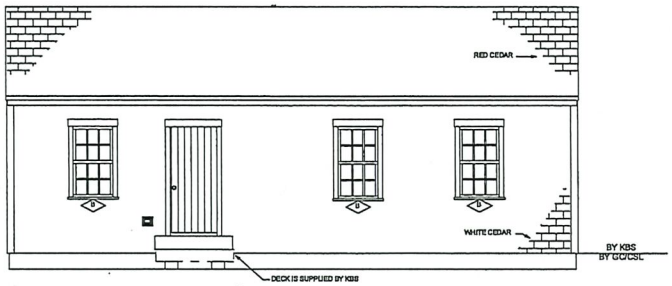
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

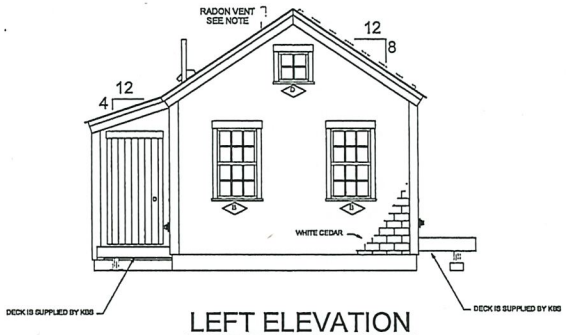
SHIPPING SECTION

SHEET #
P1002

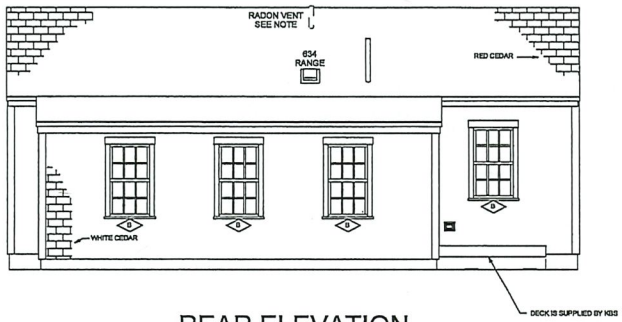
SCALE: NONE



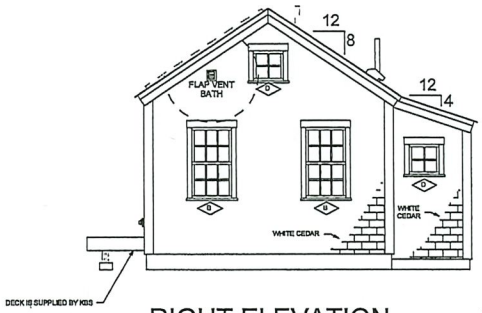
FRONT ELEVATION
EAST



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.

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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:

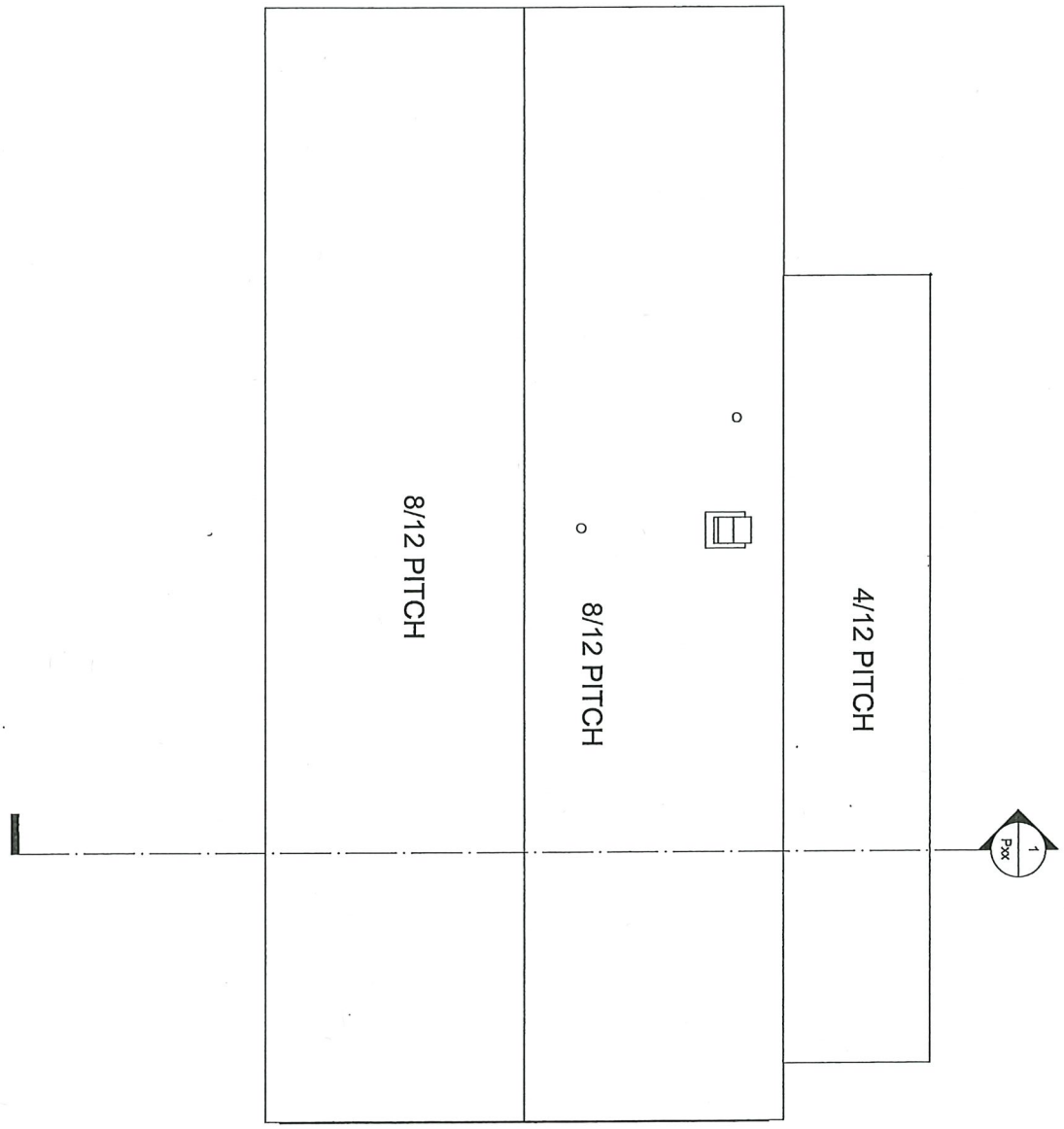
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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:

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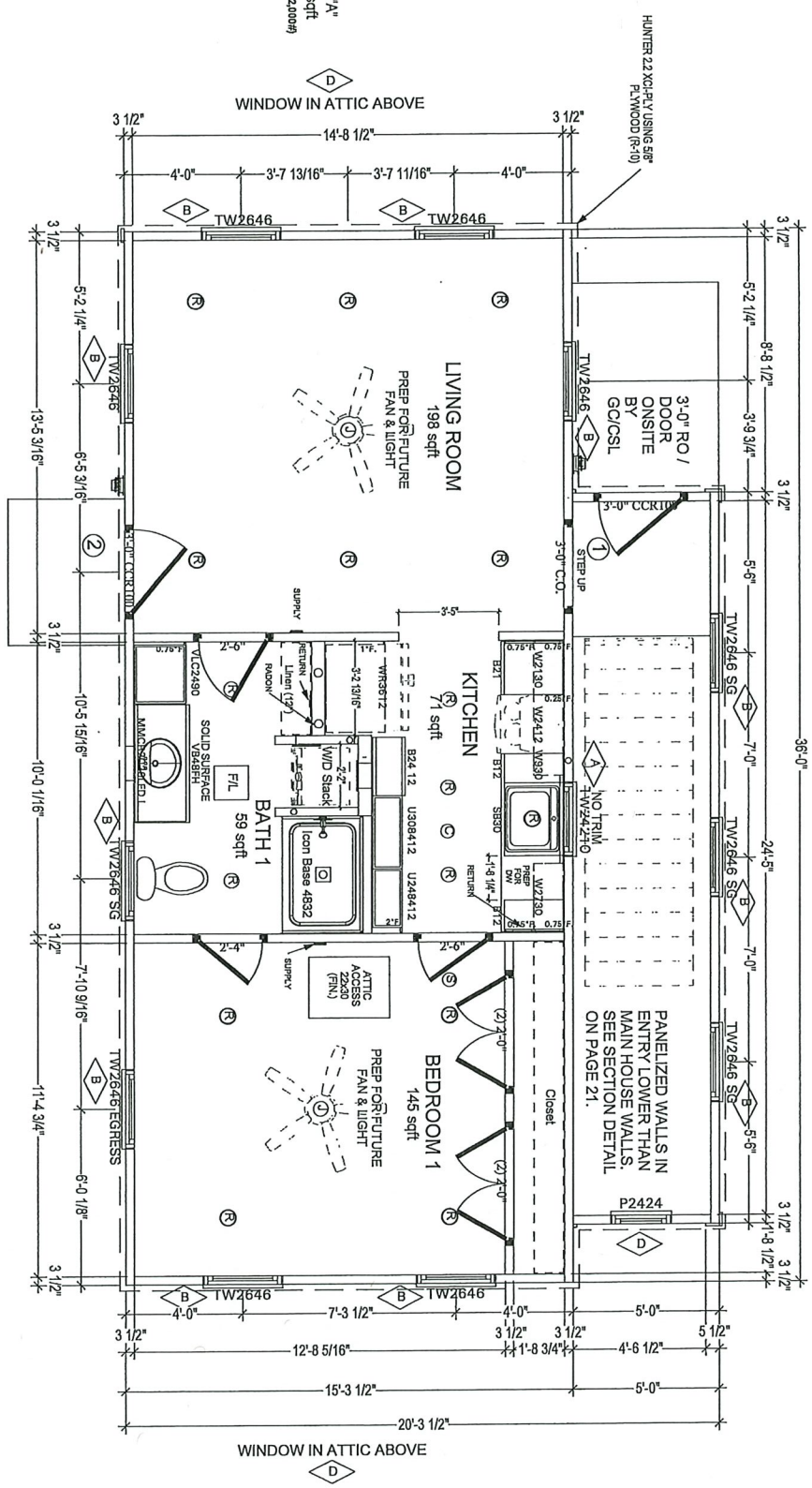


TOP OF WINDOW ROUGH OPENING = 83 1/4" ASF

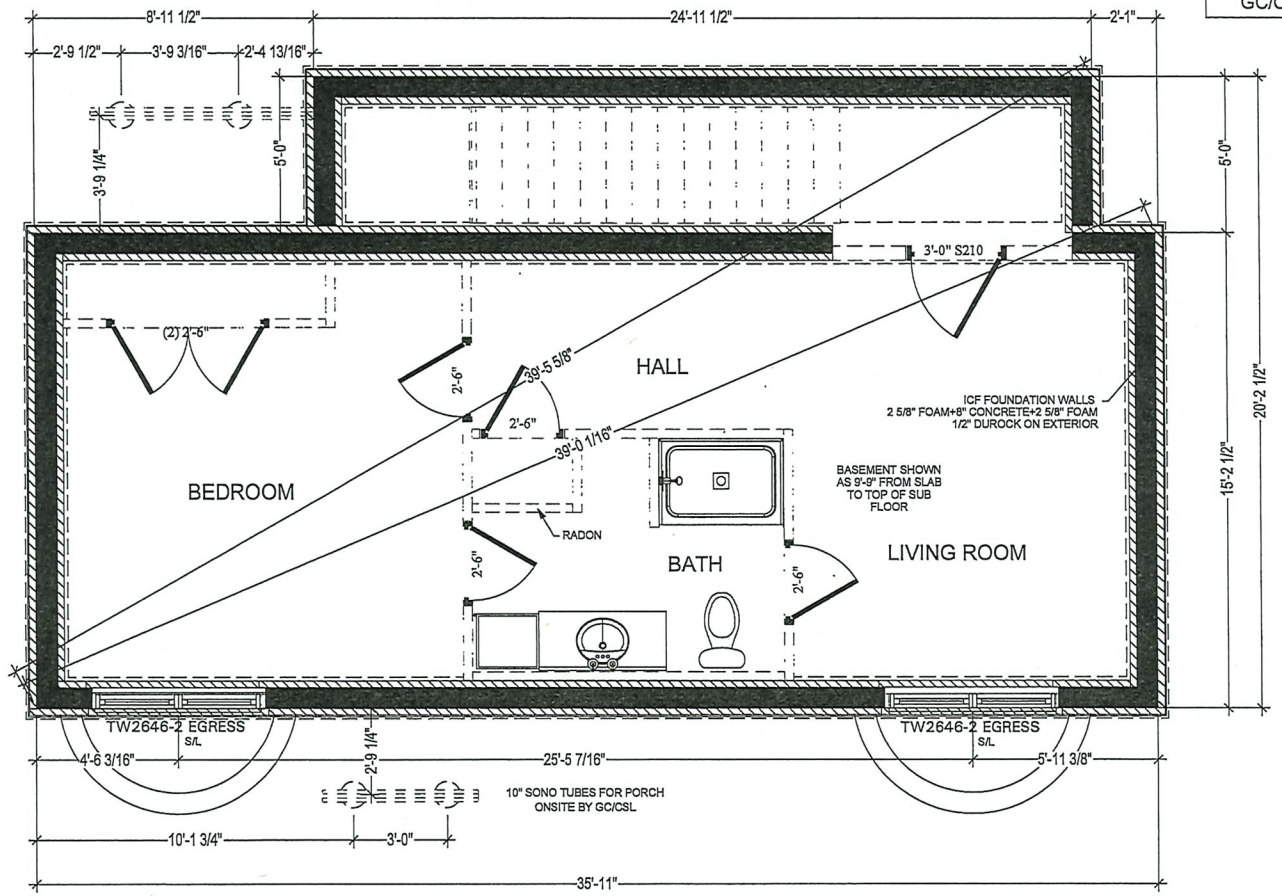
SCALE: 1/4" = 1'-0"	SHEET # P5	SERIAL #: KBS-4772 DATE: 4/8/2024 DWN BY: SLP 1ST FLOOR PLAN	NOTES: Ranch 25# GSL / 140 MPH (Vult) WIND Andersen WINDOWS 8'-0" CLG HGT Seismic	JOB NAME 40 Old South Rd Lot 2 40 Old South Rd Nantucket, MA	BUILDER: 40 OSR LLC Box 23 Nantucket, MA

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

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BUILDER: 40 OSR LLC
Box 23
Nantucket, MA

JOB NAME: 40 Old South Rd Lot 2
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Nantucket, MA

PERMIT REV# DATE:
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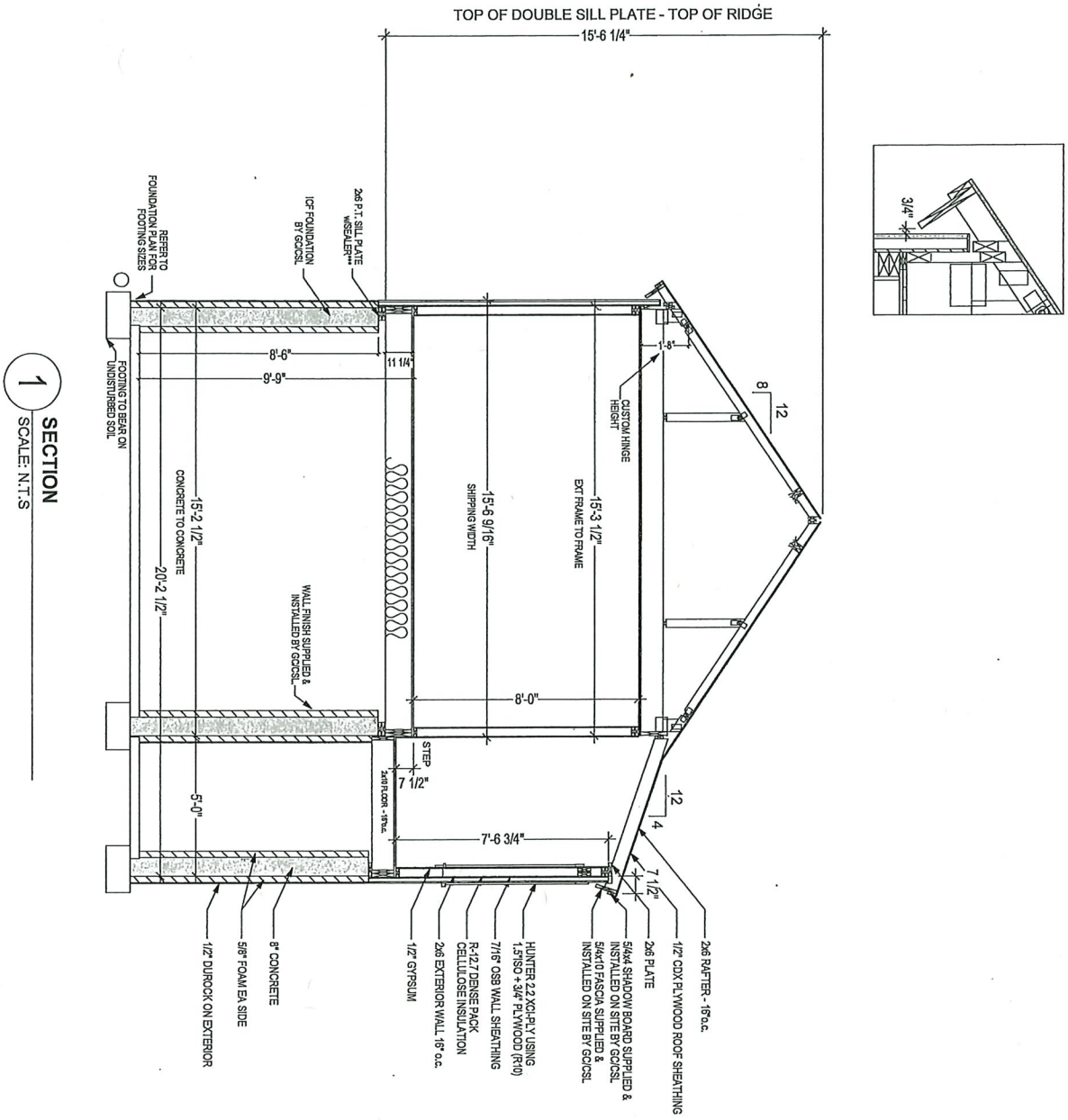
NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
Andersen WINDOWS
8'-0" CLG HGT
Seismic

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.
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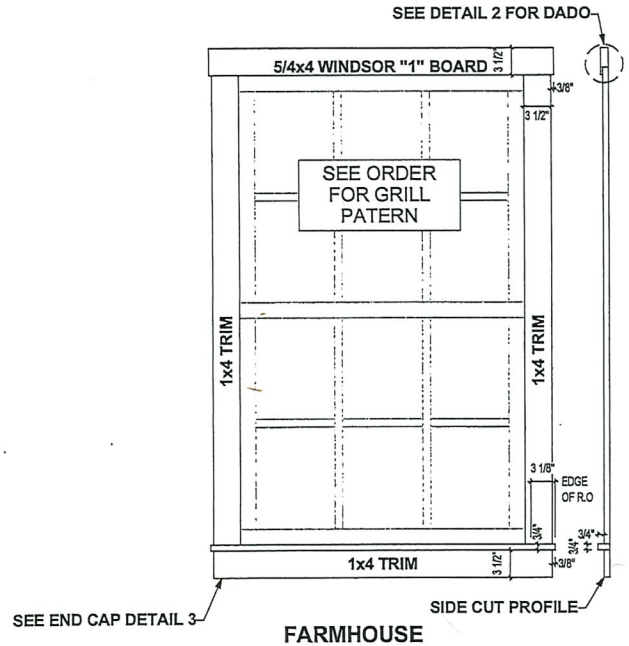
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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

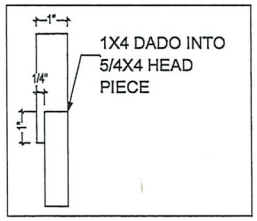
DOOR SCHEDULE

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



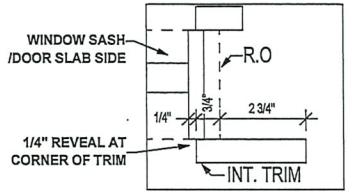
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



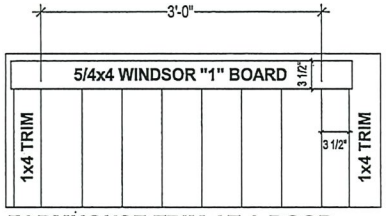
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



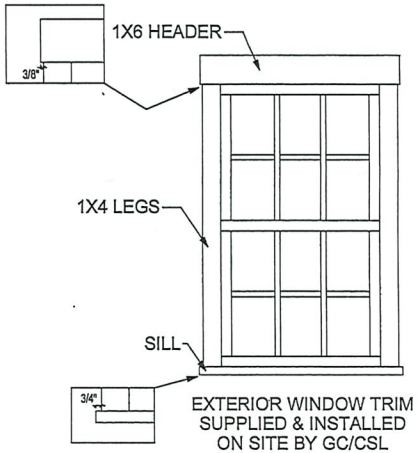
TRIM REVEAL AT CORNER

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
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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

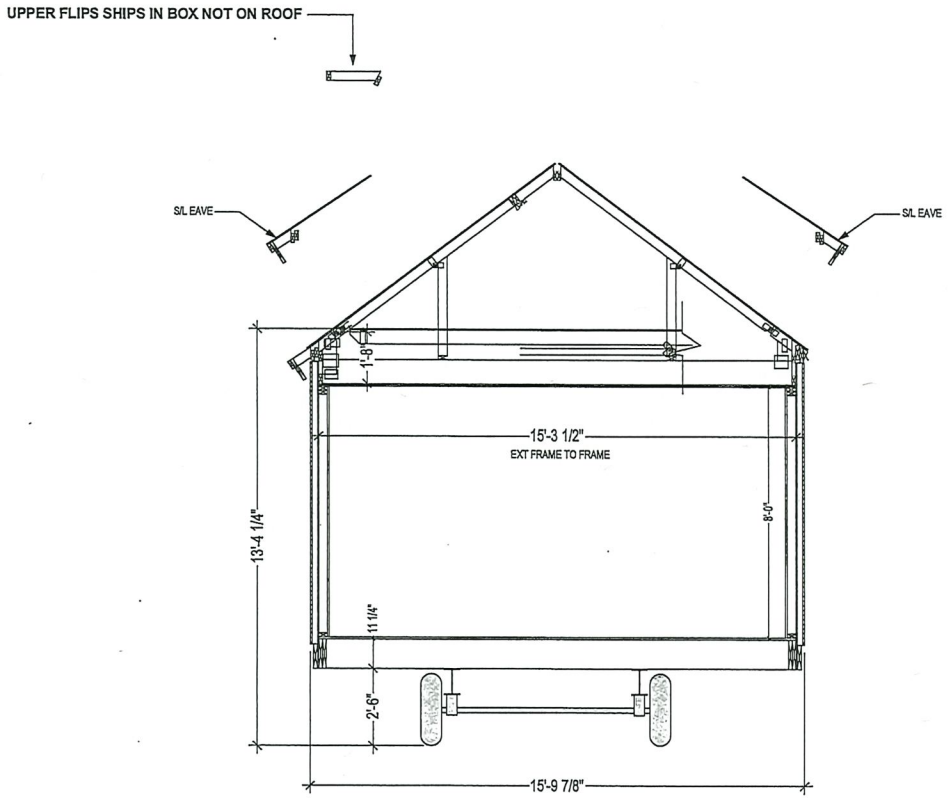
SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP

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**"*

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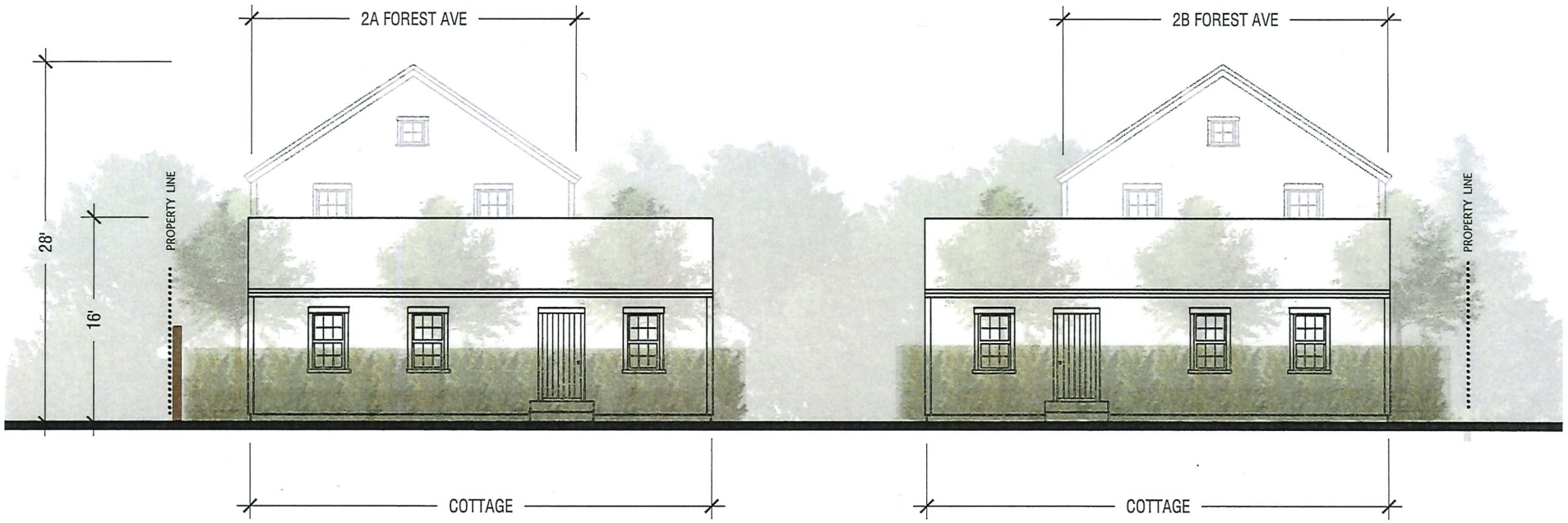
8'-0" CLG HGT
Seismic

SERIAL #: KBS-4772
DATE: 4/8/2024
DWN BY: SLP
SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

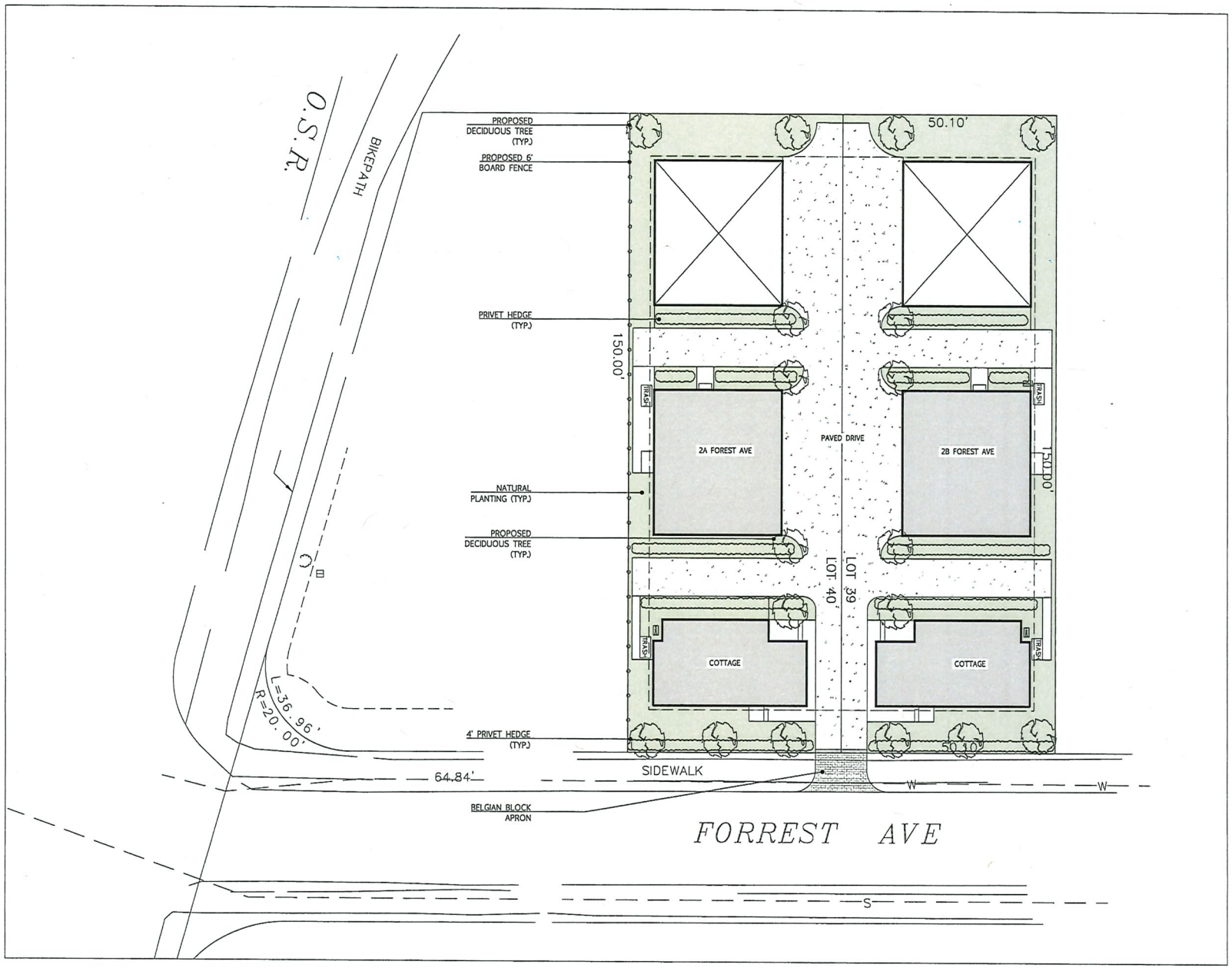


Project Name and Address

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	

Planning and 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
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Geometry updated 06/04/2024
Data updated Jan. 2021

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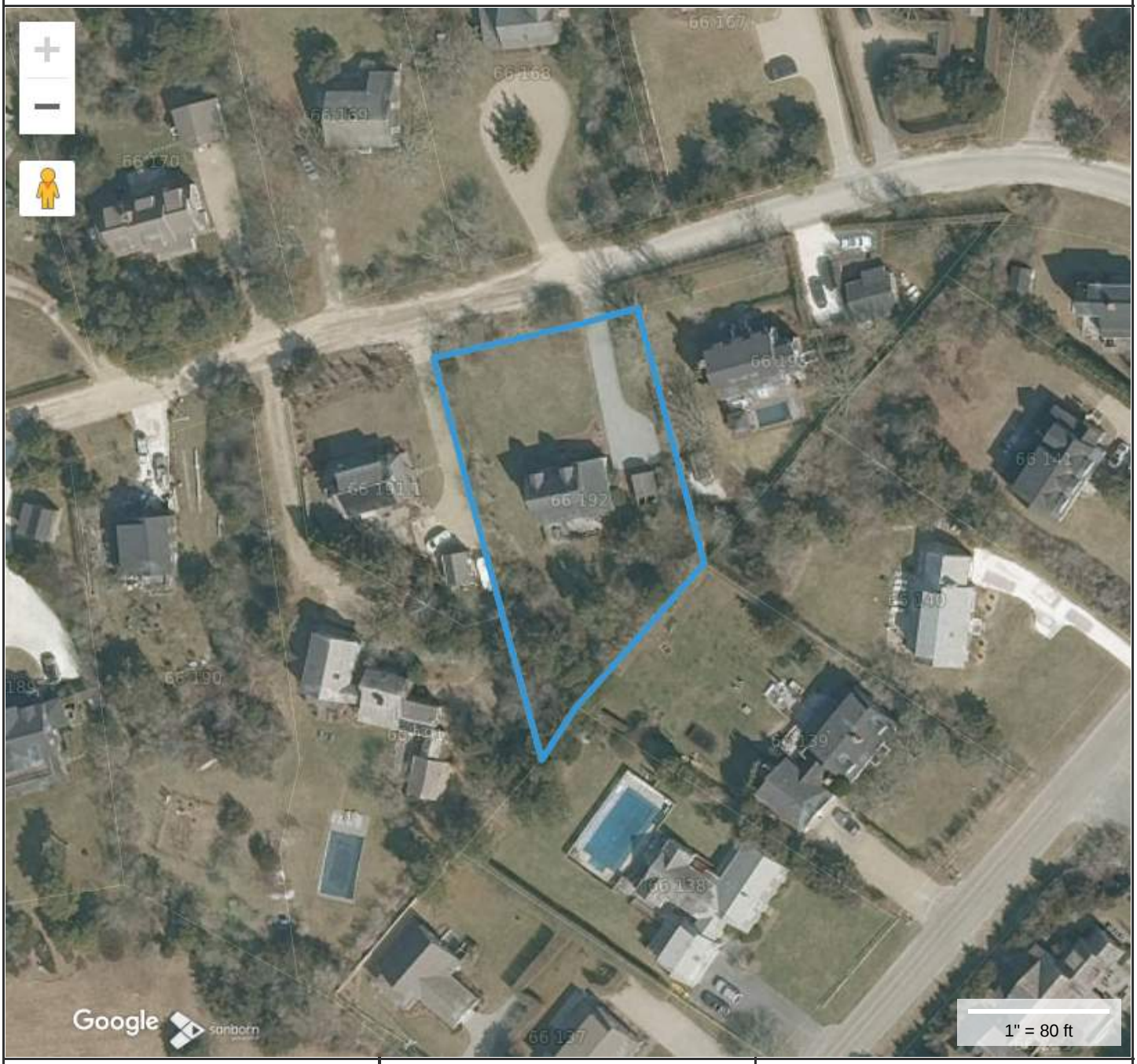

Property Information

Property ID	5008
Location	8 GOLFVIEW DR
Owner	MURPHY DANIEL P

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Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

1

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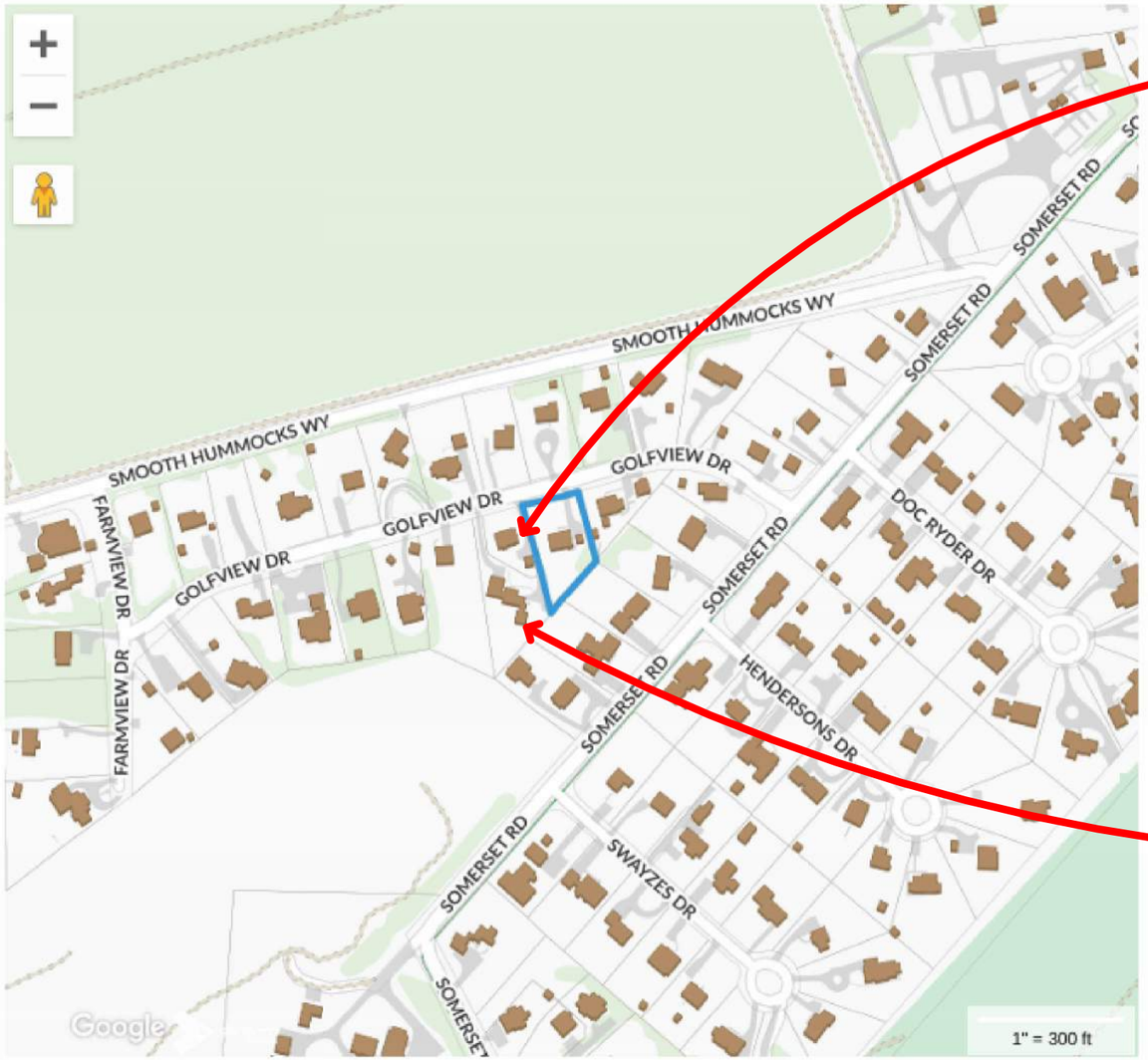





Murphy

8 Golfview Drive
Nantucket MA

Site Plan

66 / 192

No.	Description	Date

2

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Murphy

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Site Plan

66 / 192

No.	Description	Date

3

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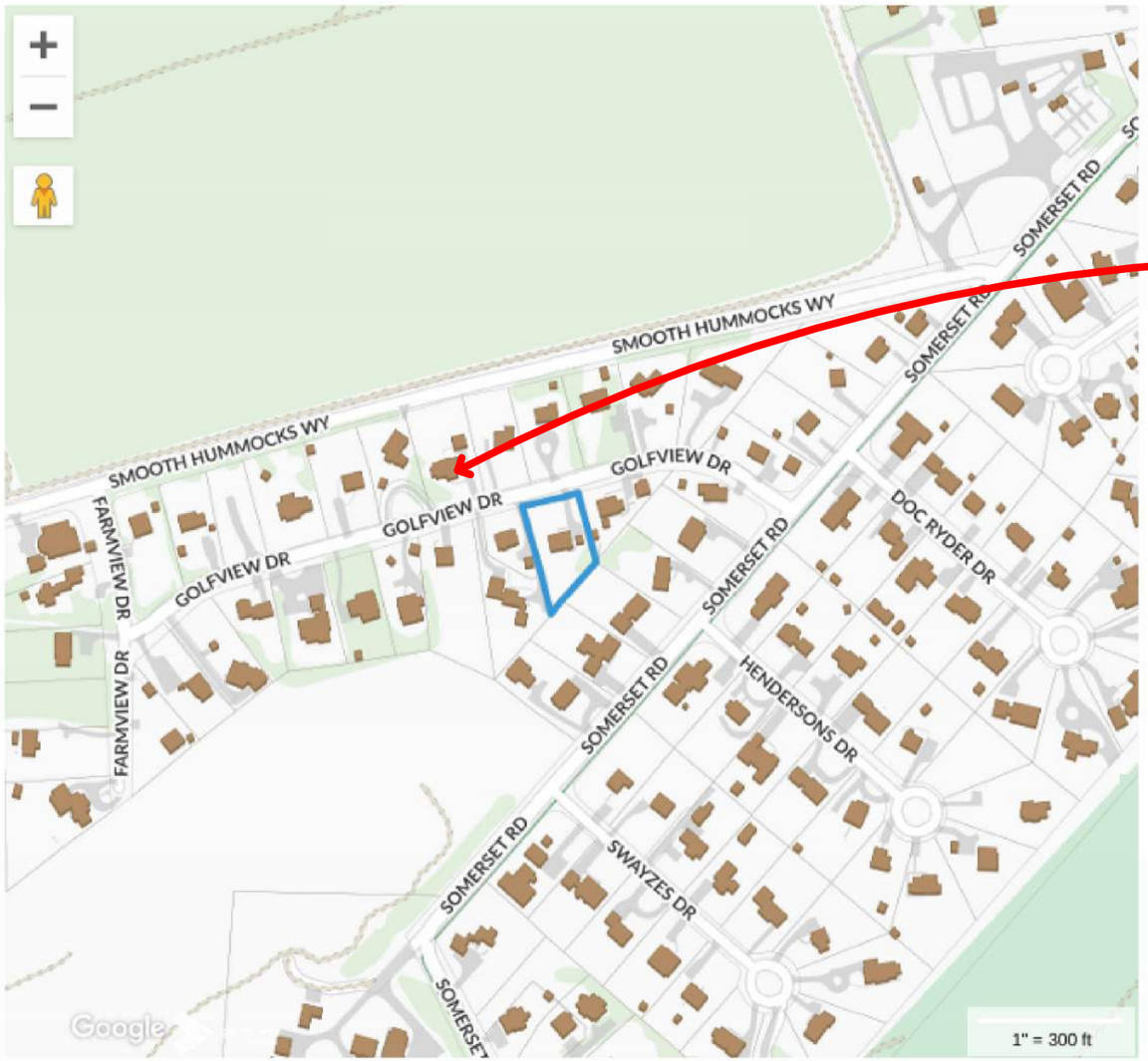



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Murphy

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Site Plan

66 / 192

No.	Description	Date

4

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Murphy

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Site Plan

66 / 192

No.	Description	Date

5

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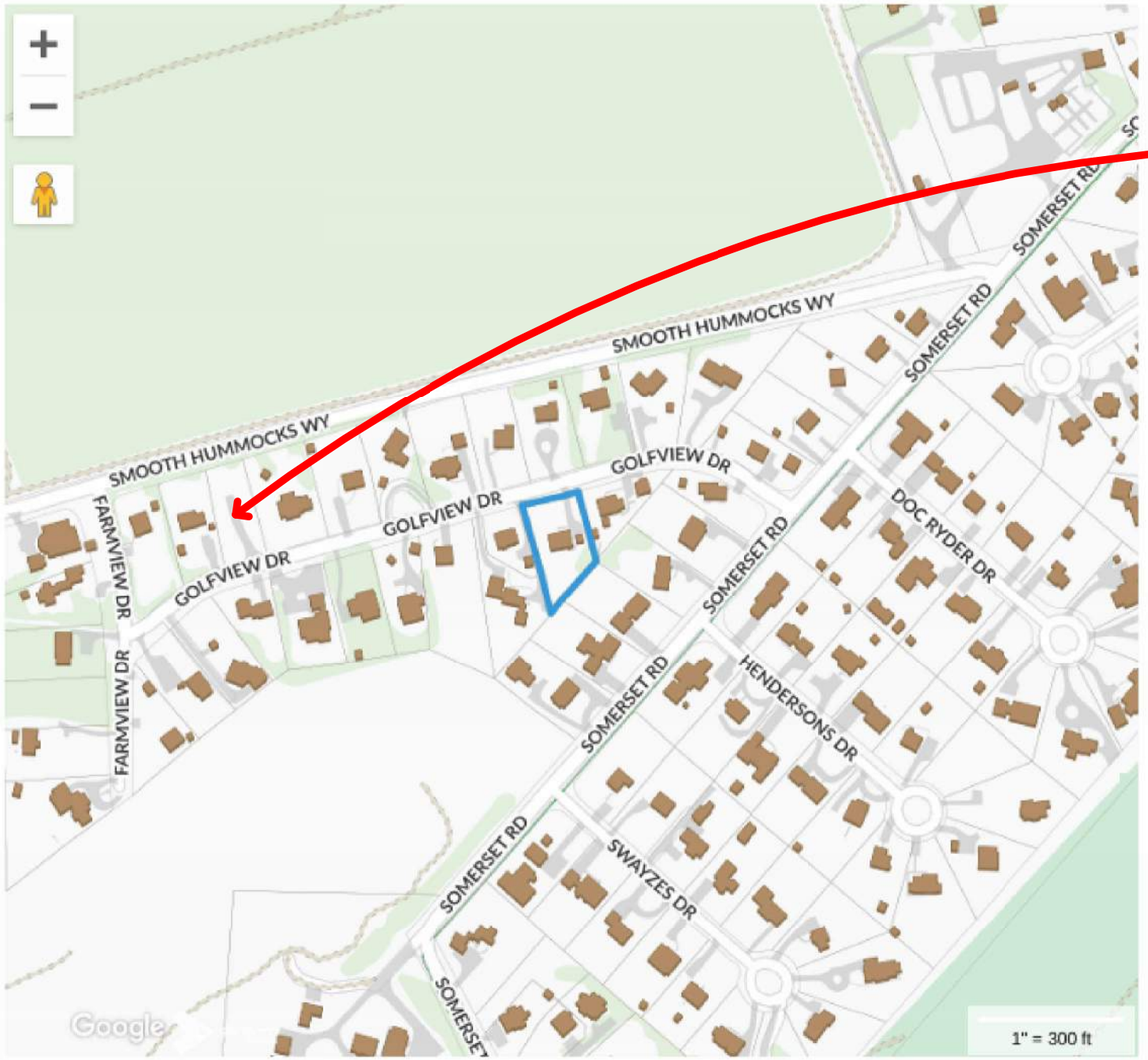



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Murphy

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Site Plan

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No.	Description	Date

6

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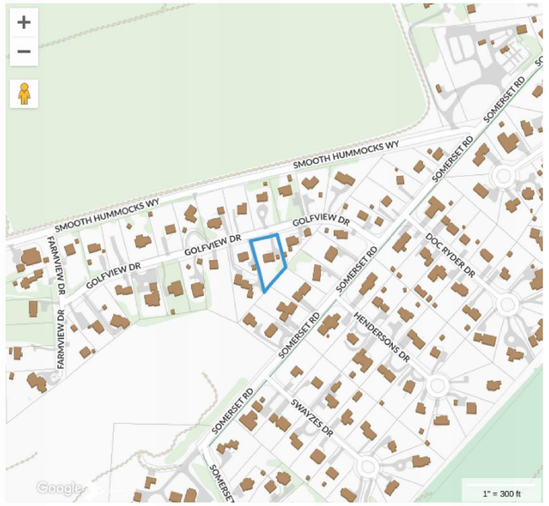

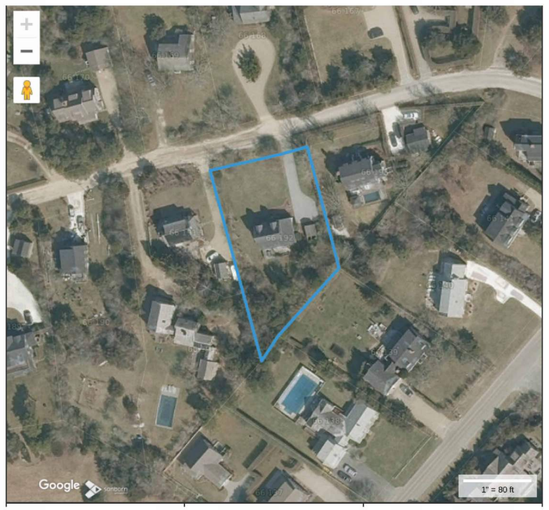

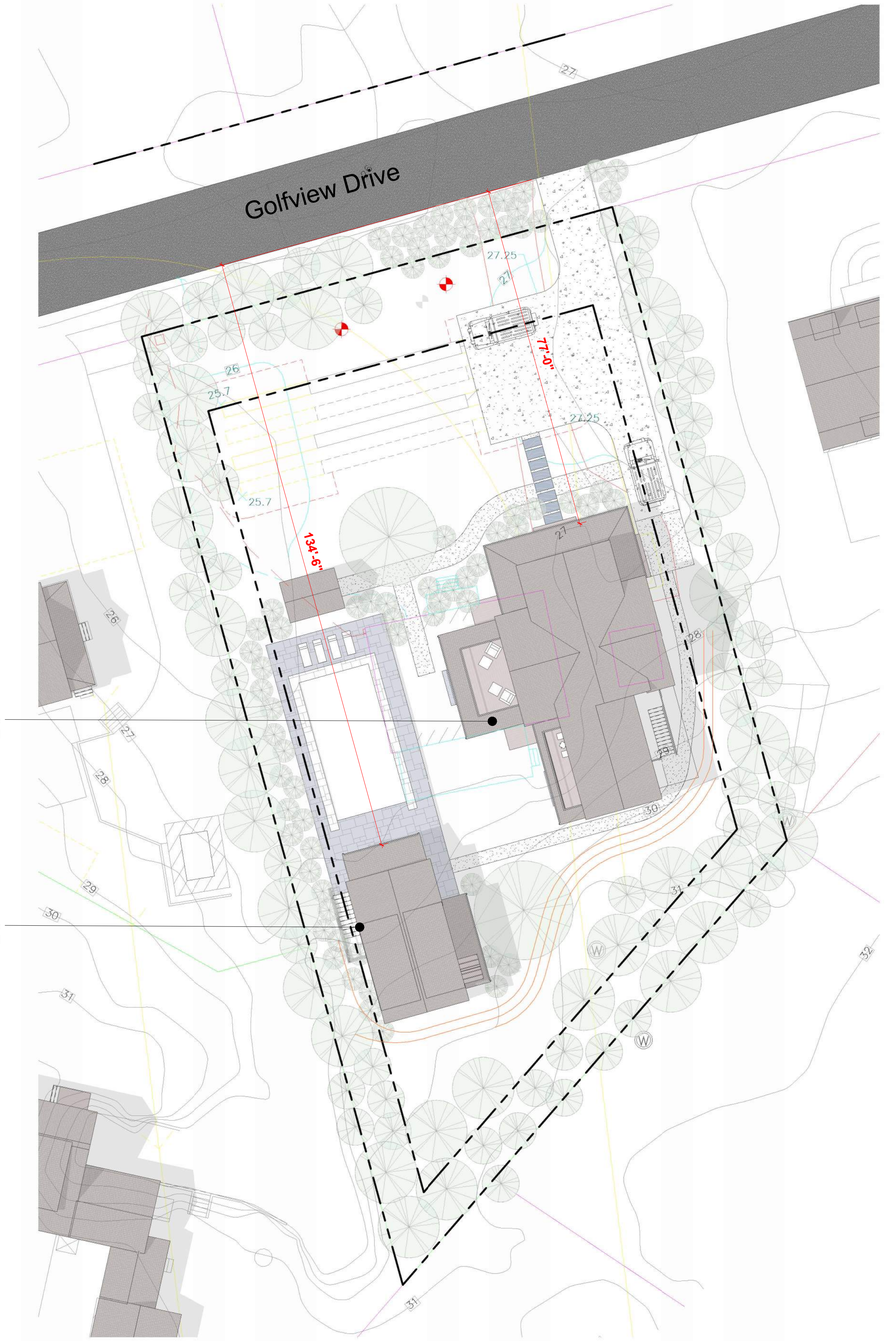

1 Site - HDC
1/16" = 1'-0"

HDC Submission

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Nantucket MA

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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

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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

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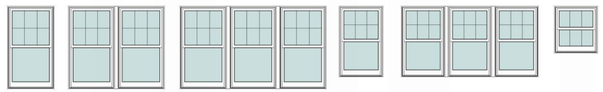
Structure
House

#	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	

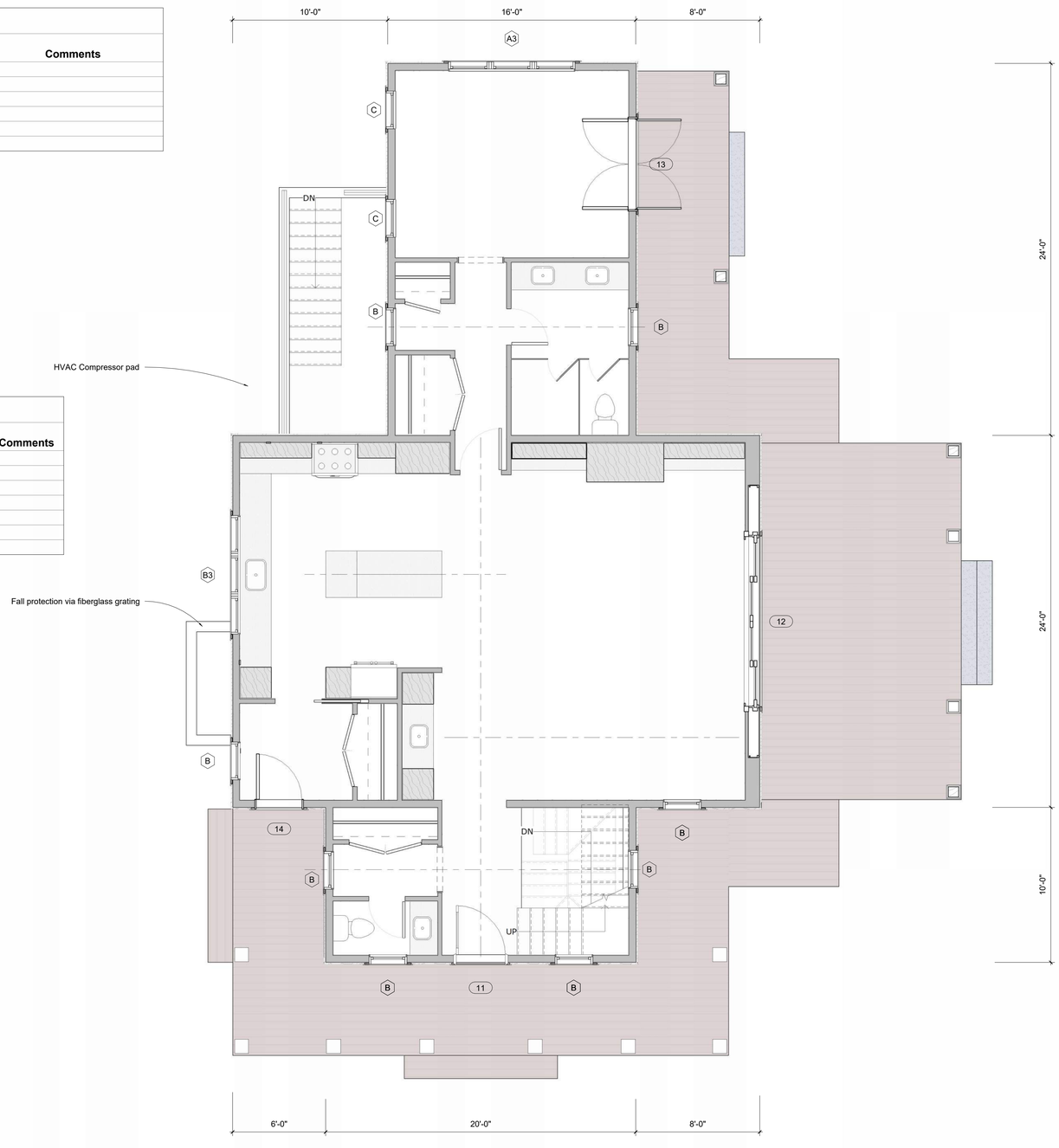
Elevations - Doors
1/4" = 1'-0"

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"

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Project
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Location
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Nantucket MA
66 / 192

Structure
House

#	Description	Date
6	HDC Submission	2025.04.28

Plans
HDC1.2

HDC Submission

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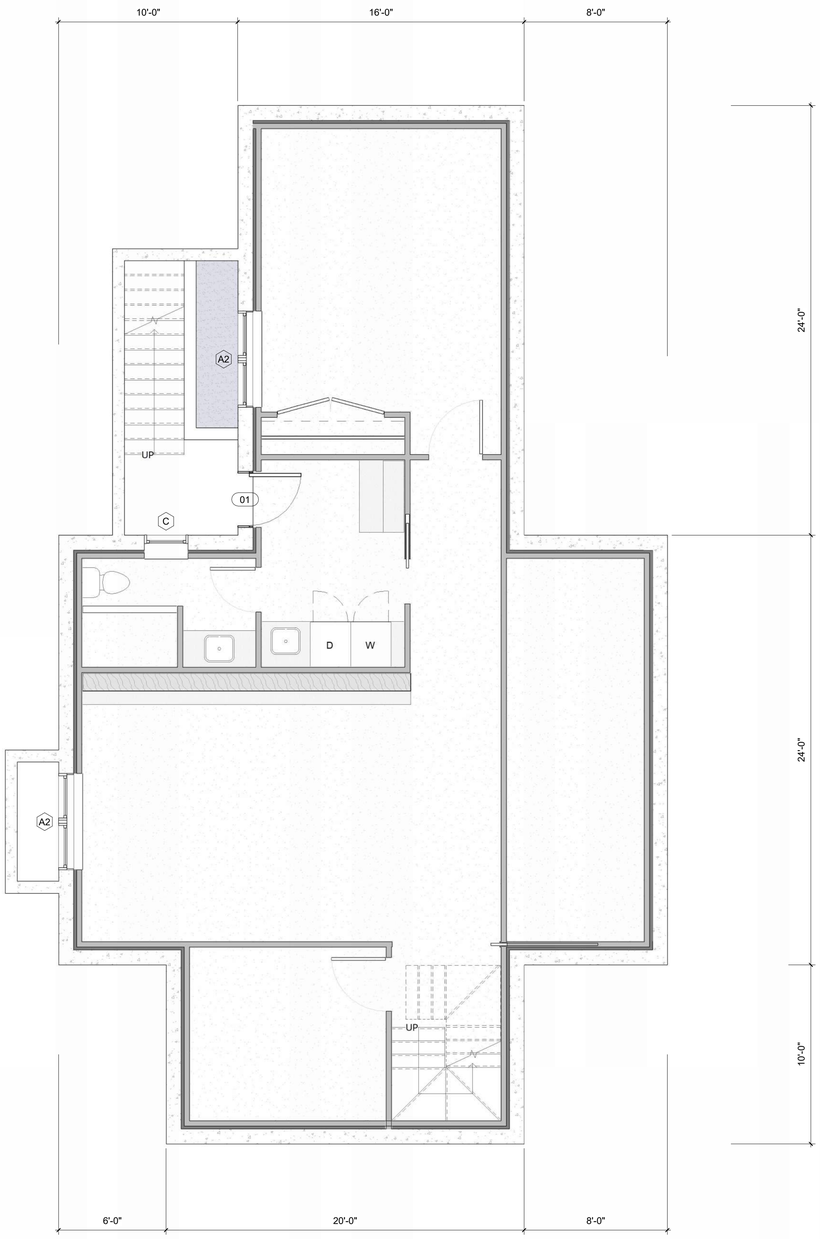
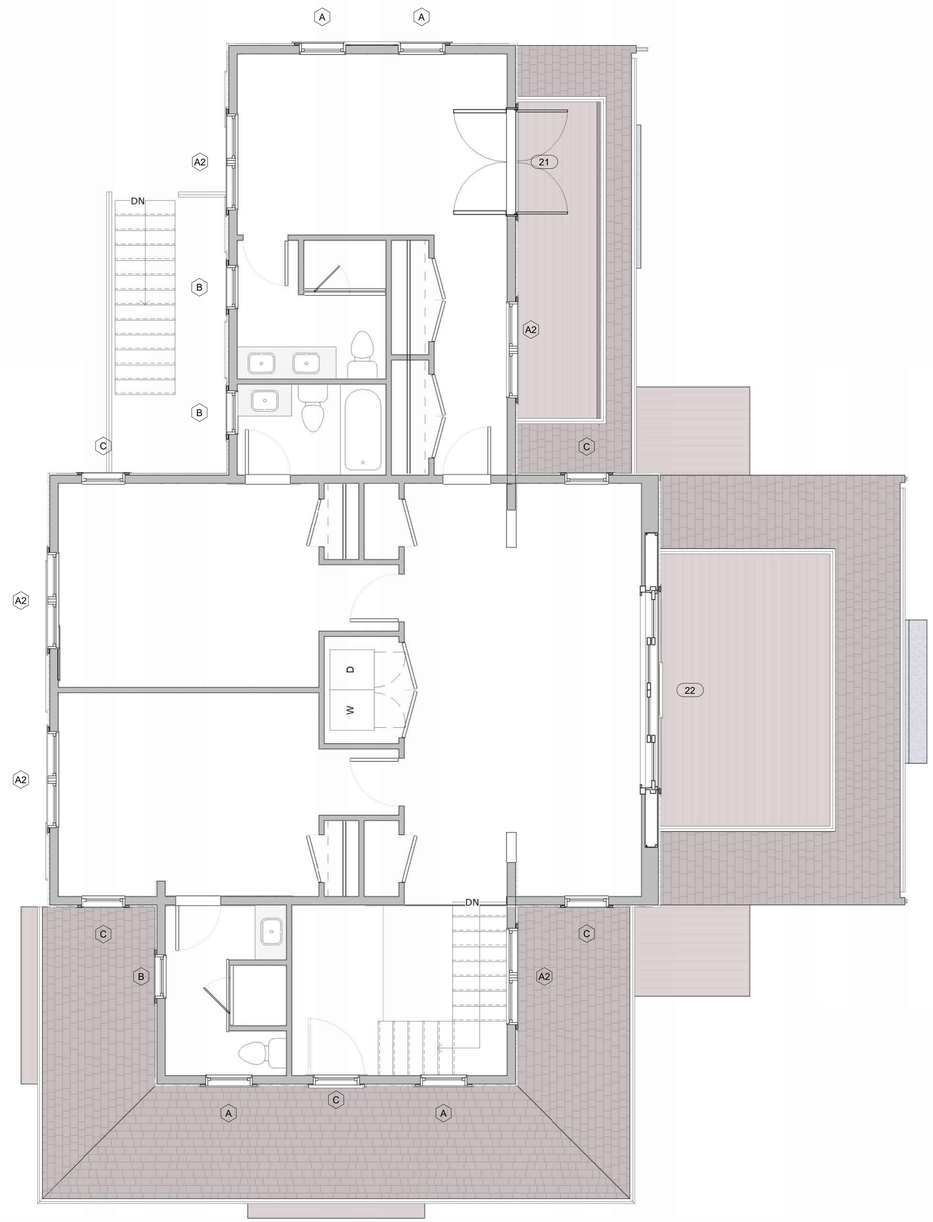


1 **Floor 0 - HDC**
1/4" = 1'-0"



2 **Floor 2 - HDC**
1/4" = 1'-0"

HDC Submission

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66 / 192

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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.

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Postage $0.73
Total Postage and Fees $5.58
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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

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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

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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®

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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

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Nantucket, MA 02554

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58
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°: 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

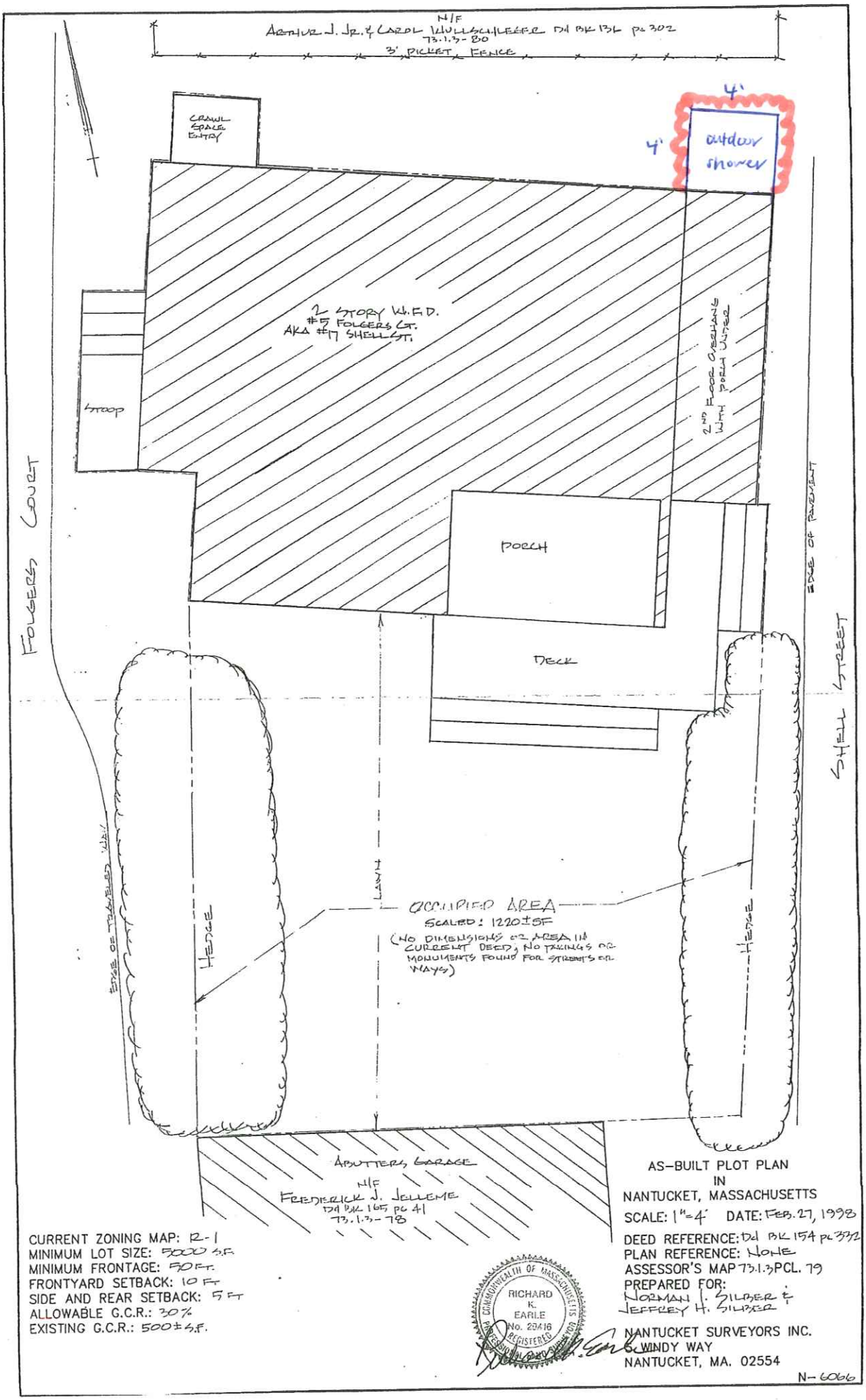
Property ID	11872
Location	5 FOLGERS CT
Owner	CARROLL CONNOR & MACKO ALEXANDRA

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.

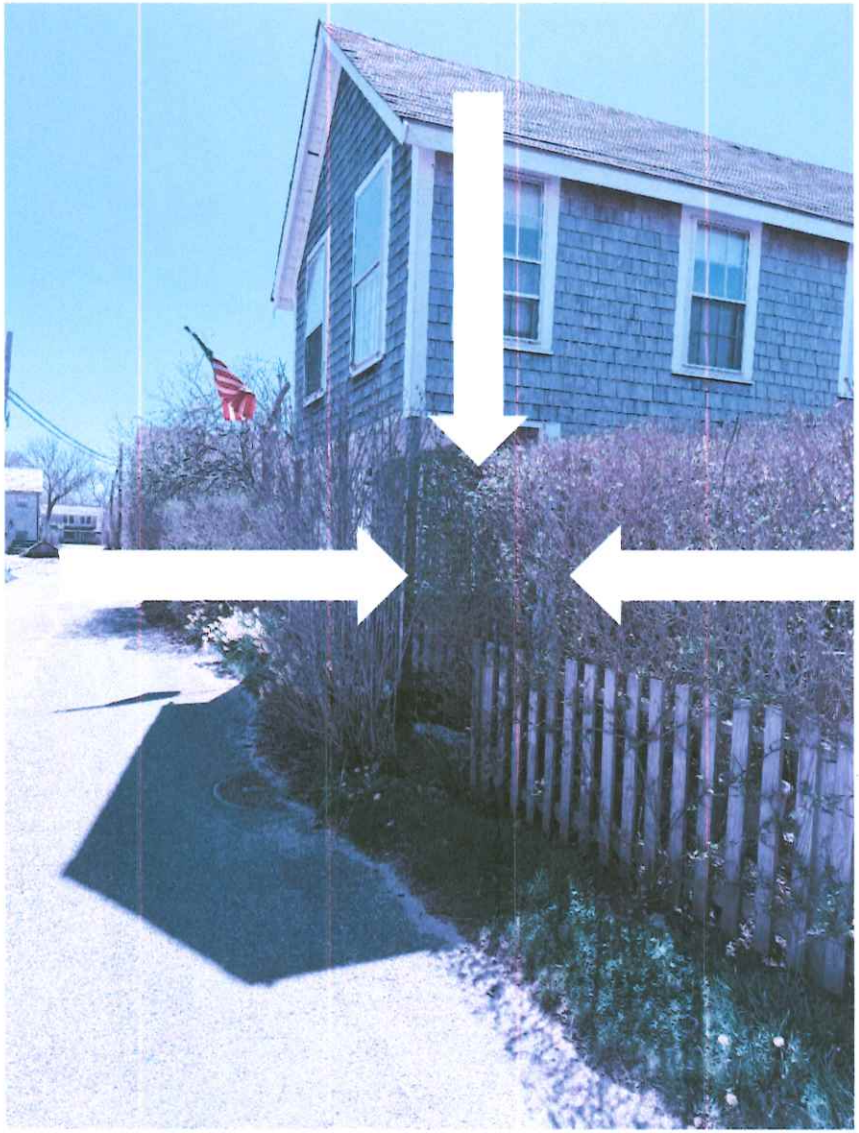
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

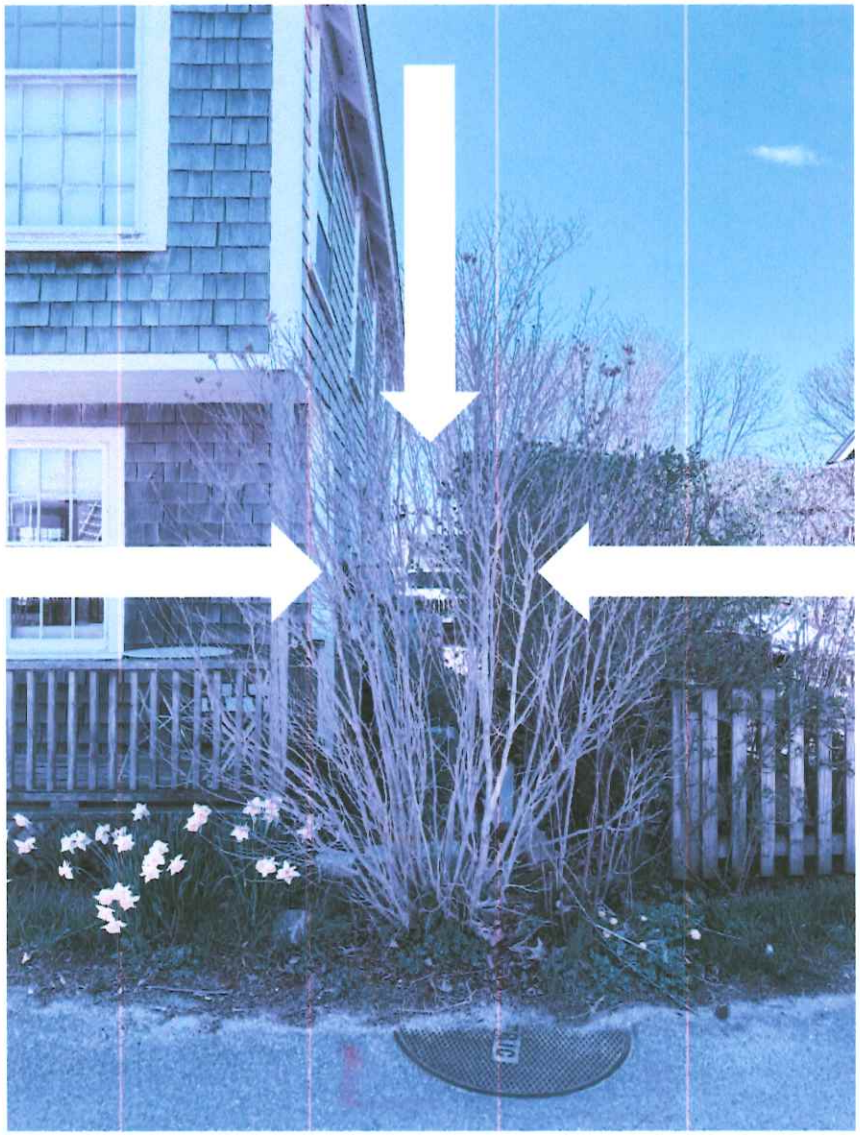
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

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)

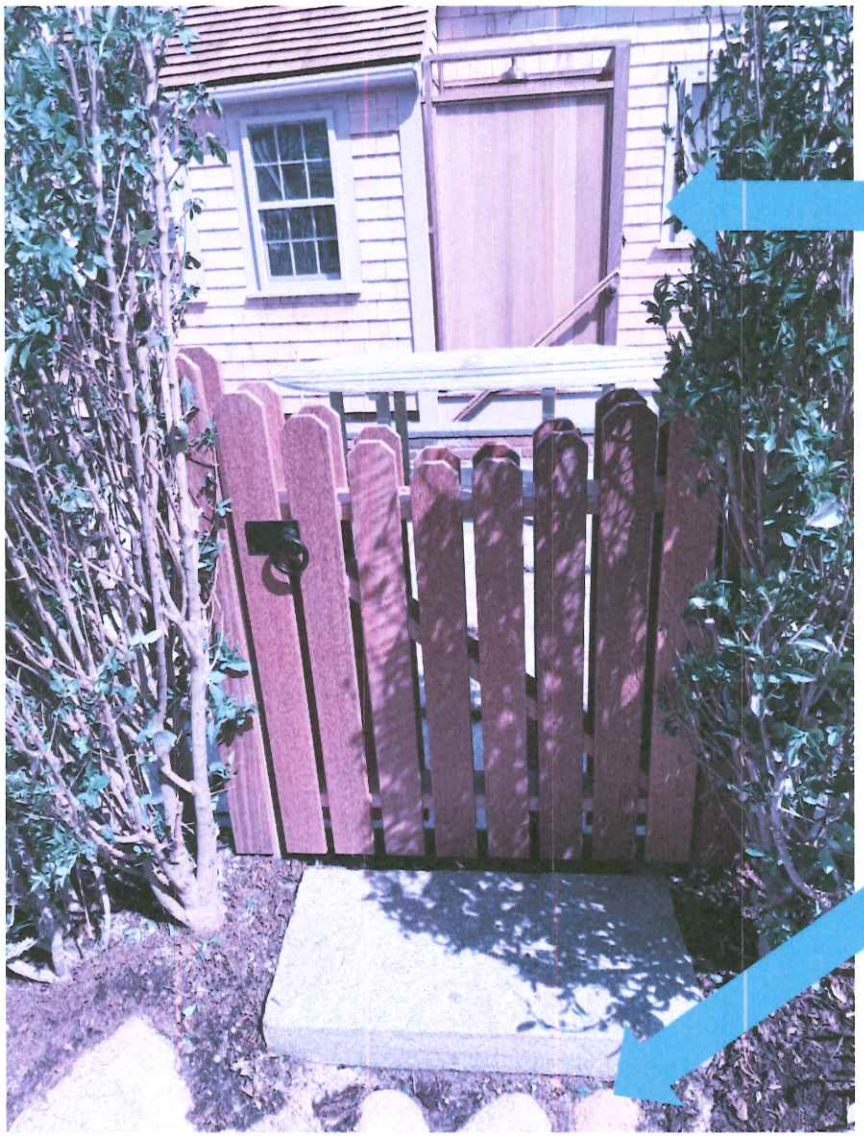
OUTDOOR SHOWER



SHELL STREET

References

Completed Outdoor Showers in Siasconset
(Photo 2 of 7)



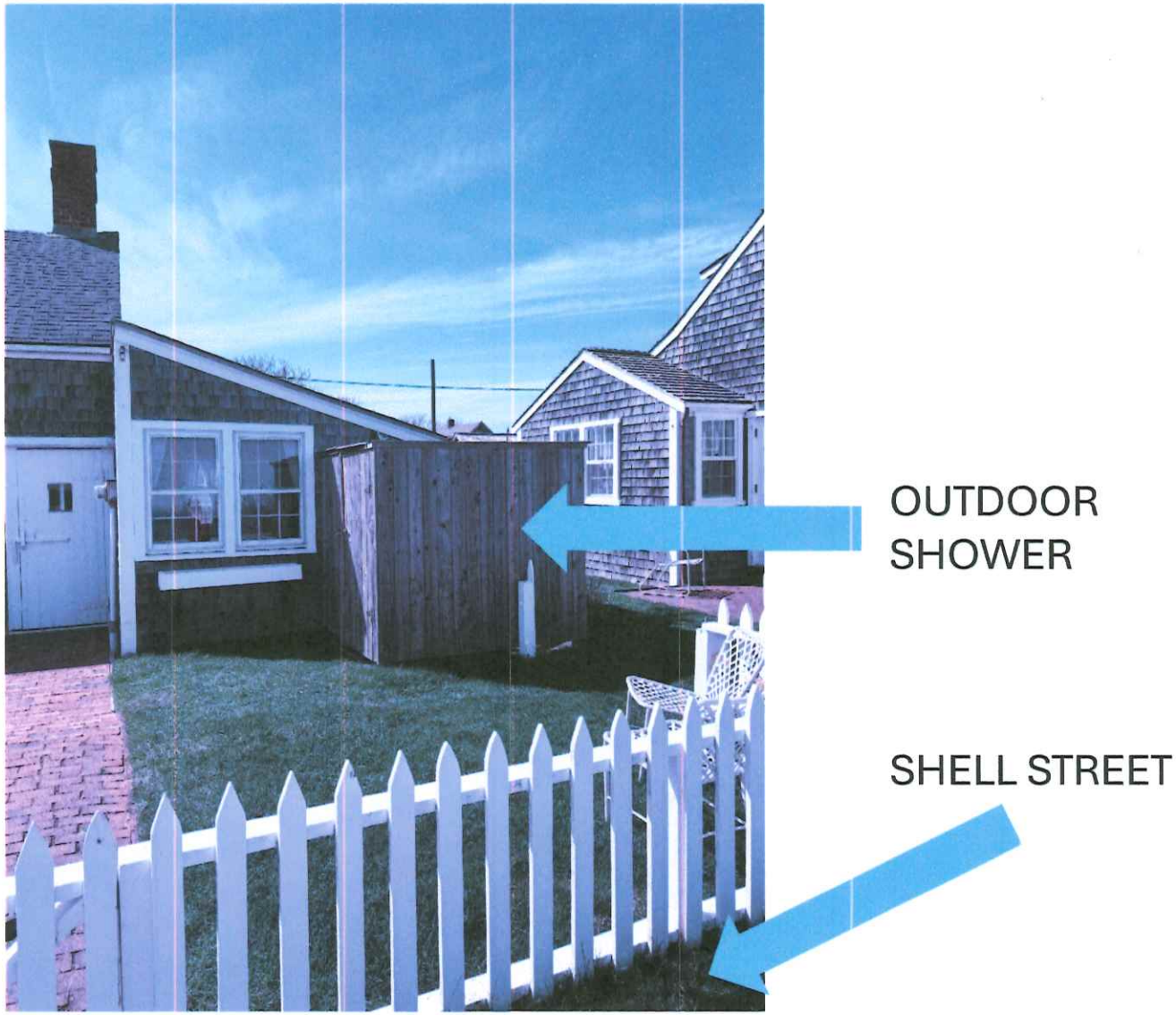
References
Completed Outdoor Showers in Siasconset
(Photo 3 of 7)



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)



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.*.

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✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.

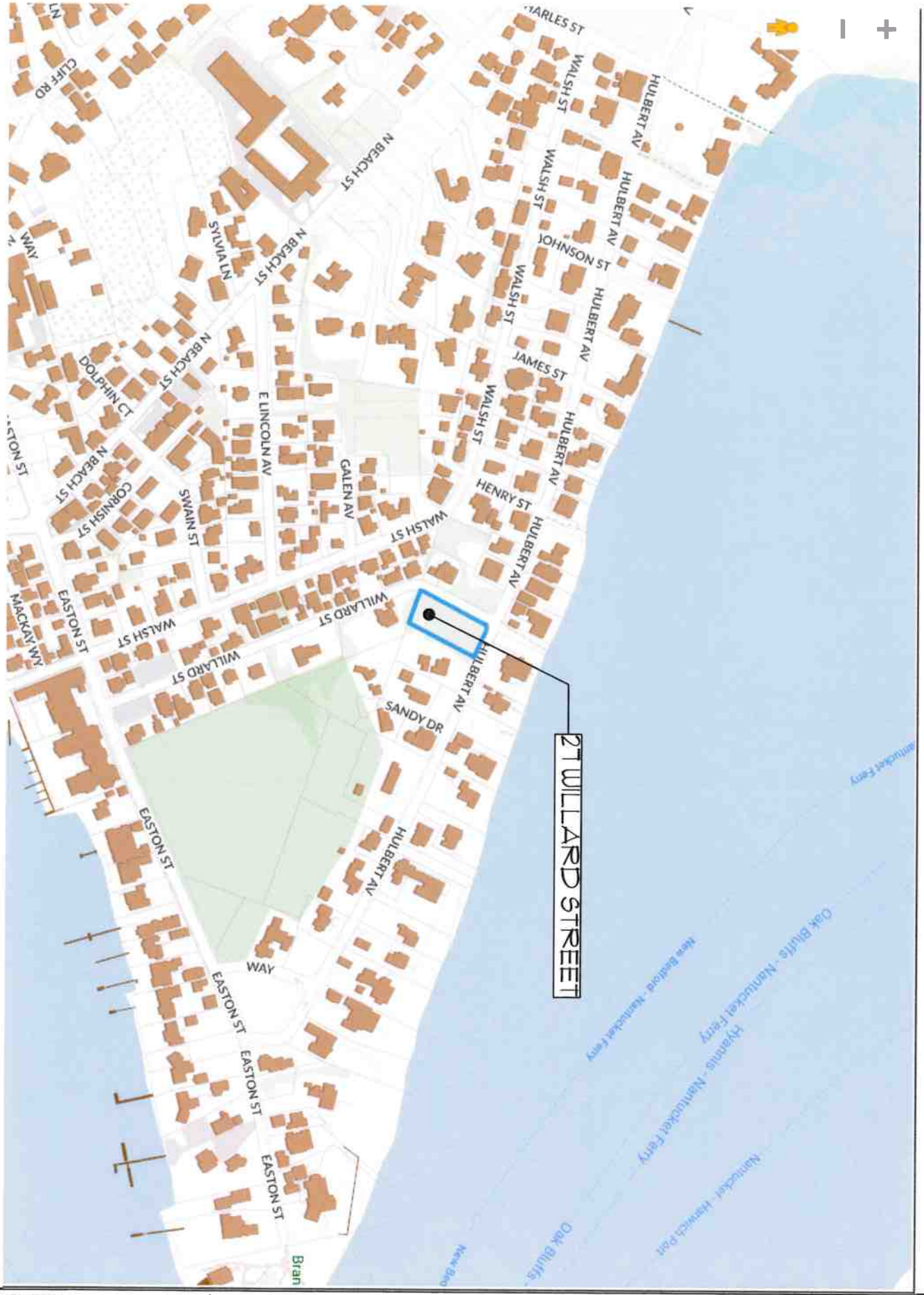
COLORS

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

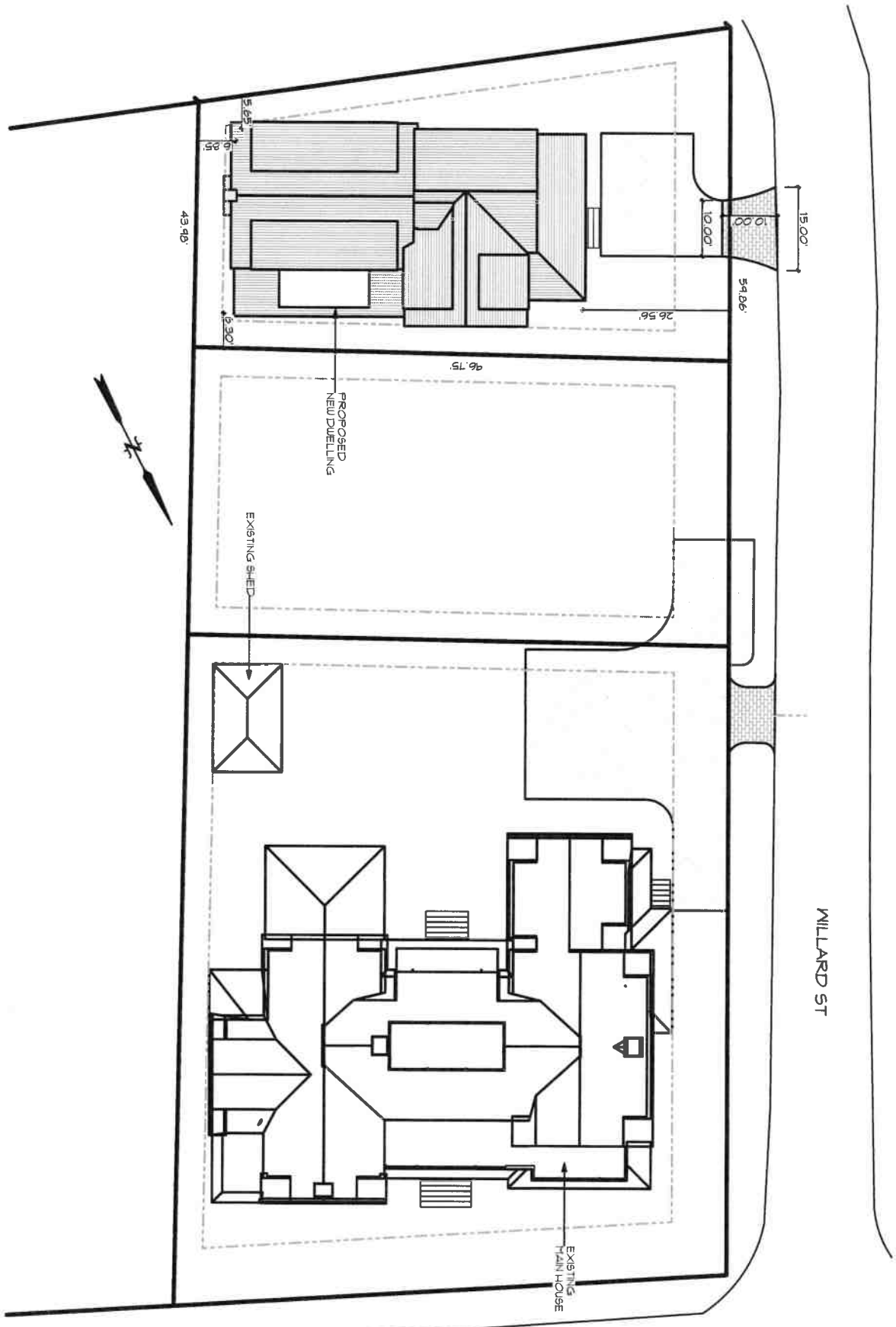
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. Republication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

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Site Plan

DATE	REVISIONS

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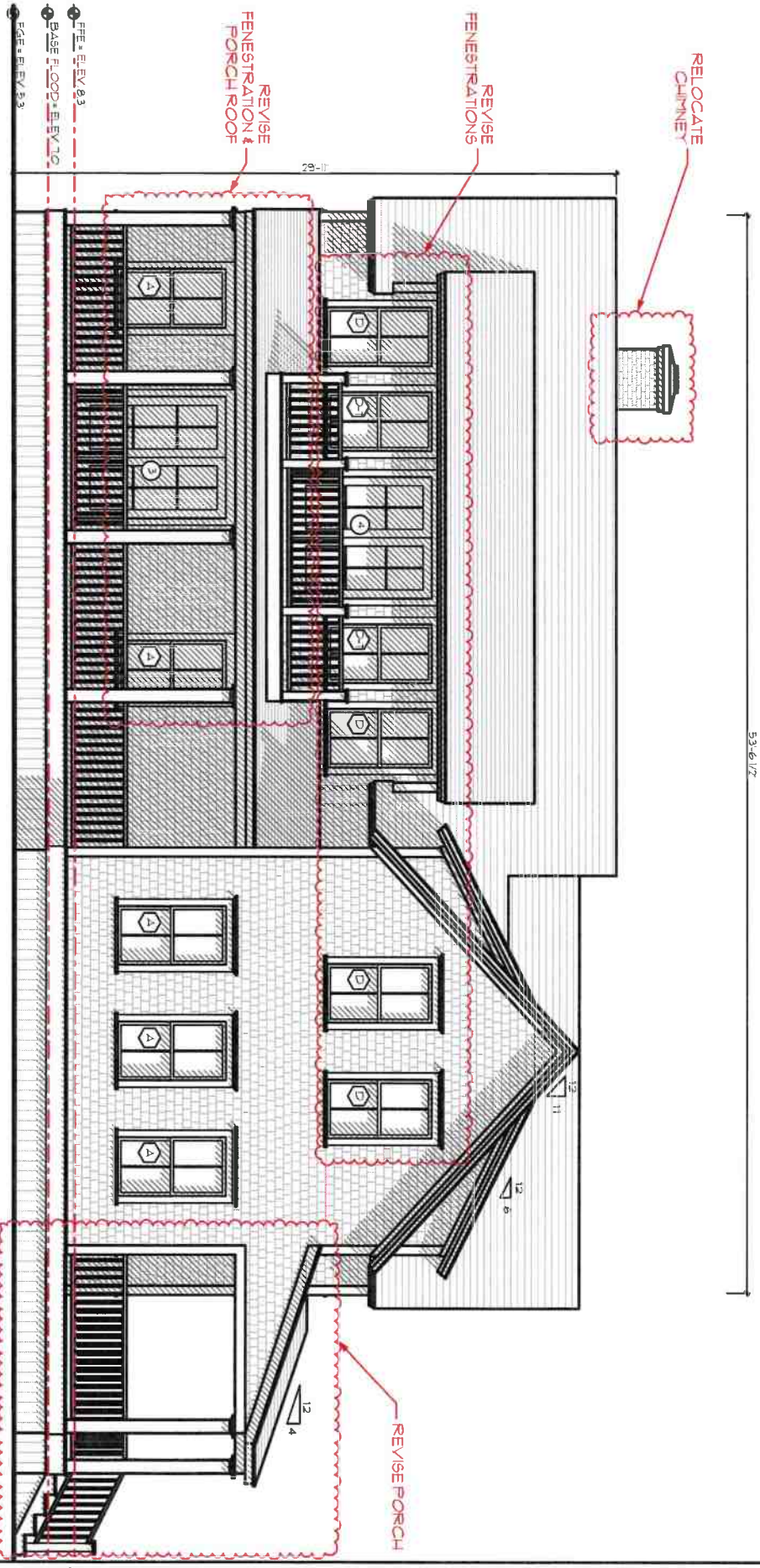

ID# A-2.1

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

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North Elevation

DATE REVISIONS

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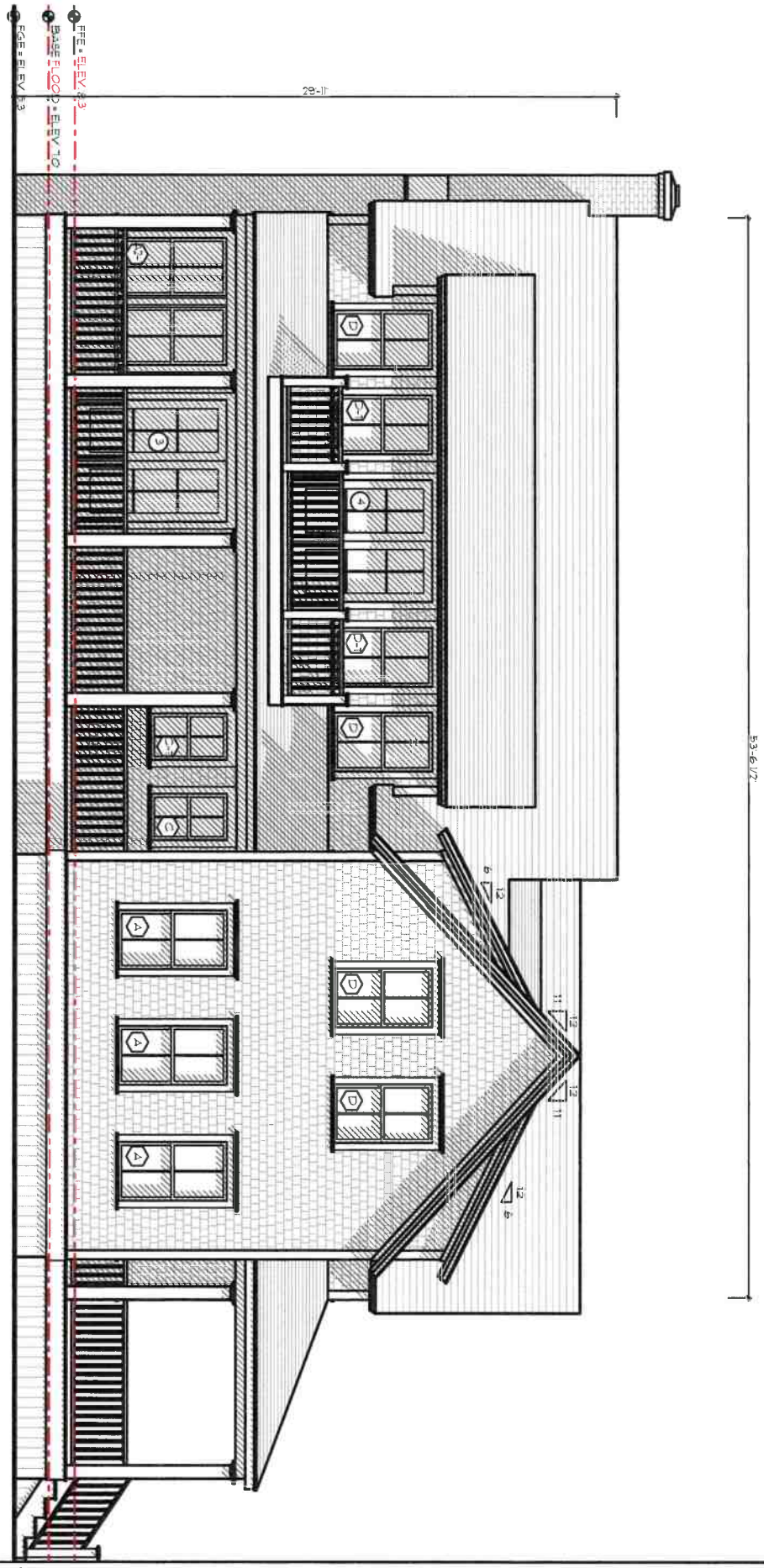

Previously Approved

A-2.1 ID#

New Dwelling
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Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 75 REVISED: 12/12/24

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North Elevation

DATE REVISIONS

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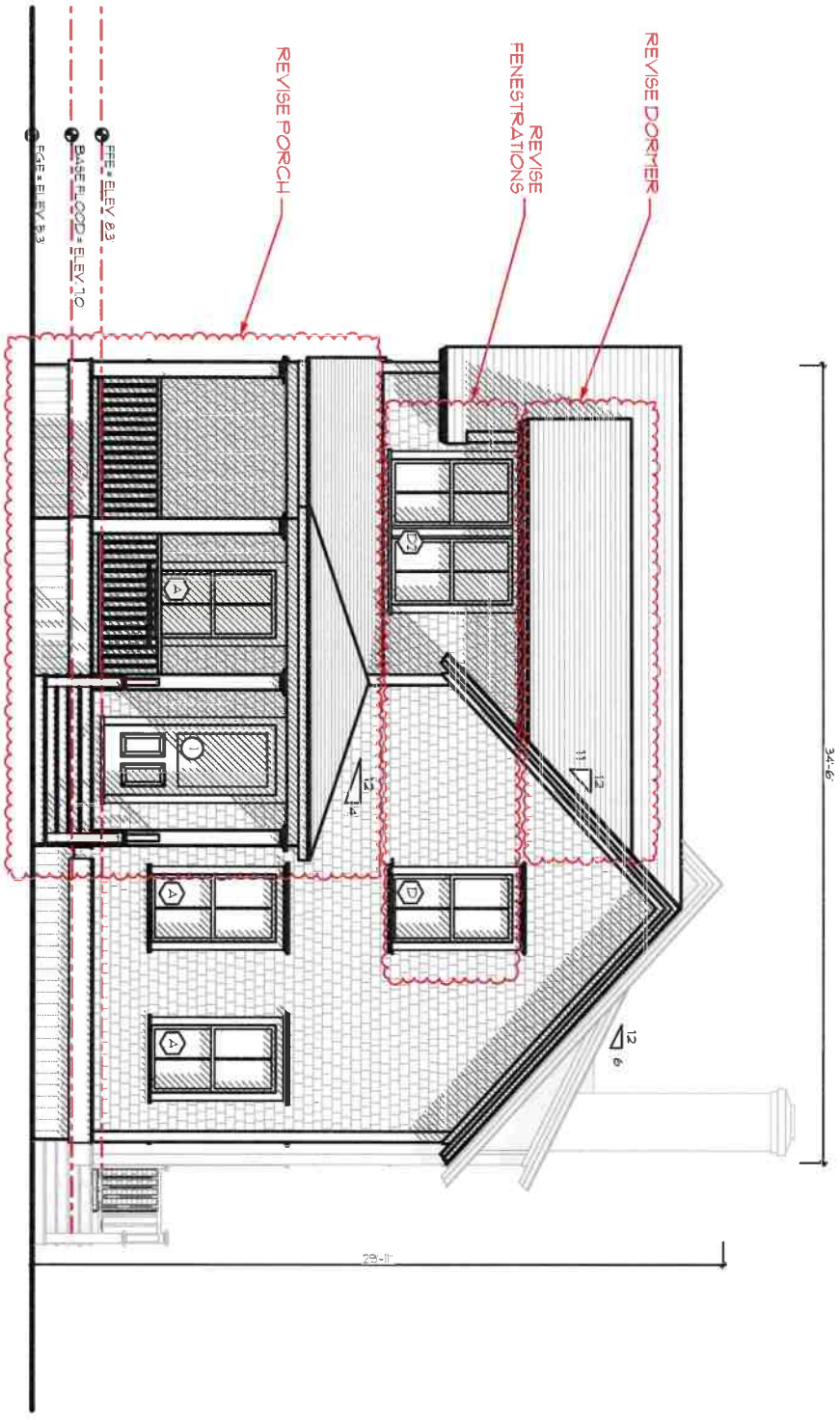

ID# A-2.2

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

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West Elevation

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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

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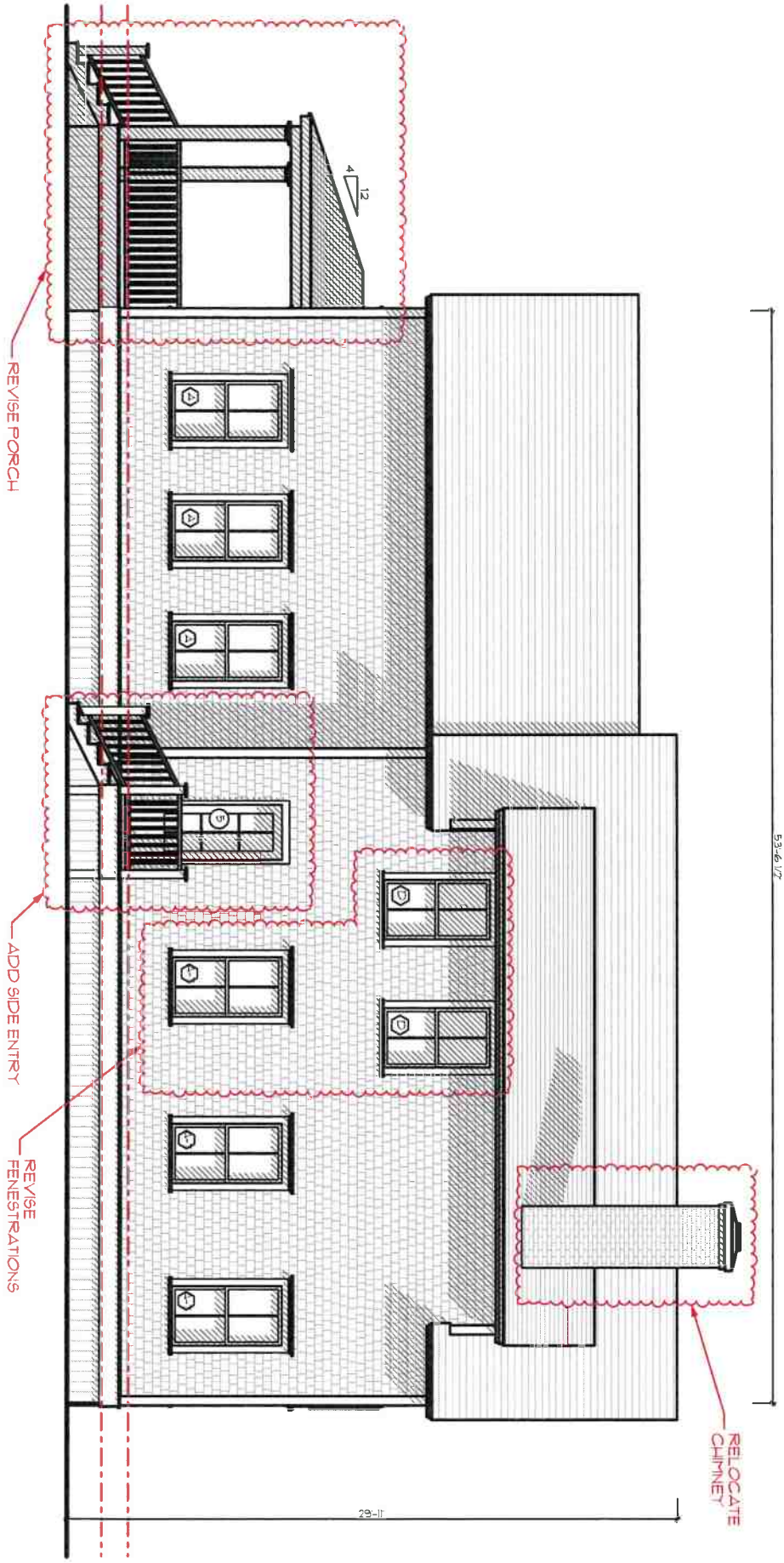
ID#
A-2.2



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

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South Elevation

DATE	REVISIONS

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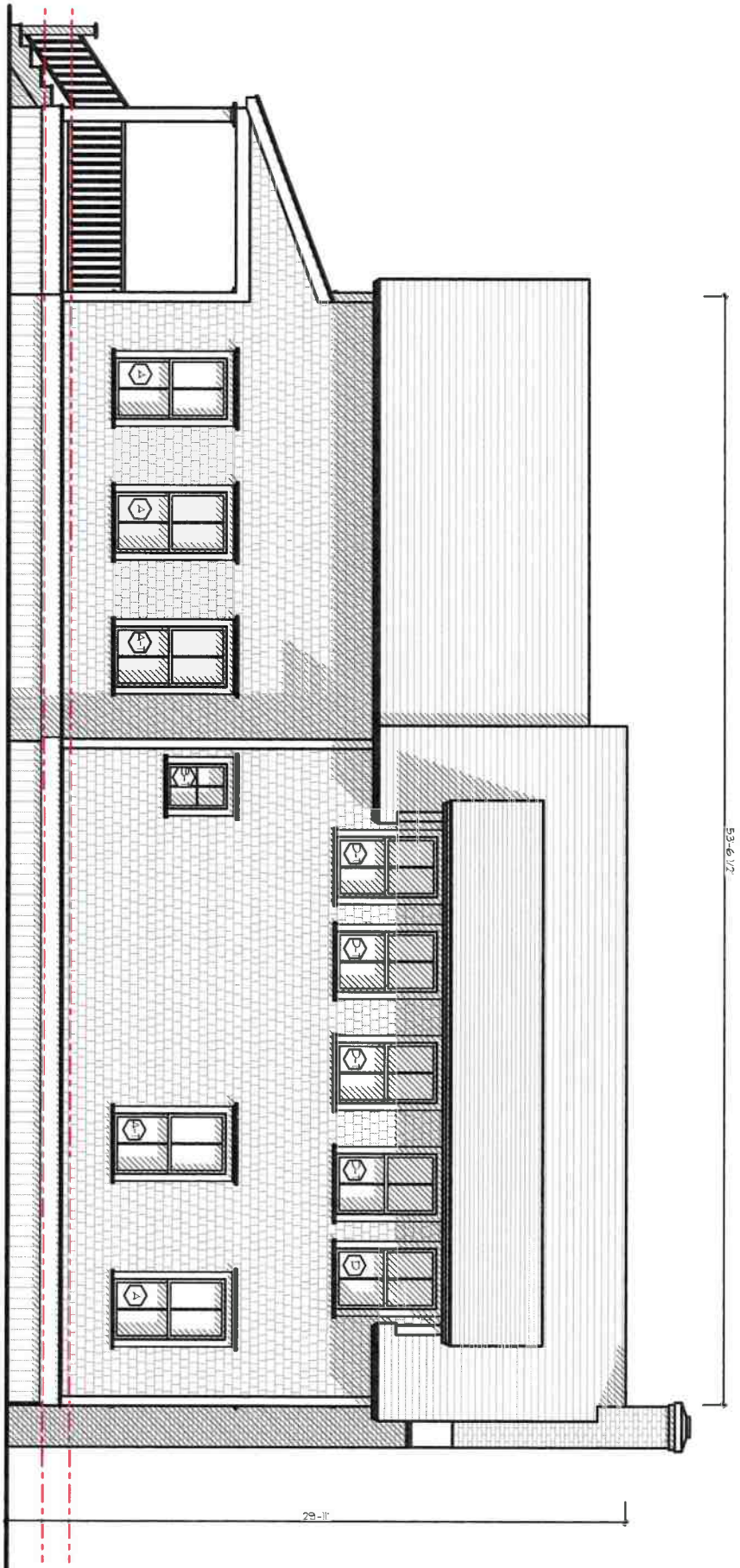

Previously Approved

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

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South Elevation

DATE	REVISIONS

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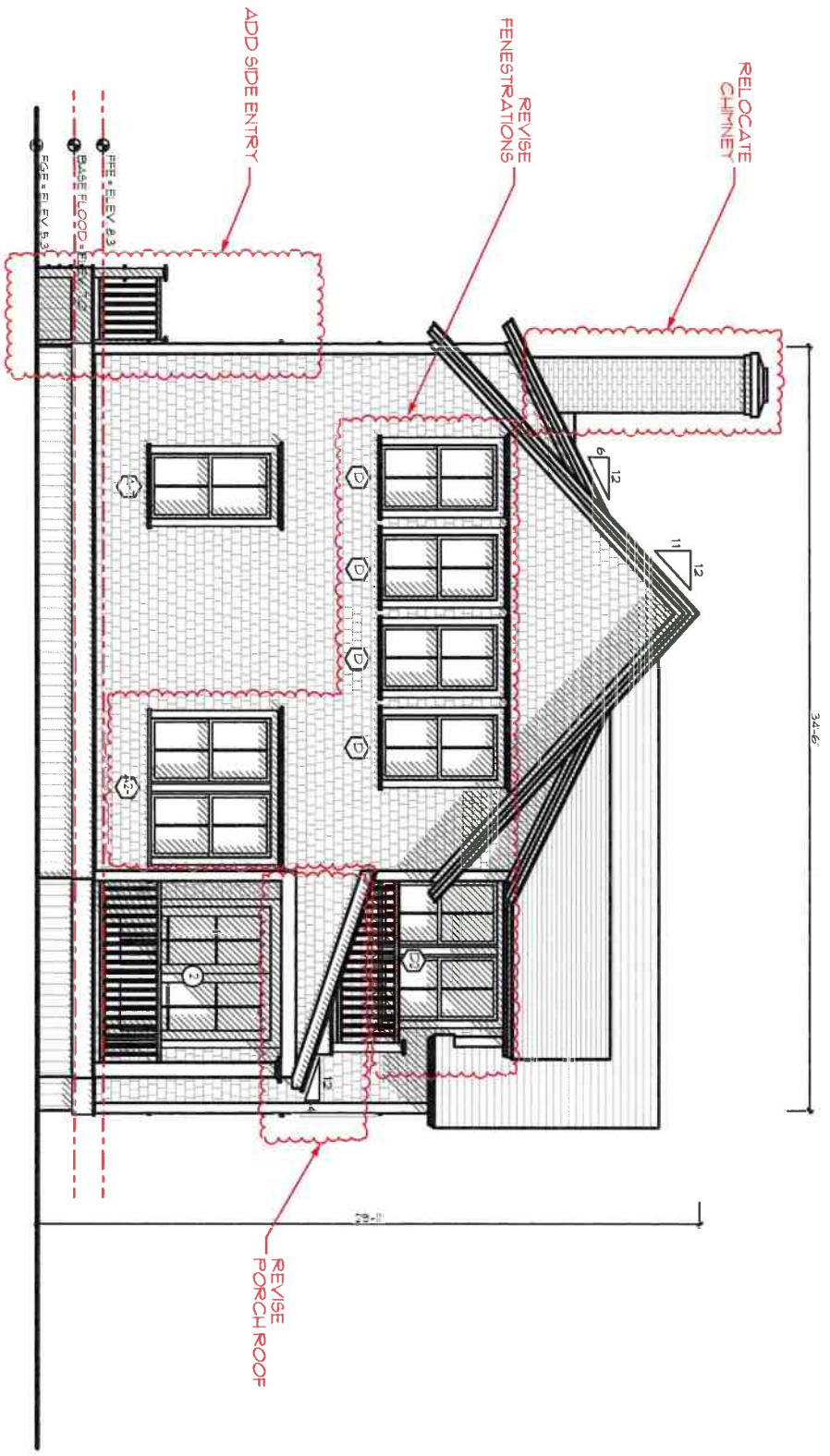

ID# A-2.4

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

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East Elevation

DATE	REVISIONS

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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

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East Elevation

DATE REVISIONS

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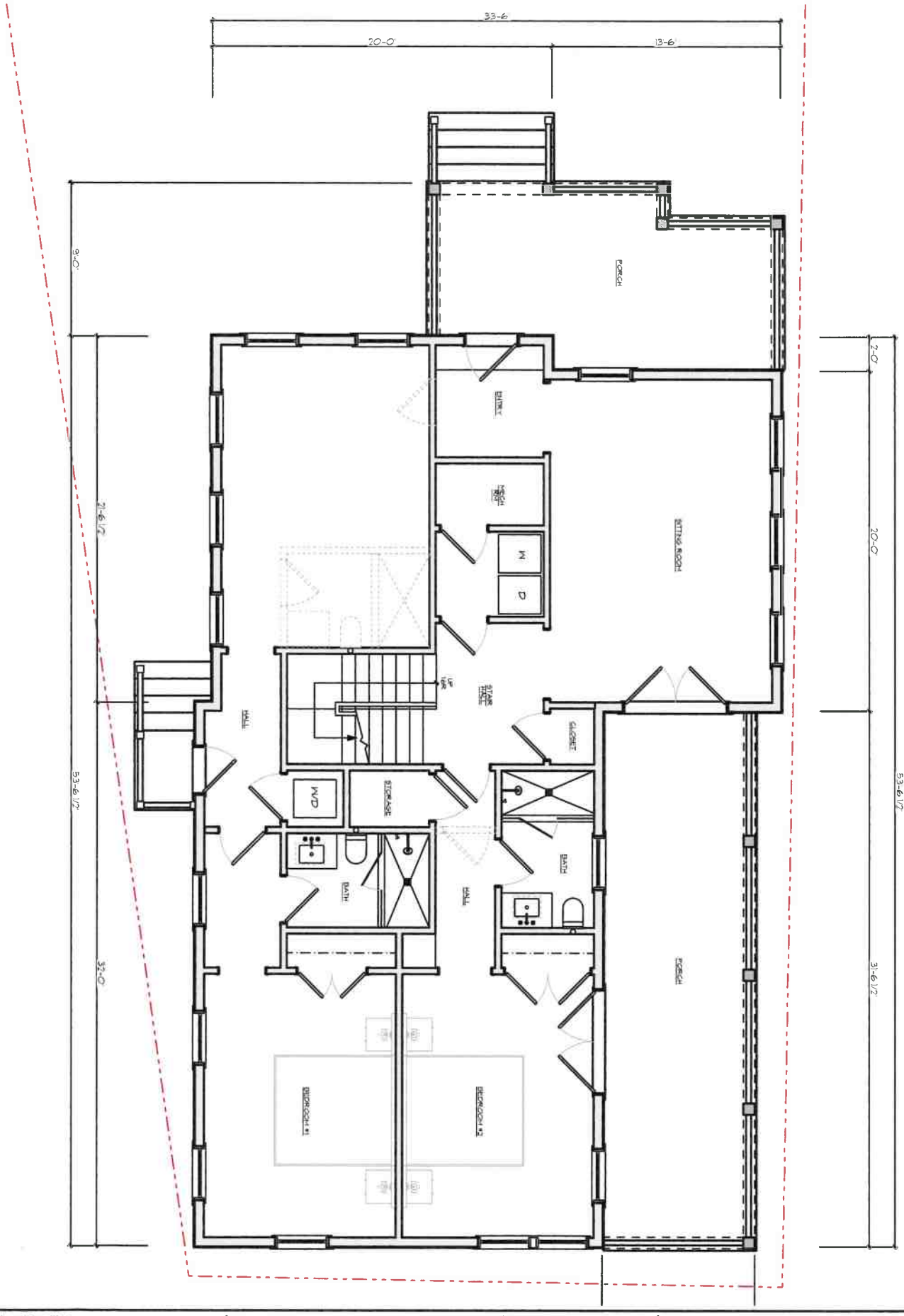

ID# A-1.1

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

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First Floor Plan

DATE	REVISIONS

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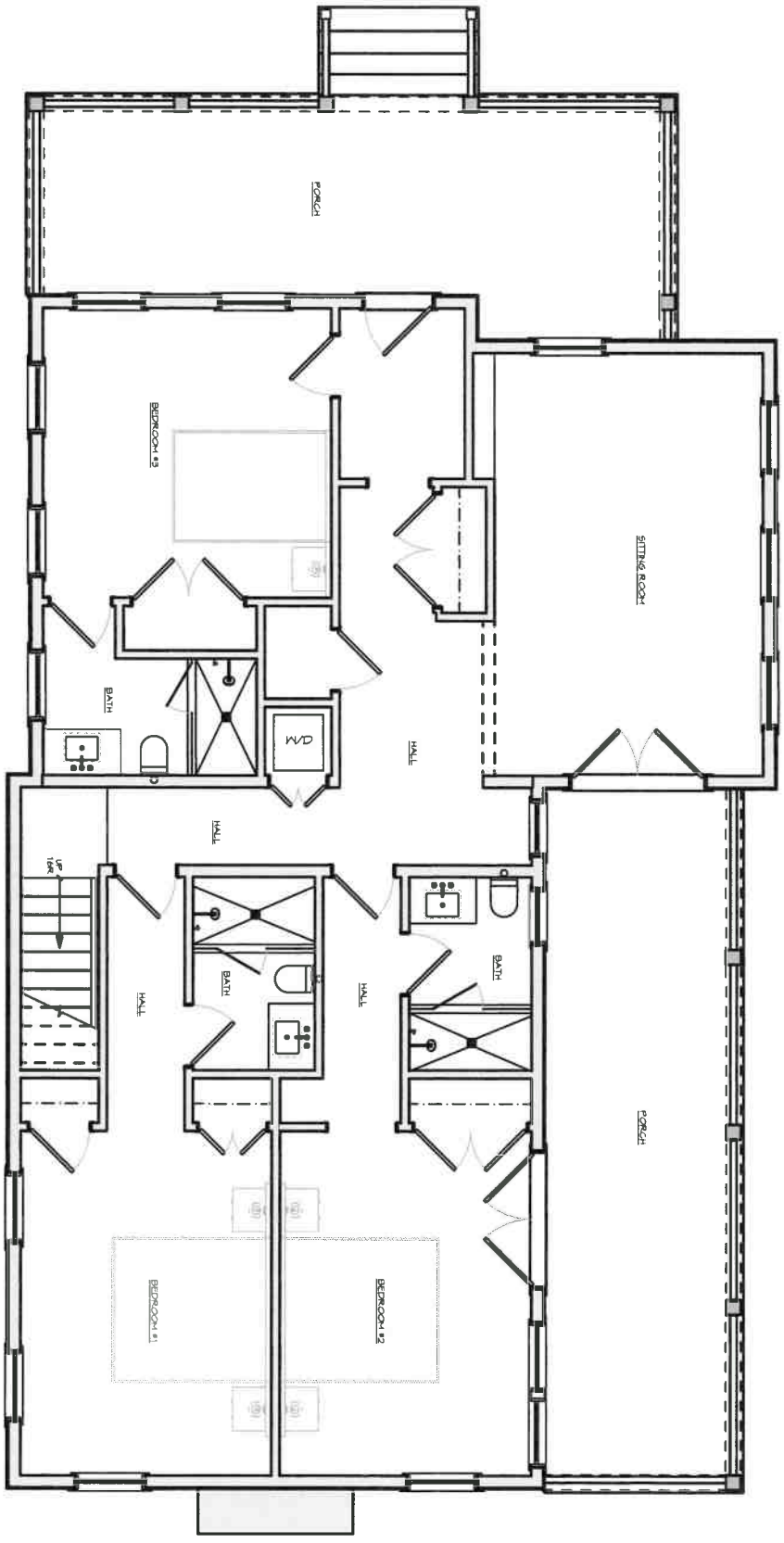

Previously Approved

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

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First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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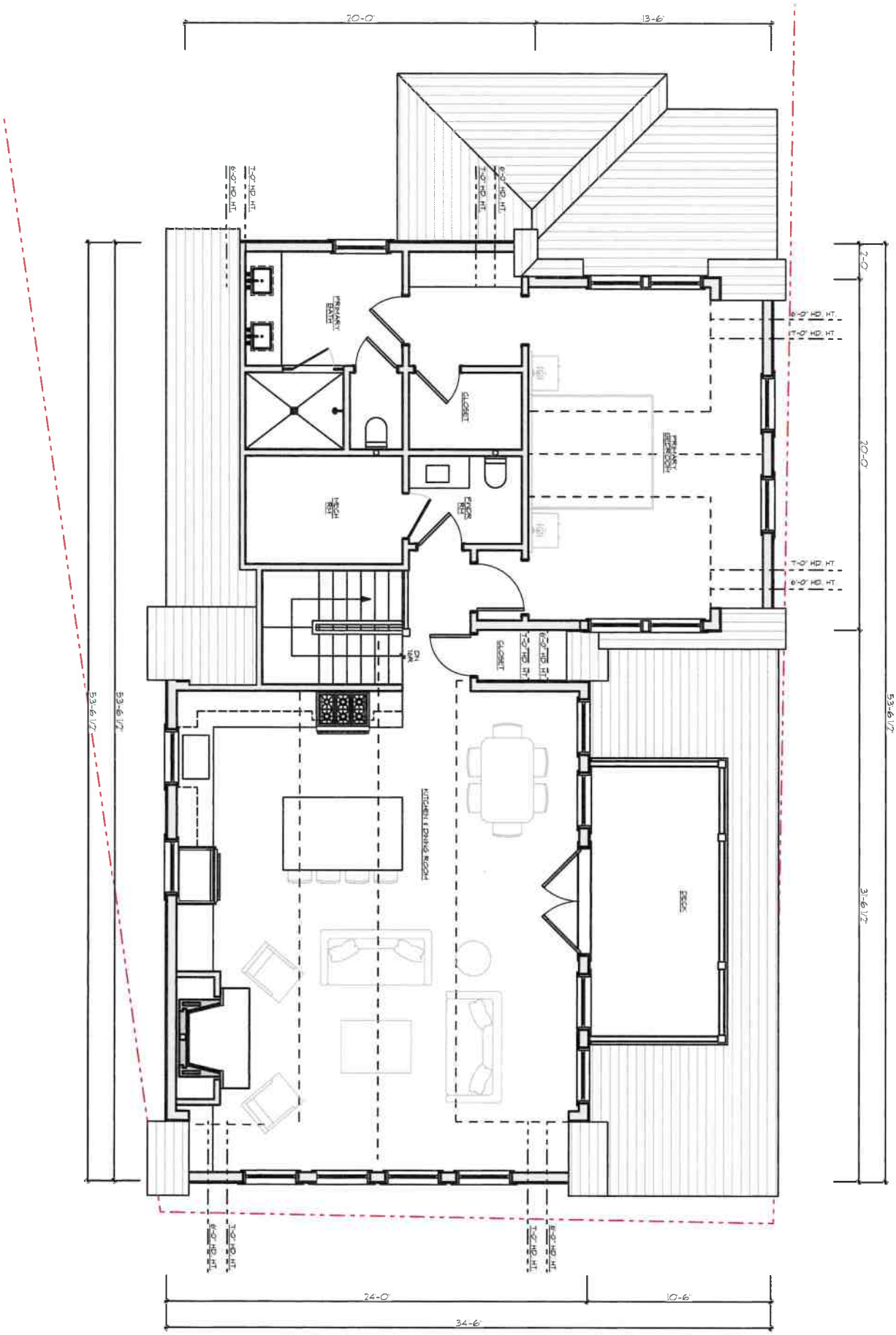

ID# A-1.2

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

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Second Floor Plan

DATE	REVISIONS

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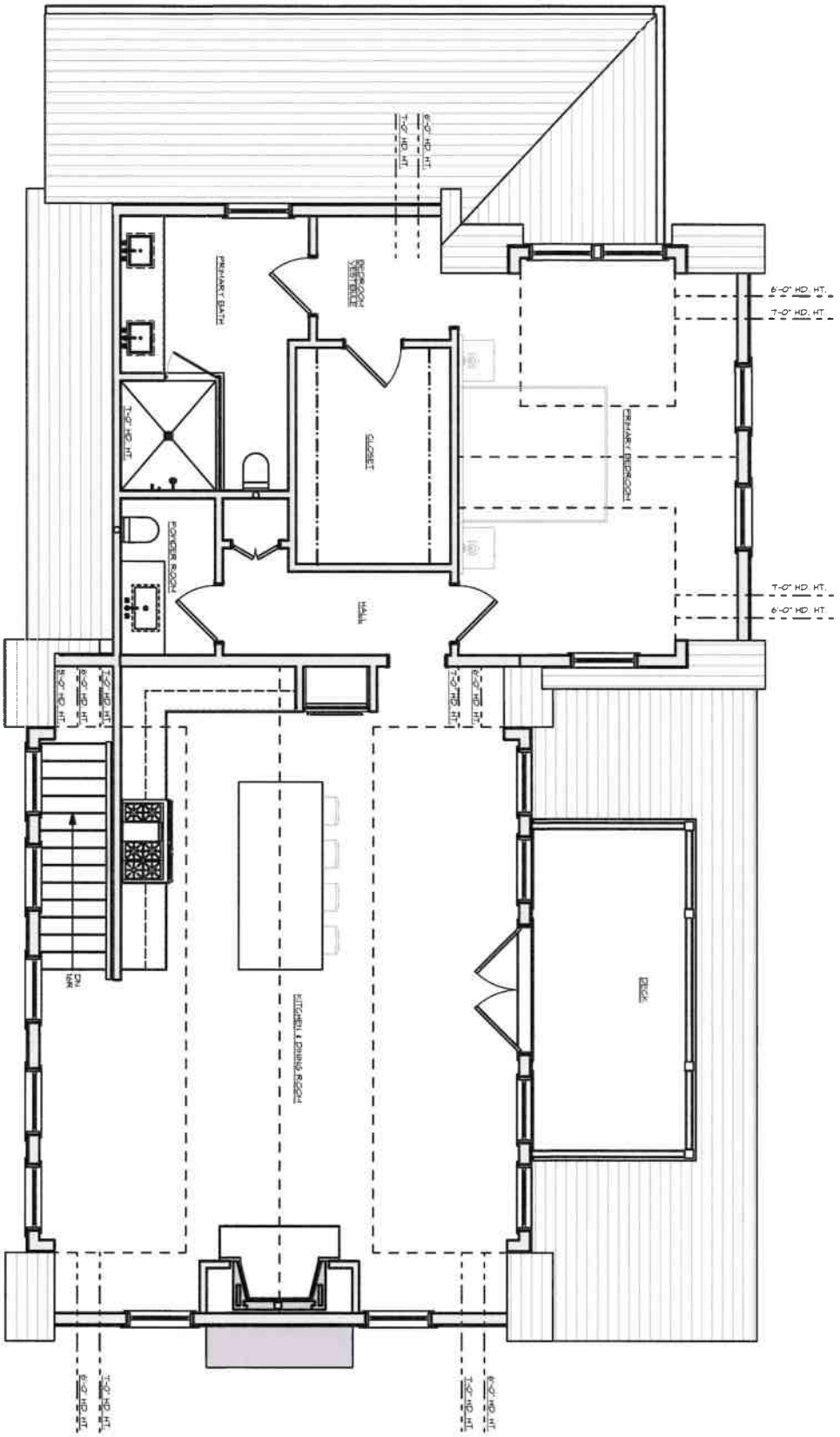

Previously Approved

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

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Second Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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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

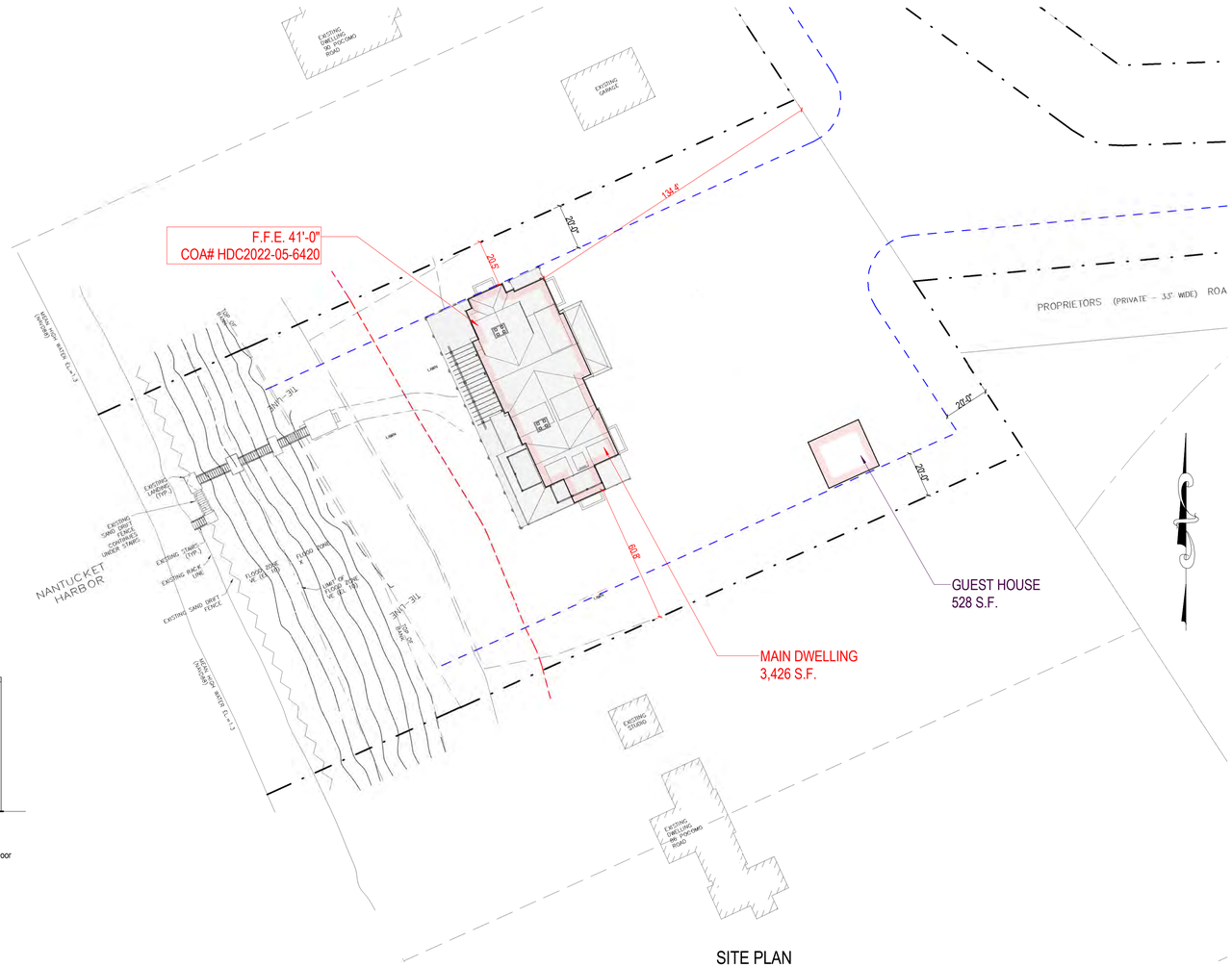
88 Pocomo Rd.
Nantucket, MA 02554

04.28.25



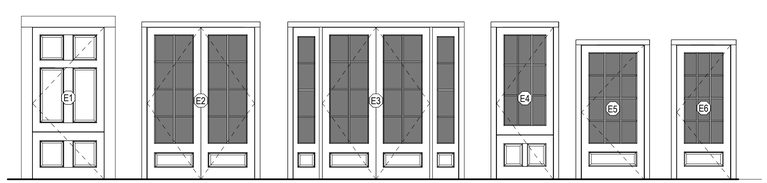
Locus Map





SITE PLAN

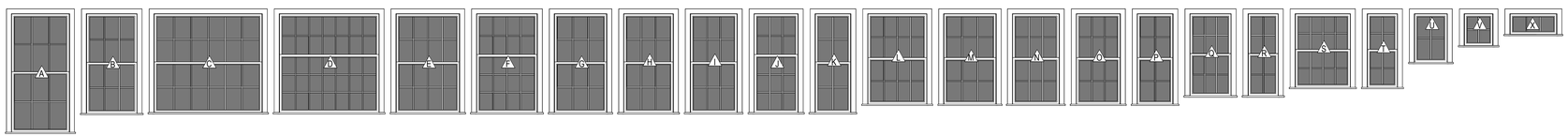
1" = 30'-0"



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

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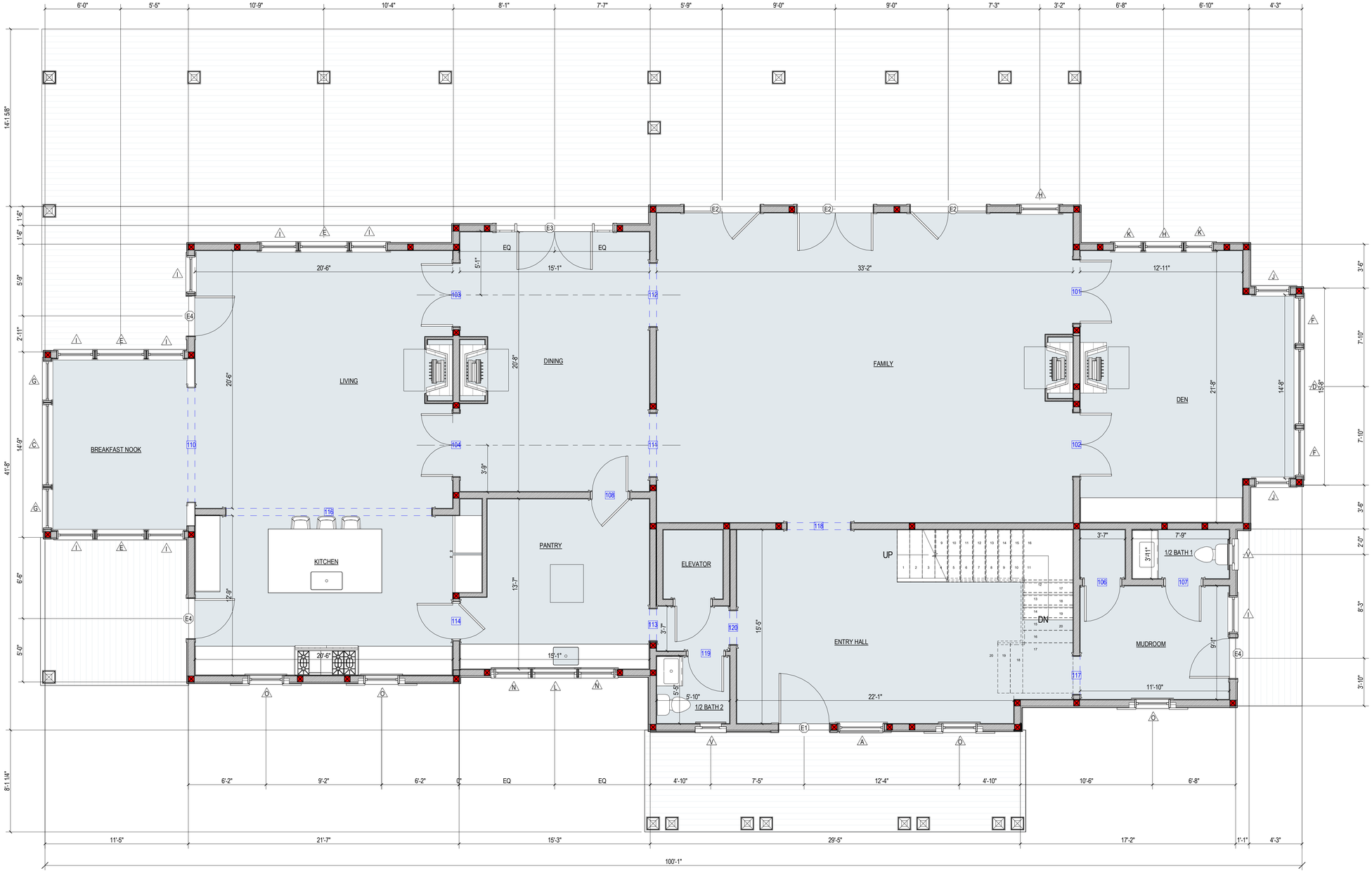
G.1.1
2405

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

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Nantucket, MA 02554

emeritus
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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.
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Proposed G.C.:	3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

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SHEET INDEX

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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
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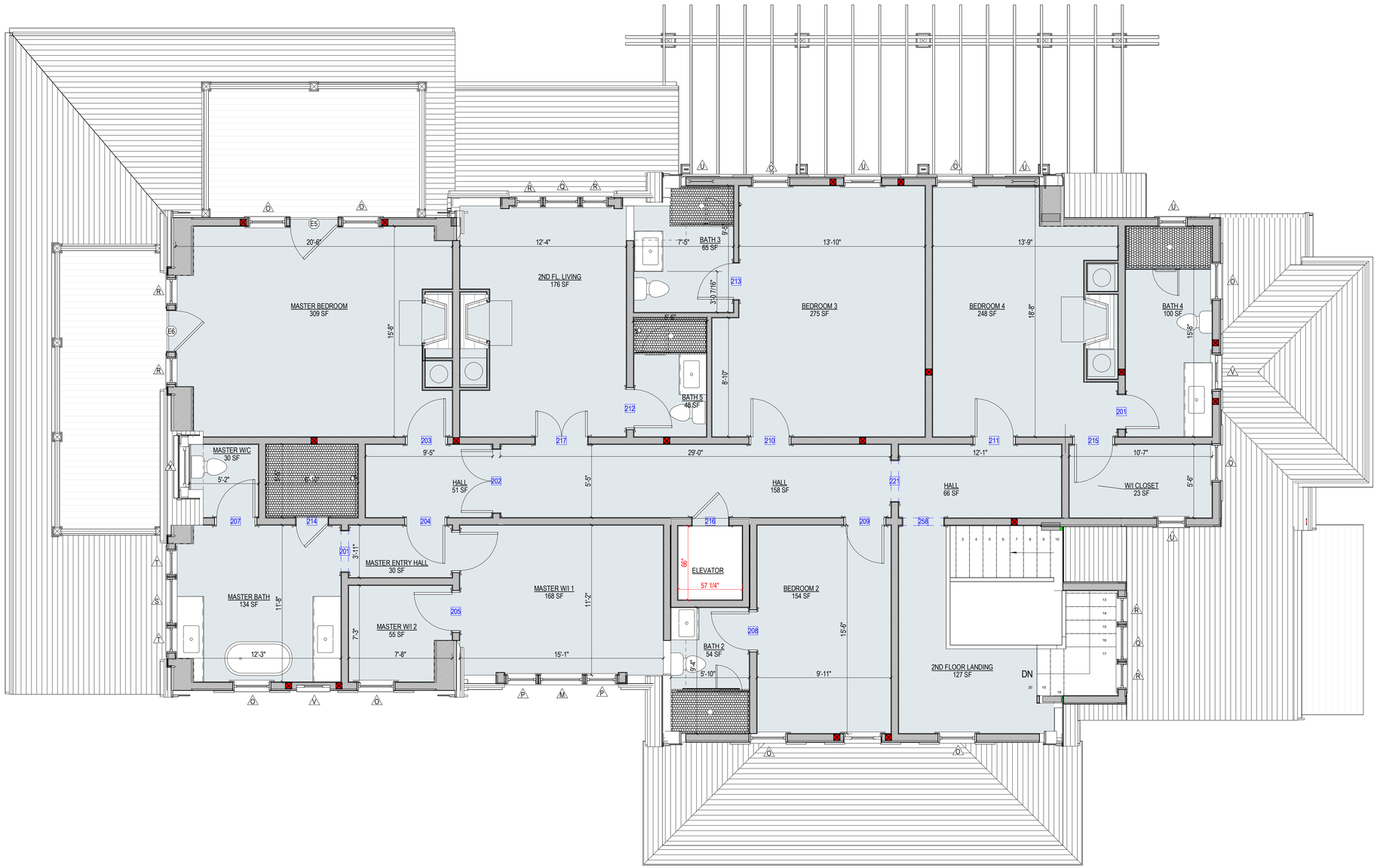
A.101
2405

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

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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

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.102
2405

04.28.25

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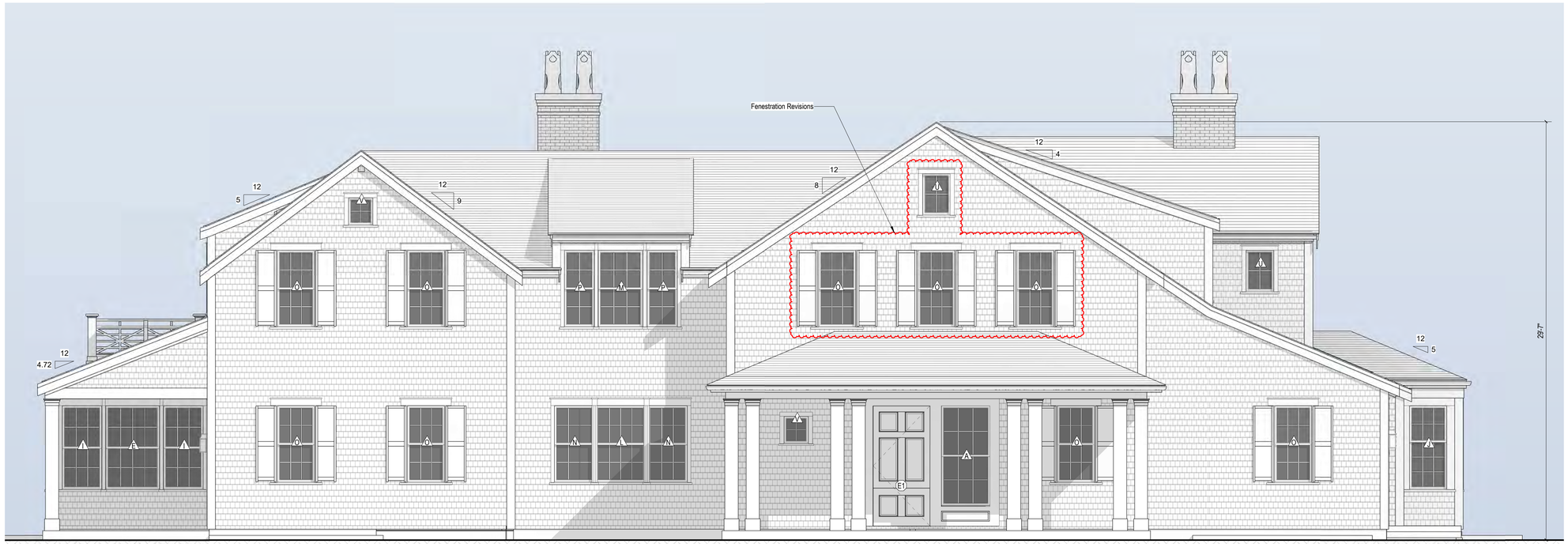

1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



East Elevation Prev. Approved HDC
1" = 10'-0"



North Elevation Prev. Approved HDC
1" = 10'-0"

2405

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EXTERIOR ELEVATIONS

Site Information

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Total Proposed G.C.:	3,957 sf

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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
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S.202 FRAMING SECTIONS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

Revision 1 Date 1

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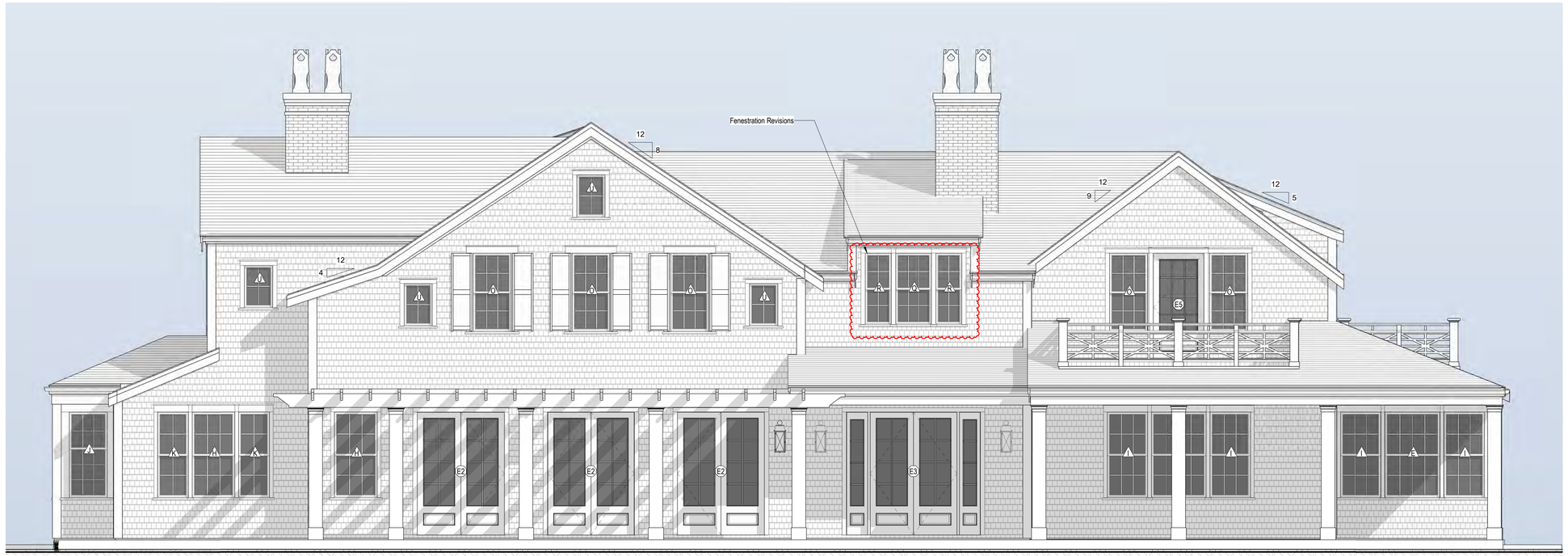
A.201
2405

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

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EXTERIOR ELEVATIONS

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NEW YORK CITY USA No40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
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NEW YORK NY 10013

Revisions

Revision 1 Date 1

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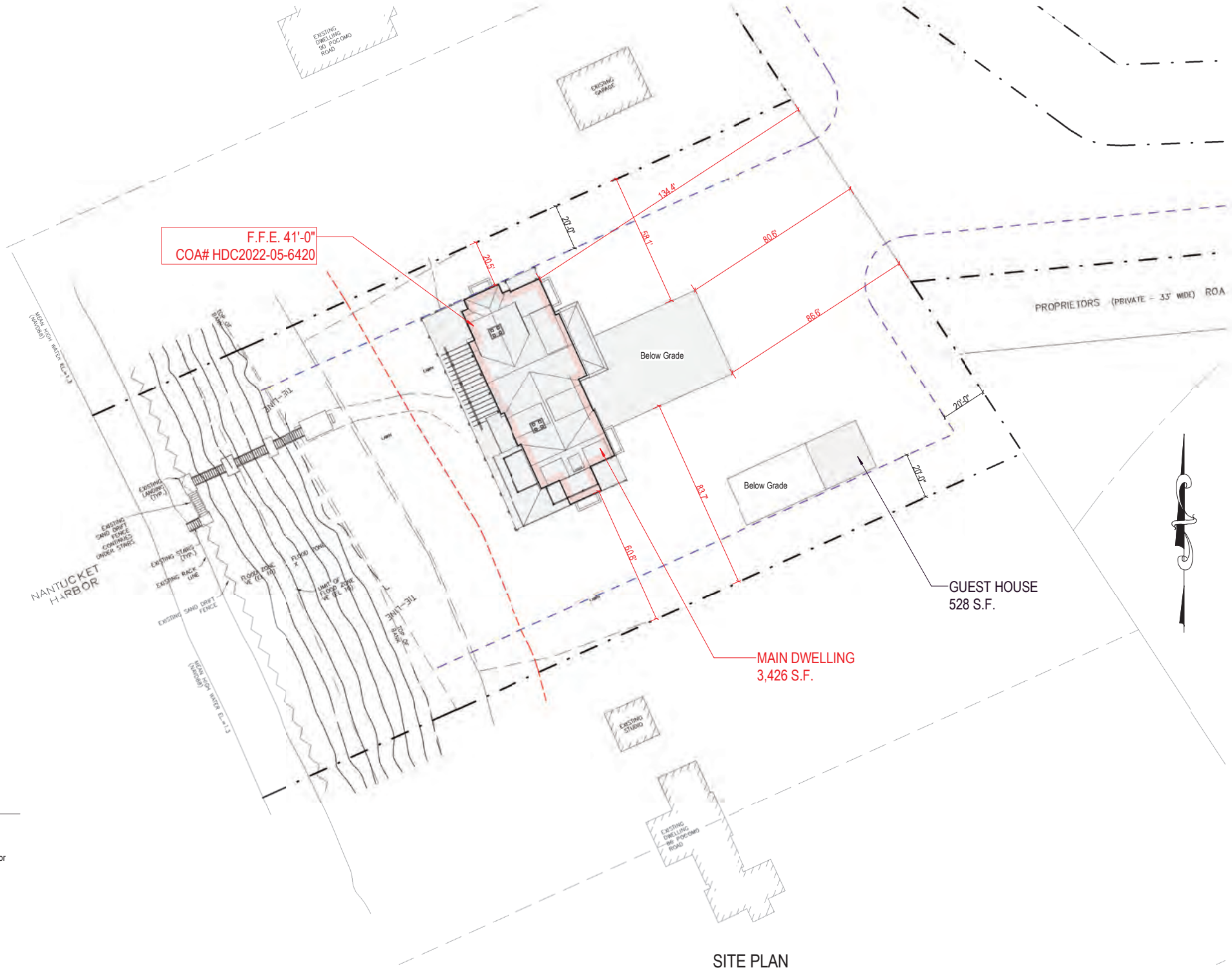
A.202
2405

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map

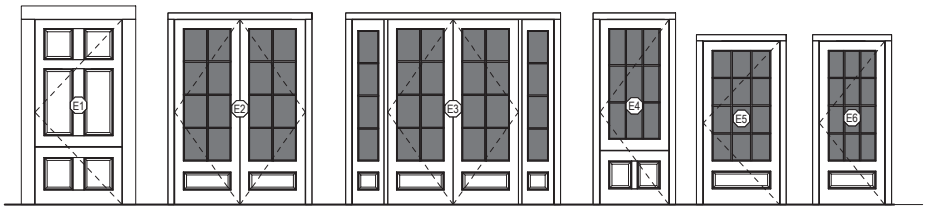


el Door

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

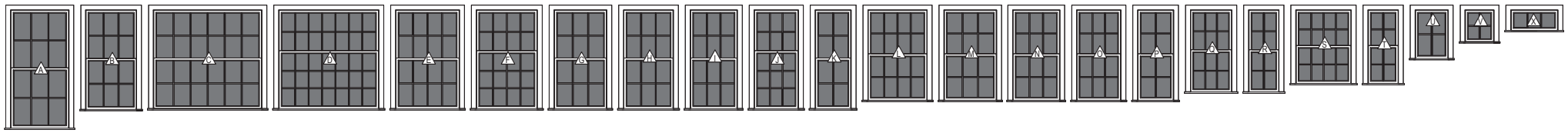
EXTERIOR DOOR SCHEDULE

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

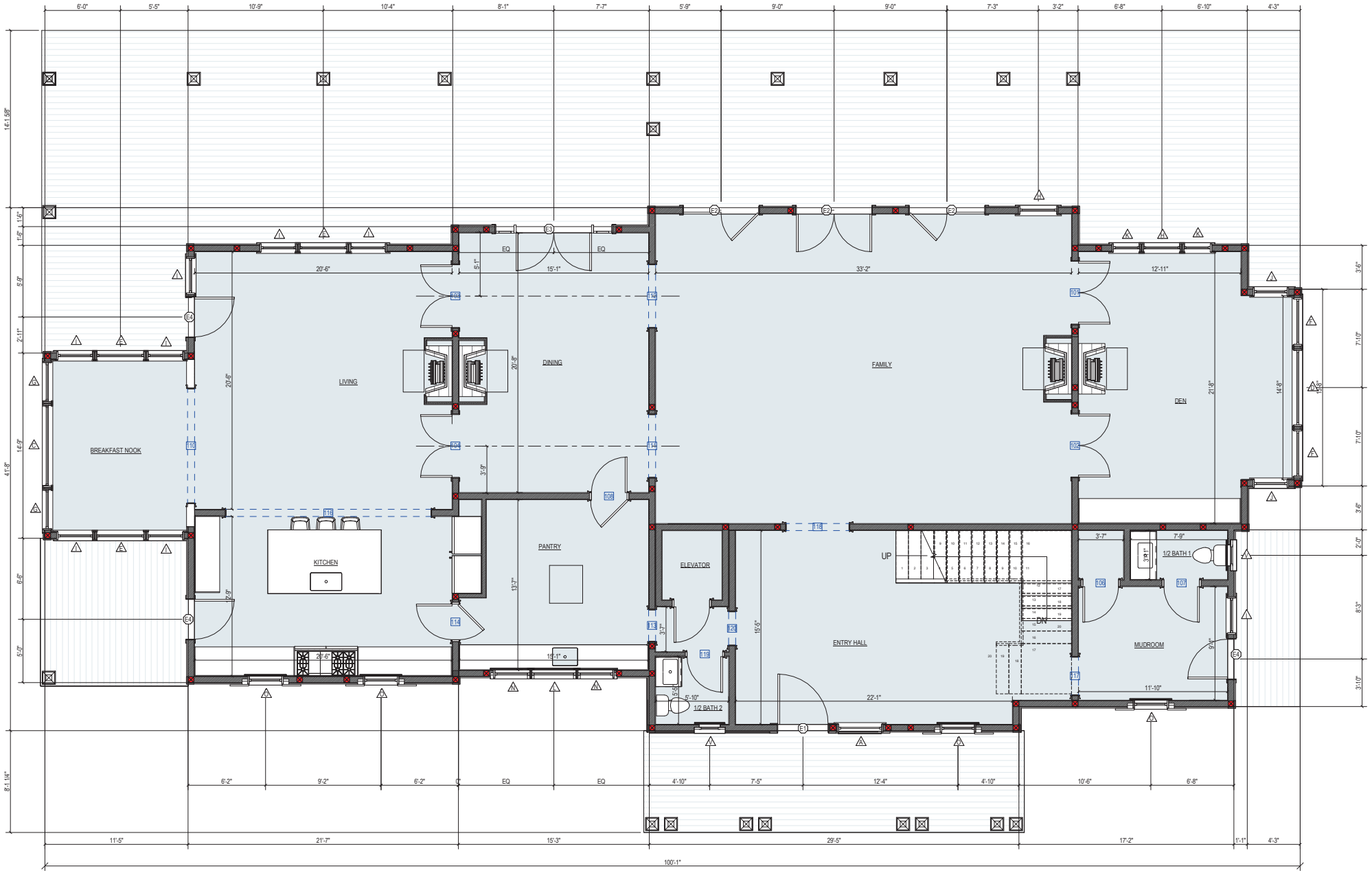
Casement
4 Lite SDL

Casement
4 Lite SDL

Awning
3 Lite SDL

Window Legend.

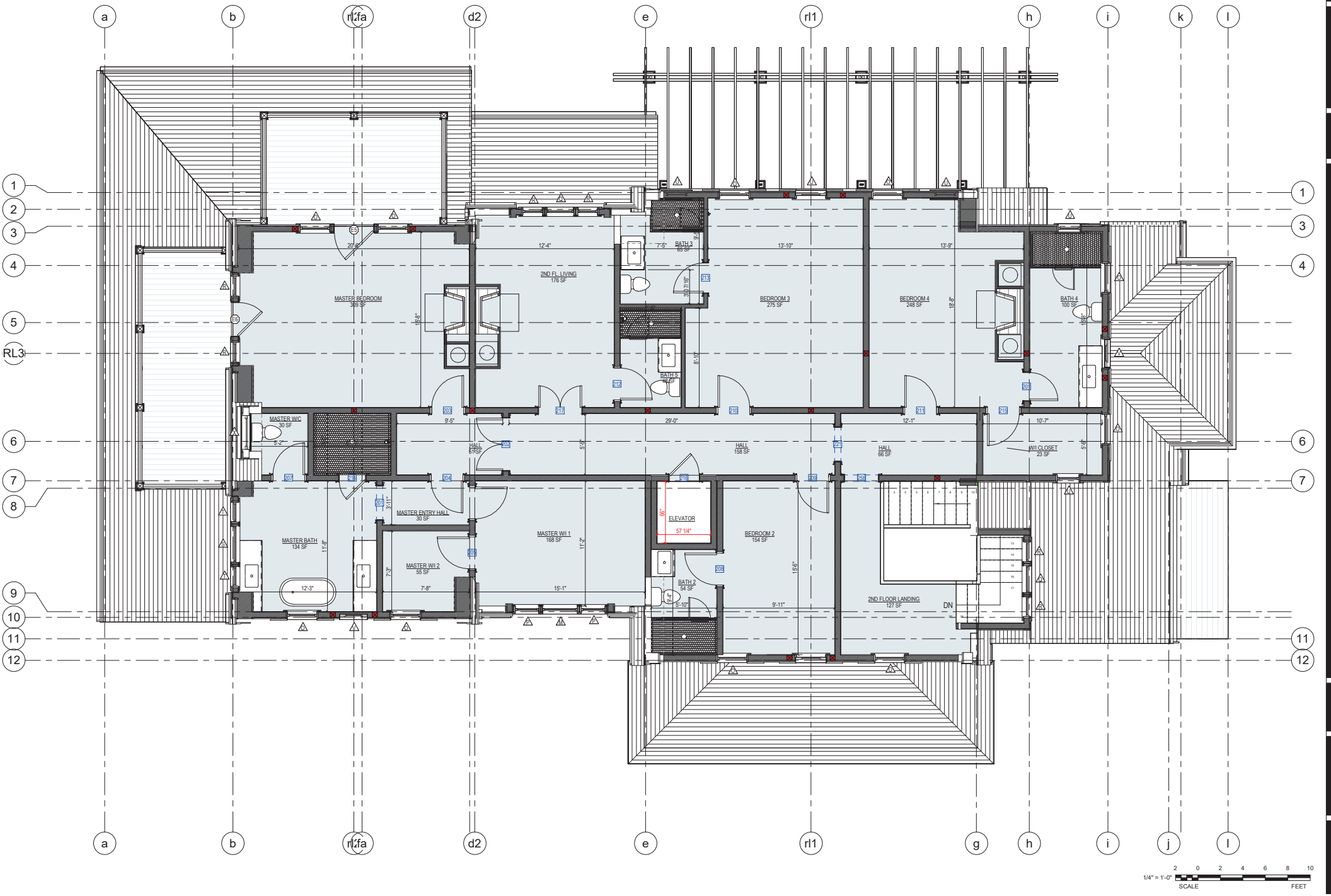
FOR SUBMISSION



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.

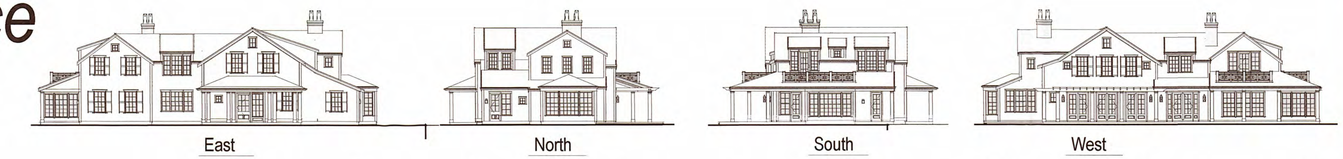
Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554

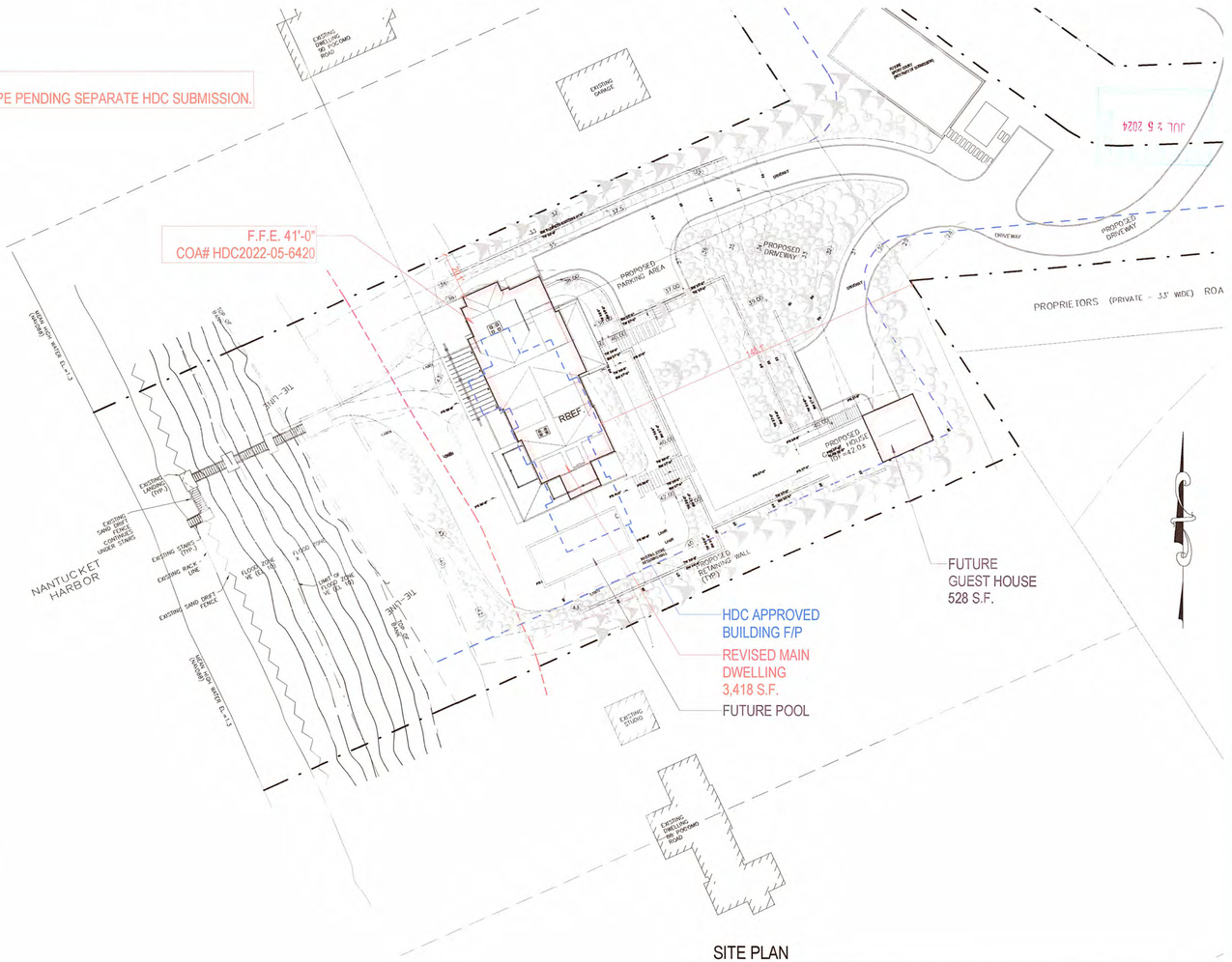
07.25.24

HDC SUBMISSION

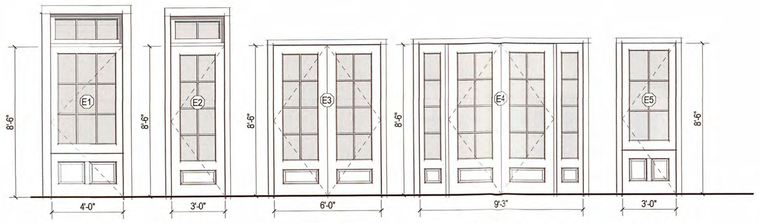




Locus Map

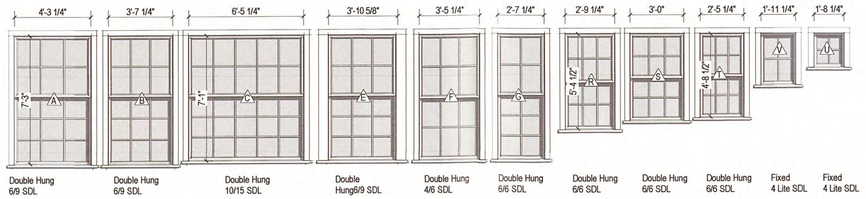


SITE PLAN
1" = 30'-0"



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

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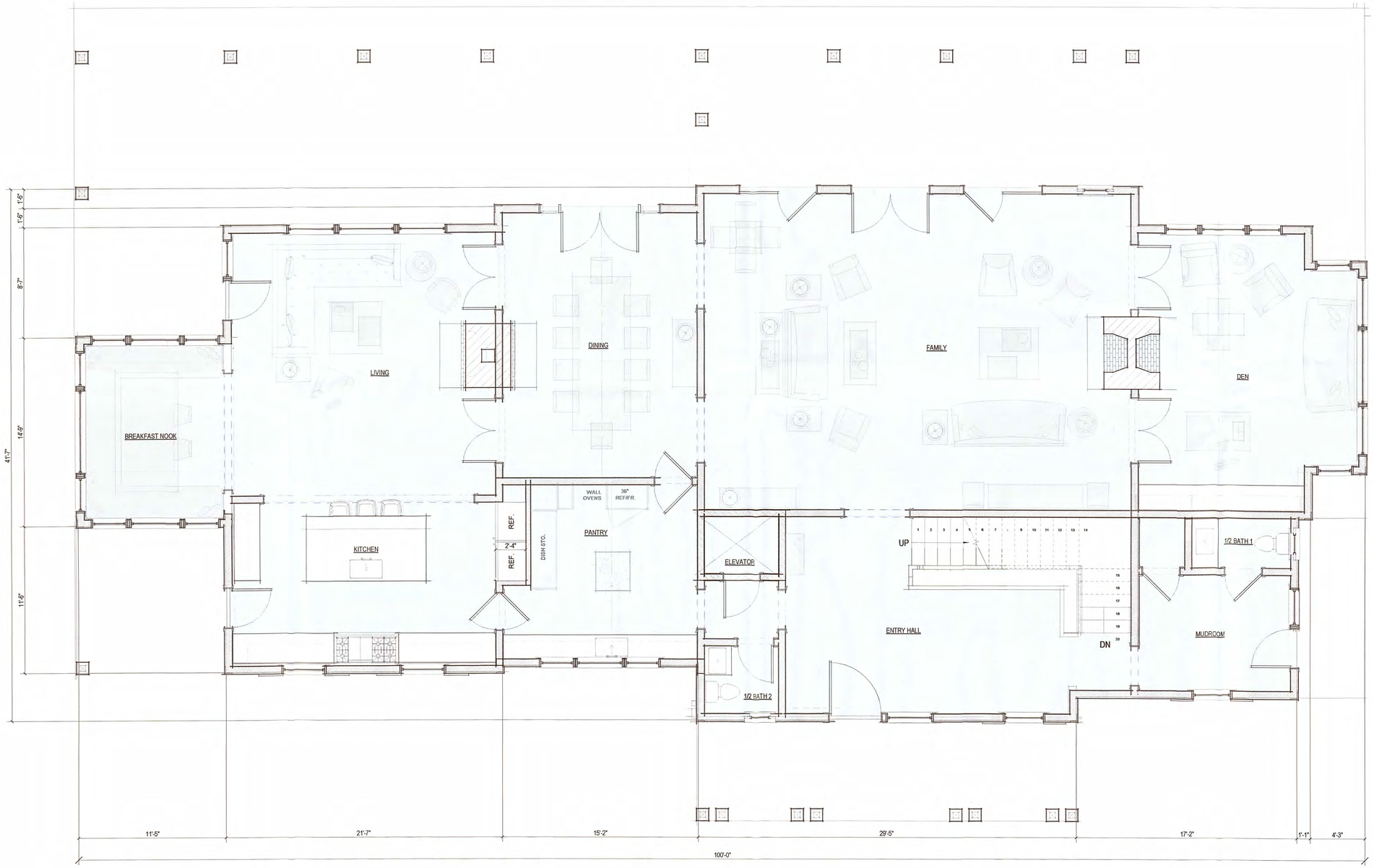
G.1.1
2128

06.14.24

PROGRESS SET



1 First Floor Plan
1/4" = 1'-0"

2128

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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
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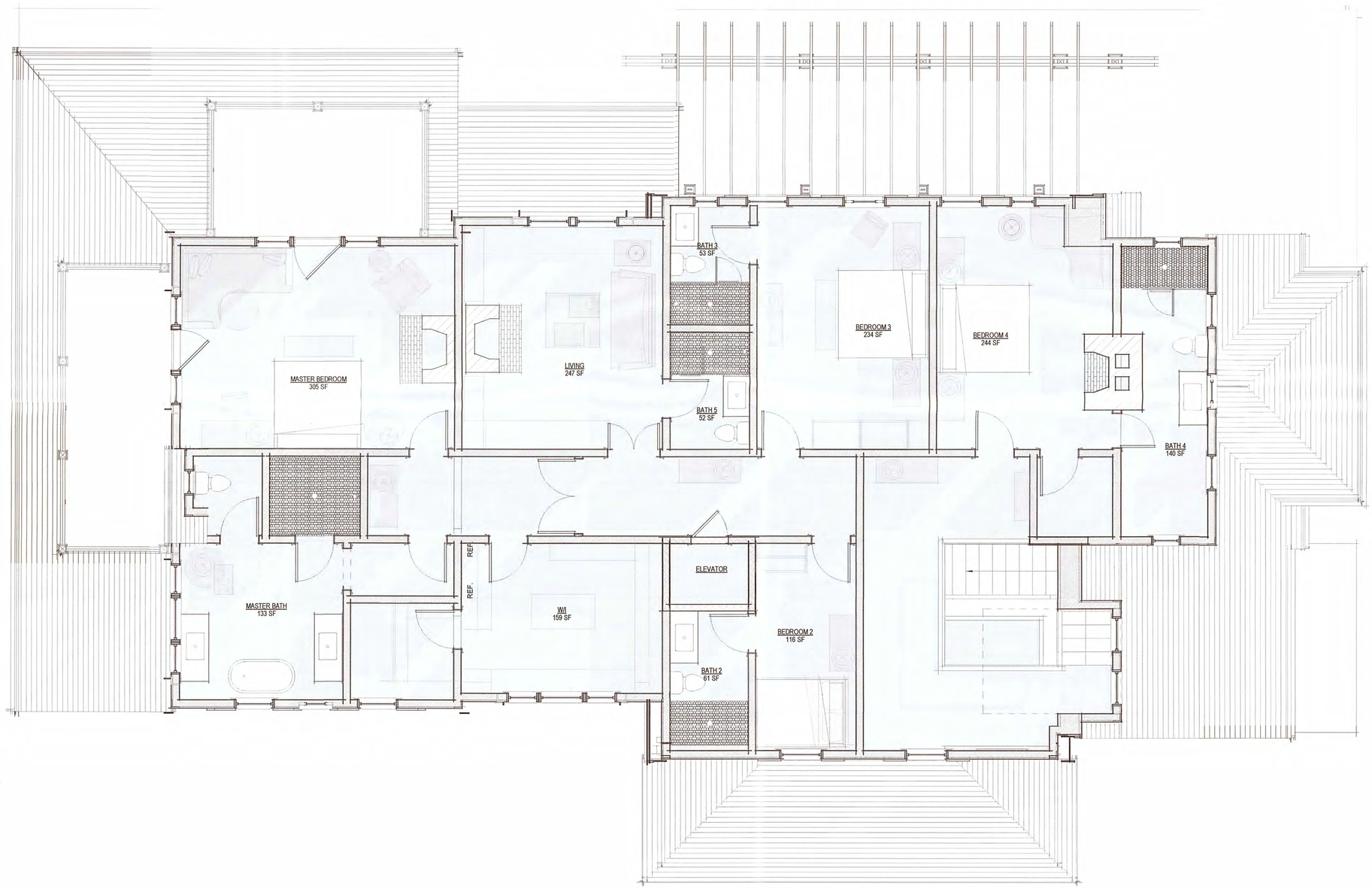
A.101
2128

04.08.24

FOR REVIEW ONLY



1 Second Floor Plan
1/4" = 1'-0"

2128

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88 Pocomo Rd.
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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

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A.102 SECOND FLOOR PLAN
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A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.102
2128

07.25.24

HDC SUBMISSION



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

2128

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EXTERIOR ELEVATIONS

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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

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A.202
2128



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

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Nantucket, MA 02554

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EXTERIOR ELEVATIONS

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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

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A.201
2128

Planning and 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

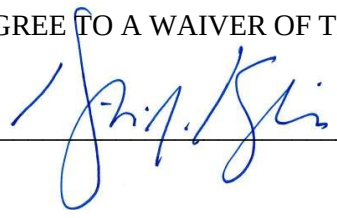
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

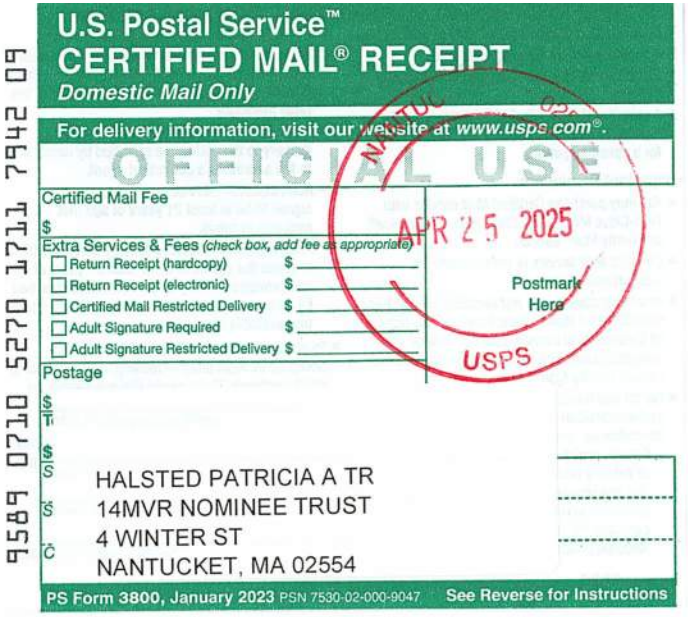
DATE

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**								



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- ☐ 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



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- ☐ Adult Signature Restricted Delivery $

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$

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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



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12 Madequecham Valley Road

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West Elevation



North Elevation

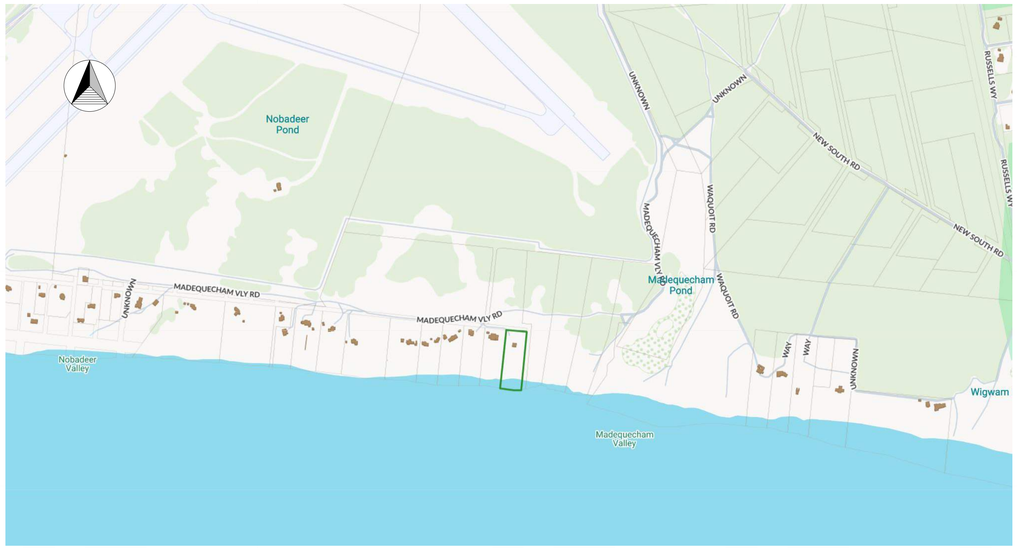


East Elevation

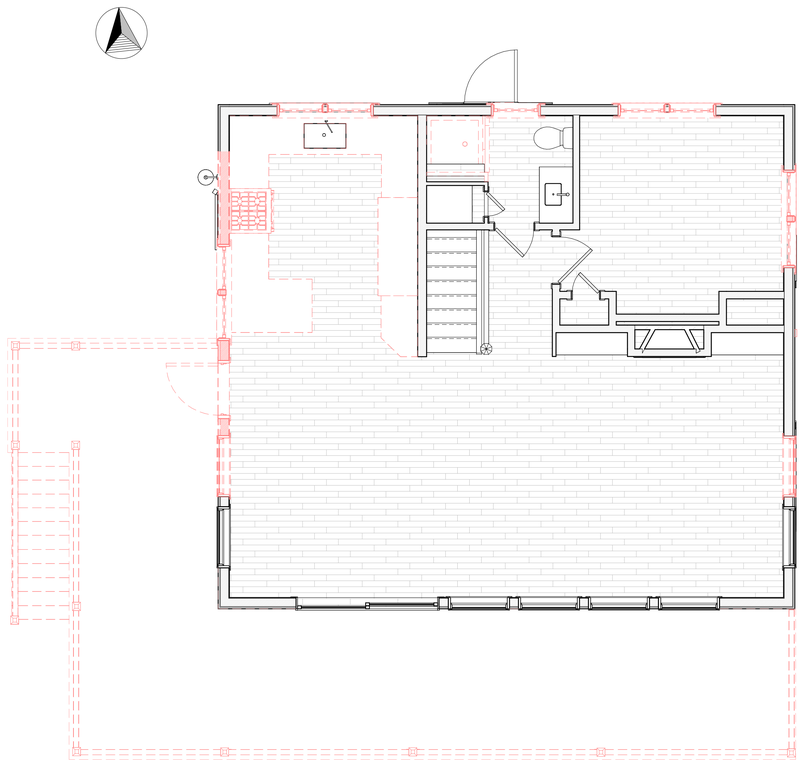


South Elevation

HDC Submission 04.28.26

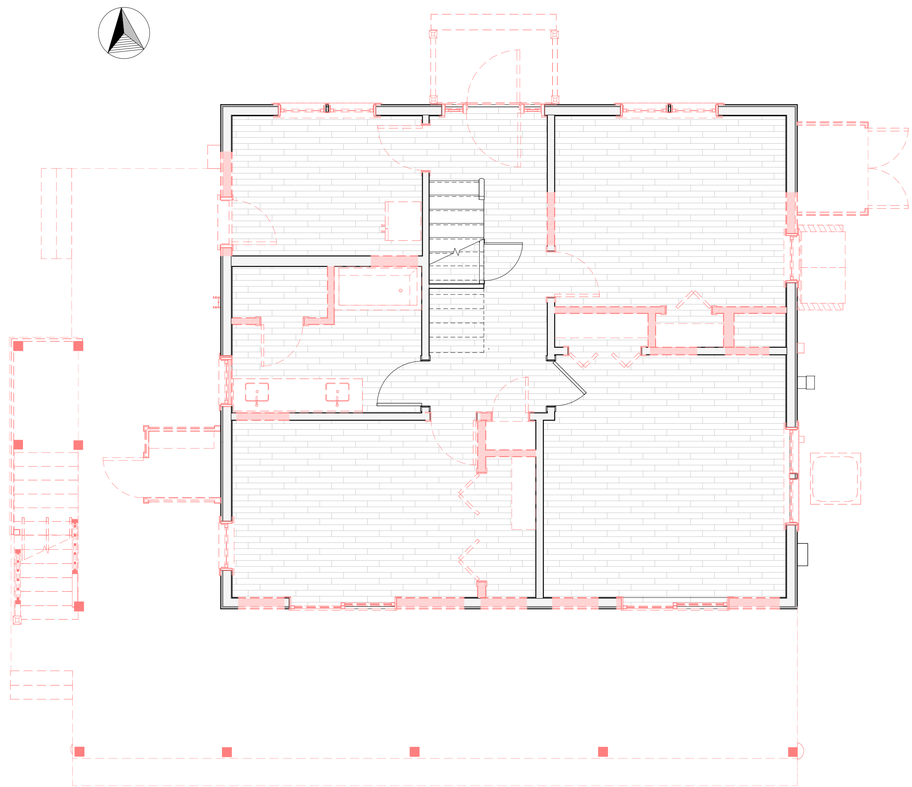

Nobadeer Pond
MADEQUECHAM VLY RD
MADEQUECHAM VLY RD
Nobadeer Valley
Madequecham Pond
Madequecham Valley
Wigwam
NEW SOUTH RD
NEW SOUTH RD
WAQUOIT RD
WAQUOIT RD
RUSSELLS WAY
RUSSELLS WAY
UNKNOWN
UNKNOWN
UNKNOWN

HDC Submission 04.28.26



Second Floor Plan - Demolition

1/4" = 1'-0"



First Floor Plan - Demolition

1/4" = 1'-0"

2439

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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

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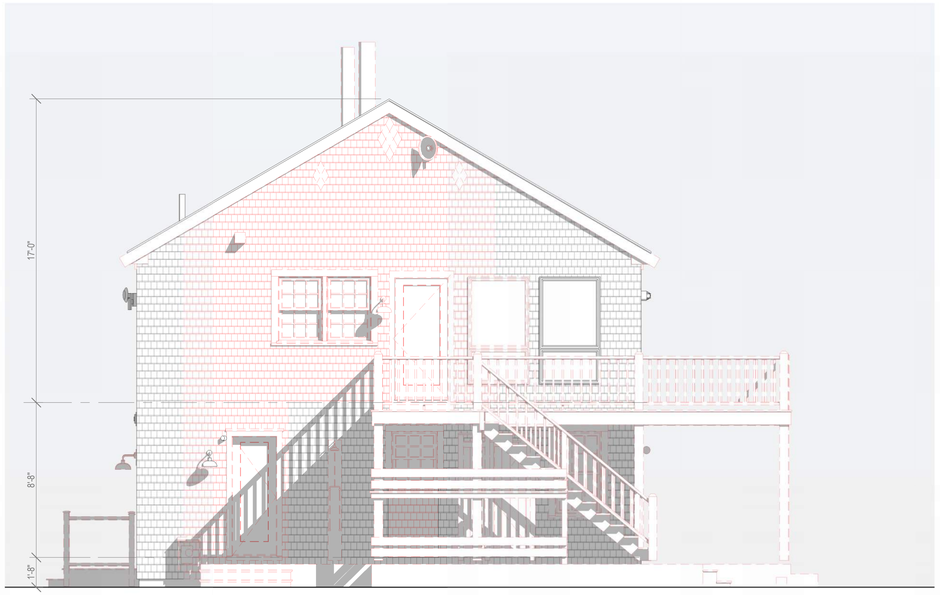
AD.1

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"

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A.3.1 Perspective Views

Revisions

Demolition Elevations

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AD.2

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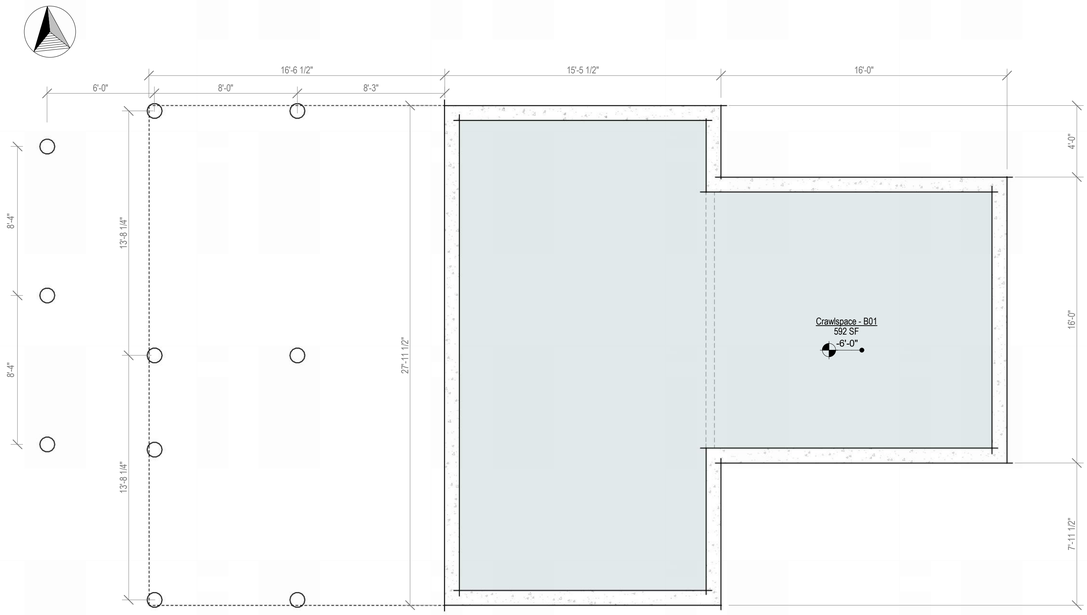

Crawlspace Plan - Proposed

1/4" = 1'-0"

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Sheet Index - Architectural

SHEET INDEX

A.0.1 Cover Sheet
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A.1.1

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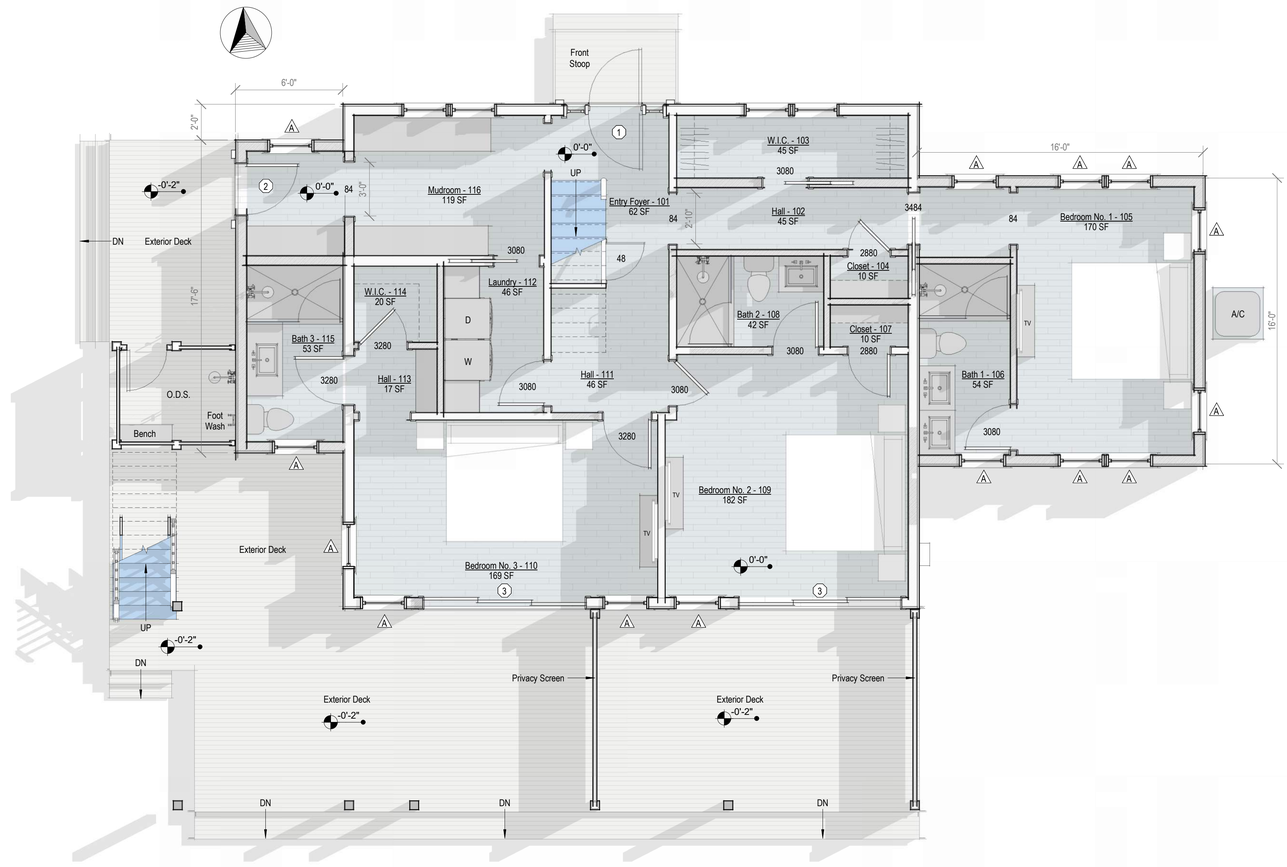
04.28.26

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

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A.1.2

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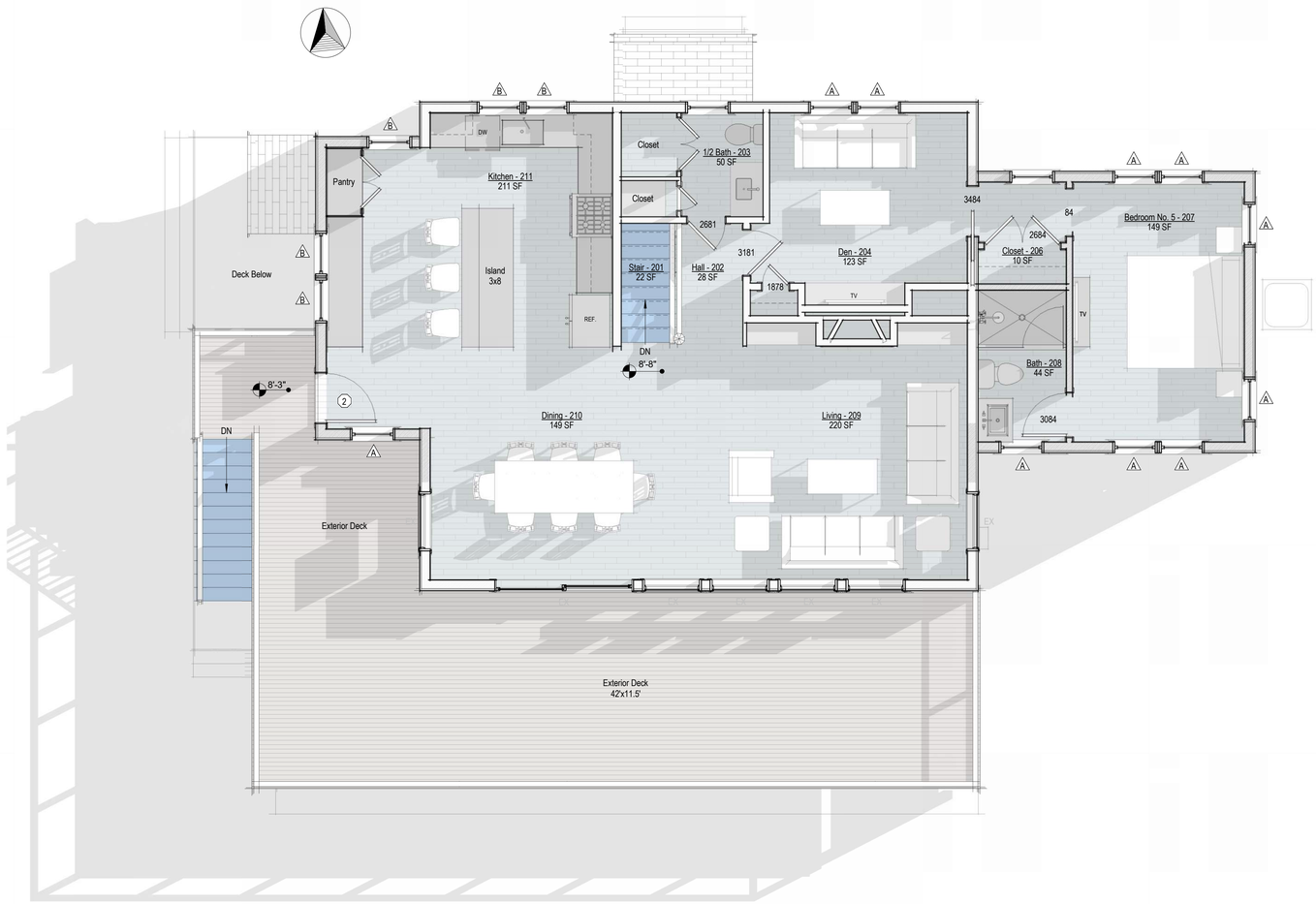

Second Floor Plan - Proposed

1/4" = 1'-0"

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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

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emeritus

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Nantucket, MA 02554
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Revisions

Exterior Elevations

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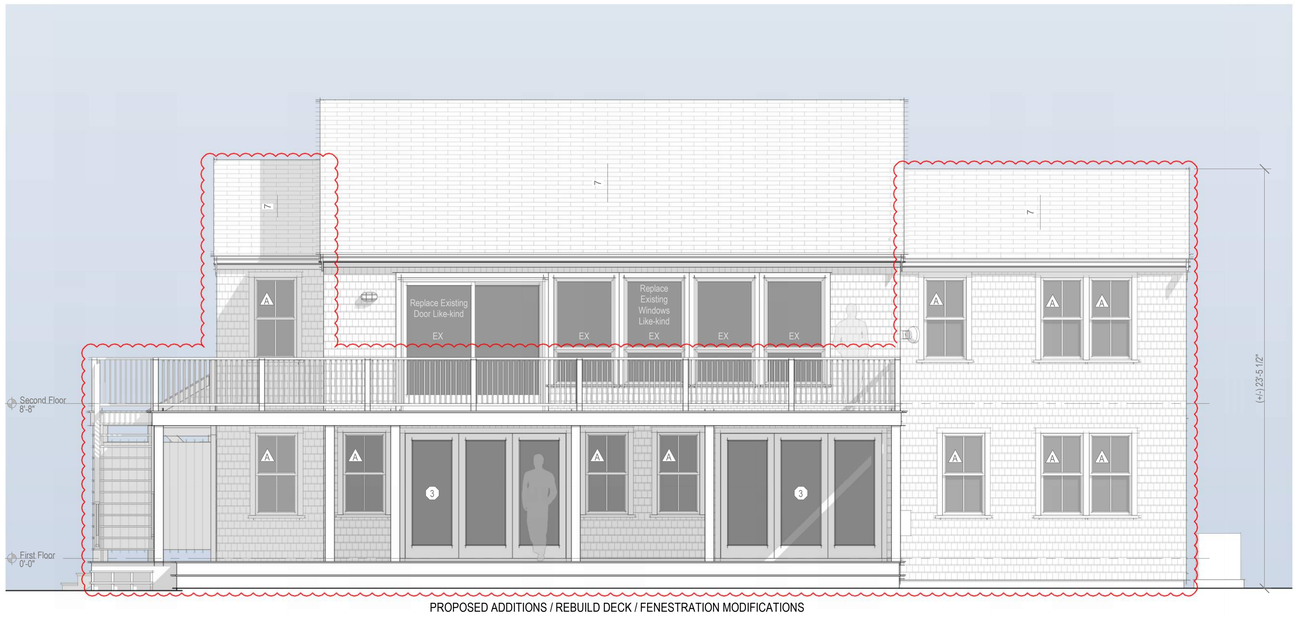
A.2.1

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

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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.

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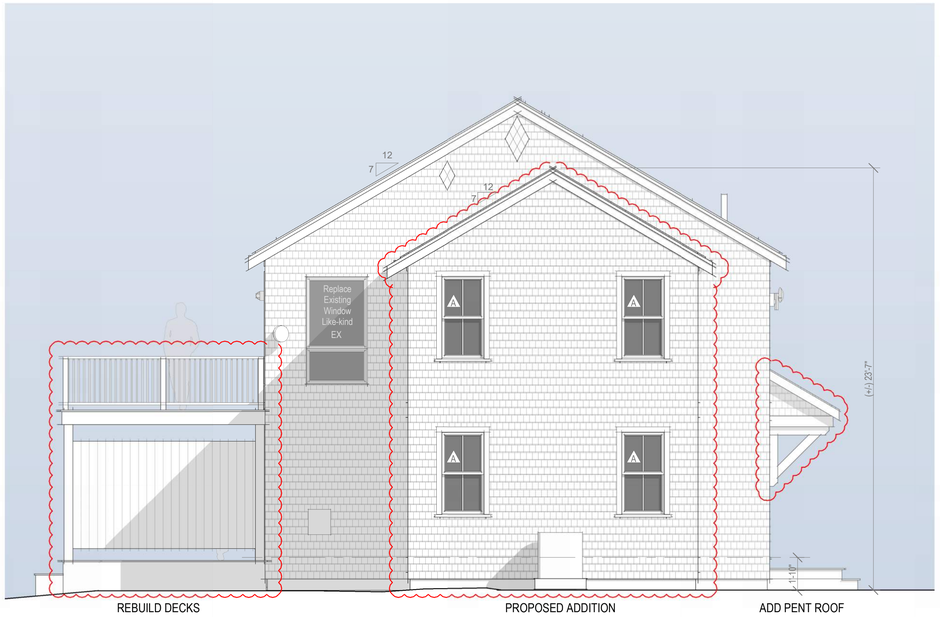
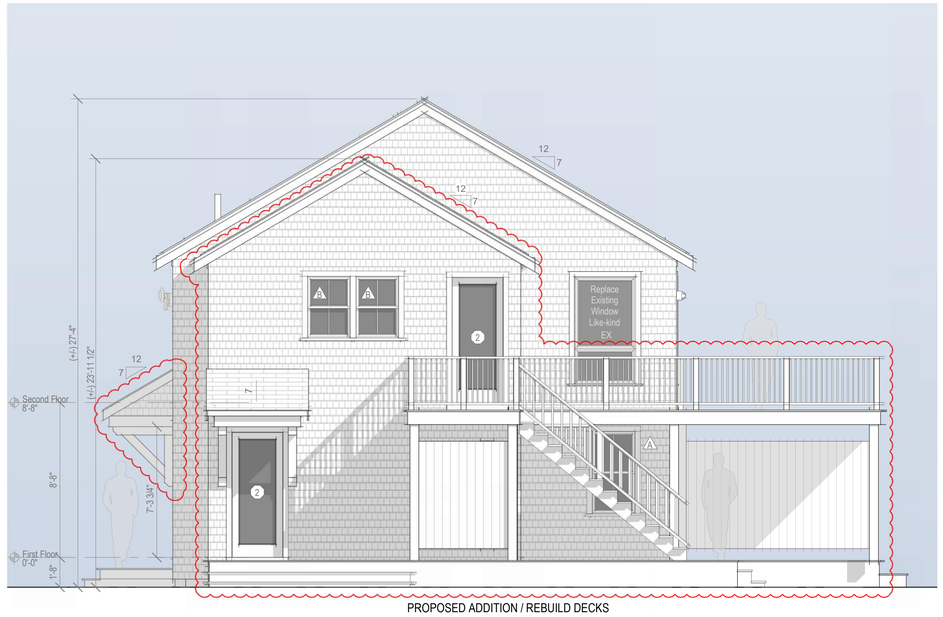
A.2.2

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
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Site Information

Map & Parcel:	89 / 12
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Revisions

Exterior Elevations

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A.2.3

2439

04.28.26

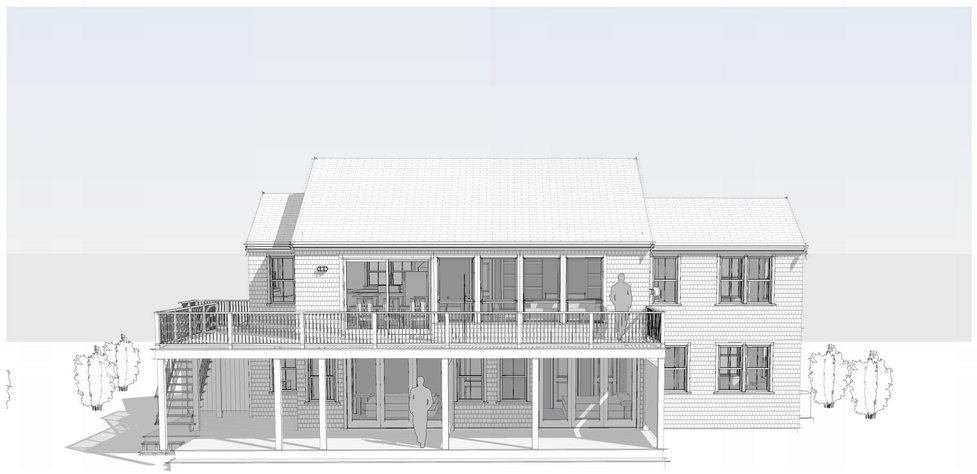
HDC Submission



View Looking Southwest



View Looking Southest



View Looking North



View Looking Northeast

2439

12 Madequecham Valley Road

Nantucket, MA 02554

emeritus

8 Williams Lane
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Site Information

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A.2.3	Exterior Elevations
A.3.1	Perspective Views

Revisions

Perspective Views

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A.3.1

2439

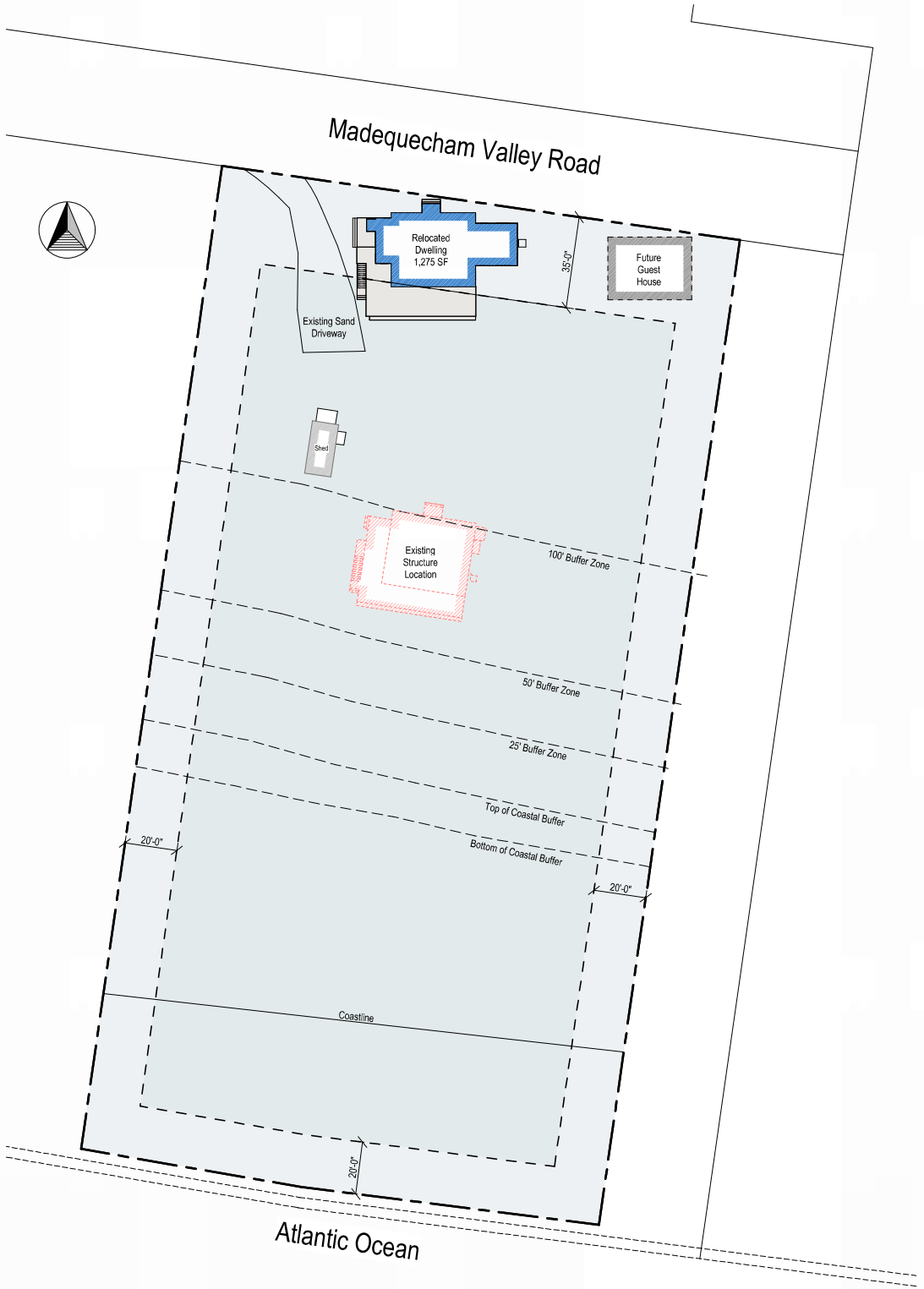
12 Madequecham Valley Road

Nantucket, MA 02554



Locus Map

04.28.26



Site Plan

1" = 30'-0"



West Elevation



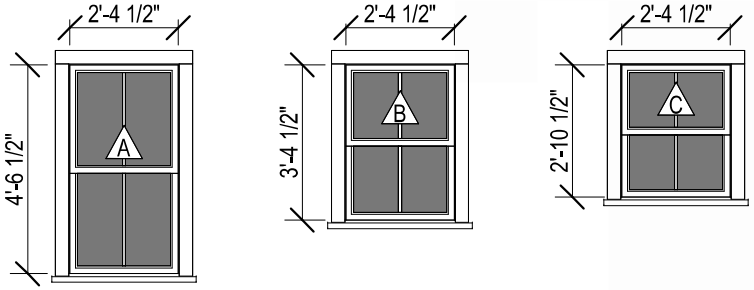
North Elevation



East Elevation



South Elevation



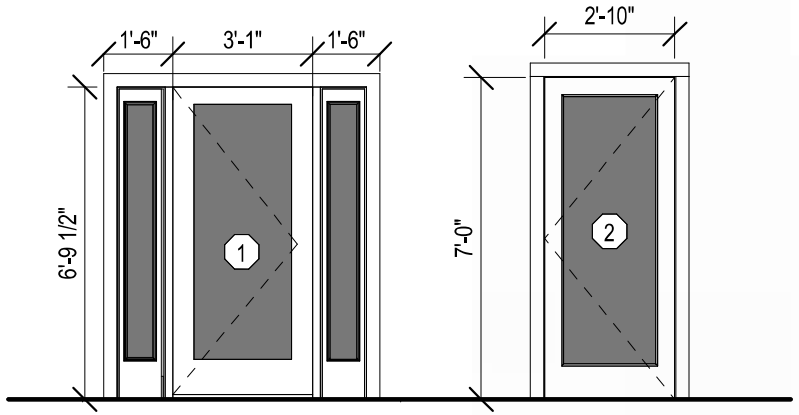
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 Lite SDL

Window Legend

1/4" = 1'-0"

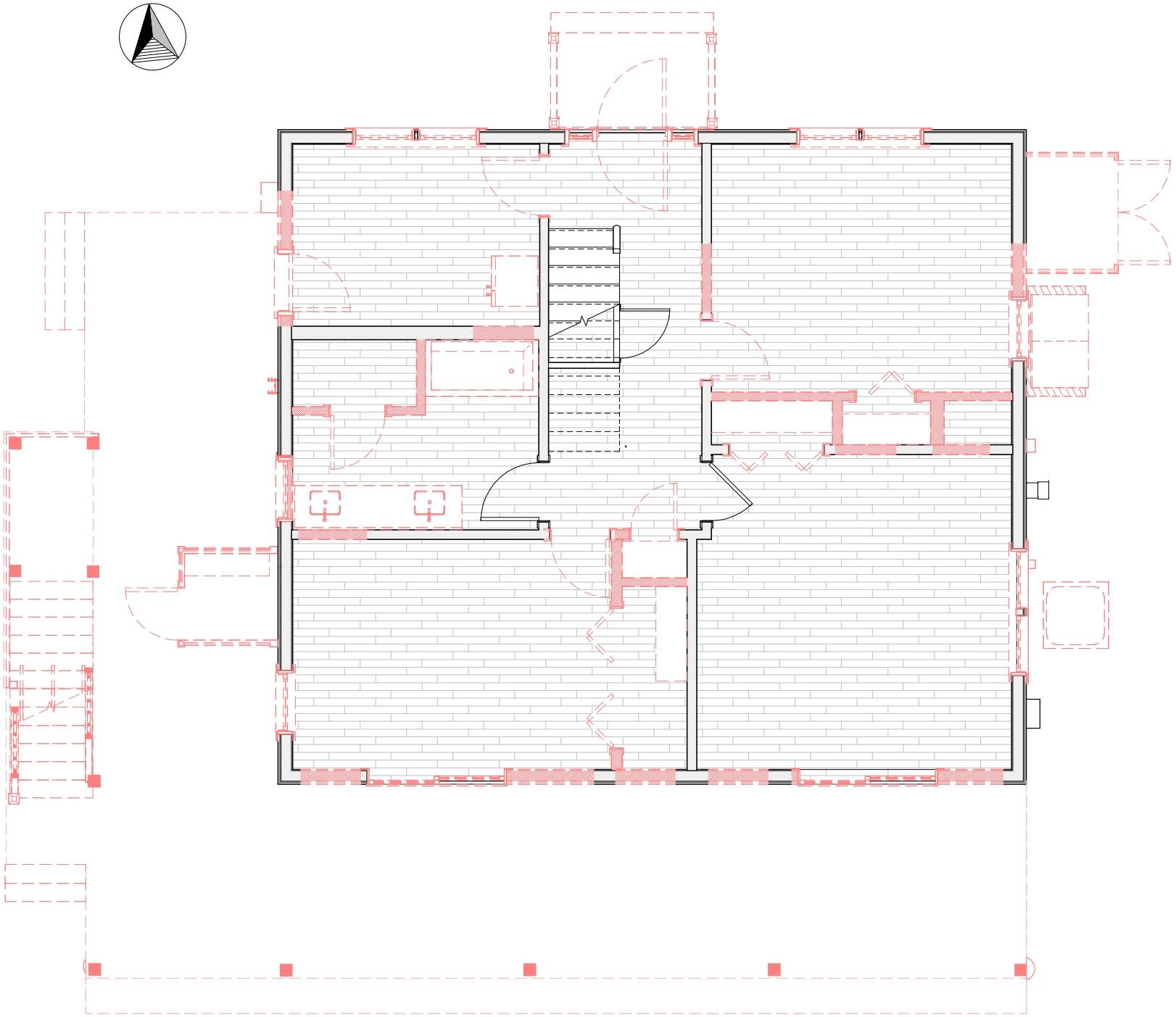


Single Panel Glass Door w/ Sidelites
2'-10" W. x 6'-8" H.

Single Panel Glass Door
2'-10" W. x 7'-0" H.

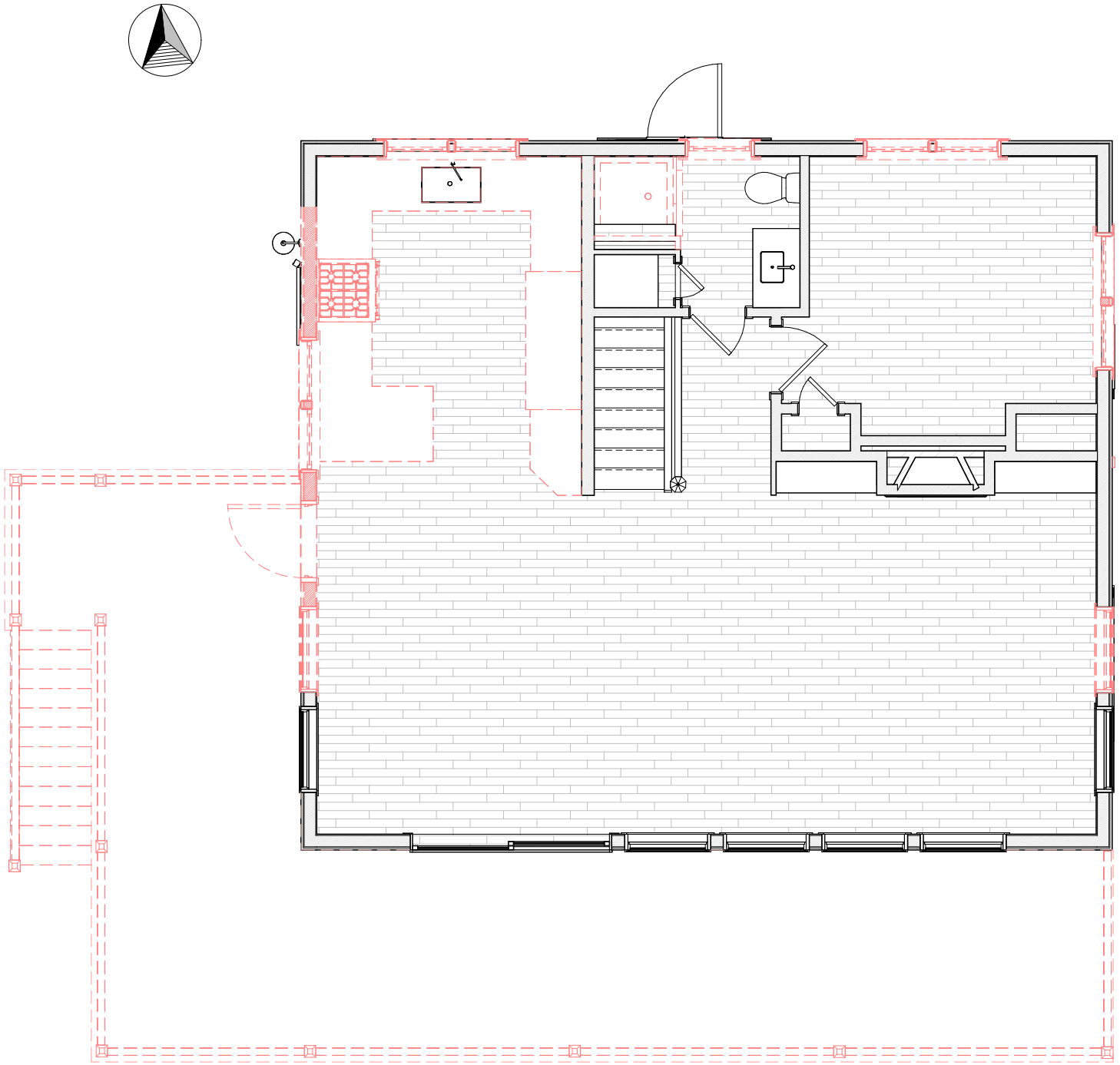
Exterior Door Legend

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"



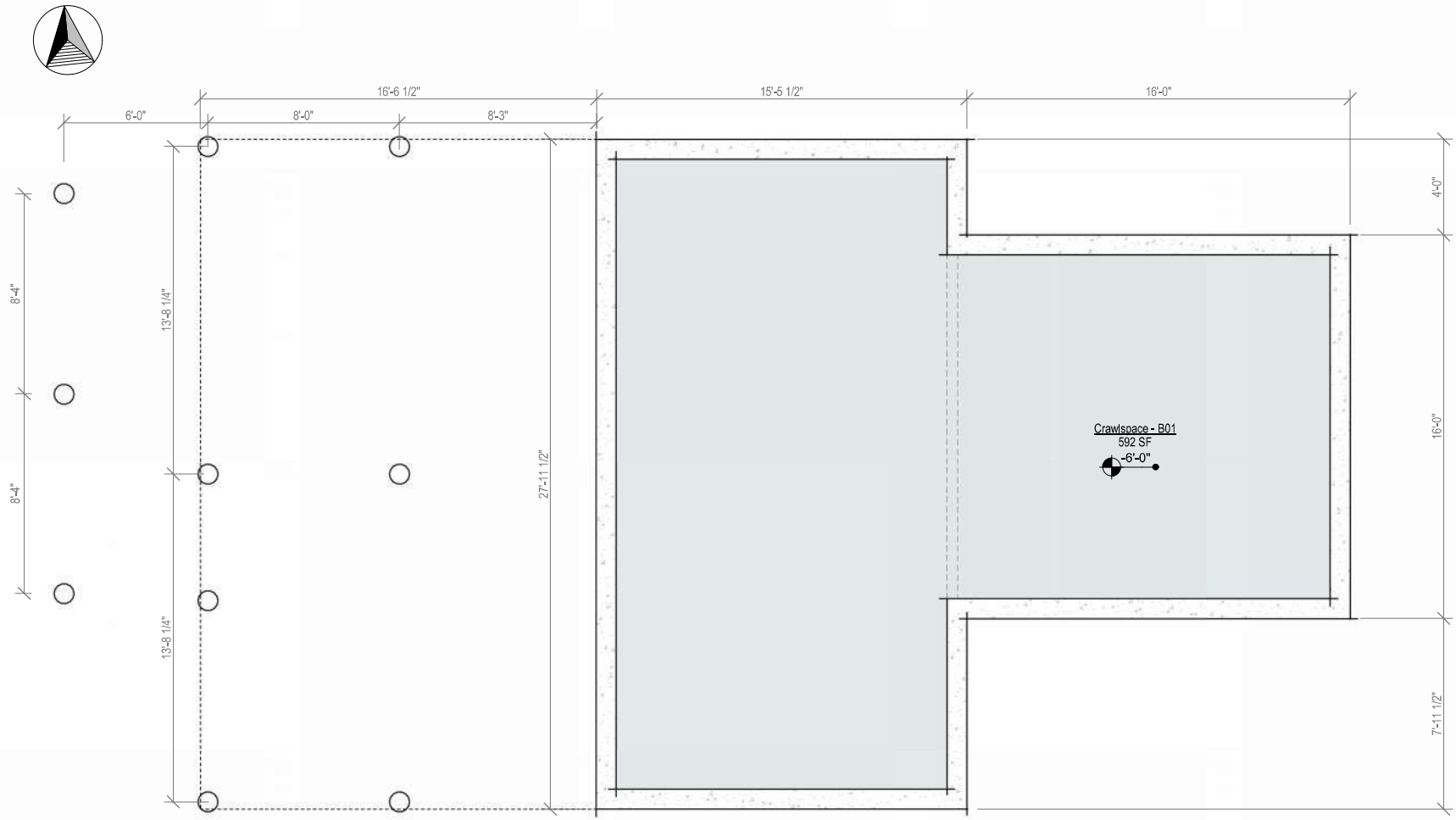
South Exterior Elevation - Demolition

1/4" = 1'-0"



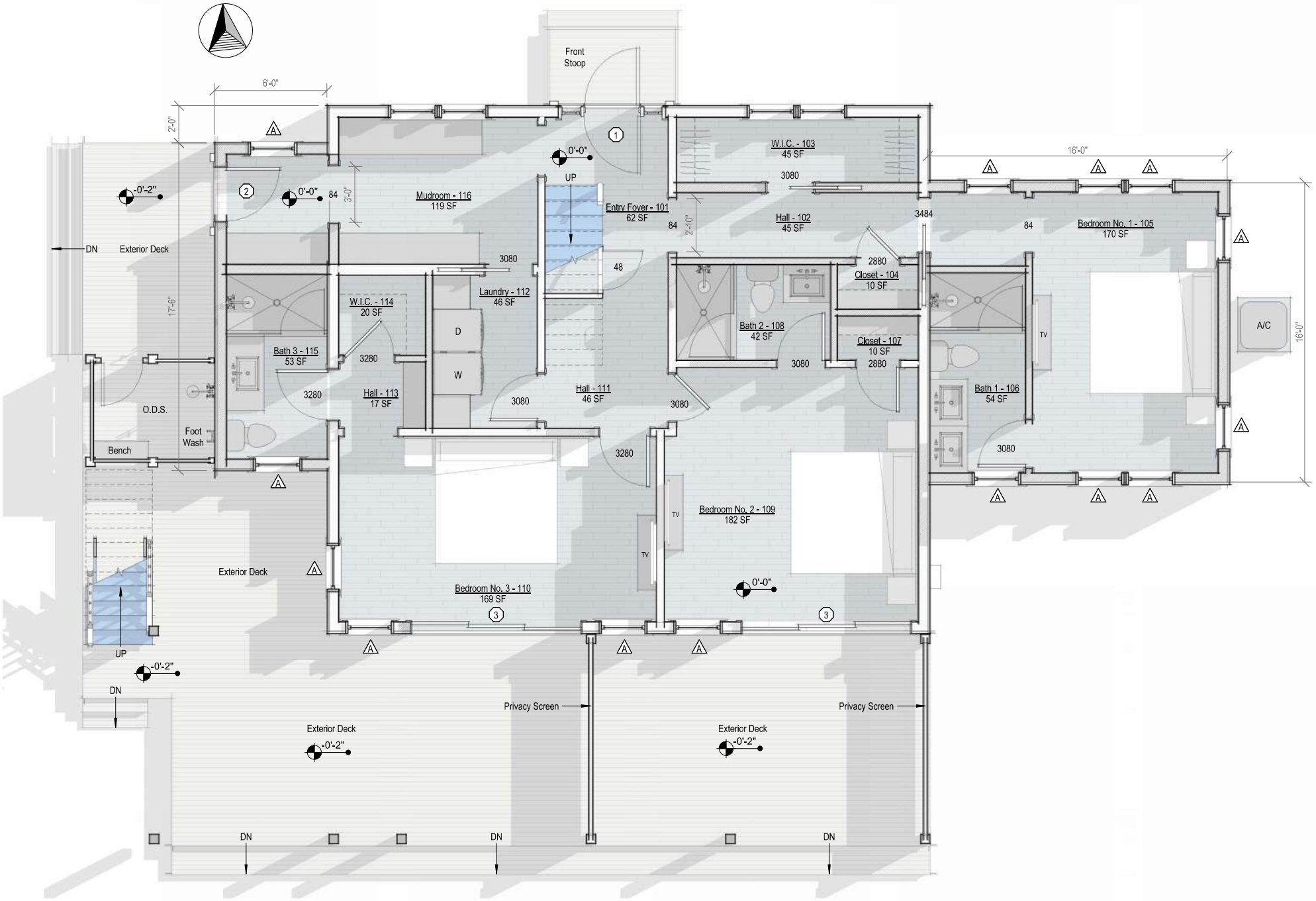
West Exterior Elevation - Demolition

1/4" = 1'-0"



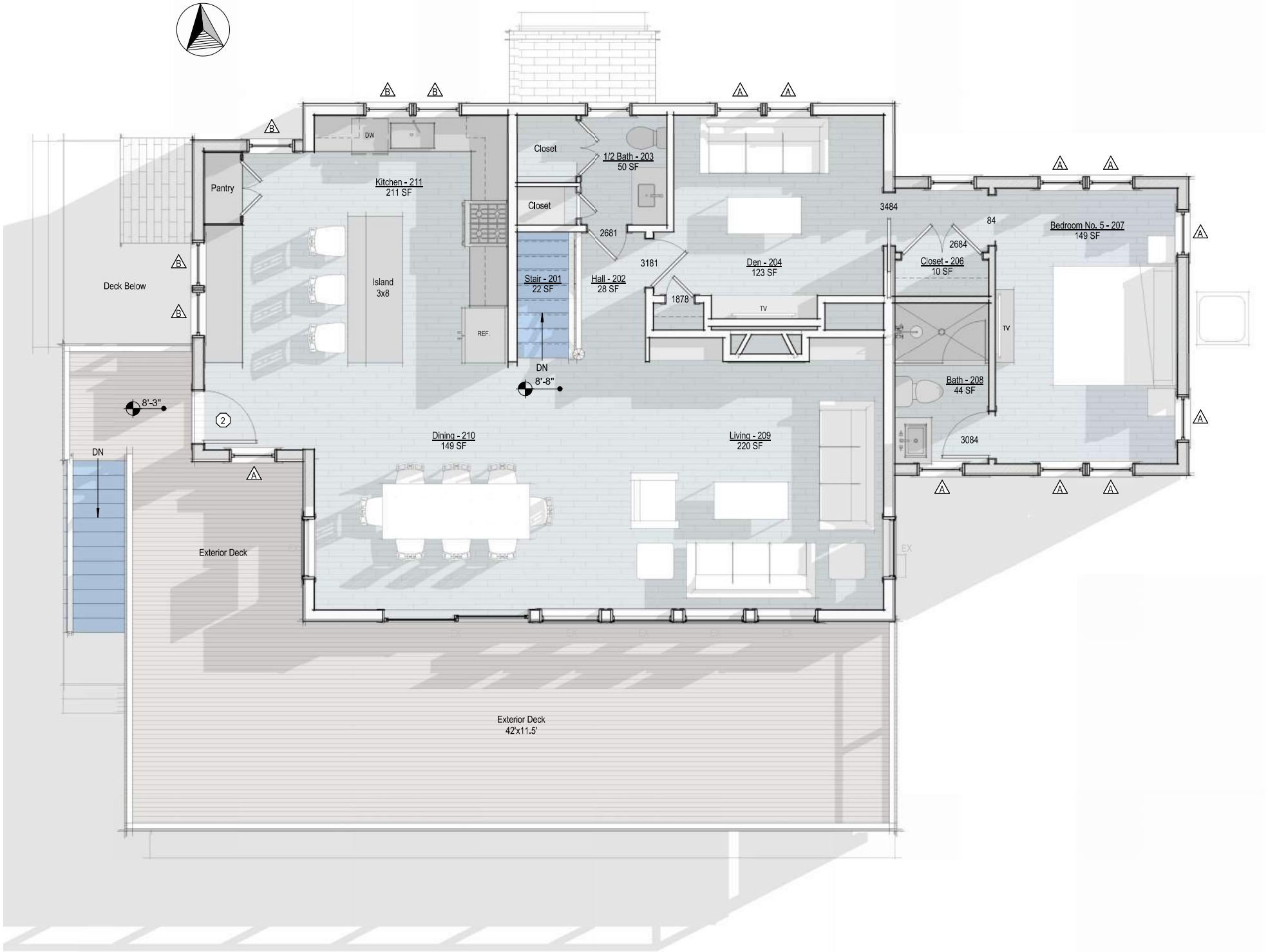
Crawlspace Plan - Proposed

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

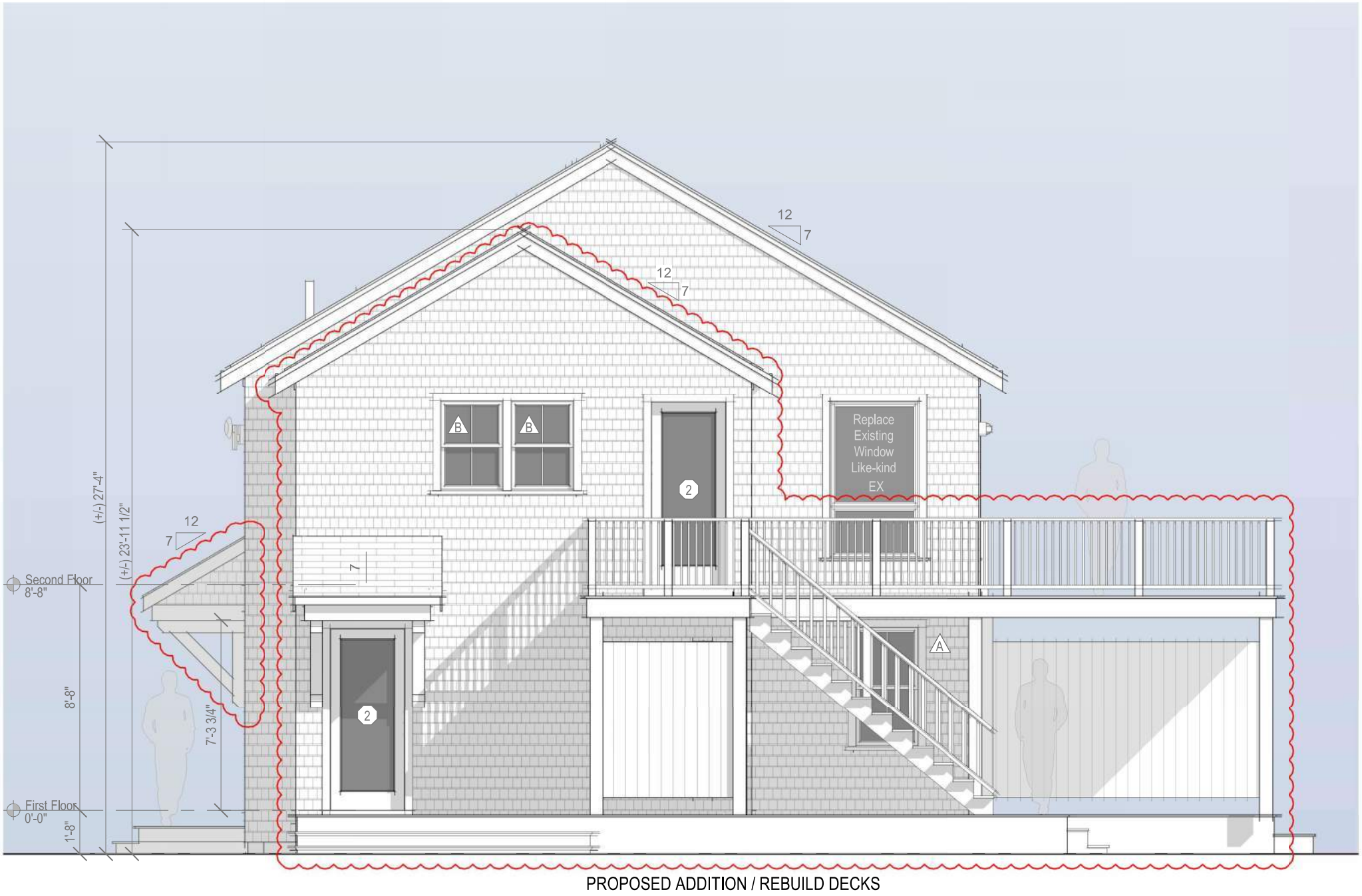
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



PROPOSED ADDITION / REBUILD DECKS

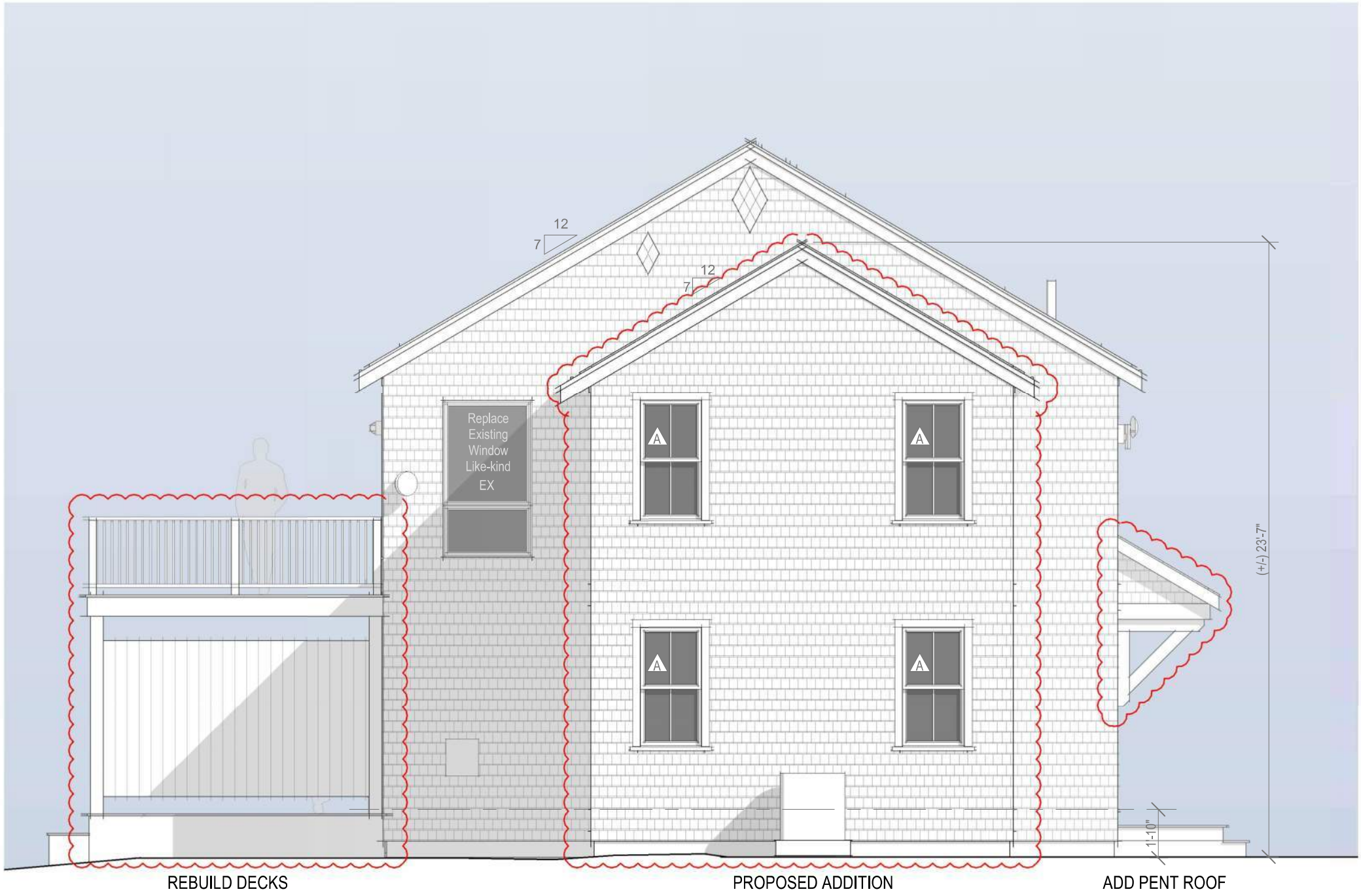
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"



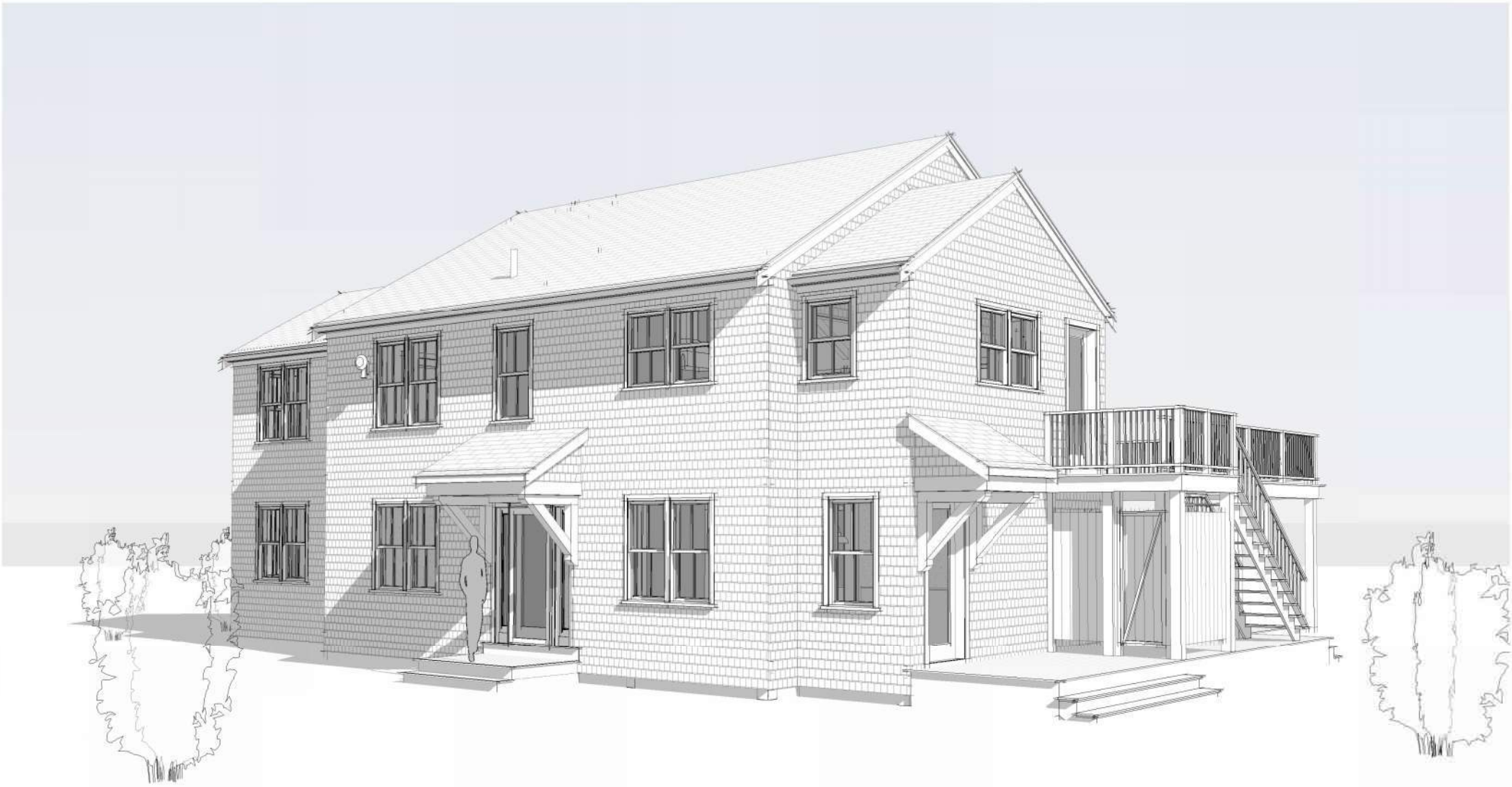
East Elevation - Proposed

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°: 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.

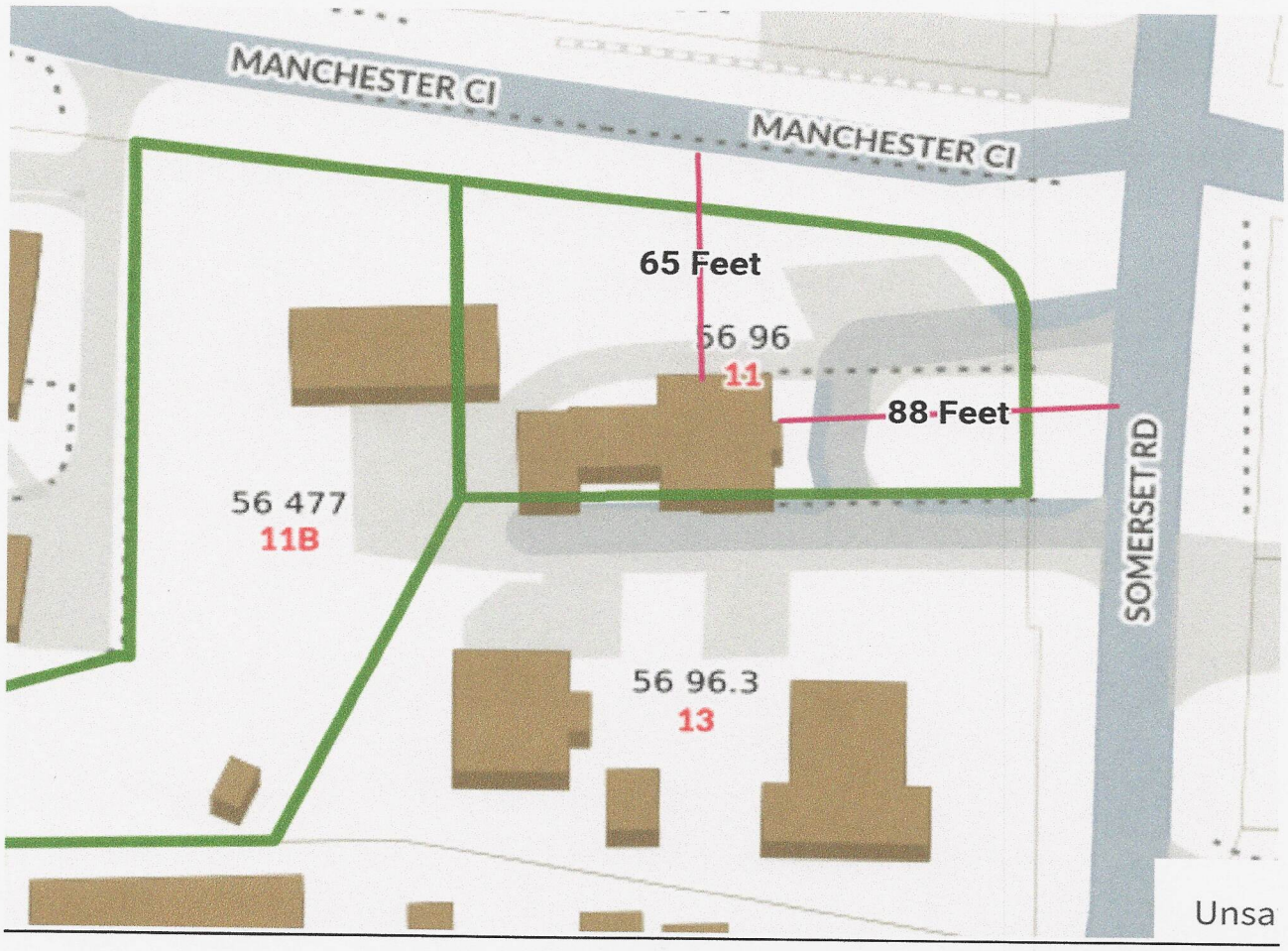
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

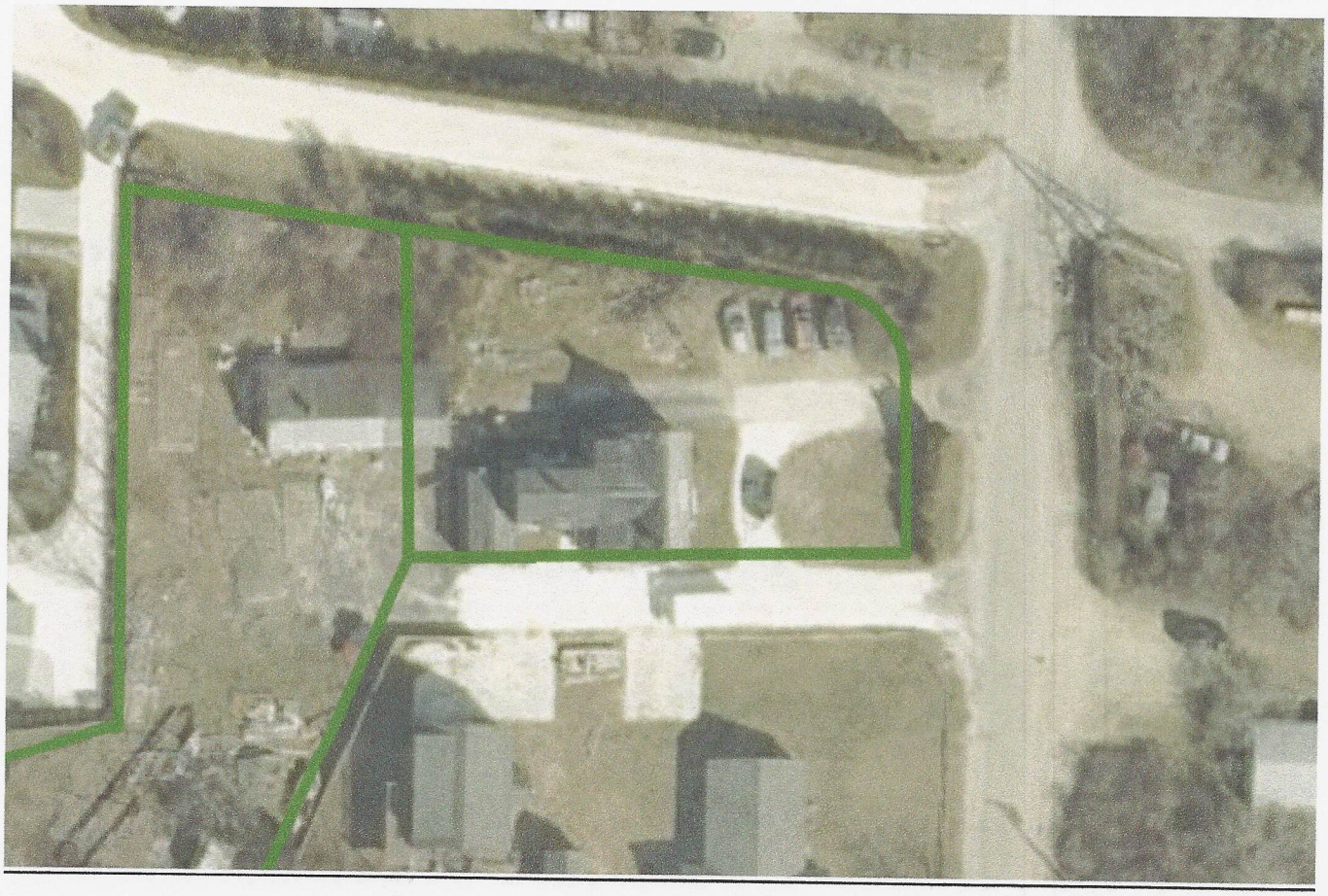
Date 4/27/2015 Signature of owner of record _____ Signed under penalties of perjury

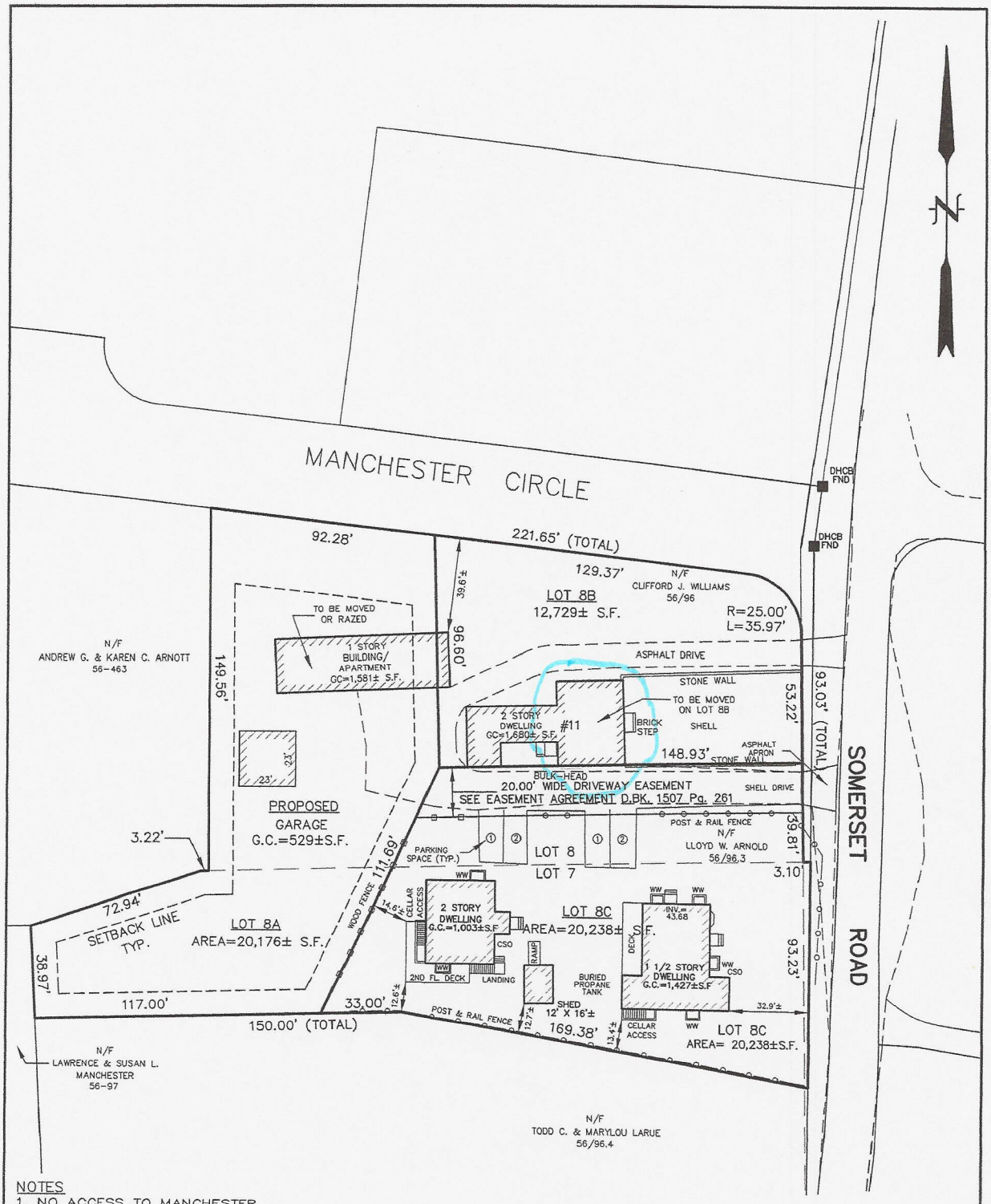
11 SOMERSET ROAD

- 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

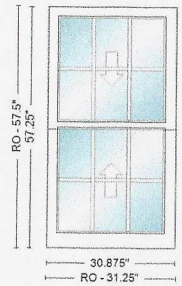
OWNER
Lawrence Owen

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

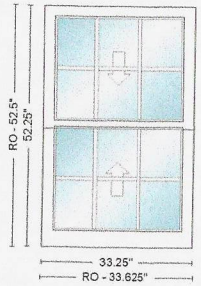
OWNER
Lawrence Owen

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

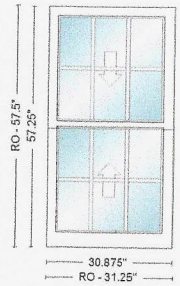
RO Size: 33 5/8" x 52 1/2"

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

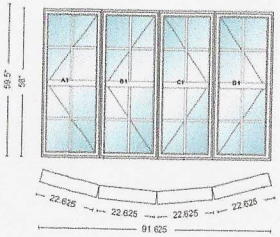
RO Size: 31 1/4" x 57 1/2"

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

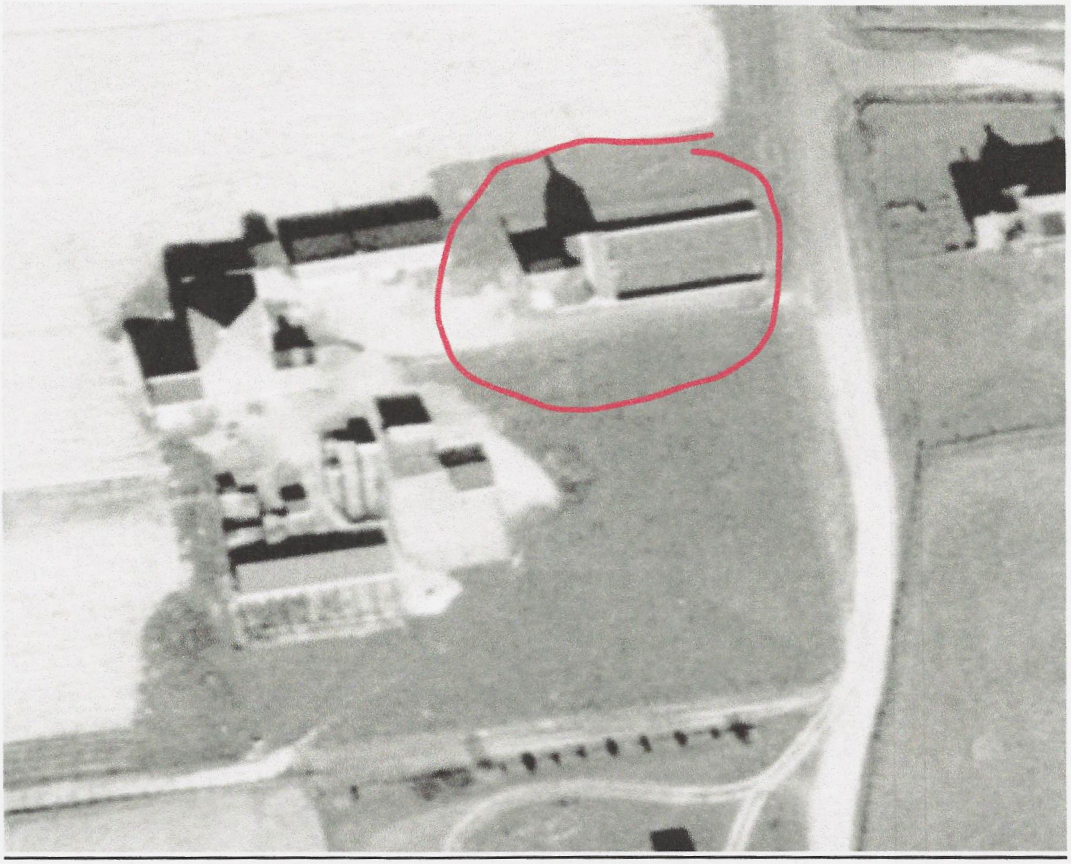
SUB-TOTAL:	$16,951.26
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$16,951.26

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









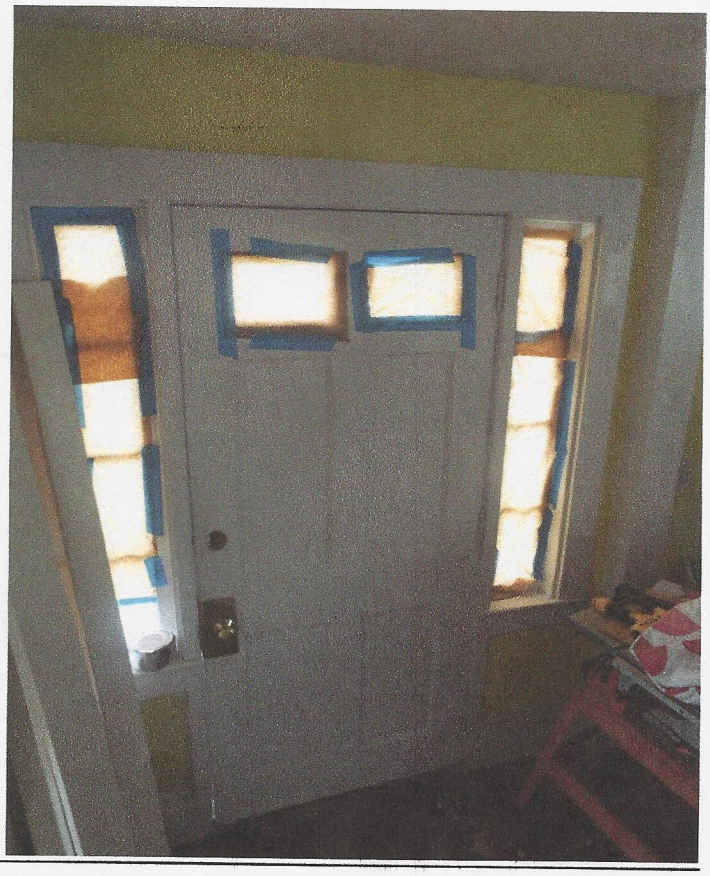




EAST FRONT ELEVATION







































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



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

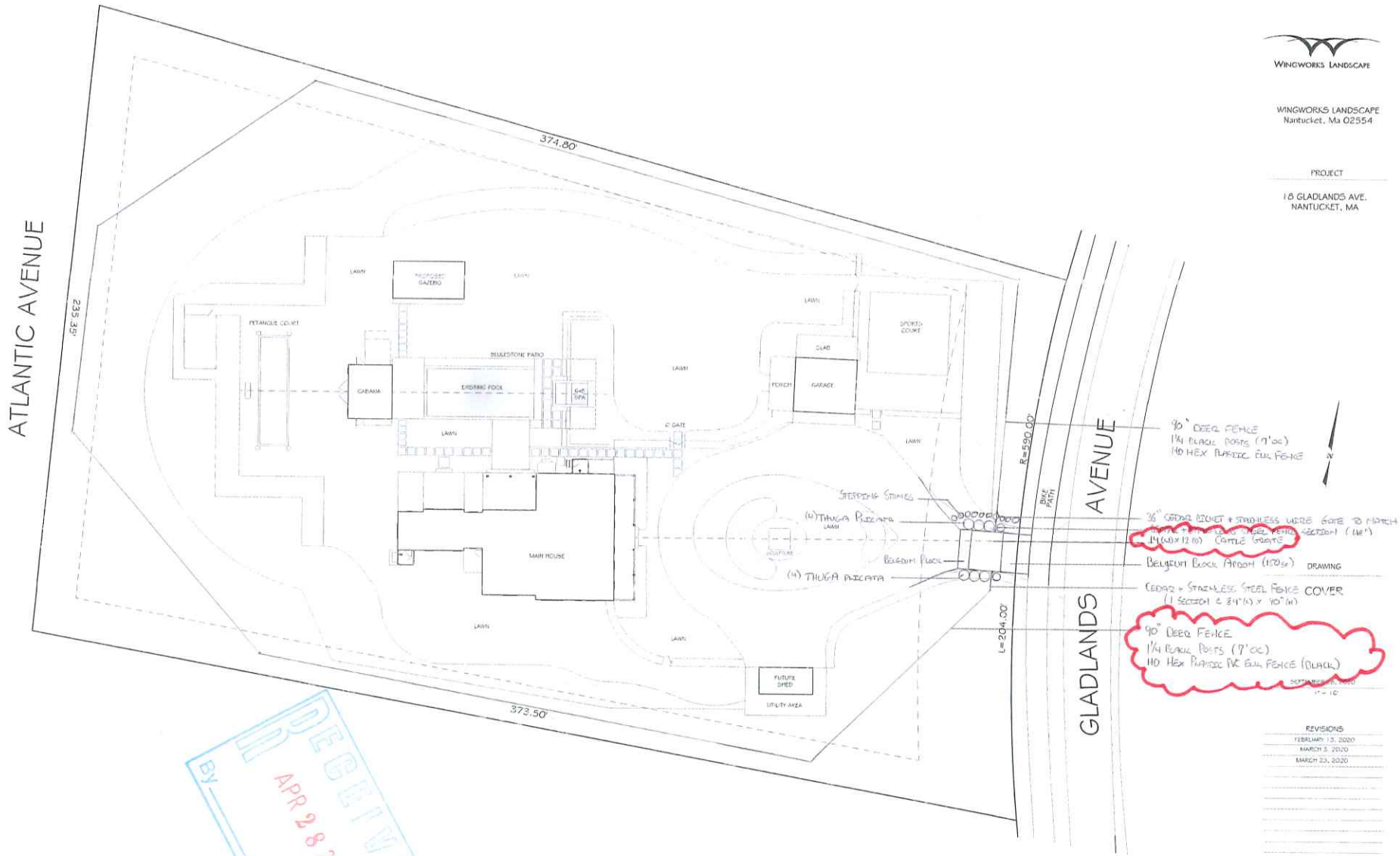
COLORS

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

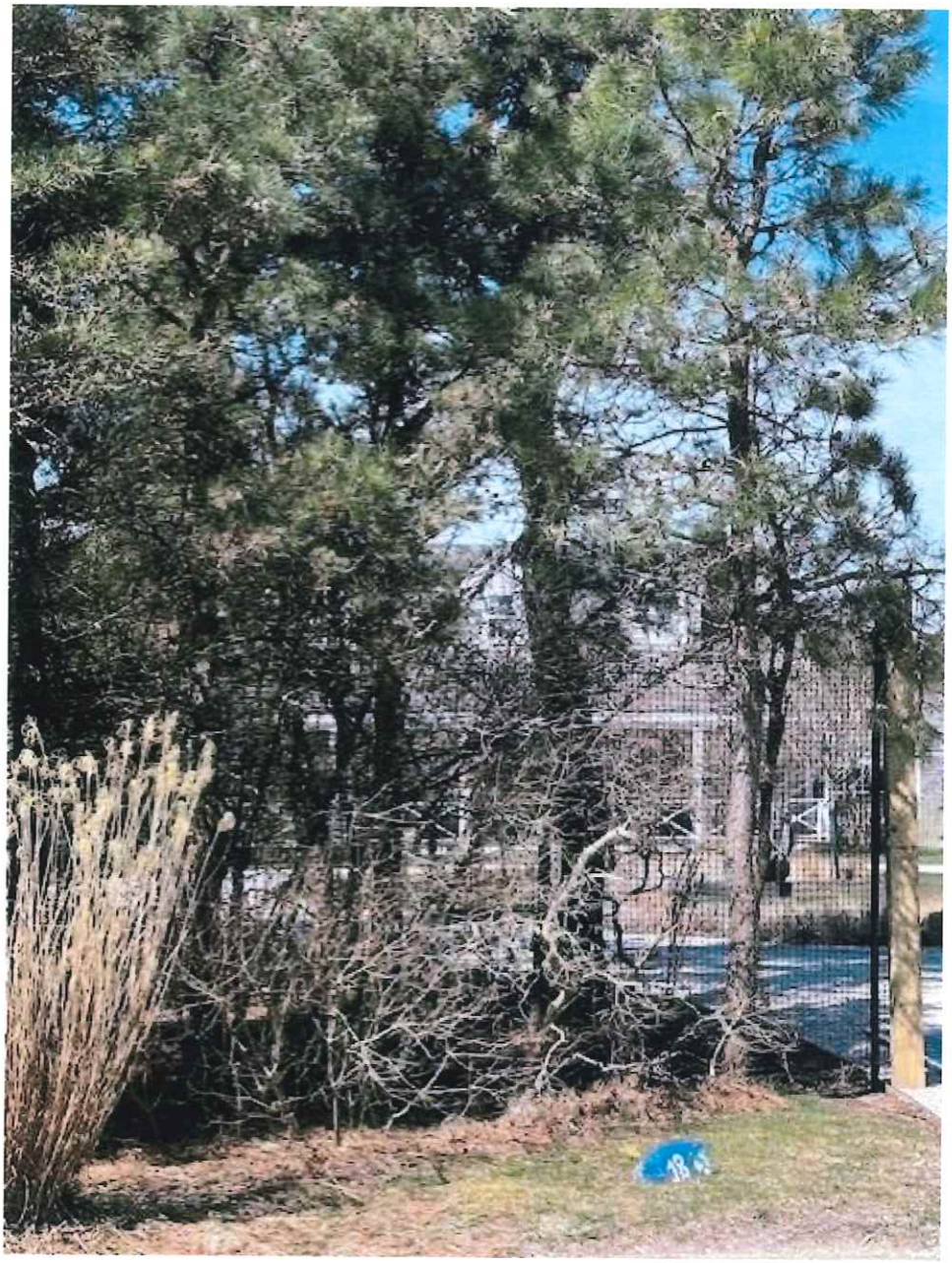
18 GLADLANDS AVE.
NANTUCKET, MA

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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.

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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

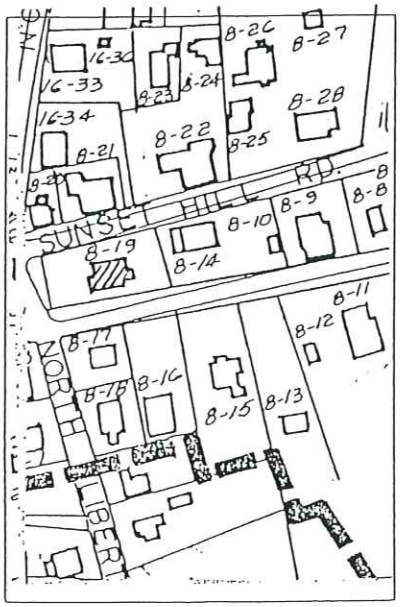
5. Ownership History:
Unknown

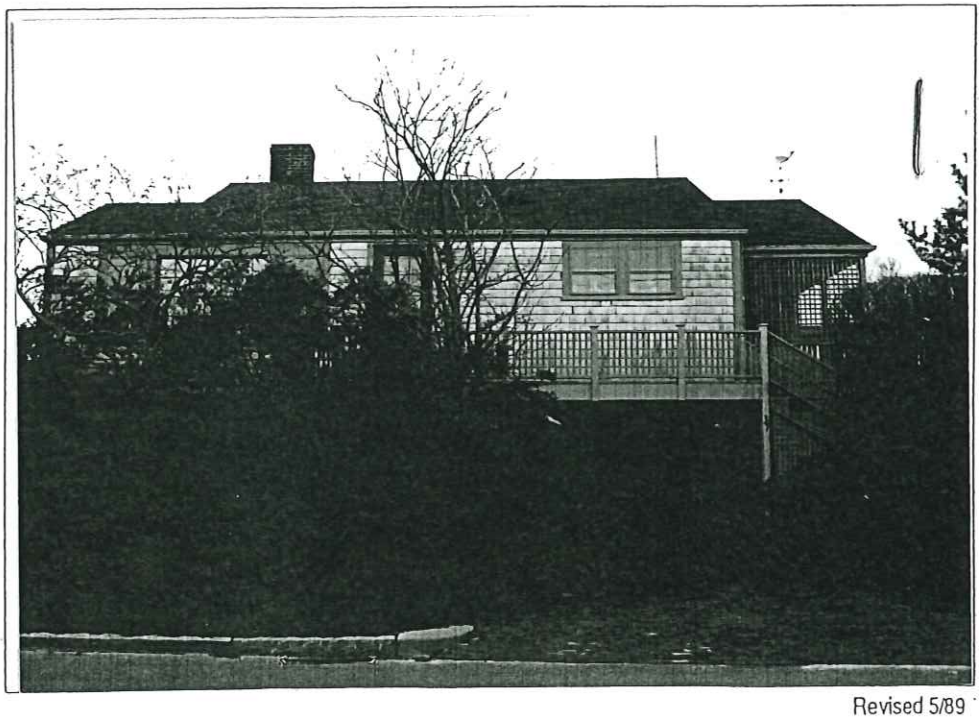
RECEIVED
APR 28 2025
By

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

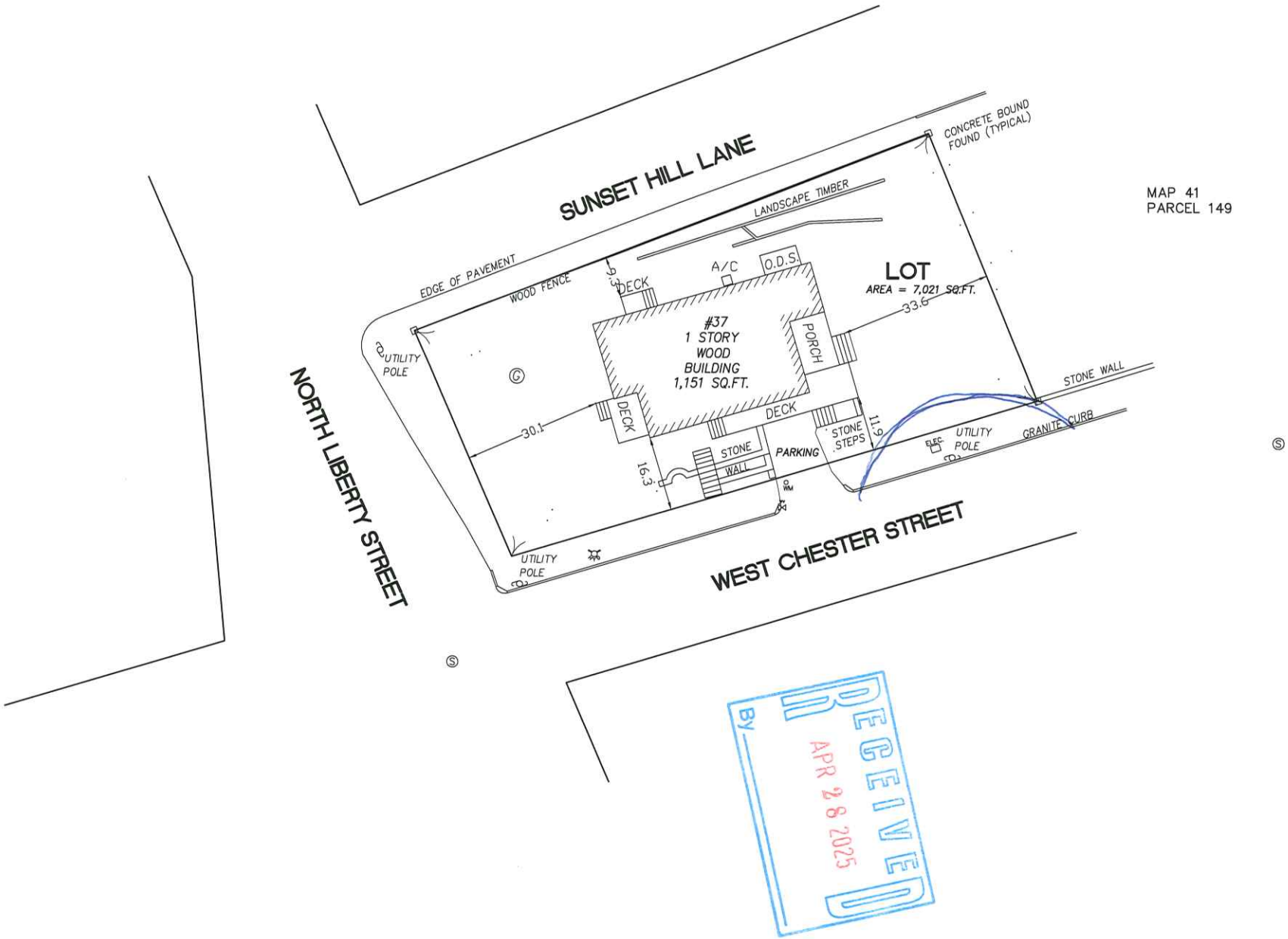
36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

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

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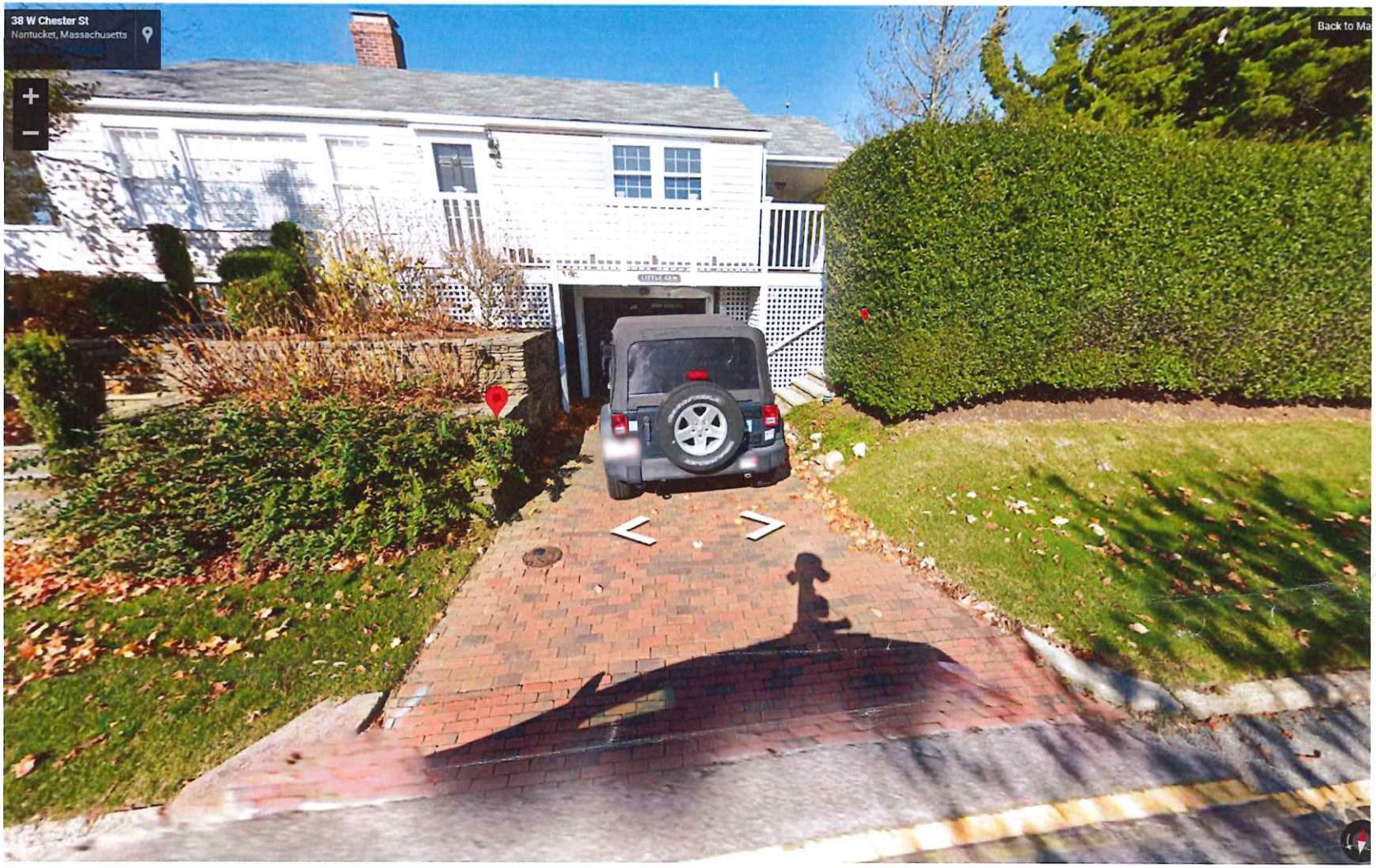
By
APR 28 2025



37 W. CHESTER STREET South

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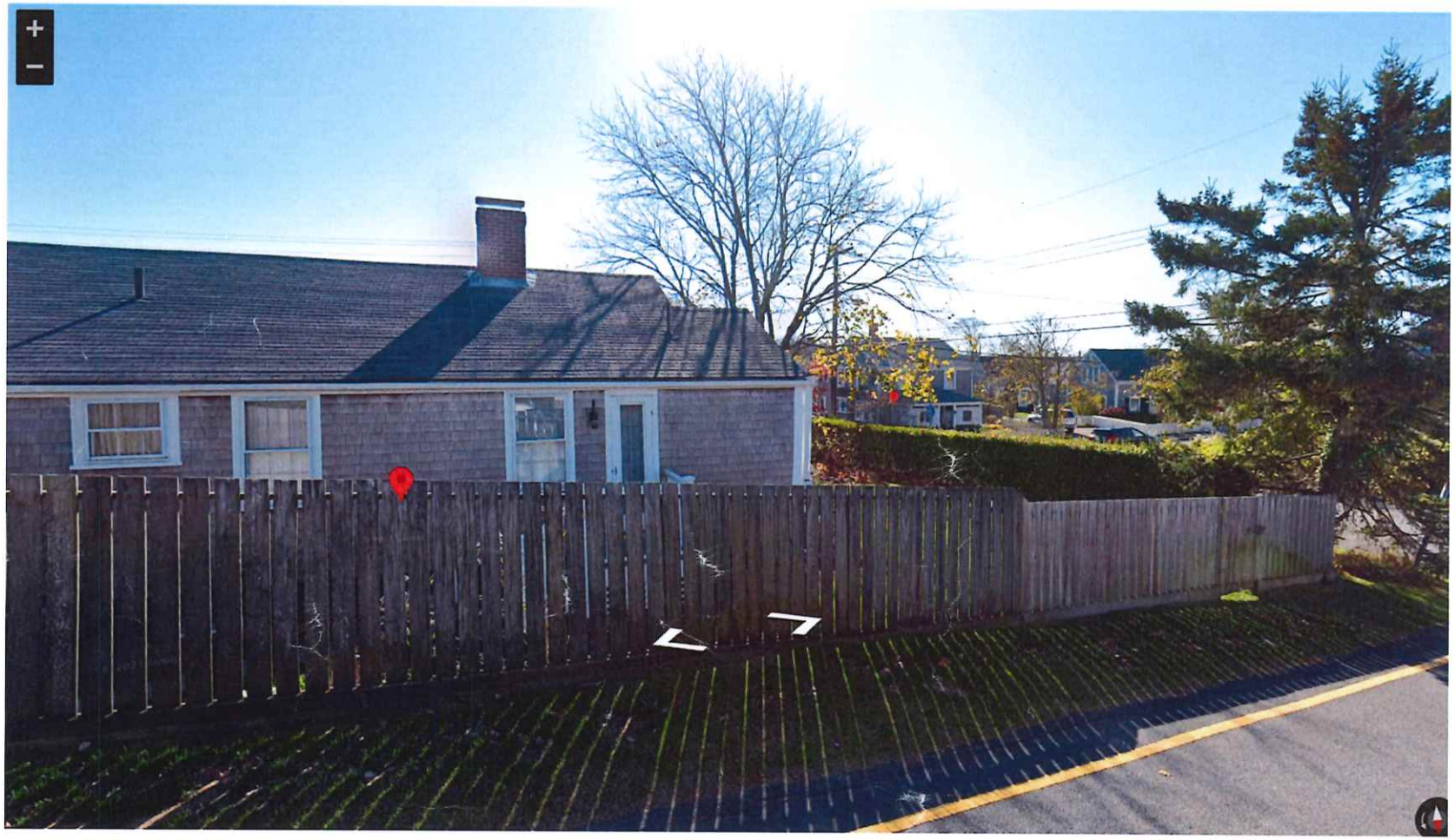
JAN 27 2025
By



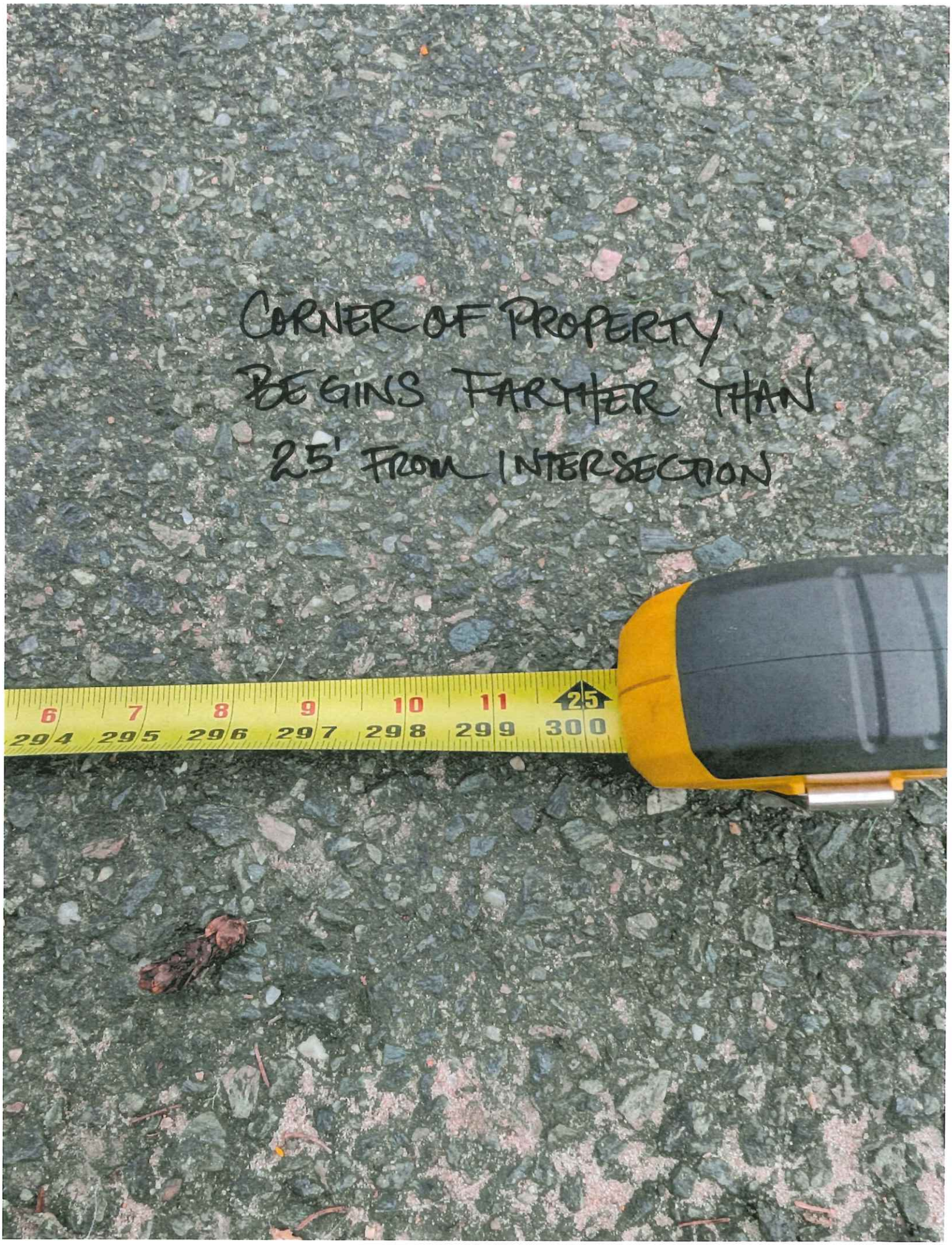
37 W. CHESTER STREET NORTH
(SUNSET HILL)
LANE

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